

Open House Summary (Nov. 11, 2019)
FEEDBACK RECEIVED AT STATIONS – Sticky note transcriptions

Preservation/Programs:

Which options provided (if any) will work best in the South Shore Region?

- Housing Rehab/weatherization: (x5)
- STR conversion: (x3)
- Acquisition of market units: (x7)
 - Allowing investors purchase and subsidize only means that housing will be sold for profit eventually
- No net loss: (x5)
- Permanent deed restrictions: (x9)
 - high income commercial owners pay % to develop affordable housing
- public sector development
- home buyer assistance: (x5)
 - needs to apply up to income level needed to purchase; 120% is too low
 - more assistance: we pay \$2,000 in rent but are told we cannot afford \$2,000 mortgage
- Land banking: (x3)
- Co-op or co-housing: (x2)
 - Coop opportunity to allow tenants to purchase their building/land
- Community land trust: (x5)
- Senior Housing: (x2)

What is missing – what additional ideas do you have?

- Employees who have a place already – help with shared housing
- Informing/educating renters that the city will help get necessary items fixed in their unit; SLT city inspector?
- Landlord funding to help repair units that have been trashed
- Tenant education
- Roommate search besides craigslist and assistance/help homeowners find renters
- SLT housing hotline needs more resources and volunteers and ability to hold landlords accountable
- Reach out to local legal community for pro bono work to help prosecute landlords fair housing violations
- Rent control that limits rent increases and imposes eviction controls is part of the solution
- Improve visibility into existing programs as well as bring back (in limited capacity) VHR in city.
- Require mandatory 1 in 6-month's meeting attendance/net working for property mgt/landlords

- An office/dept with entities and people from local towns or region (employers, academics, experts, local officials, owners, tenants, etc) help create and implement necessary solutions for all our housing issues. Perhaps enforcement and/or coop as well.
- Allow lands contested by indigenous tribes to be publicized. Allow coop with any owners and tenants over the contested properties.
- Mixed-income restorations/redevelopment to ensure rental units aren't segregated or excluded by local zoning ordinances.
- Waivers/assistance for landlords and significant capital improvements are made – incentivize updates/modernization of property conditions.
- Tax incentive for first decade or developer – rentals
- Advocate for current rentals to allow shared rentals/roommates

What is the greatest challenge moving forward? How can it be overcome?

- Rental homes that do not comply with basic habitability need sanctions and enforcement
- Eliminate retaliation by landlords when tenants complain
- Engage the property managers who control rental market – engage, oversight, enable path to complain
- The real estate industry, be they out of town/foreign landlords, speculators/developers, will push back. Just as they are trying with Measure T. There were a few cases of voter fraud.
- Artificial caps on pricing takes away incentive to build new housing – that doesn't mean restoration/upgrades can't still be lucrative with rent control.

Funding:

Which options provided (if any) will work best in the South Shore Region?

- Taxes for housing: (x9)
 - Increase property tax by ballot. 0.5% within reduction for local and long term rentals
 - Empty homes tax on property value of vacant owned homes to bring more units into the market and curb the use of housing as speculative market
 - House flipping tax on speculators who sell a new owner-occupied property is fold for more than it was purchased within 5 years of purchase
 - Vacancy tax on second homes and VHR
 - Use local voting power to increase property taxes to 2d homeowners
 - Transfer tax instead of vacancy tax
 - Vacancy tax
 - Tax on second homes
 - Larger tax for larger homes built towards new development (ex. 5,000 sq ft home pay extra tax towards project)
 - New, special tax agreed to be paid by homeowners who purchase new housing during escrow. This tax will help pay back low interest loans taken out to build property; do not tax all residents in county – keep taxes to people benefiting from new housing/neighborhoods.
- LITHC
- General funds
- Federal/state grants/loans (x2)
- Debt financing with favorable terms
 - Low interest financing paid by homeowners who buy/live in new housing development over time
- Opportunity zones
 - Grants – business owners in this town would largely benefit from housing so they could keep a strong workforce plus it's a tax write off for their business
 - Community fundraising

What is missing – what additional ideas do you have?

