



MOUNTAIN HOUSING COUNCIL

Meeting #10

September 13, 2019

8:00am-11:00am

Truckee Tahoe Airport

**TAHOE
TRUCKEE
COMMUNITY
FOUNDATION**

AGENDA

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



MOUNTAIN HOUSING COUNCIL OF TAHOE-TRUCKEE

AGREEMENTS

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



PARTNERS

GENERAL CHAIRMAN: *Tahoe Truckee Community Foundation, Stacy Caldwell*
PROJECT DIRECTOR/PROJECT COORDINATOR: *Seana Doherty/Emily Kias*
Community Collaborators of Tahoe Truckee: *Jason Schwabinger*
Contractors Association of Truckee Tahoe: *Krist Thompson*
Martin Fund: *Heidi Wilford/Allyson/Don Magary*
Mountain Area Preservation Foundation: *Ellen Elser*
Nevada County: *Sean Fox/Richard Anderson*
North Lake Tahoe Heart Association: *Bret Williams*
North Tahoe Public Utility District: *Susan Daniels/Gail/ Sarah Oatridge*
Placer County: *Orly Gatzert/Jennifer Marquet*

Sierra Business Council: *Steve Frisch/Heide Ruth*
Sierra Community House: *Paul Barrett/Tanya Grimmer*
Sierra Health Services District: *Mike Gray/Eric Frazier/Jessica Astor*
Steve Wolfe/Alison Meade: *Jennifer Schupp*
Sugar Bowl Resort: *Heidi Wilford/ Greg Galt*
Tahoe Oaks Public Utility District: *Sean Buckley/Scott Zarnett*
Tahoe Donner Homeowners Association: *ROD Stump*
Tahoe Tahoe Airport District: *Neil Grunsky*
Tahoe Prosperity Center: *Roger Nishi/Hugh Hill-Drum*
Tahoe Regional Planning Agency: *Joanne Marquette/John Heiser*

Tahoe Sierra Board of Realtors: *John Falk/Matt Hansen*
Tahoe Truckee Unified School District: *Robert Lee/Jean Zappalotti*
Town of Truckee: *David Trimmer/Vivian Bickel/Jeff Lee*
Truckee Chamber: *Truckee Tomorrow/John Manocchio/Lynn Saunders*
Truckee Donner Public Utility District: *Steven Prickett/Peggie Wile*
Truckee Donner Home Association: *Stephanie Olson/ Cassie Hoot*
Truckee North Tahoe Transportation Management Association: *Jane Wright/John Vitero*
Truckee Tahoe Airport District: *Heidi/Janet/ Rick Stumpers*
Wail Roads/Northstar California: *Jessica Hill*

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 (West Entry) and Recommendations
- Vote on Draft ADU White Paper

COUNCIL AGENDA

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

INFO HUB

MHC PRESS

How the Mountain Housing Council can assist you:
 Housing Needs: thehousingcouncil.org
 Requesting the Housing Code amendments: mhc.org

PARTNER HIGHLIGHTS

TIAD/TIUSD/TFHD/TFUD

• Update on formation of a Joint Powers Authority (JPA) by the four special districts. Each agency has reviewed legal analysis and the final JPA has been drafted and is being reviewed by the Board of Directors. Each member's elected board of directors will review and act on the final JPA to implement. While it has been a long and complicated process, the JPA is nearing a "go live" in October 2019, ensuring each member board approves the final documents.

MARTIS FUND

• The Martin 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 23 families in our community have received DPAP loans. The Martin Fund has allocated an additional \$250,000 to the program for 2020.

TAHOE PROSPERITY CENTER

• South Tahoe agencies and practitioners have collaboratively funded a Housing Opportunity Assessment and Action Plan for the South Tahoe, which includes both CA and TR. The first portion 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 systems. Completion expected by the first quarter of 2020.

CATT

• Working with Town of Truckee to refine their own 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. Submitting to Housing and Community Development (stable) for final review. Joint with 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 85% positive approval for such a measure. Moving forward with stakeholder groups to develop a plan for a potential 2020 ballot measure.

Development Projects

- One's Choice: Two meetings complete. The process is on pause until site design work can be completed on parcel and technical questions can be answered on the Cottage parcel.
- Culture Crossing: Working California, 132 third floor, mixed-use apartments, 6 two bedroom work/live units, opening soon.
- Artist ADU: Under construction. 77 unit Artist Loft project broke ground in August.
- Franklin Hollow II: Application to US. State grant source and 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 the same construction, are included. **Public scoping meeting will be held in Auburn on September 12 at 10 am.**

• Staff brought forward proposed amendments to the TRPA MFC in May. The amendments would bring the Tahoe State 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 systems in the Tahoe Basin. Staff will be bringing forward amendments to the TRPA Governing Board and County BOS by late winter/early spring 2020.

• BOS approved \$200,000 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 create a new program around assistance in the development of Accessory Dwelling Units.

• BOS directed staff to establish a provision to fund the trust fund provide a mechanism to secure funding for affordable housing projects, accommodate the acquisition of a variety of public, private and nonprofit sources of funding, acquisition of land, and to exploration loans by builders to provide additional affordable housing on sites approved by the County.

• BOS approved 2019-2020 Housing Program Plan. Its goal is to get 122 affordable units constructed each year over the next 25 years.

MHC UPDATES

STATE ADVOCACY | TARGET: ATTRACT CAPITAL

Goal: Create and maintain relationships with state and federal decision makers/legislators to build alliances, change policy, and attract funding.

Progress:

- Continuing to create legislation and funding programs regarding affordable housing in the State House office.
- Successful bill SB 35. Study for local affordable housing project and ADU 2020 funding bill passed in State House floor.
- Reviewing draft guidance for Affordable Housing and Sustainable Communities Program for possible MFC comment.
- Created policy memo on ADU 2020 subject to ADUs.
- Working to identify laws for inclusion in potential legislation next year that would help address MHC goals.

ACCESSORY DWELLING UNITS | TARGET: CREATE NEW HOUSING, INCREASE DENSITY OF HOUSING

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

Progress:

- Draft MHC Policy White Paper Development Document, July 2019

CAPITAL ATTRACTION | TARGET: INCREASE LOCAL HOUSING

Progress:

- Supporting efforts underway with Town of Truckee, North Lake Tahoe Real Estate Association, and Placer County on potential strategy to bring more housing funding.

WHAT IS ACHIEVABLE LOCAL HOUSING?

We believe that strong neighborhoods, communities, and our region will be stronger when we all have the opportunity 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 type of housing needs in the region from households up to the "middle-middle" (50% AMI).

Achievable local housing is not defined to exclude both the traditional affordable housing and new forms of housing, but rather to include the middle income families.

For full partner updates, meeting summaries, and an expanded Info Hub, visit www.mountainhousingcouncil.org



MEETING GOALS

- Vote: Draft ADU White Paper
- Feedback: Future of Our Work

PARTNER UPDATES

COUNCIL UPDATES AND BUSINESS

2019-20 Updated Work Plan

1) Policy

- a) ADU White Paper (Today)
- b) Density (Spring 2020)

3) Regional Convening

- a) 2 more quarterly meetings
- b) Tiger Teams

2) Education/Tools

- a) Website 2.0
- b) Public Process Best Practices
- c) Deed Restrictions 101
- d) Housing Delivery Roles
- e) Understanding Entitlement Process
- f) MHC One-pager

4) Initiative Support

- a) Local funding
- b) Future of MHC
- c) GPAC

Accessory Dwelling Unit White Paper



Over the Garage



Garage Conversion



Stand-Alone Unit



Basement or Attic Conversion

ADU Tiger Team Process

- Goal: Increase # of ADUs in region occupied by long-term renters (diversity of housing type)
- 2 years
- 20 member Tiger Team
- Consultants: Wendy Sullivan, Darin Dinsmore
- Research other communities
- State Laws: SBC support

MHC Agreements

We focused on ADUs because we believe they:

- Increase the diversity of housing types in the region
- Provide solutions for accelerating solutions to achievable local housing
- Provide a strategy for creating homes that are affordable by design
- Offer homeowners an option for accommodating changing family and financial needs, housing a relative, caregiver, or as an alternative living space while renting the primary dwelling
- Can create infill housing in existing neighborhoods and reduce sprawl

ADU White Paper Highlights

State Laws Working

ADU Applications Received 2015-2017

California City	2015	2016	2017*
Los Angeles**	90	80	1,980
Long Beach	0	1	42
Oakland	33	99	247
Sacramento	17	28	34
San Diego	16	17	64
San Francisco***	41	384	593
San Jose	28	45	166

