

July 17, 2020



MOUNTAIN
HOUSING
COUNCIL
OF TAHOE TRUCKEE

MHC 2.0

TAHOE TRUCKEE
COMMUNITY FOUNDATION

WEBINAR AGREEMENT

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 use “chat” if you have a question or comment
- 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
- There will be breakout “rooms” and we will take a 5 minute break after you are sent to your rooms
- Everything is going to be OK!



Adopted April 2018

MHC Meeting Agreements

- Show up and bring your best ideas.
- Be prepared.
- **Treat others with respect.**
- Voice opinions and concerns.
- Advocate for our collaborative goals.
- Work collaboratively and strive for consensus.
- Share your expertise.
- Serve as an ambassador.



AGENDA

- Welcome & Agreements - 10 Minutes 8:00
- Stories from the Community - 10 Minutes 8:10
- 2.0 Partners Intros & Updates - 30 Minutes 8:40
- Wrap-up 1.0 - 15 Minutes 8:55
- Breakout Prep
 - 1.0 Goals & Objectives - 10 Minutes 9:40
 - 2 Minute Tiger-Team Pitches - 15 Minute 10:00
- Break - 5 Minutes 10:00
- Breakouts - 35 Minutes 10:05
- Report Back - 10 Minutes 10:40
- Public Input -5 Minutes 10:55
- Next Steps - 5 Minutes 10





Stories from our Community

Amie Quirarte, Tahoe Luxury
Properties

Kai Frolich, Landing Locals

28 PARTNERS WORKING TOGETHER

COMMUNITY PARTNERS

Community Collaborative of Truckee Tahoe
Contractors Association of Truckee Tahoe
Donner Summit Association
Mountain Area Preservation
North Lake Tahoe Resort Association
Sierra Business Council
Sierra Community House

Tahoe Prosperity Center
Tahoe Sierra Board of Realtors
Tahoe Truckee Community Foundation
Truckee Tahoe Workforce Housing Agency
Truckee Chamber of Commerce
Truckee Downtown Merchants Association
Truckee North Tahoe Transportation
Management Association



28 PARTNERS WORKING TOGETHER

FUNDING PARTNERS (SO FAR)

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



MHC Dates

Quarterly Meetings, Fridays 8-11am

July 17, 2020
October 16, 2020
January 15, 2021
April 23, 2021

July 16, 2021
October 15, 2021
January 22, 2022
April 22, 2022

July 15, 2022
October 21, 2022
January 20, 2023
April 21, 2023





MHC 1.0 Wrap-up



**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**

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 Tahoe Tahoe – Kristi Thompson
Martis Fund – Heidi Volhard/Althea/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 Cookidge
Placer County – Cindy Gustafson / Jennifer Merchant

Sierra Business Council – Steve Fritsch / Kristin York
Sierra Community House – Paul Bancroft / Bessie Crimmins
Squaw Valley Public Service District – Mike Geary / Eric Paulsen / 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 Kalle / Heidi Hill-Drum
Tahoe Regional Planning Agency – Joanne Marchetta / John Hedler

Tahoe Sierra Beard of Realtors – John Falk / Matt Hansen
Tahoe Truckee Unified School District – Robert Lent / Juan Zappettini
Towns of Truckee – David Timan / Kimmie Dahn / Jeff Loos / Seana Doherty
Truckee Chamber | **Truckee Tomorrow** – John Marocchillo / Lynn Saunders
Truckee Donner Public Utility District – Steven Pincoff / Regina Wade
Truckee Downtown Merchants Association – Stefanie Oliveira / Cassie Hebel
Truckee North Tahoe Transportation Management Association – Janine Wright / Julia Tolman
Truckee Tahoe Airport District – Kevin Smith / Rick Stephens
Vail Resorts/Northstar California – Jenisha Hall

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.

