

Feedback from the Community Update Meeting, April 28, 2018

Topic: Short-term Rentals

- Hybrid model with STR/LTR combined for seasonal workers
- Unlock those homes that are never occupied, never STR or used. They may even own home outright and might not need a certain amount of money. They also might be more modest homes appropriate for short term rental.
 - Permit required to STR your home. Annual 1-hour workshop required to get/renew permit: How to be a good steward, neighbor & local # for complaints
- Encourage long-term tenants to move out/take a weekend vacation during high volume rental weeks, weekends, days. Homeowners can share revenue or reduce monthly rent for LT tenants. Yes LT tenants will have to be flexible & clean. Backyard storage or garages can be used to store personal goods for short term.
- Incentives for short term rental homeowners so they could have some kind of timeshare or something at a deal price at one of the resorts. These homes to be identified for affordable housing. I think ideal for families to purchase at a reasonable price. Mountain Housing Council to cover the cost. No new building permits or work would be needed. Community would use something already in place. Community to conserve 2nd home owner by offering them a fraction ownership elsewhere. My view is we need more homes for us to purchase. We have already been long term rental tenants for almost 30 years. It's time for community to have an opportunity to purchase a home.
- To help cover my rent I have subleased/airbnb during times of need.
- How to address problem of old, empty, summer secondary houses that aren't suitable for long term need to find incentive so the homeowner can renovate affordably. Right now, it may only be affordable to renovate if they can later airbnb to pay for renovation costs.
- Regulate STRs, Ensure all are paying taxes, Incentivize considering long term rentals or seasonal rentals for seasonal workers- overseen by the employer
- Co-op of STR owners:
 - For those renting full-time, access to STRs for when they want to come to town.
 - Percentage from LTR rental mgmt ensures some days at an STR/year
 - Owners can still access area, even though their house is rented full time.
 - Melanie M, TBID Committee 2nd home owner
- STR & ADU (tiny house)
 - Incentivize STR homeowners to add a LTR ADU (interior studio: JADU, converted garage, mobile home/tiny home/prefab)
 - Melanie M, TBID Committee 2nd home owner
- Use STR to be able to live here (otherwise, we wouldn't afford it)
- Tax Incentives for converting to long term rentals
- Folks that rent long term often have strict requirements--i.e., for studios, single occupancy only or no dogs, which is difficult if you're a dog owner or have a partner/significant other

Other Topics:

- De-regulate & Incentivize multi-family development around the county
- Repurpose old housing. I.e.: In school I created a business plan to convert old hotel on stateline into a place for seasonal workers (both summer and winter). Gives seasonal employees housing --and opens up other homes for long term renters.
- Offer incentives or assistance for homeowners to build additions or renovate spaces like garages or sections of home into 2 person apartment dwellings for long terms or seasonal renters/employees.
- TOT 12%=30 Million (4-year). Make Owners use management companies 100% Registered = 250 million 2019 and up
- Sierra Nevada College has two dorm building (174+ beds) that sit mostly vacant during many months of the year. SNC is interested in working with the mountain housing council/ local businesses to fill our open beds & provide community housing. We want to be part of the solution.
 - 174+ Beds available/ almost empty 1/2 may, June, July, 1/2 Aug & 1/2 Dec & 1/2 Jan.

Topic: Accessory Dwelling Units

- By Right ADU Program
 - 1
 - Pre Zoned Residential Neighborhoods
 - Analyze Impact in housing element EIRs
 - Establish Neighborhood levels
 - Lottery for Permits
 - 2
 - Prefab ADUs
 - Design Specs & Guidelines
 - High EE, T24, & Reach Codes
 - 8-10 "Models"
 - 3
 - By Right Grading Permit
 - By Right Building Permit
 - 1 Stop Agreement/ Permit
- Work with waterboard to allow expanding septic for and ADU just like the would to add a bedroom