

TAHOE-TRUCKEE REGIONAL HOUSING IMPLEMENTATION PLAN

August 25, 2021
Community Meeting (1st of 2)



Economic & Planning Systems, Inc.
The Economics of Land Use



DESIGNWORKSHOP

1330 Broadway, Suite 450 ■ Oakland, CA 94612
510.841.9190 ■ www.epsys.com

AGENDA

- 1) **Welcome**
- 2) Team Introductions
- 3) Why We're Here: Stories from the Community
- 4) Heroic Housing Moments
- 5) Study Objectives and Key RHIP Components
 - Presentation of the Housing Readiness Triangle
- 6) Housing Needs Analysis and Survey Updates
- 7) Ask the Community
 - Housing Type Padlet Activity
 - Role of Community Live Polling Activity
- 8) Preview 9/30 Agenda
- 9) Adjourn

TEAM INTRODUCTIONS

Mountain Housing Council



- Stacy Caldwell
- Tara Zuardo
- Kristina Kind

Economic & Planning Systems



- Ashleigh Kanat
- Jake Cranor
- Kate Traynor

Sierra Business Council



- Steve Frisch
- Jill Sanford
- Brittany Benesi

Design Workshop



- Steve Noll
- Tracy Davidson

WHY WE'RE HERE: STORIES FROM THE COMMUNITY

- Paul Bancroft, Executive Director, Sierra Community House
- Danielle Segal, Program Coordinator North Tahoe-Truckee Homeless Services & AMI Housing, Inc.

TOP 10 HEROIC MOMENTS IN HOUSING

The Creation of:

1. Workforce Housing Preservation & Below Market Rate Housing
2. Affordable Housing Projects (Existing- Truckee Artist Lofts, Henness Flats, Frishman Hollow, Sierra Village Apartments, Truckee Pines Apartments, Truckee Donner Senior Apartments, Truckee Riverview) (In the works- Constream Commons, Frishman Hollow II, Donner Lake 6, Estates-Meadows)
3. New Tax Funding Resources for Housing (TBID, Measure K & U)
4. First-Time Homebuyer & Down Payment Assistance Programs
5. Long-term Lease Incentive Programs to encourage local homeowners to rent homes/rooms to local workforce
6. Accessory Dwelling Unit Programs
7. Tenant-Based Rental Assistance Programs
8. New Organizations Dedicated to Housing Solutions
9. Supportive Housing Services for Homelessness & Low-Income Needs
10. Creative Financing Programs to Fund Housing Projects



