



MEMORANDUM
COMMUNITY DEVELOPMENT RESOURCE AGENCY
ADMINISTRATION
County of Placer

TO: Board of Supervisors DATE: July 27, 2021

FROM: Steve Pedretti, Agency Director

BY: Emily Setzer – Senior Management Analyst

SUBJECT: Annual Mountain Housing Council Update and Additional Potential Housing Initiatives for East Placer

ACTIONS REQUESTED

1. Receive a presentation from Mountain Housing Council Project Director Tara Zuardo about Mountain Housing Council 2.0 priorities and tasks.
2. Receive a staff presentation about additional potential housing initiatives for East Placer raised by the community, business associations, and partners, and provide direction to staff.

BACKGROUND

The Mountain Housing Council (Council) is a partnership of 29 agencies, businesses and non-profit organizations that has convened to address solutions to the region's critical housing challenges. The Tahoe-Truckee Community Foundation (TTCF) acts as a fiduciary manager and organizer for the Council, its staff, and contractors. TTCF coordinates the Council's work and manages consultants to undertake facilitation, conduct research and report to the community.

In April 2017, the Board approved Resolution 2017-075 to fund and participate in partnership with the Council for three years. In March 2020, the Board approved a second contract with the Mountain Housing Council "2.0", which is effective from July 1, 2020 through June 30, 2023.

COUNCIL ACCOMPLISHMENTS TO DATE

- Define Target Demographic: The Council coined the term "Achievable Housing," defined as housing that meets needs from very low income to roughly 200 percent of area median income, to address the income ranges of the permanent resident population.
- Local Agency Map: The Council mapped existing publicly-held property that could potentially be used for housing.
- Creative Housing Types: The Council developed a roster of amendments or new policies that could accelerate housing development.
- Funding and Finance: Local jurisdiction and special district fee structures were analyzed to better understand how fees drive costs.
- Short Term Rental White Paper: In response to community perception of short-term rentals, the Council researched best practices for managing STRs to eliminate impacts on permanent housing and reduce neighborhood nuisance.
- Accessory Dwelling Unit (ADU) White Paper-: To understand how ADUs can help achieve housing goals, the Council researched ways to incentivize and facilitate development of ADUs.
- Council staff held quarterly meetings with local developers, landowners and employers to discuss potential projects, obstacles and challenges.
- The Council has coordinated a regional statewide policy platform to increase housing and funding in rural regions.

As Mountain Housing Council "2.0," the Council is continuing many of these efforts while also working to complete new priority tasks, including updating the 2016 Regional Housing Needs Assessment, coordinating

a Regional Housing Implementation Plan, creating a housing funders network, and continuing efforts on statewide housing policy, as well as community engagement.

URGENT HOUSING NEEDS IN EAST PLACER COUNTY

Based on Council member and community input, the Council convened an “Emergency Housing Meeting” with its members on Friday, June 25, 2021 to discuss the growing housing crisis in the North Tahoe-Truckee region over the last year and a half.

The North Tahoe-Truckee region has experienced a drastic increase in real estate pricing since the COVID-19 pandemic began, which enabled many workers across the country to work remotely, resulting in an influx of new buyers to the region. This real estate “boom” escalated housing prices and led many homeowners to sell houses that were used as long-term rentals, decreasing the available housing stock for the local workforce. Employers in the North Tahoe-Truckee region have recounted stories about local employees at a range of income levels currently living in their cars parked in public and employer parking lots, streets, or camping in the local forests because they have lost their housing, are unable to find long-term rentals, and/or cannot compete in the real estate market.

The goal of the meeting was to brainstorm immediate housing solutions that can be implemented within the next six months to help provide more workforce housing opportunities in the region. The meeting included breakout sessions with different groups focused on the following topics, as summarized in Attachment A:

- Utilizing Public Spaces for Temporary and Permanent Housing
- Private Property and Employer-Led Housing Solutions
- Emergency Declarations – Would this Work in our Region?
- Local Government – Market Regulation & Incentives
- Housing Funding

The Council is working with its members and community partners to prioritize and implement housing concepts that came from that meeting. Placer County staff attended the Emergency Housing Meeting and facilitated the Local Government – Market Regulation and Incentives breakout session. Based on input received from the breakout session, staff has explored regulatory and programmatic solutions which are outlined and described further in this report.

