



Meeting Summary

Mountain Housing Council Meeting (#6)

9.14.18 | Truckee Tahoe Airport

Meeting Attendees: See Page 6

Topics in this Summary

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1. Meeting Purpose + Overview

On September 14, 2018, the Mountain Housing Council (Council) met to continue discussion on the collaborative initiative that is working to accelerate solutions to regional housing issues.

2. Meeting Actions + Highlights

Topic	Key Action/Highlight
Stories	<ul style="list-style-type: none"> o "From the Developer's Lens" Video of Triumph Development's Mike Foster https://www.youtube.com/watch?v=SYPnAcdK1Og&feature=youtu.be
Council Updates	<ul style="list-style-type: none"> o Tiger Team Updates, Actions, and Vote to Approve the Fee Policy Recommendation
Small Group Feedback Session	<ul style="list-style-type: none"> o Discussion on California Propositions 1 and 2 and what the council can do to educate its stakeholders on these two important housing bonds
Solutions Accelerator Updates	<ul style="list-style-type: none"> o Updates on the work being done outside quarterly council meetings and Tiger Team groups.



Stories: Video: Through the Developer's Lens: Multi-Family Housing, An Interview with Triumph Development

Seana Doherty interviewed Mike Foster with Triumph Development, the developer of the Coburn Crossing project in Truckee. The video can be viewed here: <https://www.youtube.com/watch?v=SYpNacdK1Og&feature=youtu.be>

Attendees were interested in Mike's reference to: bringing in labor from elsewhere due to high construction costs in California, the unpredictable fees he's encountered while he moves through the permitting and construction process, the need for agencies to have one point of contact instead of many to alleviate inconsistencies in the permitting and policy process.

Actions that came from the discussion:

- The Council was invited to the October 18 Lunch and Learn discussion with George Ruther, the recently appointed Housing Director for the City of Vail.

Council Updates: Tiger Team Updates and Actions

Fee Tiger Team

Through a number of meetings with MHC staff and representatives from eleven local fee charging agencies, a study conducted by Hansford Economic Consulting, and peer and developer feedback, the Fee Tiger Team has come forward with a Fee Policy Recommendation. The Council voted unanimously to recommend the following:

1. Offer impact + capacity fee deferrals for ALH projects until Certificate of Occupancy
2. Charge impact fees based on scalable methodology
3. Apply consistent definition of ADU's and ensure compliance with State regulations
4. Conduct independent agency policy analysis of fees being charged to further identify incentives for ALH

The Council requested that a timeline of six months be included in the Fee Recommendation language.



MHC will issue the final policy recommendation in October.

Short-term Rental (STR) Tiger Team

The council reviewed the goals and progress to-date of the STR Tiger Team, the questions the team are asking while researching STRs in the Tahoe Truckee region, and the agreements the team has developed thus far.

Seana notified the Council that the STR Tiger Team will not be putting forward a policy recommendation for STRs, only an issue brief to provide education and information. The team has not come to an agreement on the impact of STRs on the housing crisis as of yet.

The goal of the STR Tiger Team is to produce a document that will serve local jurisdictions as they develop their own STR policies in 2019/2020.

Advocacy Tiger Team

Steve Frisch of Sierra Business Council briefed the Council on the newly formed Advocacy Tiger Team, its goals, process, and progress to date. He also provided an invitation and update on the Propositions 1 and 2 event happening on September 25.

Small Group Feedback Session: Propositions 1 and 2

The Council discussed California Propositions 1 and 2, their importance to our region, and how local agencies can mobilize around this opportunity.

Solutions Accelerator Updates

Updates were provided on the following projects and initiatives:

- Sunset Inn I Mobile Home Park Concept
- NLTRA/North Tahoe Chamber's Role in Advocacy
- Regional Funding
- Deal Makers Network
- Supportive Housing Concept
- Homeowner's Association Luncheon
- Donner Summit Employee Housing Concept



3. Partners' Updates

Martis Fund

Martis Fund's Downpayment Assistance Program is now being administered by Sierra Business Council. The program requires that 51% of the applicant's income has to come from the region (eastern Placer County and Truckee). The program provides \$50,000 or 10% of loan for down payment on a home through a 30-year loan at 3%. There is a total of \$500,000 available.

