



Meeting Summary

Supportive Housing Programs Work Group

4.4.2018 | 11am-12:30pm

Conference Call

Meeting Participants:

Alison Schwedner, Director, Tahoe Truckee Community Collaborative
Brendan Phillips, Housing Program Manager, Nevada County
Kathie Denton, Program Manager, Adult System of Care Placer County
Luke Watkins, Affordable Housing Developer, Neighborhood Partners
Phebe Bell, Interim Behavioral Health Director, Nevada County
Jainell Gaitan, Housing Program Supervisor, Placer County
Cathie Foley, Coordinator, Emergency Warming Center
Anne Rarick, Supervisor, Emergency Warming Center
Justin Yavorski, Homeless Outreach Coordinator, Project Mana

Staff Support:

Seana Doherty, Freshtracks, Lead Facilitator
Debbie Daniel, Freshtracks Associate

Meeting Summary

Topics in this Summary

1. Updates since last call
2. Data on Needs
3. Next Steps

Materials Shared

Disability and Homeless PIT Data for Tahoe Truckee Region

Summary of Discussion

I. Updates Since Last Call

Conversations with Tahoe Forest Hospital

- Spoke with Ted Owens, shared articles about what other hospitals are doing, he is ready to sit down and discuss further with us and hospital CEO



- Condos behind Joseph Center would be an ideal location and is highly competitive for a low income housing tax credit application.

Work with a realtor to find ideal sites for a project

- Looking for sites within 5 miles of services
- Need about 7-8 rooms and not many options on the market
- Challenging due to lack of housing stock in region
- Found 4 potential properties to share with group:
 - 1) Kings Beach on Brockway Rd
 - 2) Downtown Truckee, 13 apartments (\$2 million)
 - 3) Convert commercial property into apartments – ex: Tahoe City Marina
 - 4) Convert old CHP building next to Bank of America
- Need experts like Kathie Denton to review if properties are feasible, share with Jainell as well

Feedback: 4% Tax Credit (non-competitive) is available for our region, but investors (ex. banks) don't want to bother with projects that are too small (less than 50-60 units), people with disabilities would prefer to live in a mixed affordable housing complex where 30-40% of the people have a special need rather than 100%, may be challenging to get funds for building smaller projects and annual operating expenses, could do a mixed project with some market rate units

Conversations with County Supervisors

- Need to bring Richard Anderson (Nevada County) and Jennifer Montgomery (Placer County) in to the conversation

Policies for Supportive Housing

- Town of Truckee: Supportive Housing is allowed by right in all residential zones
- Nevada County: policy states it will amend zoning to allow new supportive housing projects

Data on Needs

- Reviewed disability and Place in Time Data

Feedback: Is disability data an estimate or based on actual surveys?
Would be helpful to know what the need is for the institutionalized population living out of area but originated from our region that could benefit from living in supportive housing closer to home – Alta Regional Center plus skilled nursing center – Tahoe Forest Hospital



AMI – Operations

- Could use some help with a contact at AMI – Placer will contact Jennifer Price
- AMI currently serves 2 roles: landlord and supportive services. Need to determine what supportive services needed and if AMI would do this or only serve as landlord. Immediate need is transitional housing where a case manager can organize supportive services. First step is finding a property and second step is determining services needed.

II. **Next Steps**

- Once a site is identified, who will take the lead?
- Determine if AMI will work in our region and work with us – Jainell
- Share 4 sites with Jainell and Kathie D. to vet - Seana
- Set up a meeting with the hospital to discuss their property, include Luke and Brendan - Seana
- Verify if disability data is an estimate or based on actual households - Debbie