BACKGROUND ON RECENT HOUSING UPDATES

Placer County has implemented several regulatory updates, programs and projects related to housing in the last year which are aimed at facilitating more housing countywide, particularly in East Placer.

Regulatory

- On December 1, 2020, the Board approved a Single Room Occupancy ordinance, which allows the conversion of lodging (motel/hotel) rooms to single room occupancy for long-term rentals.
- County staff have prepared a countywide zoning text amendment to increase the availability of a mix of housing types, including tiny houses and tiny house villages, throughout the County. As of the writing of this report, on Thursday, July 22, 2021, the Planning Commission will hold a public hearing on the proposed Housing Related Code Amendments. The Board hearing is anticipated to be held on Tuesday, August 31, 2021. These amendments would apply county-wide, including in East Placer outside of the Tahoe Basin.
- Placer County adopted zoning text amendments for Accessory Dwelling Units (ADUs) on April 27, 2020 to bring ADU regulations into compliance with state law. The County and Tahoe Regional Planning Agency (TRPA) also adopted updates to ADU regulations in the Tahoe Basin Area Plan for ADUs within the Tahoe Basin, with final approvals in February 2021. Additionally, staff are working with TRPA’s Tahoe Living Working Group, which is proposing regulatory updates for ADUs in the Tahoe Basin. The TRPA is anticipated to consider approval of those updates within the next few months.

Programs and Projects

- In February 2021, the Board approved the Workforce Housing Preservation Program, which pays property owners who deed restrict their properties so they can only be occupied by households

with at least one local worker. The program launched in East Placer on July 12, 2021 with \$500,000 in funding. The program is available to home buyers or to property owners of newly constructed residential units. The program is not currently available to buyers of multifamily properties or to home sellers.

- Staff are accepting applications for Hopkins Village, a new for-sale housing development of three-bedroom units located in Martis Valley, that will sell to the Tahoe-Truckee workforce. Units are anticipated to be constructed by Winter 2021-Spring 2022.
- Meadowview Place, a 56-unit affordable housing development in Martis Valley, will begin marketing this summer and will be ready for move-in this Fall/Winter.
- Staff are proceeding with environmental review for Dollar Creek Crossing, a proposed development with a mix of housing types on 11 acres with an allowed density of 15 units per acre, just north of Tahoe City.

ADDITIONAL POTENTIAL HOUSING SOLUTIONS FOR PLACER COUNTY

Placer County is making great progress with regulatory changes, programs, and projects to facilitate more housing in East Placer, but adequate workforce housing, particularly during peak seasons, remains an acute issue. Based on feedback from the community, business associations, and Council partners, the following list of potential actions to provide safe, near-term housing opportunities for the local workforce was compiled for your Board's consideration.

Long-Term Rental Grant Program

County staff are researching the Town of Truckee's Long-Term Rental Grant Program. The program was implemented in December 2020 to unlock the existing housing stock for the local workforce. Truckee's program offers \$3,000 to homeowners who agree to rent their home to local workers for 12 months. The program has secured 15 houses since its inception, with six more leases currently being finalized. The Town utilizes Landing Locals, a local home-matching company, to manage the program by working with the homeowner to guide them through the process of qualifying for the grant, listing the property on the Landing Locals site, screening tenants, and securing a qualifying tenant. The lease agreement is between the homeowner and the tenant. Half the grant is provided once the lease is signed with the other half provided at the 12-month mark upon verification of tenancy. Applications are accepted on an ongoing basis, contingent on available funding.

Staff has spoken with the Town and Landing Locals about expanding the program to East Placer. Landing Locals and the Town are discussing changing the incentive to a per-employee approach rather than the per-house approach. Landing Locals also suggests that a larger financial incentive would be more successful and has discussed options with County and Town staff, recognizing the Town and the County could offer different incentives while still utilizing a similar program framework. Landing Locals would manage the program and verify the tenants work at an employment site within the Tahoe Truckee Unified School District geographical boundaries. If the Board provides staff direction to proceed, staff would develop a long-term rental grant program with Landing Locals for East Placer, based off of Truckee's program, and bring back to the Board for consideration.

