



MOUNTAIN HOUSING COUNCIL: IMPACT PLACEMAT SEPTEMBER 13, 2019

Accelerating Housing Solutions in the North Tahoe-Truckee Region

MEETING GOALS

- Discussion/Feedback: Future of our Work (Next Entity) and Recommendations
- Vote on Draft ADU White Paper

COUNCIL AGENDA

- I. Welcome
- II. Partner Updates
- III. Council Updates
- IV. The Future of Our Work
- VI. Public Comment
- VI. Close

AGREEMENTS

1. Show up and bring your best ideas.
2. Be prepared.
3. Treat others with respect.
4. Voice opinions and concerns.
5. Advocate for our collaborative goals.
6. Work collaboratively and strive for consensus.
7. Share your expertise.
8. Serve as an ambassador.

INFO HUB

MHC PRESS

Town of Truckee Adopts Housing Element (SIERRA SUN, AUGUST 2019)

Housing Headache: One Resident's Experience Navigating the Housing Crisis (MOONSHINE INK, AUGUST 2019)

PARTNER HIGHLIGHTS

TTAD/TTUSD/TFHD/TDPUD

- Update on formation of a Joint Powers Authority (JPA) by the four special districts: Each agency has reviewed legal analysis and the final JPA Term Sheet, seed funding requirements and organizational development resulting in a final document package. Each member's elected board of directors will review and cast the final vote to move to implementation. While it has been a long and complicated process, the JPA is nearing a "go live" in October 2019, assuming each member board approves the final documents.

MARTIS FUND

- The Martis Fund Down Payment Assistance Program (DPAP) has completed its second round of funding for a total of \$1.2 million since 2016. A total of 33 families in our community have received DPAP loans! The Martis Fund has allocated an additional \$250,000 to the program for 2020.

TAHOE PROSPERITY CENTER

- South Shore agencies and jurisdictions have collaboratively funded a Housing Opportunity Assessment and Action Plan for the South Shore, which includes both CA and NV. The first component of the Assessment, a housing survey, was completed in August. Results will be shared in the Assessment in October 2019.
- The Housing Action Plan will follow the Assessment and will include actionable steps to increase the availability of suitable housing options. Completion expected by the first quarter of 2020.

CATT

- Working with Town of Truckee to refine their new Housing Element to be more proactive and favorable to the achievable local housing definition.
- Continue to work with Truckee Town Council members and an official at Lahontan Regional Water Quality Control Board on ways to lower barriers to build ADUs on parcels on septic.

TOWN OF TRUCKEE

Housing Element

- Approved by both the Planning Commission and Town Council. Submitted to Housing and Community Development (state) for final review; held two General Plan Advisory Council (GPAC) meetings and joint Placer County and Town of Truckee workshops as part of the process.

Funding

- Completed polling for stable funding source for housing. Transient Occupancy Tax is the preferred solution; polling shows 80% positive approval for such a measure. Moving forward with stakeholder group to develop a plan for a potential 2020 ballot measure.

Development Projects

- Gray's Crossing: Two meetings complete. The process is on pause until site design work can be completed on Parcel D and technical questions can be answered on the Cottage parcel.
- Coburn Crossing: Nearing Completion: 132 deed restricted, market-rate apartments, 6 low income workforce units. Opening soon.
- Artist Lofts: Under construction: 77-unit Artist Lofts project broke ground in August
- Frishman Hollow II: Application is in, State grant sources are being sought. Town Council agreed on process to convey land to developer.

