



Mountain Housing Council Innovative Policy Work Group

Meeting Summary

Mountain Housing Council
Support Housing Programs Work Group
2.14.2018 | 8am-9:30am

Meeting Participants:

Kristi Thompson, CATT
Alexis Ollar, MAPP
Brian Foss, Nevada County
Lindsay Romack, Placer County
Shawna Purvines, Placer County (by phone)
John Manocchio, Truckee Chamber of Commerce
Ted Owens, Tahoe Forest Hospital District
David Tirman, Town of Truckee
Yumie Dahn, Town of Truckee

Staff Support:

Seana Doherty, Freshtracks, Lead Facilitator
Debbie Daniel, Freshtracks, Associate

Topics in this Summary

- Welcome/introductions
- Goal of Work Group
- Review MHC Policy Solutions in the Works
- Discussion: What other policy areas to focus on? And, how?
- Next Steps

Materials Shared (attached)

- MHC Timeline of Priority Tools from Work Groups
- Policies & Programs in Place that Support Affordable Housing for Placer County, Nevada County, and Town of Truckee



Meeting Purpose

The purpose of the meeting was to bring together a range of stakeholders to:

- 1) Continue working towards target of: 10 innovative policy solutions in 3 years
 - Update:
 - #1: Achievable Local Housing - done
 - #2: Regional Fee's – in the works
(Recommendations from Work Group at April Council meeting)
- 2) Update on Policy Solutions in the Works and other work team areas
- 3) What policy or policies to work on next; which regional strategies will accelerate housing policies?

Summary of the Discussion

The following chart reflects areas of interest discussed at the meeting:

Topics of Interest	Questions, Comments, Suggestions
Policy #1: Update on Achievable Local Housing—Policy Recommendation #1	<ul style="list-style-type: none"> ○ Policy is done, rolling out to jurisdictions this week
Policy #2: Regional Fees	<ul style="list-style-type: none"> ○ Group is working on 3 potential recommendations to create incentives for housing: <ul style="list-style-type: none"> ▪ Move from flat fee to square footage fee ▪ Fee Deferrals ▪ Multi-Family hook-up fees through 1 panel versus a per unit fee
Update on Land Development/Mapping Team	<ul style="list-style-type: none"> ○ Goal 100 x 25 Campaign = 100 new Multi-Family units (as clusters of small amount of units) ○ Inviting developers to come on a tour and view approximately 15 opportunity sites ○ Also looking at the current zoning – may need to request to change zoning site by site
Did You Know Campaign (ADU/secondary units + current policies)	<ul style="list-style-type: none"> ○ Education to developers and lot owners about what is allowed regarding ADUs, duplexes, units above garages, etc.
Creative Housing Types	<ul style="list-style-type: none"> ○ Examples: co-housing, triplexes, duplexes, Multi-Family, what else? ○ Duplexes: What do we have in place now?



	<ul style="list-style-type: none"> ▪ Town is considering allowing duplexes in single-family zones, maybe on corner lots ▪ Nevada County currently allows duplexes & triplexes on single family lot with 1 owner – <i>a lot of people don't know about it so there could be more marketing/education about what is allowed</i> <p>○ Perhaps the density education could speak to this</p>
New Policy Area: Density	<ul style="list-style-type: none"> ○ What is being worked on already? Ex. Town General Plan update ○ Role of MHC? Education? New Models? ○ Traffic=Density, look at level of service and BMT ○ Ask Opticos Services to come and educate community on “Beautiful Density” at Housing Update Meeting on April 28? ○ Support for MHC to work on education in the community ○ Density makes sense in appropriate areas, ex. downtown Truckee, town centers, have commercial on first level & residential on 2nd level ○ Modeling: what would increasing the height limit do? Current limits: <ul style="list-style-type: none"> ▪ Town of Truckee: 50ft ▪ Nevada County: 35ft (some exceptions to 45ft) ▪ Placer County: ? ○ One issue with higher buildings is that fire truck ladders can't reach (Nevada County) ○ Need to take into account site specifics ○ Could collaborate with Mapping Team to allow identified sites to increase heights and support increased density per unit acre ○ Could come out with a value statement about density; <i>what is density; what do we have in place; include examples of where density looks nice in other communities; benefits (preserve open space); and what local areas are appropriate for density. This would be more of a brief rather than a recommendation.</i> ○ Could advocate for MF per unit acre density increase



	<ul style="list-style-type: none"> ○ Could look at minimum density requirements and maximum living areas
<p>New Policy Area: Short-term Rentals (STR)</p>	<ul style="list-style-type: none"> ○ Approach for work? <ul style="list-style-type: none"> ▪ Current Market Analysis/Survey of owners ▪ What are the impacts to our community? ▪ Best Practices ▪ Issues Brief which includes policies that other jurisdictions are doing ▪ Most likely no Policy Recommendation ○ Will send an email to Council to put together team ○ Will limiting STRs actually open up homes for long-term rentals or will they stay vacant? ○ How do we incentivize turning STRs into long-term rentals? What regulations need to be made?
<p>New Policy Area: Increase Efficiency & Clarity in Regulatory Process</p>	<ul style="list-style-type: none"> ○ If a developer wants to start an affordable/achievable project, could they get additional assistance with jurisdictional review process to speed up process? <ul style="list-style-type: none"> ▪ Expedited/Prioritized Review Process ▪ Meet with developers to discuss required changes ○ Approach? <ul style="list-style-type: none"> ▪ Start by interviewing jurisdictional staff ▪ What are other communities doing? Ex. inn Davis, they have a Housing Navigator. ○ What is an acceptable timeline? Maybe make the process more efficient. ○ Placer has a consultant mapping out current process and provide recommendations on how to reduce the amount of time. Will share info they learn. ○ Could developers be given more clarity on if project will work early on. Ex. Red Light, Yellow Light, Green Light ○ Next Step: <i>Interview Planning Teams at jurisdictions, look @ process, what do they want to implement, and bring back data to our group; partner with CATT to review project prior to going to jurisdiction for review</i>



Next Steps

Priority List:

1. Potentially bring Opticos here for April Meeting – Seana will share link to Opticos website
2. Start Short-Term Rental Work Group – email will go out to MHC this week with invite to join team
3. Begin pulling together research re: STR policies, regulations in different Mountain Towns.
4. Increase Efficiency & Clarity of Regulatory Process – start by interviewing staff at jurisdictions