Temporary Regulatory Concepts

The Council's Emergency Housing Meeting resulted in a list of several suggestions for local jurisdictions. Staff have identified the following concepts as potential options for the Board to consider.

- Temporarily expand allowances for Boarding and Rooming House Use
Current regulations limit the number of rental bedrooms within a single-family dwelling to no more than four boarders before constituting a boarding house, which is included within the definition of "multifamily dwelling." Staff could temporarily update the existing regulations to allow single-family dwellings above 5,000 feet in elevation to be rented to more than four boarders to encourage long-term rentals in larger houses.
- Create Temporary Emergency Housing Permit and Safe Parking Program
A safe parking program and temporary permit could be considered to allow local workers in the East Placer/North Tahoe region to park and stay in vehicles overnight in specified locations for a limited

time period while the individuals transition to permanent housing. The program could allow parking in certain County-owned parking lots and/or on specified residential or commercial properties by temporarily updating the County's parking, caretaker and employee housing, and temporary dwellings regulations. This concept is modeled after safe parking programs from other communities such as San Luis Obispo, Santa Barbara, Mountain View, Oakland, and Los Angeles.

Potential changes to the County's boarding house regulations could be brought back to the Board quickly. However, staff would need to explore the safe parking concepts with other County departments and regional partners, including the Tahoe Regional Planning Agency, in order to develop an ordinance and program that would include monitoring and enforcement components. Realizing that the July 27 Board meeting is already halfway through summer and safe parking programs would not be realistic in North Tahoe for all types of vehicles during colder months, staff is seeking Board direction on how or whether to pursue the safe parking concept.

NEXT STEPS

Upon receiving Board direction on the additional potential housing initiatives described above, staff will further develop the concepts into programs and/or ordinance updates if so directed and return for Board consideration as soon as possible.

FISCAL IMPACT

There is no current fiscal impact at this time.

Attachments

Attachment A: Mountain Housing Council June 25, 2021 Emergency Meeting Recap and Notes

cc: Steve Pedretti – CDRA Director
EJ Ivaldi – Planning Director
Crystal Jacobson – CDRA Deputy Director
Shawna Purvines – CDRA Deputy Director
Karin Schwab – County Counsel
Clayton Cook – Deputy County Counsel



Mountain Housing Council Emergency Meeting Summary
June 25, 8:00-9:30 AM

Meeting Purpose: Brainstorm on immediate housing solutions that can be implemented within the next six months to help provide more workforce housing opportunities in the region.

AGENDA ITEM	DISCUSSION	NEXT STEPS/ACTION
I. Welcome		
II. Community Impact Storytelling	<ul style="list-style-type: none"> ● Local Reality Danielle Hughes, Board Director of North Tahoe Public Utility District, shared examples on how the housing crisis and workforce displacement are affecting every demographic in our community from business to families and urged for out-of-box, regional action. ● Outside Community Responses: Emergency Declaration: is one potential response that can give jurisdictions greater flexibility over land use codes and rules. Similar mountain towns have utilized this response. 	

<p>III. Partner Survey Feedback</p>	<ul style="list-style-type: none"> ● Of the partners who responded, 85% describe the current impact of housing conditions in our community as off-the-charts urgent and 42% would like to see MHC respond differently to this crisis. ● Nearly 40 short-term solutions were suggested and categorized by emergency funding, policy, and housing with many partners recommending temporary housing on public and private land. 	
<p>III. Breakout Sessions:</p>	<ul style="list-style-type: none"> ● The topic areas were determined by prioritizing specific ideas. Participants chose their own breakout session based on interest. The breakout rooms were the following: <ol style="list-style-type: none"> 1. Utilizing Public Spaces for Temporary and Permanent Housing 2. Private Property and Employer-Led Housing Solutions 3. Emergency Declarations - How would this Work in our Region? 4. Local Government- Market Regulation & Incentives 5. Housing Funding ● For detailed notes from each breakout session, refer to appendix A, page X in this document. 	

