



## Meeting Summary

### Mountain Housing Council Meeting (#3)

1.12.18 | Donner Memorial State Park Visitor Center

Meeting Attendees: See Page 9-10 for list

### Topics in this Summary

- ✓ Tiger Team + Work Group Updates
- ✓ State Policy Agenda for Housing
- ✓ Partner Updates + Discussion

**Meeting Facilitation + Summary Notes:** Freshtracks ([www.fresh-tracks.org](http://www.fresh-tracks.org))

## Meeting Purpose + Overview

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On January 12th, 2018, nearly 50 members of the Mountain Housing Council (Council) met for the third time to continue discussion on the collaborative initiative that is working to accelerate solutions to regional housing issues. The Council, comprised of a range of regional agency, nonprofit, and business stakeholders meets four times per year to coordinate, communicate, and strategize solutions on various housing opportunities and challenges happening in the Tahoe-Truckee region.

Following, is a summary of the key highlights and decisions made for the various topics discussed.

## Summary of Council Updates

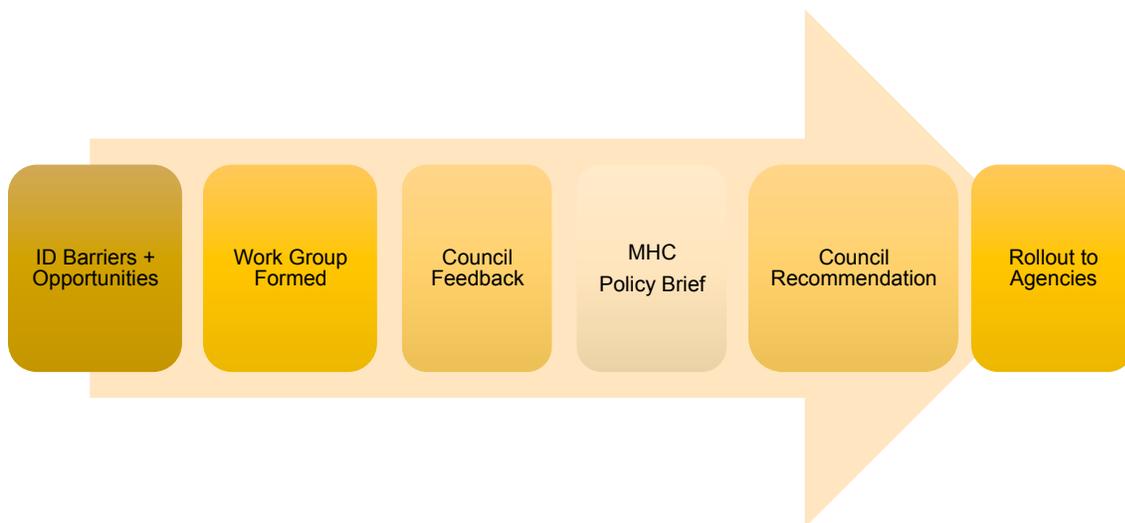
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Between each quarterly Council Meeting, Tiger Teams and Work Groups are busy tapping into their resources and expertise to tackle specific tasks related to the work of the Council. The quarterly meeting gives each team the opportunity to share the work and progress made to-date and allows for Council feedback and participation. Below is a summary provided by each team and subsequent feedback and discussion from the Council.



## 1. Tiger Team: Innovative Regional Policy Team

The Innovative Regional Policy Tiger Team is tasked with creating a regional policy agenda to move the needle on housing by increasing incentives and decreasing barriers. The team is working towards the goal of supporting 10 innovative policies over the course of three years. The process for moving a policy recommendation from the MHC is as follows:



The Regional Policy Agenda:

2017 (in progress):

- Achievable Local Housing: Policy Recommendation: (expands definition of affordable to include upper income levels up to 195% of AMI)
- Expanding Types of Housing: creating vocabulary and policies to support a range of housing types in region
- Fees (Permit + Hook-up, etc.): Ways to lower barriers, increase incentives

Policies slated for 2018 work team efforts:

- Unlock Current Inventory (Second Home Use)



- 30k+ units out there, how do we provide incentive?
- Density Strategies
  - What are appropriate density increases + changes?
- Inclusionary Housing
  - What are best practices? Are we doing enough/doing it right?
- Streamline Review Process
  - What does it look like in each jurisdiction? Can we improve it?

### *Key Areas of Discussion*

1. *Expanded Definition of Affordability Policy Brief:* The expanded definition includes the term **Achievable Local**, which increases the margin to 195% AMI to address missing middle needs. The policy brief describes the expanded definition in detail. The team asked the Council to vote to recommend the *Policy Brief: Expanded Definition of Affordability* as a regional tool aimed at accelerating housing.

#### Comments:

- The term “missing middle” is used as a term for a type of housing, not just an income level. Suggest using the Achievable Local term as the expanded definition to alleviate confusion and misapplication of the term missing middle
- Flexibility: Agencies, organizations, and businesses will use Policy Recommendation in different ways based—some will use it to guide policy updates others may use it simple as a reference document. All are expected to share it with their boards and staff.
- Concern: Boards may have a limited amount of money for existing category, if we expand the definition there may not be enough money to support the new category.
- Concern: Numbers in brief are very conservative.
- Concern: Do not allow low-income to be forgotten in new expanded definition.