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



**TAHOE TRUCKEE
COMMUNITY FOUNDATION**

Digital Translation of the Placemat, Dashboard and Toolkit

MHC Timeline/Milestones - <https://www.mountainhousingcouncil.org/milestone-timeline/>

Partner Highlights - <https://www.mountainhousingcouncil.org/council-partners/>

Project Pipeline - <https://www.mountainhousingcouncil.org/project-pipeline-listings/>

Collective Results - <https://www.mountainhousingcouncil.org/results/>

Toolkit -

Housing Needs - <https://www.mountainhousingcouncil.org/needs/>

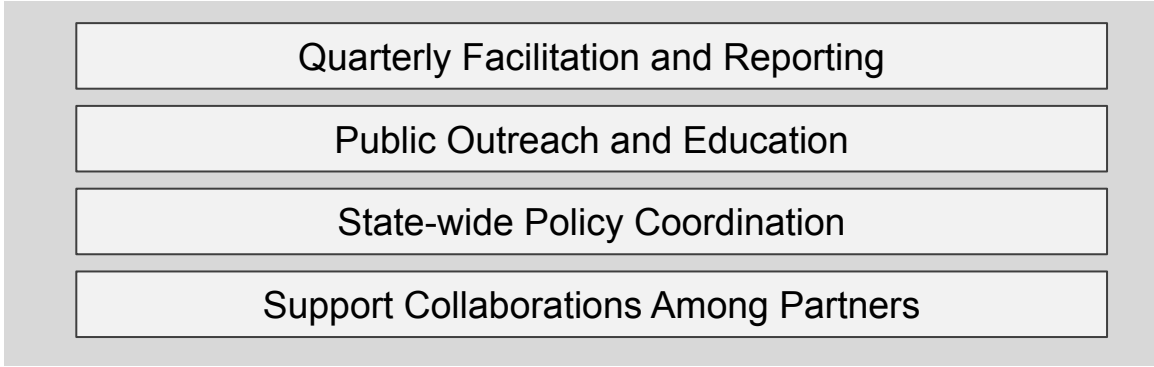
Understanding AMI - <https://www.mountainhousingcouncil.org/area-median-income/>

