



**Mountain Housing Council Quarterly Meeting Summary**  
**October 28, 2022, 8:00 - 11:00 AM**

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

Topic	Discussion	Action Items
<p><b>Community Storytelling State of the Market</b></p> <p>Chase Janvrin, Tahoe Housing Manager Landing Locals</p> <p>VIDEO TIMESTAMP: 0:05:01-0:10:37</p> <p>Chelsy Delia, Originating Production Manager The Rice Team at Guild Mortgage</p> <p>VIDEO TIMESTAMP: 0:10:37-0:20:00</p>	<ul style="list-style-type: none"> <li>● Chase Janvrin of Landing Locals joined us to share rental market trends. (<a href="#">Watch Previous Speaker Series on the Lease to Locals Program here</a>). Landing Locals is seeing the following trends in the market (across all jurisdictions).               <ul style="list-style-type: none"> <li>○ There is an increase in # homeowners listing homes for sale and not finding traction needed in the market which is leading them to rent and seek incentives through Landing Locals' <a href="#">Lease to Locals program</a> to cover carry costs.</li> <li>○ Starting to see some reduction in rental prices since COVID. Average per bedroom \$1,000 per month.</li> <li>○ Homeowners are starting to receive the message that things are changing as tenant groups are no longer jumping on the first property they find; they are shopping around.</li> </ul> </li> <li>● Chelsy Delia of Guild Mortgage shared the following real estate market trends:               <ul style="list-style-type: none"> <li>○ Home prices and demands remain high, and yet the real estate market is significantly slowing from the boom of COVID. This has been influenced by an increase in interest rates. Current average is 7%, up from the beginning of the year at 3%. There is also a lot of fear with recession and uncertainty.</li> </ul> </li> </ul>	

	<ul style="list-style-type: none"> <li>○ Inventory is a challenge, but it has overall gotten better; there is a stalemate between buyers and sellers.</li> <li>○ Projected that we will see home sale rates reduced in the 2nd quarter of 2023, but it is also projected that inventory will remain tight. There may still be some carry-over expectations on COVID high booms.</li> <li>○ Homes are on the market for 24 days which is up from 12 days and getting close to the pre-COVID median that was around 30 days.</li> <li>○ Median home sale price is \$1.1MM and the average is \$1.336MM. This is a slight reduction since the beginning of the year.</li> <li>○ Young Professionals are qualifying for homes as there is now some housing stock below \$1MM, but they may have high debt to income ratios, need down payment assistance, or a cosigner to acquire.</li> </ul>	
<b>Council Updates</b>		
<p><b>The Housing Hub Tiger Team</b>  Stacy Caldwell, CEO  Tahoe Truckee Community Foundation</p> <p>VIDEO TIMESTAMP:  0:21:25-0:39:00</p>	<p>The Housing Hub is a component of the Regional Housing Implementation Plan (RHIP) that was adopted earlier this year. <a href="#">Read the Full Regional Housing Implementation Plan here.</a></p> <ul style="list-style-type: none"> <li>● The Hub vision is to support small-to-medium achievable local housing developers who need assistance attracting capital and navigating the pre-entitlement and entitlement processes.</li> <li>● The Hub is an integral part of a larger housing delivery system that is developing to complement growing resources in the region.</li> <li>● Evolving at the same time as the housing hub concept are the structures of our partner agencies: the Truckee Tahoe Workforce Housing Agency (TTWHA) and the North Lake Tahoe Resort Association (NLTRA). <ul style="list-style-type: none"> <li>○ <a href="#">TTWHA</a>: The Board has given direction on activities identified in a year-long strategic planning process to best support the regional workforce and not just its 7 member</li> </ul> </li> </ul>	<p>Next Meeting of the Tiger Team: November 29, 2022</p>