SIERRA
BUSINESS COUNCIL



MARTIS
FUND



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**LANDING
LOCALS**

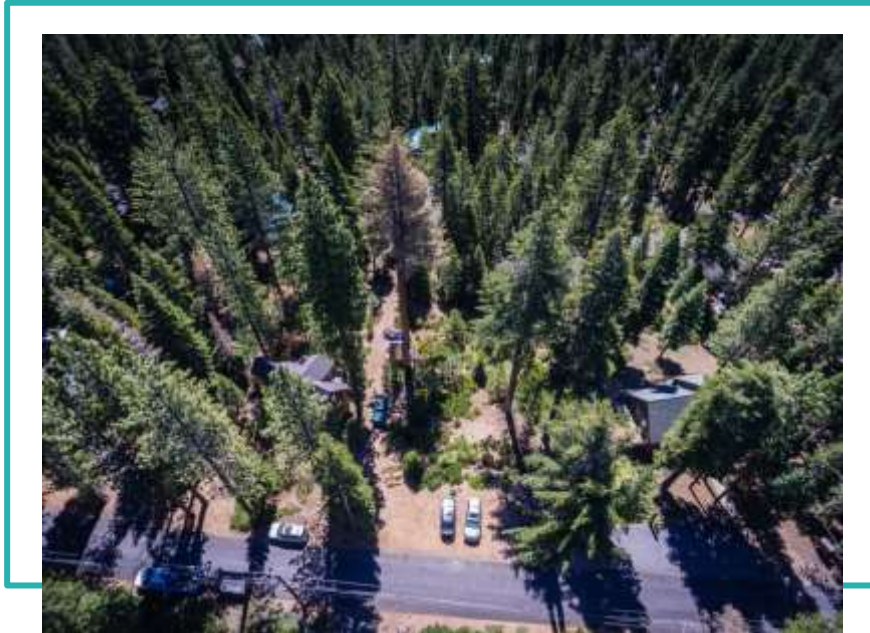


TRUCKEE TAHOE
Workforce Housing Agency



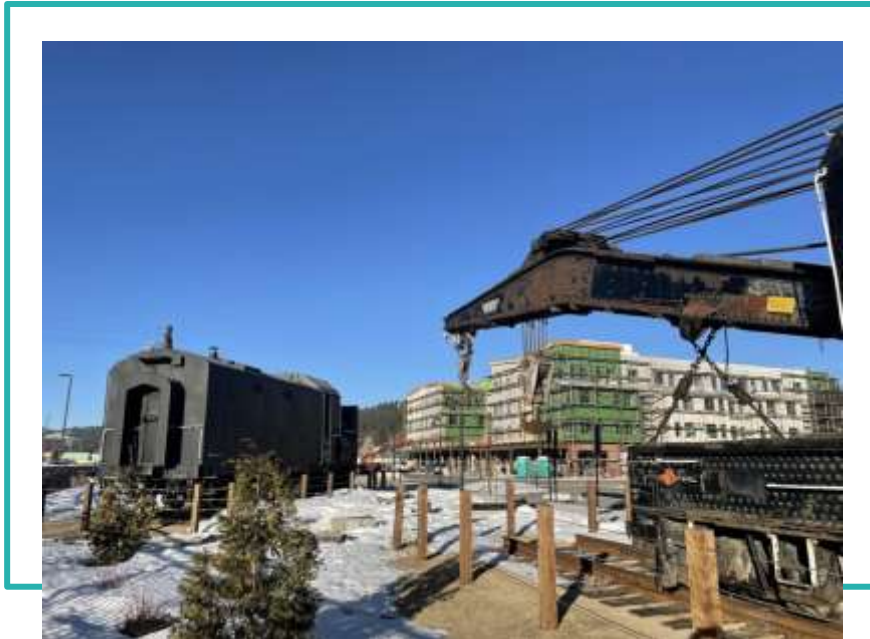
TOP 10 HEROIC MOMENTS IN HOUSING

WORKFORCE HOUSING PRESERVATION & BELOW MARKET RATE HOUSING PROGRAMS



TOP 10 HEROIC MOMENTS IN HOUSING

AFFORDABLE HOUSING PROJECTS



TOP 10 HEROIC MOMENTS IN HOUSING

NEW TAX FUNDING RESOURCES FOR HOUSING



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TOP 10 HEROIC MOMENTS IN HOUSING