Availability Gap - <https://www.mountainhousingcouncil.org/availability-gap/>

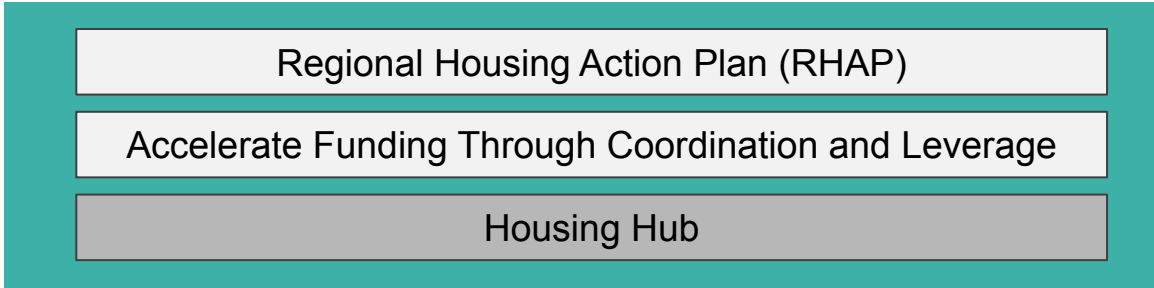


Proposed MHC 2.0 Workplan

**MHC
1.0**



**MHC
2.0**



Current State: Misaligned Process

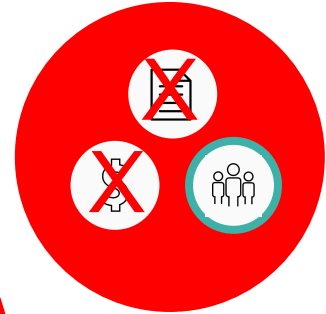
Needs

-  Entitlements & Planning
-  Funds to Build
-  Community Buy-in

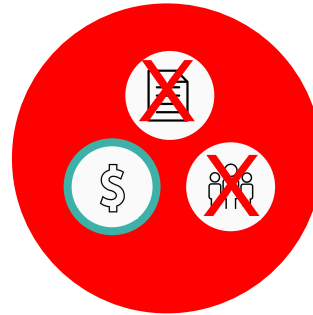
DEVELOPER



DEVELOPER



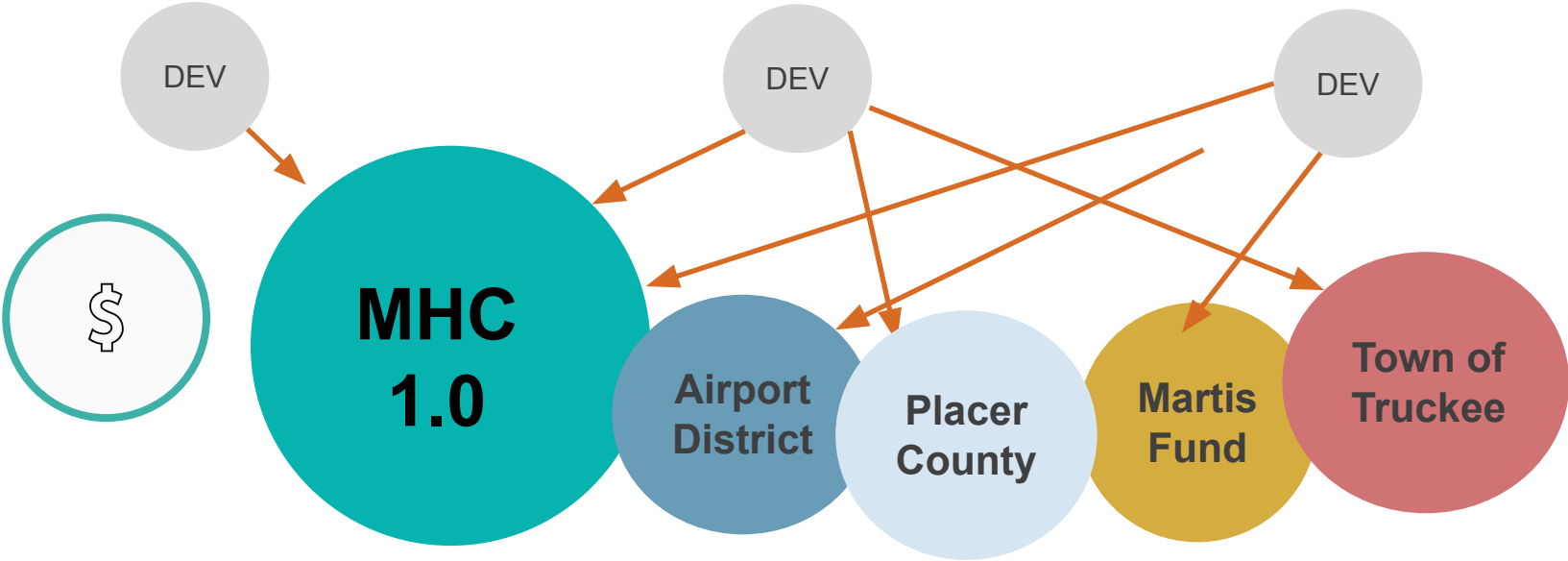
DEVELOPER



Results: Time wasted
Money wasted
No housing



Problem #1: One-off Funding



Results: Time wasted / Money wasted / No housing

Seeking Solutions: Coordinate Funding



Problem #2: Entitlement “Spin Cycle”



- Not a clear path
- Complicated fee structure
- Not streamlined/challenging to navigate

