



MOUNTAIN HOUSING COUNCIL

Meeting #6

September 14, 2018

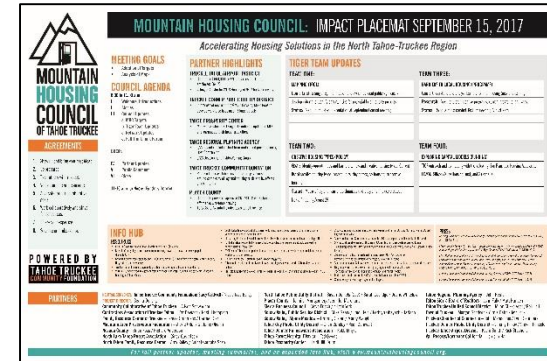
8:00-11:00

Tahoe Truckee Airport

**TAHOE
TRUCKEE
COMMUNITY
FOUNDATION**

AGENDA

- I. Welcome, Introductions, Tool
- II. Stories
- III. Tiger Team + Work Team Updates
- IV. Small Group Brainstorming Session
- V. Partner Updates + Open Discussion
- IV. Public Comment
- V. Close



MEETING GOALS

Vote to Recommend

-Fee Policy

Review

-Tiger Team Progress:

- ✓ Short-Term Rentals
- ✓ State Policy Agenda for Housing

COMMUNITY IMPACT STORYTELLING

Video:

Through the Developers Lens: Multi-Family Housing, An Interview with Triumph Development

COUNCIL UPDATES

Tiger Team Updates

- Fees
- Short Term Rentals
- State Advocacy

Fee Tiger Team

Process

- 4 meetings
- 11 fee chargers
- Hansford Economic Consulting Study
- Case for Fee Deferrals + Scalability
- Peer + Developer Feedback

Goals

- **Answer question: Are fee's a barrier to building local achievable local housing?**
- Understand role impact fee's play in development
- Understand how our fee's compare with other regions
- Understand fee's across different housing types
- Develop recommendations to that lower barriers



**How Do We Attract More
Investment for ALH to
Our Region?**



Hansford Fee Study

Types of Fees

**In-Lieu
Fees**

**School
Fees**

**Development
Impact Fees**

**Town &
County
Building Fees**

**Connection
Fees**

TRPA Fees

MHC Recommendations

1. Offer impact + capacity fee deferrals for ALH projects until Certificate of Occupancy
2. Charge impact fees based on scalable methodology
3. Apply consistent definition of ADU's and ensure compliance with State regulations
4. Conduct independent agency policy analysis of fees being charged to further identify incentives for ALH (TRPA Example)

What Your Vote Means

A vote yes for the MHC Fee Policy Recommendation is an individual member vote and does not reflect the opinions of the agency/organization that each person(s) represents.

An agency/organization vote occurs at the Board level of each organization.

If the MHC votes to recommend an action, MHC representatives will attend in support of your recommendation to your Board if/when the item goes to vote.

The Vote

Process

1. Roll call by name per Collaborative Agreement
2. Approve, Oppose, Abstain
3. Recorded in Summary Notes

Vote

- To move from policy brief to policy recommendation for fee incentives

Roll Out

- ✓ MHC staff to present to fee charging Boards and staff
- ✓ Publicity—community education
- ✓ Report back progress at Jan Council meeting

Adoption and Implementation: MHC Policy Recommendations

- ✓ Brief your agency's board – include in board packets
- ✓ Review agency's current policies and procedures that are relevant to recommendation
- ✓ Brainstorm and research ways in which recommendations can be adopted and accelerate ALH
- ✓ Agency board approval on new / modified policies and programs
- ✓ TRACK

Thank You to the Fee Tiger Team!

