



Mountain Housing Council Quarterly Meeting Summary
January 27, 2023, 8:00 - 11:00 AM

Meeting Purpose:

- Introduce two new capacities that will solve for gaps in our regional housing ecosystem
- Share progress of work groups
- Get input on the next MHC phase

Topic	Discussion	Next Steps
<p>Community Storytelling</p> <p>Hello ADU, Jennifer Duffy, Hello Housing President and Founder</p> <p>Timestamp: 0:06:25-16:35</p>	<ul style="list-style-type: none"> • Jennifer Duffy joined us to talk about Hello ADU- a program of Hello Housing, which is an 18-year old organization partnering with local governments to craft new and innovative housing solutions, especially as it relates to small infill housing development and missing middle housing. • Hello ADU, a program that helps homeowners navigate every phase of the Accessory Dwelling Unit (ADU) process from financing to leasing, started by listening to the community, leveraging political will, and utilizing its partnerships. • So far, the program has produced 18 units of housing funded through public investment of \$500K. • An essential part of the program is a feedback loop that is open and transparent between Hello Housing and its government partners. 	
<p>Taking the Housing Hub to the Next Step while Complementing Evolving Regional Capacities.</p>	<p>Partners heard presentations from Emily Vitas, Executive Director of the Truckee Tahoe Workforce Housing Agency (TTWHA), and Erin Casey, Consultant of the North Lake Tahoe Resort Association (NTLRA).</p>	<p>Immediate next steps include meetings with stakeholders for both the Housing Hub and the TTWHA. Both hope to</p>

<p>Emily Vitas, Truckee Tahoe Workforce Housing Agency Executive Director</p> <p>Erin Casey, North Lake Tahoe Business Association Housing Consultant</p> <p>Stacy Caldwell, Tahoe Truckee Community Foundation CEO</p> <p>Truckee Tahoe Workforce Housing Agency Presentation Timestamp: 16:35-29:00</p> <p>Housing Hub Presentation Timestamp: 29:00-40:10</p> <p>Questions and Feedback Timestamp: 40:28- 1:02:00</p>	<p>Emily gave a presentation on the results of the TTWHA's year-long strategic planning session. (The TTWHA is focused on a housing solution for the middle income workforce, the 80% and above). The newly adopted, strategic plan sets 6 targets to facilitate workforce housing solutions in 5 years with the following goals:</p> <ul style="list-style-type: none"> ● Expand housing programs to serve the greater workforce ● Broaden its organizational model to add financial tools that will unlock significant housing dollars beyond the funding of annual member agency fees by creating a separate 501c3 Workforce Housing Fund that is a blend of public and philanthropic dollars. <ul style="list-style-type: none"> ○ Focus of the 501c3 Fund will be on: <ul style="list-style-type: none"> ■ a regional program ■ a revolving loan fund that developers can access for achievable local housing ■ and acquisition of workforce housing. ○ TTWHA has \$10M in soft commitments over the next 5 years. ● Next Steps: Over the next 5 months, TTWHA will meet with stakeholders. By the end of its fiscal year 2023, the agency hopes to execute financial tools and apply for 501c3 status of the housing fund. <p>Erin Casey then built on Emily's presentation by demonstrating how the Housing Hub would complement the TTWHA's new organizational model and facilitate new workforce housing.</p> <ul style="list-style-type: none"> ● Erin explained a new iteration for the Housing Hub role that was informed by a gap analysis performed by TTWHA, NLTRA, and TTCF and by input from the MHC Tiger Team. ● The Housing Hub is conceptualized to be its own 501c, with a board of approximately 7-9 representatives of housing organizations and subject matter experts. There is also a proposed advisory committee composed of subject matter experts. ● Erin revealed that the NLTRA Board is exploring the potential incubation of the Hub. This could entail becoming a funding 	<p>launch new structures (501c3 Housing Fund and 501c Housing Hub) within the next 6 months.</p>
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	<p>partner and providing office space, administrative support, and legal guidance. There has been no action yet by the NLTRA Board.</p> <ul style="list-style-type: none"> ● Next Steps: <ul style="list-style-type: none"> ○ January and February- key stakeholder meetings and follow up with the MHC Housing Hub Tiger Team ○ March: NLTRA Board consideration for approval ○ March/April- Potential launch of the Housing Hub <p>Stacy reminded us that partners articulated a need for the Housing Hub in the first three years of MHC and that this current iteration builds on years of work. She then explained the complementary role that TTWHA and the Housing Hub would play and the need for both as each has a unique area of expertise with the Hub focused on supporting developers to create workforce housing and the TTWHA focused on program and service delivery to the workforce.</p>	
<p>Housing Needs Assessment Kristina Kind, MHC Coordinator</p> <p>Timestamp: 1:12:43-1:18:12</p>	<ul style="list-style-type: none"> ● The MHC will begin the 2023 Workforce Housing Needs Assessment in March. This is an ongoing commitment to measure and understand regional needs and changes happening in the community and includes a community survey. ● MHC's definition of achievable housing ties the upper limit of Community Achievable Housing to this assessment ● Partners are requested to support survey efforts by promoting through their own agency channels. 	<p>Email kristina@ttcf.net to volunteer on the Housing Needs Assessment Tiger Team. There will be two meetings. 1. To help with survey design and 2. To help with survey outreach.</p>
<p>Policy Working Group Update</p> <p>Steve Frisch, Sierra Business Council President</p> <p>Timestamp: 1:18:12-1:33:35</p>	<ul style="list-style-type: none"> ● The Governor's Budget was released on 1/10. It identified a \$22.5B gap in revenue. Key takeaways: <ul style="list-style-type: none"> ○ The cuts were spread out over various areas with transportation and climate each getting cut at ~\$6B. ○ The proposed budget reduces aggregate funding for housing-related programs at 12% or 2.85B. Homelessness funding was left in place. Cuts proposed are: <ul style="list-style-type: none"> ■ CA Dream for All program. (\$300M cut) 	<p>The Policy Working Group is planning to visit members of the housing committees on Feb 8 and March 16. The first meeting (2/8) will be more of an introduction/overview of MHC and an ask to restore housing funding. The</p>

