



Sept 21, 2018

To: Nevada County Board of Supervisors  
CC: Julie Patterson-Hunter, Clerk  
From: Seana Doherty, Project Director, Mountain Housing Council of Tahoe Truckee

**RE: Public Comment on Agenda Item #17, Policy Ordinance on the Use of Accessory Dwelling Units as Short-term Rentals**

To Nevada County Board of Supervisors,

I am writing to comment on the recommendation put forward by the Planning Commission to allow property owners to use their Accessory Dwelling Units (ADUs) as short-term vacation rentals (STRs).

Many households in the Truckee-area are either overpaying for housing or are being forced to commute from outside the area given the high cost of housing here.

The mission of the Mountain Housing Council of Tahoe Truckee (MHC), a coalition of 29 partners in the North Tahoe -Truckee region (Nevada County is a member, as are the Town of Truckee and Placer County), is to accelerate solutions to local achievable housing. Our commitment is to explore potential barriers and solutions to our current housing crisis, which leaves over 65% of our housing units sitting vacant nearly year-round.

The MHC is currently researching the impacts and benefits of short-term rentals (STRs), including ADU use, on our regional housing crisis. The MHC will publish an official Short-term Rental Policy Brief in January of 2019 that shares the findings of this research.

[www.mountainhousingcouncil.org](http://www.mountainhousingcouncil.org)

Accelerating Solutions for Local Achievable Housing in the North Tahoe-Truckee Region

At this time, the MHC sees ADUs as a significant future solution for the creation of achievable local housing in Eastern Nevada County. We hope Nevada County will consider, carefully, the potential impacts your decision around STR use could have on this opportunity to house more of our locals.

We request that the Board of Supervisors delays its decision about allowing STR use of ADUs until the MHC Short-term Rental Policy Brief is available for review by your staff and yourselves.

We expect that the MHC Short Term Rental Policy Brief will be completed in January 2019. It will provide information about the impacts and benefits of short-term rentals, including ADU use, in our local housing market.