



# Mountain Housing Council

## Meeting #7

January 11, 2019

8:00-11:00

Tahoe Truckee Airport

**TAHOE  
TRUCKEE  
COMMUNITY  
FOUNDATION**

# Agenda

- I. Welcome
- II. Materials
- III. Story
- IV. Partner Updates
- V. Council Updates + Business
- VI. Small Group Work—Future of Our Work
- IV. Public Comment
- V. Close



## MOUNTAIN HOUSING COUNCIL: IMPACT PLACEMAT JANUARY 11, 2019

Accelerating Housing Solutions in the North Tahoe-Truckee Region

**MEETING GOALS**

- Review the 2018-2019 Impact Placemat
- Review the 2018-2019 Impact Placemat
- Review the 2018-2019 Impact Placemat

**COUNCIL AGENDA**

1. Welcome and Opening Remarks
2. Business Meeting
3. Public Comment
4. Meeting Adjourns

**AGREEMENTS**

1. Review and Approve the 2018-2019 Impact Placemat
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**INFO HUB**

**POWERED BY**  
TAHOE TRUCKEE FOUNDATION

**PARTNERS**

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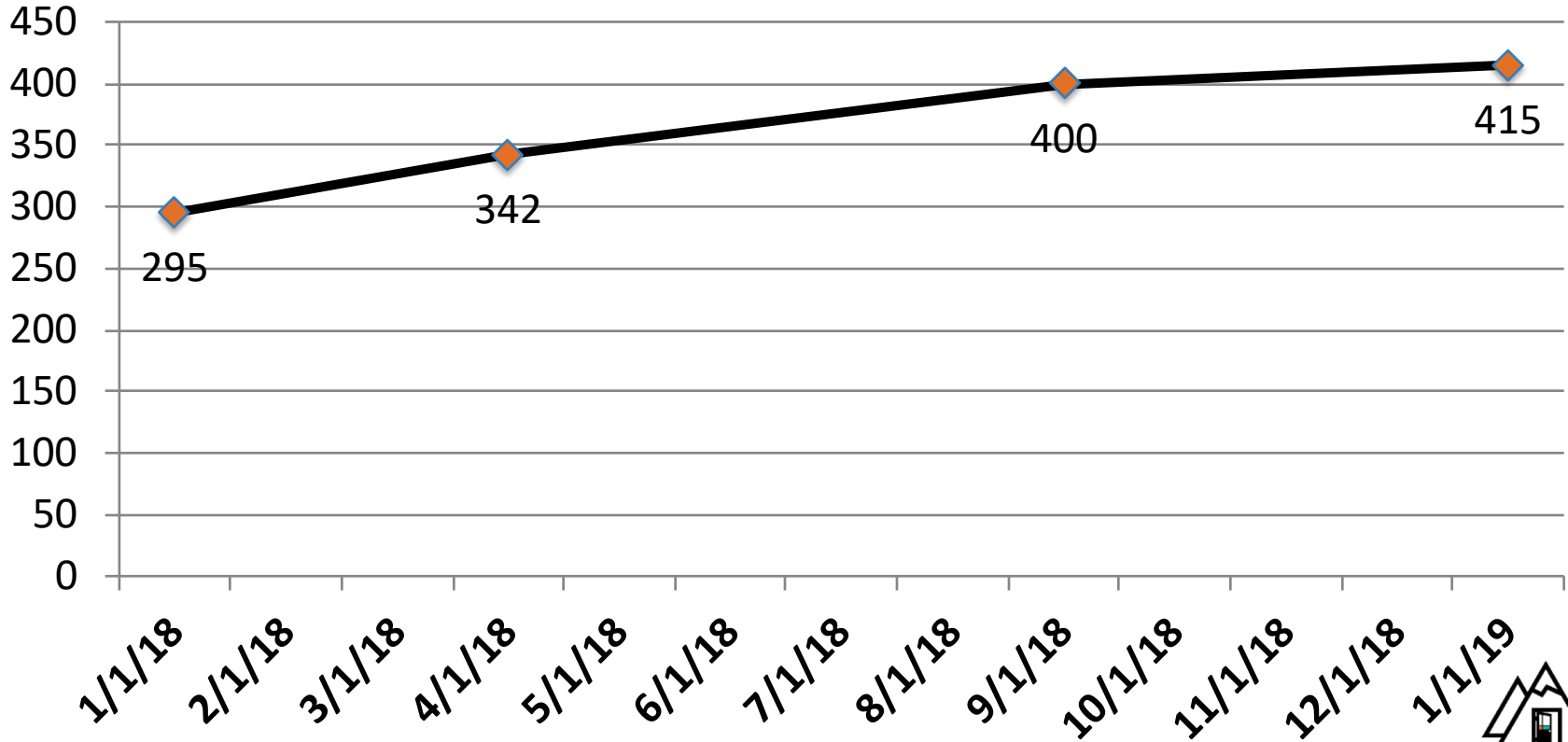