FIRST-TIME HOMEBUYER & DOWN PAYMENT ASSISTANCE PROGRAMS



TOP 10 HEROIC MOMENTS IN HOUSING

LONG-TERM LEASE INCENTIVE PROGRAMS FOR LOCAL HOMEOWNERS TO RENT TO LOCAL WORKFORCE



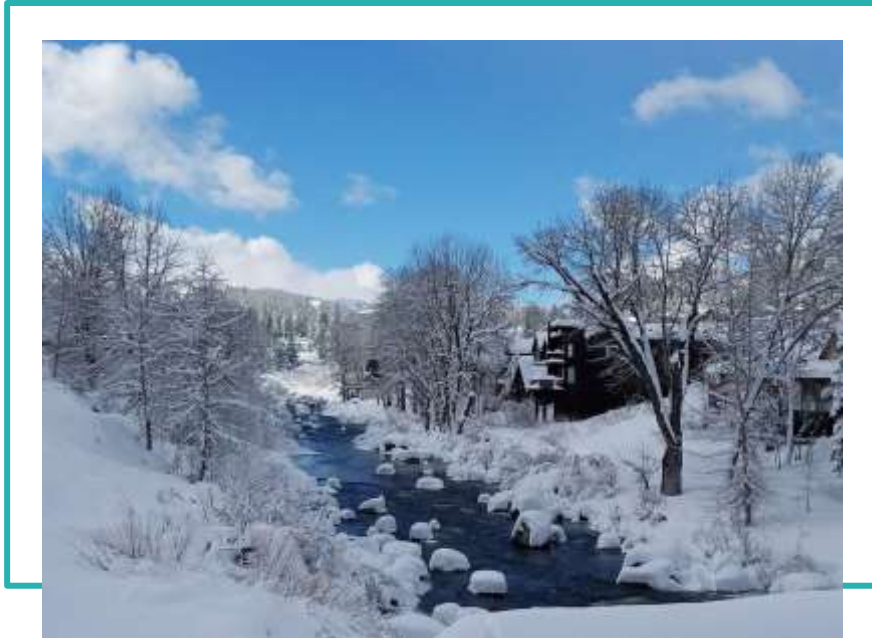
LANDING
LOCALS



TRUCKEE TAHOE
Workforce Housing Agency

TOP 10 HEROIC MOMENTS IN HOUSING

ACCESSORY DWELLING UNIT PROGRAMS



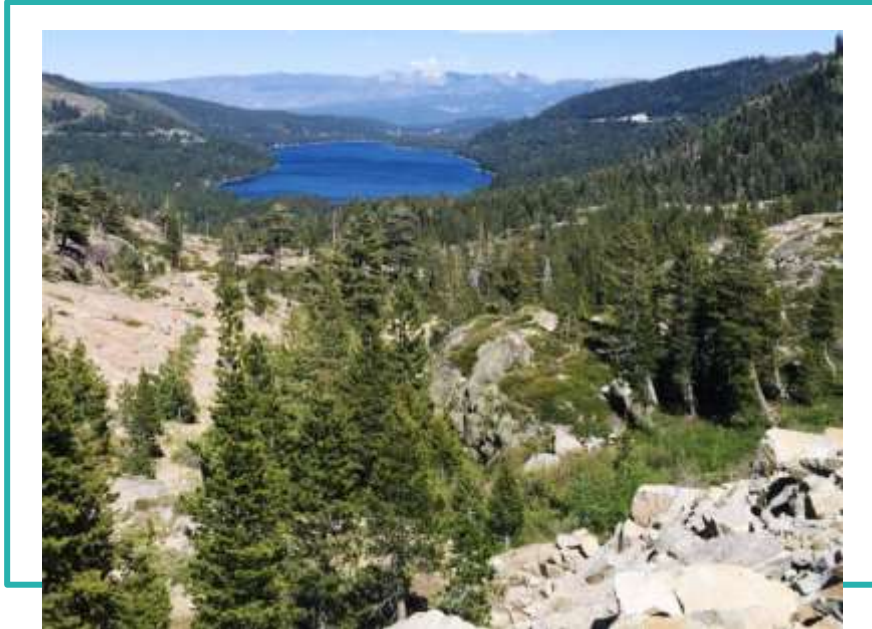
TOP 10 HEROIC MOMENTS IN HOUSING

