



**Mountain Housing Council 2.0 Meeting #1
July 17, 2020: 8:00 – 11:00am**

Summary Notes

Meeting Purpose

- MHC 2.0 Partner Updates
- MHC 1.0 Assessment
- MHC 2.0 Goals, Objectives, and Tiger Team priorities

Agenda

I. Welcome and Agreements

II. Stories from the Community: COVID-19's impact is rapidly shifting housing and rental markets

- a. Unstable Housing Market: Tahoe Luxury Properties Realtor Amie Quirarte shared that the current housing market is unstable due to the large influx of people moving in from urban areas. Locals can't compete.
 - i. Houses are selling quickly (within 24 hours) without loan contingency over asking price (>100K) with multiple offers (over 20) and appraisals being waived.
 - ii. There is a "make more money or buy a cheaper house" mentality being told to locals. Even a six-figure salary is not enough to purchase a home.
- b. Erratic Rental Market: Landing Locals Co-founder Kai Frolich shared that the rental market is mirroring the housing market. Many essential workers are at a greater risk for being displaced.
 - i. Homeowners are selling their rentals.
 - ii. Prospective renters are offering to pay 1.5 the rental rate or even pay the full year upfront.
- c. Local Impact: A married couple, a local teacher and a small business co-owner, put in offers on two homes and were outbid by non-locals who paid cash and over 100K in asking price.

III. 2.0 Partner Updates

- a. Sierra Community House
 - i. Since March 15th, processed 148 applications for rental assistance (=\$200K),
 - ii. Gave \$85K in public utility assistance,
 - iii. And gave \$35K in rental assistance to those who qualify for victimization (domestic violence and sexual assault).
 - iv. Raising match for rental assistance dollars.
- b. Tahoe Sierra Board of Realtors
 - i. Acute housing shortage is also being driven by lower inventory- fewer units listed for purchase and for rent.

- c. Vail Resorts/Northstar California
 - i. Problem-solving density and congregate living challenges at Candlestick Campus, their housing campus in Kings Beach.
- d. Martis Fund
 - i. Provided \$100K to Meadow View Place project.
 - ii. Down Payment Assistance Program requests slowed due to the quick selling housing market.
 - iii. Looking into deed restriction programs.
- e. Nevada County
 - i. Received ~\$10M in federal funding related to COVID, \$1.75M allocated toward grant programs that support business, nonprofits, and community.
 - ii. Funds allocated to the growing homelessness problem are worsening due to COVID.
- f. North Lake Tahoe Public Utility District
 - i. Due to increased full-time residency, there is low confidence that a 20% water reduction will be achieved, as previously retained, resulting in loss of federal and state funding.
 - ii. Implementing a billing relief program. 50 applicants
- g. Placer County
 - i. Meadow View Place (56 units) should begin construction in the next few weeks.
 - ii. Working on Workhouse Housing Preservation (deed restriction) program which will be modeled after the Vail inDEED program. Currently focused on securing funds.
 - iii. Bringing forward the Tahoe Basin Area Plan Updates which will align TRPA with state law.
 - 1. There will be some code and ADU changes to stay current with state requirements.
 - 2. Plan allowing multi-person dorm-style housing in areas where multi-family housing is allowed will go to the TRPA Implementation Committee in August, the Placer County Commission in September, the Board of Supervisors in October, and then back to the Governing Board of TRPA in November and December.
 - iv. Currently holding stakeholder meetings and have conducted surveys for 2021-2029 Housing Element.
 - v. Listened to the community for Dollar Creek Crossing Project and are looking into more diversity of product and potentially less dense housing. Retained Williams+Paddon Architects to do more master planning of the site. The developers are still involved.
- h. Sugar Bowl
 - i. Might lose up to 100 beds this winter navigating the safety of staff in congregate housing.
- i. Tahoe City Public Utilities District
 - i. Recently offered a rate relief program to commercial customers on sewer rates to assist with the downturn of business due to COVID.
- j. Tahoe Regional Planning Agency
 - i. In June, the Governing Board approved a formal working group- a mix of local and regional partners. Meetings will be open to the public. Starts in August.

