



Meeting Summary

Mountain Housing Council

Tiger Team 2: Creative Housing Types + Barriers/Opportunities

8.29.2017 | 3-5pm

Tahoe Truckee Community Foundation

Tiger Team Participants:

Yumie Dahn, Town of Truckee

Jeff Loux, Town of Truckee

Brian Foss, Nevada County

Shawna Purvines, Placer County

Lindsey Romack (attending for Supervisor Montgomery), Placer County

Kristi Thompson, Contractors Association of Tahoe Truckee

Staff Support:

Seana Doherty, Freshtracks, Lead Facilitator

Debbie Daniel, Freshtracks Associate

Jennifer Pizzi, Freshtracks, Associate

Topics in this Summary

- Summary of Meeting
 - Review of Materials + Feedback
- Challenges + Opportunities
- Next steps

Materials Shared (attached)

- Matrix of regional policies for "Creative Housing Types" (draft)
- Matrix of development impact fees charged in the region (draft)
- Sample Took Kit for ADU's from Santa Cruz County

Tiger Team Meeting in Brief

The goal of the meeting was to bring together planners from each of the jurisdictions (Town of Truckee, Placer County, Nevada County) and other stakeholders to work on:

- 1) Defining "creative housing types," understand the status of policies in place or in



the works regionally for these types of housing and explore ideas around working on these policies as an avenue for expanding the types of new housing available for locals.

- 2) Identify a list of barriers + opportunities to either building or unlocking affordable housing in the region.
- 3) Define next steps for Tiger Team work.

Summary of the Discussion

The following chart reflects areas of interest discussed at the meeting:

Creative Housing Types Conversation

Topics of Interest	Questions, Comments, Suggestions
Fees (as one of the barriers to entry for affordable housing developments)	<ul style="list-style-type: none"> ○ impact fees
ADUs (second dwelling units) Creative Housing Type	<ul style="list-style-type: none"> ○ Market existing policies ○ Idea: Create prototype/tool kit to lower permit fees ○ Action: Debbie-follow up with Santa Cruz to better assess challenges and success of toolkit program
HOAs + ADUs	<ul style="list-style-type: none"> ○ MHC could take on role of approaching HOAs to include second units
Tiny Homes	<ul style="list-style-type: none"> ○ Clarify policy regarding tiny home ○ Are tiny homes the most cost effective solution?
Other Alternatives that explore existing structures: SRO, mixed- use, adaptive re-use	<ul style="list-style-type: none"> ○ Identify and explore potential creative housing alternatives from structures that already exist



Challenges + Opportunities to Local Housing Conversation

Challenge	Opportunity	Comments
Regulatory: Cost (Impact Fees), Process (Time + Complexity)	-Fee Study: <ul style="list-style-type: none"> o Deferrals o Waiver -Welcome Mat Program/Housing Navigator to help local affordable housing project navigate the system -ADU: Tool Kit to simplify process	-Is there interest in looking at impact fee's as a way to lower barriers for developers looking to build affordable housing in our community or for second units or other types of housing? -What do comparable communities fees structure look like? -Comments: Yes, interesting to look at our area compared to each other and compared to similar communities. Fees are only a drop in the bucket and not worth studying. Action: Seana to get quote for what it would cost to hire consultant to analyze regional impact fee's
Limited Number of Long-Term Rentals	- Create incentive programs for land lords -Creative Rental Program -Creative Leasing Program	-Think approach should be about creating programs to incentivize landlords/owners to shift their short-term rental to long-term -Focus should be better accountability and enforcement of short-term rentals, not a ban
High Cost of Homes	-1 st time homebuyer	



	<p>program</p> <ul style="list-style-type: none"> -Buy-down program -Funding: TOT, GF, Tax, State, Land Bank 	
<p>High Cost to build</p>	<ul style="list-style-type: none"> -Lower fees -Free land or land trust model -Expand definition of affordable housing + build funding for projects serving missing middle demographic -ID other ways to lower costs (upfront, permitting, fees, construction, etc.) 	

Next Steps

- Schedule next meeting: Seana/Emily
- Research Took Kit program in Santa Cruz: Debbie
- Get quote for fee analysis + outline process to include jurisdictions: Seana Doherty
- Research Housing Navigator concept: Debbie/Seana