



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 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.

POWERED BY TAHOE TRUCKEE COMMUNITY FOUNDATION

MOUNTAIN HOUSING COUNCIL: IMPACT PLACEMAT APRIL 13, 2018

Accelerating Housing Solutions in the North Tahoe-Truckee Region

MEETING GOALS

- Feedback on initial recommendations for Impact Fees
- Feedback on Tiger Teams Progress:
 - Short-term Rentals
 - Land + Mapping

COUNCIL AGENDA

- I. Welcome/Introductions
- II. Stories
- III. Council + Tiger Team Updates
 - A. State Housing Packages
 - B. Community Housing Event
- BREAK
- IV. Partner Updates + Open Discussion
- V. Public Comment
- VI. Close

PARTNER HIGHLIGHTS

- VAIL RESORTS/NORTHSTAR CALIFORNIA**
- Developing a Master Lease Program.
- TAHOE PROSPERITY CENTER**
- Tahoe Workforce Housing Kick-off Meeting is April 16.

POLICY RECOMMENDATION UPDATES

- MHC POLICY #1: ACHIEVABLE LOCAL HOUSING**
- TOWN OF TRUCKEE**
- Truckee Town Council unanimously approved the recommendation on April 10, 2018.
- CONTRACTORS ASSOC. OF TRUCKEE TAHOE**
- CATT's Local Government Affairs Committee unanimously approved the recommendation and submitted to the Truckee Planning Commission March 27 for inclusion in the 2019 Housing Element Update for discussion.
- TAHOE CITY PUD**
- Board of Directors approved the recommendation at its March 16, 2018 meeting.

*Above updates reported by contributing partners. Does not include all updates.

TIGER TEAM UPDATES

MAPPING + LAND | TARGET: BUILD NEW LOCAL HOUSING

- Goal:** Create maps and other products that drive regional conversations about available land for achievable local housing
- Progress:**
- Mapping:
 - Completed regional map of lands owned by local, public agencies (19) showing “conceivable” sites for housing
 - Completed overlay of state/federal affordability criteria
 - Multi-Family Project Focus
 - Identify top parcels (public + private) ideal for multi-family projects
 - Pro-forma review by local developers
 - Link to fee group strategies
 - Generate developer interest
 - Outreach to affordable housing developers
 - Deal maker network
 - Leverage agency land for housing
 - Researching models for holding land donations, long-term leases for housing

INNOVATIVE POLICY AGENDA | TARGET: TACKLE 10 POLICY/ISSUES TOPICS

- Goal:** Define a regional policy agenda that lowers barriers and increases incentives for a range of housing types that serve a range of income levels up to 195% AML per Achievable Local Housing Policy Recommendation
- Progress:**
- Policy #1: **Achievable Local Housing:** Created an expanded definition to include missing middle income residents (complete)
 - Policy #2: **Fees:** Working to understand how development impact fees in the region factor into housing projects. (July 2018)
 - Issue Area #3: **Short-Term Rentals:** Study current market, models from other communities to design path forward for region. (in-progress)
 - Issue Area #4: **Diversity of Housing Types:** Outlining the different housing options allowable (or in the works) in the region to expand types of options available. (in-progress)
 - Issue Area #5: **Improving Regulatory Process for Achievable Local Housing Projects:** Identifying resources and models for jurisdictions to use to evaluate their customer service and regulatory process. (in-progress)

OTHER WORK EFFORTS

- **Mobile Homes Ad-Hoc | Target: Preserve 30 Existing Affordable Housing Units**
 - Created inventory of existing mobile home spaces in the region
 - Working on inventory of owners vs. rental of ownership
 - Researching policies that protect mobile home parks
- **Capital Attraction | Target: Increase Funding for Housing (\$15M)**
 - Tracking funding attraction, via Dashboard, for all work areas
 - Researching options for on-going funding stream for housing
- **Employer Supported Programs | Target: Increase % of workers that live and work in the region.**
 - Top 5 Things Employers Can Do To Support Employees with Housing* (article)
 - Examples of Master Lease Programs in Tahoe (video)
 - Supporting downtown restaurant housing fund concept
- **Supportive Housing Ad Hoc | Target: Unlock Existing Housing**
 - Identified funding + partners for potential supportive housing project
 - Working with real estate professionals to identify potential homes to purchase
 - Researching management options

INFO HUB

RESOURCES TWEETED FROM #MTNHOUSING

- The other side of the housing crisis: a staggering \$908.4 billion growth in home equity nationally.
- Massive new dorms for the middle class are being built for those who are tired of paying so much of their income for private living spaces, and who like company, cleanliness, and shared values.
- An LA Developer shares 25 solutions from a builder's perspective to fix the California Housing Crisis.
- San Francisco state senator, Scott Wiener, introduced a California Bill to allow unrestricted housing by transit lines in order to solve the state housing crisis.