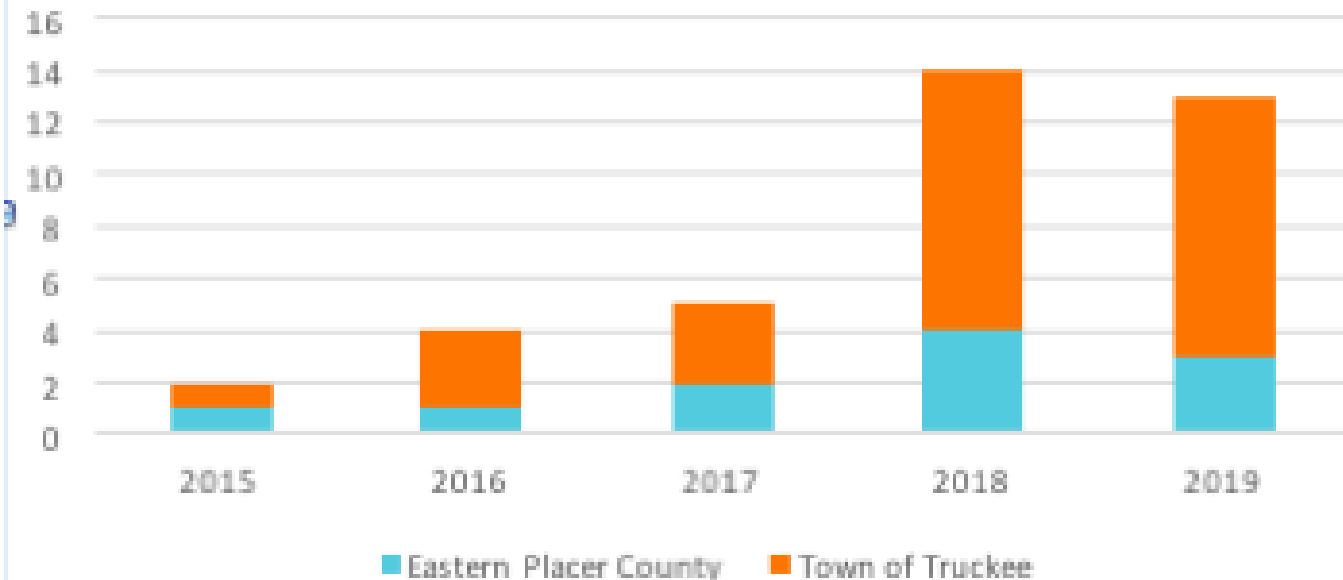
*Through November 1, 2017.

**2015/2016 Los Angeles data are for ADU construction permits; staff did not collect data on ADU applications prior to 2017. Data are through November 8th, 2017.

***San Francisco data is only through Q3 2017.

Not so much here....

Total ADU Permits for Town of Truckee and Eastern Placer County (2015 - 2019)



Survey: Benefits of ADUs

- **88%:** Adds more housing variety and choices for locals
- **77%:** Provides more affordable housing stock---ADUs are generally smaller units, translating to a lower rental price and the potential to share utility costs
- **76%:** Provides an opportunity for homeowners to collect rental income to subsidize mortgage and home maintenance costs
- **69%:** Provides housing for older adults who want to downsize but stay near families and/or neighborhoods
- **58%:** Adds equity to a home

In the same survey, 90% of respondents liked the idea of ADUs as a strategy to house those that live and work locally.

Survey: Barriers

- Regulatory barriers such as design or permit applications are overly complicated and a challenge to understand (78%)
- Cost: ADUs are costly to build and the development and building permit fees are too high (67%)
- Local community: does not allow ADUs (i.e. HOAs) (45%)

Knowing there are barriers to building ADUs, incentives identified by survey respondents that may help increase ADUs include:

- Waive the development and/or building permit fee (79%)
- Offer help from Town/County staff for homeowners navigating the complicated permit approval process (70%)
- Provide financial incentives, i.e., payments to homeowners who restrict rentals to primary residents or payment to help with construction/design costs (63%)
- Offer pre-approved ADU designs for homeowners (60%)

Research from ADU Friendly Communities

We looked at:

- Crested Butte, CO
- City of Santa Cruz, CA
- City of Clovis, CA
- Town of Ridgeway, CO
- Vancouver, BC
- Portland, OR
- San Francisco, CA

We looked at:

1. Regulation changes/innovations
2. Education/Outreach efforts
3. Navigation services
4. Incentives
5. Monitoring
6. Deed restriction programs
7. Results

Recommendations

1. Education + Info Solutions

1. ADU Programs and Education + Marketing Initiative

2. Regulatory Improvements

1. Continue adoption of laws and regulations
2. Consider incentive programs

3. Incentives

1. Funds directed to ADU Incentive Program

4. Construction Solutions

1. Implementation of regional ADU program that expedites construction process

Discussion

Vote Today

Vote yes=yes, include my organization's name on this study

Vote no=do not include my organizations name

Policy Briefing:

AB 670 – Accessory Dwelling Units

Chris Mertens, Government Affairs Director

Sierra Business Council

AB 670: Overview

- Prohibits HOAs from banning construction of ADUs or JADUs;
- Makes void and unenforceable existing HOA prohibitions on ADUs/JADUs;
- Allows for “reasonable restrictions” on ADUs/JADUs if they don’t unreasonably increase cost;
- Similar to existing policies related to rooftop solar, EV charging stations, and artificial turf.

AB 670: Current Status

- Signed in to law Aug. 30, 2019
- Effective Jan. 1, 2020



Program Briefing: Supportive Housing

Jazmin Breaux, LCSW

Program Manager,

Truckee/Tahoe Health and Human Services

Nevada County



What is Supportive Housing?

Permanent + Affordable + Supportive Services

- Any type of independent housing that meets the needs of tenants
- Tenant pays 30% of income
- Integrated within the neighborhood or community.

Who lives in Supportive housing?

Supportive housing is designed to serve those unable to stay housed without a wide range of supportive services.

Targets households whose head of household is experiencing homelessness, at-risk of homelessness, or is inappropriately staying in an institution.

These households often face one or more persistent obstacles to maintaining housing such as serious mental illness, substance use disorders or chronic medical problems.

Supportive Services

Services available in supportive housing will vary depending on individual preferences and needs



Can include case management, mental health services, primary health services, substance abuse treatment, employment services and parenting skills.

Key Characteristics of Quality Supportive Housing

Provides tenant households with a lease or sublease— with no limits on length of tenancy, as long as lease terms and conditions are met.

Proactively engages members of the tenant household with a flexible and comprehensive array of supportive services.

Effectively coordinates among key partners to address issues resulting from substance use, mental health and other crises, with a focus on fostering housing stability.

Supports tenants in connecting with community-based resources and activities while building strong social support networks.

Does Supportive Housing Work?

Improves Lives

- Supportive housing has positive effects on housing stability, employment, mental and physical health, and school attendance.
- People in supportive housing live more stable and productive lives.

Cost Effective

- Cost studies from across the country have found that supportive housing results in tenants' decreased use of homeless shelters, hospitals, emergency rooms, jails and prisons.
- Million Dollar Murray
- In Portland, the annual savings per person amounted to \$24,876, whereas the annual cost of housing and services was only \$9,870.

Benefits Communities

- Evidence shows that supportive housing benefits communities by improving the safety of neighborhoods, beautifying city blocks with new or rehabilitated properties, and increasing or stabilizing property values over time.



Examples of Western County Supportive Housing:

- Timberline
 - Placer residents with history of homelessness and severe mental illness
 - Single family home
 - 5 Private bedrooms with shared living areas
- HUD-VASH Vouchers
 - Placer and Nevada
 - Section 8 vouchers designated for Veterans
 - Paired with Case management

Needs for Supportive Housing: Eastern Counties

6-12 Supportive Housing Units for Tahoe/Truckee region

Target populations
chronically homeless,
severe mental illness,
complicated medical
needs



Solutions and local steps of action

- Work group in place to explore options of creating supportive housing in the Tahoe Truckee region.
 - Placer and Nevada Housing Services staff
 - Mountain Housing Council
 - Tahoe Forest Hospital District
- Current Placer County efforts to purchase a property for 3-6 supportive housing units in North Lake
- Exploring options to Master Lease a property in Truckee
- Complete supportive services inventory for Tahoe/Truckee region
 - Discuss partnership opportunities and letters of support from partner agencies



Want to know more about implementing Supportive Housing?

Corporation for Supportive Housing:

<https://www.csh.org/supportive-housing-101/>

MHC Website Redesign

MHC Website 2.0

Strategic Communication Plan

The Charge

Elevate the issue. Get the larger community ready to be a part of the solution to increase the availability of achievable local housing.

Strategies

1

Increase Community Awareness

- Have we successfully defined the problem?
- Have we created an easy to find content hub for the public?
- Is the content easy to digest and consume?

