



## **Meeting Summary**

Mountain Housing Council

Tiger Team 2: Innovative Policy Agenda Team Meeting

12.12.2017 | 3-4:30pm

Tahoe Truckee Airport District

## **Tiger Team Participants:**

Jeff Loux, Town of Truckee

Yumie Dahn, Town of Truckee

Shawna Purvines, Placer County

Kristi Thompson, Contractors Association of Tahoe Truckee

Alexis Ollar, Mountain Area Preservation (MAP)

Andrew Leahy, Community

## **Staff Support:**

Seana Doherty, Freshtracks, Lead Facilitator

Debbie Daniel, Freshtracks Associate

## **Topics in this Summary**

- Summary of Meeting
- Next steps

## **Materials Shared (attached)**

- Accessory Dwelling Units (ADUs) Work Plan
- Nevada County Staff Report on Housing

## **Tiger Team Meeting in Brief**

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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 MHC solutions in the works and past work done by this Tiger Team
- 2) Determine Innovative Policy Agenda for Tiger Team to focus on over the next 3 years



## Summary of the Discussion

### Past Workgroup Activities

- Reviewed creative housing types
- Reviewed policies/Work Plans each jurisdiction has in place or is currently working on

### Update on MHC, solutions in the works, other Tiger Team efforts

- Key Policies areas MHC is currently working on:

1) **Impact Fees** – brought together 12 fee chargers on Nov 30 (council members) to review Fee Analysis by Hansford Economic Consulting. Next Steps for Fee Tiger Team:

1. Analysis of multi-family, accessory dwelling units, and alternative housing unit fees
2. Comparison of our fees to other regions (Bay Area, San Francisco, and Sacramento)
3. Consider fee deferral program and changing fees to square footage rather than flat fees (ex. smaller units pay less)

#### 2) **ADU's**

1. MHC looking into putting together a toolkit to encourage homeowners and ease process of planning to build an ADU
2. Placer offers a loan that defers the permit and impact fees for 20 years and is forgiven if ADU used for low-income renters
3. MHC Goal: triple legal ADUs, from 58 to 174

3) **Expanded definition of affordability** that includes the missing middle-income earners – policy brief will be sent to Council to discuss at January meeting. Policy implications of adoption include:



- a) Local jurisdictions can link local policy choices/projects for “missing middle” since federal definition cannot change
- b) Developers can deliver homes priced for the “missing middle” rather than their definition which might be higher than affordable

### **Additional Policy Package for a Regional Approach**

Innovative Policy Agenda Tiger Team will work on the following policies and recommend adoption by MHC participating jurisdictions with the goal to increase local, achievable housing in the region. Policies may be implemented and adopted differently by each jurisdiction.

- 1) Expanded Definition of Affordability to Include the “Missing Middle”
- 2) Inclusionary Housing Policy for all jurisdictions
  - Placer and Town of Truckee have policies, but Nevada County did in the past, but does not now.
- 3) ADUs—information + outreach effort
- 4) Standards for approval/streamline process on a regional level
  - Go to form based standards to decrease environmental and discretionary review time
  - Another benefit, saves money for applicants to only have one set of plans rather than many revisions
- 5) Density by Design
  - Zoning to allow increase in density where the community wants it.
  - Expand policy to allow duplexes on single-family lots besides ADUs – deed restrict for locals only and no short-term rentals
- 6) “Density Overlay Concept”
  - Deed restrict for locals and long-term rentals.
  - If a jurisdiction increases the density for a parcel, this raises the cost of the property when the 1<sup>st</sup> developer sells to another developer. A “Density Overlay” keeps prices lower – doesn't affect land value as much.
  - Town has one a “Density Overlay” District on Donner Pass Rd.
  - Land Lift – neighborhood amenities improved when density increased to get neighbors on board/supportive of new multi-family housing
- 7) Density Bonus
  - Relaxed zoning standards such as reduced parking requirements.



- Example, easy to reduce parking standards for senior housing, other concessions are harder to make.
- 8) Explore Feasibility of Other/Creative Housing Types
  - Tiny homes
  - Co-living (ex. Open Door operating as a hotel – no parking required, popular with younger demographic) - does our jurisdiction's zoning allow co-living types of housing?
- 9) Explore a Living Wage - higher wages make higher cost housing more affordable.

### **Next Steps**

- Present Innovative Policy Package at January MHC Meeting. Ask for feedback and if other policies should be considered/added.