	<p>agencies. These activities include potentially expanding its program and service structure to serve the entire workforce as well as possibly creating a workforce housing fund to expand financing uses, like housing creation, acquisition, programming, etc.</p> <ul style="list-style-type: none"> <li>○ <a href="#">NLTRA</a>: By securing the <a href="#">Tourism Business Improvement District</a> (TBID) in 2021, there are now two new funding sources for workforce housing initiatives, surplus TBID funds and freed up Placer County Transient Occupancy Tax (TOT) funds. See notes below on how the NLTRA is undergoing an organizational transformation.</li> <li>● Next steps: Collaborate to confirm a proposed structure of the Hub leveraging best resources available in the region.</li> </ul>	
<p><b>Policy Working Group</b>  Kristina Kind, Program Coordinator  Mountain Housing Council</p> <p>VIDEO TIMESTAMP:  0:39:00-45:42</p>	<ul style="list-style-type: none"> <li>● Key Takeaways from the 2022 session <ul style="list-style-type: none"> <li>○ The Statewide Housing agenda is focused on affordable housing and increasing tax credits to support households at 60% area median income and lower.</li> <li>○ There are no specific regional strategies</li> <li>○ There are no legislative champions for mountain or resort communities or <a href="#">“missing middle”</a> housing.</li> </ul> </li> <li>● Strategies for 2023: <ul style="list-style-type: none"> <li>○ Focus on tax and incentive policies for achievable housing</li> <li>○ Champions process: A cultivation strategy with key legislatures and leaders at CA Department of Housing and Community Development (HCD) and the governor's office to enact specific code changes on key bills.</li> <li>○ Could we leverage climate policies for an infrastructure set aside that would benefit housing?</li> <li>○ Coordinate with jurisdiction lobbyists</li> </ul> </li> <li>● The 2023 Platform will be based on the same objectives and principles as the 2022 Platform; however strategies will change. The Policy Working Group hopes to finalize the platform at the end of November.</li> </ul>	<p>Next Meeting of the Working Group-  November 28, 2022</p>

<p><b>Supportive Housing &amp; Homelessness Working Group</b>  Cathie Foley, Director  North Tahoe-Truckee  Homeless Services</p> <p>VIDEO TIMESTAMP:  0:45:42-0:59:51</p>	<ul style="list-style-type: none"> <li>● Currently services are located at the lower level of the Church of the Mountains. There have been some immediate and long-term threats to services there: <ul style="list-style-type: none"> <li>○ <b>Immediate Challenges</b> <ul style="list-style-type: none"> <li>■ Capacity of location to support demand for services.</li> <li>■ Code Violations: <ul style="list-style-type: none"> <li>● NTTHS has been asked to remove the dumpster and portable bathroom vital to program services due to code violation of a historic building.</li> <li>● The 2016 Minor Use Permit only allows for the weather-triggered Emergency Warming Center services and not for day or case management services</li> </ul> </li> </ul> </li> <li>○ <b>Long-term Challenges</b> <ul style="list-style-type: none"> <li>■ Sustained funding. No longer can depend on COVID funding sources (it ends at the end of December). Local, state, and federal sources are volatile.</li> <li>■ There is still a need for a permanent location. The Church of the Mountains lease is only through June 2023. The facility isn't the right size for the current need of services.</li> </ul> </li> </ul> </li> <li>● Next Steps <ul style="list-style-type: none"> <li>○ Address the code violation and minor use permit</li> <li>○ Working towards a regional agreement on the right-size approach to NTTHS's vision of services. This vision for sustainability includes: <ul style="list-style-type: none"> <li>■ Sustained funding for core services and on-going housing supports</li> <li>■ A permanent location for Day Center and Emergency Warming Center operations as well as expanded parameters for each.</li> </ul> </li> </ul> </li> </ul>	
<p><b>Hobart's Mill Workforce Housing Pilot</b></p>	<ul style="list-style-type: none"> <li>● In August, Nevada County staff, Supervisor Bullock, TTCF, TTWHA, and the US Forest toured the US Forest Site at Hobart's</li> </ul>	