2

Excite Community Engagement

- With the information more readily available, and refined to match priorities, we can increase engagement activities to the key audiences in the region.

3

Attract Ideas and Capital

- With the problem defined, and community engaged, we can move past naming the problem and towards highlighting solutions that are ready for capital.

KEY INSIGHT

The MHC has authored and inspired a significant amount of information about the housing situation in the Region. MHC is “the” source, yet the information is not as easy to digest or find as it could be.

Working with Scott Keith, we clarified our charge for this next phase and came up with a plan to activate the larger community.

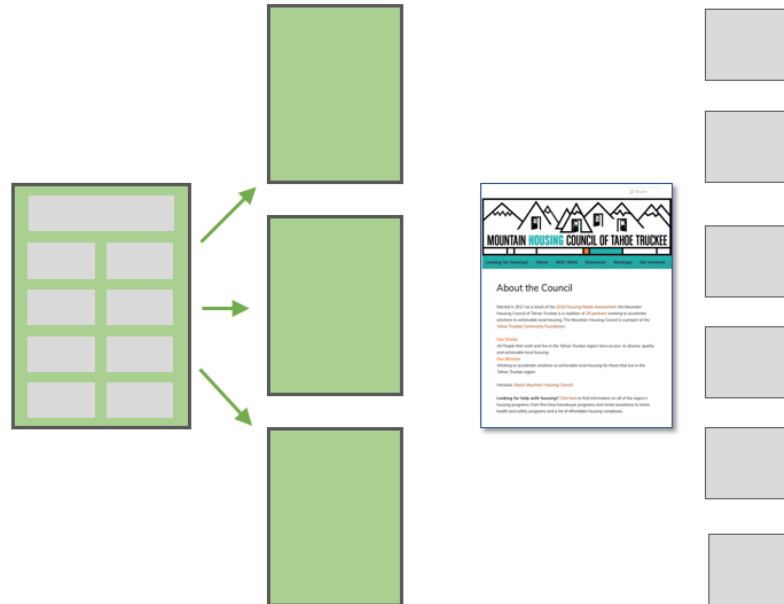
MHC Website 2.0

Re-prioritize and frame the web content.

- Elevate the key issues and set priorities.
- Gather and refine the relevant content for those priorities. Frame it up.

NEW PAGES ADDED FOR COMMUNITY

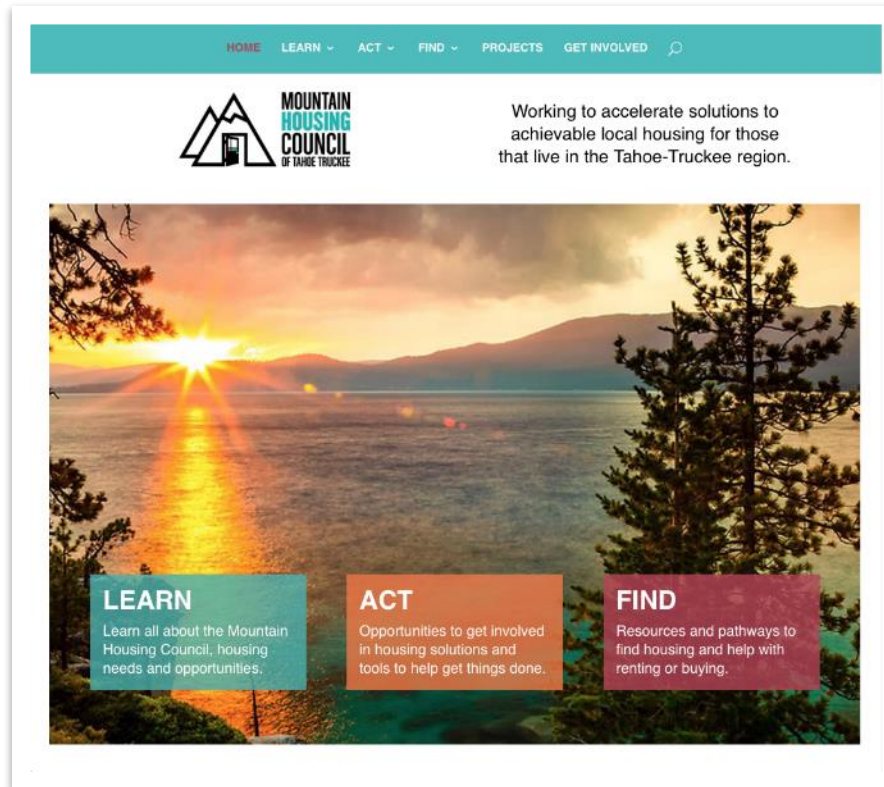
OLD PAGES REMAIN FOR COUNCIL



MHC Website 2.0

New Home Page

- Quick and easy navigation to three key areas to provide visitors with opportunities to LEARN, ACT, or FIND what they need.
- Large tiles on desktop design and Mobile design.



MHC Website 2.0

LEARN Page

The Learn page will provide information for people to learn about MHC and Housing Needs in the area.

The screenshot shows the layout of the LEARN page. At the top is a teal navigation bar with links for HOME, LEARN (with a dropdown arrow), ACT (with a dropdown arrow), FIND (with a dropdown arrow), PROJECTS, and GET INVOLVED, followed by a search icon. Below the navigation bar is the MHC logo, which consists of a stylized mountain range with a house icon in the center, and the text "MOUNTAIN HOUSING COUNCIL OF TAHOE TRUCKEE" to its right. To the right of the logo is the tagline: "Working to accelerate solutions to achievable local housing for those that live in the Tahoe-Truckee region." Below this is a large banner image of a lake and mountains with the word "LEARN" in white text. Underneath the banner is a paragraph of text: "Learn all about Mountain Housing Council. This is a block to inspire some learning about all the issues and opportunities." At the bottom, there are six rectangular buttons arranged in a 2x3 grid. The top row buttons are: "About Mountain Housing Council" (grey background), "Housing Needs In Our Region" (teal background), and "Available Housing in Truckee-Tahoe" (grey background). The bottom row buttons are: "Mountain Housing Council Meetings" (teal background), "Mountain Housing Council Resources" (grey background), and "Tahoe Truckee Housing Blog" (teal background).

HOME LEARN ACT FIND PROJECTS GET INVOLVED

MOUNTAIN HOUSING COUNCIL
OF TAHOE TRUCKEE

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

LEARN

Learn all about Mountain Housing Council. This is a block to inspire some learning about all the issues and opportunities.

