



**MOUNTAIN  
HOUSING  
COUNCIL  
OF TAHOE TRUCKEE**

**TAHOE ECONOMIC  
SUMMIT  
UPDATE  
OCTOBER 19, 2018**

**TAHOE  
TRUCKEE  
COMMUNITY  
FOUNDATION**

The impact we seek...

FAMILY  
STRENGTHENING

HEALTHY  
FORESTS

DIVERSIFY  
ECONOMY

LOCAL  
HOUSING

**TAHOE  
TRUCKEE  
COMMUNITY  
FOUNDATION**



## VISION

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

## MISSION

*Working to accelerate solutions to local and achievable housing for those that live in the Tahoe Truckee region.*

## FUNDING PARTNERS

Nevada County  
Placer County

Squaw Valley | Alpine Meadows

Squaw Valley Public Service District

Tahoe City Public Utilities District

Tahoe Donner Association

Tahoe Forest Hospital District

Tahoe Regional Planning Agency

Tahoe Truckee Unified School District

Town of Truckee

Truckee Donner Public Utilities District

Truckee Tahoe Airport District

Vail Resorts/Northstar California

## COMMUNITY PARTNERS

Community Collaborative of Truckee Tahoe

Contractors Association of Truckee Tahoe

Family Resource Center of Truckee

Martis Fund

Mountain Area Preservation

North Lake Tahoe Resort Association

North Lake Tahoe Public Utility District

North Tahoe Family Resource Center

Sierra Business Council

Sugar Bowl Resort

Tahoe Prosperity Center

Tahoe Sierra Board of Realtors

Tahoe Truckee Community Foundation

Truckee Chamber of Commerce

Truckee Downtown Merchants Association

Truckee North Tahoe Transportation Management Association

# WORKING WITH OUR 29 PARTNERS THANK YOU!

# OUR HOUSING REALITY

# 2016 HOUSING NEEDS ASSESSMENT HIGHLIGHTS



Stock=Single  
Family



Vacant for 50%



Built before 1979



Median House  
Price



Percentage people are  
over-paying



Wait List for  
Affordable Rentals

# WHAT IS DIFFERENT TODAY FROM 1 YEAR AGO?

Mountain Housing Council  
Collective Impact

# WE HAVE LEARNED...

- ① Private investment is key
- ① Regional, collective approach works
- ① Community Foundation is a nimble lead
- ① Relationship with other mountain communities inspires

# MOVING FORWARD

*304 Achievable Local  
Housing Units In the Works  
Right Now!*

# MEADOW VIEW PLACE: FUNDING SECURED



REAR ELEVATION - SCALE 1/8" = 1'-0"



**56** low income, rental units in Placer County

**\$16.25M** secured from California's Affordable Housing and Sustainable Communities Program

# TAHOE CITY MARINA APARTMENTS



**10** rental units  
(8 low income,  
2 market)

**100%** private  
funding

**Renovation** in  
existing building

# Truckee Artist Lofts provides 76 units of much need affordable housing – 55 year obligation

Unit Type	Number of Units	Gross Rents	TC 60% (Max)	Rent Level
Studio	26	802	802	60.00%
1BR Sec. 8(6)	6	716	859	50.00%
1BR Sec. 8(11)	11	859	859	60.00%
1BR	22	859	859	60.00%
2BR Sec. 8 (1)	1	858	1030	50.00%
2BR Sec. 8(4)	4	1030	1030	60.00%
2BR	3	1030	1030	60.00%
3BR Sec. 8 (1)	1	992	1191	50.00%
3BR Sec. 8(2)	2	1191	1191	60.00%
<b>Affordable Units</b>	76			
Studio Market	3	1000	802	75.00%
1BR Market	5	1500	859	105.00%
2BR Market	2	1800	1030	105.00%
3BR Market	3	2100	1191	106.00%
<b>Market Rate Units</b>	13			
<b>Manager's Unit</b>	1			
<b>Total Units</b>	90			



Housing Authority will provide 25 Project Based Sec 8 vouchers

# 138 LOCALS, DEED RESTRICTED RENTALS COBURN CROSSING, TRUCKEE



**HOW WE KEEP  
DIRT MOVING,  
HAMMERS BANGING, &  
RENTALS OPENING**



Mobile Homes  
& Tiny Homes



Co-Living



Cohousing



Supportive

# FOCUS ON A RANGE OF HOUSING TYPES



Single  
Family for  
Sale



ADU's &  
Junior  
ADU's



Condos &  
Townhomes



Multi-Family  
(Apartments)



