



Meeting Summary

Short-Term Rentals Tiger Team

8.30.2018 | 11:30am – 1pm

Meeting Participants:

Robb Etnyre, Tahoe Donner Homeowners Association

John Manocchio, Truckee Chamber of Commerce

Jennifer Merchant, Placer County

Jeff Loux, Town of Truckee

Lindsay Romack, Placer County

Brett Williams, North Lake Tahoe Resort Association

Swenya Ziegler, Community Member

Cindy Gustafson, North Lake Tahoe Resort Association (via phone)

MHC Staff Support:

Seana Doherty, Freshtracks, Facilitator

Debbie Daniel, Freshtracks, Senior Associate

Jennaka Raihn, Freshtracks, Meeting Recorder

Summary Notes

Purpose of STR Tiger Team

- Create a summary of regional market data on STR's and other relevant data to inform the conversion
- Collect research of "best practices" from other communities
- Outline a set of agreements (endorsed by the Mountain Housing Council)
- Potentially create a position statement

Short-term rentals contribute to tourism and TOT. These benefits can help contribute to achievable local housing solutions. In order to encourage a positive community environment, short-term rental nuisances can be addressed through regulations, education, and a Good Neighbor Policy.

The STR Tiger Team will sunset at the January Quarterly Council Meeting



Meeting Participants Agree:

- Standards such as ordinances and policies should be implemented at the jurisdictional level and need to address nuisance/education/Good Neighbor Policy. (For example: it could benefit to do data tracking of what the nuisances are to determine the appropriate ordinance)
- Based on studies in other communities, banning all STRs is not an effective tool for increasing achievable local housing.
- All STR owners should register and pay TOT
- Establishing stable, long-term funding for achievable local housing is important and TOT generated from STRs should play a role.
- Based on the limited number of studies available that have been reviewed, it appears that STRs do not have a substantial effect on impacting long term achievable local housing opportunities.
- Historical Context: Consider data farther back (10-20 years if available)

Areas of Consideration but No Agreement Met:

Although other communities have tried to implement, Mountain Housing Council has not found agreements on:

- STR Banning
- STR Restrictions (ex: days/year)
- Cap (ex: STR's per region)
- Incentives for Long Term Rentals over Short Term Rentals

Unlocking Second Homes

60% of homes in our market (Town of Truckee and Placer County) are second homes. Due to this impact on achievable local housing, the STR Tiger Team will focus on unlocking second homes as a separate sector of investigation and recommendation.

Next Steps:

- Update Issue Brief Document
- Continue conversation on STR ordinances, regulations, and TOT allocation