About Mountain Housing Council


Housing Needs In Our Region

Available Housing in Truckee-Tahoe

Mountain Housing Council Meetings

Mountain Housing Council Resources

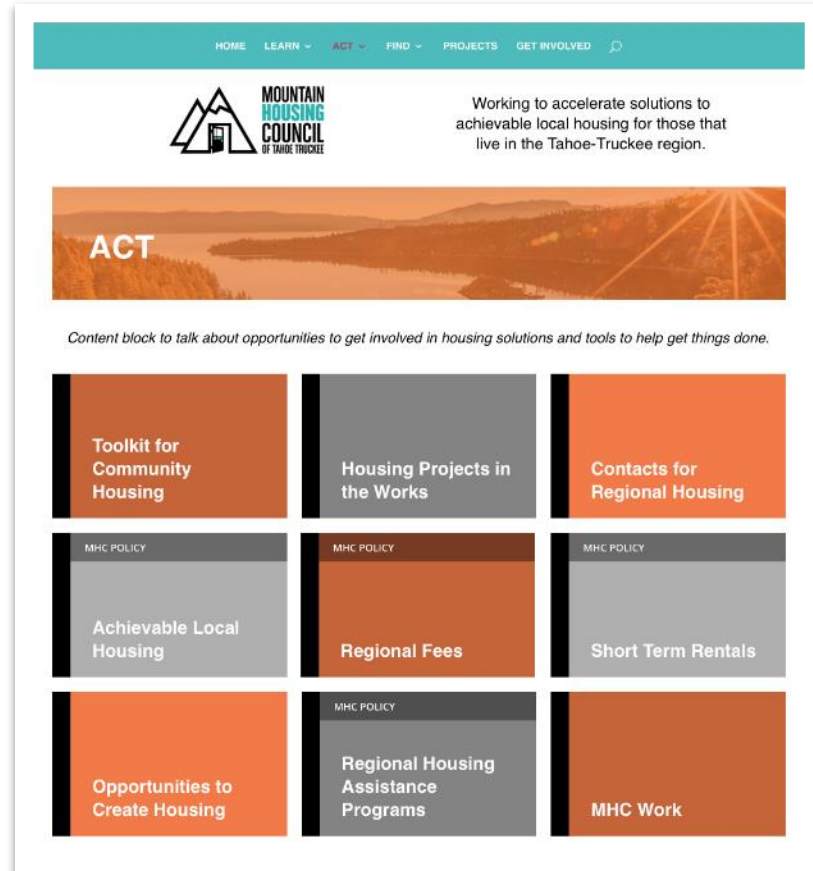
Tahoe Truckee Housing Blog



MHC Website 2.0

ACT Page

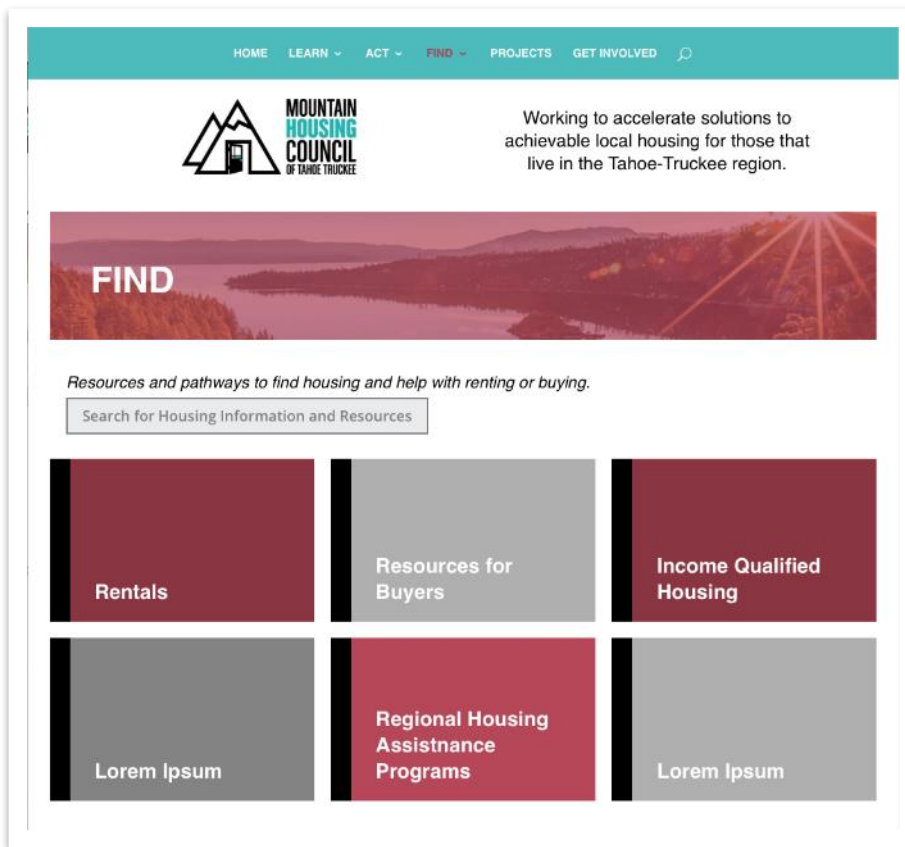
- Will help engage and inspire more people to get involved.
- Will contain published Policies and Papers, as well as a new Toolkit so that more groups have the tools to run meetings and engage more people in their community.



MHC Website 2.0

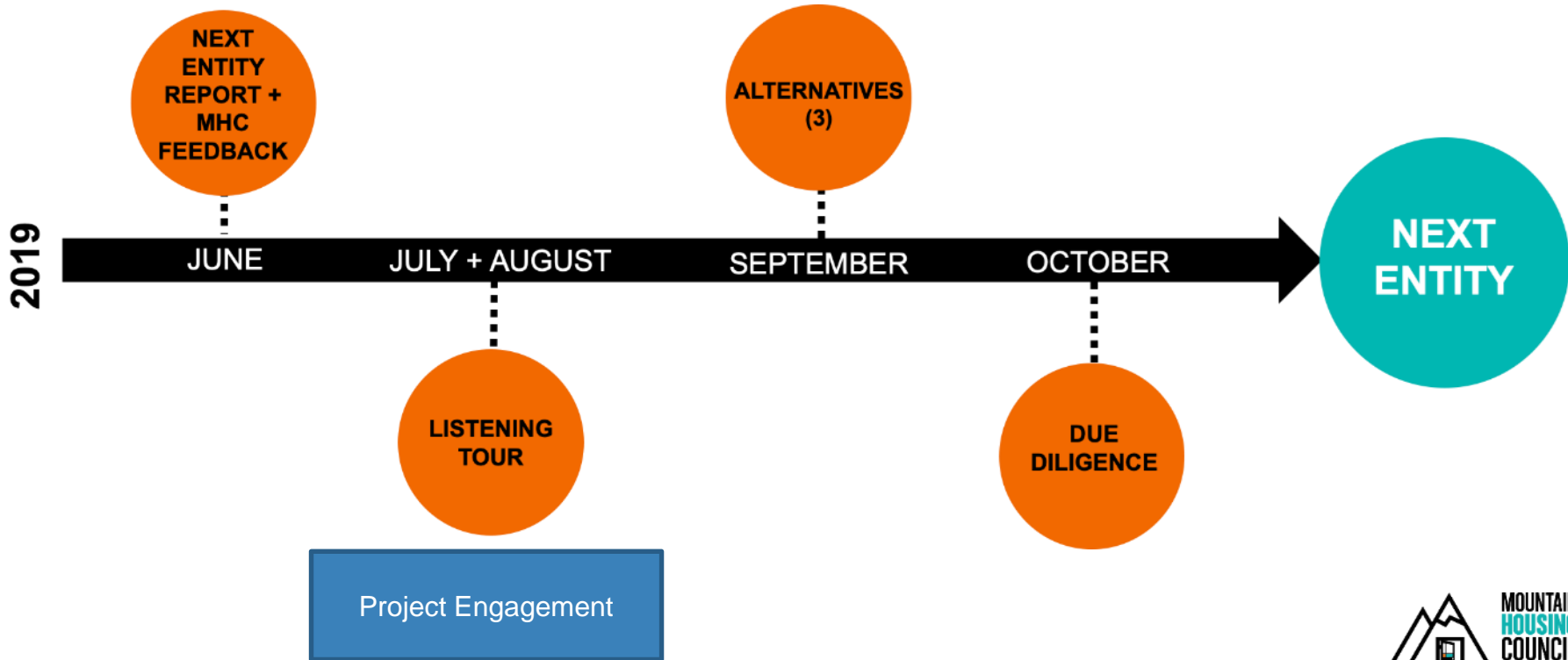
FIND Page

For those that are curious to find out more about housing opportunities and programs in the region.



FUTURE OF OUR WORK

The Process



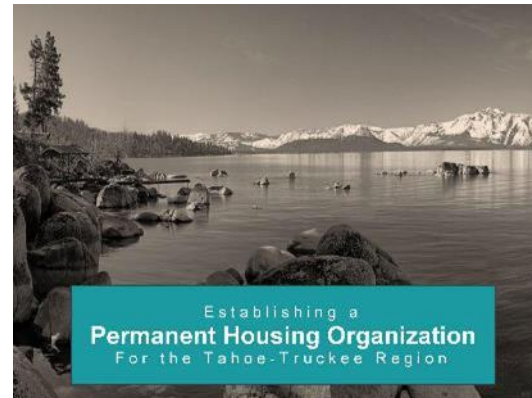
Recommendations From Report

1) Create an independent regional nonprofit to do the work of MHC for policy and advocacy

a) Create Regional Action Plan

Regional
Collaboration/
Education/
Advocacy

- Regional Housing Action Plan
- State Advocacy
- Project Level Advocacy



What Does That Mean?

- Start a new nonprofit
- Determine Board (Governance & Fiduciary)
- Define mission & execute
 - Incorporate (articles of Incorporation)
 - Develop By-laws
 - Designate BoD
 - Fundraise
 - Name it and Brand it
 - Hire staff (HR policies and procedures)
- Timeframe: 12-18 months
- Potentially pauses current work
- Ability to advocate, set own priorities
- Shift of ownership of outcomes

What is a Regional Housing Action Plan?

