



**MOUNTAIN
HOUSING
COUNCIL**
OF TAHOE TRUCKEE

Supportive Housing & Homelessness Working Group

April 28, 2021, 2:30 pm to 3:30 pm

Housing Programs & Funding Source Updates:

Topic	Discussion	Next Steps
<p>Truckee Artist Lofts James Kinloch Regional Manager for CYF Development james@rstreetwal.com</p>	<ul style="list-style-type: none"> ● Truckee Artist Lofts (TAL) is Section 42 Housing. This means that investors receive a reduction in their tax liability in return for providing affordable housing to people with fixed or lower income. ● The developers goal was to create an artist community. Priority is given to individuals who can prove that they are engaged in a creative medium. ● 77 total units. One exempt for the Manager. ● The Regional Housing Authority(RHA) claimed 19 of the 76 affordable units to rent to individuals who qualify by earning under 60% AMI. RHA provides a project-based voucher. CYF is renting out the other 56 units as tax-credit units. <ul style="list-style-type: none"> ○ RHA sends applicants to CYF Development who ensures that they meet tax-break qualifications which they all easily do. ○ The 19 bedrooms breakdown as follows: 4 1-bedroom units, 5 2-bedroom units, and 10 3-bedroom units. 	<ul style="list-style-type: none"> ● May 6th at 11:00 am Meeting scheduled with Gus from the Regional Housing Authority for anyone who is interested. <ul style="list-style-type: none"> ○ He can answer the question if it is possible to house 3 individuals together in a 3-bedroom unit. ○ As well as answer all questions related to voucher-based housing. ○ Need to find out if they have closed applications. They HAVen't sent CYF anymore applications ● Follow up with James: Could non-project-based (Section 8) vouchers be used on the tax-credit units?

- RHA sent 16 applicants (all artists) for the 1-bedroom units, 4 (of those 3 can be placed) applicants for the 2-bedroom units, and 0 applicants for the 3-bedroom units.
- CYF Development can not upgrade any of the 1-room applicants to a 2-bedroom unit because they did not apply for that size unit.
- North Tahoe Truckee Homeless Services helped 26 applicants. None of the applications were granted housing. 18 were submitted through the Regional Housing Authority.

● **29 remaining tax credit units available 1,2, and 3 bedroom units**

- fall mostly within the 40-50% AMI bracket. It's challenging to rent these units because many applicants earn too much or their income to rent ratios are too low. Interested households can apply on TAL's website.
- These units can be rented to "roommates". This group will follow up with Gus regarding RHA units
 - Question: Can we capitalize on the tax-credit units by utilizing rapid rehousing dollars to help individuals qualify? These dollars could help with deposit and pay the first month's rent but understanding is not as income.
 - Income must be ongoing. If it is one off then TAL does not count it.
 - If a subsidized program continues for 12-18 then that would be considered part of their income.
 - Another work-around is a gift-income letter.
 - James said this is a potential to try this.

	<p style="text-align: center;">“You tell us your income. We don’t tell you what to do to qualify.”</p> <ul style="list-style-type: none"> ● The State just raised income limits and rent estimates. The 2021 HCD numbers will be effective May 1. They are published on TAL’s website. Will go through the 55 artists turned away and see if they now qualify. ● The Town of Truckee has had a huge learning in this as they move into Coldstream with a whole different set of criteria. 	
<p>Veteran’s Hall Permit/Homeless Services Cathie Foley North Tahoe Truckee Homeless Services</p>	<ul style="list-style-type: none"> ● Last night was The Truckee Town Council meeting. It was the third meeting where public comment was received to extend the temporary use permit for the Day Respite Center that ends on 4/30. ● The Town Manager and Mayor are ready to engage on <i>short, medium and long term solutions</i> and made it clear that they will not be knocking on the door of Veteran’s Hall when the permit expires on 4/30. If and when a complaint comes in it will start as a code issue and could take 30 days to process and get any type of notice. ● Communicating to staff that for the next 45 days continue serving clients. ● Short term solution acceptable to the town is to go back to Church of the Mountains, the space they were using before for overnight shelter services (Emergency Warming Center). <ul style="list-style-type: none"> ○ This solution has challenges as it’s not appropriate for day-use services and still proximity to downtown merchants is still a challenge- complaints will continue. ○ Continue conversation around other possibilities. 	<ul style="list-style-type: none"> ● This is the first discussion around property for temporary services. The next step will be to discuss at a higher level. ● Immediate-term need to find a location that could be used to apply HCD and Homekey funding.

	<ul style="list-style-type: none"> ● Town is clear that they do want to look for a permanent location for services and transitional services. But this could be a long time coming. ● Other short-term solutions <ul style="list-style-type: none"> ○ the small space in Kings Beach. ○ Potential for land to place temporary housing (trailers) and portable toilets and showers. This would mitigate fire danger and trash. ● It would only go to Town Council if there was a recommendation by staff to do something; ie. buy a building, land, etc. ● A potential permanent long-term solution could be a property identified on West River Street that HCD and \$50M in Homekey Funding opportunities could support if all parties act swiftly to put together the needed documentation. To move forward there will need to be more conversations with the town and key partners like AMI Housing would be involved. Might not be likely because of its Historical designation. <ul style="list-style-type: none"> ○ Need to think about application in the immediate terms even if renovations will make this a long-term solution. 	
<p>Housing Pilot Program</p>	<ul style="list-style-type: none"> ● In season 6, the Emergency Warming Center was able to house 6 of its most vulnerable people due to funding available through Nevada County. These people received access to case management 6 days a week. ● The program will end May 10th. One person will move into Brown Bear Studios in Kings Beach when ready. Still hoping 2 people will get into TAL. ● This housing-first model was very successful and hopefully could be replicated. 	

	<ul style="list-style-type: none">• It's great to be part of a community that is being proactive to house its most vulnerable which in the end also saves community resources and money.	
MHC Charter		<ul style="list-style-type: none">• Please provide feedback.
Next Meeting	<ul style="list-style-type: none">• Meetings will continue monthly.	May 26, 2:30-4:00 pm