



## Meeting Summary

Mountain Housing Council Meeting (#4)

4.13.18 | Truckee Tahoe Airport

Meeting Attendees: See Page 12

### Topics in this Summary

1. Meeting Purpose + Overview
2. Meeting Actions + Highlights
3. State Housing Packet
4. Tiger Team + Work Group Updates
5. Additional Updates

### 1. Meeting Purpose + Overview

---

On April 13th, 2018, the Mountain Housing Council (Council) met for the fourth time to continue discussion on the collaborative initiative that is working to accelerate solutions to regional housing issues.

### 2. Meeting Actions + Highlights

---

Topic	Key Action
State Housing Packet	<ul style="list-style-type: none"> <li>o New MHC legislative committee formed to tackle state funding for housing topic (see page 3)</li> </ul>
Stories	<ul style="list-style-type: none"> <li>o Ski area master lease program video: <a href="http://www.mountainhousingcouncil.org">view video at www.mountainhousingcouncil.org</a></li> <li>o Presentation by Cathie Foley of the Truckee North Tahoe Emergency Warming Center: <a href="#">visit Truckee North Tahoe EWC Facebook page for more information</a></li> </ul>
Policy #1: Achievable Local Housing	<ul style="list-style-type: none"> <li>o Request to council members to continue to roll-out to partner boards for adoption. MHC staff is available to present to boards (see page 4)</li> </ul>
Fees	<ul style="list-style-type: none"> <li>o Council supported initial set of policy recommendations put forward by Fee Round Table (see pp. 5)</li> </ul>



Maps + Land	<ul style="list-style-type: none"> <li>o Council in agreement with work team direction to focus on a financial feasibility model for a multi-family project</li> <li>o Ad-hoc formed to conduct multi-family pro-forma based on donated land, new fee scenario, etc. (see page 7)</li> </ul>
Short-Term Rentals	<ul style="list-style-type: none"> <li>o Council provided feedback on framing and initial draft data collected by the STR Tiger Team (see page 8)</li> </ul>

### 3. State Housing Packet Presentation by Sierra Business Council (SBC)

Sierra Business Council (SBC) provided the following update on the status of the bills from the 2017 Housing Package, as well as a brief breakdown on the 2018 bills:

#### A. 2017 Bills

Bill	Purpose	Opportunity to Engage
SB 2	Funding for local govns and HCD to address affordable housing & homelessness	<ul style="list-style-type: none"> <li>o Weigh in on guidelines</li> <li>o Secure technical assistance for Sierra communities</li> <li>o Apply for funding (2019)</li> </ul>
SB 3	Places \$4 billion bond on November 2018 ballot. Would fund affordable multifamily development, TOD, and veteran housing	<ul style="list-style-type: none"> <li>o Support by helping w/ public outreach &amp; endorsements</li> <li>o Collaborate w/ statewide campaign fundraising efforts</li> </ul>
AB 1521	Requires sellers of subsidized housing to accept bonafide offers from qualified purchaser	<ul style="list-style-type: none"> <li>o Track ordinances &amp; identify models that can be applied in Sierra</li> </ul>
AB 1505	Allows local govns to require low-income housing as a condition of development of residential units	<ul style="list-style-type: none"> <li>o Track ordinances &amp; identify models that can be applied in Sierra</li> </ul>



**B. 2018 Bills**

Bill	Purpose	Opportunity to Engage
SB 827 (Weiner)	Encourage high density housing development in locations served by regular transit service	<ul style="list-style-type: none"> <li>○ Submit support/oppose letter</li> <li>○ Build/support partners</li> <li>○ SBC is “oppose unless amended”</li> </ul>
AB 2161 (Chiu)	Improve early intervention and services to early stage homelessness	<ul style="list-style-type: none"> <li>○ Recommend support</li> </ul>
AB 2162 (Chiu)	Streamline supportive housing project by allowing nonprofit developers to build supportive housing without the prolonged approval process typically required in pre-zoned areas	<ul style="list-style-type: none"> <li>○ Recommend support</li> </ul>

SBC identified several opportunities for the North Tahoe Truckee region to engage in 2018:

- High Priorities
  - Support SB2 (letters + outreach)
  - Track & weigh in on guideline development for 2017 policies (especially SB 2)
- Secondary Priorities
  - Engage on 2018 bills
  - Use engagement on bills to build relationships

**Council Feedback**

*Action:* There was enthusiasm from Council members regarding the discussed legislative issues. Subsequently it was decided to form a Tiger Team to tackle these topics in a regional, coordinated way to harness the networks in the room.



