



MOUNTAIN HOUSING COUNCIL: IMPACT PLACEMAT JANUARY 11, 2019

Accelerating Housing Solutions in the North Tahoe-Truckee Region

MEETING GOALS

- Approval of State + Federal Policy Platform
- Update on Council Business
 - Short Term Rental White Paper
 - Accessory Dwelling Unit + Tiny Homes Policy
 - MHC Future

COUNCIL AGENDA

- I. Welcome
- II. Storytelling
- III. Partner Updates
- IV. Council Updates + Business
- V. The Future of Our Work
- VI. Public Comment
- VII. Close

INFO HUB

MHC PRESS

Placer County Amps Up Housing Efforts (COMSTOCK, NOVEMBER 2018)

Building Blocks: Truckee is Poised for Modular Building (MOONSHINE INK, NOVEMBER 2018)

Truckee Town Council Candidates Address Housing (SIERRA SUN, OCTOBER 2018)

Economy, Housing, Education—Just a Few of Topics at Tahoe Economic Summit (SOUTH TAHOE NOW, OCTOBER 2018)

Nevada County Supervisors Delay Decision on Accessory Dwelling Units (THE UNION, OCTOBER 2018)

Tahoe Housing Crunch Takes Toll on Local Business (NEWS4, SEPTEMBER 2018)

Nevada County supervisors delay decision on accessory dwelling units (THE UNION, SEPTEMBER 2018)

Why Is Rent So High? (MOONSHINE INK, SEPTEMBER 2018)

Guest Column: Progress made on workforce housing but more can be done (opinion) (TAHOE DAILY TRIBUNE, SEPTEMBER 2018)

PARTNER HIGHLIGHTS

CONTRACTORS ASSOCIATION OF TAHOE TRUCKEE

- Advocating at Truckee Town Council to adopt definition of Achievable Local Housing and expand the existing fee deferral policy to include achievable local housing units, as part of the 2019 Housing Element Update.

MARTIS FUND

- Down Payment Assistance Program has awarded three local families loans for a total of \$130,500. Four loans are pending (\$500K is available).

NLTRA

- Working with Placer County to research the potential of a TBID to free up existing TOT funding for workforce housing.

PLACER COUNTY

- Nahas Project: Board approved Purchase and Sale of 11.4 acre Dollar Hill property for \$3.6M, Placer County in negotiations with developer (Related-Pacific Companies) to build achievable local housing on site.
- RFP issued for supportive housing service contract in Tahoe.
- A Board of Supervisors Workshop on Housing will be held January 28th in Kings Beach.

SQUAW VALLEY | ALPINE MEADOWS

- Secured six master leases resulting in 29 available beds for employees (one more house than last year resulting in five additional beds).
- Secured new property in Kings Beach for 40 additional new spots for J-1 student employees for the 18/19 season.

TAHOE DONNER HOA

- Implemented new short term rental rules to mitigate nuisance issues, effective 1/1/19. Rules can be reviewed at: <http://www.tahoedonner.com/members/short-term-rentals/str/>
- The Master Lease Program is providing housing to 61

winter seasonal employees (J-1's) in seven master-leased homes and one home owned by the association.

TAHOE PROSPERITY CENTER

- Convened 15 housing workgroup meetings in seven months (Policy, Outreach, Finance and Development). Successes include: approval of a Parking Reduction Policy, lowering connection fees for affordable and workforce housing by the South Tahoe Public Utility District, completion of 10 case studies and pro-formas on local parcels, mapping of land available for housing in South Lake Tahoe, and development of www.tahoehomeconnection.com to unlock seasonal homes for long-term rentals.

TOWN OF TRUCKEE

- Construction commenced on 138 locals-only apartments (Coburn Crossing), the Town completed the first House Truckee First Strategy community workshop, approved the revised 90-unit Artist Lofts Affordable Housing Project, and re-zoned the McIver Dairy parcel to allow higher density.
- Upcoming: Restructuring the Gray's Crossing Specific Plan, hosting more House Truckee First Workshops and Housing Element update, reviewing the MHC Short-term Rental White Paper, and working on strategy for local funding sources for housing.

TRUCKEE CHAMBER | TRUCKEE TOMORROW

- Truckee Tomorrow Socio-Economic project partnered with MHC to develop data for Short Term Rental White Paper.

POLICY UPDATES

ACHIEVABLE LOCAL HOUSING POLICY RECOMMENDATION

- **Approved:** Truckee Chamber of Commerce, Tahoe Sierra Board of Realtors
- TRPA changed residential bonus unit and allocations requirements to recognize the new income category for single and multi-family units in the Tahoe Basin.

