



## Meeting Summary

Mountain Housing Council Meeting (#1)

6.9.2017 | 7:30-11am

Truckee Tahoe Airport District Board Room

Meeting Attendees: See page 9 for complete list

### Topics in this Summary

- Mountain Housing Council Organizing Tools
  - Council Framework
  - New Tools (Collaborative Agreement, Placemat, FAQ)
- Work Group Updates
  - Deal Makers Summary
  - Tool: Dashboard to track progress + Deal to Watch
- Regional Action Plan Visioning Session + Setting Targets, Work Plan (Tiger Teams)
- Partner Updates
- Funder Debrief

### Meeting in Brief

---

On June 9<sup>th</sup>, 2017, nearly 30 members of the Mountain Housing Council (Council) met for the first time to kick off the 3-year collaborative initiative that is working to accelerate solutions to regional housing issues. The Council, comprised of a range of regional agency, non-profit and business stakeholders is set to meet four times per year to coordinate, communicate and strategize solutions on various housing opportunities and challenges happening in the Tahoe Truckee region.

The focus of the first meeting was to review key foundational tools for the collaborative and set a plan for future work. Following is a summary of the key highlights and decisions made for the various topics discussed.



## **Mountain Housing Organizing Tools**

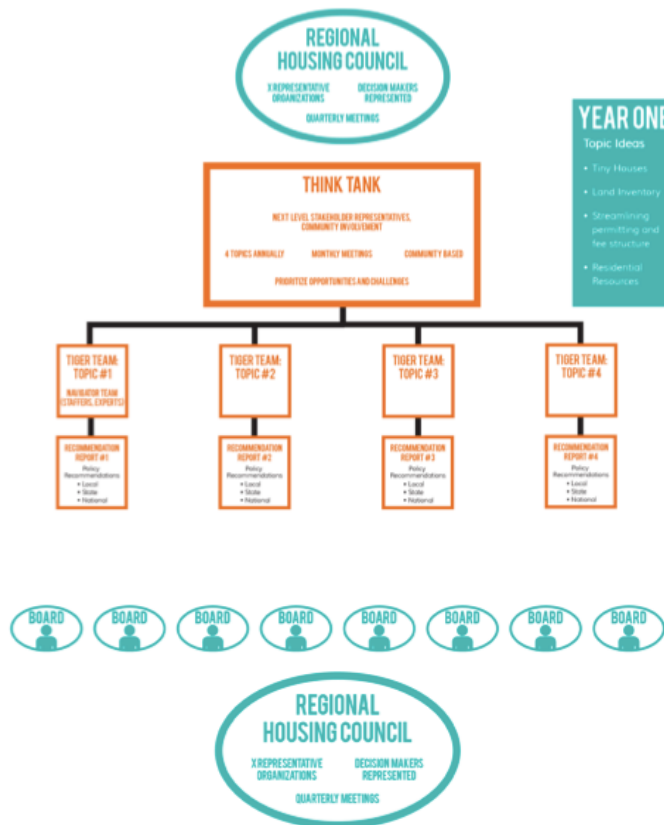
---

Critical to a successful collaborative effort is having an agreed upon framework and set of tools to drive the work. As such, the group reviewed the following collaborative tools:

- Mountain Housing Council Organizational Framework
- Collaborative Agreement
- Placemat-Dashboard
- Frequently Asked Questions
- Website: [www.mountainhousingcouncil.org](http://www.mountainhousingcouncil.org)

The Mountain Housing Organizational Framework was presented as follows:





### Collaborative Agreement Tool

The Collaborative Agreement document is a tool that outlines the goals of the Mountain Housing Council, roles of TCF (Project Manager and Fiscal Oversight) and each stakeholder groups as well as a set of procedures for working together. The Council reviewed the document prior to the June 9<sup>th</sup> meeting and provided comment during the meeting.

**Feedback:** Per the discussion, the main comments about the document included: 1) Adding additional language to the consensus model to more clearly define the process including adding details to the meeting summaries re: how each entity “voted” on a topic, 2) Adding clarity in the introduction section about the importance and role of the general public in the process as well as



how Funding Partners/ Council members participate in different work groups (i.e. Think Tanks, Tiger Teams, Deal Makers Network, etc.) 3) Clarity about financial oversight of the MHC budget which staff explained was managed by the TTCF Board.