#### 4. Tiger Team + Work Group Updates

---

Between each quarterly Council Meeting, Tiger Teams and Work Groups tackle specific tasks related to the work of the Council. Below is a summary provided by each team and subsequent feedback and discussion from the Council.

##### **Innovate Policy Tiger Team**

The Innovative Regional Policy Tiger Team is tasked with creating a regional policy agenda to move the needle on housing by increasing incentives and decreasing barriers. The team is working toward the goal of supporting 10 innovative policies over the course of three years.

Update: *Policy #1: An Expanded Definition of Achievable Local Housing* has been adopted by the several entities:

- Town of Truckee
- Truckee Tahoe Airport District
- Tahoe City Public Utility District
- CATT Government Affairs Committee
- Martis Fund

*Action:* MHC's mission is to accelerate solutions to housing. A shared vocabulary (such as Achievable Local Housing) will help this mission move forward. Please send feedback to Council staff in regards to how it's working or impacting your agency or organization.

##### Feedback

- Tahoe Sierra Board of Realtors (TSBOR) has adopted it as well
- Q: What change is this MHC policy going to drive? Would like to hear from entities that have adopted it:
  - TSBOR: we are hoping it will help access money that isn't tied to HCD (provide access to silent seconds and money from jurisdictions when appropriate)
  - TRPA is hoping it will help make bonus units affordable and will be presented to the governing board to be approved in May



- Placer County has received positive feedback and is hoping to have it contribute to expanding “free” development right/residential allocations (which is currently at 80 AMI or lower) to new ALH AMI.
- Town of Truckee Council recently accepted the recommendation and it has already caught the interest of several developers. Coburn Crossing will be a test case.

### **Fee Work Group**

The Fee Work Group is tasked with exploring the perception that fees are a barrier to building achievable local housing. The group is working to understand the role impact fees play in development in the North Tahoe Truckee region as well as how fees compare with other regions and how they work across various housing types. This will help identify opportunities to lower barriers.

MHC hired Hansford Economic Consulting (HEC) to study fees across the region, marking the first-time development impact fees have ever been looked at regionally. During this process HEC identified 18 development fees charged by jurisdictions and special districts in the region. Because of the many special districts this is somewhat unique to the region, however it is important to note not every project will encounter all 18. HEC is compiling a full report for MHC and the Fee Work Group. Below are several areas highlighted in the findings:

- Examples of land development cost for Eastern Placer County
- Examples of multi-family housing land development costs compared to Reno
- Scalability of impact and connection fees for various sizes of single family homes
- Fee comparison to other regions
- Fee comparison for a detached ADU

In addition to the findings, the group concluded that construction costs and land costs are the expensive problem, not the fees. However, fees do play an important role in the financial feasibility of projects, especially multi-family and smaller projects trying to keep costs to a minimum.



*Action:* Ad-hoc team formed to develop pro-forma for a multi-family project looking at land, fees, construction, etc.

*Decision:* After reviewing the material from the work group, Council supported towards a common methodology for fees as follows:

- Scale
  - Charge impact fees based on scale (*i.e. square foot vs. flat fee, per fixture, per room*)
    - Creates common methodology in the region
    - Creates affordability by design

*Next Steps:* After incorporating the feedback from the Council, next steps for the Fee Work Group will include:

- Reviewing topics for further consideration
  - Fee deferrals until COO: as a potential tool to incentivize projects (potential policy recommendation)
  - Tools: develop, regional online fee calculator
  - ADUs: offer consistent suite of tools to incentivize
- Develop policy materials
- Fee Team to review
- Council review (via email)
- Council vote: July