North Lake Tahoe Resort Association/North Tahoe Chamber

The NLTRA board recently approved use of their TOT fund balance to support the purchase of the Nahas Property on Dollar Hill in Tahoe City. They are interested in participating in long-term funding strategies to bring more housing to the region.

NLTRA/North Tahoe Chamber hosted a membership luncheon on October 17 in which achievable local housing was the main topic which included a talk by George Ruther (Vail, CO Housing Director). They partnered with the Tahoe Prosperity Center to host the 2018 Tahoe Economic Summit.

Placer County

Placer County is in escrow on the Nahas Property (11.4 acres) on Dollar Hill in Tahoe City. The property will be used for a mixed-use/achievable local housing project. The land was previously permitted for affordable housing, market rate, and mixed use. The RFP is out to developers, with a pre-proposal meeting the afternoon of September 14. The deadline for submittals is October 12. A 7-member committee will review developer proposals and make a recommendation. The project will include over 200 units potentially. MHC has played a big role in this project, assisting with community outreach.

On September 25, the Placer County Board of Supervisors (BOS) will review the annual housing workplan, a report on housing strategy and development planning. On October 9, the BOS will consider in-lieu fee study options. On October 23, the BOS will focus the conversation on the eastern Placer County region.



Truckee Tahoe Unified School District

TTUSD facilities personnel are meeting with developers for a site tour in September to look at a possible staff housing project.

Tahoe Prosperity Center

The Tahoe Housing Partnership, a collaboration similar to the MHC, has kicked-off in South Lake Tahoe to address the housing issues the region is experiencing. They have 50 involved parties and 4 work groups (policy, finance, development, and outreach).

Family Resource Center of Truckee

Truckee FRC is participating in discussions regarding the Sunset Inn Mobile Home Park. Great results are coming from the conversation. The Truckee FRC is providing support to eleven of the families that currently live and want to stay in the park.

4. Public Comment

Members of the public offered the following comments/suggestions:

- MHC should be at candidate forums asking about where they stand on housing in our region
- Truckee Tahoe Community TV will be filming and airing the candidates forum from 6:00 – 8:00pm on October 3 and 4.



Meeting Attendees

Contractors Association, Kristi Thompson
Family Resource Center of Truckee, Carmen Carr
Martis Fund, Heidi Volkhardt Allstead
Mountain Area Preservation Foundation, Alexis Ollar
Nevada County, Richard Anderson
North Lake Tahoe Resort Association, Cindy Gustafson, Brett Williams
North Tahoe Public Utility District, Sarah Coolidge
Placer County, Jennifer Merchant, Lindsay Romack
Sierra Business Council, Steve Frisch, Kristin York
Squaw Valley I Alpine Meadows, Jenn Scharp, Jessica Wellman
Squaw Valley Public Service District, Fred Ilfeld
Tahoe City Public Utility District, Sean Barclay
Tahoe Donner Homeowners Association, Brian Yohn
Tahoe Prosperity Center, Wendy Sullivan
Tahoe Regional Planning Agency, John Hester
Tahoe Sierra Board of Realtors, John Falk
Tahoe Truckee Community Foundation, Stacy Caldwell, Emily Vitas
Tahoe Truckee Unified School District, Joan Zappettini
Town of Truckee, Yumie Dahn, David Tirman
Truckee Chamber of Commerce, John Manocchio
Truckee Donner Public Utility District, Steven Poncelet, Lisa Hall
Truckee North Tahoe Transportation Management Association, Julia Tohlen
Vail / Northstar California Resort, Jerusha Hall, Angela Haen