Results: Time wasted / Money wasted / No housing

Seeking Solutions: Regional Action Plan Checklist



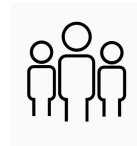
Problem #3: Community Buy-in



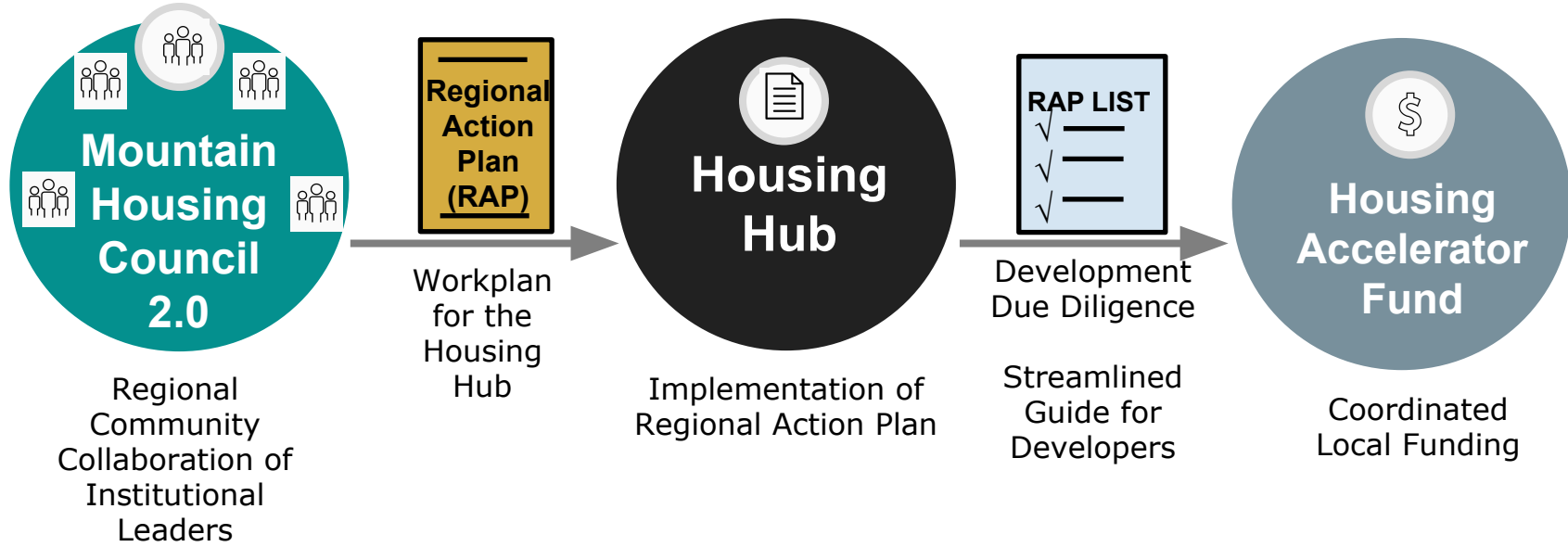
- Community not engaged
- Process is complicated and takes long
- Project perceived as wrong fit for neighborhood