<p>Breakout Session One: Utilizing Public Spaces for Temporary and Permanent Housing</p>	<p>The breakout group discussed the following:</p> <ul style="list-style-type: none"> ● <u>Explore the use of an emergency declaration</u> ● FEMA response ● Reaching out to the forest service and state parks to ask for use of sites ● Looking at public and private land owners who have utilities in the ground and have restrooms ● Identifying a management agency, i.e., Placer County or Town of Truckee ● Looking at the Land Trust to <u>identify</u> access land ● Think about short-mid-and-long-term - <u>Find something for the summer</u> (what does winter look like?) 	<ol style="list-style-type: none"> 1. Identify an agency to pursue & manage public spaces and private opportunities for temp/emergency housing & available utilities.
<p>Breakout Session Two: Private Property and Employer-Led Housing Solutions</p>	<p>The breakout discussed the following solutions:</p> <ul style="list-style-type: none"> ● Businesses are ready to invest now and don't need additional data. They want to move quickly to purchase existing property. <ul style="list-style-type: none"> ○ <u>Explore workforce co-op business model</u>. ○ Challenges: financing, competitive, not turn-key. ● Target short-term rentals and provide incentives to convert to long-term rentals. ● Encourage jurisdictions to make single family to Multi-family and commercial to residential conversions easier. Look to 	<ol style="list-style-type: none"> 1. Explore workforce co-op business model for acquiring employee housing to move quickly and deed restrict by acquiring existing property alongside identifying available inventory. 2. MHC should bring Businesses back together frequently to collaborate resources.

<p>Breakout Session Three: Emergency Declarations</p>	<p>outside funding incentives for workforce long-term rentals.</p>	
<p>Breakout Session Three: Emergency Declarations</p>	<ul style="list-style-type: none"> ● It may make more sense to pursue an <u>“Urgency Clause”</u> (UC) vs an emergency declaration, as a UC offers quick action, but also includes a public process. ● Benefit of an Emergency Declaration is that it goes to FEMA and the State of California. However, FEMA has been turning down related funding requests. <ul style="list-style-type: none"> ○ Get in touch with officials in Crested Butte - What are the results, worth the time? ● Could MHC advocate for localities to simply do a “Proclamation”? <ul style="list-style-type: none"> ○ Would that do anything? 	<ol style="list-style-type: none"> 1. Explore within different jurisdictions the merits of an emergency declaration, urgency clause, or a proclamation. <ol style="list-style-type: none"> a. Contact Crested Butte to ask about state & FEMA approval and any public backlash b. Find out more about Urgency Clause
<p>Breakout Session Four: Local Government- Market Regulation & Incentives</p>	<ul style="list-style-type: none"> ● Regulatory measures, ie., <u>rent control caps (annual 10% cap based on state code)</u>, rental assistance, eviction moratorium, short-term rental moratorium and caps, fast housing-FEMA trailers and fast permits, fast-track housing code standards, relax restrictions to allow temporary housing (tents, RVs, etc.), vacancy tax, ● Incentives, i.e., <u>expand Landing Locals where it already exists & establish Landing Locals program where there isn't one and expand the program to include individual rooms as housing in addition to apartments and houses.</u> 	<ol style="list-style-type: none"> 1. Local government group to explore regulatory measures such as expanding Landing Locals program where it already exists & establishing program where there isn't one. Other top suggestions for this group included exploring/enabling tiny homes (similar to Aspen) and rent control caps (annual 10% cap based on state code).