- k. Town of Truckee
 - i. New Housing Team at the Town: A new cross-departmental team formed called the Housing Action Team at the Town aimed at moving various housing programs, policies, and initiatives forward.
 - ii. 193 NEW affordable rentals opening in Truckee in 2021: Projects include Truckee Artist Lofts (77 units), Coldstream Commons (48 units), and Frishman Hollow II (68 units). For more info: townoftruckee.com/government/housing/current-housing-developments
 - iii. Update on Coburn Crossing Project: This 138-market-rate, local-restricted units will be 100% occupied by the end of July. August marks a year of this project opening in Truckee.
 - iv. State surplus Initiative landed in Truckee. RFQ went out. The Pacific Group who did Frishman Hollow I and Henness Flats applied.
 - v. Rental Assistance: Town invented \$50K in Covid-related rental assistance program in coordination with Sierra Community House. Had over 80 applicants in 24 hours; assisted 30. Looking at another round of rental assistance from State Funds in the next few months amounting to \$96K.
 - vi. Permanent Funding for Housing: Town moving forward on TOT measure to create a permanent source of funding for housing. TOT increase to appear on the November ballot. Polled at 80%. Increasing TOT rate 10 to 12%. Aims, through a general tax, to generate \$700K for critical housing, fire protection, and open space.
 - vii. New Housing Program: Taking to Town Council on 8/25 a long-term rental incentive program that would hopefully partner with Landing Locals to offer a \$3k incentive to shift dormant or short-term rentals to long-term rentals.
 - viii. ADU Pilot Program: Kicked-off. Offer pre-development services, materials, resources, education and in the future, loan products and tenant matching for deed restricted units. More information on Town's website (Housing Programs)
 - ix. Planning Updates related to housing:
 - 1. Contracted with Placeworks on feasibility plan for 9 parcels in Truckee using SB2 funds. The plan is to identify 1 or 2 sites for future housing projects.
 - 2. Contracted with MIG to work on a land use plan for the Donner Pass Road Corridor to look at ways to incentivize more mixed-use development including housing.
 - 3. General Plan Update: virtual workshop through 7/31 at Truckee2040.com.
- l. Truckee Tahoe Airport District
 - i. Partner in the Nahas Property-Dollar Creek Crossing Project. New study starting in 10 days. Advocating for mixed housing including low-income housing and affordable rentals.
 - ii. Committed \$40K a unit to limit rent to \$750 a bedroom +CPI annual to Rick Lee in 2018 and resubmitted. Development is in review by the Town of Truckee.
 - iii. Focusing efforts and funds into Tahoe Truckee Workforce Housing Agency.
- m. Tahoe Truckee Workforce Housing Agency
 - i. Working with Wendy Sullivan and WSW Consulting on an Employee Housing Needs Assessment.

1. The assessment includes a survey that has been distributed to all member agency employees (nearly 1,800 people) to gauge their housing stability, interest in potential housing programs, housing budgets, and more.
2. The report will be complete by the end of September.
- ii. On July 1, embarked on a pilot program with Landing Locals to provide housing opportunities for employees with more immediate needs.
 1. Connected three member-agency employees with housing.
 2. More than 30 homeowners have expressed interest in renting their homes to TTWHA essential workers.
 3. The program will run through October, at which time, they will review successes and challenges and discuss next steps with Landing Locals.
- n. Sierra Business Council
 - i. Housing has fared well in the State Budget Deal but is contingent on Federal stimulus funds. This includes continued funding for the low-income housing tax credit program and continued support for state-owned properties exchanged for housing development.
 - ii. New opportunities to expand housing options and advocacy through federal funding proposals.
 - iii. Housing remains top priority for the Governor and Legislature.
 - iv. First-time Home Buyer's Down Payment Assistance Program remains in place.
 - v. SBC's assets continue to be funded by the Technical Assistance Program funded by the Governors' Office of Business and Economic Development Office to provide direct assistance to potential affordable housing developers.
 - vi. Expanding organized, local advocacy support around local projects, policies, and TOT increase.
- o. Community Collaborative Tahoe Truckee
 - i. January 2020 Point Tent Homeless Count: 45 individuals qualify as homeless in our region.
 - ii. Emergency Respite Center has been open Tuesday, Thursday, and Friday at the Vet's Hall and have served 85 individuals- many are local workforce living out of their cars.
 - iii. Recommend that we look at housing through an equity lens.

IV. MHC 1.0 Wrap-up (please see slides)

- a. Invested in digital content. Translated Impact Placemat and Dashboard into new website tools to showcase MHC's hard work and ultimately engage conversation within the community.
 - i. Added MHC Partner Highlights Page
 1. If there are no highlights posted, it might just mean none were reported.
 2. Partners can submit missing or additional information by using the form link at the bottom of the page. Once approved, information will automatically update.
 - ii. Added Dashboard results page.
 - iii. Added timeline.
 - iv. Added Projects in the Works, - a pipeline page.
 - v. Unpacked difficult conversations and topics into user-friendly html.