	<ul style="list-style-type: none"> ■ CalHome program: (\$100M cut) ■ ADU program: zeroed out \$50M one-time funding ■ Remainder of the cuts were a slow down in providing budget appropriations to developed programs, like the affordable housing and sustainable communities program (delayed a portion of funding not funded by cap and trade for a year) and the infill infrastructure grant program which took a 20% cut <ul style="list-style-type: none"> ○ There is debate on whether or not the legislature will dip into the rainy day fund (\$25B in rainy day fund and \$20B in other areas) or if they will stick to the Governor's proposal. ● Due to the longer than anticipated struggle over the next Assembly Speaker. The Housing committee wasn't named until 11/19 and as a result not a lot of legislation has been introduced in the assembly or senate. 	<p>second meeting (3/16) will be more targeted to specific legislation. Partners were urged to join the Policy Working Group at the capitol.</p>
<p>Supportive Housing and Homelessness Services Update</p> <p>Cathie Foley, North Tahoe-Truckee Homeless Services Director</p> <p>Jazmin Breaux, Tahoe Truckee Health and Human Services Manager</p> <p>Timestamp: 1:33:37-1:44:38</p>	<ul style="list-style-type: none"> ● So far this year, the weather-triggered Emergency Warming Center has been open 42 nights which equates to almost as many nights open as the entire previous season (Nov 21- April 22). ● To get through this winter the North Tahoe-Truckee Homeless services needs to: <ul style="list-style-type: none"> ○ Bridge funding gaps ○ Recruit more Volunteers. See the list of opportunities ○ Address lease expiration (June 2023) and permit if lease can extend ● The 2023 Point in Time Count will begin on 1/26/23 and take place over ten days counting where unhoused individuals slept on the night of 1/25/23. Counting efforts will take place at the Respite Day Center, through Sierra Community House's food distribution, and through street outreach. 	<p>The Supportive Housing and Homelessness Working Group has advanced discussion around the needs of our most vulnerable community members and is supporting the launch of an advisory council to focus on a community strategic plan moving forward. This advisory committee will include key jurisdictions and stakeholders and focus on political will, service alignment, funding, capacity</p>

