MOUNTAIN HOUSING COUNCIL
OF TAHOE TRUCKEE

Ideas + Solutions Collected from April 29th 2017 Kick Off Event

Expand Programs
- Expanded programs (for most vulnerable)
- Connect information + resources about housing programs to families in need
- Tiny + small houses
- Zoning solutions (mass + height) to get to more density

Lower Building Fee's + Make Process Simpler
- Agency fees: lower
- Use TOT/AirBnb $ for housing solutions
- Involve commercial developers in solutions
- Workforce housing critical (housing for local workers)
- Housing for low income families critical
- Balanced developer fee structure
- Create regional housing targets by types
- ID public lands to incentivize developers
- Connect our workforce to expanding programs
- Second units
- Shared equity model for employees (lands, etc.)
- Diversity in size of projects
- Create rules about short-term rentals

Change Policies to Incentivize Workforce Housing on Current Properties

- Create incentives for second unit development on current properties (lower fee's, incentives, streamline permitting between agencies, make simple! One stop shop—free or affordable services to permit)
- Funding sources (on-going pots of $) to build housing
- Fee structures: lower
- Partnership with developers
- Attracting and retaining employees (benefit)
- Emergency response (benefit): quicker if our staff live here
- Greys Crossing project—opportunity + solutions
- Collaboration, regional approach to building housing
- Additional $ to build houses…soon
- Expand employee housing
- Long-term lease guarantees
- Including short-term rental market in solutions
- Build units as part of office
- Employer assistance with down payments
- Providing affordable housing developers with land + funding
- Employer program: Help employers find housing for their employees
- Include private sector solutions (co-ops, down payment assistance, silent second mortgages)

Create Finance Solutions to Accelerate Housing

- Finance mechanism: 1) transfer tax (50% share--$5,000 split), 2) deed restrict housing, 3) Lower permit fees. Could get 3,000 units out of this model
- TOT taxes for housing. Charge $ to visitors to offset impacts. i.e. short-term rentals, roads, etc.
- In lieu fees: provide housing, not $
- Special tax on seasonal houses to support housing solutions. Examples: (Madison), 20% tax on out-of-country home sales (Whistler), 20% of market value of rental (Paris), State Bank that supports local needs (N. Dakota)

Tiny Houses, Small Houses
- Build cargo box units (fast + cheap)
- Regional non-profit building corporation (creates a non-profit builder to be able to do projects at lower cost)
- Duplex solution: allow 2 units (2nd = rental) by changing Town policy
- Incentive for investors who are willing to do deed restriction for workforce housing
- Funding: be cautious about high transfer tax, increases barriers to first time home- buyers. Property tax increase better than transfer tax; spreads out burden more equally and at a lower hit.
- Create way to help first time homebuyers with down payment assistance to be able to compete. How do we incentivize sellers to sell to locals?
- Do it and do it ourselves. Build our own housing. Solution is to do something.
- Create small units as part of existing businesses. Tax incentive or subsidy for building units (lower permit fees)
- Change zoning in KB to allow for more units, especially around coverage issues—more units per lot, increase density to serve more people.
- Don't forget about median housing needs. Fees on median home development are high. Streamline process. (Truckee)
- Education: people don't understand the true cost of living here. Costs higher often, than anticipated.
- Include Sierra County in conversation. Transportation could be part of solutions. Offer transportation to connect affordable housing in Sierra County with TT region.
- Educate public + tourists: about housing issues, median house price, etc. (i.e. Dollar for dinning idea---both collects $ and educates visitors about housing issue)
- Second homeowner's needs to be included and outreached too.
- Include wide range of people in Council: renters, wide range of ages, etc., not just agencies and non-profits—those impacted the most