



## Meeting Summary

Mountain Housing Council Meeting (#5)

6.08.18 | Truckee Tahoe Airport

Meeting Attendees: See Page 7

### Topics in this Summary

1. Meeting Purpose + Overview
2. Meeting Actions + Highlights
3. “Affinity” Group Breakout Session + Feedback on Year 2 Tiger Teams
4. Partner Updates

### 1. Meeting Purpose + Overview

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On June 8, 2018, the Mountain Housing Council (Council) met for the fifth time to continue discussion on the collaborative initiative that is working to accelerate solutions to regional housing issues.

### 2. Meeting Actions + Highlights

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Topic	Key Action/Highlight
Stories	<ul style="list-style-type: none"> <li>○ Annual housing update solutions pitches and vote</li> </ul>
Year 1 Highlights and Reflections	<ul style="list-style-type: none"> <li>○ Changing the way we meet, engage, and advocate (see page 2)</li> </ul>
2018-19 Work Plan	<ul style="list-style-type: none"> <li>○ Sunset-ing of tiger teams and work groups and introduction of new teams for Year 2 (see page 3)</li> </ul>
Council Breakout Session	<ul style="list-style-type: none"> <li>○ Council worked in affinity groups to develop ideas and feedback on what MHC focus should be in Year 2 (see page 4).</li> </ul>



### **Stories: Annual Update Housing Solution Pitches**

At the April 28<sup>th</sup> Annual Housing Update, we invited community members to PITCH their viable ideas for housing solutions. We then asked the community to decide what solutions they are most interested in forming a cohort around. MHC will support those solutions with the most support through in-kind resources, meeting spaces, and consultations to prove its viability.

The Council watched the three most highly rated pitches and voted on the order in which they would like the council to place its focus. Based on votes, the council requested that MHC staff provide support for the solutions in the following order:

1. *ADU Pathways*: Launch a regional campaign that inspires action and creates an easy pathway to implementation for property owners.
2. *Tiny Homes*: Launching a community cohort to explore the viability of tiny home communities in the region. Work with landowners, permitting agencies, etc.
3. *RVs and Tiny Homes in Campgrounds*: Collaborate with organizations who run summer seasonal campgrounds and businesses who offer winter seasonal jobs in order to make those campgrounds available to people who own tiny homes and RVs.

### **Year 1 Reflections and Highlights**

Stacy Caldwell presented an overview of the partner interview phone calls she has been hosting over the previous month. She asked each partner a set of questions and shared common themes that will influence our work in Year 2.

Themes included:

1. Streamlining tiger teams
2. Council re-organizing: putting members to work at council meetings and re-organizing the flow.
3. Community engagement: taking work products from what was designed in Year 1 and breaking them down so the community can understand and support.



4. Focus on innovation: year 1 focused on the 'low hanging fruit' and local policies. In Year 2 we will turn the corner on what the future of this place looks like and we will start to hone in on a collective vision.
5. Advocacy: local and state/federal agencies. We are working with SBC to design a policy agenda around this initiative.

*Council Comments at the Meeting:*

- Question: Where is the funding for the SBC-lead advocacy work coming from? MHC staff clarified that the SBC contract is funded by the current MHC budget.
- Comment: We need to make sure that when we talk about lobbying, we're not just focusing on bills, but the regulatory arena as well.

**2018-19 Workplan Update**

Seana presented a work plan for the next year of our work that included:

- The sunset-ing of Tiger Teams whose work has been completed or has merged in to another team/work group.
  - Innovative Policy Team: Regional Policy Agenda created
  - Achievable Local Housing Ad-Hoc: Policy created
  - Regional Mapping Team: maps of regional lands owned by public agencies created
- The introduction of new Tiger Teams in Year 2:
  - Opportunity Sites: evolving from the Mapping Tiger Team, this group will work to identify key opportunity sites for multi-family projects (apartments) in the region and then create an on-line map.
  - State Advocacy: we will be working with Sierra Business Council to develop a regional agenda for state level legislation and funding.
  - Density: the focus on this will be coming this Fall.
  - Short-term Rentals: this group is continuing to meet to develop a path forward for this complicated topic. Update on progress at September meeting.



### 3. Council Breakout Session

Council members were broken in to “affinity” groups based on the mission of their organization/agency and asked to respond the following:

1. What are the key outcomes your group would like to see come from the 2018-19 Tiger Teams?
2. What can your group do to help implement change?