**Next Steps:**

Staff to update document per feedback and send to members to sign by 6.30.17

**Placemat Tool**

To easily track and showcase the collective housing work of the region, the MHC team presented a tool called the MHC Placemat. The Placemat is an 11x17 sheet that spotlights, in one location, highlighting the collaborative and communications efforts happening related to local housing. With a region comprised of two counties and a town and seventeen special districts, this type of tool is critical to coordinating efforts. The Placemat will be updated for each quarterly Council meeting and can be used by members to share information about the Council's work with their own constituencies.

**Frequently Asked Questions Tool**

In order to create a responsive and transparent process, the MHC created a FAQ document that will be regularly updated as new questions arise. The document will be kept on the MHC website—[www.mountainhousingcouncil.org](http://www.mountainhousingcouncil.org)

**Feedback/Agreement:** Members would like to add a response to the question about public attendance at quarterly Council meetings. The consensus from the group was to allow the public to attend Council meetings with a public comment item at the end of each meeting. This will build transparency and inclusion into the MHC work.

**Next Steps:** Add language to FAQ, website, Collaborative Agreement to reflect role of public at Council meetings.



## **Work Group Updates**

---

The Council meetings will serve as a forum for communicating and providing feedback on the work happening in the various work groups. There will be several work group formats functioning under the Council from short-term Ad-Hoc teams to Tiger Teams to Deal Maker Network sessions to Think Tanks (public forums). In each of these work groups, a specific goal or challenge will be addressed and a unique set of stakeholders will be invited to participate to develop innovative solutions to the challenge. Some work groups will last a few weeks and some will be at least a year. One work group that met prior to the first Council meeting was a network of housing developers and builders currently being called, "Deal Makers." The update to the Council included: 1) Purpose and role of developer network, 2) Feedback from the first meeting regarding barriers to building local housing.

Some of the barriers initially identified by the first Deal Maker session included: 1) High cost of fee's, 2) Definition of local housing, 3) Regulatory process challenges (time, complexity, incentives)

**Feedback:** The reaction to the Deal Maker Network was mixed and animated. Comments ranged from questions around whom the group was and how they fit into the Council as well as ways to improve the perception of the regulatory process. The name for the work group, "Deal Makers," was challenged in that there are agencies that are also deal makers so how do we differentiate this work.

**Next steps:** Tiger Teams will review comments from the Deal Maker network as part of the work of understanding regulatory barriers.

## **Setting Housing Targets for MHC Work**

---

One of the goals of the first Council meeting was to discuss and define the goals and housing targets for the 3-year Mountain Housing Council initiative. The question being, "How do we measure success?" A preliminary draft of a Dashboard tool was shared with the group (similar in format to the Placement mentioned earlier) to show how housing targets and "Deals in the Watch,"



could be tracked. Housing targets were pulled from the 2016 Housing Study that showed a regional need for approximately 12,000 units to meet current demand. Additionally, a table showing how the current pipeline of local housing projects in the works could be shown on the Dashboard to help the Council track and support projects already underway.

**Feedback:** There was a lot of conversation about what targets for housing would be best for MHC efforts. In short, after much discussion, it was clear that finding a housing target was not a simple task that would happen in one meeting. Specifically, feedback re: targets included:

- Include both new and existing stock in the targets
- Potentially set targets based on current pipeline of projects or, potentially, 20% above
- Set targets based on geographic equity
- Focus targets on policies that will set us up to meet housing targets in future years
- Focus on a portfolio approach: meeting the needs of a variety of income levels (very low up to above moderate)
- Focus on a portfolio of housing types: define not just by # of rooms
- Financial feasibility: needs to be part of equation for targets
- Consider Peer Review: of BAE study needed to verify #'s for target baseline
- Adopt and track "game changers" as a metric

**Next Steps:** An Ad-Hoc committee was formed to take the feedback from the discussion and develop a set of housing targets to share with the Council members via email this summer with the goal of finalizing the targets by the September Council meeting.