#### Feedback

- Agreement to move forward first with scalability and then look closer at deferrals
  - Q: Does offering fee incentives increase the amount of building applications?
- Fees are not that different in other places (with the exception of Nevada), however fees across the region are variable
- Emotional barrier, complex process—it is more than a financial barrier. Fees only represent 5-6% cost to project
  - Create a common methodology as a way to calculate fees differently? *i.e. flat fee, fee on size of development sliding scale*



- Truckee is using scalability and has found it makes a dramatic impact both ways (i.e. while fees for smaller units have dropped, fees for larger units go up), however, a CATT survey showed that its members supported the move to scalability
  - Public perception is that fees are high, this report shows that they are not. Jurisdictions could create a handout to share this information with the public
- Suggestion: to improve regulatory cost efficiency for developers we (agencies) could work to shorten the timeframe
  - Create a one-stop-shop: possibly a website to help developers streamline process
    - Include a fee calculator
    - Research City of Reno (uses a customer service approach to help developers navigate the process)
- Even if the land was free it would not be profitable for a hypothetical multi-family development. What can we do to meet affordable housing developers half-way?
  - Suggestion: form a new work group to create multi-family prototype that could work in the region: research land, density, fee structure, financial models etc. to identify what could work in the area
  - Suggestion: prefabricated housing (EX: Coburn Crossing)
- Suggestion: research Portland, Oregon ADU affordable + supportive housing pilot program: 1600 people signed up to host five-year deed restricted affordable + supportive housing ADUs

### **Mapping Tiger Team**

The Mapping Team has been working to create mapping tools for regional conversations about housing and identifying opportunities for local housing. Several iterations of maps of public and privately owned land have been created, each version narrowing the focus.

Next steps for the team include:

- ID opportunity site (public and private) in Truckee for multi-family project that would be financially feasible
- Develop feasibility model for multi-family projects in Truckee



- Work on land donation options
- Generate developer interest via mailing and personal outreach

### **Short Term Rentals Tiger Team**

The purpose of the Short Term Rental (STR) Tiger Team is to take a deeper dive into how STRs are affecting the North Tahoe-Truckee community. The big question for our community is how do we leverage the benefits of home sharing and mitigate unwanted behaviors while preserving and potentially expanding long-term rental housing availability?

The Team has narrowed the focus to two community perspectives on STRs:

- Impacts to neighborhoods (nuisances): Impacts short-term rentals are having on quality of life in neighborhoods
- Impacts to local, long-term rental market: view that STR's are tying up homes that could otherwise be used for long-term rentals by locals

MHC staff has begun collecting data regarding existing market analysis from Placer County and Town of Truckee (including no. of registered STRs + Transit Occupancy Tax collected) and has gathered research on approaches used in other communities. The team would like to continue to vet and solidify the data collected and for MHC staff to follow up with leaders from other communities to understand the effectiveness of programs and regulations in place as well as how jurisdictions are managing regulations (staffing, budget, etc)

Currently local jurisdictions are exploring two approaches:

- Regulating (nuisance issues + increase long-term rentals)
- Incentivizing (unlock for long-term rentals)

It is important to note that it is MHC's role to focus on approaches that will increase local housing in the region.



Next steps for the team include:

- Continuing to vet and solidify the data collected
- MHC staff to follow up with leaders from other communities to understand the effectiveness of programs and regulations in place as well as how jurisdictions are managing regulations (staffing, budget, etc.)
- Gain a better understanding of segmented STR ownership

Feedback

- Second Home Use
  - Request for data on second home use
  - Is it really about short-term rentals or second home use? Request to be clear about definitions and use a common language
  - MHC goal should include providing incentive to vacant/seasonal home owners to rent to local community
- Use of TOT
  - More clarification, particularly distinction between Truckee's Transit Occupancy Tax and the Truckee Transit Tourism Business Improvement District
  - Will never be able to pooled regionally
- Nuisance
  - Is it really an issue? How are we measuring this?

## 5. Other Updates

---

### **Mobile Home Ad Hoc**

Mobile homes are an important part of the existing affordable housing stock in the North Tahoe Truckee region. The ad hoc team has collected a count of 800+ units in the area and is currently working on refining and segmenting the data per location. With the information being collected, the group is looking to identify opportunities to provide support. The team welcomes additional members to help tackle this topic.



