

Tahoe Living: Housing and Community Revitalization Initiative



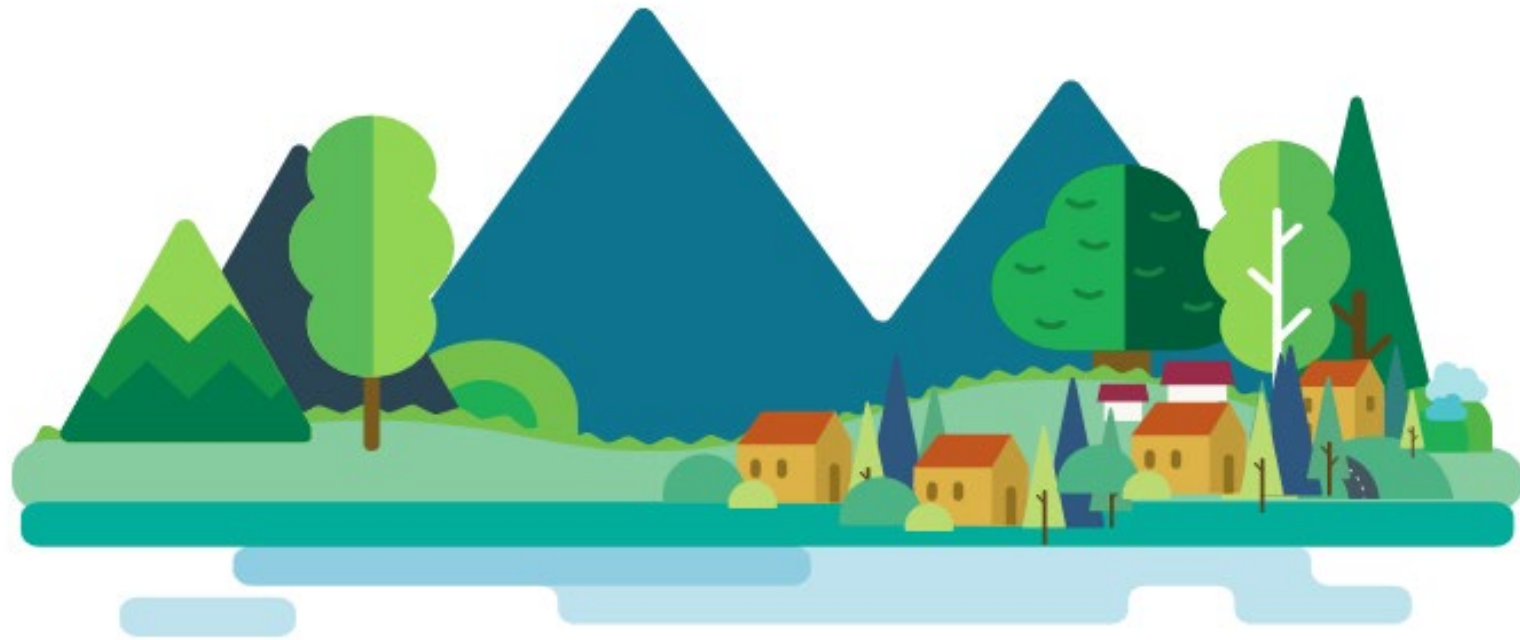
Advisory Planning Commission

Agenda Item V.A

July 8, 2020

July 16, 2020

HOUSING AND THE REGIONAL PLAN



**TAHOE'S HOUSING NEED –
SUSTAINABLE COMMUNITIES STRATEGY/RHNA**

Overall→

1000

Affordable-
Moderate→

625

State and Local
Requirements



TAHOE'S HOUSING NEED -
LOCAL STUDIES



Overall→

5,100

Affordable-
Achievable→

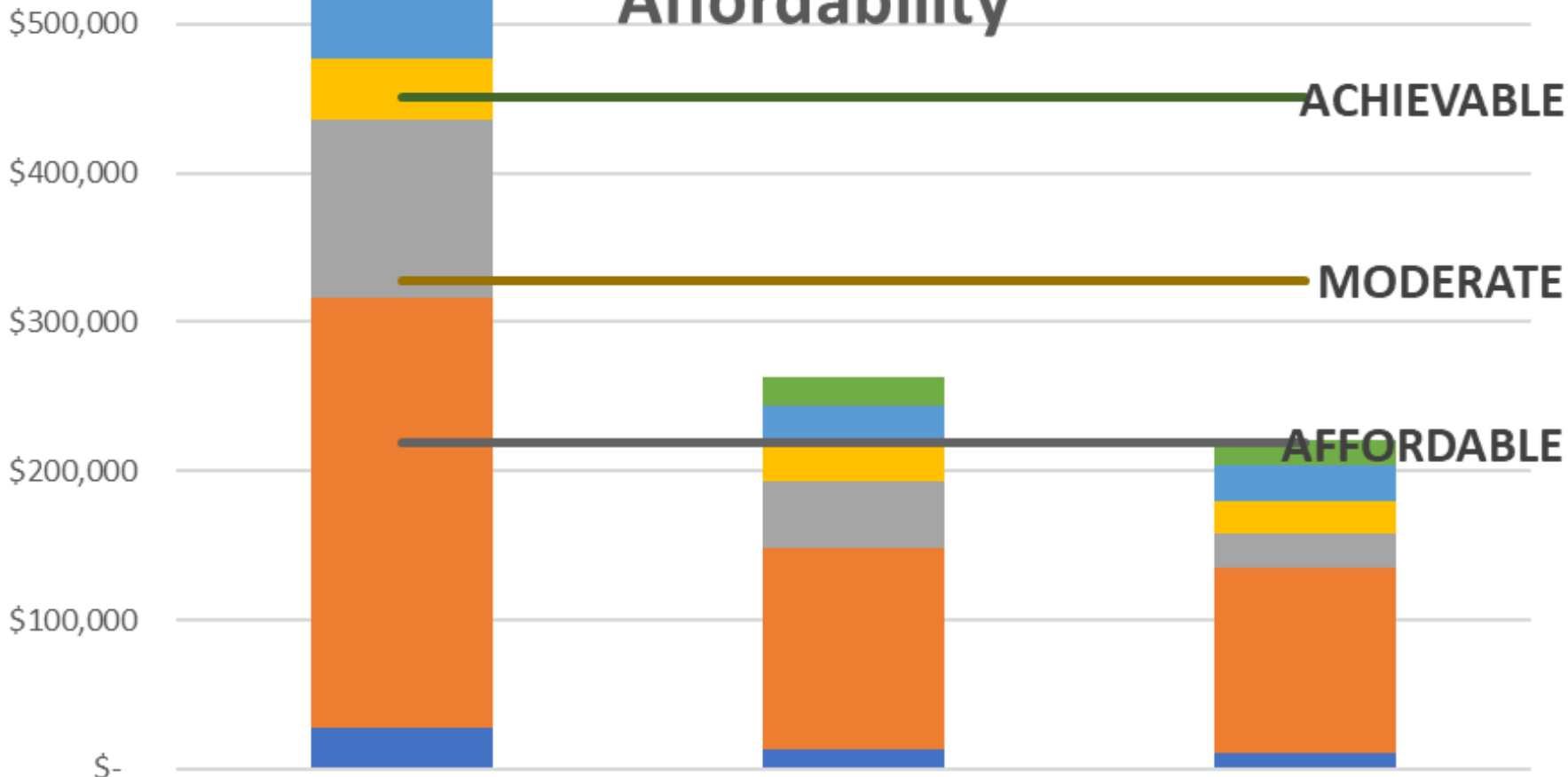
3,700

TPC/Placer County
Needs Assessments

Building
environment
is designed to