# OUR COLLECTIVE RESULTS

## Highlights

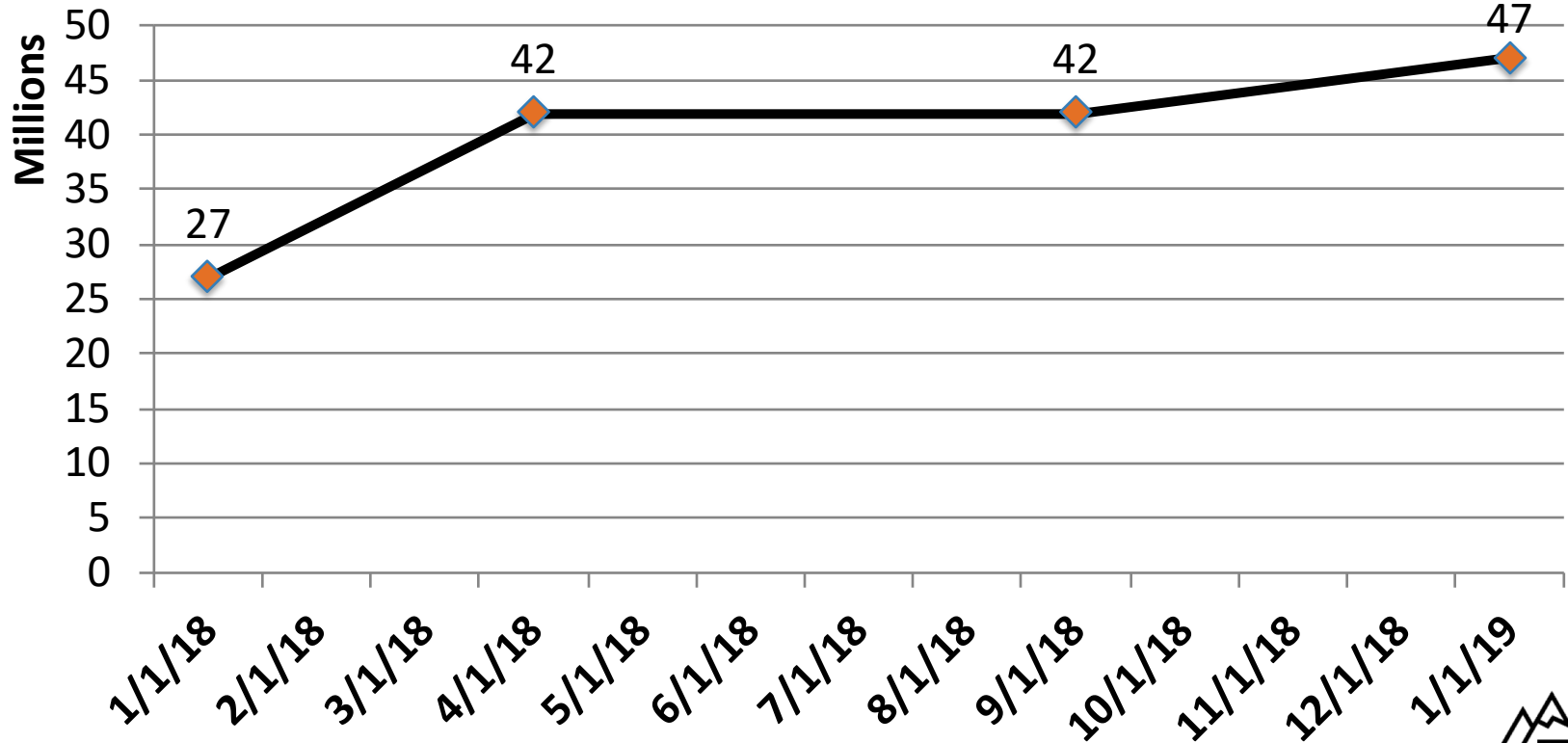
# Achievable Local Housing Units

Completed, In-Progress + In The Works



# Funding for Achievable Local Housing

Collective Results to Date



# Meeting Goals

## Update

- Federal + State Policy Platform

## Review

### Tiger Team Progress:

- Short-Term Rental White Paper
- Accessory Dwelling Units

# Community impact Storytelling

Preserving our community through collaboration and family services.