A technical document that sets specific housing goals across the region:

- Requires regional partnership to drive implementation
- Requires jurisdictional buy-in
- Metrics (# of units, % change--per income target)
- Tools (Funding, Regulations, Incentives, Sites/Land, Programs, Preservation)
- Strategies/Timeline/Roles
- Examples (share)
- Timeline: 4-8 months for a 5 year plan

Recommended Considerations

1. Adapt models to local conditions and financial resources
2. Seek to leverage existing resources when possible
3. Consider trade-offs of a new entity vs. expanding existing entity
4. Build the next entity on a sustainable funding model
5. Consider eventually establishing a 2nd entity (new local nonprofit housing developer) - *“this could be challenging...due to underfunding for operations”* (#3, ex. Sutter-Nevada Housing Authority)



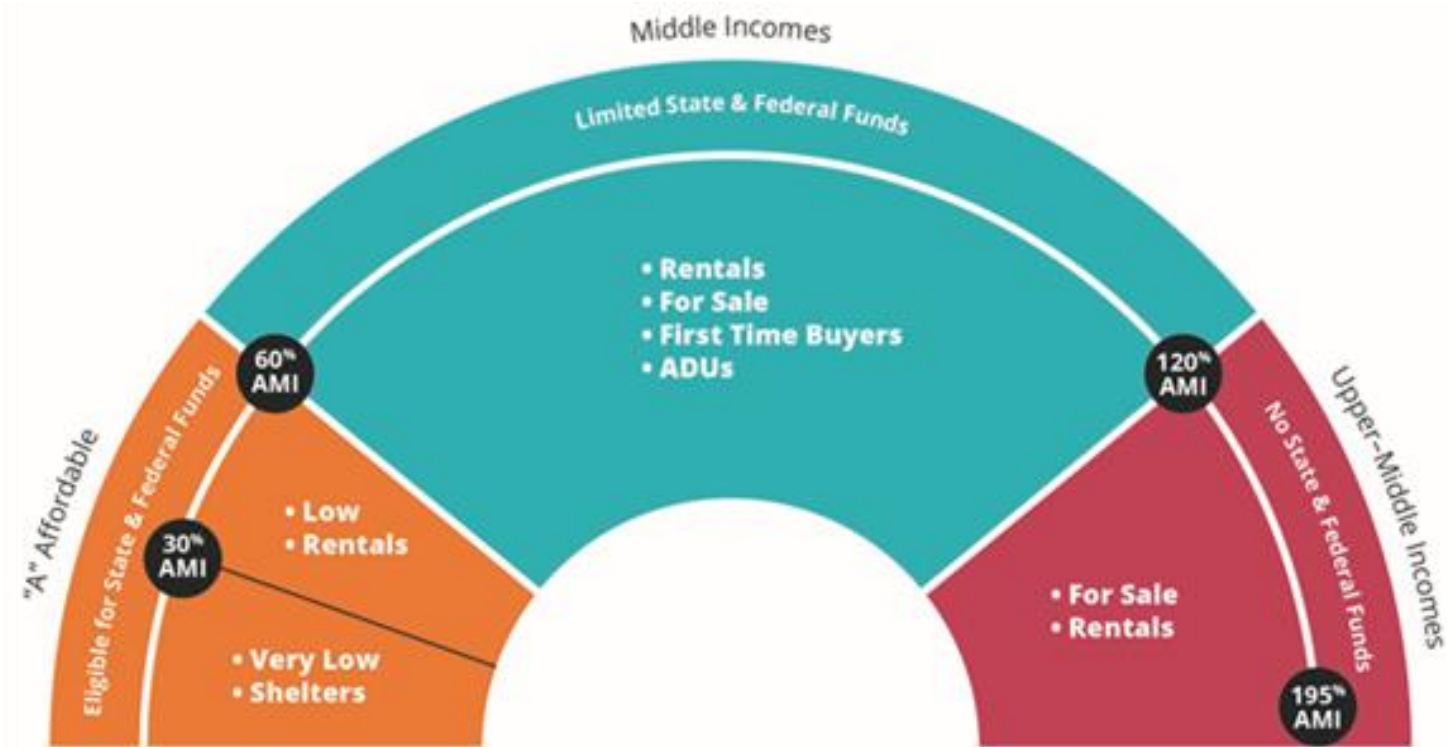
MHC Summer Listening Tour

Themes That Emerged

- Continue Regional Approach to Housing
- Convening Stakeholders is Critical
- Continue Some Version of MHC
- Creation of Fund(s) is Key for Housing
- Community Education is Important
- Gaps:
 - Facilitating Development
 - Program management
 - Fund(s)
 - Local advocacy for projects + policies



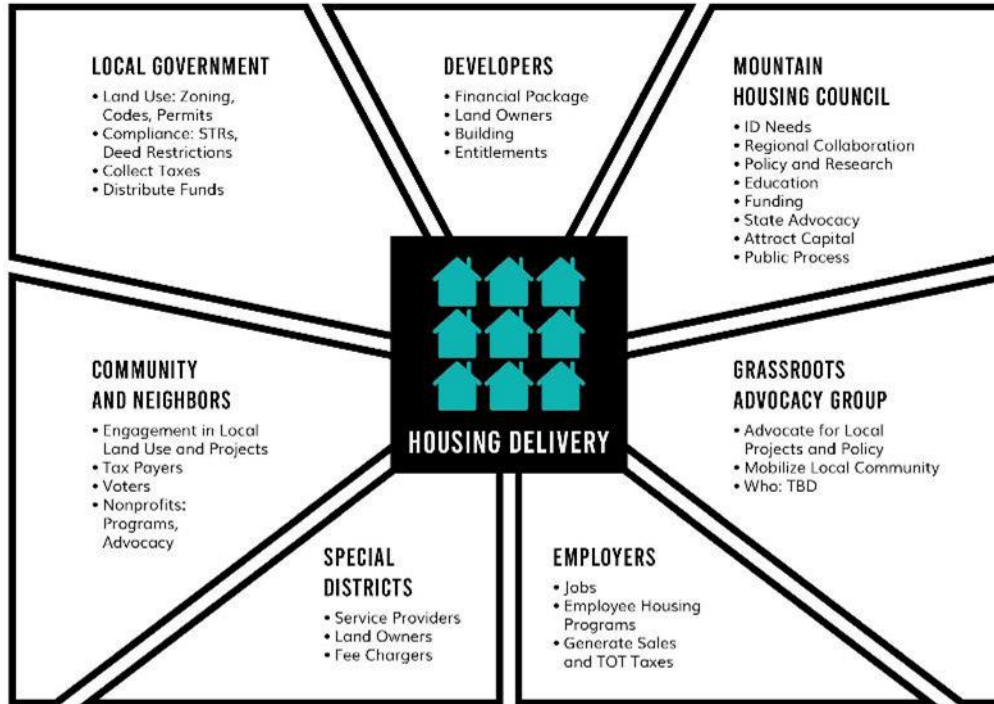
Learning: Confirmed our Goal of Achievable Local Housing



