



MOUNTAIN HOUSING COUNCIL: IMPACT PLACEMAT JUNE 14, 2019

Accelerating Housing Solutions in the North Tahoe-Truckee Region

MEETING GOALS

- Feedback: Next Entity Research + Findings Report
- Feedback: MHC's Role in Local Public Process for Housing

COUNCIL AGENDA

- I. Welcome
- II. Partner Updates
- III. Council Updates
- IV. Workshop: The Future of Our Work | Report + Conversation About Next Entity
- 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

- Small Homes, Big Obstacles* (MOONSHINE INK, MAY 2019)
- Officials Say Higher Density Is Key to Housing Crisis at Lake Tahoe* (SIERRA SUN, MAY 2019)
- Housing and Sustainability to Be Main Focus of Truckee's General Plan Update* (SIERRA SUN, MAY 2019)
- LOCALS ONLY? Developer: Housing for Local Residents Coming to Truckee this Fall* (SIERRA SUN, APRIL 2019)
- Truckee Looking to Offer Alternatives to Housing requirements* (SIERRA SUN, APRIL 2019)
- Truckee to Move More Focus to Housing Update* (SIERRA SUN, APRIL 2019)
- Nevada County Supervisors Implement New Rules for Accessory Dwelling Units* (SIERRA SUN, APRIL 2019)
- Developers Propose Updated Plans for Village at Gray's Crossing in Truckee* (SIERRA SUN, APRIL 2019)



PARTNER HIGHLIGHTS

TOWN OF TRUCKEE

Housing Element

- Submitted a draft Housing Element for 2019 to the State's Department of Housing and Community Development (HCD) for their preliminary 60 day review.
- Applying for \$160,000 in State HCD funds to support some rezoning considerations on a handful of key parcels that could be viable for workforce/affordable housing.

General Plan Update

- Received a \$250,000 (cap and trade) sustainability grant from the State to do a more in-depth urban design and economic feasibility assessment of key locations along the Donner Pass Road corridor, presumably to provide adequate incentives and zoning options for some mixed use development to enhance the corridor as a compliment to the engineering enhancements now underway—this will feed into the General Plan.

Funding

- The town is completing its polling on a parcel tax or transient occupancy tax increase/change to fund workforce and affordable housing. Results should be ready in June, 2019.

Housing Coordinator Position

- Advertising for a Housing Coordinator. The senior level position will report to the Town Manager and will serve as a liaison between workforce and affordable housing developers and the planning department, and will enhance the Town's ability to do housing programs, housing funding, and related activities.

Coldstream Canyon Project

- Beginning to develop infrastructure at the Donner Pass Road and I-80 intersection. The first phase includes 25-50 smaller-lot houses, and eventually a 48-unit low income housing project.

Gray's Crossing

- There are three meetings planned with various stakeholders, including neighbors and developers at Gray's Crossing, to see if there is an agreement around zoning and housing development on the remaining properties.

NLTRA/PLACER COUNTY

- In the process of assessing whether to implement a TBID for marketing and possibly other business related services. A vote is expected before the end of the year. If it is successful, it could result in \$4 million in TOT being reverted back to Placer County. This funding would be available for infrastructure and transportation needs, including housing.
- If the TBID is not successful, it is possible Placer would seek additional TOT to meet these needs. Under either scenario it is likely they will go to voters in primary of general election in 2020 to ask for a permanent extension of the 2% TOT in eastern Placer County.

TAHOE PROSPERITY CENTER

- Coordinating the development of the South Shore Housing Opportunity Assessment and Action Plan. Estimated time for completion is eight months. Expert consultation of this effort is being led by WSW Consulting, Inc.; Rees Consulting, Inc.; Williford, LLC; SMR Development, LLC.

TAHOE REGIONAL PLANNING AGENCY

- Created the Housing Ombudsman role, to assist achievable housing projects as they move through the permitting process and to recommend process improvements.
- The TRPA Governing Board re-designated its Local Government Committee as the Local Government and Housing Committee. The role of this committee will be to share information among local jurisdictions on progress on housing initiatives, and to make code update recommendations to the TRPA Governing Board.

MARTIS FUND

- Seven families have received Down Payment Assistance (DPAP) through the Martis Fund program since fall 2018. There is a balance of \$195,800 remaining in the fund. Between the Placer County & SBC administration of the DPAP program since 2016, a total of 26 families have received a total of \$1,004,200 program funds.

POLICY ACTIONS

MHC POLICY PAPERS COMPLETE

- Achievable Local Housing Policy Recommendation, 2017
- Fee Policy Recommendation, 2018
- State Policy Platform, 2018
- Short-term Rental White Paper, 2019

POLICY IMPLEMENTATION RESULTS Q1 + Q2 OF 2019

Approved: Tahoe Regional Planning Agency (TRPA) adopted definition of achievable housing that applies Basin-wide; went into effect. New definition goes beyond what was recommended in the MHC policy paper. Eligibility for bonus units has been expanded beyond traditional "affordable" housing income levels to include "achievable housing." Bonus units are free with no waitlist—unlike market-rate units. (January, 2019)

Approved: TRPA used MHC Fee Policy to adopt a new fee schedule that eliminates the application fee for multi-family housing units deed restricted for low to achievable income levels. Fees for single-family residential were already assessed by a sq. ft. methodology.