- Canada's household debt levels are the highest in the world, and the U.S.'s was the fourth as of fourth Quarter 2016 according to the World Economic Forum.
- The world needs to build more than 2 billion new homes in the next 80 years.
- It only costs \$10,000 to 3D print a house of concrete predicted to last 175 years.
- CalMatters reports that housing costs are having a negative impact on CA state economy including: consumption spending and State spending on services related to homelessness.
- Two words are likely to dominate the complicated politics of CA's housing crisis in 2018: Rent Control.
- Dallas wants data to drive housing and economic incentive discussions.
- Amid London's housing crisis, people rediscover co-housing with as many as 500 flatmates.
- Online platforms help homeowners share extra rooms with soldiers, cancer patients, disaster evacuees, refugees, and more.
- Neighborworks 2017 America at Home Survey found that nearly half of millennials said they are more likely to rent than purchase a home.
- Sky-high housing costs mean CA has the highest poverty rate in the country.
- 13 people previously homeless people in Auburn are transitioning into permanent housing as part of the statewide Whole Person Care pilot program thanks to a \$1m grant from Sutter Health Foundation.
- Giving families more choices in where to live can greatly improve mental and physical health.
- With 30% of residents overpaying for housing, Placer County provides rental assistance and a higher quality of life.
- According to recently released census figures, more than 20% of CA residents struggle to make ends meet.

MHC PRESS

Groups Partner to Combat Tahoe's Housing Crises (MOUNTAIN HOME AWARDS 2018, TAHOE QUARTERLY)

Tahoe Regional Planning Agency: Making Progress on Tahoe's Housing Shortage (JOANNE MARCHETTA, TAHOE DAILY TRIBUNE, MARCH 7, 2018)

Families on the Brink (MOONSHINE INK, FEBRUARY 8, 2018)

PARTNERS

NEUTRAL CONVENER: *Tahoe Truckee Community Foundation: Stacy Caldwell / Nicole Todd Bailey*

PROJECT DIRECTOR: *Seana Doherty*

Community Collaborative of Tahoe Truckee – Alison Schwedner

Contractors Association of Truckee Tahoe – Pat Davison / Kristi Thompson

Family Resource Center of Truckee – Teresa Crimmens / Carmen Carr

Martis Fund – Heidi Volhardt Allstead / Stefanie Olivieri

Mountain Area Preservation Foundation – Alexis Ollar / Stefanie Olivieri

Nevada County – Brian Foss / Richard Anderson

North Lake Tahoe Resort Association – Cindy Gustafson / Brett Williams

North Tahoe Family Resource Center – Amy Kelley / Anibal Cordoba Sosa

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

Placer County – Jennifer Montgomery / Jennifer Merchant

Sierra Business Council – Steve Frisch / Kristin York

Squaw Valley Public Service District – Mike Geary / Fred Ilfeld / Kathryn Obayashi-Bartsch

Squaw Valley | Alpine Meadow – Jennifer Scharp

Sugar Bowl Resort – Monica Pette / Greg Dallas

Tahoe City Public Utility District – Lisa Hall / Steven Poncelet

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 – Morgan Goodwin / Yumie Dahn / Jeff Loux

Truckee Chamber of Commerce – John Manocchio / Lynn Saunders

Truckee Donner Public Utility District – Steven Poncelet

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

Truckee Tahoe Airport District – Kevin Smith / Rick Stephens

Vail Resorts/Northstar California – Jerusha Hall

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

IMPLEMENT INNOVATIVE REGIONAL POLICY AGENDA

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:

- ✓ Policy Solutions Adopted:
 - a) Policy #1: Achievable Local Housing: Created an expanded definition of affordability to include income earners up to 195% of Area Median Income.