Learning: Clarification of Roles

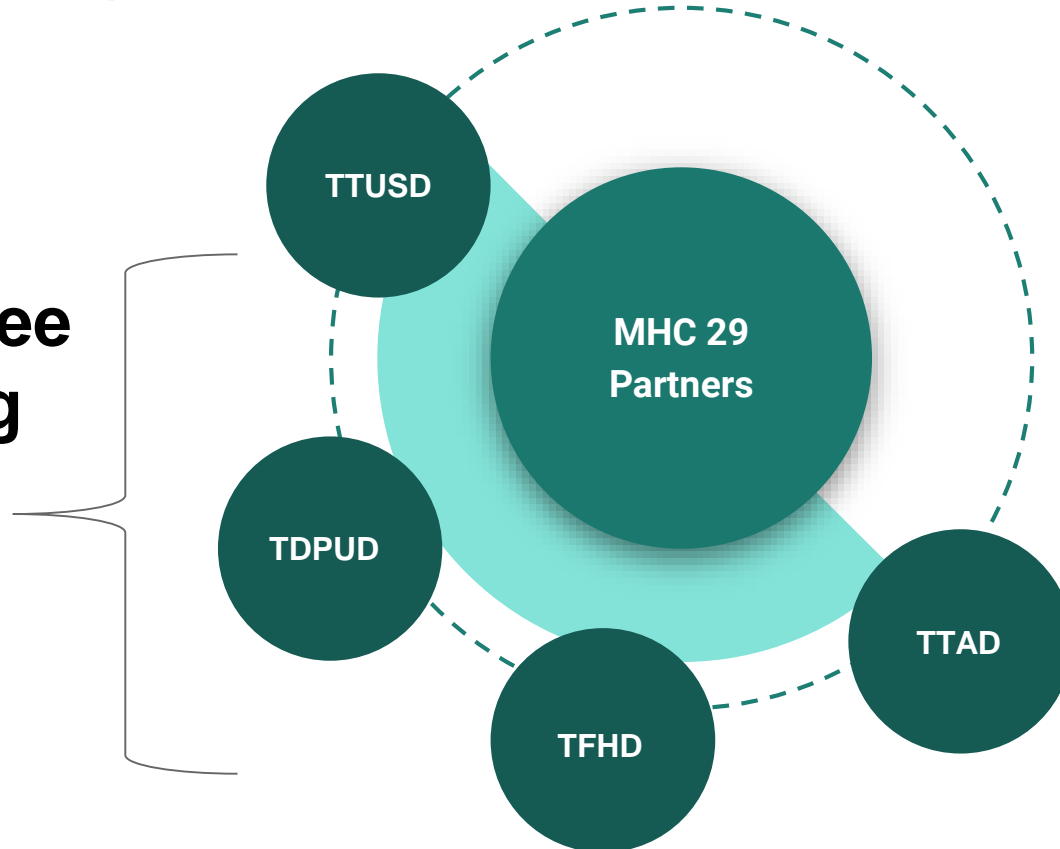
HOUSING DELIVERY ROLES

Working in Concert to Accelerate Solutions to Achievable Local Housing



Learning: Sub-Collaboration Actions

**Employee
Housing
JPA**

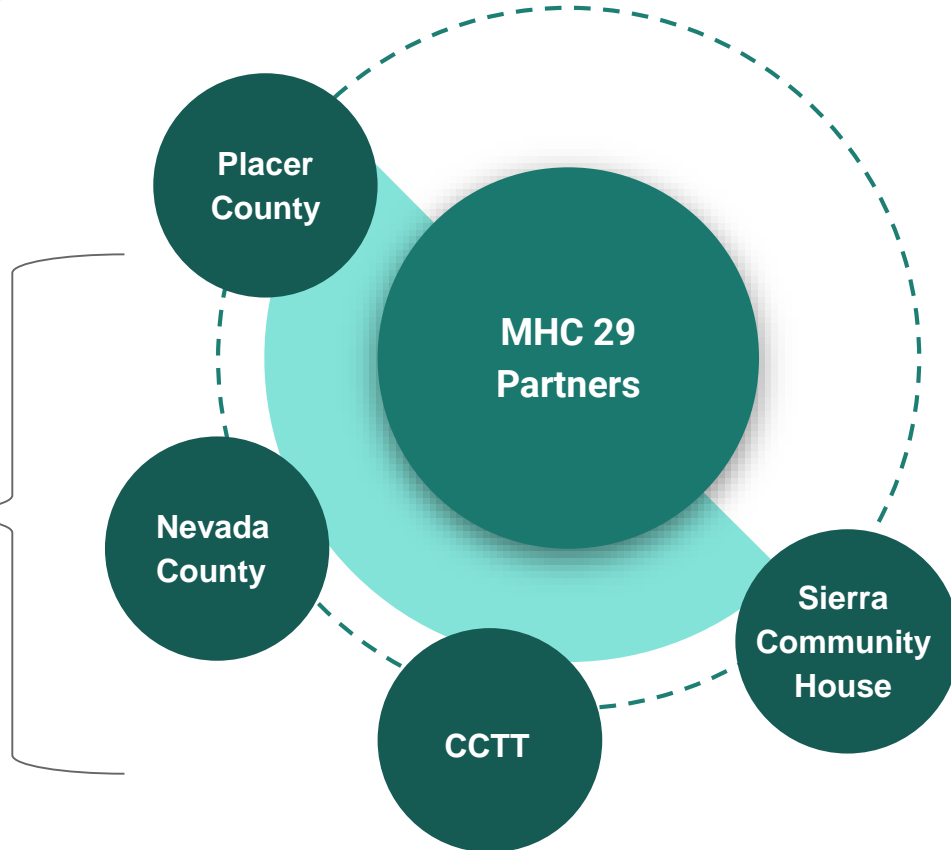


Details

- Work together to create solutions for employees through master-leasing
- Targets not yet set

Learning: Sub-Collaboration Actions

Supportive Housing Project

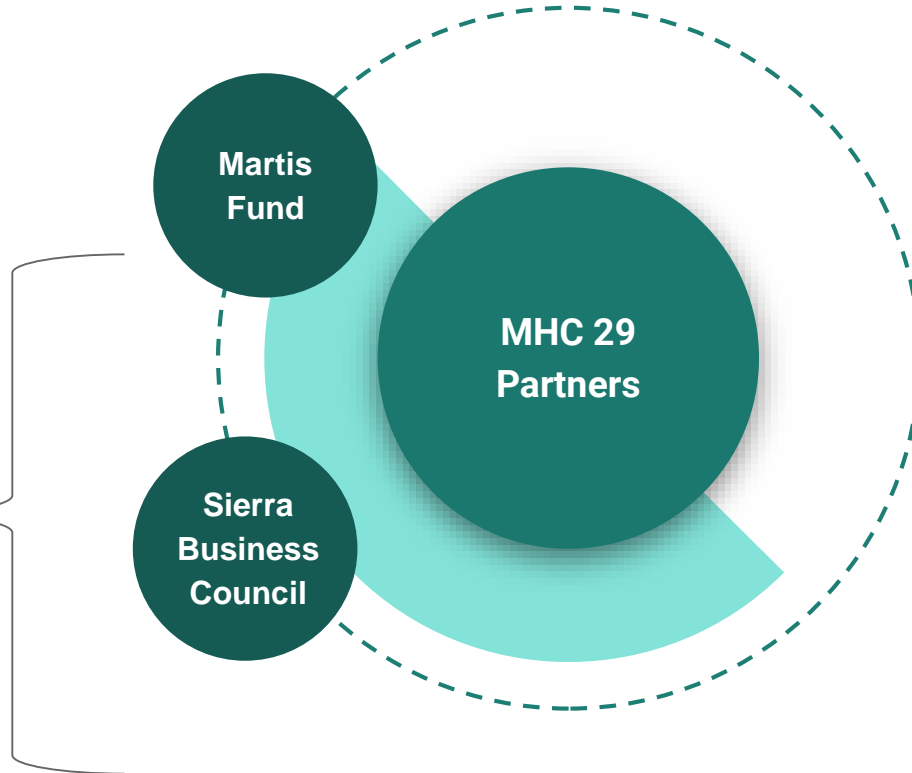


Details

- To create a supportive housing project in Truckee
- Funding through Nevada County
- 6 units for chronically homeless individuals