Approved: TTSA Implemented a scalable methodology for calculating it's connection fees consistent with MHC Fee Recommendation, March 2019. Moved from a \$5,000 flat fee to a new scalable methodology of base fee of \$1,500 plus \$1.75 per sq.ft. offering fee saving incentives for small units. (March, 2019)

Informed By MHC STR White Paper: TRPA used the MHC Short-term Rental White Paper as background information for a draft policy recommendation to the Governing Board to look at a Neighborhood Compatibility Performance Review criterion for its allocation distribution process. Will continue to refer to the White Paper as the agency further develops this policy. (March, 2019)

In-Process: Nevada County proposing in Draft Housing Element at 6.15.19 Board of Supervisors meeting, inclusion of MHC policy language around Achievable Local Housing; specifically that upper income level homes (up to 195%) could get same incentive package as traditional income levels (below 120% AMI). (June, 2019)

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, budget activities, and funding programs impacting 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). The group is also closely tracking budget allocations supporting low- and moderate-income housing projects and transit-oriented development.
- 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:

- Developing program to include: marketing, pre-permitted, modular models, loan product, support services, pilot (Fall 2019)

OTHER WORK EFFORTS

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.

NEXT ENTITY

- Hired The Housing Workshop to develop a report to help define options for defining the next entity to carry out work of MHC after April 2019.
- Final Report: August, 2019.

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

Family Resource Center of Truckee – Teresa Crimmens / Carmen Carr

Martis Fund – Heidi Volhardt Allstead / Tom Murphy

Mountain Area Preservation Foundation – Alexis Ollar

Nevada County – Brendan Phillips / Brian Foss

North Lake Tahoe Resort Association – Brett Williams

North Tahoe Family Resource Center – Anibal Cordoba Sosa

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

Placer County – Jennifer Merchant / Cindy Gustafson

Sierra Business Council – Steve Frisch / Kristin York

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 Etny

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 – Lisa Hall / Steven Poncelet

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

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

TRACKING TOWARDS OUR MOUNTAIN HOUSING COUNCIL REGIONAL ACTION PLAN

CREATE NEW ACHIEVABLE LOCAL HOUSING



GOALS:

→ 300 new units over three years

COLLECTIVE RESULTS TO DATE | 549-569+ UNITS

Done + In Progress + In the Works | 354
On the Horizon | 195-215

DONE + IN PROGRESS + IN THE WORKS | 339

COMPLETE:

- ✓ 1: Quality Automotive deed restricted rental unit above auto shop, Truckee
- ✓ 2: Lazando Project – Serving missing middle with rental units built from shipping containers, Truckee, funding support from Truckee Tahoe Airport District
- APPROVED, UNDER CONSTRUCTION:
- ✓ 138: Coburn Crossing, Truckee – 132 deed restricted, market-rate apartments, six low income workforce units (Open Spring 2019)
- ✓ 81: Railyard Artist Lofts, Truckee – 38 very low, 38 low, five moderate income rental units
- ✓ 10: Tahoe City Marina – Eight moderate, two above moderate (up to 195% AMI) rental units
- ✓ 48: Coldstream, Truckee – 29 very low, 19 low income units
- ✓ Grocery Outlet, Truckee – Income TBD

APPROVED, UNBUILT:

- ✓ 56: Meadow View Place, Placer – low income rental units, Martis Valley (\$16.6M in funds secured)

ON THE HORIZON | 363+:

IN THE WORKS (APPLICATION SUBMITTED):

- ✓ 32: Truckee Co-housing – Serving range of income levels (single family homes)
- ✓ 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
- ✓ 18: Lazando Project, Truckee – Serving missing middle with rental units built. \$780K commitment of funds from Truckee Tahoe Airport District

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
- ✓ 30+: Frishman Hollow II – Low to moderate, income restricted family rental units, Truckee, CA

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 | \$46,280,000

- ✓ \$12.85M: \$3.25M 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
- ✓ 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)



SECURE EXISTING HOUSING STOCK FOR LOCALS

GOALS:

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

COLLECTIVE RESULTS TO DATE | 82

- ✓ (10) Landing: 10 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



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
- See Policy Action Section for how partners are implementing these policies (flip-side)

COLLECTIVE RESULTS TO DATE:

- ✓ Mountain Housing Council, Achievable Local Housing Policy Recommendation: Approved by Council, 1.9.18
- ✓ Mountain Housing Council, 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

IN THE WORKS:

- ✓ MHC Accessory Dwelling Paper and Program: Fall, 2019
 - ✓ MHC Next Entity Strategy: Fall, 2019
- *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



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

