



# MOUNTAIN HOUSING COUNCIL

Meeting #12

April 10, 2020

8:00am-11:00am

**TAHOE  
TRUCKEE  
COMMUNITY  
FOUNDATION**

# WEBINAR AGREEMENTS: HOW WE WILL MANAGE THIS CALL

- **Be patient, we are all navigating a new way of doing business!**
- **Participants will automatically be muted upon arrival**
- **Please “comment” through chat option if you have a question**
- **After you speak, please place yourself on mute**
- **You may also type a question into the chat box**
- **If we don't get to everyone's questions, we will keep track and share (with everyone) follow-up answers to your questions**

# AGENDA

- I. Welcome/Introductions
- II. State of Housing
- III. Council Updates
- IV. Public Comment
- V. Close

# MEETING PURPOSE

- MHC 1.0 Recap
- MHC 2.0 Update
- State Policy Update
- General COVID-19 Report-out

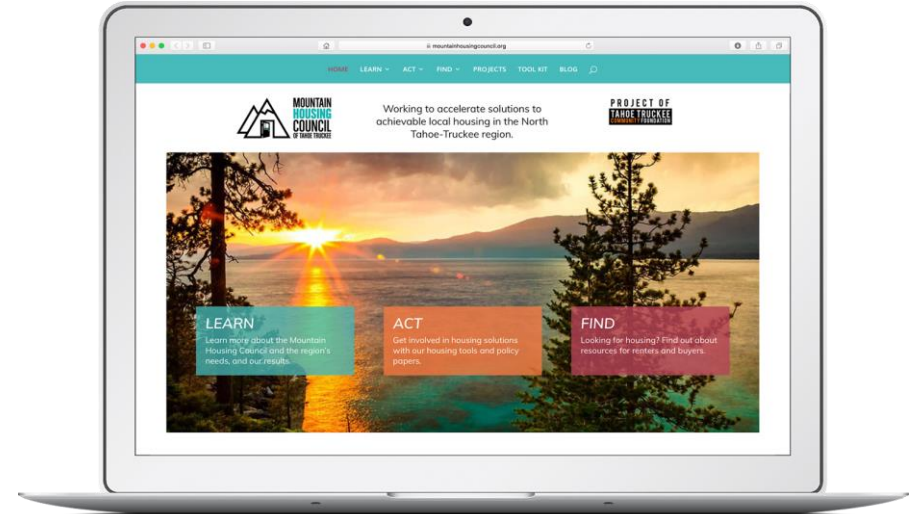
# STATE OF HOUSING


# COUNCIL UPDATES HOUSING EFFORTS

# MHC 1.0

# MHC 1.0 Final Deliverables

- Placemat/Dashboard
- Final Partner Report, June 2020
- Website





**AGREEMENTS**

- Show up and bring your best ideas.
- Be prepared.
- Have ideas with impact.
- Voice opinions and concerns.
- Advocate for our collaborative goals.
- Work collaboratively and strive for consensus.
- Show your expertise.
- Some are an observer.

## MOUNTAIN HOUSING COUNCIL: IMPACT PLACEMAT JANUARY 17, 2020

Accelerating Housing Solutions in the North Tahoe-Truckee Region

**PROJECT OF TAHOE TRUCKEE**

**MEETING GOALS**

- Discuss/Feedback MHC 2.0
- Operationalizing MHC into MHA
- Page in Action

**COUNCIL AGENDA**

- Discussion
- Current Updates
- ADP Panel
- Public Comment

**INFO HUB**

**INFO PRESS**

**POWERED BY TAHOE TRUCKEE COMMUNITY FOUNDATION**

**PARTNER HIGHLIGHTS**

**PLACER COUNTY**

- Integrated over 270 references, requiring 270 to be amended. There is a lot of interest in housing the home, and we're really excited to be in the middle of it, and we're really excited to be in the middle of it, and we're really excited to be in the middle of it.
- The Truckee Plan is a really good example of what we can do to get the Truckee Plan to work with the county health community to make sure that we're not just talking about it, but we're actually doing it.

**CAIT**

- Worked with team of Truckee to review the progress on the development and applying a 20% return on cost for the ADU in the north.
- Working on the way we can get the Truckee Plan to work with the county health community to make sure that we're not just talking about it, but we're actually doing it.

**TAHOE PROPERTY CENTER**

- Just three months ago, we were talking about the Truckee Plan, and now we're talking about the Truckee Plan, and now we're talking about the Truckee Plan.