Results: Time wasted / Money wasted / No housing

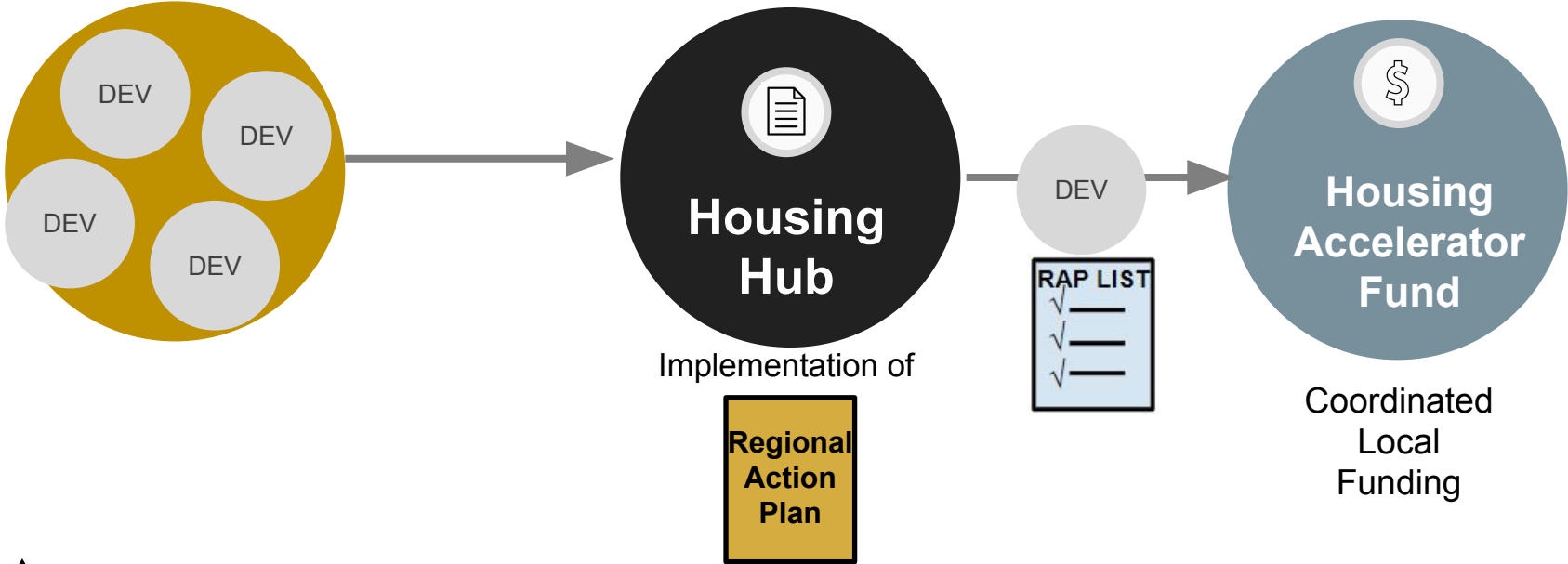
Seeking Solutions: Community Engagement



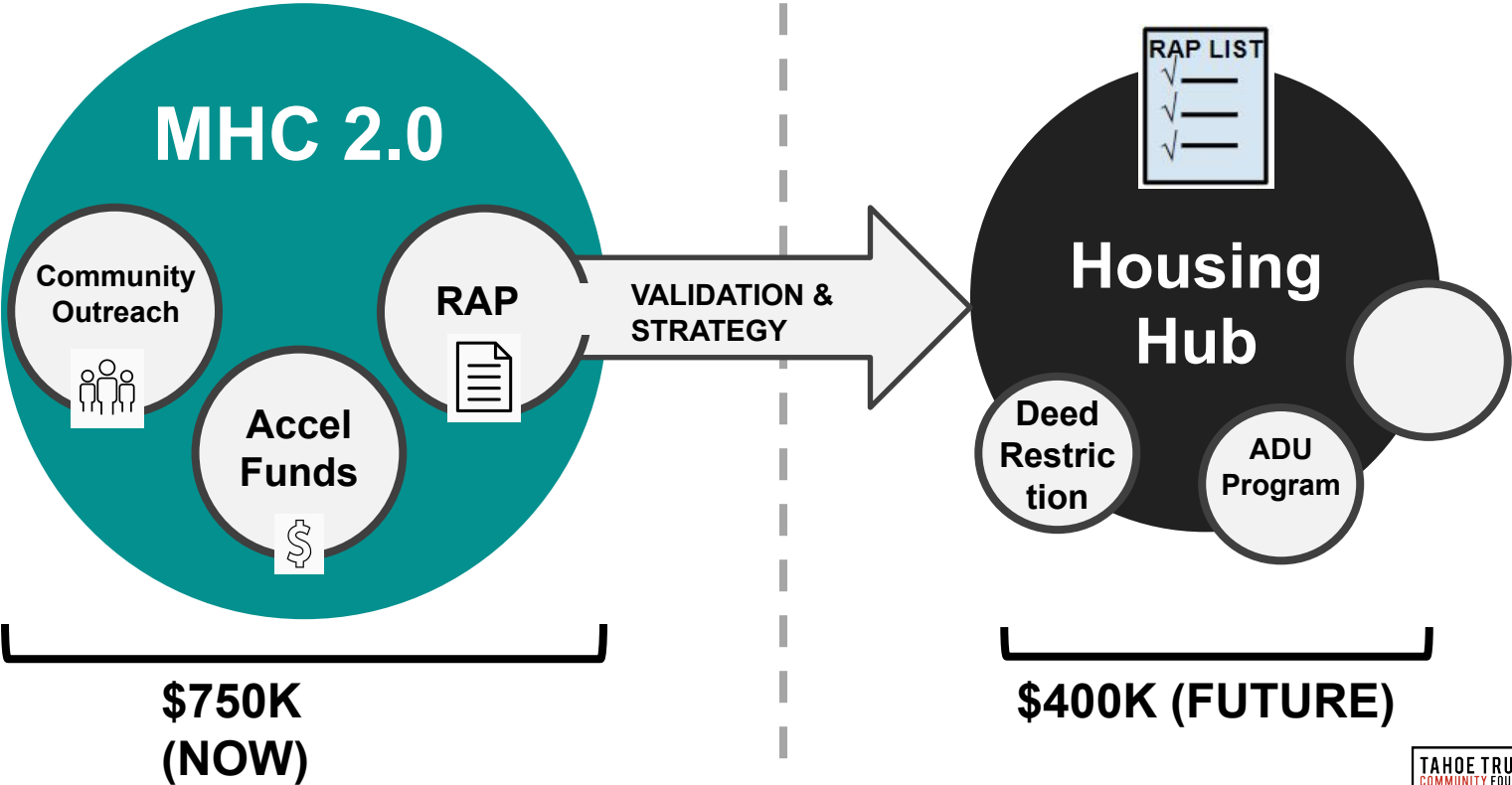
Accelerating Achievable Local Housing



Accelerating Achievable Local Housing



MHC 2.0



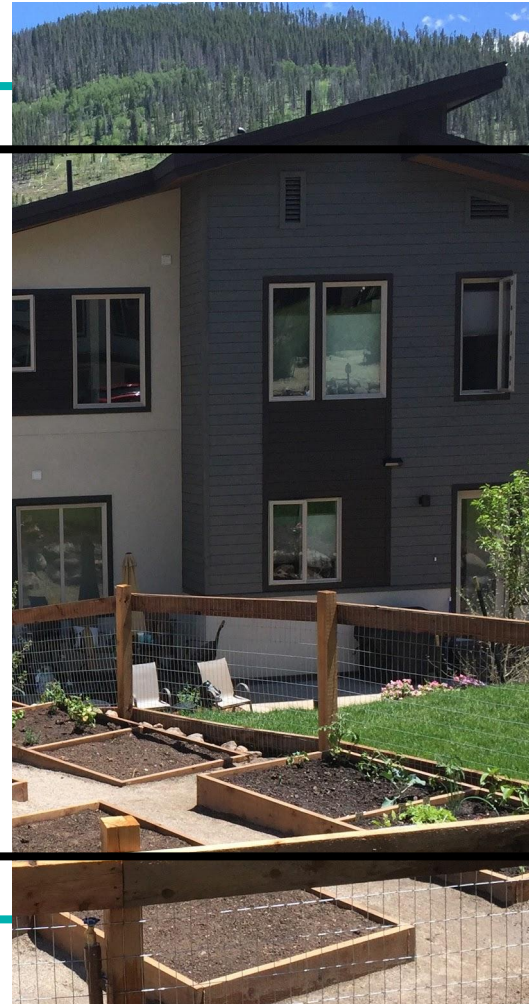


Breakout Prep

Goals and Measures of Success

Getting the Work Prioritized

- Clear Goals to Measure the Work Quarterly
- Some easier than others
- Agreement on how we measure



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 Marlin – 8 market rate units, 2 low income, deed restricted units
- ✓ 130: Caborn Crossing, Truckee – 132 deed restricted, market-rate apartments, 6 low income workforce units

APPROVED, UNDER CONSTRUCTION:

- ✓ 76: Railway 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: Volcan, Kings Beach – 5 employee housing units

APPROVED, UNBUILT:

- ✓ 56: Meadow View Place, Placer – 50 low income rental units, Martis Valley (\$16.6M in funds secured)

- ✓ 3: 6731 Tahoe, "The Vision," Placer – 3 employee housing units
- ✓ 69: 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)

TRACKING TOWARDS OUR MOUNTAIN HOUSING COUNCIL REGIONAL ACTION PLAN

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 \$8.6M through state tax credits to support the Artist Lofts, Truckee Railway Project
- ✓ \$250K: Funding from State Sustainability Grants (CASP and TRADD) for infrastructure work on Donner Pass Road
- ✓ \$2M: Truckee General Fund investment for roundabout for 138 local-deed restricted apartment project (Caborn Crossing)