# Partner Updates



# Council UPDATES AND Business

# Regional Policy Agenda

2018

- Expanded Definition of Affordability
- Fees

Short-Term Rentals

State + Federal Advocacy

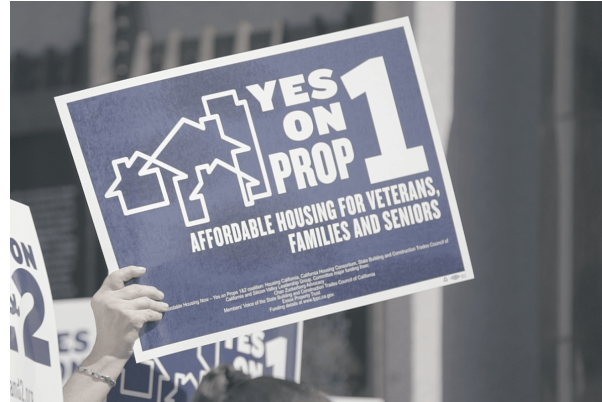
Accessory Dwelling Units + Movable  
Tiny Homes

2019

Density



# Advocacy Tiger Team Update



Chris Mertens  
Sierra Business Council

# Thank You Tiger Team Participants

Ted Owens

Chris Mertens

Monica Pette

John Falk

Jennifer Merchant

Katelynn Hopkins

Cindy Gustafson

Brian Foss

Scott Zumwalt

Jaime Wright

Pat Davison

Nikki Caravelli

Debbie Daniel

Wally Auerbach

Steve Frisch

Shawna Purvines

Tahoe Forest Hospital District

Sierra Business Council

Sugar Bowl

Tahoe Sierra Board of Realtors

Placer County

Placer County

North Lake Tahoe Resort Association

Nevada County

Tahoe City PUD

Truckee North Tahoe Transportation Management Association

CATT

SBC

Freshtracks

Auerbach Engineering/TTCF Board

SBC

Placer County

# Update on Tiger Team Activity

- Group formation/organization
- Propositions 1 & 2
- Comments on funding program guidelines
- Policy Platform development
- Planning for 2019



# Policy Platform

- Seeking MHC member approval by 1/31/2019
- Structure of Policy Platform & Work Plan
- Three priority areas:
  1. Build political identity and influence outside Tahoe-Truckee region;
  2. Change or remove policy barriers to implementing achievable local housing in region;
  3. Remove barriers to attracting funding for achievable local housing projects in the region.

# Policy Platform: Approval Status

MHC Member	Approval Status
Tahoe Sierra Board of Realtors	Approved
Tahoe Truckee Unified School District	Support
North Tahoe Public Utility District	Approved
Contractors Association of Truckee Tahoe	Approved
Martis Fund	Approved
Mountain Area Preservation	Approved
Town of Truckee	Future agenda, date TBD
Tahoe City PUD	On upcoming agenda for consideration
Truckee Tahoe Airport District	On 1/23 agenda for consideration
Sierra Business Council	Approved

# 2019 Activities

- Identify and engage on 1 to 3 high-priority bills
- MHC in State Capitol Day
- Engage on Props. 1 & 2 program development
- Match regional projects with potential funding sources
- Engage on 2017 housing package implementation
- Coordinate advocates and work with partners



# 2019-20 Legislative Session: Sneak Peek

- New administration: goal to build 3.5 million new housing units by 2025
- Likely policy focus areas for Legislature:
- Streamlining and incentivizing affordable housing development (SB 50)
- Reinstating redevelopment agencies (SB 15)
- Expanding development and utilization of ADUs (SB 13, AB 68, AB 69)
- Stabilizing rental prices (AB 36)
- Building decarbonization and accelerating zero net energy buildings
- Housing in Governor's budget

# New Budget + Housing Highlights

- Total: \$7.7 billion across multiple agencies and programs
- \$750m: One-time General Fund for technical support and general funding to local governments to jump-start housing production
- The Newsom Administration will be developing a strategy to revamp the Regional Housing Needs Assessment (RHNA) process
- \$500m: One-time General Fund for housing development for moderate-income households through the CA Housing Finance Authority (CalHFA) to expand its Mixed-Income Loan Program.
- \$500m: Expansion of the state tax credit program (\$200m for 60-80AMI)
- Encourage use of Enhanced Infrastructure Financing Districts (EFIDs) by pairing them with the federal Opportunity Zones

# Getting Involved

Does your organization have a lobbyist in Sacramento?