**TIGER TEAM UPDATES**

**STATE ADVOCACY**

- State, County and member organizations with state and federal member organizations to help influence, lobby, policy, and other lobbying.
- Working on the way we can get the Truckee Plan to work with the county health community to make sure that we're not just talking about it, but we're actually doing it.

**ACT**

- Get involved in housing solutions with our housing tools and policy papers.

**FIND**

- Looking for housing? Find out about resources for renters and buyers.

**WHAT IS ACHIEVABLE LOCAL HOUSING?**

The North Tahoe-Truckee Region is a beautiful area with a lot of open space and a lot of scenic views. We want to make sure that we can provide affordable housing for everyone who wants to live here. We're working on a plan that will make sure that we can provide affordable housing for everyone who wants to live here.

For the latest updates, meeting summaries, and an expanded tool kit, visit [www.MountainHousingCouncil.org](http://www.MountainHousingCouncil.org)



# MHC 1.0 Final Deliverables: Housing Units

## Create New Achievable Local Housing

### Goal:

→300 new units over 3 years

### Collective Results To Date:

Completed / In the Works: 413 / On the Horizon: 284+

### Done + In the Works: 413

#### Complete (Built)

- ✓1: Quality Automotive deed restricted rental unit above auto shop, Truckee
- ✓138: Coburn Crossing, Truckee - 132 deed restricted / market-rate units, 6 low income

#### Approved, Under Construction

- ✓76: Railyard Artist Lofts, Truckee - 63 very low, 13 low income rental units
- ✓10: Tahoe City Marina - 8 market rate units, 2 low income, deed restricted units
- ✓48: Coldstream Specific Plan, Truckee - 29 very low, 19 low income units
- ✓3: Grocery Outlet, Truckee - low income rental units
- ✓1: Pioneer Commerce Center Apartments - low income unit
- ✓5: Voltex, Kings Beach - 5 employee housing units

# MHC 1.0 Final Deliverables: Housing Units

## Create New Achievable Local Housing

### Goal:

→300 new units over 3 years

### Collective Results To Date:

Completed / In the Works: 413 / On the Horizon: 284+

### Done + In the Works: 413

#### 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

# MHC 1.0 Final Deliverables: Housing Units

## Create New Achievable Local Housing

### Goal:

→300 new units over 3 years

### Collective Results To Date:

Completed / In the Works: 413 / On the Horizon: 284+

### On the Horizon: 284+

#### Applications Submitted

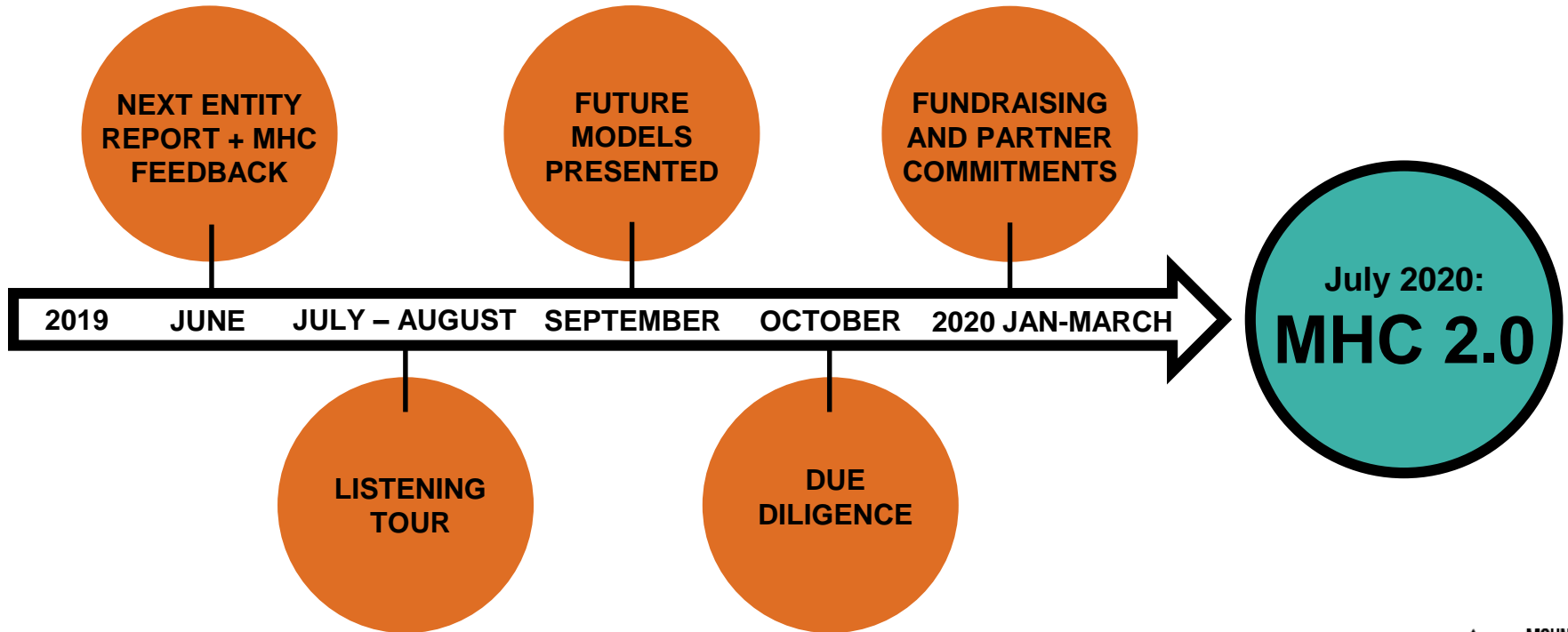
- ✓83: Residences at Jibboom, Truckee - 49 rentals consisting of studio, one and two bedrooms; 13 restricted to very low, low and moderate income. An additional 34 units are for sale with down payment assistance and an exclusive marketing period for locals. Undergoing CEQA review.
- ✓18: Lizando Project, Truckee - serving missing middle with rental units built. \$780K commitment of funds from Truckee Tahoe Airport District
- ✓68: Frishman Hollow II - Low to moderate, income restricted family rental units, Truckee, CA
- ✓69: Soaring Ranch Project - Mix of income targets, for sale and rental projects, near Raley's in Truckee