	<ul style="list-style-type: none"> ● Campaign to all homeowners to encourage long-term rentals. ● Help create an <u>inventory of available land and units</u>. Help reach out to <u>under-utilized properties</u> and then incentivize long term rentals. ● Explore private and public blended funding opportunities and housing opportunities for general fund and transient occupancy tax funding. ● <u>A cluster of tiny homes</u> (similar to what Aspen did) 	
<p>Breakout 5: Housing Funding</p>	<ul style="list-style-type: none"> ● Create a broader community campaign for immediate flexible philanthropic dollars into a <u>housing solutions fund</u> while exploring long-term real estate holding company or housing trust. <ul style="list-style-type: none"> ○ Utilize real estate professionals, churches, chamber of commerces, and funding partners to fundraise. ○ TTCF would facilitate a community campaign ○ Discuss at upcoming Housing Funders Network meeting 	<ol style="list-style-type: none"> 1. Tahoe Truckee Community Foundation will lead a campaign to raise immediate flexible philanthropic dollars into housing solutions fund while exploring long-term real estate holding company or housing trust.
<p>Next Steps</p>		<ol style="list-style-type: none"> 1. Create Tiger Teams based on breakout room topics. 2. Report back concrete action steps at the next quarterly partner meeting on July 23, 2021.

Meeting Attendees

Alexander Mourelatos, North Tahoe Public Utility District
Alexis Ollar, Mountain Area Preservation
Alison Schwedher, Community Collaborative of Tahoe Truckee
Amy Kylberg, Northstar/Vail Resorts
Anne-Flore Dwyer, Donner Summit Association
Benjamin Trustman, Community Member
Billy Griffin, Community Member
Supervisor Bonnie Gore, Placer County
Bradley Johnson, North Tahoe Public Utility District
Brian Foss, Nevada County
Cathie Foley, North Tahoe-Truckee Homeless Services
Chase Janvrin, Tahoe Prosperity Center
Supervisor Cindy Gustafson, Placer County
Clare Novak, United for Action
Colin Frollich, Landing Locals
Crystal Jacobsen, Placer County
Daniel Tester, Community Member
Danielle Hughes, North Tahoe Public Utility District
Dave Wilderrotter, Community Member
Council Member David Polivy, Town of Truckee
Emily Setzer, Placer County
Emily Vitas, Truckee Tahoe Workforce Housing Agency
Fred Iffeld, Olympic Valley Public Service District
Heidi Volkhardt Allstead, Martis Fund
Hillary Hobbs, Town of Truckee
Jayme Paine, Placer County
Jeff Hentz, North Lake Tahoe Resort Association
Jennifer Scharp, Squaw Valley/Alpine Meadows
Jerusha Hall, Northstar California/Vail Resorts
John Falk, Tahoe Sierra Board of Realtors
John Manocchio, Truckee Chamber of Commerce

John Hester, Tahoe Regional Planning Agency
Jonny Roscher, Community Member
Kai Frolich, Landing Locals
Karen Fink, Tahoe Regional Planning Agency
Kevin Drake, Community Member
Kristi Thompson, Contractors Association of Truckee Tahoe
Kylee Bigelow, Tahoe City Downtown Merchants
Council Member Lindsay Romack, Town of Truckee
Mike Dent, Nevada County
Peter Fenolio, Contractors Association of Truckee Tahoe
Robert Womack, Town of Truckee
Rory O'Farrell, Community Member
Samir Tuma, North Lake Tahoe Resort Association
Scott Keith, Community Member
Sean Barclay, Tahoe City Public Utility District
Seana Doherty, Town of Truckee
Stacy Caldwell, Tahoe Truckee Community Foundation
Steven Frisch, Sierra Business Council
Sue Daniels, North Tahoe Public Utility District
Timea Griset, Tahoe Truckee Community Foundation
Walter Auerbach, Tahoe Truckee Community Foundation
Yumie Dahn, Town of Truckee

Appendix A: Facilitator Notes from the Breakout Sessions

I. Utilizing Public Spaces for Temporary and Permanent Housing Breakout:

Recap: Advocating for an emergency declaration of some sort to pursue

- What a FEMA response looks like
- Reaching out to the forest service and state parks to ask for use of sites
- Looking at public and private land owners who have utilities in the ground and have restrooms
- Identifying agency to manage this pursue
 - PC or ToT
- Looking at the Land Trust for land to access
- Short-term - Find something for the summer (what does winter looks like)

Longer, Detailed Notes:

