



## Meeting Summary

### Short Term Rental Tiger Team

11.30.2018 | 11:30am – 1:00pm

#### Meeting Participants:

Debbie Daniel, Freshtracks  
David Bunker, Freshtracks  
Robb Etnyre, Tahoe Donner  
Joy Doyle, North Tahoe Business Association  
Annie Rosenfield, Tahoe Donner  
Scott Willers, Compass  
John Manocchio, Truckee Donner Chamber of Commerce  
Lindsay Romack, Placer County  
Jennifer Merchant, Placer County  
John Falk, Tahoe Sierra Board of Realtors  
Brett Williams, NLTRA  
Jeff Loux, Town of Truckee  
Scott Zumwalt, Tahoe City PUD

#### Facilitation:

Seana Doherty, Freshtracks, Lead Facilitator  
Jennaka Raihn, Freshtracks, Meeting Recorder

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#### Meeting Purpose

- Collaborate to develop an analysis paper that informs the community and policy makers about the topic of Short-Term Rentals (STRs).
- Tiger Team feedback on the draft STR analysis paper that goes before MHC for approval on Jan 11, 2019.

#### Key Points for Meeting (more details below)

- The STR analysis document is almost complete (75% there) but needs additional editing to include comments from today and points emailed in from the Tiger Team.



- The study has a lot of research on taking the regulatory route to limit STR's; would like to see the incentive and unlocking type program option expanded in the document.
- There is a collective agreement that regulating STRs will not have a significant potential to unlock a large number of long-term rentals. However, the group agrees that incentive programs to unlock underused or dormant 2<sup>nd</sup> homes could be a potential market to target for this type of program.
- There is potential for improvement in addressing STR nuisances and ways that education can improve STRs in our community.
- A mix of education (about our current market, usage, data as well as other community approaches), incentives for unlocking long-term rentals, and collecting more STR usage data will enhance the understanding of STRs in the community and could be utilized for a future program to unlock second homes for long-term rentals for locals.

### **Actions and Next Steps**

- 12.7.18: MHC collaboration team will incorporate comments from today and send out an updated draft to the Tiger Team.
- By 12.15.18: MHC team to get updated STR data from Town, Placer, Truckee Chamber.
- 12.15.18: Tiger Team to track edits or send comments to Seana.
- 12.17.18: Send draft STR Analysis to MHC + property management team, consultants for review.
- Jan 11, 2019: Mountain Housing Council to review and approve.
- Feb 1, 2019: Distribution of final STR Analysis to MHC partners + community.

### **Summary Points from the Meeting**

#### **1. Overarching Points to Incorporate**

- Change "position paper" to "analysis".
- Make sure statement re: purpose of study (education, long-term housing solutions) is woven in to throughout doc, especially Section 2 data and research section. Always go back to theme of paper.
- Keep neutral tone throughout doc.



- Strengthen the incentives and unlocking homes for long-term rental section.
- Emphasize the importance of unlocking homes in the conclusion as an option for jurisdictions to consider.
- Add more details supporting the recommendation to deed restriction new housing from short-term renting.
- Include recommendation that STRs share emergency escape routes and preparation plans with renters.
- Like point about encouraging jurisdictions to think about the STR cap--- what their threshold is for initiating a regulator approach at a certain threshold.
- Add table in Section 3 to show efforts already underway with each jurisdiction because many are already implementing solutions.
- Frame Recommendations as “Options” for local jurisdictions to consider.

## **2. Points to Add Re: Challenges Associated with Long-Term Rentals**

- Create a new section in Section 2 or in the Executive Summary called ‘Why people STR vs. long-term rent’.
- Why people don’t long-term rent:
  - Long-term rental landlords may have a hard time evicting tenants that aren’t a match.
  - Second home owners want access to their home at certain times during the year.
  - Damage is a concern for landlords renting to long-term tenants and could influence decisions for renting short term. Incentives to rent long term could influence this decision.
  - Landlord-tenant law in CA makes short-term renting more appealing than long-term as it is very difficult to evict tenants.

## **3. Future Data Collection for Short-Term Rentals (add to Section 3 Agreements)**

- In order to better understand how STRs are used in the region, it would be helpful to collect STR data based on how many active days were STRs used per month/season/year (Ex: 20, 30 50, 100).
- Consider collecting data for long-term rentals to understand where the market is currently at for providing this occupancy type in the region.
- Consider a future regulatory policy that could be a neighborhood-by-neighborhood solution. For example, a solution could be X amount of nights per STR, or a cap on the number of STRs allowed in a neighborhood.



Challenges with this approach: monitoring, enforcement, defining neighborhoods as residential or vacation could be challenging.

- For example, Tahoe Donner is known as more of a “vacation neighborhood”, however there are actually 191 long-term rentals in Tahoe Donner so perception and reality are not always the same.
- Of the active STRs: how many are primary homes and how many are secondary homes.

#### **4. Other Points/Comments**

- Incorporate mention of the tax contributions of second home owners.
- Supply of long-term rentals has been decreasing. This is a problem because we are relying on second homes in our region to provide rental housing when the real issue is that we don't have enough rental units (ex. multi-family housing) available.
- Recommendation to slice out short-term rental stock that likely is not suitable for long term rentals (e.g. condos at the Villages at Squaw and Northstar). There is also probably other stock that could be identified as unlikely long-term rentals candidates.
- STRs are changing the second home market, making second home ownership easier due to the ability to offset costs by short-term renting the home and thus, creating a more competitive real estate market that can price out locals.