



**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 10, 2020

Accelerating Housing Solutions in the North Tahoe-Truckee Region

MEETING GOALS

- MHC 1.0 + 2.0 Updates
- State Advocacy Policy Update
- General COVID Report-out

COUNCIL AGENDA

I. Welcome

II. State of Housing

III. Council Updates

IV. COVID-19 Updates

V. Public Comment

VI. Close

PARTNER HIGHLIGHTS

TOWN OF TRUCKEE

- Approved application from Pacific West Communities to develop Frishman Hollow II. The project will be built in summer 2020 and took less than a year from concept to construction.
- Issued a building permit for Coldstream Commons, being developed by Neighborhood Partners. The developer needs additional financing before they can proceed with the project.
- Moving forward on the Riverview Corporate Yard, which will include an affordable/workforce housing component.
- Updated the Town's housing program webpage: <https://www.townoftruckee.com/government/housing>
- Working with Landing Locals to implement a rental conversion program, focused on unlocking existing housing stock for long-term rental.
- Implementing the ADU incentives program.

PLACER COUNTY

- Rolling out the workforce housing deed restriction program this summer, with the program going to Board of Supervisors soon
- Working with TRPA on the Tahoe Basin Area Plan amendments for ADUs.
- Working with the California Tahoe Conservancy, who owns land in North Lake Tahoe that could be used for affordable housing
- Improving E-services which are helping with continuity of construction/housing projects. Website now has a chat box, fee estimator, permit support, and more: <https://www.placer.ca.gov/2128/Building-Services>
- Developing a Resource Center for ADUs. Working on rolling out services as they become available, including a web portal and dedicated info book on how to do ADUs that includes pre-approved plans, cost calculators, lender info, etc.
- Meadowview Place tax financing was secured and will break ground this summer
- Conducting a feasibility study on the Dollar Creek Crossing project to modify the plans to encourage density and other housing types
- Working on the Housing Element update for 2021-2029.
- Working on a location for supportive housing.

VAIL RESORTS/NORTHSTAR CALIFORNIA

- The Northstar Candlestick Housing Campus has been extremely helpful with the early resort closure and travel limitations due to COVID. The resort is covering rent for employees living at the housing campus during this challenging time.

MARTIS FUND

- Provided \$1M in funding to the Frishman Hollow II project.
- Increased funding for the Downpayment Assistance Program from \$250k to \$500k.

TRPA

- Submitted policy updates to the housing committee for region-wide ADU changes.
- Amending the South Shore Area Plan to allow for a 77-unit affordable housing project on Ski Run in South Lake.

SBC

- Participating in a state-level technical assistance program to support the advancement of regional housing projects

TIGER TEAM 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:

- The Covid-19 crisis up-ended legislative priorities and timelines for a two month period. During that time SBC analyzed and anticipated likely policy shifts and adjusted Tiger Team expectations to meet the new reality and the Governor's direction that the legislature focus primarily on the COVID-19-related housing activities
- Advocacy activities since the onset of COVID-19 include supporting a \$500 million inclusion in the budget for the Low Income Housing Tax Credit Program which was very much at risk, redirecting \$331 million in state funding from the National Mortgage settlement to short term mortgage relief, maintaining a continuous appropriation of 20% of the California Climate Initiative funding for affordable housing (estimated at \$452 million in 2020-2021), supporting inclusion of \$552 million in funding for housing to the State in the federal CARES Act, and speeding the implementation of the \$4 billion Prop 1 grant funded programs.
- SBC has continued to track and support existing legislation to loosen zoning restrictions on commercial properties converting to housing uses.

WHAT IS ACHIEVABLE LOCAL HOUSING?

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 a framework 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 FACILITATOR/PROJECT COORDINATOR: *Seana Doherty/Emily Vitas*

Community Collaborative of Tahoe Truckee – Alison Schwedner

Contractors Association of Truckee Tahoe – Kristi Thompson

Martis Fund – Heidi Volhardt Allstead / Tom Murphy

Mountain Area Preservation Foundation – Alexis Ollar

Nevada County – Brian Foss / Richard Anderson

North Lake Tahoe Resort Association – Brett Williams

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

Placer County – Cindy Gustafson / Jennifer Merchant

Sierra Business Council – Steve Frisch / Kristin York

Sierra Community House – Paul Bancroft / Teresa Crimmens

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 – Annie Rosenfeld

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 / Seana Doherty

Truckee Chamber | Truckee Tomorrow – John Manocchio / Lynn Saunders

Truckee Donner Public Utility District – Steven Poncelet / Regina Wise

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:
DONE + IN THE WORKS | 417
ON THE HORIZON | 200+