deliver this...



Cost to Build compared to Affordability



Single Family

- Financing
- Fees

15 du/acr

- Hard Construction
- Soft Construction

30 du/acr

- Land
- Development Rights

Development Costs

Land Acquisition>
Hard Construction>
Soft Costs>
Financing Costs>

Development Requirements

Land Use/Zoning>
Development Rights>
Allocations>

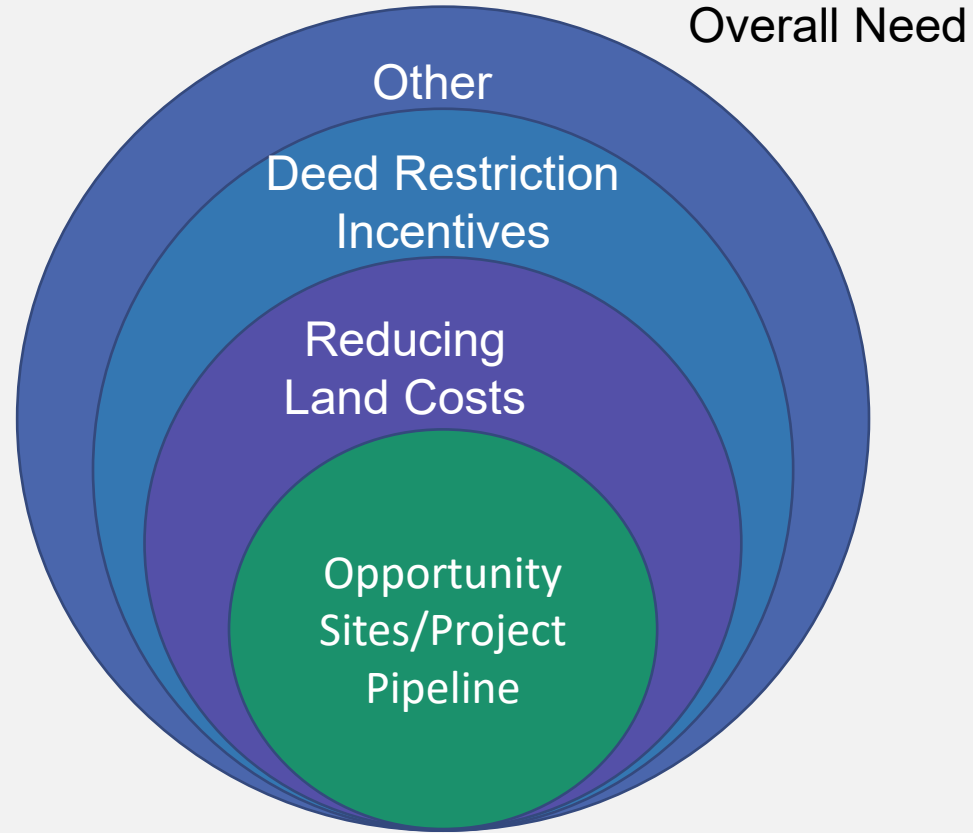


**Availability
of Local
Resident
Housing**

Limited Local Renter Income>
Limited Local Homebuyer Income>
Market for Short Term Rentals>
Market for Second Homes>