		<p>building and community readiness.</p> <p>Reach out to Jazmin Beraux at jazmin.breaux@co.nevada.ca.us if you are interested in participating on the advisory committee. The first meeting is expected to convene spring 2023.</p>
<p>What's Next for MHC? Kristina Kind, MHC Coordinator 1:44:38 - 1:56:18</p>	<ul style="list-style-type: none"> ● In 2017 and 2020 partners signed agreements to participate in the MHC for three-year terms. The second term expires on June 30, 2023. ● Staff asked partners to reflect on earlier meeting presentations regarding the housing ecosystem, additional capacities, and articulate what needs might still need to be addressed moving forward by MHC. ● Partner Feedback: <ul style="list-style-type: none"> ○ Sean suggested a progress summary report listing the MHC achievements over six years. He also suggested presentations to funding partners summarizing the value of their participation in the Council. ○ Clare added that this summary should include regional accomplishments. ○ Alison cautioned us to not abandon regional collaboration and convening, saying that there still needs to be a clearing house space to have conversations, monitor programs, and come together. 	<p>MHC will design a partner survey for feedback and input.</p>
<p>Program Updates</p>		
<p>Nevada County</p>	<ul style="list-style-type: none"> ● The Nevada County Board of Supervisors is considering capital contributions to both East and West County Housing Trust Funds (-JPA). 	

<p>As provided by Supervisor Hardy Bullock</p>	<ul style="list-style-type: none"> ● Hobart Mills is coming along. We are developing a draft site plan for USFS submission. We hope to have this complete by Feb 15. ● On 1/23, I'm meeting with some of the railyard developers to discuss their project. ● ADU support material from NC CDA Department which will assist owners to fast track ADU's.
<p>North Lake Tahoe Resort Association (NLTRA) Tony Karwowski, Chief Executive Officer 1:57:42-2:04:50</p>	<ul style="list-style-type: none"> ● Tony introduced the new name and brand for the Resort Association. Beginning 2/1, NLTRA will be called the North Tahoe Community Alliance. ● The organization is moving into a destination management and stewardship organization. ● It's mission will be to promote and manage visitation and collaborate to achieve economic health, community vitality, and environmental stewardship to benefit our residents, businesses and visitors.
<p>Truckee Chamber of Commerce Jessica Penman, President and Chief Executive Officer</p> <p>Timestamp: 2:05:08-2:05:43</p>	<ul style="list-style-type: none"> ● In November, the Chamber passed its first ever strategic plan with 3 new pillars: advocate for business, bolster prosperity, and cultivate community connection.
<p>Sierra Community House Teresa Crimmens, Deputy Executive Director</p> <p>Timestamp: 2:05:51-2:07:34</p>	<ul style="list-style-type: none"> ● Since mid-March 2020, Sierra Community House helped community members retain safe, affordable housing by providing: <ul style="list-style-type: none"> ○ \$751,508 in rental assistance to 368 households ○ \$235,065 in utility assistance to 647 households ○ Application assistance for PlacerRentHelp.com and HousingIsKey.com to 96 households; ○ Legal advocacy on landlord tenant issues, such as education about renter's rights and other eviction prevention support to 108 households. ○ Emergency shelter and/or long-term housing assistance for 128 community members experiencing domestic and/or sexual violence; ○ Financial coaching to help community members create action plans towards financial goals and manage household finances as a step toward sustained housing; ● SCH maintains the full-time Housing Specialist Family Advocate position that was added during 2021 with capacity-building dollars. This Advocate serves as the primary point of contact for workforce housing supports. ● In December 2022, SCH secured California Office of Emergency Services (CalOES) Rapid