Richard Anderson, Nevada County

Brian Foss, Nevada County

Jennifer Merchant, Placer County

Jennifer Montgomery, Placer County

Morgan Goodwin, Town of Truckee

Yumie Dahn, Town of Truckee

Jeff Loux, Town of Truckee

Susan Daniels, North Tahoe PUD

Sarah Coolidge, North Tahoe PUD

Scott Zumwalt, Tahoe City Public Utility District

Sean Barclay, Tahoe City Public Utility District

Rob Leri, TTUSD

Blake Tresan, Truckee Sanitary District

Mike Geary, Squaw Valley PSD

Fred Ilfeld, Squaw Valley PSD

Kathryn Obartsch, Squaw Valle PSD

Mike Staudenmayer, Northstar CSD

Kim Szczurek, Town of Truckee

Shawna Purvines, Placer County

LaRue Griffin, TTSA

Karen Fink, TRPA

John Hester, TRPA

Lindsay Romack, Placer County

Stacy Caldwell, TTCF

Lisa Hall, Truckee Donner PUD

Pat Davison, CATT

It's Time to Sunset...

Fee Tiger Team



Next Tiger Team Up... Density

Short-term Rental Tiger Team

Tiger Team Questions

- What are the benefits and impacts that STR's have on the local housing market?
- What does our current and future STR market look like?
- What are other communities doing to address this topic?
- Do STR reduce the number of long-term rentals on the market?

STR Framing



Nuisance

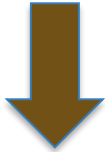


Reduction in # of
long-term rentals

Approaches



Regulate



Goal:
Lower neighborhood
nuisances issues



Incentivize



Goal:
Shift STR to Long-Term

Agreements To Date...

- Jurisdictions should implement stronger standards (ordinances/policies) to deal with nuisance issues
- Based on studies of other communities, banning all STR's does not increase the stock of long-term rentals
- All STR's should register and pay TOT
- TOT generated from STR could help mitigate local housing challenges

Next Steps

- Update Brief Per Feedback, add Exec Summary
- October: STR Tiger Team Review and Approval of Draft
- November: Send Policy Brief to Council
- Council Acceptance of Brief—Jan 2018
- Roll-out: Feb –Mar 2019



Advocacy Tiger Team

Steve Frisch,
Sierra Business Council

Goals of the Advocacy Tiger Team

- Identify Top Priority State and Federal Policy Drivers
- Track Policy To Manage Advocacy
- Develop Collective Advocacy Platform for Presentation to MHC
- Identify and Develop Relationship with Key Influencers
- Select Top Priorities and Manage 2019 Engagement
- Increase \$\$ coming to the Region To Achieve MHC Goals

Progress To-Date

- Identified Internal Capacities for Advocacy
- Identified Influencers for Relationship Building
- Established Comprehensive Policy Tracking Tool
- Identified Interim Priorities for Intervention
- (Prop 1 & 2; AHSC; TCAC; 2017 Housing Package Guidelines and NOFA's)

Process Update

- Collective Draft Advocacy Platform Presentation to Tiger Team October 4
- Advocacy Platform to Full MHC Late October for Approvals
- Develop Relationship with Key Influencers
- Develop Communications/Outreach Materials
- Opt Out/Opt In Decision Making Model

Lets Talk About Props 1 & 2

- What are they?
- Why are they important to our region?
- How are we going to mobilize around this opportunity?