**Affordability
for Local
Residents**

MEETING THE NEED AT THE LOCAL AND REGIONAL LEVEL



WORKING GROUP
APC COMMITTEE

- APC Local Government representatives or designees (7)
- Local Government and Housing Committee (2)
- Regional Plan Implementation Committee (2)
- Community stakeholders (10)

WORKING GROUP COMPOSITION (21):

APC (7):

- El Dorado County rep or designee
- City of South Lake Tahoe rep or designee
- Placer County rep or designee
- Douglas County rep or designee
- Washoe County rep or designee
- Carson City rep or designee
- Tim Callicrate, IVGID Board of Trustees

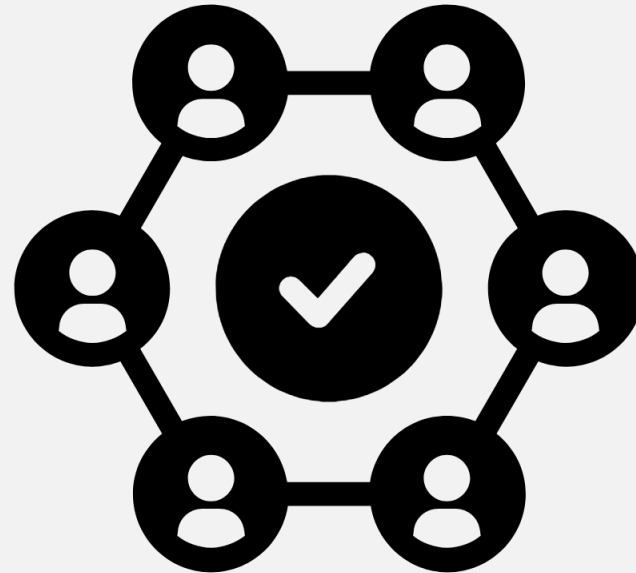
GB (4):

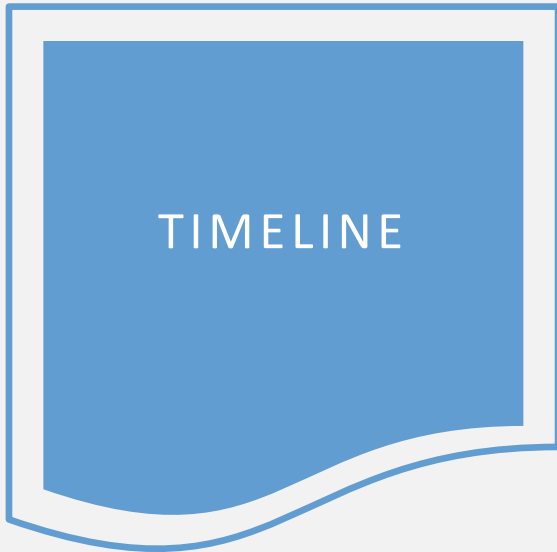
- LGHC -Sue Novasel, Jim Lawrence
- RPIC – Cindy Gustafson, Brooke Laine

Stakeholders (10):

- Public Land Manager (CTC)
- Builders (CATT)
- Land Trust (SJCLT)
- Realtors
- Environmental (League to Save LT)
- Employer (have asked Vail)
- Developer (TBD)
- Low-Income Service Provider (TBD)
- Tahoe Prosperity Center
- Tahoe-Truckee Community Foundation/MHC

**PUBLIC INPUT,
ADDITIONAL STAKEHOLDERS AND EXPERTISE**





TIMELINE

August 19	Agree on Objectives and Process: Housing Need
September	Identify additional research needed
December	Draft Prioritized Strategy list
February	Finalize Prioritized Strategy List
March 2021 – May 2022	Work through 2-4 top strategies

RECOMMENDATION

- Appoint members to the Working Group

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ADVISORY PLANNING COMMISSION
MEMBER QUESTIONS

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PUBLIC COMMENT

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APC DELIBERATION AND ACTION

APC Agenda Item V.A



REQUIRED MOTION

- A motion to appoint seven members of the Advisory Planning Commission or their designees to the Tahoe Living: Housing and Community Revitalization Working Group and to convene the Working Group to launch and implement the initiative. The seven members are as follows:
- El Dorado County APC rep
- City of South Lake Tahoe APC rep
- Placer County APC rep
- Washoe County APC rep
- Douglas County APC rep
- Carson City APC rep
- Tim Callicrate, IVGID Board of Trustees

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