



**TAHOE DONNER ASSOCIATION
2018 BOARD DIRECTOR VACANCY**

APPLICANT QUESTIONNAIRE

11509 Northwoods Blvd., Truckee, CA 96161

Name: Michael Fajans Date: 11/20/2018

QUESTIONS:

1. What are your qualifications for joining the Board of Directors?
2. If appointed to the Board, what do you hope to accomplish over the next six months?
3. In your opinion, what are Tahoe Donner's long-term issues? If appointed, how do you propose to address those issues?

NOTE: Please submit your answers to these questions along with your completed application packet. Completed application packets are due to either Member Services at Northwoods Clubhouse or electronically to electionscommittee@tahoedonner.com in PDF format by December 10, 2018 at 4:00 p.m. If you have any questions, please contact the Elections Committee at electionscommittee@tahoedonner.com.

1. What are your qualifications for joining the Board of Directors

I am involved in the community; experienced and knowledgeable about how a board of directors functions in relation to staff and members; and I am engaged in Tahoe Donner through membership in the General Plan Committee.

Community Involvement. We have been property owners in Tahoe Donner for more than 23 years. We bought one house, and then built our current home. Although our house in TD is our second home, we are highly involved in the community.

We are active members in the hiking, tennis, and senior ski clubs. I am the captain of a Tuesday night bocce ball team. We were part of the group that initiated the TD Giving Fund and my wife Merle served as its first chair. We have contributed to the Truckee Donner Land Trust for many years.

Experienced and Knowledgeable. I understand the role and process of board representation. Besides attending and participating at TD Board meetings, I served 9 years on the Board of Directors of Alameda-Contra Costa (AC) Transit. I was initially appointed and then elected. I represented over 200,000 residents (Berkeley and part of Oakland) on this large transit district board. I chaired many committees, including finance. We replaced several maintenance facilities and upgraded the fleet while dealing with operating and capital issues. I spent two years as vice president and another two as president. I interacted with the public, staff, and elected officials from the city councils, other districts, and state and federal legislators.

Engaged. I am a member of the General Plan Committee, and have served more than 12 years. I spent 4 years as chair or co-chair. I was actively involved in the decision-making and program planning for the ACAC. I recently served on the mailbox sub-committee, chair the TD Committee on Employee Housing, and also chair the GPC Marina sub-committee.

Professionally, I am a retired planning consultant who worked with public agencies and communities of all sizes. I have made presentations to the US Transportation Research Board and at International Transportation Conferences.

With the background cited above, I will not have a significant learning curve and will be a productive board member.

2. If Appointed to the Board, what do you hope to accomplish over the next six months?

The Board achieved two significant accomplishments at the October meeting, passing the 2019 budget and the Short-Term Rental rules. I would hope to accomplish the following over the next six months:

- a) Work with fellow Board members and staff to ensure implementation and enforcement of the new noxious activity and STR rules.
- b) Work with the Town Council on potential community-based STR regulations that recognize both the benefits of short-term renters (Transient Occupancy Taxes-TOT and retail sales) and develops techniques to ensure neighborhoods are not overwhelmed by short-term renters. South Lake Tahoe and Pacific Grove will eliminate most of the STRs in their towns as a result of initiatives. I think Truckee needs to adopt reasonable restrictions before such an initiative occurs here.
- c) Work with the Town and Mountain Housing Council to further develop employee housing programs to help ensure local availability of a workforce.
- d) Participating in an analytical process for evaluating potential amenity enhancements, and developing a balanced program supporting improvements to amenities while maintaining member value.
- e) Evaluating the impact of the "pay to play" and peak period pricing adopted in the 2019 budget.
- f) Continuing efforts to enhance fire safety in Tahoe Donner.

If the Board selects a replacement member who plans to run for a three year term in June, that person will be advantaged in the election. I will not run for a three year seat, thus providing an open and neutral race among candidates this coming June. Given other life commitments, I do not think I can devote sufficient time in TD to be a good Board member for an extended period. For six months, I am fully committed.

3. What are Tahoe Donner's long-term issues? If appointed, how do I propose to address these issues?

These are three key long-term issues:

Amenity Overcrowding. Trout Creek, the Northwoods Pool, the Marina, and Downhill Ski are amenities that are overcrowded at peak times. This is reflected in lack of space at the pools and marina, and lack of parking at the ski hill, marina, and Northwoods pool/tennis. Dining and sitting space is also limited at the ski hill (with the new chairlift, wait lines should not be a problem). Some of the enhancements needed are minor. Resolving the ski lodge problem is complex and expensive, even the potential ADA remodel/improvement option. We must carefully analyze the options before selecting the appropriate way forward. Members come first.

The GPC has been working through the problems, and is using a detailed process to develop good solutions, including use of professional engineering and design consultants and extensive member involvement. This process must continue. We must test the impact of peak period pricing and consider further restrictions on unaccompanied guests where we are unable or it doesn't make sense to build our way out of facility overcrowding. The marina is the prime example. It took many years to develop the Trout Creek facility enhancement that the Board just approved. An initial \$4 million expansion plan was re-considered and a less expensive plan that provided much of the benefit at a lesser cost was selected. This proves that our processes work.

Financial Viability. To me this means achieving the right balance between needed long-term improvements and member value. Reducing our Development Fund and Replacement Reserve Funds to reduce dues would be penny-wise and pound foolish. Lake Wildwood (HOA near Grass Valley) did not maintain their facilities (the old clubhouse was condemned after it was found to be in need of an estimated \$2.7 million in repairs and disabled access upgrades). They now have a special assessment of \$1500 to support a new clubhouse, dues are higher than TD, and current property values are below what they were 10 years ago. Fortunately that is not the case at Tahoe Donner. Modern well maintained amenities enhance TD property values.

Employee Housing. As chair of the TD committee on employee housing, I understand that lack of affordable long-term (as opposed to STR) housing is making it difficult for TD to hire and keep both seasonal and permanent employees. This difficulty is shared by other Truckee service industries, as businesses and public agencies find it difficult to hire waiters, kitchen help, snowplow operators, teachers, etc. I took a "go-slow" posture on TD building employee housing and support staff's work to lease and sublet housing for seasonal workers. This is an operating problem, and given both lack of capital resources and our bylaws (which require TD to use all cash transactions), TD should not build its own employee housing. We need to seek partnerships and mechanisms to get workforce housing both in Truckee and some in TD. There are new state funding sources for affordable housing programs. I believe the Town should

contribute a portion of TOT revenue to affordable long-term rental housing, since the STRs that generate the TOT are contributing to the problem.

There are two viable local models for affordable employee housing that did not require a capital infusion by the agency or HOA. The Airport District provided a per bedroom subsidy to a private developer, and Schaffer's Mill received state and local subsidies (they provided the land) to build Meadow Vista Place – 56 apartments that will meet their workforce housing requirement.

If the Board concurs, I would commit to continue working on the employee housing issue after my tenure as a Board member.

I urge you to select me for this Board position. I will be at the December 15th Board meeting and would be pleased to answer any questions.