



Meeting Summary

Tiger Team: Mapping Local Agency Owned Land

3.29.18 | 11:30am-1pm | Meeting #4

Tahoe Truckee Community Foundation Lounge

Goals of Map Tiger Team:

- Create Regional Map of Lands Owned by Local Public Agencies that display top potential sites for local, affordable housing (done)
- Create inventory of top “opportunity” sites for multi-family projects in the region (in-progress)
- Outreach to developers (non-profits and profit) that do affordable housing (in-progress)

Meeting #4 Attendees:

Shawna Purvines, Placer County

Lindsay Romack, Placer County

Scott Zumwalt, Tahoe City PUD

Jeff Loux, Town of Truckee

Yumie Dahn, Town of Truckee

Steve Poncelet, Truckee Donner PUD

Jerusha Hall, Vail Resorts/Northstar

Facilitation:

Seana Doherty, Freshtracks, Lead Facilitator

Jennifer Pizzi, Freshtracks, Meeting Recorder

Topics in this Summary

1. Recap of Map Team progress and goals to-date
2. Review of draft doc of multi-family opportunity sites spreadsheet
3. Developer outreach
4. Decisions + Next Steps



Meeting Summary

1. Review of progress to-date - Mapping Tiger Team + Other MHC efforts

Map Work

- Complete:
 - Regional map of lands owned by local public agencies.
 - Regional map of lands identified by jurisdictions and special districts as “conceivable” for housing of some sort
 - Overlay of tax exemption criteria for above
- In process:
 - Identification of top sites in the region that would be ideal for multi-family project based on affordable criteria put forth by state (tax exemption status)

2. Review of Multi-family Opportunities Sites Document

Since the last tiger team meeting, MHC staff had compiled a draft database of public and private opportunity sites per discussion. In addition, a map with overlay criteria for tax credits was presented to the team to demonstrate which parcels would score better.

Comments:

- The team would like to keep the teams’ focus on identifying parcels that would be ideal for multi-family projects.
- To get to the top sights, let’s reach out to relator (s) who can pull this info together for us
- MHC staff will work with Town of Truckee and Placer to identify best sites for zoning and infrastructure from current list.
- Challenge: Building a multi-family product in our region that is financially feasible
- We should ask a person or team with multi-family project experience/developer experience, to conduct a pro forma that will identify land costs, construction costs, time, density, parking, fees, and subsidies related to multi-family units. The results will help identify site selection.
- Explore modular homes as a way to keep construction cost down. Modular homes could pencil because it is faster. An “express housing” project is underway in Roseville that is in Placer County’s test market.



- Rezoning/increase density could help, however several challenges like parking and pushback from the community could slow the process down.
 - Possible Solutions:
 - Adopt a parking district
 - Continue to keep public and environmental groups educated and involved in housing conversation

3. Developer Outreach

The original plan, per the last meeting, was to invite developers, both non-profit and for-profit developers that have experience doing affordable housing projects, to our region for a tour of our opportunity sites. After further discussion, the group decided that a better strategy is to develop a packet with sites that MHC staff would send to the list.

4. Decisions + Next Steps

Topic	Decision	Who
Site Criteria	Use LIHC: Rank High, Medium, + Low	Tiger Team
Vet Parcels	Ask public agencies and private owners: would you be okay with releasing your info to interested parties?	MHC Staff
Multi-family Feasibility	Conduct pro forma on MF family feasibility in the region	David Tirman
Opportunity Sheets	Create detailed document from existing draft	MHC Staff to take to Realtor Team (i.e. John Falk)
Developer Outreach	Team decided to move from "Tour" to a letter/ask linking to a digital packet/website	MHC Staff + Realtor Team