2. *Second Homes*: The Team would like to begin collecting data regarding second home use in the region.

Discussion:

- Need exists to better understand the second home market—how homes are used, including short-term rentals, impacts to the rental market, etc.
- Glenshire HOA is looking at ways to build policy around the use of second homes by segmenting data for homeowners who are trying to offset costs from investment homeowners

*Other Policy Updates:*

- A Roundtable Tiger Team is working on regional fees and will update the Council on their recommendations at the April Council meeting
- Accessory Dwelling Unit (ADU) Outreach + Campaign is in the works; more to come at the April Council meeting.

## **Feedback**

*Additional areas of focus Council suggested be considered for a Policy*

*Agenda:*

- **Economic Development/Wage Increases**: Economic development to be considered as part of the Policy Team agenda. Council staff suggested ramping up communications around the topic through op-eds and other methods of outreach.
- **Protecting Affordability**: A guide on how to deed restrict/secure perpetuity could be useful for applicable agencies. Concern is that it only would serve a few agencies on Council and it might be a better task done to take on by individual jurisdictions.

## **Vote on Policy Recommendation—Achievable Local Housing**

*Terms*: An MHC vote reflects their best thinking as an individual member vote and does not reflect the opinions of the agency/organization that each person(s) represents. If appropriate, formal adoption of a MHC recommendation takes place at the agency/organization with a vote at the Board level of each organization. If partner organizations need MHC support to educate or advocate prior to vote, MHC staff and partners are available when time permits. If agency/organization adopts MHC policy recommendation,



Council members can utilize the brand and communications platform to help ratify their related programs and policy.

**Outcome: Council participants voted unanimously in favor of moving the MHC Recommendation for Achievable Local Housing Forward**

**2. Tiger Team: Mapping Team Update**

The Map Team has been working diligently to create tools for regional conversations about housing and identifying opportunities for local housing. Last September, they presented a map to the Council of local public agency owned parcels. The second map, presented at the Council meeting, included the parcels that each local public agency deemed as “conceivable” for housing.

Next, the map team is working on identifying 20-25 “opportunity” sites that would hold 20-30 multifamily units (apartments for rent). This new map, with identified public and private parcels will be used as part of a larger strategy to attract non-profit and other developers of affordable (and achievable local housing) to the region.

**Feedback**

- Continue to explore privately owned parcels as opportunity sites
  - Approach dealmakers about potential parcels that may not be public
- Request for real estate agents to be part of affordable housing developers site tour

**3. Tiger Team: Capital Attractors Update**

The Capital Attractors Tiger Team is working to identify and attract funding and financing models to accelerate regional solutions to housing. Currently they are working on expanding the network, preparing for readiness to benefit from State Package, and defining entity models for future funding, programs, and development of achievable housing.

**4. Additional Updates:**

Employer Solutions



- NeighborWorks Meetings (Dec 2017): 6 meetings with local organizations to educate and provide tools to employers regarding employee housing solutions
- Webinar: Tiny Homes in Campgrounds
- Think Tank (Nov 2017): Focused on employer solutions

### **Update: State Housing Package**

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In 2017 there were 15 bills passed that are aimed at moving affordable housing forward in the state. The State Housing Package includes five focus areas ranging from dollars to making development easier to shortening the regulatory process. Although there is no action at this point, the Council agreed to continue to monitor the Housing and Community Development website for release of NOFAs (grant application information) for the funding and policies. MHC staff will continue to bring updates on potential state funding opportunities.

For more information about the State Housing Package visit [www.hcd.ca.gov](http://www.hcd.ca.gov)

### **Partner Updates + Discussion**

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*Town of Truckee* gave updates on affordable housing projects with 200+ units in total, some expected to break ground this summer (Artists Loft, 84 units obtained a 4% tax credit to clinch their funding + Coburn Crossing, 138 deed-restricted local employee units, received a bond and is closing in on funding, hoping to submit permits this April). The Town recently voted to enter into an MOA with Neighborhood Partners, LLC allowing them to pursue \$16 million in Cap and Trade grant funding. Another project in the works is the Cold Stream (parcel 1) with 48 low-income units.

Town of Truckee also recently adjusted the Town's impact fees from a flat rate to square footage rate. This adjustment will provide incentive to build smaller units.

*Placer County* has several housing topics on the agenda for the January 23 Board of Supervisors meeting, including the County's affordable housing



strategy financial analysis, code review and introduction of an economic development template to include general economic and housing data for Eastern Placer County (upon completion will be distributed to the Council for review + feedback). If successful, the County hopes to collect this data on an annual basis in the future. The County will be sending report cards to homeowners to incentivize long-term rentals. In addition, the County is working on moving the Schaffer Mill /Meadowview Place project (56 units) forward by entering an MOA with Neighborhood Partners, LLC, allowing them to pursue \$16 million in Cap and Trade grant funding.

