



**Mountain Housing Council
Housing Hub Meeting #3 Summary
Tuesday, October 25, 2022**

Attendees: Amy Kelley, Kristina Kind, Emily Vitas, Erin Casey, Lynn Baumgartner, Samir Tuma, Tom Murphy, Kristi Thompson, Scott Keith, Steve Frisch, Heather Rankow, Jackelin McCoy, Nancy Costello, Sache Cantu, Ben Mills, John Falk, Shawna Purvines, Tony Karwowski

Facilitation: Stacy Caldwell

Meeting Purpose: Discuss the original vision of the Housing Hub, fold in partners with new information and ideas, and hopefully answer questions and fill in gaps from the original concept with the intent to bring an update to partners at the quarterly meeting on October 28th. We are at a juncture where political will is lining up with available new funding sources to move this concept into implementation.

Topic	Discussion	Next Steps
Framing of Housing Hub	<ul style="list-style-type: none">• The Housing Hub was embedded in MHC’s Regional Housing Implementation Plan published in 2021. A proposed Housing Hub would provide a set of services that would help speed <u>achievable housing projects</u> from ideation to breaking ground by using a set of resources and tools (pitch sheets, incentives, etc) to speed up individual projects through the entitlement process by working directly with the developer (<u>mid-to-small developer</u>) and the jurisdictions and by connecting these projects to community capital.• This is an entrepreneurial, innovative opportunity for the community that will require iteration and the tools, resources and leadership of partners on this Tiger Team.	
Capacity Growth and	<ul style="list-style-type: none">• The Martis Fund, Sierra Business Council (SBC), and the Tahoe Truckee	

<p>Readiness for Implementation</p>	<p>Community Foundation (TTCF) have been committed to the Housing Hub's implementation as part of the recommendations from the Regional Housing Implementation Plan. Since then, new partners, that include the North Lake Tahoe Resort Association (NLTRA) and the Truckee Tahoe Workforce Housing Agency (TTWHA), have joined in and voiced their resources and support.</p> <ul style="list-style-type: none"> ○ TTWHA hired a consultant to develop a strategic plan that may impact the scope of the Housing Hub. ○ NLTRA is transitioning into a destination stewardship organization. It has committed to <u>housing for the region</u> and <u>housing advocacy</u> in its campaign to pass the Tourism Business Improvement District (TBID). By passing TBID, there will be approximately \$2M/year to allocate to housing programs and community needs. It also frees up approximately \$4M/year in TOT funds for housing, transit and infrastructure. 	
<p>Housing Hub Local Capacity Inventory</p>	<ul style="list-style-type: none"> ● Samir, Seana, Stacy and Erin did a <u>needs-gap analysis</u> to compare housing needs (the columns) against housing-focused efforts/services by local agencies (the rows) to align potential roles of the Hub with existing capacities in the region. <ul style="list-style-type: none"> ○ Orange boxes in the bottom row represent where there are needs/gaps or where we could enhance services. ○ In the bottom row, "Know" means understanding the housing needs for example incentive programs not implementing them or understanding the different funding streams available and not necessarily holding the funds. ○ The list isn't exhaustive and partners were asked to fill in any missing capacities that were missed. 	<p>Review spreadsheet, If there is something on this list missing, let Kristina know.</p>
<p>Truckee Tahoe Workforce Housing Agency DRAFT strategic Framework</p>	<ul style="list-style-type: none"> ● The TTWHA has expanded from its original 4 agency membership to 7 public agency partners, serving 2,300 employees. Since March, they have been in a strategic planning process to determine how to better serve member employees (80% AMI and above) as well as the whole community and generate enough funds to acquire housing. ● At a recent Board Meeting, the Board approved moving forward with an <u>expanded financial structure</u> to support efforts to serve the broader 	

	<p>workforce than member agencies and generate the funds needed for housing. TTWHA staff now have the next 4-6 weeks to do due diligence. The strategic plan will need to be approved in November.</p> <ul style="list-style-type: none"> ○ The expanded financial structure to support workforce efforts would be to create <u>a new 501c3 workforce housing fund</u> that would serve the workforce in two ways: 1. <u>revolving loan fund</u> to help with pre-entitlement developer assistance (Agnew Consulting talked to 7 developers in the strategic process and they all said that they need funding to get started) and 2. <u>acquisition</u> of existing units for general workforce access. <ul style="list-style-type: none"> ■ There are soft commitments of \$10 M in the first 5 years for this fund. ■ TTWHA would still retain its model (and Accelerator Fund) to continue to run existing programs, education, etc. to specific employees with potential to expand to the broader workforce. ○ This financial structure of two funds is needed to unlock all of the partner agency dollars as some can only give to 501c3 organizations and some can't. ○ 6-9 mo. timeline 	
<p>Revised Housing Hub Concept Details</p>	<p>If the TTWHA role expands, financial tools would be available for projects that serve the entire workforce and not just member organizations.</p> <p>Revised Housing Concept Details. The biggest change from the original concept of the HUB would be the expansion of policy to local and the addition of program and project advocacy.</p> <p>Samir shared that there are two areas of focus in implementation in which he can see TTWHA and NLTRA playing a role. NLTRA could be best at focusing on the small-medium size developers and assisting them and advocating to get units built; and TTWHA could focus on supporting the workforce and helping them find housing while acting as a source of funds through a revolving loan fund.</p>	<p>Partner agencies looking to play a role in launching the effort will meet independently before the next Hub meeting on 11/29 to take a look at their agency's capacity and funding and how it all fits</p>

		together to form the Hub. They will bring a report back on the 29th.
Parking Lot: Workforce Definition	<ul style="list-style-type: none"> • The group spent time discussing the need for a single workforce definition across the region- a definition that is broad enough to support state advocacy and land use policy. It was recommended that the broad definition not be tied to AMI and that AMI could instead be set at the programmatic levels. • Stacy suggested that a revised “achievable” definition could be constructed through the MHC platform. We did not resolve how to do it through MHC. For example, we discussed starting to construct the definition at a quarterly meeting and then narrowing it down through a smaller team or vice versa starting with a smaller team and passing a definition at the larger meeting. 	
Next Meeting		November 29, 3-5 PM