



Mountain Housing Council Quarterly Meeting Summary
July 22, 2022, 8:00 - 11:00 AM

Meeting Purpose: To update partners about ongoing work and strategically set direction for future work.

Topic	Discussion	Next Steps
<p>Community Storytelling</p> <p>US Forest Service Update Matt Jedra, ~Acting Forest Supervisor, Tahoe National Forest</p> <p>Timestamp: 0:11:09-24:40</p>	<ul style="list-style-type: none"> ● Matt joined Mountain Housing Council to give a synopsis of his 7/21 MHC Speaker Series presentation on Housing and Forestry Workers. View the event recording here and the corresponding ABC Kolo News 8 report on "Housing crisis impacting forest workers in Tahoe Basin" here. ● Housing is a huge concern for the US Forest Service and affects its ability to recruit and retain workers at all levels, from temporary seasonal workers on hotshot crews, to full-time administrative staff. <ul style="list-style-type: none"> ○ <u>Workforce Implications:</u> Even though fully staffed, the Tahoe National Forest Service has to augment its crews from 7 days to 5 days effective. It's also common for employees to commute 1 to 1.5 hours to get to work. ○ <u>What can be done?</u> Currently, the Tahoe National Forest Service unit does not have any housing in the Truckee area (it does have 67 beds used for temp workers outside of the district). It hopes to utilize the 2018 	<ul style="list-style-type: none"> ● The biggest need for housing workers is May-November. Palisades Tahoe and Tahoe National Forest will connect offline to discuss future collaboration. ● Matt : Reach out to John Falk if you are interested in his facilitation/and support for a potential ADU incentive program that could incentivize homeowners to rent their ADU's to ski resort employees in the winter and Forest Service workers in the summer. ● Tahoe National Forest is looking at external funding and partners to help house its workers - reach out to Matt directly if you can help:matthew.jedra@usda.gov.

	<p>farm bill, which would give the agency the authority to build and construct homes, and add high density housing on federal land under a special joint powers authority. This needs to be executed by October 2023. If processed, then they could build a facility on one of their administrative sites.</p> <ul style="list-style-type: none"> o In Truckee, two sites have been identified: One site is located within the TTAD airport flight path (i.e. in conflict with housing); The other site at the Hobart Work Center, which does not have services or utilities, but could be a feasible option. 	<ul style="list-style-type: none"> ● <u>Advocacy</u>: Get involved. There are currently 48 federal forest funding bills moving through Congress. Read more about these bills here.
<p>Shelter JH Skye Schnell, ~Shelter JH Co-Founder and Board Member</p> <p>Skye is also a consultant helping nonprofits with civic engagement. Contact him at www.yellowtreestrategy.com or skye@yellowtreestrategy.com</p> <p>Timestamp: 0:24:40--0:47:15</p>	<ul style="list-style-type: none"> ● Shelter JH is a 501c4, due-paying membership organization that participates in advocacy, lobbying, and elections to address housing insecurity in the Tetons. ● Shelter JH was founded in 2016 when the housing crisis was at an emergency level, through a grassroots effort to advocate for an affordable housing project (the Grove). At this time, no one else (Habitat for Humanity, Jackson Hole Housing Trust, and the Teton County Housing Authority) could respond to the very small and loud group of community members attacking the project. At the same time, one housing complex raised rent by 40% overnight, while another evicted all families in order to convert from rentals to condos. ● After years of being volunteer-led, in 2020, the organization was able to raise \$10K for a part-time employee. They currently have ~500 due-paying members. 	<p>Consider hosting a community workshop or education on allowable advocacy activities for 501c3s. (A public charity under the Internal Revenue Code Section 501c3 is not allowed to take part in a political campaign on behalf of any candidate for public office, but there are no such restrictions on cause-related advocacy. Lobbying can be undertaken as long as these efforts are not more than 20% of its activities). A good resource on this topic can be found here: https://bolderadvocacy.org/.</p>