<p>Ariel Lovett, Project Administrator County Executive Office Nevada County</p> <p>VIDEO TIMESTAMP: 0:59:53-1:07:16</p>	<p>Mill. As we discussed with Jonathon Fisher at our last quarterly meeting, there is an opportunity for the US Forest to execute an administrative lease to provide housing for its employees and the entire workforce on this site through the Farm Bill.</p> <ul style="list-style-type: none"> <li>Partners are exploring a phased approach to developing housing solutions at this site. The intention is to bring semi-permanent and permanent housing on the site, beginning with a temporary housing solution pilot. Partners are addressing the infrastructure and safety needs at the site and hope to launch a pilot this spring.</li> <li>The TTWHA spent a year exploring housing solutions on the US Forest-owned land at the airport and ultimately couldn't safely bring housing to the site due to it being directly on a flight path.</li> </ul>	
<p><b>Partner Updates</b></p>		
<p><b>2040 General Plan Update</b> Denyelle Nishimori, Community Development Director Town of Truckee</p> <p>VIDEO TIMESTAMP: 1:34:35-1:51:50</p>	<ul style="list-style-type: none"> <li>The General Plan update process started in February 2018. Over the past 5 years, the Town has taken its 2025 General Plan and looked for ways to enhance it to meet new State laws, housing issues, climate goals, and future land use patterns.</li> <li>Danielle Nishimori said that everything in the 2040 General Plan is moving towards mixed use. The General Plan is trying to combine housing opportunities with additional density where possible to accommodate more transit and address community climate adaptation goals. The General Plan is also trying to suffice the tension between what the state requires (one size fits all, more housing, greater flexibility) to what the community wants (diverse, smaller housing types, neighborhood character) as well.</li> <li><u>2040 General Plan Timeline</u>: The Town is in the process of responding to comments on the Draft Environmental Impact Report. The Town is targeting spring adoption of the 2040 General Plan. Once the plan is adopted, there will be a process to ensure the development code and general plan are consistent.</li> <li><u>Town density program</u>: The Town is taking action to address workforce housing by developing its own density program to incentivize workforce housing through both money and additional</li> </ul>	

	<p>development options (like additional coverage and square footage). This program will focus on the “missing middle” and differ from the State’s program which is more focused on housing for lower-income households.</p>	
<p><b>North Lake Tahoe Resort Association Update</b>  Tony Karwowski,  President/CEO  North Lake Tahoe Resort Association</p> <p>VIDEO TIMESTAMP:  1:51:50-2:25:25</p>	<ul style="list-style-type: none"> <li>● NLTRA is undergoing transformational change in its mission/purpose, transition in funding sources, and structure to support new goals. <ul style="list-style-type: none"> <li>○ <u>Purpose</u>: Transitioning from destination marketing organization to destination stewardship organization elevating the experience of Tahoe for all (workforce and visitors).</li> <li>○ <u>Financial</u>: Moving from being reliant on Placer County TOT dollars to being self autonomous through the TBID. TBID went into effect in June of 2021. It’s an initial 5-year term. Renewal in 2026 by membership. TBID funds the NLTRA operations and frees up TOT dollars previously allocated to fund NLTRA for housing, transit and infrastructure.</li> <li>○ <u>Structure</u>: Elevate role as a community leader, convener, and driver.</li> </ul> </li> <li>● Funding for Housing with passage of TBID <ul style="list-style-type: none"> <li>○ <u>TOT Committee</u>: The TOT Committee will recommend funding decisions to the NLTRA Board with final approval by the Placer County Board of Supervisors on uses and implementation of TOT funds for workforce housing and transportation projects (approximately \$4mm). Committee members include representation from workforce housing and transportation organizations.</li> <li>○ The TOT Committee is in the process of defining a fund allocation framework that will support year-over-year long term projects, one-time funding opportunities, as well as a reserve fund for opportunities out of cycle. Community input will be important in identifying projects and prioritizing this funding.</li> </ul> </li> </ul>	