- Placer County using definition to inform needs and action. No formal action taken.
- Squaw Valley | Alpine Meadows agrees to and supports the policy, however they do not use the metric in their policy so will not adopt.
- CATT is working with agencies to utilize definition.

FEE POLICY RECOMMENDATION

Approved:

- TRPA adopted a new fee schedule that eliminates the application fee for housing units deed restricted to one of the affordability categories (low, moderate, or achievable)
- Town of Truckee Traffic Mitigation and Facility Fee Policy Changes: Fee amount based on square footage rather than per unit fee (Approved 1/9/18).

In the works:

- Tahoe Truckee Unified School District reviewing fee deferral (1/9/2019)
- January 9, 2019: Tahoe Truckee Unified School District reviewing fee deferrals.
- Truckee Donner PUD has reviewed the policy and is waiting direction from Town of Truckee based on their decision on fee deferrals for achievable local/deed restricted projects.
- Tahoe City PUD considering for incorporation in the 2019 Sewer and Water Rate Study.

STATE + FEDERAL POLICY PLATFORM

Approved/Support:

- Contractors Association of Tahoe Truckee
- Martis Fund
- Mountain Area Preservation Foundation
- Tahoe Sierra Board of Realtors
- Town of Truckee
- Truckee Donner PUD supports but not signing platform

In the works:

- 1/9/19: Tahoe Truckee Unified School District
- 1/18/10: Tahoe City PUD
- 1/23/19: Truckee Tahoe Airport District

TIGER TEAM UPDATES

ADVOCACY TARGET: GARNER STATE + FEDERAL FUNDING

Goal: Create and broaden relationships with state and federal decision makers organizations to build influence, change policy, and attract funding.

Progress:

- State + Federal Policy Platform adopted by five partners with four more in the works.

SHORT-TERM RENTAL TARGET: SECURE EXISTING HOUSING STOCK

FOR LOCALS

Goals: Build understanding of how short-term rentals benefit and impact the local housing market and create a tool to help decision-makers and the community better understand how short-term rentals factor into local's housing.

Progress:

- Draft White Paper release expected February/March 2019.

ACCESSORY DWELLING UNITS + MOVABLE TINY HOMES TARGET: CREATE NEW HOUSING, DIVERSITY OF HOUSING

Progress:

- Developing policy recommendation + program (4/19).
- Projected goals: 25 new ADU/Movable Tiny home applications by 2020.

OTHER WORK EFFORTS

- **Capital Attraction | Target: Increase Funding for Housing**
 - Working with Town/Placer County on potential regional strategy for long-term housing funding based on BAE and other studies.
 - TRPA looking at potential to include housing fee on air quality mitigation fee.
- **Mobile Homes Ad-Hoc | Target: Preserve Existing Affordable Housing**
 - Sunset 1 Strategy meetings to define creative strategy including public/private partnership.
- **Supportive Housing Ad Hoc | Target: Create New Housing for High-needs Populations**
 - Placer County released RFP for supportive housing services provider in North Tahoe.
 - House will support six clients.

AGREEMENTS

1. Show up and bring your best ideas.
2. Be prepared.
3. Treat others with respect.
4. Voice opinions and concerns.
5. Advocate for our collaborative goals.
6. Work collaboratively and strive for consensus.
7. Share your expertise.
8. Serve as an ambassador.

POWERED BY
TAHOE TRUCKEE
COMMUNITY FOUNDATION

PARTNERS

NEUTRAL CONVENER: *Tahoe Truckee Community Foundation: Stacy Caldwell / Nicole Todd Bailey*

PROJECT DIRECTOR: *Seana Doherty / Emily Vitas*

Community Collaborative of Tahoe Truckee — Alison Schwedner

Contractors Association of Truckee Tahoe — Kristi Thompson

Family Resource Center of Truckee — Teresa Crimmens / Carmen Carr

Martis Fund — Heidi Volhardt Allstead / Stefanie Olivieri

Mountain Area Preservation Foundation — Alexis Ollar

Nevada County — Brendand Phillips / Brian Foss

North Lake Tahoe Resort Association — Cindy Gustafson / Brett Williams

North Tahoe Family Resource Center — Anibal Cordoba Sosa

North Tahoe Public Utility District — Susan Daniels (Sue) / Sarah Coolidge

Placer County — Jennifer Montgomery / Jennifer Merchant

Sierra Business Council — Steve Frisch / Kristin York

Squaw Valley Public Service District — Mike Geary / Fred Ilfeld / Kathryn Obayashi-Bartsch