- ✓ \$16.6M: State Funds committed to Cold Stream project for 48-low income housing units
- ✓ \$16.6M: Funding from State Sustainability Grants (CASP and TRADD) secured for 50-unit project in Placer County
- ✓ \$500K: Committed by Martis Fund to support down payment assistance program (2019-2020)
- ✓ \$500K: Committed by Martis Fund to support down payment assistance program (2019-2020)
- ✓ 780K: Total pledge from Truckee Tahoe Airport District for Lizando project (20 apartment)
- ✓ \$2.6M: Nahas Project land purchase pledges to date: Placer County Housing Trust Fund (\$1.85M), Placer County Transient Occupancy Taxes (\$10K), Truckee Tahoe Airport District (\$500K), Placer County Canceled Capital Funds (\$500K) (*note: \$1M gpp)
- ✓ \$2M: Items of Truckee General Fund set aside (one time) for affordable and workforce housing programs
- ✓ \$160,000 secured from SB-2 State AGO 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:

→ 10 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 TTECF)
- ✓ (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 IPA with: TFHD, TPUD, TTUSD, TTAD
- ✓ Continue education efforts on what employees can do to support housing such as via the Landing project



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/>



Results

GOAL: Create 300 new units in 3 years

RESULTS: 413 Achievable Local Housing units completed or underway and another **284+** units on the horizon that are submitted or in pre-application process.