Results are as follows:

<b>Affinity Group</b>	<b>Tiger Team Focus</b>	<b>Outcomes We Would Like To See</b>
<b>Nonprofits</b>	1) Mapping Opportunity Sites 2) Local Advocacy	<ul style="list-style-type: none"> <li>• Funding: from Martis Fund, other Investor/Capital, to provide resource for developers, land owners to create housing</li> <li>• Local Advocacy: MHC to use their platform (share info, educate, promote opportunities) to inform and engage community.</li> </ul>
<b>Networks and Associations</b>	Short-term Rentals	<ul style="list-style-type: none"> <li>• Education to dispel myths, demonstrate how STRs are a part of not apart from the regional economic model (create handout)</li> <li>• Change language and reframe conversation to unlock non-conforming ADUs</li> </ul>
<b>Special Districts</b>	1) Fees 2) Advocacy	<ul style="list-style-type: none"> <li>• Fees: Encourage all fee-charging agencies to review their own fee structures for consistency and support of local achievable housing goals</li> <li>• Advocacy: Educate boards on potential achieve locals housing</li> </ul>
<b>Jurisdictions</b>	1) Opportunity Sites 2) Short-term Rentals	<ul style="list-style-type: none"> <li>• Opportunity Sites: Link opportunity sites with density reframe to be 'housing types' (both public/private) to re-evaluate for housing element and general plans. Develop prototypes that are commercially viable then educate,</li> </ul>



		<p>communicate, and evaluate for policies that impact density. Jurisdictions can help by approving policy changes and altering general plans and housing elements.</p> <ul style="list-style-type: none"> <li>• STR's: Look at using TOT money from STRs for affordable housing</li> </ul>
<b>Chambers and Business Networks</b>	<p>1) Short-term Rentals Fees 2) Opportunity Sites</p>	<ul style="list-style-type: none"> <li>• STR's: Research possibility of property tax incentives and penalties and study impact of primary vs. secondary homeowners</li> <li>• Opportunity sites/Outreach to developers: Focus on nonprofit developers in SF and LA</li> <li>• Educate people on how to get through the fee process and payment programs.</li> </ul>

#### 4. Partner Updates

##### **Town of Truckee: Housing Study**

At the June 12 council meeting Truckee Town Council will discuss a report prepared by BAE regarding their study of potential funding sources for the region (examples: parcel taxes, increase in sales taxes, increase in TOT) and look at a tiered tax system for TOTs for STRs and hotels, and parcel tax for second vs. primary homes.

##### **Martis Fund: Down Payment Assistance Program**

Martis Fund issued their down payment assistance program last year and had great success through Placer County, with over \$700,000 (19 loans) in one year. The Martis Fund has asked that another entity manage this program and that they will provide \$500,000 in down payment assistance in the next round.

##### **Placer County: Housing Survey on Second Home Owner Interest in Long-term Renting**

The survey was distributed and the county now has all results. They had 550 respondents. The top two responses they received when they asked respondents what the County can do to motivate second home owners to rent houses seasonal or long term were 1): money and 2) assistance with property



management. She also shared that over 200 respondents provided long-form written responses, feedback, questions, etc. in their survey responses.

The County is currently analyzing results and determining what they should bring to BOS for potential implementation.



## Meeting Attendees

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### Members + Partners

Contractors Association, Pat Davison, Kristi Thompson  
Community Collaborative of Tahoe Truckee, Alison Schwedner  
Martis Fund, Heidi Allstead  
Nevada County, Richard Anderson  
North Lake Tahoe Resort Association, Brett Williams  
North Tahoe Family Resource Center, Anibal Cordoba Sosa  
Placer County, Jennifer Merchant, Lindsay Romack  
Sierra Business Council, Steve Frisch, Chris Mertens  
Squaw Valley I Alpine Meadows, Jenn Scharp  
Squaw Valley Public Service District, Fred Ilfeld  
Tahoe City Public Utility District, Sean Barclay  
Tahoe Donner Association, Robb Etnyre  
Tahoe Forest Hospital District, Ted Owens  
Tahoe Regional Planning Agency, John Hester  
Tahoe Sierra Board of Realtors, John Falk  
Tahoe Truckee Community Foundation, Ashley Cooper, Emily Vitas  
Tahoe Truckee Unified School District, Joan Zappettini  
Town of Truckee, Yumie Dahn, Jeff Loux  
Truckee Donner Public Utility District, Steven Poncelet, Lisa Hall  
Truckee Downtown Merchants Association, Stefanie Olivieri  
Truckee Family Resource Center, Teresa Crimmens, Carmen Carr  
Truckee North Tahoe Transportation Management Association,  
Truckee Tahoe Airport District, Rick Stephens  
Vail / Northstar California Resort, Jerusha Hall