**Meeting Summary**

**Meeting #2**

Mountain Housing Council

Tiger Team 2: Innovative Policy Agenda for Achievable Housing (formally called Creative Housing Types)

10.2.2017 |3-4:30pm

Tahoe Truckee Community Foundation

**Tiger Team Participants:**

Yumie Dahn, Town of Truckee

Jeff Loux, Town of Truckee

Shawna Purvines, Placer County

Emily Setzer, Placer County

Kristi Thompson, Contractors Association of Tahoe Truckee

**Staff Support:**

Seana Doherty, Freshtracks, Lead Facilitator

Debbie Daniel, Freshtracks Associate

**Topics in this Summary**

* Summary of Meeting
  + Review of Materials + Feedback
* Challenges + Opportunities
* Next steps

**Materials Shared (attached)**

* Matrix of Achievable Policies in the Works (draft)
* Matrix of Housing Policies and Programs in Place (draft)
* Policy Brief – 2nd Dwellings (draft)
* Policy Brief – Cohousing (draft)
* Policy Brief – Tiny Homes (draft)
* Santa Cruz – Lessons Learned
* Matrix of regional policies for “Creative Housing Types”

**Tiger Team Meeting in Brief**

The goal of the meeting was to bring together planners from each of the jurisdictions (Town of Truckee, Placer County, Nevada County) and other stakeholders to:

1. Review updated goals for the MHC and this Tiger Team
2. Review Town of Truckee affordable housing goals, Placer Housing Work Plan, and Nevada County priorities
3. Determine how we can shape the MHC Policy + Program agenda over the next three years to support good work already happening and support innovation and game changing solutions
4. Pick the top 3 policies we want to focus on this year and define role of MHC
5. Define next steps for Tiger Team work.

**Summary of the Discussion**

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

**Creative Housing Types Conversation**

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| --- | --- |
| **Topics of Interest** | **Questions, Comments, Suggestions** |
| Update on MHC Goals and process | * Goal: 10 innovative policy solutions in 3 years (MHC goal over next 3 years and focus of this Tiger Team) * In the works: Expanded definition of local housing to include “missing middle”----achievable local housing (new name to define affordability across wider range of income levels) |
| Creative Housing Types Tiger Team Role Change | * Expand role of Tiger Team to include all local housing policies in the works, in place, that work to accelerate solutions to housing – not just “creative” ones (creative defined by: adu’s, tiny homes, co-housing, etc.) * Policies in the works could have an innovation aspects included (delivery, collaboration, etc.) |
| ADUs | * Nevada and Placer County and Town of Truckee all working on policies related to ADUs (adopting changes to state level in addition to others) * MHC could take on role of approaching HOAs to include second units * Town of Truckee has been researching septic requirements with water board * Costly to build – homeowner doesn’t see financial benefits early on – could do a Return on Investment Analysis * MHC role: create “tool kit” type materials about ADU’s to put on MHC website (photo gallery of local examples, ROI, list of contractors, “How to” |
| Creative Density | * How to find creative ways to increase allowable density – ex. encourage duplexes * Overall density changes require General Plan updates, but can change density with particular area plan approval * MHC Role: could help develop visuals for “beautiful density, “ education, etc. |
| Other policies that include supportive and senior housing | * Add to matrixes |
| Affordability by Design | * Encourage designing cost effective housing |
| In – Lieu Fees | * Placer and Town of Truckee updating methodology and reviewing in-lieu fees. * MHC Role: publicize meeting when this topic on on Board agendas |
| Unlocking Long-Term Rentals | * Placer and Town of Truckee looking into how to create more long-term rentals * MHC: kick off Tiger Team to work on this solution |

**Challenges + Opportunities to Local Housing Conversation**

|  |  |  |
| --- | --- | --- |
| **Challenge** | **Opportunity for MHC** | **Comments** |
| Local Jurisdictions could use help with early feedback from public and outreach when new policies adopted | - Organize review of draft forms with builders and architects prior to usage  - Think Tank for getting input about creative housing ideas  - When new policies/program adopted, use MHC’s blog, website, e-blast and CATT’s monthly newsletter to share the information |  |
| Limited Number of Long-Term Rentals | - Develop survey for 2nd homeowners to send on behalf of each jurisdiction |  |
| ADUs not allowed in HOAs | - Select 1 HOA to work with as a pilot for changing CC&Rs | Comments: Would be an easier sell to HOA with facts about how it benefits HOA members as well as sharing what local jurisdictions are doing to encourage ADUs |
| Staff time is limited for creating housing resources | - ADU prototypes for ADU Tool Kit  model | Comments: Could have nice photos and idea starters rather than entire engineered plans |

**Next Steps**

* Schedule next meeting: Seana/Emily
* Try to combine some of the matrixes and add info about supportive and senior housing: Debbie
* Calculate Return on Investment for ADUs: Debbie
* Photos and idea starters for ADUs: Seana
* Call with Yumie and Shawna about long-term rental program and survey and then kick off TT to work on this: Seana