	<ul style="list-style-type: none"> • The primary focus of the organization is on advocacy and education. They are also beginning to endorse candidates as well. • Local Policy Platform: focused on getting big developers to deed restricted homes at different levels, inclusionary zoning and loosening zoning rules. • One challenge they face: donations aren't tax deductible b/c they are now a 501c4 (Social Justice Fund NorthWest has been a grantor). • Partner Discussion focused on what advocacy and lobbying efforts are allowed for community-based organizations. • Shelter JH's mission is focused on the 0-80% AMI bracket. • Shelter JH is looking for resources & tips to start an MHC model in their region. 	
<p>Partner Updates</p> <p>Placer County, Emily Setzer, Senior Analyst</p> <p>Timestamp: 0:48:13-1:01:50</p>	<p>East Placer Housing Initiatives:</p> <ol style="list-style-type: none"> 1. Regulations and Tools to Preserve and Expand Local Housing <ol style="list-style-type: none"> a. The Workforce Housing Preservation Program is a homebuyer assistance program designed to secure existing housing inventory for the local workforce. The program pays homebuyers up to 16% of the purchase price towards a down payment in exchange for a deed restriction to local workers. The program launched in July 2021 with \$500K in funding and with recent changes secured 1 deed restriction. 	<p>Emily and her colleague Devin will present at 1Cape in Cape Code at the end of July.</p>

	<ul style="list-style-type: none">b. Program leanings:<ul style="list-style-type: none">i. Income cap prohibited local workers to apply (removed cap in recent amendments); it's difficult to recruit workers from out of the area (amendments removed previous homeownership exclusion)ii. Homebuyers struggle to compete with cash offersiii. Clarified full-time worker definition to include teachers and entrepreneurs.c. Implement Short Term Rental Regulations<ul style="list-style-type: none">i. Haven't reached the cap of 3,900 permits yet (currently close to 3,000)ii. Program will be adaptively managediii. Limit of one short-term rental per property to preserve multi-family housingd. Preserve/Encourage Multifamily Housing<ul style="list-style-type: none">i. Hoping area plan amendments will be adopted this winter by TRPA and Placer County.ii. MF allowed by right in certain zone districts if deed-restricted to achievable (no use permit required)iii. Policies: If there are conversions of apartments to condominiums, then 50% of units must be deed-restricted to be achievable.iv. Passed County-wide housing-related code amendments	
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	<ol style="list-style-type: none"> 1. Allow for tiny houses for ADU's, primary house, or tiny house communities 2. Allow smaller lot sizes (affordable by design development) <p>e. Incentivizing Long-Term Rentals: Tentatively approved Lease to Locals Program in partnership with Landing Locals. Final Board approval 7/26 and launch 8/1.</p> <p>f. Securing dedicated funding for housing</p> <ol style="list-style-type: none"> i. TBID freed up TOT tax for housing. ii. Hoping that there can be a regional trust <p>2. Local Government "facilitating" housing:</p> <ol style="list-style-type: none"> a. Meadowview: apartments still available b. Dollar Creek Crossing:(150 affordable rentals and achievable for sale units) Moving forward on EIR, hoping to go forward with a conformity level review which would be a more streamlined approach. c. Hopkins Village 40 unit for sale complex (deed restricted capped at 180% AMI. 17 units under contract. First one closes next month. 30+ on the interest list. Many pending. Still working to qualify applicants. 	
<p>Town of Truckee Hilary Hobbs Assistant to Town Manager</p> <p>Timestamp:</p>	<ul style="list-style-type: none"> ● In April, the Town hired a new hiring analyst in the housing department, Lynn Baumgartner. ● In May, the Short Term Rental ordinance went into effect. It caps the number of registration certificates to 1,255. Currently the program is at max and there 	