TENANT-BASED RENTAL ASSISTANCE programs



TOP 10 HEROIC MOMENTS IN HOUSING

NEW LOCAL ORGANIZATIONS DEDICATED TO HOUSING SOLUTIONS



TOP 10 HEROIC MOMENTS IN HOUSING

SUPPORTIVE HOUSING SERVICES FOR HOMELESSNESS & LOW-INCOME NEEDS



NORTH TAHOE - TRUCKEE
HOMELESS SERVICES



TOP 10 HEROIC MOMENTS IN HOUSING

CREATIVE FINANCING PROGRAMS TO FUND HOUSING PROJECTS



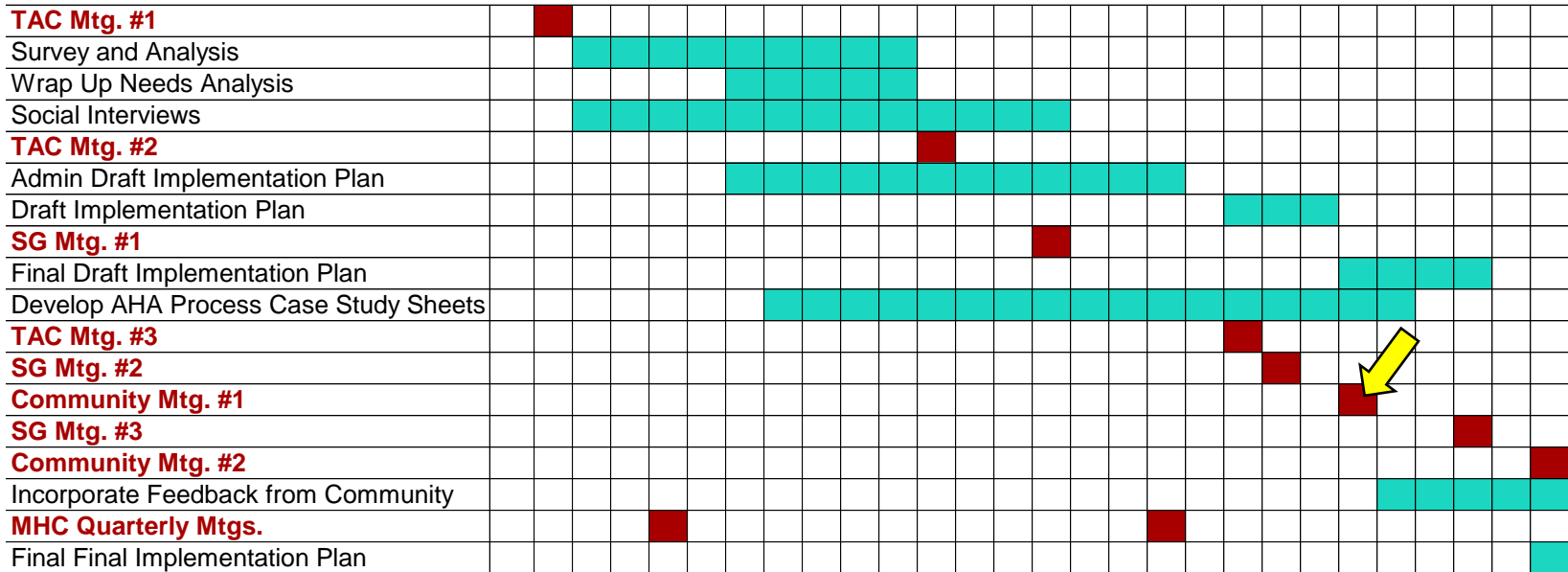
STUDY OBJECTIVES AND KEY RHIP COMPONENTS