PLACER COUNTY

- Placer County has prepared a Housing Strategy and Development Plan (HSDP). A component of the HSDP is a proposed update to the General Plan, Zoning Ordinance and Community Design Guidelines Manual to provide a better framework for future housing development in the County. An Environmental Impact Report (EIR) is being prepared for the Housing Code amendments. Additional mixed use opportunities and increased allowances for a mix of housing types, including cohousing, cluster housing, tiny houses and tiny home communities, are included. **A public scoping meeting will be held in Auburn on September 18 at 10 a.m.**
- Staff brought forward proposed amendments to the TRPA RPIC in May. The amendments would bring the Tahoe Basin Area Plan more closely into alignment with California Law and TRPA Code while improving the County's capacity to provide affordable, moderate, and achievable housing options in the Tahoe Basin. Staff aim to bring forward finalized amendments to the TRPA Governing Board and County BOS by late winter/early spring 2020.
- BOS approved \$500,000 from county general fund to develop a pilot program to accelerate the production of affordable housing. The County is considering expansion of an existing first time home buyer program or potentially creating a new program around assistance in the development of Accessory Dwelling Units.
- BOS directed staff to establish a private housing trust fund. The trust would provide a mechanism to secure gap funding for affordable housing projects, accommodate the donation of a variety of public, private and nonprofit sources of funding, acquisition of land, and to administer loans to builders to provide additional affordable housing on sites designated by the County.
- BOS approved 2019-2020 Housing Program Work Plan. Its goal is to get 132 affordable units constructed each year over the next 20 years.

MHC UPDATES

STATE ADVOCACY | TARGET: ATTRACT CAPITAL

Goal: Create and broaden relationships with state and federal decision makers/organizations to build influence, change policy, and attract funding.

Progress:

- Continuing to monitor legislation and funding programs impacting affordable housing in the Tahoe-Truckee region.
- Supporting two bills: SB 5 (funding for local affordable housing projects) and AB 1010 (ensuring tribal access to state-funded housing programs). Both still active.
- Reviewing draft guidelines for Affordable Housing and Sustainable Communities Program for possible MHC comments.
- Created policy memo on AB 670 related to ADUs.
- Working to identify issues for inclusion in potential legislation next year that would help achieve MHC goals.

ACCESSORY DWELLING UNITS | TARGET: CREATE NEW

HOUSING, DIVERSITY OF HOUSING

Goal: Increase the number of ADUs being built for local housing.

Progress:

- Draft MHC ADU Policy White Paper Developed (Seeking approval, Fall 2019)

CAPITAL ATTRACTION | TARGET: INCREASE FUNDING FOR HOUSING

- Supporting efforts underway with Town of Truckee, North Lake Tahoe Resort Association, Placer County on potential strategy for long-term, stable housing funding.

WHAT IS ACHIEVABLE LOCAL HOUSING?

We believe that strong neighborhoods, communities, and our region will be stronger when we are able to provide an inventory of housing options to a range of income earners.

The term Achievable Local Housing was developed by the Mountain Housing Council in 2017 to define the range of housing needs in the region; from homeless UP TO the "missing-middle" (195% AMI levels).

Achievable local housing is an umbrella to describe both the traditional affordable housing rental homes as well as single family, for-sale homes for middle income families.



PARTNERS

NEUTRAL CONVENER: *Tahoe Truckee Community Foundation: Stacy Caldwell*

PROJECT DIRECTOR/PROJECT COORDINATOR: *Seana Doherty/Emily Vitas*

Community Collaborative of Tahoe Truckee – Alison Schwedner

Contractors Association of Truckee Tahoe – Kristi Thompson

Martis Fund – Heidi Volhardt Allstead / Tom Murphy

Mountain Area Preservation Foundation – Alexis Ollar

Nevada County – Brian Foss / Richard Anderson

North Lake Tahoe Resort Association – Brett Williams

North Tahoe Public Utility District – Susan Daniels (Sue) / Sarah Coolidge

Placer County – Cindy Gustafson / Jennifer Merchant

Sierra Business Council – Steve Frisch / Kristin York

Sierra Community House – Paul Bancroft / Teresa Crimmens

Squaw Valley Public Service District – Mike Geary / Eric Poulsen / Jessica Asher

Squaw Valley | Alpine Meadow – Jennifer Scharp

Sugar Bowl Resort – Monica Pette / Greg Dallas

Tahoe City Public Utility District – Sean Barclay / Scott Zumwalt

Tahoe Donner Homeowners Association – Robb Etnyre

Tahoe Forest Hospital District – Ted Owens

Tahoe Prosperity Center – Roger Kahn / Heidi Hill-Drum

Tahoe Regional Planning Agency – Joanne Marchetta / John Hester

Tahoe Sierra Board of Realtors – John Falk / Matt Hansen

Tahoe Truckee Unified School District – Robert Leri / Joan Zappettini

Town of Truckee – David Tirman / Yumie Dahn / Jeff Loux

Truckee Chamber | Truckee Tomorrow – John Manocchio / Lynn Saunders

Truckee Donner Public Utility District – Steven Poncelet / Regina Wise

Truckee Downtown Merchants Association – Stefanie Olivieri / Cassie Hebel

Truckee North Tahoe Transportation Management Association – Jaime Wright / Julia Tohlen