Squaw Valley | Alpine Meadow — Jennifer Scharp

Sugar Bowl Resort — Monica Pette / Greg Dallas

Tahoe City Public Utility District — Sean Bailey / Scott Zumwalt

Tahoe Donner Homeowners Association — Robb Etnyre

Tahoe Forest Hospital District — Ted Owens

Tahoe Prosperity Center — Roger Kahn / Heidi Hill-Drum

Tahoe Regional Planning Agency — Joanne Marchetta / John Hester

Tahoe Sierra Board of Realtors — John Falk / Matt Hansen

Tahoe Truckee Unified School District — Robert Leri / Joan Zappettini

Town of Truckee — Morgan Goodwin / Yumie Dahn / Jeff Loux

Truckee Chamber | Truckee Tomorrow — John Manocchio / Lynn Saunders

Truckee Donner Public Utility District — Lisa Hall / Steven Poncelet

Truckee Downtown Merchants Association — Stefanie Olivieri / Cassie Hebel

Truckee North Tahoe Transportation Management Association — Jaime Wright / Julia Tohlen

Truckee Tahoe Airport District — Kevin Smith / Rick Stephens

Vail Resorts/Northstar California — Jerusha Hall

For full partner updates, meeting summaries, and an expanded Info Hub, visit www.mountainhousingcouncil.org

TRACKING TOWARDS OUR MOUNTAIN HOUSING COUNCIL REGIONAL ACTION PLAN

CREATE NEW ACHIEVABLE LOCAL HOUSING



GOALS:

→ 300 new units over three years

COLLECTIVE RESULTS TO DATE | 549-569+ UNITS

Done + In Progress + In the Works | 354
On the Horizon | 195-215

DONE + IN PROGRESS + IN THE WORKS | 354

COMPLETE:

✓ 1: Quality Automotive deed restricted rental unit above auto shop, Truckee

✓ 2: Lazando Project – serving missing middle with rental units built from shipping containers, Truckee, funding support from Truckee Tahoe Airport District

APPROVED, UNDER CONSTRUCTION:

✓ 18: Lazando Project, Truckee – serving missing middle with rental units built. \$780K commitment of funds from Truckee Tahoe Airport District.

✓ 138: Coburn Crossing, Truckee – 132 deed restricted, market-rate apartments, six low

income workforce units (Open Spring 2019)

✓ 81: Railyard Artist Lofts, Truckee – 38 very low, 38 low, five moderate income rental units

✓ 10: Tahoe City Marina – eight moderate, two above moderate (up to 195% AMI) rental units APPROVED, IN ENTITLEMENT PHASE:

✓ 56: Meadow View Place, Placer – low income rental units, Martis Valley (\$16.6M in funds secured)

✓ 48: Coldstream, Truckee – 29 very low, 19 low income units

ON THE HORIZON | 195-215: IN THE WORKS (APPLICATION SUBMITTED):

✓ 32: Truckee Co-housing – serving range of income levels (single family homes)

✓ 83: Residences at Jibboom, Truckee – 50 workforce housing units deed restricted to locals and 33 units available for sale with down payment assistance available to locals

CONCEPTS IN THE WORKS (80-100+) (PRE-APPLICATION PHASE):

✓ 100+: Nahas Project – Locals' Housing Project, Tahoe City, Placer County (developers picked, land under contract)

VISION

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

MISSION

Accelerating solutions to achievable local housing for those that live in the Tahoe-Truckee region.

INCREASE FUNDING FOR HOUSING

GOALS:

→ \$15 million in three years to support range of housing

COLLECTIVE RESULTS TO DATE: \$46,030,000

✓ \$12.85M: \$3.25M local dollars leveraged \$9.6M through state tax credits to support the Artist Lofts, Truckee Railyard Project.

✓ \$2M: Truckee General Fund investment for roundabout for 138 local-deed restricted apartment project (Coburn Crossing)

✓ \$10.6M: State Funds committed to Cold Stream project for 48-low income housing units

✓ \$16.6M: Funding from State Sustainability Grants secured for 56-unit project in Placer County

✓ \$600K: Committed by Martis Fund to support down payment assistance program

✓ \$780K: Total pledge from Truckee Tahoe Airport District for Lazando project (20 apartments)

✓ \$2.6M: Nahas Project land purchase pledges to date: Placer County Housing Trust Fund (\$1.05M), Placer County Transient Occupancy Taxes (\$1M), Truckee Tahoe Airport District (\$500K), Placer County Canceled Capital Funds (\$50K) (*note: \$1M gap)