- With this RHIP, **we are building housing readiness** –
 - Regulatory readiness
 - Developer readiness
 - Community readiness

- RHIP components
 - Workforce Housing Needs Assessment Update
 - Employer and Employee Surveys
 - Inventory of Housing Policies and Programs (Tools Matrix)
 - Site Analysis and AHA Process Pitch Sheets
 - Stakeholder Engagement and Community Outreach
 - TAC Meetings
 - Stakeholder Group Meetings
 - Interviews
 - **Community Meetings**

TIMELINE

3/22/2021 3/29/2021 4/5/2021 4/12/2021 4/19/2021 4/26/2021 5/3/2021 5/10/2021 5/17/2021 5/24/2021 5/31/2021 6/7/2021 6/14/2021 6/21/2021 6/28/2021 7/5/2021 7/12/2021 7/19/2021 7/26/2021 8/2/2021 8/9/2021 8/16/2021 8/23/2021 8/30/2021 9/6/2021 9/13/2021 9/20/2021 9/27/2021



THE READINESS TRIANGLE

THE HOUSING READINESS TRIANGLE

- A way to think about “readiness”

- A process to build “readiness”



REGIONAL WORKFORCE HOUSING NEEDS ASSESSMENT

2021 UPDATE



Economic & Planning Systems, Inc.
The Economics of Land Use

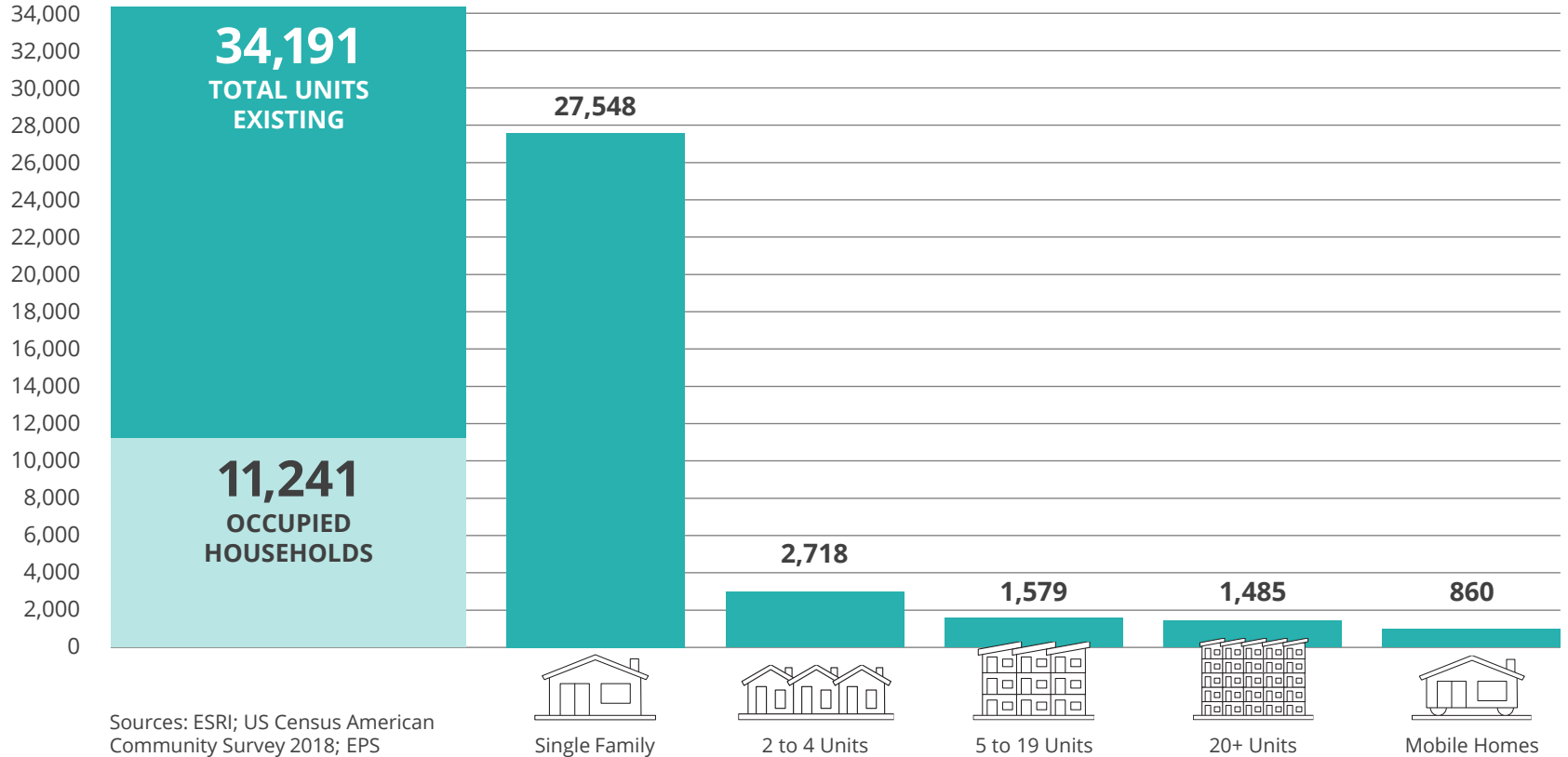
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REGIONAL CONTEXT



The North Tahoe–Truckee region, as defined by the Mountain Housing Council, is approximately 550 square miles and is characterized by the same boundaries as the Tahoe Truckee Unified School District and the Truckee Tahoe Airport District.