- b. Reminded Council of proposed MHC 2.0 Workplan.
 - c. Systems Analysis
 - i. Identified misaligned housing process.
 - 1. Problem #1: One-off Funding
 - 2. Problem #2: Entitlement “Spin Cycle”
 - 3. Problem #3: Community Buy-in
 - ii. Solution is a Systems Approach. Align all 3
 - 1. MHC engages the community for “buy in” so that they are ready and believe new housing is the right fit for their neighborhood.
 - 2. Participate in a Regional Action Plan (launch this year)
 - a. Decide who implements the plan, this could be the Housing Hub or Next Entity.
 - b. Scope of work for the implementation arm. This could be Housing HUB. (launch in one year)
 - i. Does due diligence,
 - ii. Becomes a streamline guide for developers- stop the spin cycle
 - iii. Pulls from other funding opportunities
 - iv. Coordinates with other housing entities
 - v. Is hub of all the capacity that we have built as a region
 - 3. Coordinate funding
 - iii. For example, Housing Accelerators could hear multiple pitches at once because developers have already been vetted in the process through the RAP and Housing Hub, which means then we can make strategic decisions about local dollars.
- d. Council Questions:
 - i. Is MHC/Stacy involved in discussions around Vail InDeed programs and other programs discussed by SBC and the Town of Truckee?
 - ii. We have been talking about these programs for a long time across our MHC partners. If the region does decide to coordinate programmatic and implementation work through the Housing Hub, then the Housing Hub could amplify these programs which are currently taking place in independent organizations.

V. Break-outs: Setting Goals & Objectives & Brainstorm Tiger Teams

- a. Getting the Work Prioritized: MHC isn’t doing any of the work. It’s the collective impact of all or our work.
- b. Partners gave pitches for potential Tiger Teams to discuss in breakout sessions.
 - i. Regional Action Plan
 - ii. Deed restriction programs
 - iii. Housing Hub
 - iv. Update 2016 BAE Housing Study Report
 - v. Entitlements
 - vi. Concentrated advocacy efforts
 - vii. Other venues to generate revenue; ie, vacancy, transfer, and resort taxes, incentives, etc.

- viii. Equity and housing inclusion. Look at WHO supportive housing is for and not just how
- c. Partners broke into breakout sessions to provide guidance on Goals and Objectives and to prioritize Tiger Teams for MHC 2.0
- d. There wasn't enough time for each breakout session to debrief. Facilitators of the sessions met subsequently to debrief and inform a summary. This Summary was sent to all partners after the Council meeting.

VI. Next Steps

- e. Receive breakout session summary notes
- f. Renewal of the housing study which will roll into RAP. Form Tiger Team immediately.
- g. In October, we will all agree on a work plan based on today's input.
- h. Email Stacy directly if you want to be on initial tiger team
- i. Go to the Partner Highlight page and make sure it really represents work already done.
- j. Future dates

MEETING ATTENDEES

Alexander Mourelatos, Tahoe Truckee Community Foundation Board Member
 Alison Schwedner, Community Collaborative of Tahoe Truckee, Director
 Amie Quirarte, Guest, Tahoe Luxury Properties – Community Member
 Anne-Flore Dwyer, Donner Summit Association
 Annie Rosenfeld, Tahoe Donner Association
 Beth Tanhoff, Donner Summit Association
 Brett Williams, North Lake Tahoe Resort Association
 Brittany Benesi, Sierra Business Council
 Cassie Hebel, Tahoe Donner Merchant Association
 Chase Janvrin, Tahoe Prosperity Center
 Christine Maley-Grubl, Truckee North Tahoe Transportation Management Association
 Cindy Gustafson, Placer County
 Crystal Jacobsen, Placer County
 ?David Tirman, Town of Truckee
 Emily Setzer, Placer County
 Emily Vitas, Truckee Tahoe Workforce Housing Agency
 Heidi Volkhardt Allstead, Martis Fund
 Jennifer Merchant, Placer County
 Jerusha Hall, Northstar California/Vail Resorts
 Jill Teakell, Community Member
 John Falk, Tahoe Sierra Board of Realtors
 John Manocchio, Truckee Chamber
 Julia Tohlen, Truckee North Tahoe Transportation Management Association
 Kai Frolich, Landing Locals – Community Member
 Karen Fink, Tahoe Regional Planning Agency
 Kim Szczurek, Contractors Association of Truckee Tahoe
 Kris Vickers, Tahoe City Public Utility District

Kristi Thompson, Contractors Association of Truckee Tahoe
Lynn Saunders, Truckee Chamber
Monica Pette, Sugarbowl
Paul Bancroft, Sierra Community House
Rebecca Bryson, Community Member
Richard Anderson, Nevada County
Rick Stephens, Tahoe Truckee Airport District
Seana Doherty, Town of Truckee
Stacy Caldwell, Tahoe Truckee Community Foundation
Steve Frisch, Sierra Business Council
Susan Daniels, North Tahoe Public Utility District
Timea Griset, Tahoe Truckee Community Foundation
Tom Murphy, Martis Fund
Walter Auerbach, Tahoe Truckee Community Foundation
Will Beaubien, Community Member
Yumie Dahn, Town of Truckee