SECURE EXISTING HOUSING STOCK FOR LOCALS

GOALS:

→ 300 units over three years serving low income to achievable local levels

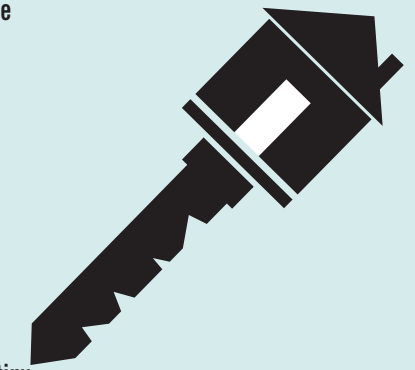
COLLECTIVE RESULTS TO DATE | 67:

✓ (8) Tahoe Donner: 8 homes (7 leased, 1 owned) serving 61 winter seasonal employees

✓ (6) Squaw Valley | Alpine: 6 homes (29 available beds for employees)

✓ (1) Tahoe Forest Hospital District: 11 homes (7 leased, 4 owned)

✓ (42) Tahoe Dave's Skis and Boards: 42 units of housing: 25 tiny home units (Old 40 RV Park), own 3 units (rent to employees), mixed use units at shops (2, one bedrooms), rental deposits (average 4/yr), home buying down payment assistance (6 total, \$25-\$100K), master leases (2 units)



IMPLEMENT INNOVATIVE REGIONAL POLICY AGENDA



GOALS:

→ Increase incentives, decrease barriers to accelerate range of housing types for broad range of income levels (up to 195% of AMI)

→ 10 solutions in three years

→ See Policy Action Section for how partners are implementing these policies (flip-side)

COLLECTIVE RESULTS TO DATE:

✓ Mountain Housing Council, Achievable Local Housing Policy Recommendation: Approved by Council, 1/9/18

✓ Mountain Housing Council, Fee Policy Recommendation: Approved by Council, 9/18/18

IN THE WORKS:

✓ MHC State + Federal Policy Platform, 1/11/19

✓ MHC Accessory Dwelling + Movable Tiny Homes Policy Recommendation, 4/5/19

*Above policies can be found at: <https://mountainhousingcouncil.org/about/>

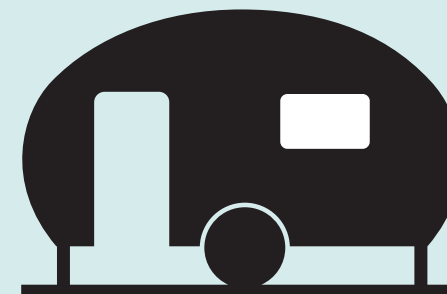
RETAIN EXISTING AFFORDABLE HOUSING

GOALS:

→ 30 units in three years

COLLECTIVE RESULTS TO DATE:

✓ 10 units in Sunset 1: Team working on strategy to preserve



INCREASE % WORKERS THAT LIVE + WORK IN OUR REGION

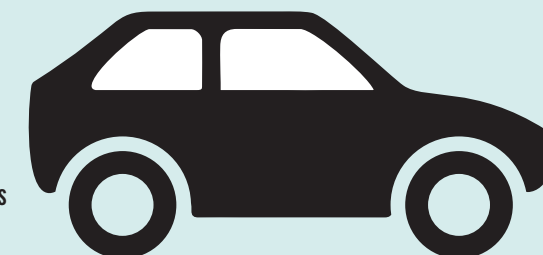
GOALS:

→ 1% increase in three years

COLLECTIVE RESULTS TO DATE:

✓ Continue to support employer strategies and projects to create housing

✓ Continue education efforts on what employers can do to support housing



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

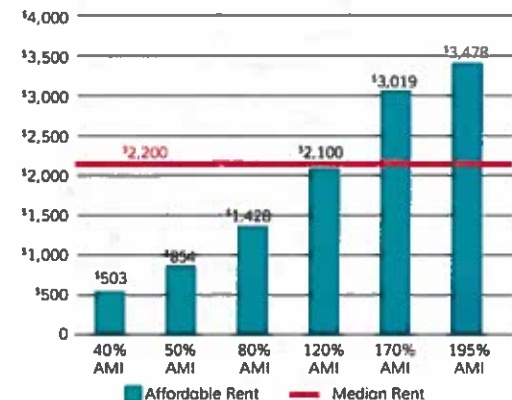
Teachers, firefighters, police, business owners, and many more can no longer afford to live here. They are forced to move away, leaving employers unable to staff businesses, emergency responders struggling with response times, and a rippling impact on our region's economy, culture, and vitality.