OVERVIEW OF EXISTING HOUSING INVENTORY



Sources: ESRI; US Census American Community Survey 2018; EPS

REGIONAL WORKFORCE HOUSING NEEDS ASSESSMENT

UNMET HOUSING NEEDS IN OUR REGION

BOTTOM LINE: REGIONAL UNMET HOUSING NEED



Totals For Sub-Geographies:

Resident Workforce Households

Truckee: 2,469
East Placer: 1,847
East Nevada (non-Truckee): 377

In-Commuter Households

Truckee: 1,618
East Placer: 1,229
East Nevada (non-Truckee): 670

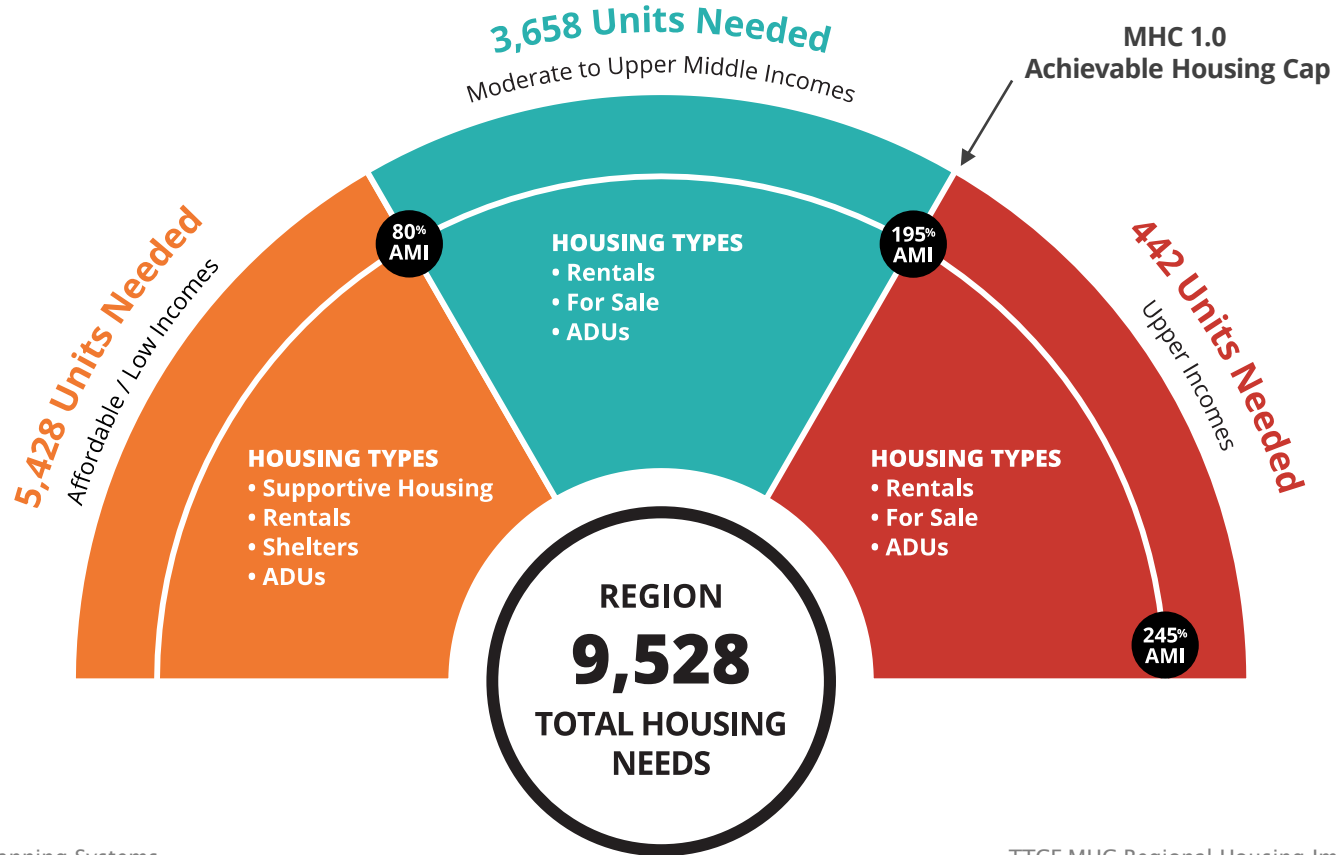
Seasonal Workers Households

Truckee: 627
East Placer: 469
East Nevada (non-Truckee): 179

Homeless

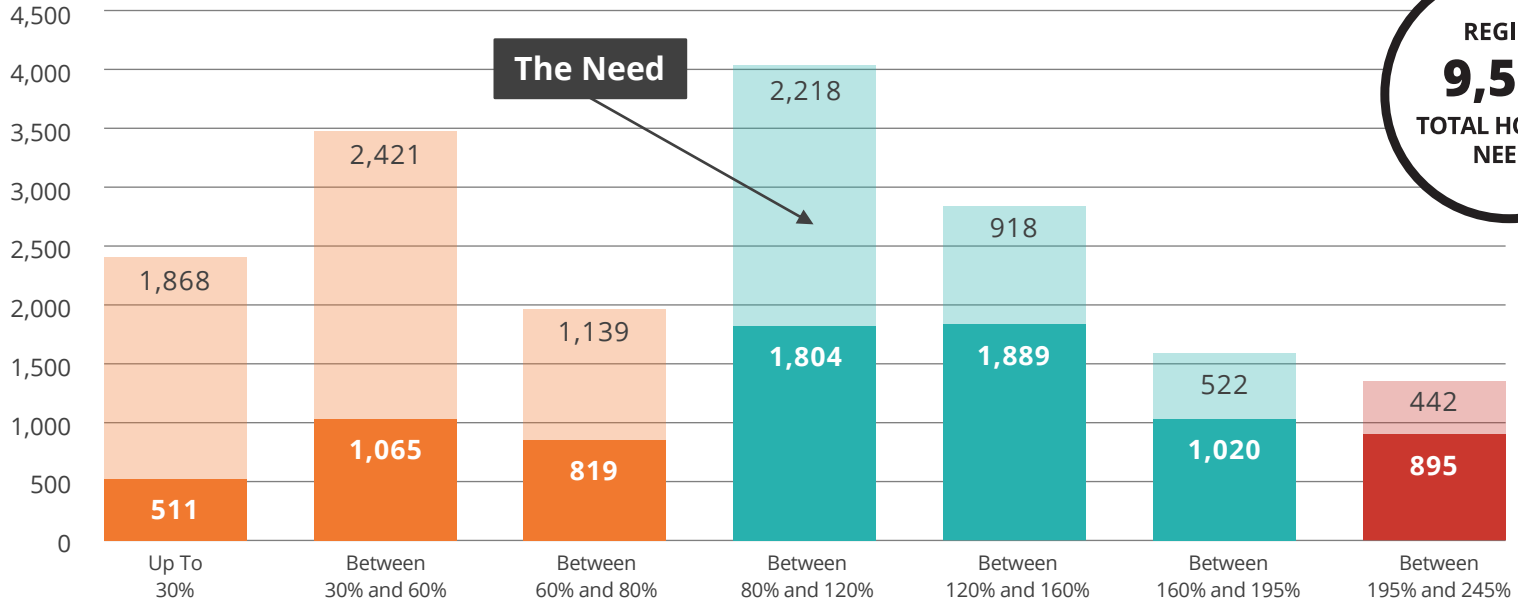
Truckee: 28
East Placer: 16
East Nevada (non-Truckee): 0