- What is short-term vs medium-term vs long-term, and what are we looking for?
- Need to understand what we are trying to accomplish before an urgency ordinance could be considered - short/medium/long term
- What are the numbers? Sean Barclay looking to understand how many people we are trying to serve, and if it is campsites for tents, or modular for longer-term use
- Clarity on what we mean by temporary and have next step solutions in motion for medium and longer term solutions
- Jeff Hentz has experience with FEMA response - bringing in housing for thousands
- None of this can be done without an emergency declaration/urgency ordinance
- Town of Truckee suggests an Urgency Clause which is a finding by Town Council to move quicker than usual on processes and allows for public comment.
- Nevada County is discussing sanctioned campgrounds - zoning and waste disposal/garbage is the issue / hold up
- MAJOR Missing piece: a lead agency - in disaster relief circumstances you must have one entity leading - it needs to be the County/Town

Actions

- We need to advocate for an urgency ordinance and emergency declaration - none of this can be done under current circumstances
- Danielle Hughes has connections with OES - she will research what options we have and FEMA-type response we may be able to consider
- Research State homeless funding - can that contribute to temporary solutions for displaced workers?

- Contact Forest Service/State Park to discuss opening some of their campsites for workforce use - Cindy Gustafson has already reached out to Forest Service, follow-up on what she found. Explore State Parks as well.
- Pursue land that already has utilities / facilities i.e., Alex Mourelatos offer to use his land if we can purchase RV's etc.
- Advocate for Placer County to step up as lead agency on emergency response
- Reach out to Land Trust re: land availability
- If an emergency ordinance were passed, there are several public parcels that could be utilized but cannot be done without ordinance. (NTPUD has park space, TVRA has a parking lot and can allow 10-12 cars/campers but no facilities)
- Start a spreadsheet of possible available land: Include land owners, private land, churches, motel stock, special districts.

II. Private Property and Employer-based solutions

Recap: Acting quickly on a private property is tough because there is not enough funding and in general there is a lot of red tape.

- Explore a business co-op model that teams up with a financing team and deed restrictions
- Incentivise shift housing stock from Short Term Rental to long-term
 - \$3k is not enough
- Need emergency funding for the ability to purchase
- Best is to encourage existing homeowners to rent long-term
- Conversion existing single into multi-units
- Have employers support existing program through funding

Longer-detailed notes:

- No need to look at data or gather any data because the picture is clear, everyone is aware that there's a real emergency.
- There are a number of hotel/motels on the market now in the Tahoe-Truckee region (Kings Beach, Donner Lake, Tahoe City), but acquiring a property with tenants already in it is a challenge. For SVAM, it is a dealbreaker actually. Replacing the tenants with employees serves the employer (i.e New Moon, Alibi, SVAM, Mountain Sports) but does not serve the community at large.
- SVAM sent out letters to all hotel/motel wonders asking about master leases for the winter season, but no responses at all.
- Need funding sources! Employers buying motels at market price does not pan out financially. Commercial loans are out of reach. There's a gap in acquisition/buying; they can't make it work and deed restrict them. They are taking a loss. In addition, managing them is a problem; they are not in the property management business. There needs to be third-party ownership. (ask Chase Jarvin. He wants to connect people in regards to this). Placer County's assistance program should cover some of these costs.
- Need public-private partnerships. Reach out to local billionaires for funding. Look at CalNeva
- A cluster of tiny homes

- Find buildings/single-family homes that can be converted into 2-4 units. Need the Town of Truckee and Placer County's help to move quickly the permit.
- Be careful how we take hotels/motels off the market and convert them to employee housing because it could inadvertently put more homes on the STR list. Meaning, if there are not enough hotels in the region, STRs will be in high demand. Give existing STRs/second homeowners a large financial incentive (more than the town offers now, thousands of dollars).
- About the co-op model:
Bring businesses together, more collaboration not competition
Pay x amount of \$ into it and get x amount of units
Need help from TTCF or MHC or a "Board" putting a mechanism, equitable investment model together
Move quickly

III. Emergency Declarations - How would this Work in our Region?

- Urgency Clause provides similar benefits to emergency declaration and allows for a public hearing
- Emergency Declaration allows you to access FEMA funding
- Consider MHC asking localities to officially recognize housing crisis – but would this make a difference if no teeth?
- Action Items: [Contact Crested Butte to ask about state & FEMA approval and any public backlash & find out more about Urgency Clause](#)

