

INFORMATION



August 29, 2017

Purpose: Suffrage for All Tahoe Donner Property Owners in Town of Truckee

On a wide range of matters, Tahoe Donner Members (both resident and non-resident) have expressed strong interest in having more direct input and control over laws, regulations and taxes directly affecting their lives and property. Achieving voting rights for all property owners in Tahoe Donner would help achieve this goal of full democratic representation.

Background: The Town of Truckee incorporated as a charter city following a 1993 vote solely by local residents that merged the 20-year-old HOA of Tahoe Donner together with the surrounding neighborhoods of Downtown Truckee, Donner Lake, Gateway, Glenshire, Prosser Lake View, and Sierra Meadows. Based on most recent Census estimates, Town of Truckee has 12,800 total housing units, with its full-time population of approximately 16,400 people occupying 6,340 residences. The incorporated boundaries include nearly 34 square miles.

Tahoe Donner represents over 1/3 the acreage of Truckee and over 1/2 its total housing stock. TD is one of America's largest HOA's, with roughly 6,500 properties and 25,000 members. Presently, approximately 85% or 5,550 Tahoe Donner residences are owned as second homes, and although second home owners pay in excess of \$20 million in annual property taxes, they are currently not allowed to vote on matters directly affecting their property or rights.

A small mountain ski town in Colorado with a significant number of non-resident home owners tackled this identical issue 20 years ago, and the 10th District Court of Appeals in Colorado ultimately ruled in favor of non-resident owners receiving the right to vote, concluding:

“In this case it is clear that the nonresident property owners have a sufficient interest in Town affairs to make it rational for the Town to include them in the political process...under the Charter, the Town has the power to establish land use standards, enact ordinances, adopt capital improvement programs, set tax rates, borrow money, issue bonds, create special improvement districts, control utilities, and to condemn property. Each of these powers has great potential to affect property owners in significant respects...In light of the foregoing factors, it is clear that ...the nonresident property owners in the Town have a substantial interest in township elections, and under such circumstance, the order of the district court granting [non-resident right to vote] is AFFIRMED”

The 2014 passage of an item such as Measure U (which created a \$254 million obligation to be assessed as a local property tax and spread over 33 years) underscores the importance of affording all property owners participation.



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Discussion: What next steps can we take to ensure voting rights for *all* Tahoe Donner residents?

- Federal Case Law on Non-resident Voting, United States Court of Appeals, 10th Circuit: <http://caselaw.findlaw.com/us-10th-circuit/1200395.html>
 - Example of other Non-California, Non-Resident Voting Community System of voter participation: <https://townofmountainvillage.com/governing/election/>
 - Editorial and additional thoughts on Measure U: <http://www.moonshineink.com/opinion/concerns-about-measure-u>
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Prepared By: Darius Brooks

Board Meeting Date: September 2, 2017



- Tahoe Donner created in 1971 by Dart Group
 - Run as independent HOA for 22 years
 - Vote by those living in white boxed area below created Truckee as a Charter City

12,800 total residences currently in Town of Truckee
...of which Tahoe Donner holds over half (~6,500)



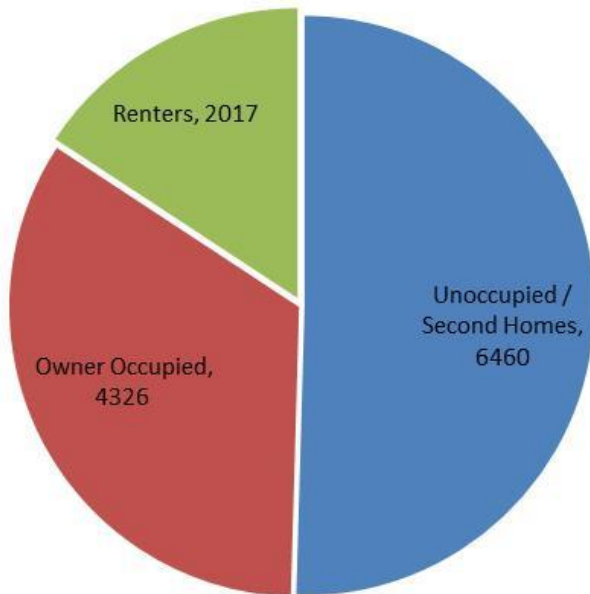
Truckee Residence Breakdown:

50% unoccupied/second homes

34% Owner Occupied

16% Renter Occupied

>> Tahoe Donner holds roughly 5,000 second homes out of the 6,460 in Truckee



Truckee: Population of 16,400

Estimated 5,200 renters (all ages)