REGIONAL UNMET NEED BY INCOME



REGIONAL HH NEED BY INCOME CATEGORY

All Workforce Households in Study Area

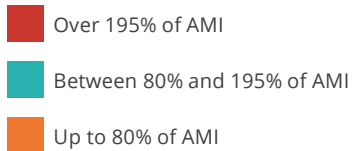
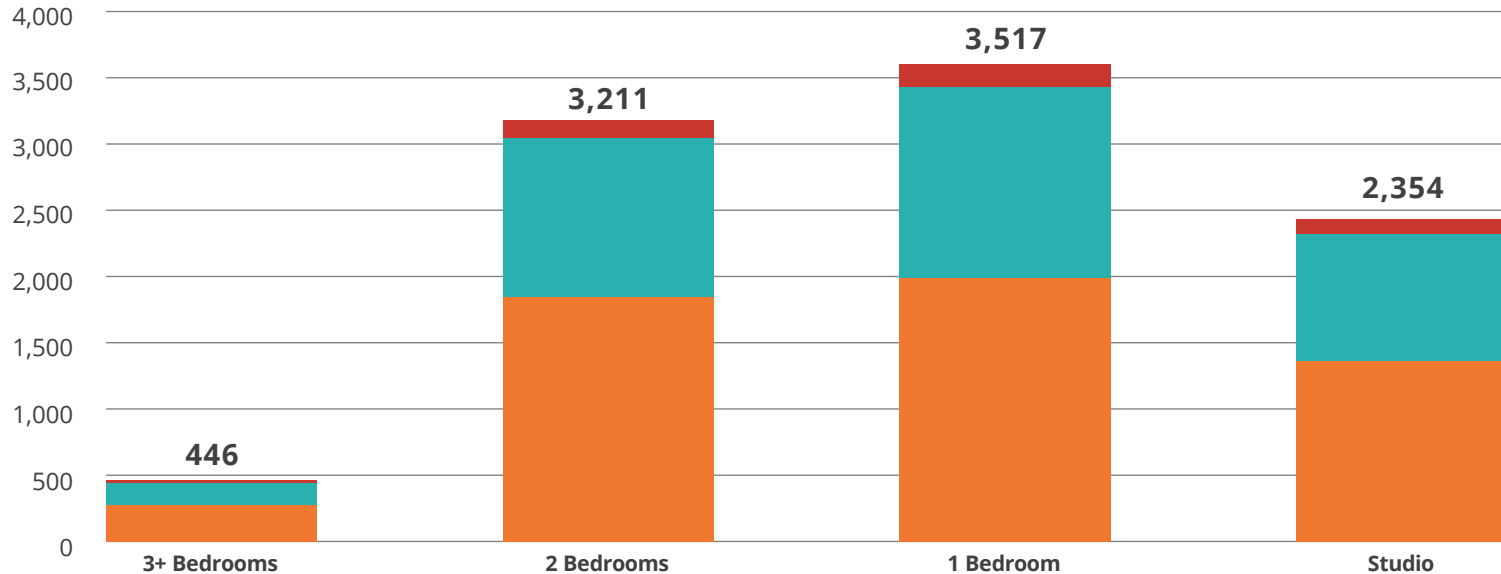


REGION
9,528
TOTAL HOUSING
NEEDS

HH Income Category (% of area median income)

- Workforce Households WITH Adequate Housing
- Workforce Households WITHOUT Adequate Housing

HOUSING NEEDS ESTIMATES – UNIT SIZES REQUIRED



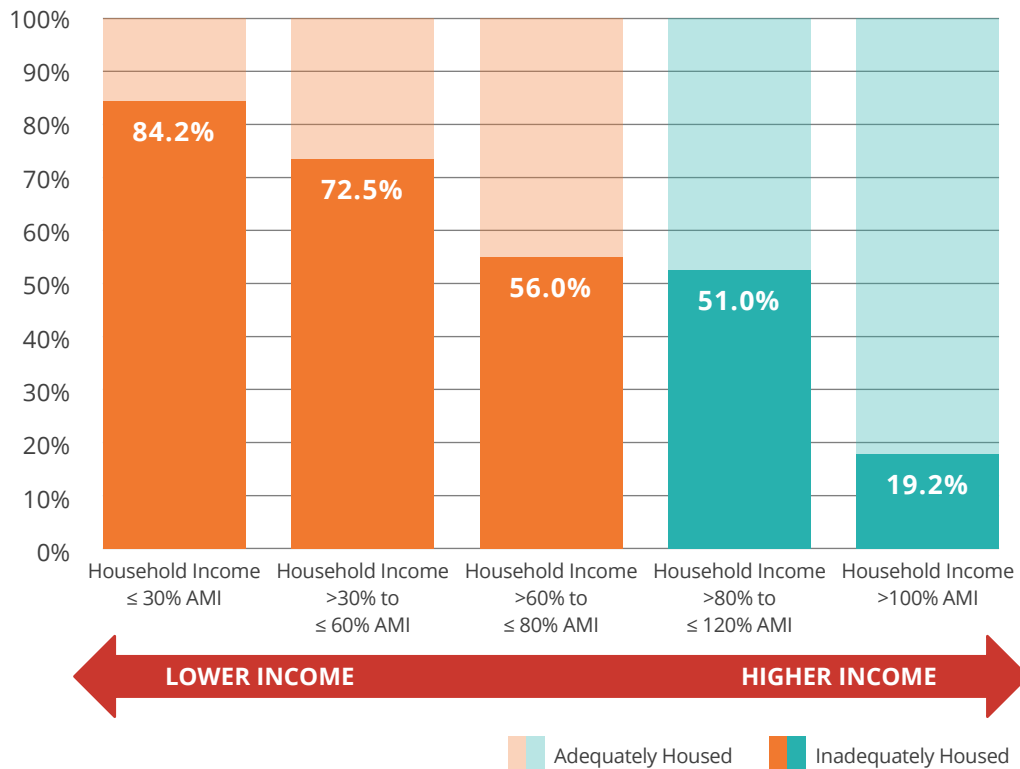
REGION
9,528
TOTAL HOUSING
NEEDS



RESIDENT HOUSEHOLDS COHORT

CURRENT RESIDENT WORKFORCE HOUSEHOLDS THAT ARE INADEQUATELY HOUSED

INADEQUATELY-HOUSED RESIDENT HOUSEHOLDS



- **4,693 inadequately-housed resident households in the region**
- **Inadequately housed refers to households that are:**
 - Overburdened (>30% of income spent on housing)
 - Overcrowded (>1 person per room)
 - Underhoused (lack of plumbing or kitchen facilities)