Placer County also wanted to reiterate an opportunity from the September meeting: insurance companies are cancelling policies with homeowners using properties as short-term rentals (but not long-term rentals). Can the Council take this on as an opportunity to entice homeowners into converting their short-term into long-term rentals?

*Nevada County* is working on a program to expand homeless outreach.

*Community Collaborative of Tahoe-Truckee* is preparing for the HUD homeless count the night of January 24th. Justin Yavorski with Project MANA is the Homeless Outreach Coordinator and can be reached at [outreach@projectmana.org](mailto:outreach@projectmana.org). The count is critical for our community to understand the needs of individuals experiencing homelessness.

*Family Resource Center* has received support from individuals and organizations to help navigate the displacement of families occurring in a Truckee trailer park (Sunset Inn) during renovations since the problem was brought forward in the September meeting. Subsequently an MHC ad-hoc committee is forming to gain a better understanding of the mobile homes and trailer parks in the region.

*Truckee Donner Land Trust* is exploring the possibility of holding land for achievable housing. We need to continue to use local organizations as a bridge to help with housing solutions.

*Contractors Association of Truckee Tahoe* would like to see an increase of ADUs in the area. Lahontan Water Quality Control does not allow ADUs on three acres



or less with septic, even if it represents the same number of rooms as a larger home on the same property. Subsequently, CATT has started a conversation with Lahontan to hopefully create opportunities for ADUs to be built.

*Tahoe Donner Association* in an effort to house J1 Tahoe Donner employees, reached out to property owners last year to see if there was an interest in providing housing. Tahoe Donner created an agreement with property owners that included the following services: vetting tenants, ensuring rent and security deposits, managing and maintaining properties. This season, 10 properties are part of the Tahoe Donner rental program, several of which resulted from homeowners approaching TDA.

Discussion: Once a model was developed and proven, homeowners reached out. Give the homeowners a tool and they can become part of the solution. Let's continue to educate homeowners.

*KSL/Squaw Valley* is also instituting a similar program for Squaw Valley | Alpine Meadows to get local homeowners to rent to employees.

*Truckee Chamber* suggested looking at a housing model from Santa Barbara where the jurisdiction offers a motel owner 4% capital gain.

Discussion: This would be a good example to be discussed at the next Capital Attractors meeting. We should invite expertise to this conversation. What do we need to organize for funding? What are the entity types?

*Truckee Tahoe Airport* is happy to be part of the housing solution but feels interested developers are consistently faced with two main obstacles (1) the need for more money and funding (2) complications with building so close to the lake.

Discussion: TTCF insists the money is out there, but we need to align ourselves as a region to receive it - what does that look like?

*Tahoe Truckee Community Foundation* is preparing a one-page Mountain Housing Council document for public handouts and should be ready for distribution by the end of January.



## **Public Comment**

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*Truckee Cohousing* introduced its cohousing project to the Council: an economically viable, intentional community made up of 30 to 35 units that includes individuals and families of mixed ages, backgrounds, and income levels. Currently Truckee Cohousing is looking for a location, preferably with proximity close to downtown. For more info go to: [www.truckeecohousing.org](http://www.truckeecohousing.org)

## **Meeting Attendees**

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### **Members + Partners**

Community Collaborative of Tahoe-Truckee, Alison Schwedner  
Contractors Association, Pat Davison, Kristi Thompson  
Mountain Area Preservation, Stephanie Olivieri, Alexis Ollar  
Nevada County, Supervisor Richard Anderson, Brian Foss  
North Lake Tahoe Resort Association, Cindy Gustafson, Brett Williams  
North Tahoe Family Resource Center, Anibal Cordoba Sosa  
North Tahoe Public Utility District, Sue Daniels  
Placer County, Supervisor Jennifer Montgomery, Jennifer Merchant  
Sierra Business Council, Chelsea Walterscheid  
Squaw Valley | Alpine Meadows, Jenn Sharp  
Squaw Valley Public Service District, Fred Ilfeld  
Tahoe City Public Utility District, Sean Barclay  
Tahoe Donner Association, Megan Rodman  
Tahoe Forest Hospital District, Ted Owens  
Tahoe Regional Planning Agency, John Hester  
Tahoe Sierra Board of Realtors, John Falk  
Tahoe Truckee Community Foundation, Wally Auerbach, Stacy Caldwell  
Tahoe Truckee Unified School District, Rob Leri  
Town of Truckee, Yumie Dahn, Morgan Goodwin, Jeff Loux, David Tirman  
Truckee Chamber of Commerce, John Manocchio  
Truckee Donner Public Utility District, Lisa Hall, Steven Poncelet  
Truckee Family Resource Center, Carmen Carr, Teresa Crimmens  
Truckee Tahoe Airport District, Rick Stephens  
Vail / Northstar California Resort, Jerusha Hall



**Guests**

Jaime Wright, Truckee North Tahoe Transportation Management Association

Scott Zumwalt, Tahoe City Public Utility District

Bill Dewitt, Dewitt Advisors

C. Park Bechdolt, Hester Real Estate

Heidi Allstead, Martis Fund

Swenja Ziegler, Truckee Cohousing Representative