GOAL: Attract \$15m over 3 years

RESULTS: ~\$50M in capital for regional housing tracking to garner another **\$50m** in funding for locals housing in our region.

GOAL: Secure 300 units in 3 years

To date, **86** units “unlocked” and secured for local workforce,

GOAL: Retain 30 Affordable Units

Currently working to preserve **10** units in Sunset 1 Mobile Home Park.

GOAL: Implement 10 Policies / Solutions

Authored **5** Policy Papers resulting in **13** government changes to increase housing availability

GOAL: Increase % of Workers Living Here

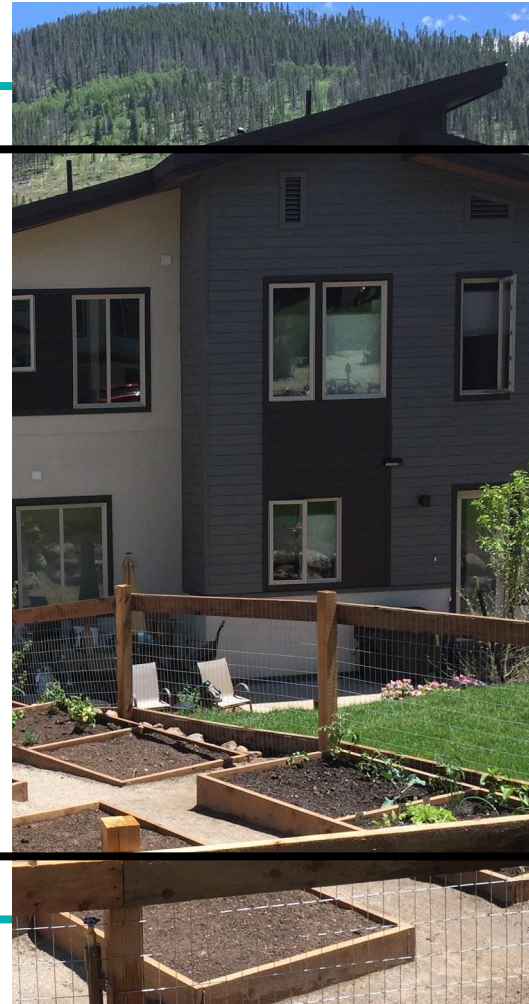
Supporting innovative solutions such as the Employer Housing JPA and Landing.



Tiger Team - Elevator Pitches

Getting the Work Prioritized

- 2 minute pitch for a Tiger Team idea
- Help focus our resources and time
- Feedback will come during Breakout time
- Hand-Clap Button when it is time