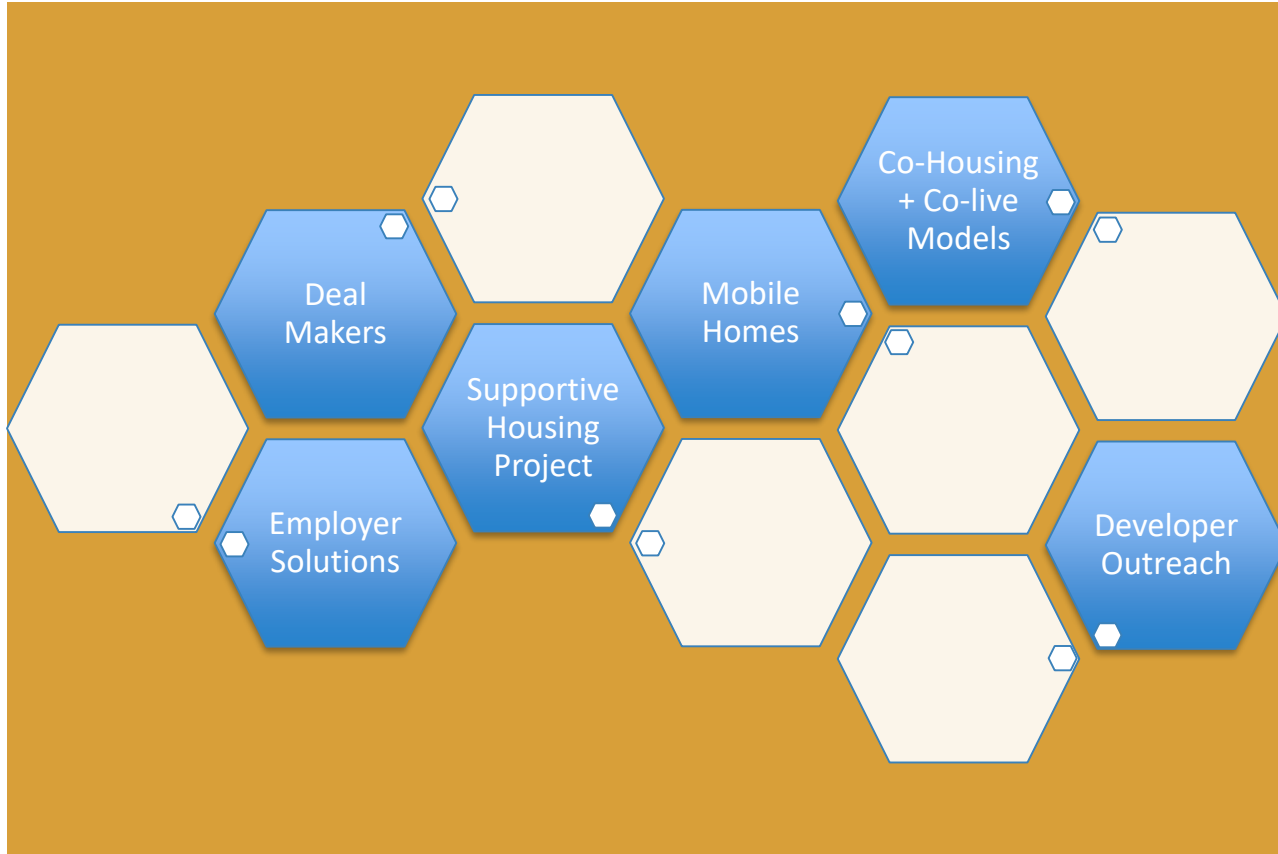
SMALL GROUP BRAINSTORMING SESSION

Directions

- Break in to teams of 3-4
- Review 1-pager for Props 1&2 (5 min)
- Discuss relevance to our region (5 min)
- Brainstorm how your agency can educate, communicate, and mobilize your network (10 min)
- Report back

Other Updates

MHC Solutions Accelerator Work



Supportive Housing Team Efforts

- Goal: housing for those with disability, mental health issues
- Model in the Works: Placer County, Nevada County joint funding and program, 10 units, in existing project

Mobile Homes Update



Team formed to work on solutions for Sunset 1

Team:

Town

Truckee FRC

TTCF

MHC

Martis Fund

Legal Services of No. CA

Deal Maker Network: Private Partners

- 20+ Partners
- August Topic: Aspen's "Credit Program"
- Guest: Jeff Loux, Town of Truckee
- Four housing concepts in the works so far

Other MHC Updates

- Propositions 1 & 2 Reception
- HOA Lunch
- Bus Tour
- Fall Rural Housing Conference
- Regional Funding for Housing Conversation
- Collaborative ALH Project Model
- Next Entity Conversation



OUR COLLECTIVE RESULTS

REVIEW DASHBOARD



**PARTNER UPDATES +
OPEN DISCUSSION**

PUBLIC COMMENT

CLOSE + THANK YOU

www.mountainhousingcouncil.org

To learn more, sign up for updates