<p>1:01:50-1:06:55</p>	<p>is a waitlist. The ordinance also adds a one year waiting period.</p> <ul style="list-style-type: none"> ○ Developing a new pilot program that allows 25 STR registration certificates to be set aside as workforce housing incentives prior to releasing available registration certificates to the waitlist. Launch late 2022 ● Hoping to launch the Town of Truckee Below Market Rate program late September/early October. An administrator has been hired. ● Launched updates to the Workforce Rental Grant Program July 1st. Biggest change is that the max grant amount is up to \$18K. This is the third update to the program since Oct 2020. Program success: Leased 76 homes, housing 115 people and $\frac{2}{3}$ homes to continue leasing after the first year. 	
<p>Nevada County Mike Dent</p> <p>Timestamp: 1:07:00-1:14:45</p>	<ul style="list-style-type: none"> ● Homelessness is a top priority with the Nevada County Board of Supervisors ● California has been rolling out homeless, housing, and assistance prevention programs through CAL ICH. The first 2 funding allocations went to Nevada County's Continuum of Care (COC) and the County based on Point In Time (PIT) count. Currently, the 3rd round of funding requires a homelessness action plan with \$1.2B being allocated and \$1.4B expected in round 4. (Round 3: COC doesn't have the capacity to administer funds and so they will be administered by the County) ● Nevada County Homelessness Action Plan efforts were based on the 2020 plan and led by Nevada County's Continuum of Care (COC). View the plan here. 	

	<ul style="list-style-type: none"> ○ The plan was an interactive process. It uses Homeless Management Information System (HMIS) data as well as past funding analysis (discovered only 10% of funding was spent on prevention). ○ Public comment received on June 28th at BOS meeting. ○ The County plans to spend more money towards prevention (including youth supports) ● The new action plan has five pillars: <ul style="list-style-type: none"> ○ Prevention and Diversion ○ Provide outreach and supportive services-reduce time spent homeless and return to homelessness ○ Expand shelter-increase capacity (including interim options) ○ Increase housing stock-increase outflow ○ Collaboration 	
<p>Sugar Bowl Update Diane Binder, Executive Director of Human Resources</p> <p>Timestamp: 1:15:00-1:20:50</p>	<ul style="list-style-type: none"> ● Sugar Bowl struggles to house its middle-manager workforce- year-round employees- and has had challenges recruiting and retaining staff. ● They are exploring many housing solutions. At the end of November, Sugar Bowl purchased an old motel in Kingvalle for over \$2MM and converted it into 10 units of housing for transitional or long-term housing. 	

<p>Tahoe Regional Planning Agency, Placer County Supervisor Cindy Gustafson</p>	<ul style="list-style-type: none"> The TRPA Governing Board is holding a workshop on density, height and coverage for affordable and workforce housing at its July 27 meeting. See Item 8A on the agenda. 	<p>The TRPA Governing Board is holding a workshop on density, height and coverage for affordable and workforce housing at its July 27 meeting. See Item 8A on the agenda.</p>
<p>How Do We Build Community Around New Housing? A conversation about new MF housing with Hilary Hobbs, Assistant to the Town Manager, Town of Truckee</p> <p>Timestamp: 1:21:51-1:45:25</p>	<ul style="list-style-type: none"> Over the past few months, the Town of Truckee has been working with the Truckee Police Department, Nevada County, the Tahoe Truckee Community Foundation, North Tahoe Truckee Homeless Services, Sierra Community House, property managers from Truckee Artist Lofts (TAL) and Coldstream Commons as well as other partners to address rumors and concerns over new affordable housing in the community in addition to supporting all residents in the developments. <p>They recently released a press release or a FAQ for the community. Read the press release here.</p> <ul style="list-style-type: none"> The press release reflects data collected from the property managers at TAL and Coldstream Commons to give a better understanding of who occupies units. At Coldstream Commons only three households lived outside of Nevada and Placer County before moving in. At TAL, 59 of the 76 tenants were previously living in the region. The press release also explains the selection criteria used to select tenants. <ul style="list-style-type: none"> Steps taken: 	<p>Do we need a more coordinated communication strategy that we jointly implement around these issues? MHC to look into holding strategy session for all partners on communication strategies prior to releasing new housing.</p>