HOW WE ARE TRACKING OUR COLLECTIVE RESULTS TO DATE

VISION

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

MISSION

Working to accelerate solutions to local achievable 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 in region

COLLECTIVE RESULTS TO DATE: \$42,000,000

- ✓ \$12.85M: \$3.25M local dollars leveraged \$9.6M through state tax credits to support the Artist Lofts, Truckee Railyard Project
- ✓ \$16.6M: Application in progress for 56-units, seeking funding from State Sustainability Grants
- ✓ \$660K: Committed by Truckee Tahoe Airport District for Lizondo project to support 22 units of rental housing for missing middle income levels
- ✓ \$2M: Truckee General Fund for roundabout to support 138 units at Coburn Crossing
- ✓ \$10.6M: State Funds committed to Cold Stream for 48 units for low-income housing



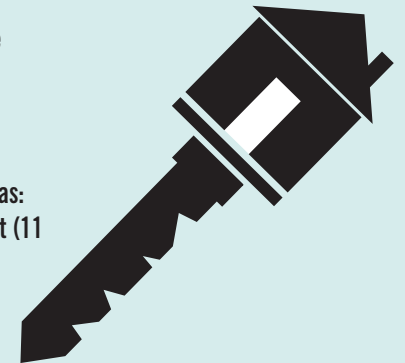
UNLOCK EXISTING HOUSING STOCK FOR LONG-TERM RENTALS

GOALS:

- 300 units over three years serving low income to achievable local levels

COLLECTIVE RESULTS TO DATE:

- ✓ Master Lease Programs: In place or starting at three ski areas: shifts seasonal employees out of the long-term rental market (11 homes in Tahoe Donner, 23 beds in Squaw Valley)
- ✓ Short-term Rental Tiger Team: Researching ways to incentivize homeowners to shift from short-term renters to long-term



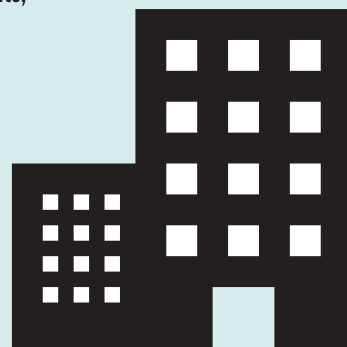
BUILD NEW ACHIEVABLE LOCAL HOUSING

GOALS:

- 300 units over three years

COLLECTIVE RESULTS TO DATE: TRACKING ON 342

- ✓ 56: Schaffer's Mill - low, moderate income rental units, Martis Valley
- ✓ 138: Coburn Crossing - 132 deed restricted, market-rate apartments, six low income workforce units, Truckee
- ✓ 9: Mother Nature's Inn Employee Housing, conversion of existing hotel into workforce housing, Tahoe City
- ✓ 1: Quality Automotive one deed restricted rental unit above auto shop, Truckee
- ✓ 8: Tahoe City Marina - two low income, six moderate income rental units, Tahoe City
- ✓ 81: Railyard Artist Lofts - 38 very low, 38 low, five moderate income units, Truckee
- ✓ 48: Coldstream - 29 very low, 19 low income units, Truckee
- ✓ 1: Fast Lane Convenience Store + Gas, Truckee



PRE-APPLICATION PROJECTS IN THE WORKS:

- ✓ 22: Lizondo Project - serving missing middle with rental units built from shipping containers, Truckee
- ✓ 30+: Truckee Co-Housing - serving range of income levels, Truckee

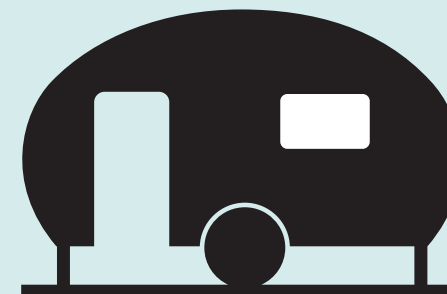
WORK TO RENOVATE/KEEP EXISTING AFFORDABLE HOUSING

GOALS:

- 30 units in three years

COLLECTIVE RESULTS TO DATE:

- ✓ Inventory of mobile homes in region (840 homes)



INCREASE % WORKERS THAT LIVE + WORK IN OUR REGION

GOALS:

- 1% increase in three years

COLLECTIVE RESULTS TO DATE:

- ✓ Employer outreach via business networks
- ✓ Video: How to Set up Master Lease Program
- ✓ Hosted webinar on creative strategies for housing seasonal employees
- ✓ Hosted public workshop providing strategies for employers to help