## Tiger Teams Work Group Update

---

Key to moving the work forward for the Council is developing work teams that research and design strategies to identified barrier areas. Following are the Tiger Teams identified and formed by the Council for year 1.

Tiger Team	Goals	Timeframe	Members
Barriers to Local Housing (Cost, Fee's, Process, etc.)	<ul style="list-style-type: none"> <li>Understand barriers (fee's etc.)</li> <li>ID barriers and solutions</li> <li>Highlight and learn from successful stories</li> </ul>	4-6 months	Town, Placer, Nevada, CATT
Regional Public Agency Land Inventory	<ul style="list-style-type: none"> <li>Understand regional housing opportunities on land owned by agencies</li> <li>Create a regional map (internal)</li> <li>Create Criteria to top priority locations</li> </ul>	1 month for map, 3 months for inventory	Nevada County (Richard Anderson) Placer County (Jennifer Mo.+ J. Merchant) TCPUD (Steven) Town (Jeff Loux), Northstar (Jerusha Hall )
Creative New Housing Types	<ul style="list-style-type: none"> <li>Understand different models (tiny houses, adaptive reuse, cohousing, etc.)</li> <li>Understand current policies</li> <li>ID next steps.</li> </ul>	6 months	Placer, Nevada, Town, CATT
Leveraging Financing	<ul style="list-style-type: none"> <li>Understand public funding</li> <li>Develop models for funding</li> </ul>	1 year	TTCF (participant)



## Partner Updates

---

*Mountain Area Preservation, Alexis Ollar*

Announced the deadline of June 28<sup>th</sup>, 2017 for state matching funding proposal for the Railyard Artist Loft project. These are low-income units and the Town is competing with other entities throughout the state for funding. The higher our local match (\$'s) the better our proposal fairs. This is a shovel ready project; just needs public funding match to move forward.

*New Proposal + Discussion*

Council discussed a proposed letter of support from MHC. Stacy Caldwell (TTCF) indicated that this type of advocacy would be challenging at this time as different agencies have different procedures to obtain signatures. She shared that as a collective, the opportunity is in the information sharing and that each partner needs to respond and react based on their organization's protocol.

## Funder Debrief

---

Funding Partners met to debrief the process and the meeting format. Following are highlight of the comments shared:

- Liked the tools---the Placemat format
- Length of meeting: needs to be longer, 3 hours in the future (with breaks)
- Focus of Council meetings should be communications around the work happening between meetings
- Send more "homework" between meetings so that Council can move on action items and not wait for quarterly meetings
- Comment made to bring in expertise to help with challenging topics--- finding the right fit will be critical as we are a unique community with unique challenges
- Education is a critical part of our work—understanding options and realities. Suggestion to make this part of each Council agenda—bringing in experts on various topics (developers, financiers, etc.)
- We need to start thinking about the next entity beyond MHC. What does this look like? What is the org structure? MHC is only 3 years, where does the capacity of the work land after this timeframe?





- Close: excited that leadership is coming together to not only recognize this pressing housing issue but tackle it

### **Meeting Attendees**

Nevada County, Richard Anderson  
Town of Truckee, Tony Lashbrook, Jeff Loux, Morgan Goodwin  
Contractors Association, Pat Davison  
Truckee Chamber, Lynn Saunders  
DMB Highlands/Martis Fund, Mark Johnson  
Northstar, Jerusha Hall  
Community Collaborative of Tahoe-Truckee, Alison Schwedner  
Family Resource Center/Board of Relators, Carmen Carr  
Truckee Family Resource Center, Teresa Drimmens  
North Tahoe PUD, Sarah Coolidge, Sue Daniels  
Squaw Valley PSD, Fred Ilfeld  
North Tahoe Family Resource Center, Anibal Cordoba Sosa  
Truckee Sanitation District, Nelson Van Gundy, Blake Tresan  
Tahoe Regional Planning Agency, John Hester  
TSBOR, John Falk  
Placer County, Jennifer Montgomery, Jennifer Merchant  
Tahoe City PUD, Sean Barclay, Cindy Gustafson  
Truckee Donner PUD, Steven Poncelet  
Tahoe Forest Hospital District, Ted Owens  
Tahoe Truckee Unified School District, Robert Leri