DONE + IN THE WORKS | 417
COMPLETE (BUILT):

- ✓ 1: Quality Automotive – 1 deed restricted rental unit above auto shop, Truckee
- ✓ 10: Tahoe City Marina – 8 market rate units, 2 low income, deed restricted units
- ✓ 138: Coburn Crossing, Truckee – 132 deed restricted, market-rate apartments, 6 low income workforce units

APPROVED, UNDER CONSTRUCTION:

- ✓ 76: Railyard Artist Lofts, Truckee – 63 very low, 13 low income rental units
- ✓ 48: Coldstream Specific Plan – 29 very low, 19 low income units
- ✓ 3: Grocery Outlet, Truckee – low income rental units
- ✓ 1: Pioneer Commerce Center Apartments, Truckee – 1 low income unit
- ✓ 5: Voltaix, Kings Beach – 5 employee housing units

APPROVED, UNBUILT:

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

- ✓ 3: 6731 Tahoe, “The Vision,” Placer – 3 employee housing units
- ✓ 68: Frishman Hollow II – 68 low to moderate, income restricted family rental units, Truckee, CA
- ✓ 2: Industrial Way Mixed-Use Project, Truckee – 2 workforce housing units
- ✓ 6: Donner Lake 6, Truckee – 3 studios and 3 one-bedroom units (deed restricted to locals)

ON THE HORIZON | 200+

APPLICATION SUBMITTED:

- ✓ 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. Undergoing CEQA review.
- ✓ 69: Soaring Ranch Project, Truckee – 61 market-rate multi-family units, 8 low-income deed restricted units
- ✓ TBD: Lizando Project, Truckee – Rental units serving the missing middle. \$780K commitment of funds from Truckee Tahoe Airport District.

PRE-APPLICATION CONCEPTS:

- ✓ 14: Dollar Hill Apartments – 14 achievable local housing rentals
- ✓ 35–40: Truckee Cohousing – Serving a range of income levels (single family homes)
- ✓ TBD: 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)

IMPLEMENT INNOVATIVE REGIONAL POLICY AGENDA + EDUCATIONAL TOOLS GOALS

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:

- ✓ Achievable Local Housing Policy Recommendation: Approved by Council, 1.9.18
- ✓ Fee Policy Recommendation: Approved by Council, 9.18.18
- ✓ State + Federal Policy Platform: Approved by Council 1.11.19

- ✓ Short-term Rental White Paper: Research Paper approved by 25 of 29 partners
- ✓ Accessory Dwelling Unit White Paper: Approved by 25 of 28 partners
- ✓ Housing Tool Kit: Created visual tools for various housing topics on new website: Fall 2019

**Above policies can be found at: <https://mountainhousingcouncil.org/about/>*

VISION

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

INCREASE FUNDING FOR HOUSING

GOALS:

→ \$15 million in three years to support range of housing

COLLECTIVE RESULTS TO DATE | \$50,140,000

- ✓ \$12.85M: \$3.8M 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 (2018–2019)
- ✓ \$500K: Committed by Martis Fund to support down payment assistance program (2019–2020)
- ✓ 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)
- ✓ \$2M: Town of Truckee General Fund set aside (one time) for affordable and workforce housing programs
- ✓ \$160,000 secured from SB-2 State HCD funds to accelerate affordable housing in the Town
- ✓ \$500,000 allocated from Placer County general fund to develop a pilot program to accelerate the production of affordable housing (2019/2020)
- ✓ \$40,000 Market research on part-time homeowners willing to rent to locals
- ✓ \$20,000 Program Related Investment (PRI) for seed funding to launch Landing Locals



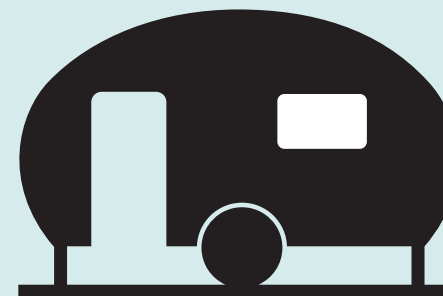
RETAIN EXISTING AFFORDABLE HOUSING

GOALS:

→ 30 units in three years

COLLECTIVE RESULTS TO DATE:

- ✓ 10 units in Sunset 1: Team working on strategy to preserve



MISSION

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

SECURE EXISTING HOUSING STOCK FOR LOCALS

GOALS:

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

COLLECTIVE RESULTS TO DATE | 109

- ✓ (37) Landing: 37 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



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