	<p>Rehousing funds for domestic violence survivors that focuses on securing safe, permanent housing as quickly as possible through housing identification, financial assistance, and supportive services. With this grant, we will expand our survivor-focused capacity by hiring a full-time Crisis Advocate and full-time Housing Coordinator who will provide direct financial housing assistance to domestic violence survivors, and advocate for the housing needs of domestic violence survivors with landlords, community partners and policy-makers.</p>
<p>Tahoe Regional Planning Agency John Hester, Chief Operating Officer</p> <p>Timestamp: 2:07:34-2:09:18</p>	<ul style="list-style-type: none"> ● The Tahoe Living: Housing and Community Revitalization Working Group will meet 4/21. The group is working on changing height, density and coverage code requirements to make housing more affordable. Code changes are expected to go to the Governing Board this summer. The group is also updating the Achievable definition to add a local employment component. ● Due to new CA ADU codes: 17 permits issued in 2022- 8 in Placer and 6 deed-restricted.
<p>Placer County Emily Setzer, Principal Planner</p> <p>Timestamp: 2:09:18-2:11:12</p>	<ul style="list-style-type: none"> ● Placer County is moving forward with Tahoe Basin area plan amendments that focus on economic vitality of the town centers and ways to make housing easier to build particularly by allowing multi-family achievable deed-restricted housing to be allowed by right- no use permit. <ul style="list-style-type: none"> ○ Planning a public workshop in March. Still finalizing the date and location. Working on environmental review. Hearings are expected to resume in the spring/summer before TRPA and Placer County. ● On 2/14, the Board of Supervisors will consider more funding for the Workforce Housing Preservation Program. The program is currently closing on its 3rd house. ● ADUs: In E Placer there have been 20 permit applications and 19 more appointments. ● Since August 1: The Lease to Locals program has 367 leads, housed 40 people, and 17 properties.
<p>Town of Truckee Lynn Baumgartner Housing Program Analyst</p> <p>Timestamp: 2:11:12-2:13:15</p>	<ul style="list-style-type: none"> ● In November 2022, the Town launched the Truckee Home Access Program (THAP)- a deed restriction purchase program. It closed on its first house this week and has one more under contract. ● Town Council approved changes to allow THAP funding to layer with Martis Fund down payment assistance funding. ● The Lease to Locals program has over 100 houses in the program to date; housing 200 people. ● In February, staff is bringing guidelines and RSP to Council for a short-term rental (str) workforce housing token pilot program. Similar to THAP, the program trades STR certificates (instead of cash) in exchange for deed restriction (15-year rental deed restriction).

<p>Town of Truckee Yumi Dahn, Senior Planner</p> <p>Timestamp: 2:13:15-2:13:50</p>	<ul style="list-style-type: none"> • The Town has been working on its General Plan update. The update is expected to go to the Planning Commission in March for review and recommendation to Council in April. • The Town is looking at a specific density bonus workforce housing overlay program.
<p>Next Meeting:</p>	<p>April 28, 2022 at 8:00 am</p>

Meeting Attendees

Alexa Kinsinger, Olympic Valley Public Service District
 Alexis Ollar, Mountain Area Preservation
 Alison Schwedner, Community Collaborative of Tahoe Truckee
 Amy Kelley, Martis Fund
 Bill Austin, Tahoe Truckee Community Foundation
 Bill Kenny, Community Member
 Cathie Foley, North Tahoe-Truckee Homeless Services
 Chase Janvrin, Landing Locals
 Rev. Clare Novak, Community Member
 Dani Johnston, Community Member
 Emily Setzer, Placer County
 Emily Vitas, Truckee Tahoe Workforce Housing Agency
 Erin Casey, North Lake Tahoe Resort Association
 Fred Ilfeld, Olympic Valley Public Service District
 Hannah Sullivan, Tahoe Truckee Community Foundation
 Heidi Drum, Tahoe Prosperity Center
 Hilary Hobbs, Town of Truckee
 Jackelin McCoy, Truckee Tahoe Workforce Housing Agency
 Jazmin Breau, Nevada and Placer County
 Jennifer Duffy, Hello Housing
 Jerusha Hall, Vail Resorts
 Jessica Penman, Truckee Chamber
 John Hester, Tahoe Regional Planning Agency
 Karen Fink, Tahoe Regional Planning Agency
 Kristi Thompson, CATT
 Lauren Tapia, Truckee Tahoe Airport District

Mayor Lindsay Romack, Town of Truckee
Lynn Baumgartner, Town of Truckee
Mayumi Peacock, Community Member
Nancy Costello, Community Member
Rory O'Farrell, Tahoe Truckee Media
Samir Tuma, North Lake Tahoe Resort Association
Scott Keith, Community Member
Sean Barclay, Tape City Public Utility District
Shawna Purvines, Placer County
Stacy Caldwell, Tahoe Truckee Community Foundation
Stepanie Holloway, Placer County
Steven Frisch, Sierra Business Council
Teresa Crimmens, Sierra Community House
Thomas Murphy, Martis Fund
Tony Karwowski, North Lake Tahoe
Wade Machon, Community Member
Yumie Dahn, Town of Truckee