Learning: Sub-Collaboration Actions

**Down
Payment
Assistance
Program**

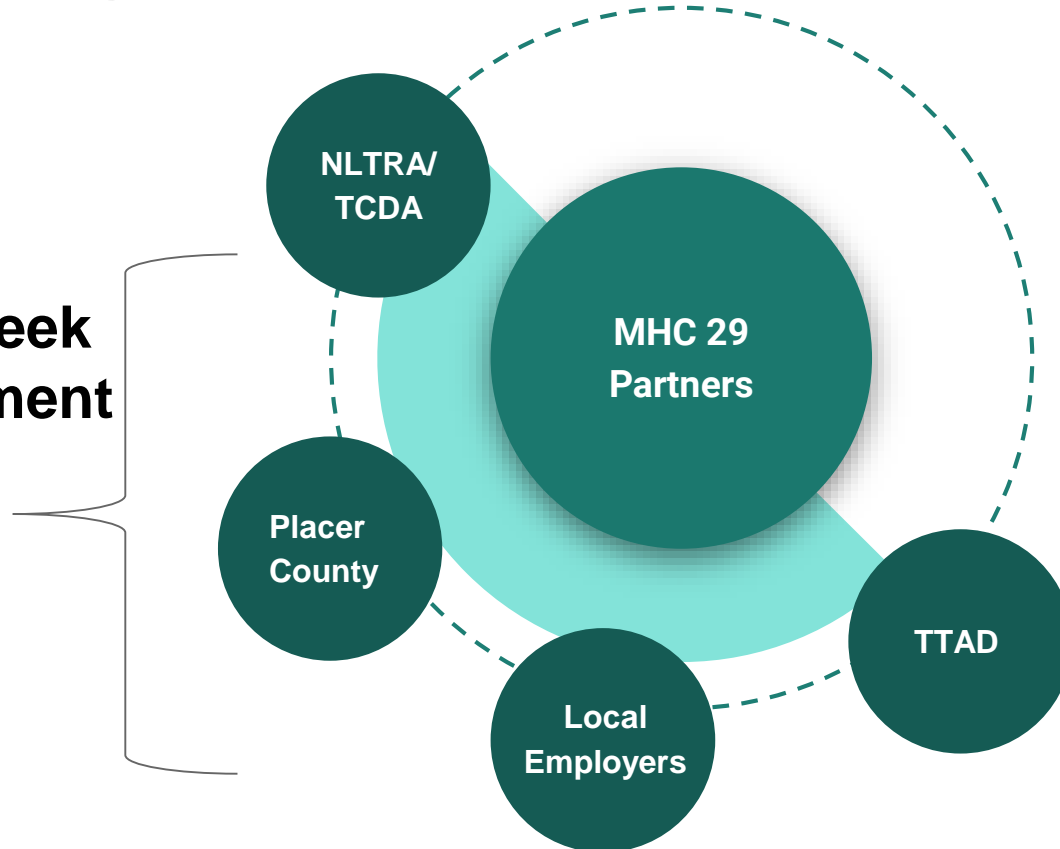


Details

- \$1.3M in assistance since 2016
- 33 families served

Learning: Sub-Collaboration Actions

Dollar Creek Development Project

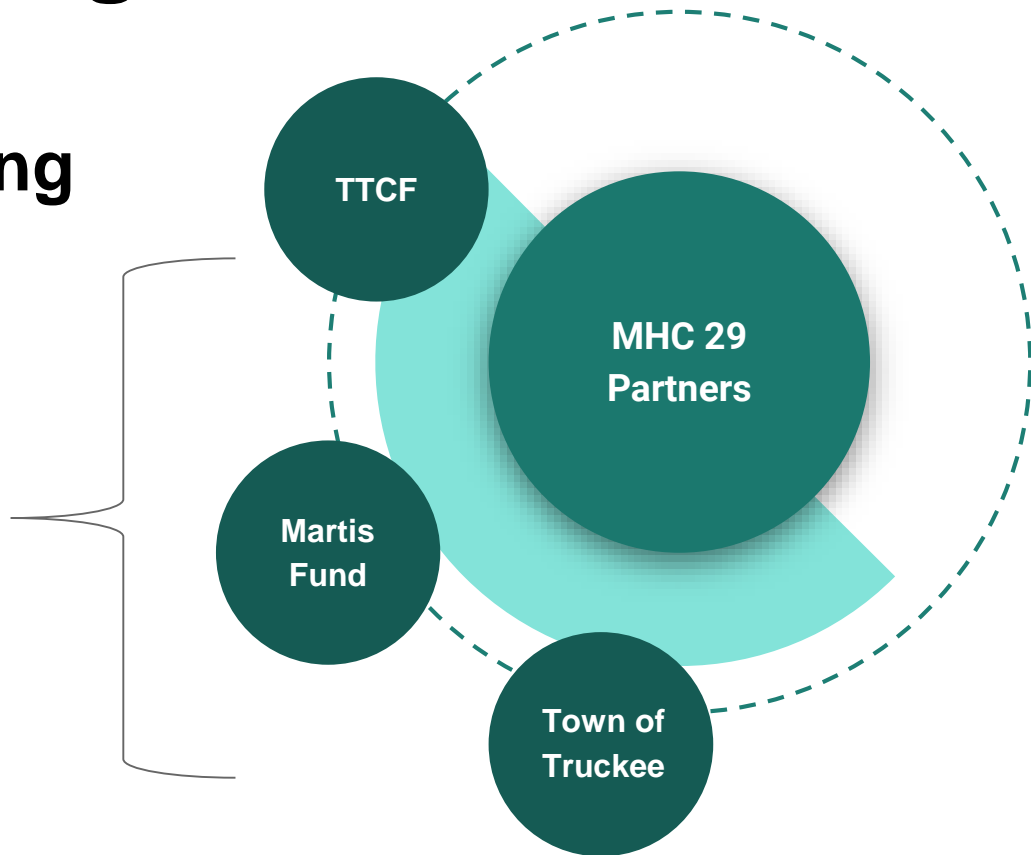


Details

- Secured \$2.6M for land / ALH
- \$550k from TTAD for purchase
- Hired developer
- Engaged in public process

Learning: Sub-Collaboration Actions

Soft
Financing
for
Artists
Lofts
Project

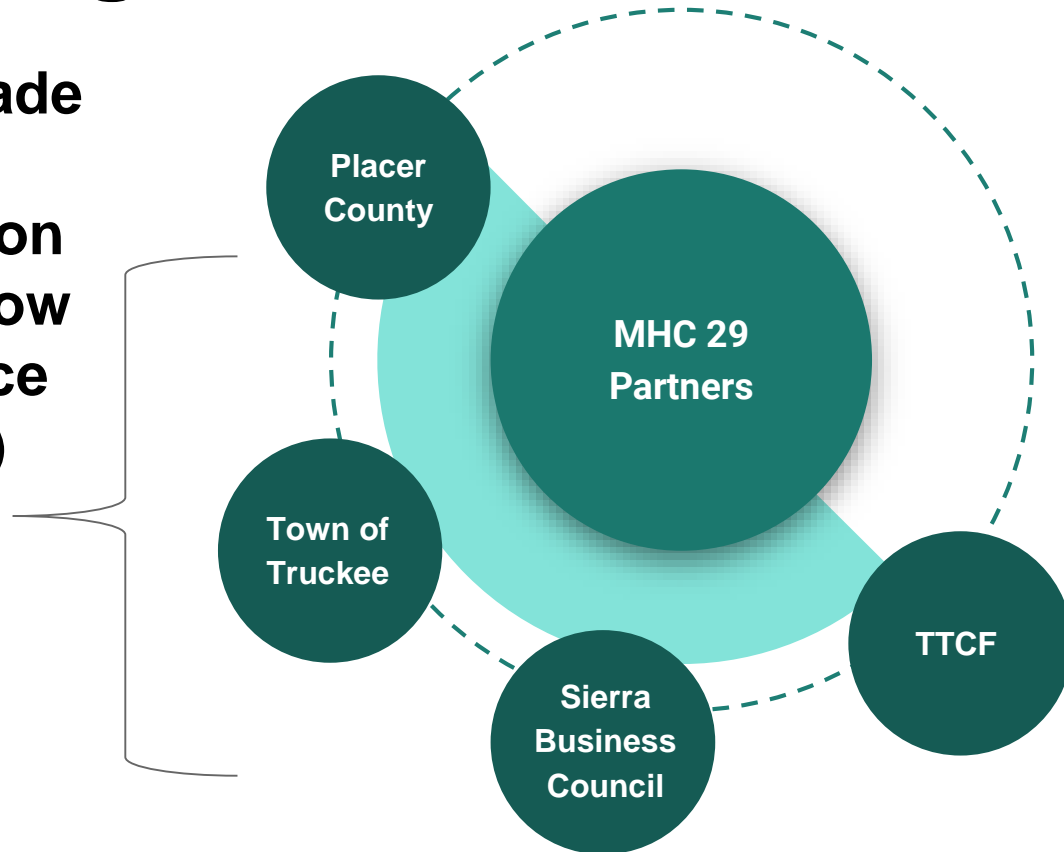


Details

- 76 units
- \$3.8M leveraged for \$12M+ in funding

Learning: Sub-Collaboration Actions

Cap + Trade
Funding
Application
for Meadow
View Place
(56 units)



Details

- 56 units
- \$16.6M in funding secured

Moving Forward: *OUR* Regional Approach

Housing Delivery Components

Regional Collaboration/ Education

- Regional Housing Action Plan
- State Advocacy

Real Estate Development

- Identifying Land
- Designing Development
- Entitlement Process
- Identifying Financing
- Property Mgmt

Funding

- Private
- Public
- Philanthropic

Programs

- Down Payment Assistance
- Deed Mgmt
- Property Mgmt
- Employee Programs

Local Advocacy

- Act as a facilitator and educator during public process
- Advocate for local projects and policy

Today's Alternatives Address:



- Regional Housing Action Plan
- State Advocacy



- Identifying Land
- Designing Development
- Entitlement Process
- Identifying Financing
- Property Mgmt



- Private
- Public
- Philanthropic



- Down Payment Assistance
- Deed Mgmt
- Property Mgmt
- Employee Programs



- Act as a facilitator and educator during public process
- Advocate for local projects and policy

BIG IDEAS!!

How Do We Build ALH?

Framing Questions:

- Are there developers who naturally want to build here?
- What is the disconnect?
- How can we help the market respond?