- Improve visibility – communicate current programs and funds as well as help local, state, federal funds/programs impact our S. Lake Community.
- High end property owners (commercial) pay a % to provide affordable housing not just for their employees.
- Encourage circuit breakers in property taxes to protect homeowners in gentrifying neighborhoods from being priced out of their own homes as property values rise.
- We need good terms for first time homebuyers and developers
- Increase wages
- City funds such as planning grants
- Financial consulting

What is the greatest challenge moving forward? How can it be overcome?

- Burdens; land cost; development cost; risk
- Cost, price, money
- Closing gaps: income-affordability; demand-inventory
- Stop destroying affordable housing and replacing with \$1-million plus condos
- Establish a powerful housing community; regulate existing owners for upkeep of their properties
- Gap financing and labor/materials
- How do we pay for it? At least part with a living wage?
- Long timeline to implement policy and financial incentives; need short term solutions (0-12 months)
- Not enough land to build on; need more options and creativity

Partnerships:

Which options provided (if any) will work best in the South Shore Region?

- LTCC new affordable housing program for students not only provides housing but encourages others to back to school and further their education
- Public land/development (x2)
 - Agency and developer partnerships
- Employer assisted housing (EAH)
 - We have major employers who can help loan money to workers to buy homes
 - More employee housing units should be built
- Property mgt (x5)

What is missing – what additional ideas do you have?

- LTCC needs to develop on campus dorms and various types of housing for students
- Vail needs to build an apartment complex for their employees
- The college has a lack of housing. If they could develop student housing that might help with employee housing shortage and encourage degree incentives as well
- College or other: job training for necessary trades – construction/labor
- Low income workforce partnership – they may need to be at the table as well
- Ask forest service to open up more land if we've only got 7% left
- El Dorado County CoC; may have HUD resources
- Improve visibility into what partners are prioritizing/using resources to consolidate efforts and streamline output/progress
- Local rental agencies control rental inventory, pricing and condition of homes – where are they?
- Provide more opportunities for partners to engage and advocate – committees, volunteer opps, PR
- Responsibility of major/low wage employers in the area. Their employees are already subsidized with local taxes.

What is the greatest challenge moving forward? How can it be overcome?

- Cost to build vs rent
- Douglas County needs to help
- Local managers in for-profit property mgt companies drive up rent consistently

Regulations/Incentives:

Which options provided (if any) will work best in the South Shore Region?

- Government provide free land to project
- Every govt agency donate commodities to affordable projects
- TRPA allow all California laws to apply to projects
- Relax rules for height, density, parking
- Density bonuses – allow development of higher density properties – 25 to 50 units per acre
- Regulatory agencies need to loosen up and allow some zones to urban density levels: 50 units/ac
- Density bonus (x2)
- Fee waivers
- Max densities are too low through the entire region. Urban/sub-urban density needed in order to provide lower rental rate.
- STR restrictions: zone areas that divide vacationers from residents;
- Fast-track: affordable builds should exist before high-end business;
- Residential linkage/fee: relative to size of home and occupancy (owner occupied vs VRBO)
- Residential linkage
- Commercial linkage
- Fast track (x5)
- Zoning for affordability (x6)
- STR restrictions (x5)
- Removal of regulatory barriers
- Development rights/transfer of development rights
- Inclusionary zoning (x4)
 - no one ever talks about this but it seems to work very well other places
 - for luxury developments
 - and allow in-lieu fee
- Flexible development standards
- Flexible design standards
- Fee waivers (x3)
- Accessory dwellings (x2)
 - Can possibly re-envision what is considered sub-standard housing if It is a disincentive or is not reflective of the new reality – e.g. don't erect too high a bar to motel room conversion.
 - Should be allowed on small lots outside the town center

What is missing – what additional ideas do you have?