Breakout Facilitators

Alison Schwedner

Emily Vitas

Emily Setzer

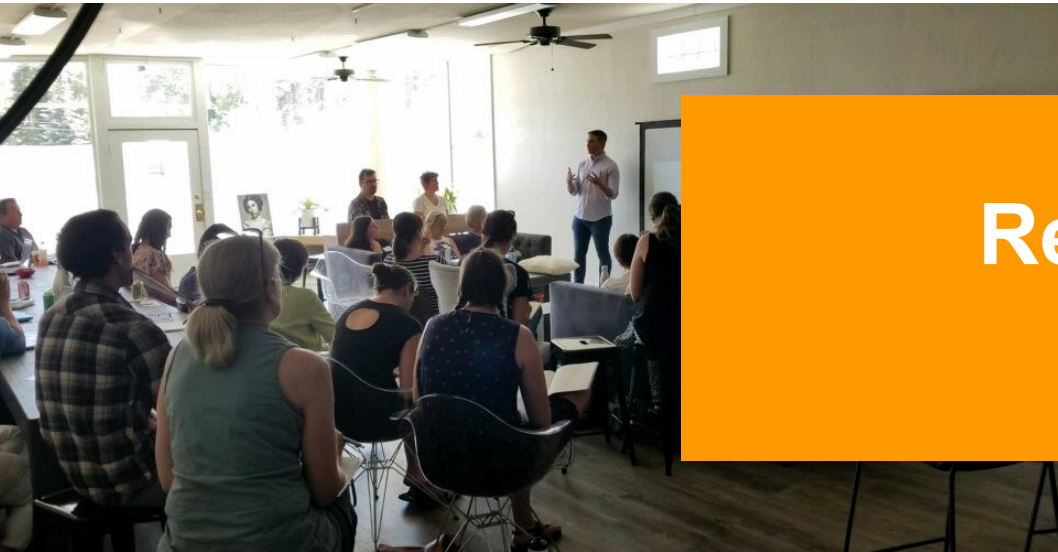
Heidi Alstead

Floater: Seana & Stacy



Enter Breakout Room & Quick (5 Min) Break





Report Out

MHC 2.0: Goals + Metrics Brainstorm Page 1

- **# of new units of achievable local housing**

(Built--serving up to 195% AMI income level)

Broken out by affordability levels.

Clarification on "Local" - Workers of LOCAL Employers

- **# of units unlocked from existing housing stock for rent (matching)**

Long-term rentals

Seasonal Employess

- **# of units unlocked from existing housing stock for sale/ownership (deed, downpayment)**



MHC 2.0: Goals + Metrics Brainstorm Page 2

- **\$ Attracted to the Region** - MHC actively working together to attract new dollars to the region.
 - HUB can help with a diversity of funding opportunities. \$5m per year.
 - Dollars to Units, Dollars to Programs & Dollars to Incentives
- **Policy Papers & Recommendations**
- **Increase % of workers that live here (Outcome with all other goals driving this outcome)**
- Implement a Local Advocacy Group - New Housing Projects, Funding & State Policy Agenda



Tiger Team Brainstorm--

Regional Housing Action Plan - "Housing Study Update" + RAP

Housing HUB - Implementation arm of RAP

Local Advocacy (project focused)

Workforce Housing Preservation Program (VailIndeed)

Creative Housing Funding Mechanism (vacancy tax, resort/use fee, etc)

Supportive Housing

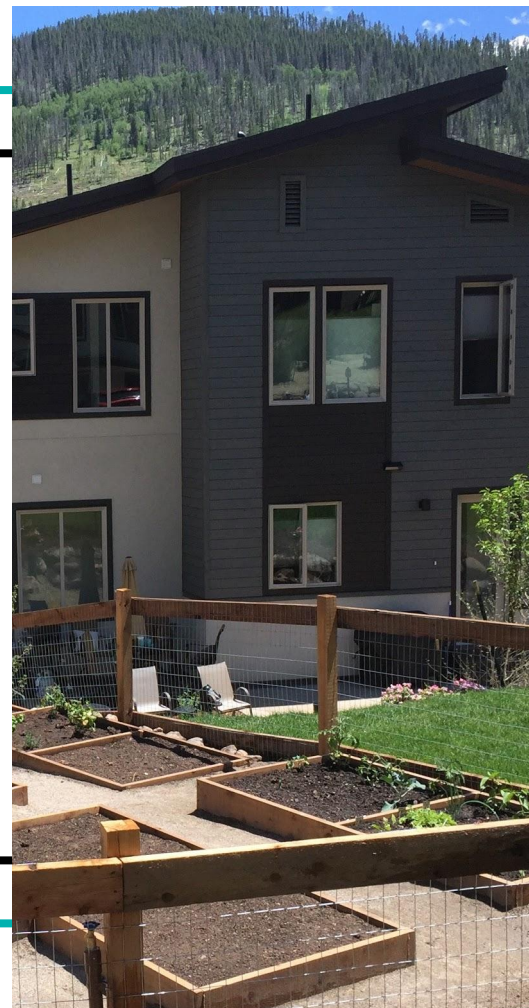
Policy---



What's Next? Next Steps!

Next Steps

- Breakout Session Facilitators meet to debrief and summarize notes. Summary emailed to Council in two weeks.
- Form Tiger Team immediately to focus on RFP for Regional Action Plan. Email Stacy if you would like to participate.
- Check Partner Highlight page for accuracy.



TAHOE TRUCKEE
COMMUNITY FOUNDATION

VISIT US

11071 Donner Pass Rd
Truckee, CA
96161

MAIL

P.O. Box 366
Truckee, CA
96160

EMAIL

info@ttcf.net

PHONE

530.587.1776

FAX

530.550.7985

[@ttcfgives](#)



Thank you