	<ul style="list-style-type: none"> ○ Improving communication channels between agencies and community-based partners. ○ TPD is regularly checking in with property managers at both complexes and, as a result, seeing a decrease in calls. ○ TAL has added on-site security overnight. ● Lessons learned: <ul style="list-style-type: none"> ○ It takes time to build community in any complex. ○ Realizing the need to wrap around community support when new developments open. ○ These projects take a very complex capital stack that weaves private capital, public funding, and philanthropy in order to pencil out. <ul style="list-style-type: none"> ■ Every source of funding has different rules. ■ Timeline to get funding on board has implications for costs. ● How can you help: <ul style="list-style-type: none"> ○ Share information and facts in the press release. 	
<p>Statewide Policy Working Group</p> <p>Steve Frisch, President, Sierra Business Council</p> <p>Timestamp: 1:55:10-2:07:14</p>	<ul style="list-style-type: none"> ● Review the Policy Tracking spreadsheet to see the position MHC is taking on housing-specific bills. By August 20th, we should know which bills are moving forward. ● Update on policy options <ul style="list-style-type: none"> ○ Final CA budget passed on June 14th. Many priorities in the budget allocated funds 	<p>Next working group meeting is August 22nd at 2 pm. Join here: https://us02web.zoom.us/j/83958625467?pwd=YX3WptXGQKiVlKqr56jgigrsYdu1-G.1</p>

	<p>over multi years to weather out fluctuations in funding.</p> <ul style="list-style-type: none">o \$9B in affordable housing funding and \$8B in homelessness funding.(a slight decrease from the 21-22 budget year)o Expect slight adjustments to the housing budget through a housing junior bill which is being negotiated and could result in an increase of \$300MM in additional funding <ul style="list-style-type: none">● MHC Priorities:<ul style="list-style-type: none">o The infill infrastructure bill saw an increase of \$150MM in funding but not the increase (\$500MM) we asked for.o Disaster resilience housing fund we've been asking for is still in play.● Statewide Partnerships<ul style="list-style-type: none">o SBC has been meeting regularly with housing organizations and coalitions like the rural smart growth task force, and CA coalition for rural housing.o There is a new statewide advocacy group called the Affordable Housing Climate Solutions group. The group is looking at new and expanded definitions and policies that are more favorable to rural areas.o Working with groups like California Building Trades Council/NCCRC on the AB2011 Wicks bill- which would open new sites for affordable and mixed development. It would allow development to move forward without paying prevailing wage if there are identified apprenticeship programs serving those construction sites. This could reduce	
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	<p>labor costs~20/25%. Anticipating that this bill will pass.</p> <ul style="list-style-type: none"> • Meeting with legislators on wildfire standards-based approach to wildland urban interface.(WUI) development. 	
<p>Employers Housing Network Tara Zuardo, Director MHC Timestamp: 2:07:14-2:08:25</p>	<ul style="list-style-type: none"> • Meetings are (usually) on the fourth Thursday of every month from 12-1, pending speaker availability. Experts speak on a variety of topics of interest to private business employers. Email tara@ttcf.net if you are interested in attending or have suggestions for topics. • Past Speakers included: <ul style="list-style-type: none"> o April: Shawna Purvines and Emily Setzer with Placer County discussed their Workforce Housing Preservation Program and to what extent employers can get involved with it o May: Lamb Partners joined us to discuss an upcoming proposal for housing development in Truckee and how our local employers can best take advantage of it for their employees (once it is built). o In June, Diane Binder spoke from Sugar Bowl about their employee housing. o This month on July 28, you can join us to learn how you can help employees purchase homes in our region. Our speaker will be Chelsy Delia of The Rice Team at Guild Mortgage 	<p>Next meeting is Jul 28, 2022 at noon.</p>