- The city needs to be flexible with planning and other regulations to permit existing commercial structures to convert to housing

- Cost of private transport (esp. cars) needs to increase (via parking and/or basin entrance fees) to subsidize public transport and reduce or eliminate on-site as part of new development.
- Create a simple process for repurposing/redeveloping building to create high-density housing (e.g. vacant commercial -> apt building)
- Form landlord association?
- Emergency zones for urban density levels; 25-50 units/acre
- Set up standards that they have to meet! Like in a business conduct and goal setting session.
- Lease to own options mixed in. if in a rental, a portion of rent can be held to invest in purchasing in a few years. If not used, contribute to other property needs.
- Develop PR marketing campaign to reach out to second homeowners; provide incentives to convert STR to LTR; call/email – show financial advantages to convert to long term.
- Stop building mega-mansions
- End monopoly of housing rental market by a small number of companies/rental agencies
- Enforce fair housing laws, discrimination and habitability
- Build a third level to all 2-level apt complexes; incentivize owner to agree by providing financial assistance to upgrade and re-face the first two levels
- Rent control – protect renters; make sure money isn't going to landlords/speculators/developers (3% or 1.5% CPI cap tailored to needs of Tahoe); stop loopholes for land speculation and gentrification. This was a federal policy and successful in WWII to protect war industry workers (like for the riveter)

What is the greatest challenge moving forward? How can it be overcome?

- Removal of regulatory barriers (x4)
- Development rights/transfer of development rights
- Regulations; fast-track; affordable high density development
- Build-out and density limits/regulations
- Flexible development standards
- Need full community cooperation and partnership
- Lots of self employed who need financial support
- Greed; \$; no engagement

Goals/Objectives:

Feedback on examples provided:

- Right on [support all examples given]
- More housing for locals
- Bring back the endangered Tahoe local
- Income targeting: Provide for full range of incomes in need; wouldn't modify [the suggested objective]; Jobs:Housing: match rate; Build-out: local resident occupancy [measure]
- Income targeting: build for diverse income not just one targeted income as single vs. couples vs. families all have different incomes.

Rentals:

- Rentals under \$40K – focus here
- Can rental request priority be given to those showing proof of local employment over distance/commuters?
- Measure T appears to already be effecting the long-term rental market by decreasing rent prices as VHR are discontinued
- Look at getting decent/responsible renters into vacant places – look at Craigslist
- More communal multi-tenant rentals for our young seasonal workers
- Encourage NV side of the lake to make a greater effort at providing low income housing
- Not enough rental housing; not enough affordable housing
- Increase rentals for long-term and seasonal tenants.

Ownership:

- Objective should be increase homeownership as people want to live here long term. Not enough affordable housing so it should be kept between \$200K and \$300K.
- Focus on homeownership and families who live and work in Tahoe – particularly NV side. School enrollment continues to decline. If schools disappear, the community suffers.
- First priority: entry homeownership; more \$250,000 - \$400,000; incentives for building multifamily housing.
- Entry-level homes: I have been out-bid in the last three houses I tried to buy.

General input:

- Prioritize the bed base on median and below household income;
- Hard Rock back building be converted into workforce housing?

Other:

- Do not allow the Conservancy the option to sell anymore of their properties
- Micro apartments built for single, seasonal workers? 200-250 sq. ft.?
- What is missing – living wages from large employers

- Take existing housing and pull back into stock by making VRBOs only in tourist core and taking more ? units sit empty and are STR.
- Put greater consideration into multiple-unit complexes
- Build communities where local residents can live together regardless of income.
- Build a variety of single family homes crossed with duplexes for singles or couples without kids. Keep some units for working residents only, to keep our work force strong and growing. Have only at market value to attract nicer homes but keep most in neighborhood lower and not be allowed to sell for profit gain. Deed restriction will keep local resident workforce.
- Engage landlords and local property managers to acknowledge and address the crisis. Large property mgmt. agencies are not partners – where are they?
- Potentially engage the non-resident homeowners with incentives