Housing Development HUB

Housing Development HUB

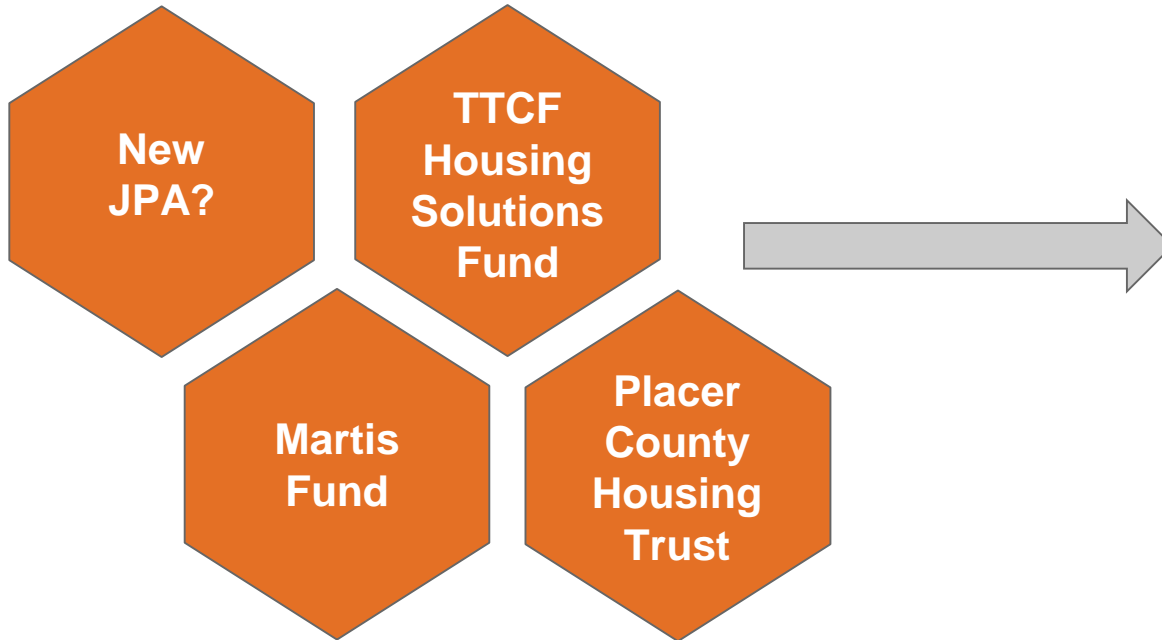
- Technical Skills
 - Navigator
 - Partnership Facilitation
 - Problem Solving
 - Process Assistance
 - Public Process
- Programs
 - Deed management
 - Down Payment Assistance

How Do We Fund ALH?

Framing Questions:

- How do we leverage additional dollars outside of traditional affordable housing funds?
- How do we work together with existing and future regional funds available?

Regional Housing Accelerator Fund(s)



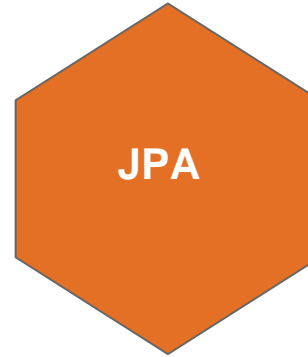
- “Blended Capital” = Public, Private & Philanthropic Leverage
- Sometimes co-mingled, but not always
- Collective + separate power, governance & focus
- Developing a way to “signal” each other
- Sharing due diligence

How Do Jurisdictions & Public Agencies Work Together to Accelerate ALH?

Framing Questions:

- How do we ensure that the work we've begun continues to focus at the regional level, and not go back to a siloed approach for each jurisdiction
- How do we leverage staff, studies (R&D), land, and funding in a cohesive and strategic way?

Joint Powers Authority (JPA)



- MOU/Agreement between local jurisdictions and/or public districts
- Ability to work across geographic boundaries
- Ability to pool and leverage funds
- Ability to collectively build staff & programming

Alternatives for Our Future (3)

Alternative 1: Sunset MHC

- Completion in May 2020



Alternative 1: What this means

- Public Perception
- MHC's work memorialized through:
 - Website
 - Reports
 - Toolkit of graphics & communication options for others to carry on

Alternative 2: New Regional Housing Nonprofit

New 501(c)3



Membership

Board of Directors

Staffing



Funding:
Membership



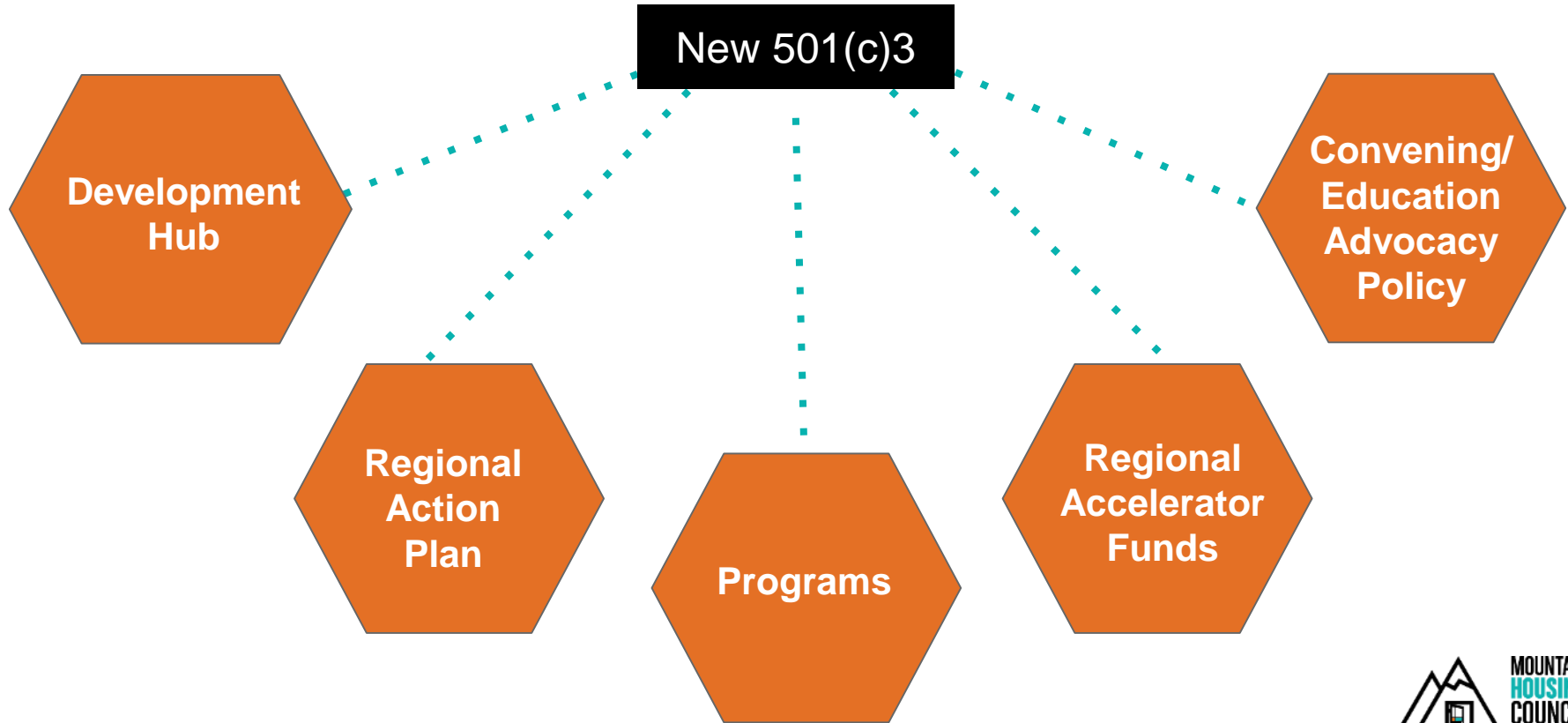
Timeframe:
12-18 months to
set up

Housing Delivery Checklist

- ? Regional Convening
- ? Fund(s) (Incubate)
- ? Development HUB (Incubate)
- ? Programs (Contract)
- ? Local Advocacy



Alternative 2: Strategic Focus Areas



Alternative 3: MHC 2.0

TAHOE TRUCKEE
COMMUNITY FOUNDATION

MOUNTAIN
HOUSING
COUNCIL
OF TAHOE TRUCKEE

29+ Partners

Staffing: Program Officer

Funding:
Partners

Timeframe:
3 Years

Housing Delivery Checklist

- Regional
- Fund (Existing)
- Development HUB (Outsource)
- Programs
- Local Advocacy

Alternative 3: Strategic Focus Areas

TAHOE TRUCKEE
COMMUNITY FOUNDATION

MOUNTAIN
HOUSING
COUNCIL
OF TAHOE TRUCKEE

Outsource
“Development
Hub”

Regional
Accelerator
Funds

Regional
Action Plan

Nurture Sub-
collaboration
Actions

TTCF Feedback

- Proud of MHC work to-date
- Willing to stay engaged if partners are
- Operational strategy should be 3 years minimum
- Regional Action Plan is important
- Pilot of the Hub is appealing
- JPA is a great idea. Could it be focused on more than housing?

Alternatives Summary

Alternative 1: Sunset MHC

Alternative 2: Regional Housing Nonprofit

Alternative 3: MHC 2.0

Breakout Session

- Identify pros/cons of Alternatives 1 - 3

DISCUSSION

PUBLIC COMMENT

CLOSE + THANK YOU

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