

2018

# MOUNTAIN HOUSING COUNCIL



**MOUNTAIN HOUSING COUNCIL**  
OF TAHOE TRUCKEE

## OF TAHOE TRUCKEE

### THE CHALLENGE

The North Tahoe-Truckee region, pictured to the right, has a population of roughly 30,000. On holiday weekends, those numbers swell to around 100,000. For full and part-time residents as well as vacationers, there are 33,300 housing units – mostly expensive, large single family homes built before 1979. 65% of them are vacant more than half the year.

Locals are struggling to find housing in our community - with estimates showing a shortfall of more than 12,000 units to serve the local workforce.



As of January 2018, the MHC represents the above geographic focus. The MHC is open to expanding the geographic scope of its work in the future where appropriate.

### THE IMPACT

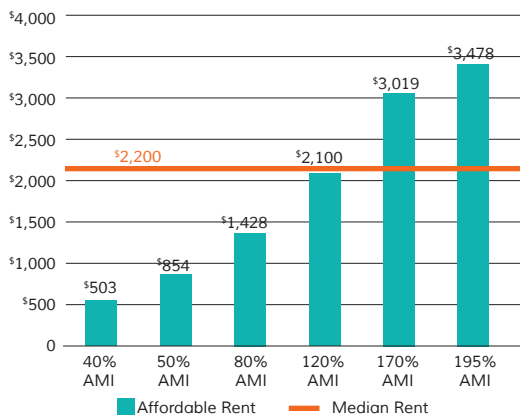
Teachers, firefighters, police, business owners, and many more can no longer afford to live here. They are forced to move away, leaving employers unable to staff businesses, emergency responders struggling with response times, and a rippling impact on our region's economy, culture, and vitality.

### ACCELERATING SOLUTIONS

The Mountain Housing Council (MHC), a project of the Tahoe Truckee Community Foundation, brings together 25 diverse key stakeholders to take on the unique and pressing challenges of achievable local housing in the North Tahoe-Truckee region. The MHC's goal is to build on needs identified in the 2016 Regional Housing Study and accelerate solutions to housing problems of availability, variety, and affordability.

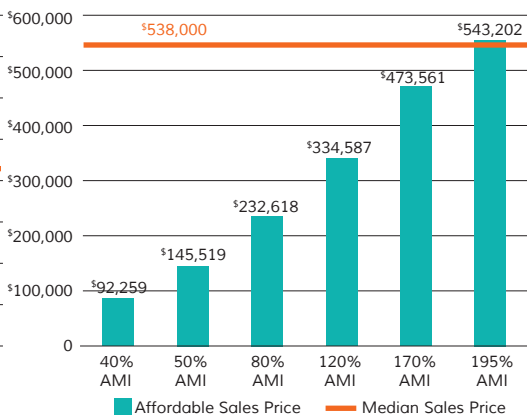
### AFFORDABLE RENT PER INCOME LEVEL

3-Bedroom home for a family of four, compared to rental rate in North Tahoe - Truckee region



### AFFORDABLE HOME PRICE PER INCOME LEVEL

Single-family home for a family of four, compared to median home sales price in North Tahoe - Truckee region



AMI = Area Median Income \*Figures based on 2016 Regional Housing Study

## MEMBERS

### LOCAL GOVERNMENTS

- Nevada County
- Placer County
- Town of Truckee

### SPECIAL DISTRICTS

- North Tahoe Public Utility District
- Squaw Valley Public Service District
- Tahoe City Public Utility District
- Tahoe Forest Hospital District
- Tahoe Regional Planning Agency
- Tahoe Truckee Unified School District
- Truckee Donner Public Utility District
- Truckee Tahoe Airport District

### CORPORATE PARTNERS

- Squaw Valley | Alpine Meadows
- Sugar Bowl Resort
- Vail Resorts

### NONPROFITS

- Family Resource Center of Truckee
- Martis Fund
- Mountain Area Preservation
- North Tahoe Family Resource Center
- Tahoe Prosperity Center
- Tahoe Truckee Community Foundation
- Truckee North Tahoe Transportation Management Association

### NETWORKS







- Community Collaborative of Truckee Tahoe
- Contractors Association of Truckee Tahoe
- North Lake Tahoe Resort Association
- Sierra Business Council
- Tahoe Donner Homeowners Association
- Truckee Chamber of Commerce
- Tahoe Sierra Board of Realtors

**PROJECT OF**  
**TAHOE TRUCKEE**  
**COMMUNITY FOUNDATION**

# MOUNTAIN HOUSING COUNCIL

## THREE YEAR GOALS

To increase the number and diversity of available units (new & used)

-  10 innovative policy solutions
-  \$15M to support range of housing types in region
-  Unlock 300 existing units for full-time low income to achievable local housing\*
-  Create 300 new units for achievable local housing
-  Rehabilitate 30 existing very low-income units
-  1% increase in workers living locally (not commuting)

## SOLUTIONS IN THE WORKS

The Mountain Housing Council seeks to accelerate solutions through government, business, and nonprofit partnerships targeting innovations in three key areas: funding, land, and policy. Council leaders convene quarterly to identify barriers and opportunities to unlocking existing housing stock and developing new stock. Tiger Teams and Ad-hoc Committees are tasked to explore these solutions quickly and thoroughly before presenting their findings and suggestions for moving forward. To source innovative solutions and forge collaborative partnerships, MHC brings a broad spectrum of the community together through public meetings, Dealmakers meetings, and more.

## FUNDING

Development is expensive in the North Tahoe - Truckee area and building achievable local housing is unprofitable in most cases. MHC is focused on attracting funding to supplement development costs for achievable local housing as well as funding to support housing rental and purchase assistance programs.

## LAND

Finding land at reasonable costs to develop is challenging for would-be achievable local housing developers. MHC is mapping lands for available and appropriate development for a range of housing types, to meet the needs of all our community members.

## POLICY + PROGRAMS

Change requires collaborative efforts across the region. Together, MHC examines the root causes of the housing crisis at the intersection of counties, towns, and special districts. MHC is focused on creating an innovative policy and program agenda that works to lower barriers and increase incentives for a range of housing types and affordability levels including for-sale and rental products.

\*Achievable local housing is defined as housing for those households earning between 80% AMI and 195% AMI. For progress updates on how the Mountain Housing Council's three-year goals, visit [mountainhousingcouncil.org](http://mountainhousingcouncil.org)

## VISION

All people that work and live in the North Tahoe - Truckee region have access to diverse, quality, and achievable local housing.

## MISSION

To accelerate solutions for achievable local housing for those that live in the North Tahoe - Truckee Region.

## GET INVOLVED

No one entity or group can solve the region's housing crisis. Business owners are already stepping up to assist their employees with housing. Public agencies are committed and focused on innovative policies and programs. Developers are exploring new construction and development models to decrease costs.

[TO LEARN MORE, GO TO MOUNTAINHOUSINGCOUNCIL.ORG](http://MOUNTAINHOUSINGCOUNCIL.ORG)