#### Pre-Application Concepts

- ✓TBD: Dollar Creek Crossing (formally Nahas Project), Tahoe City/Placer - Locals' Housing Project - Range of rental units (low-moderate income levels and 14+ for sale homes)
- ✓32: Truckee River Co-housing - serving a range of income levels (single family homes)
- ✓14: Dollar Hill Apartments - 14 achievable local housing rentals

# MHC 2.0

# The Process to MHC 2.0



# Partners Committed to Date

## Community Partners

Community Collaborative  
of Truckee Tahoe  
Contractors Association  
of Truckee Tahoe  
Mountain Area Preservation  
North Lake Tahoe  
Resort Association  
Sierra Business Council  
Sierra Community House  
Tahoe Prosperity Center  
Tahoe Truckee  
Community Foundation  
Truckee North Tahoe Transportation  
Management Association  
Truckee Tahoe  
Workforce Housing Agency  
(TTUSD, TTAD, TFHD, TDPUD)

## Funding Partners

Martis Fund  
Nevada County  
North Tahoe  
Public Utility District  
Placer County  
Sugar Bowl Resort  
Squaw Valley | Alpine Meadows  
Squaw Valley  
Public Service District  
Tahoe City Public Utilities District  
Tahoe Regional Planning Agency  
Town of Truckee  
Truckee Tahoe Airport District  
Vail Resorts / Northstar California

## Pending

Tahoe Donner Association  
Truckee Chamber of Commerce  
Tahoe Sierra Board of Realtors  
Truckee Downtown  
Merchants Association

## OTHERS?

# MHC 2.0 Workplan

## Ongoing

Quarterly Facilitation and Reporting

Public Outreach and Education

State-wide Policy Coordination

Support Collaborations Among Partners



## New Work

Regional Housing Action Plan (RHAP)

Housing Accelerator Funds

Housing Hub - Validated by RHAP & Additional Fundraising

# MHC 2.0 Workplan: Phase 1

1

## Regional Housing Action Plan (RHAP)

A partnership framework with actionable strategies aimed to increase the inventory of achievable local housing in the region.