Rental

# TAKE A MULTI-FACETED APPROACH



# INCORPORATE COMMUNITY IDEAS



# CLARIFY OUR UNIQUE NEEDS



# AGREE TO A REGIONAL POLICY AGENDA

2017

Expanded Definition of Affordability

Fees

Short-Term Rentals

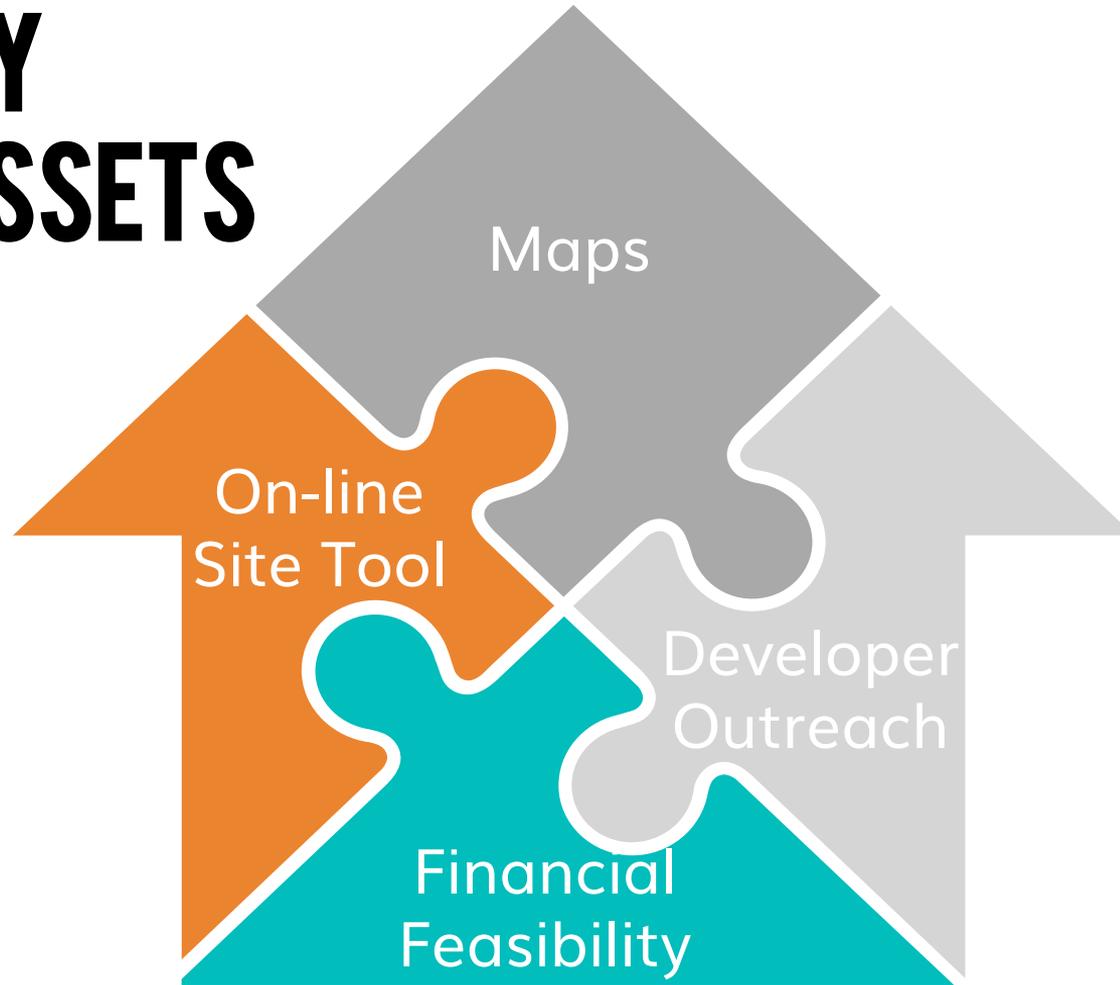
State + Federal Advocacy

Density Strategies

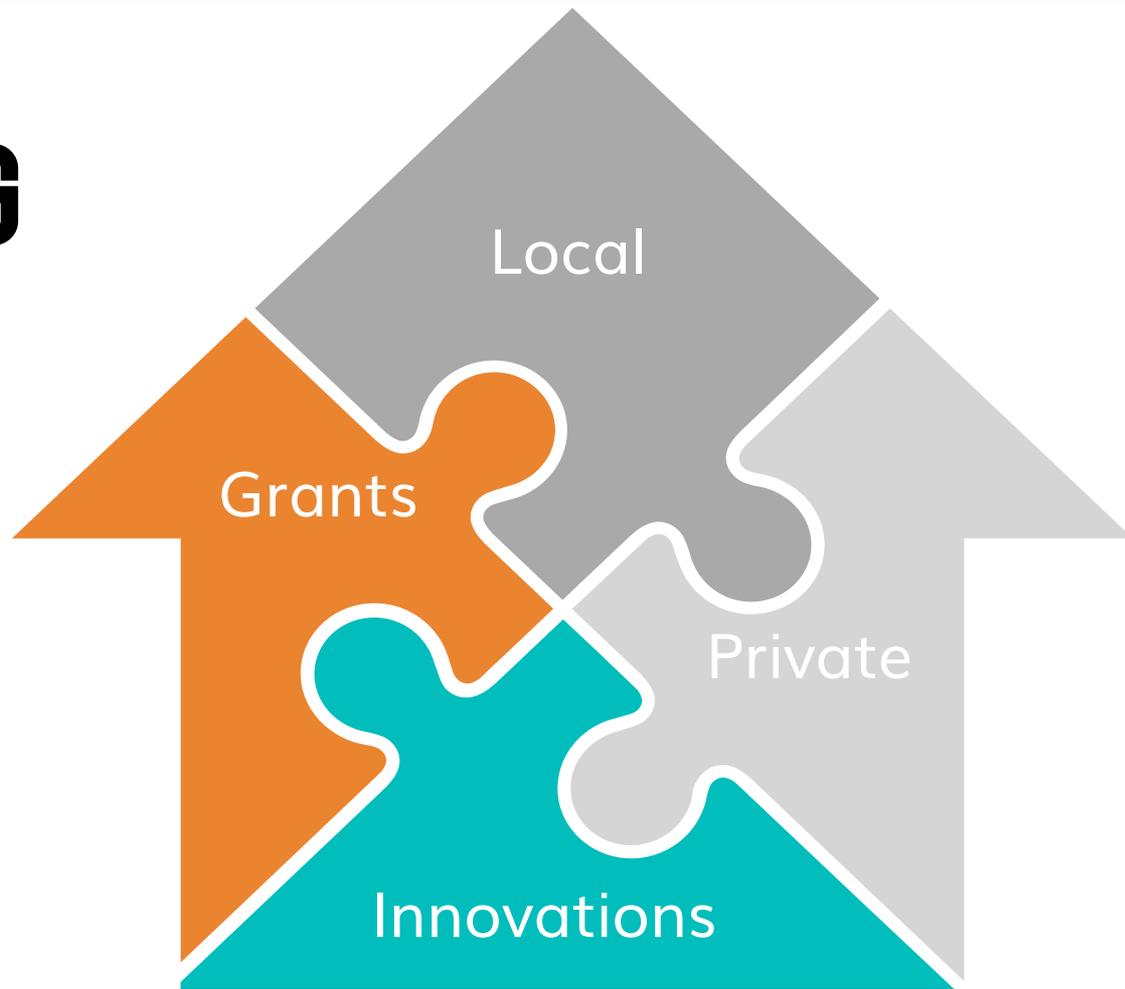
2018



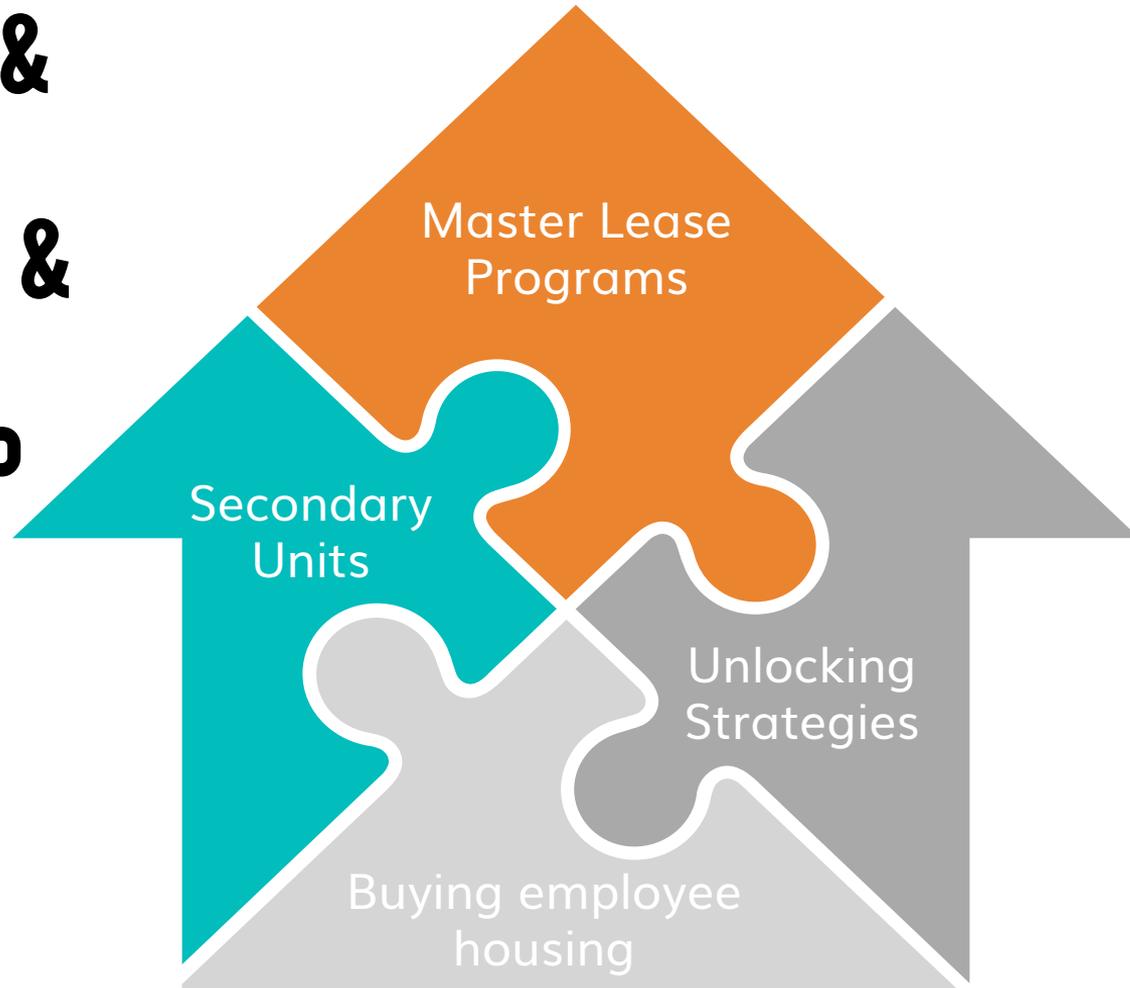
# IDENTIFY LAND ASSETS



# SECURE FUNDING



# CELEBRATE & SUPPORT EMPLOYERS & LOCALS STEPPING UP



# OUR COLLECTIVE RESULTS TO DATE

# WORKING TOWARDS TARGETS



## POLICIES:

Goal: 10 solutions in 3 years

Progress: 1 solution done



## UNLOCK:

Goal: 300 units over 3 years

Progress: 11 units unlocked



## NEW:

Goal: 300 units over 3 years

Progress: 342 new units



## FUNDING:

Goal: \$15M

Progress: \$42M



## RENOVATE:

Goal: 30

Progress: 11

**WHAT  
IS  
NEXT?**

# YEAR 2 FOCUS



Stable,  
long-term  
local funding

Define &  
implement  
regional housing  
entity

**COMMUNITY READINESS**

# COMING SOON...

- 1) **Fee's (Fall 2018):** Creative incentives for projects up to 195% AMI including (Scalable, deferrals, ADU's)
- 2) **Short-Term Rentals (2019)**
- 3) **Accessory Dwelling Units (2019)**
- 4) **Density**

**THANK YOU!**

**[WWW.MOUNTAINHOUSINGCOUNCIL.ORG](http://WWW.MOUNTAINHOUSINGCOUNCIL.ORG)**

# Moderator Questions

- What are some of the themes you are hearing about regional housing solutions?
- What do you feel are the priority areas to focus on that will move the needle on local achievable housing?