IV. Local Government- Market Regulation & Incentives

Recap:

- Suggested Regulatory Actions:
 - Rent Control
 - Moratoriums on new STR
 - Eviction Moratoriums
 - Permitting and Installation of fast-housing
 - Expanding the Landing Locals program and opening up to individual rooms
 - Campaign to all homeowners to encourage
 - Sub-divisions to move from Single to multi
 - Vacancy Tax
 - Converting existing buildings - hotels/motels, encouraging some or all rooms & fast track standards
 - Encourage public lands to be utilized for housing
 - Start a shared google Inventory of existing buildings that are underutilized or vacant
 - RV to park at peoples homes

- Installation of tiny houses
- Funding to help renters with rent and moving costs
- Public Private partnerships for funding
 - Cares Act funding
- General Fund and ToT and TBID
- Olympic based developer who does modular
- County and Town trade with major employers to wave fees, help them out and expedite the process to use properties now

Longer-detailed notes

- Encourage counties to put measures in place to protect citizens when market “heats up”
- Rent control caps
- Eviction moratorium – can we extend from 30 to 90 days?
- STR license moratoriums for new permits, gradually diminish STR through attrition, set a cap
- FEMA trailers, fast housing, permit quickly – PUDs, USFS
- Hardship mobile home regulatory process
- Incentive programs for local homeowners: Are they providing enough? How can we best communicate with homeowners to provide housing for the local workforce? Shorter term: Landing locals grants for conversion of STR or second homes to long term rental, open to rooms not just whole house, 6 months or more. PIO campaign to homeowners to rent rooms/houses.
- Allow subdivisions in residential to encourage multifamily
- Vacancy tax for underutilized residential homes (second homes)
- Enable conversions of existing buildings. Short term: Hotel properties – encourage hotel owners to convert some or all units to SRO, fast track standards and incentivize owners.
- Can local governments help identify/encourage public lands that could be utilized for housing, even temporarily?
- Convert larger houses into smaller units with by right use permit
- Allow duplex, triplex ministerially
- Fast-track permitting of existing ADUs, free permitting?
- How MHC can best work with local entities to encourage creative solutions?
- Allow RVs for two weeks, allow up to a month or longer?
- Tiny houses
- Short term loans for first and last month’s rent, moving costs – perhaps third party manage
- Look into CARES Act and other hardship situation pandemic funds
- General Fund, TBID, TOT fundin

- Mike Schalman – Olympic Valley based developer who does emergency farmworker housing, modular company based here
- “Trade” with major employers who have applications underway/coming soon to County/Town – utilize properties now (JMA, Squaw Resort, etc.) waive fees, help, expedite process
- Inventory underutilized commercial, church, underutilized properties
- Rideout – has showers, kitchen – can the school district allow temporary housing there?
- Episcopal Church on West Shore was set up as summer youth camp – 22 rooms, tents, mattresses
- Olympic Valley church for sale - .5 acre
- Faith-based groups to provide short term housing
- Catholic Community Services, Placer People of Faith – can they expand to this area?
- Ski clubs empty all summer- bunk rooms and commercial kitchen
- Considerations – care, maintenance, security, impacts to neighborhoods, rules/regulations

V. Housing Funding

- Find flexible funds
- Support TTCF in increasing the housing solutions fund
- Housing entity - also flexible funds
- Land holding for housing - important
- Faith-based groups supportive in the community around homelessness and supportive services. Access them for outreach, donor cultivation, etc.
- Communications/Impact- elevate the projects in the community through advertising what we have already done and ways the community can support, access the new people in our community (e.g., post card mailing, pamphlets, social media, etc.)
- Access real estate groups - through donating every time they sell a house, or asking for voluntary donations from new homeowners they worked with
- #1: Short Term: Pursue community level campaign to increase the housing solutions fund informed from MHC work
- #2: Long Term: Housing trust discussion; action item on next Housing Funders Meeting