<p>Supportive Housing and Homelessness Working Group</p> <p>Cathie Foley, Director North Tahoe Truckee Homeless Services, AMI Housing Inc.</p> <p>Timestamp: 2:08:27-2:25:45</p>	<ul style="list-style-type: none"> ● Point in Time Count (PIT):Is a snapshot of who are unhoused on one night during the year (February) and does not meet the full picture of homelessness in our region. <ul style="list-style-type: none"> ○ For 2022, There were 41 people who were experiencing homelessness- 30 people in Nevada County and 11 people in Placer County. <ul style="list-style-type: none"> ▪ PIT: 18 people were unsheltered which meant they slept outside, in their car, or in other places not meant for habitation. ▪ PIT: 23 people were sheltered which means they were experiencing homelessness but on the night of the count stayed at the Emergency Warming Center, in interim housing like a hotel room, or at the Sierra Community House. ○ The 2022 PIT is consistent with the PIT 2021 numbers. Seeing that homelessness continues to be a challenge in our area. ● North Tahoe Truckee Homeless Services works with the counties, and community partners to develop housing plans and provide wrap-around services, using HMIS systems. For data on who they serve, reference this meeting’s slide deck. 	<p>Next meeting: July 27 @2:30pm</p>
<p>Housing HUB Update</p> <p>Steve Frisch, President, Sierra Business Council</p>	<ul style="list-style-type: none"> ● The Working group has met twice regarding the role and work product of the Hub. Key activity of the working group has been on the business canvas and helping to ensure that the entity is a complement to the region and doesn’t duplicate services. 	<p>SBC and TTCF have the business canvas; they are currently drafting the business plan; and actively fundraising for a two-year pilot.</p>

<p>Timestamp: 2:28:00-2:35:29</p>	<ul style="list-style-type: none"> • The HUB is a means of implementing some of the goals of the Regional Housing Implementation Plan utilizing some of the tools contained within the plan. • Goal: Apply the matrix of tools to 10 sites in the region and substantially increase these projects to readiness so that they are able to submit or have their proposals approved in 5 years as well as link to community capital. • Target market is landowners and small-to-middle-sized developers to address achievable housing. • Services provided by the hub: technical assistance, managing community housing programs, intermediary/project navigator, and improving access to capital. 	
<p>MHC Other</p>		<p>MHC has compiled a resource detailing what all mountain communities are doing to solve housing problems. If you would like this research, email Tara at tara@ttcf.net.</p>
<p>Next Meeting:</p>		<p>October 28, 2022 at 8:00 am</p>

Meeting Attendees

Alex Mourelatos, Tahoe Truckee Community Foundation
 Alison Schwedner, Community Collaborative of Tahoe Truckee
 Alondra Delgadillo, Sierra Community House
 Alyssa Bettinger, Tahoe Regional Planning Agency
 Carissa Binkley, Nevada County
 Caroline Craffey, Tahoe Truckee Community Foundation
 Cathie Foley, North Tahoe-Truckee Homeless Services

Chad Phillips, Community Member
Supervisor Cindy Gustafson, Placer County
Diane Binder, Sugar Bowl
Emily Setzer, Placer County
Hilary Hobbs, Town of Truckee
Jackelin McCoy, Tahoe Truckee Workforce Housing Agency
Jaime Haddad, Community Member
Jan Maes, Community Member
Jenn Scharp, Palisades Tahoe
Jennifer Callaway, Town of Truckee
Jill Sanford, Sierra Business Council
John Falk, Tahoe Sierra Board of Realtors
Julia Tohlen, Truckee North Tahoe Transportation Management Association
Kim Boyd, Tahoe City Public Utility District
Kristi Thompson, CATT
Vice Mayor Lindsay Romack, Town of Truckee
Matt Jedra, Tahoe National Forest Service
Mike Dent, Nevada County
Nancy Costello and Bill Kenny, Community Member
Nancy Costello, Community Member
Richard George, Community Member
Sache Cantu, Tahoe Truckee Community Foundation
Shawna Purvines, Placer County
Skye Schell, Shelter JH
Stacy Caldwell, Tahoe Truckee Community Foundation
Steven Frisch, Sierra Business Council
Talia Sosa, Community Member
Timea Griset, Tahoe Truckee Community Foundation
Thomas Murphy, Martis Fund
Yumie Dahn, Town of Truckee