Truckee Tahoe Airport District – Kevin Smith / Rick Stephens

Vail Resorts/Northstar California – Jerusha Hall

TRACKING TOWARDS OUR MOUNTAIN HOUSING COUNCIL REGIONAL ACTION PLAN

CREATE NEW ACHIEVABLE LOCAL HOUSING

- GOALS:**
→ 300 new units over three years
- SUMMARY COLLECTIVE RESULTS TO DATE**
Done + In Progress + In the Works | 411
On the Horizon | 413
- DONE + IN PROGRESS + IN THE WORKS | 411**
COMPLETE:
- ✓ 1: Quality Automotive deed restricted rental unit above auto shop, Truckee
- APPROVED, UNDER CONSTRUCTION:**
- ✓ 138: Coburn Crossing, Truckee – 132 deed restricted, market-rate apartments, six low income workforce units (Open Spring 2019)
 - ✓ 76: Railyard Artist Lofts, Truckee – 63 very low, 13 low income rental units
 - ✓ 8: Tahoe City Marina – Eight moderate, two above moderate (up to 195% AMI) rental units
 - ✓ 48: Coldstream Specific Plan – 29 very low, 19 low income units
 - ✓ 3: Grocery Outlet, Truckee – low income rental units
 - ✓ 1: Pioneer Commerce Center Apartments – 1 low income unit
 - ✓ 5: Voltex, Kings Beach – 5 employee housing units
- APPROVED, UNBUILT:**
- ✓ 56: Meadow View Place, Placer – low income rental units, Martis Valley (\$16.6M in funds secured)
- ✓ 40: Hopkins Ranch, Placer – 40 low to moderate income units with 30-year deed restrictions
 - ✓ 32: Northstar Highlands II, Placer – 32 workforce housing units
 - ✓ 3: 6731 Tahoe, “The Vision,” Placer – 3 employee housing units
- ON THE HORIZON | 413+ IN THE WORKS (APPLICATION SUBMITTED):**
- ✓ 83: Residences at Jibboom, Truckee – 50 workforce housing units deed restricted to locals and 33 units available for sale with down payment assistance available to locals. Undergoing CEQA review.
 - ✓ 18: Lazando Project, Truckee – Serving missing middle with rental units built. \$780K commitment of funds from Truckee Tahoe Airport District
 - ✓ 80+: Frishman Hollow II – Low to moderate, income restricted family rental units, Truckee, CA
- PRE-APPLICATION PROJECTS IN THE WORKS:**
- ✓ 100+: Dollar Creek Crossing (formally Nahas Project) – Locals’ Housing Project, Tahoe City, Placer County. Range of rental units (low-moderate income levels and 14+ for sale homes)
 - ✓ 100+: Soaring Ranch Project – Mix of income targets, for sale and rental projects, near Raley’s in Truckee
 - ✓ 32: Truckee Co-housing – Serving range of income levels (single family homes)


VISION

All people that work and live in the Tahoe-Truckee region have access to diverse, quality, and achievable housing.


MISSION

Accelerating solutions to achievable local housing for those that live in the Tahoe-Truckee region.