	<ul style="list-style-type: none"> <li>○ <u>Surplus TBID funding</u>: The projected TBID revenue is \$6M. This will create a surplus of \$1-2M to be returned back to the community, including into workforce housing. These allocation recommendations will be made by the NLT TBID Advisory committee to the NLTRA Board for final approval.</li> <li>○ Next Steps: Present TOT Committee Fund Framework to NLTRA Board for approval in December 2022 and the Placer County Board of Supervisors in early 2023. Potentially opening up grant cycles in early 2023.</li> <li>● The NLTRA has undergone a renaming effort to better align to its new purpose. The new name, the North Tahoe Community Alliance, will be rolled out in 2023.</li> </ul>	
<p><b>Partner Updates</b></p> <p>VIDEO TIMESTAMP: 2:25:25-2:53:21</p>		
<p>Truckee Chamber of Commerce Update by Emily Vitas and Jessica Penman</p>	<ul style="list-style-type: none"> <li>● Emily Vitas introduced new Executive Director Jessica Penman. Penman previously worked for the Yountville Chamber of Commerce. She has been visiting Truckee for the past 30 years and knows our community very well. You can connect with Penman at <a href="mailto:jessica@truckee.com">jessica@truckee.com</a>.</li> </ul>	
<p>Town of Truckee by Lynn Baumgartner</p>	<ul style="list-style-type: none"> <li>● A new deed restriction purchase program called the <a href="#">Truckee Home Access Program</a> (THAP) just launched. The program preserves, produces, and protects homes to create places for people who work full-time in the Truckee region to live locally. THAP pays (up to \$150K) to buyers, sellers, businesses, and developers to reserve homes (with sales price up to \$937,500) for income-qualified local workers (households that earn up to Nevada County 245% AMI) using a 55-year deed restriction.</li> </ul>	

<p>United for Action by Clare Novak</p> <p>North Tahoe-Truckee Homeless Services by Cathie Foley.</p>	<ul style="list-style-type: none"> <li>• The Emergency Warming Center will start its 8th season in November. In celebration, United for Action and North Tahoe-Truckee Homeless Services are hosting a blessing on Tuesday, November 8th from 2:30-3:30 PM at the Emergency Warming Center located at the Church of the Mountains.</li> <li>• The Emergency Warming Center operates November 1st through April. Contact Foley at CFoley@amihousing.org if you would like to receive email notifications regarding the nights open for the Emergency Warming Center.</li> </ul>	
<p>Placer County by Shawna Purvines</p>	<ul style="list-style-type: none"> <li>• Placer County's Lease to Locals Program launched August 1, 2022. There are 130 houses working through the qualification process.</li> <li>• There is still funding available for Placer County's <a href="#">Workforce Housing Preservation Program</a>, which has issued a total of 2 deed restrictions.</li> <li>• Hopkins Village, 40 units of for-sale townhomes, still has units available for income qualified buyers. Learn more <a href="#">here</a>.</li> <li>• Staff is bringing Tahoe Basin Area Plan Text Amendments to the Tahoe Regional Advisory Council on November 9th. These amendments address economic sustainability and streamlining housing approvals.</li> <li>• View the 5-year review for housing given to the Board of Supervisors on Sept 27th <a href="#">here</a>.</li> <li>• There was a Dollar Creek Crossing update to the Board of Supervisors on Tuesday, October 25th. Staff reiterated project details shared with the Board in March 2021. The project is being planned for up to 150 units with about 90 units or less in the affordable range (at 80%AMI or below) and 60 units of for-sale product to the local workforce. There is still additional market analysis to determine the final breakdown of number and size of units. Units will not surpass 150.</li> </ul>	
<p>Tahoe Regional Planning Agency by Karen Fink</p>	<ul style="list-style-type: none"> <li>• The Tahoe Living revitalization strategic initiative is in the middle of phase II of housing updates. Currently writing and conducting the environmental analysis, in particular looking at updating code</li> </ul>	