- Implementation Strategies with Timeline/Roles
- Regional Partnership
- Sets Goals with Metrics
- Timeline: 6-10 months to develop the 5 year plan



# Proposed MHC 2.0 Workplan

2

## Accelerate Housing Funds

Attract and coordinate regional funding for housing that supports the RHAP

- Public, Private, and Philanthropic Funds
- Sharing due diligence
- Sometimes co-mingled
- Collective + separate governance & focus

# Proposed MHC 2.0 Workplan

3

## Housing Hub

A resource for developers, homeowners, local jurisdictions, and land owners

- Executes RHAP
- Liaison to County/Town
- Problem solving
- ALH Navigator
- Public Process Consultant
- Partnership resource
- Streamline the process

# MHC 2.0 Work Plan Requests from Jurisdictions (EXISTING)

## **Communications:**

- ✓ Website
- ✓ Newsletter
- ✓ Bulletins and Announcements
- ✓ Press

## **Regional Council Meetings**

- ✓ Design Agenda
- ✓ Create Materials
- ✓ Facilitate Meetings
- ✓ Document and Record

## **Facilitate Tiger Teams**

- ✓ Convene to Facilitate Research, White Papers and Local Policy Recommendations
- ✓ Document and Provide Deliverables
- ✓ Begin with Regional Housing Action Plan

## **Host Annual Housing Summit:**

- ✓ Design Agenda
- ✓ Create Materials
- ✓ Facilitate Meetings
- ✓ Document and Record

## **Coordinate Regional Funders**

- ✓ Design Agenda
- ✓ Create Materials
- ✓ Facilitate Meetings
- ✓ Document and Record

## **State Advocacy Coordination**

- ✓ Develop State Policy Agenda
- ✓ Host Advocacy Days at Capital
- ✓ Work in Coordination with Local and State Partners
- ✓ Document and Report Progress

# MHC 2.0 Work Plan Requests from Jurisdictions (NEW)

## Attracting Capital

- Raising Private & Philanthropic dollars for local housing with MHC partners
- Support local public efforts to secure stable funding (Town of Truckee - Ballot on T.O.T. Increase & Placer County TBID)
- Explore creative financing for projects and help round-up local soft financing for competitive State Tax Credits

## Regional Convening

- Host Annual Housing Summit in coordination with South Lake

# MHC 2.0 Work Plan Requests from Jurisdictions (NEW)

## **Tiger Teams for Research & White Papers...Ideas include:**

- Deed Restriction Programs: models, benefits, legal, management, models, successes elsewhere, etc.
- Mountain Density and Design that does not impact communities
- Creative Financing Models (loan products, Housing Trust Funds, etc.)
- Inclusionary/Workforce Housing Policy: analysis, recommendations

## **Local Advocacy:**

- Incubate and help launch separate local advocacy organization/program

# MHC 2.0 Budget

Year 1		Year 2		Year 3	
Project Management	\$50,000	Project Management	\$50,000	Project Management	\$50,000
Facilitation	\$70,000	Facilitation	\$70,000	Facilitation	\$70,000
Policy/Fund Development	\$60,000	Policy/Fund Development	\$60,000	Policy/Fund Development	\$60,000
Communications	\$45,000	Communications	\$45,000	Communications	\$45,000
Program Costs – Regional Housing Action Plan (RHAP)	\$60,000	Program Costs – RHAP – HUB Pilot Project	\$200,000	Program Costs – RHAP – HUB Pilot Project	\$200,000
TTCF Administrative Fee (10%)	\$28,500	TTCF Administrative Fee (10%)	\$22,500	TTCF Administrative Fee (10%)	\$22,500
<b>TOTAL</b>	<b>\$313,500</b>		<b>\$247,500</b>		<b>\$247,500</b>

**3 Year Total: \$808,500**  
**Current Funds Raised: \$733,250**  
 (\$75,250 need remaining)

# Next Steps

- 1. Invite Others to Participate**
- 2. Finalize Commitment: Forms due June 1, 2020**
- 3. Set Calendar for 2.0**

# Advocacy Tiger Team Update



**SIERRA**  
////////////////////////////////////  
BUSINESS COUNCIL



# Legislative Update

Legislature Reconvenes May 4th

New Budget Process

## What to Expect from the Legislative Session

- Bills SBC has been tracking
- Legislative Priorities:
  - Emergency Response
  - Wildfire
  - Homelessness/Supportive Housing and Rent Relief



# Expectations for Housing & Development

Effect of Downturn on Housing Financing and Capacity

Stimulus Package Potential

Self-financing as Opportunity for Achievable/Affordable Housing

Prepare, Plan, Innovate



# Recommendations for MHC

**Monitor Closely**

**Adjust Policy Platform and Tracking As Needed**

**Watch for Drop-in Opportunities**



# COVID-19 TTCF COMMUNITY RESPONSE FRAMEWORK & UPDATE

# COVID-19 PARTNER UPDATES

# PUBLIC COMMENT

# CLOSE + THANK YOU

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

To learn more, sign up for updates