INCREASE FUNDING FOR HOUSING

- GOALS:**
→ \$15 million in three years to support range of housing
- COLLECTIVE RESULTS TO DATE | \$49,640,000**
- ✓ \$12.85M: \$3.8M local dollars leveraged \$9.6M through state tax credits to support the Artist Lofts, Truckee Railyard Project
 - ✓ \$250K: Funding from State Sustainability Grants (CAP and TRADE) for infrastructure work on Donner Pass Road
 - ✓ \$2M: Truckee General Fund investment for roundabout for 138 local-deed restricted apartment project (Coburn Crossing)
 - ✓ \$10.6M: State Funds committed to Cold Stream project for 48-low income housing units
 - ✓ \$16.6M: Funding from State Sustainability Grants (CAP and TRADE) secured for 56-unit project in Placer County
 - ✓ \$500K: Committed by Martis Fund to support down payment assistance program (2018–2019)
 - ✓ \$250K: Committed by Martis Fund to support down payment assistance program (2019–2020)
 - ✓ 780K: Total pledge from Truckee Tahoe Airport District for Lazando project (20 apartments)
 - ✓ \$2.6M: Nahas Project land purchase pledges to date: Placer County Housing Trust Fund (\$1.05M), Placer County Transient Occupancy Taxes (\$1M), Truckee Tahoe Airport District (\$500K), Placer County Canceled Capital Funds (\$50K) (*note: \$1M gap)
 - ✓ \$2M: Town of Truckee General Fund set aside (one time) for affordable and workforce housing programs
 - ✓ \$160,000 secured from SB-2 State HCD funds to accelerate affordable housing in the Town
 - ✓ \$500,000 allocated from Placer County general fund to develop a pilot program to accelerate the production of affordable housing (2019/2020)
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SECURE EXISTING HOUSING STOCK FOR LOCALS

- GOALS:**
→ 300 units over three years serving low income to achievable local levels
- COLLECTIVE RESULTS TO DATE | 86**
- ✓ (10) Landing: 14 homes matched with locals through the company’s online platform (Partnership with TTCF)
 - ✓ (8) Tahoe Donner: Eight homes (Seven leased, one owned) serving 61 winter seasonal employees
 - ✓ (6) Squaw Valley | Alpine: Six homes (29 available beds for employees)
 - ✓ (1) Tahoe Forest Hospital District: 11 homes (Seven leased, four owned)
 - ✓ (42) Tahoe Dave’s Skis and Boards: 42 units of housing: 25 tiny home units (Old 40 RV Park), own three units (rent to employees), mixed use units at shops (two, 1-bedrooms), rental deposits (average 4/yr), home buying down payment assistance (six total, \$25-\$100K), master leases (two units)
 - ✓ (15) Northstar California: Offering 52 beds in 15 units for employees
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IMPLEMENT INNOVATIVE REGIONAL POLICY AGENDA + EDUCATIONAL TOOLS GOALS

- GOALS:**
→ Increase incentives, decrease barriers to accelerate range of housing types for broad range of income levels (up to 195% of AMI)
→ 10 solutions in three years
- COLLECTIVE RESULTS TO DATE:**
- ✓ MHC, Achievable Local Housing Policy Recommendation: Approved by Council, 1.9.18
 - ✓ MHC, Fee Policy Recommendation: Approved by Council, 9.18.18
 - ✓ MHC State + Federal Policy Platform:
- Approved by Council 1.11.19
- ✓ MHC Short-term Rental White Paper: Research Paper approved by 25 of 29 partners
 - ✓ MHC Accessory Dwelling Unit White Paper: Fall 2019
 - ✓ MHC Next Entity Strategy: Fall 2019
- IN THE WORKS:**
- Tool: Public Process for Housing (Best Practices)
 - Tool: Understanding the Entitlement Process
 - Tool: Understanding Deed Restrictions
- *Above policies can be found at: <https://mountainhousingcouncil.org/about/>

RETAIN EXISTING AFFORDABLE HOUSING

- GOALS:**
→ 30 units in three years
- COLLECTIVE RESULTS TO DATE:**
- ✓ 10 units in Sunset 1: Team working on strategy to preserve
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INCREASE % WORKERS THAT LIVE + WORK IN OUR REGION

- GOALS:**
→ 1% increase in three years
- COLLECTIVE RESULTS TO DATE:**
- ✓ Continue to support employer strategies and projects to create housing such as new JPA with: TFHD, TDPUD, TTUSD, TTAD
 - ✓ Continue education efforts on what employers can do to support housing such as via the Landing project
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