## **Supportive Housing**

The goal of the Supportive Housing Tiger Team is securing housing for those with disability and mental health issues. The traditional model is housing with in-house supportive services. The team is working on building partnerships, researching funding, identifying potential properties, and exploring operational methods. To date the team has gained an understanding of the funding available, and is exploring what it would take to buy a house. There is an interested developer who would like to build supportive housing into a larger multi-family development as not to sequester the individuals seeking supportive housing.

## **Cohousing**

Truckee Cohousing has found a site along the Truckee River and is seeking members, investors, and exploring investment models. Truckee Cohousing asked the Council if there was any opportunity for special districts to help support the project (possibly by adopting ALH).

## **Annual Community Update Meeting**

Mountain Housing Council will be hosting a community update meeting at the North Tahoe Event Center in Kings Beach on April 28. The meeting will provide the community with an overview of the progress made by the MHC over the course of the past year. In addition, MHC staff will address the hot topic of short-term rentals.

## **Stories from the Community**

### *Ski Area Solutions*

Tahoe Donner has implemented a master lease program that has helped house 70 employees. While the program continues to grow and be successful, it takes a lot of work and hours to manage. Squaw Valley created a housing coordinator position to help find beds for employees. Squaw has also established relationships where they become the master leaseholder for ski lease properties through local property management groups. In addition, they have used a residential rewards program for the past four seasons where homeowners who rent with them will receive a \$350 gift card. To view video visit: [www.mountainhousingcouncil.org](http://www.mountainhousingcouncil.org).



### *Feedback*

- What could local jurisdictions do to support the master lease program on a wider scale (not just ski areas)? Suggestion: Local organizations that need help could come together and approach a private sector to help with master lease
- Placer County is sending a mailer to second homeowners to measure interest and gain a better understanding if people would be interested in participating in a housing program and what it would look like.

### *Truckee North Tahoe Emergency Warming Center*

Supportive housing is one of the many housing needs in the North Tahoe Truckee region. The Truckee North Tahoe Emergency Warming Center opened in 2016 and is currently wrapping up its third season. The center opens when weather is 15 degrees or less, or there is one or more feet of snow coming overnight. The center will also open when other types of severe weather impacts the region. The Truckee Warming Center is funded through grants and donations. The center provides shelter, family dinners, and the resources to connect individuals in need to additional assistance and services in the area. To learn more visit [Truckee North Tahoe EWC Facebook page](#).



## Meeting Attendees

---

### Members + Partners

Contractors Association, Kristi Thompson  
Martis Fund, Heidi Allstead  
Mountain Area Preservation, Stephanie Olivieri, Alexis Ollar  
Nevada County, Brendan Phillips  
North Lake Tahoe Resort Association, Cindy Gustafson, Brett Williams  
North Tahoe Family Resource Center, Anibal Cordoba Sosa  
North Tahoe Public Utility District, Sue Daniels  
Placer County, Jennifer Merchant  
Sierra Business Council, Chris Mertens  
Squaw Valley Public Service District, Fred Ilfeld  
Sugar Bowl Resort, Monica Pette  
Tahoe City Public Utility District, Sean Barclay  
Tahoe Donner Association, Robb Etnyre, Megan Rodman  
Tahoe Forest Hospital District, Ted Owens  
Tahoe Prosperity Center, Roger Kahn  
Tahoe Regional Planning Agency, John Hester  
Tahoe Sierra Board of Realtors, John Falk  
Tahoe Truckee Community Foundation, Ashley Cooper  
Town of Truckee, Yumie Dahn, Jeff Loux, David Tirman  
Truckee Chamber of Commerce, Lynn Saunders  
Truckee Donner Public Utility District, Lisa Hall, Steven Poncelet  
Truckee Family Resource Center, Carmen Carr, Teresa Crimmens  
Truckee North Tahoe Transportation Management Association, Jaime Wright  
Truckee Tahoe Airport District, Rick Stephens  
Vail / Northstar California Resort, Lisl Ewing, Angel Haen