	<p>related to density, height, and coverage development standards particularly for multi-family housing.</p> <ul style="list-style-type: none"> <li>• TRPA is looking at how the development rights system works better under the growth management system and is also looking at the CA density bonus regulations and whether they are financially feasible in the region.</li> <li>• TRPA will likely bring forward changes to its achievable housing definition reflecting workforce criteria rather than income-cap restrictions.</li> </ul>	
Dollar Creek Comment by Sean Barclay of Tahoe City PUD	<ul style="list-style-type: none"> <li>• Barclay reminded us that it is important to show up at meetings to advocate for projects like Dollar Creek.</li> </ul>	
Martis Fund by Tom Murphy	<ul style="list-style-type: none"> <li>• Tom Murphy introduced Amy Kelley as new program manager for the Martis Fund.</li> <li>• The Board just allocated \$750K to Hopkins Village in order to provide buyers with up to \$100K/per door in down payment assistance.</li> <li>• The Board allocated \$135K to MHC's Housing Hub to help bring it to fruition.</li> </ul>	
Truckee Tahoe Workforce Housing Agency by Emily Vitas	<ul style="list-style-type: none"> <li>• In addition to the strategic plan updates noted in the Housing Hub update above, TTWHA has brought a new home purchase navigation and down payment assistance program to the region through a Bay Area company called Landed. This program is available to employees at all public agencies, not just the TTWHA's member agencies.</li> <li>• TTWHA's 2022 housing needs survey went out to 2300 employees. The response rate was roughly 40%+. Notable results: <ul style="list-style-type: none"> <li>○ Respondents have seen a 20% increase in their monthly housing costs on average.</li> <li>○ There has been a significant increase in employees considering leaving their employment in part due to housing. The number jumped to 40% of respondents in 2022</li> </ul> </li> </ul>	

	<p>compared to 16% in 2020. 59% of renters said they were looking to leave their jobs due to housing.</p> <ul style="list-style-type: none"> <li>○ Full survey results will be released in a one-pager.</li> <li>● Over the past two years, TTWHA has helped 250 employees with housing searches (and an additional 100 non-member employees). They have also helped place 30 employees and their family in housing.</li> </ul>	
<b>Next Meeting:</b>		<b>January 27, 2023 at 8:00 am</b>

**Meeting Attendees**

- Alexis Ollar, Mountain Area Preservation
- Alison Schwedner, Community Collaborative of Tahoe Truckee
- Amy Kelley, Martis Fund
- Ariel Lovett, Nevada County
- Ben Mills, Placer County
- Beth Tanhoff, Donner Summit Association
- Bill Austin, Tahoe Truckee Community Foundation
- Cathie Foley, North Tahoe-Truckee Homeless Services
- Chase Janvrin, Landing Locals
- Chelsy Delia, Guild Mortgage
- Chris Fajkos, Truckee Chamber
- Clare Novak, United for Action
- Denyelle Nishimori, Town of Truckee
- Ellie Beals, Community Member
- Emily Vitas, Truckee Tahoe Workforce Housing Agency
- Erin Casey, North Lake Tahoe Resort Association Consultant
- Fred Ilfeld, Olympic Valley Public Service District
- Hilary Hobbs, Town of Truckee
- Jazmin Breaux, Nevada and Placer County
- Jessica Penman, Truckee Chamber of Commerce
- John Falk, Tahoe Sierra Board of Realtors
- John Radebold, Community Member
- Karen Fink, Tahoe Regional Planning Agency

Kim Boyd, Tahoe City Public Utility District  
Kristi Thompson, CATT  
Vice Mayor Lindsay Romack, Town of Truckee  
Lynn Baumgartner, Town of Truckee  
Mike Dent, Nevada County  
Nancy Costello, Community Member  
Randy Lamb, Community Member  
Sache Cantu, Tahoe Truckee Community Foundation  
Samir Tuma, North Lake Tahoe Resort Association  
Sean Barclay, Tahoe City Public Utility District  
Shawna Purvines, Placer County  
Shelly Purdy, Community Member  
Stacy Caldwell, Tahoe Truckee Community Foundation  
Sue Setter, Community Member  
Timea Griset, Tahoe Truckee Community Foundation  
Thomas Murphy, Martis Fund  
Tony Karwowski, North Lake Tahoe Resort Association  
Yumie Dahn, Town of Truckee