>> full voting rights for adults

Tahoe Donner

>> 85% non-residents, over 20,000 people (all ages)...no voting rights

KEY POINT

under the Charter, the town has the power to

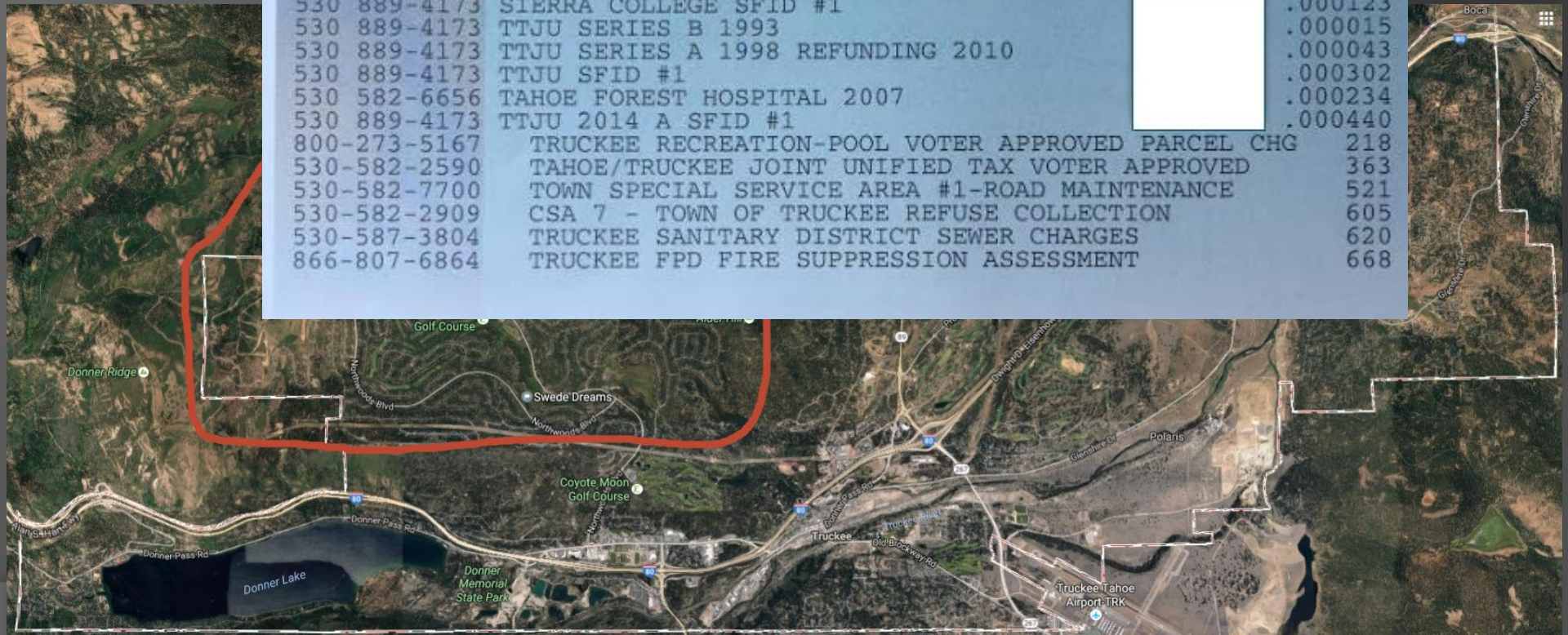
- establish land use standards
- enact ordinances
- adopt capital improvement programs
- set tax rates
- borrow money
- issue bonds
- create special improvement districts
- control utilities
- condemn property

Each of these powers has great potential to affect property owners in significant respects.

Economic Interest for everyone

- Local taxes add 16.2% to total tax bill
- Measure U example: \$250mm cost over 33 years >> \$9,500 for average TD house; passed with 3,018 votes cast (55%)

QUESTIONS? PHONE NUMBERS:	VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS	ASSESSED VALUE X	TAX RATE
530 889-4173	SIERRA COLLEGE SFID #1		.000123
530 889-4173	TTJU SERIES B 1993		.000015
530 889-4173	TTJU SERIES A 1998 REFUNDING 2010		.000043
530 889-4173	TTJU SFID #1		.000302
530 582-6656	TAHOE FOREST HOSPITAL 2007		.000234
530 889-4173	TTJU 2014 A SFID #1		.000440
800-273-5167	TRUCKEE RECREATION-POOL VOTER APPROVED PARCEL CHG		218
530-582-2590	TAHOE/TRUCKEE JOINT UNIFIED TAX VOTER APPROVED		363
530-582-7700	TOWN SPECIAL SERVICE AREA #1-ROAD MAINTENANCE		521
530-582-2909	CSA 7 - TOWN OF TRUCKEE REFUSE COLLECTION		605
530-587-3804	TRUCKEE SANITARY DISTRICT SEWER CHARGES		620
866-807-6864	TRUCKEE FPD FIRE SUPPRESSION ASSESSMENT		668



SIMPLE GOAL (MTN VILLAGE STANDARD)

- Voter registration requirements:
 - 18 years old on the date of the election, and
 - Registered to vote through the elections office.

- Hold the title to a property in natural name, not in the name of a trust, partnership, corporation, etc.

- Owner of record for 30 days immediately prior to the election date.
 - However, such property interest shall not include ownership of parking spaces, religious or other charitable facilities, hotel units, roads, or common areas intended for non-profit use.