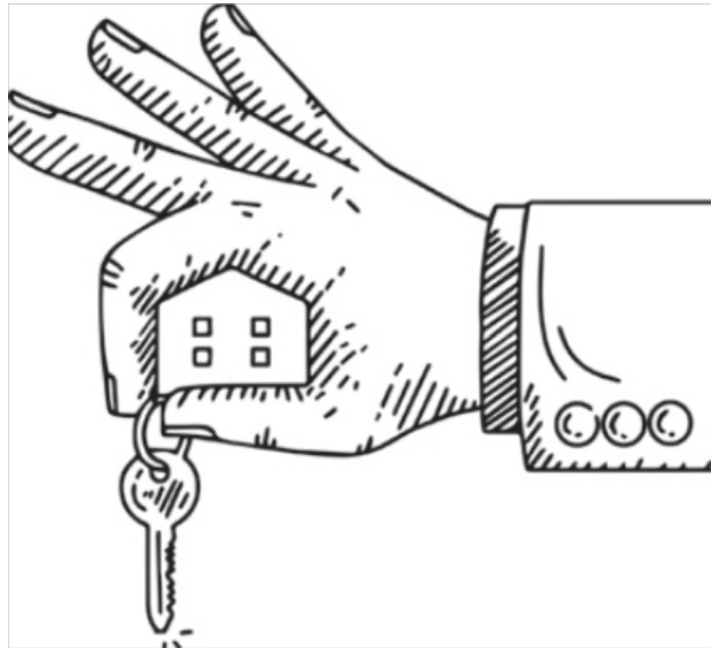
If yes, please contact me to coordinate Sacramento advocates:

Chris Mertens, Sierra Business Council

[cmertens@sierrabusiness.org](mailto:cmertens@sierrabusiness.org)

(530) 562-4991

# short term rentals



# MHC + Short Term Rentals

## Why we took it on:

- Data + research tool for conversation
- Understand link between short and long term rentals

## Status:

- Draft White Paper
- Final TT Review
- Publish by 2.13.19

# STR White Paper Next Steps

- Jan 29: Tiger Team Finalize
- Feb 8: Council Review + Approve Via Email
- Feb 11: Public Release

Approval = agree to public release,  
ok to include our name

# Accessory dwelling units and moveable tiny homes



# What is an ADU?



Internal



Attached



Detached



# What is a Movable Tiny Home as an ADU

- New concept
- Recently approved by Fresno, City of San Luis Obispo
- LA in the works



# Regional ADU Policy Status

(\*does not include HOA's)

Placer County	Town of Truckee	Nevada County	TRPA
✓ Allowed but not in Basin yet unless deed restricted/low income	✓ Allowed	✓ Allowed	✓ Not allowed



# Regional Movable Tiny Homes as ADU

(\*does not include HOA's)

Placer County	Town of Truckee	Nevada County	TRPA
✓ Not allowed, in the works	✓ Not allowed	✓ Not allowed	✓ Not allowed



# ADU Update

## Why we took it on:

- New unit goals
- Diversity of housing goals
- Affordability goals
- Build on work (local, state)

## Goal:

- Increase # of ADU permits in the region
- Approval in April

# Upcoming...Density

- Education
- “Beautiful density” concept
- White Paper—10 examples from mountain towns
- Sign up today



# Small Group Discussion

# Year 2 Focus



# Define Next Entity...Life After MHC

- April 2020 MHC Sunsets
- RFP released –due Jan 21, 2019
- Entity + Funding Assessment
- [www.mountainhousingcouncil.org](http://www.mountainhousingcouncil.org)



# Placer Local Funding Update

- BAE: Placer County Housing Finance Strategy Creating
- TOT, sales tax and potential TBID revenue
- ID needs including achievable and cost
- Look at a look at an affordable housing "credit" or exchange program

# Town of Truckee Local Funding Update

- Potential funding sources study completed by BAE and reviewed by the Town Council in June 2018
- Looking into hiring a consultant to look at polling and feasibility of potential tax options, including TOT and parcel taxes

# Bay Area Secures 2B for Housing in 2016. How did they do it?

- Political program with data (strategy, data, resident mobilization)
- SF Foundation donation to build regional data base, outreach strategy, materials, stories
- Fundraising--\$5M (Advocacy Fund @Tides Foundation)
- Leverage partners, network, residents

# 2018 Housing Bonds

## City of Berkeley


- 135M in bonds
- \$23/\$100,000 assessed value
- For: students, low, middle income, teachers, homeless...

Measure O: Berkeley Housing Bonds		
Result	Votes	Percentage
✔ Yes	42,384	77.48%
No	12,322	22.52%

# 2018 Local Housing Bond

## San Jose Housing Bond

- Up to 120% AMI—working families, vets, teachers, nurses, homeless
- Property Tax assessment: \$.08 cents/1,000 assessed value
- 66.67=win

Measure V: San Jose Housing Bond Issue		
Result	Votes	Percentage
Yes	177,525	64.01%
 No	99,816	35.99%

# Future of OUR Work

Local funding as a housing accelerator

Questions:

- How do you think the community will respond?
- What can we do to ready our community for a vote for housing?
- What are the priorities for the funding?
- What is the role of MHC to help support our partners secure funding?

# Public Comment

# Close + Thank You

[www.mountainhousingcouncil.org](http://www.mountainhousingcouncil.org)

To learn more, sign up for updates