



Meeting Summary

ADU Platforms Tiger Team

03.15.2019 | 3:00pm – 5:00pm

Meeting Participants:

Yumie Dahn, Town of Truckee

Mark DiGiacomo, Carr Long Real Estate and Mountain Housing Council

Darin Dinsmore, Dinsmore Sierra

Emily Setzer, Placer County

Erik Smakulski, New Moon

Facilitation:

Seana Doherty, Freshtracks Collaboration, Lead Facilitator

Jennaka Raihn, Freshtracks Collaboration, Meeting Recorder

Meeting Purpose

- Clarify Mountain Housing Council's role in moving Accessory Dwelling Unit (ADU) work further.
- Diversify types of housing. ADUs are part of the work plan.
- Shift our work from ADU regulation recommendation to marketing and education about building an ADU (jurisdiction guidelines, loan programs, types of design, etc.) to make it clearer and easier to build ADUs.

ADU Policy Updates

- In the Tahoe Basin, Placer County is updating ADU regulations to clarify and enable achievable local housing criteria for ADUs. Placer will be driving changes in the summer in conjunction with Tahoe Regional Planning Agency (TRPA).
- Placer County has in their 2019 Work Plan to do an ADU toolkit.
- Nevada County is using the MHC ADU Matrix to define their own ADU policy right now.
- The Town of Truckee has talked about marketing ADUs to make them easier to build. Often the construction cost of the ADUs is an issue.



Decision from Group

- Create an ADU Plan, which includes marketing and education about building ADUs in the region, to help make it clearer and easier to build.
- The plan will include jurisdiction guidelines/checklist, loan programs, types of design, etc.

Next Steps

Action Item	Who
<ul style="list-style-type: none"> • Update ADU Matrix – regulations for each jurisdiction 	Yumie Dahn, Emily Setzer, and MHC
<ul style="list-style-type: none"> • Send updated Matrix to Nevada County 	Seana Doherty
<ul style="list-style-type: none"> • Contact Paradigm8 re: possible partnership with Studio Shed 	Mark DiGiacomo
<ul style="list-style-type: none"> • Draft ADU Plan 	MHC
<ul style="list-style-type: none"> • Get data re: number of parcels that can have ADUs today 	Placer County and Town of Truckee

Notes from the Meeting

- *Marketing Messages*
 - What is an ADU
 - Easy steps for building (jurisdiction checklist, types of design, loan program)
 - Variety of ADU designs
 - Consider incentives for renters who long-term renters and encourage affordable deed restriction (80% AMI) (ex: lift tickets)
- *Marketing Materials*
 - Workshops
 - Brochures
 - House tour videos
 - Jurisdiction checklist
 - Press
 - Page on website
- *Marketing Audiences*
 - HOAs
 - New builders
 - Realtors



- Primary homeowners
- Second homeowners (having an ADU is a value because it could house a potential caretaker)
- *Marketing Focus Areas*
 - Make it personal
 - Make it easy
 - Have consistent policies throughout the region
 - Create incentives
 - Be proactive
 - Innovate
 - Establish financial partnerships

Other Comments

- Would a workshop be helpful? A housing tour of current, legal ADUs in the region?
- In the future, it would be helpful to have an outside consultant that works specifically with ADU questions.
- Follow the process of someone currently building an ADU to understand the process
- Peak interest – find metric of how many lots could have an ADU in the region
- Could there be a potential partnership with Studio Sheds and Tahoe Sheds?