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.

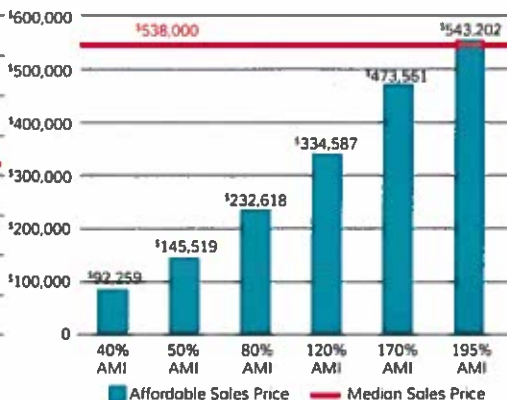
AFFORDABLE RENT PER INCOME LEVEL

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.

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](https://mountainhousingcouncil.org)



*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



**MOUNTAIN
HOUSING
COUNCIL
OF TAHOE TRUCKEE**

2.20.18

Policy #1 Recommendation

Achievable Local
Housing

ISSUE

The 2016 Regional Housing Study shows an unmet need for about 12,160 housing units to serve the local workforce of the region.¹ Of those units, over half (57%) are needed for households earning moderate incomes (> 80% AMI) or above.

There are no federal and very few state and local subsidy programs which provide financial support for housing programs serving households earning more than 80% of the area Median income (AMI) and there are no government subsidy programs for the Above Moderate (> 120% AMI) income level households. In North Tahoe-Truckee, a household of four needs to make more than 195% AMI to afford an average market-rate home priced at about \$538,000 as of 2016. In order to begin to serve a range of housing needs in the area, a new way of defining and addressing the need is required.

RECOMMENDATION

The Mountain Housing Council of Tahoe Truckee is putting forward this Policy Recommendation to more accurately define the range of housing needs in the area as *Achievable Local Housing*. *This means that along with the traditional affordability levels of very low and low (up to 80% AMI), the new definition expands affordability levels to include households earning between 80% – 195% AMI levels.* Adoption of the new definition will improve the region's ability to address the true housing needs for a wider range of income levels.

AREA MEDIAN INCOME (AMI)

The household income for the median — or middle — household in a region. The US Department of Housing and Urban Development (HUD) publishes this data annually for regions; data varies by household size. The California Department of Housing and Community Development (HCD) makes minor adjustments based on regional factors to these numbers prior to publishing.

UNDERSTANDING LOCAL AREA MEDIAN INCOME (AMI)

Exact household AMI is determined by county and household size.

EXAMPLES:

- ▶ Nevada County AMI for family of four: \$73, 500 (2017)
- ▶ Placer County AMI for family of four: \$76, 100 (2017)

For more details see pp. 16 & 17 in Policy Brief.



¹ Truckee/North Tahoe Housing Study Bay Area Economics 2016

RATIONALE

Housing solutions for Lower income earners (≤ 80% AMI) remain a priority for the region, as these households will essentially never be able to purchase a home with affordability gaps exceeding \$300,000. Researchers at the University of California Berkeley studying the San Francisco Bay Area housing market found that although subsidized housing has twice the impact of market-rate units, both market-rate and subsidized housing work together to reduce displacement pressures at the regional level. The findings support the need to produce more housing at all levels of affordability in strong-market regions like the North Tahoe-Truckee Region to ease housing pressures. When there is a lack of housing relative to demand for housing, prices for all types of housing rise.²

The Mountain Housing Council Policy Brief provides more in-depth analysis of the challenge in our region and justification for the recommendation that local jurisdictions adopt a new definition of Achievable Local Housing to include moderate and above moderate income households.

USE OF THE POLICY RECOMMENDATION

Adoption of the new definition by each of the Council member jurisdictions will require separate and specific implementation. Approval of the Policy Recommendation by the Mountain Housing Council does not legally obligate any of the Council member jurisdictions to implement the Policy Recommendation.

ABOUT THE MOUNTAIN HOUSING COUNCIL

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

IMPLICATIONS

It is up to each of the 25 Mountain Housing Council members to implement the Achievable Local Housing Policy Recommendation as they see fit. The goal of this Policy Recommendation is to catalyze local solutions to serve housing needs where state and federal funding falls short.

² Miriam Zuk and Karen Chapple, "Housing Production, Filtering and Displacement: Untangling the Relationships," Institute of Governmental Studies Research Brief (Berkeley: UC Berkeley), 2016

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