Source: U.S Department of Housing and Urban Development
Comprehensive Housing Affordability Strategy Survey 2013-2017



IN-COMMUNTER HOUSHOLDS COHORT

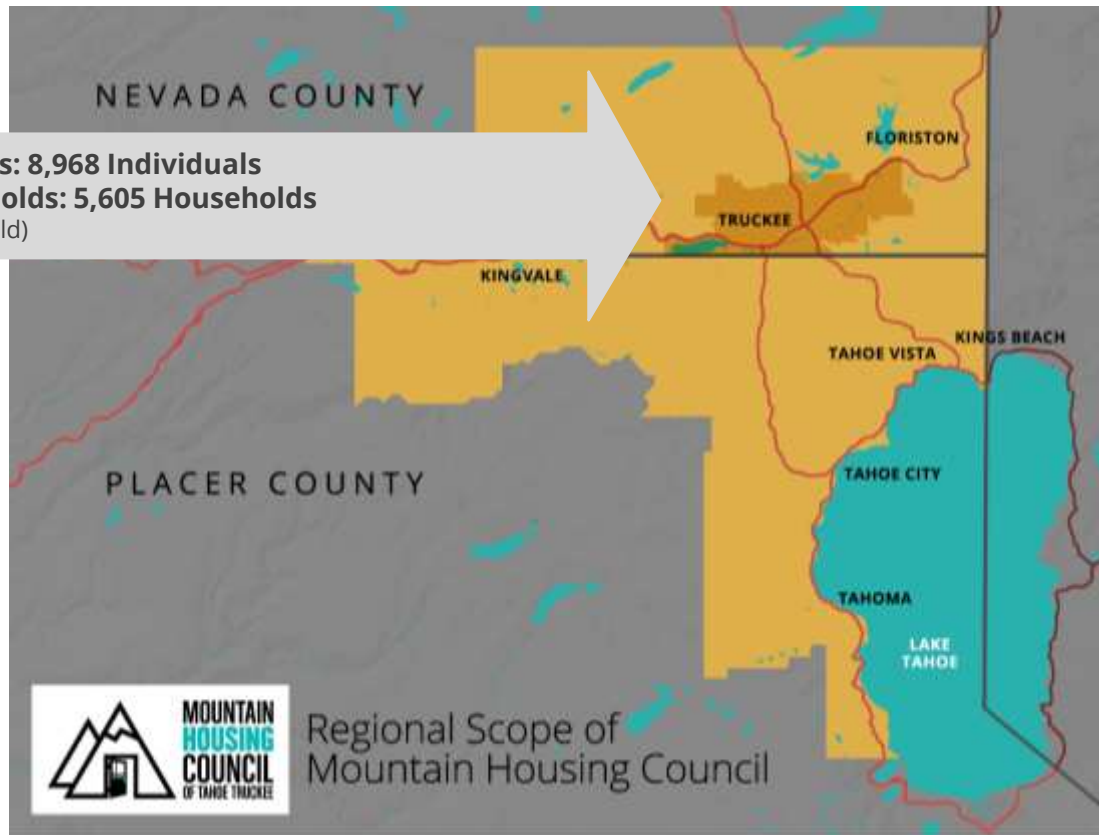
CURRENT COMMUTERS INTO THE REGION WHO WOULD PREFER TO LIVE IN THE REGION

IN-COMMUTER HOUSEHOLDS

In-Commuting Workers: 8,968 Individuals
In-Commuting Households: 5,605 Households
(@ 1.6 workers per household)

“Somewhat Likely” or
“Very Likely” to
Relocate: 84% (4,618
Households)

“Very Likely” to
Relocate: 63% (**3,517**
Households)



U.S Census LEHD 2018
Inflow-Outflow (Total Workers)



SEASONAL WORKERS COHORT

PART-TIME SEASONALWORKS WHO ARE INADEQUATELY HOUSED

SEASONAL WORKERS

Seasonal Workers

- Estimated unmet need for seasonal worker households is **1,275 units** at 1.6 workers per HH, BUT most appropriate to think of in terms of “beds”
 - Unmet need for approximately **2,000 beds** / individuals
 - Opportunity for employer–led assistance
- A higher proportion of Seasonal Workers fall into lower income categories, according to 2021 MHC Survey
- Seasonal Workers tend to live in larger households





HOMELESS COHORT

INDIVIDUALS IN OUR COMMUNITY WITHOUT DEPENDABLE SHELTER

HOMELESS

Homeless

- Estimate based on annual Point-in-Time Study released in January 2021
- **44 individuals** (likely understated)
 - 20 chronically homeless



COMMUNITY HOUSING SURVEY

EMPLOYER AND EMPLOYEE RESPONSES

COMMUNITY HOUSING SURVEY – METHODOLOGY

2 Surveys: Employee & Employer

English & Spanish

Questions built off 2016 Survey

Easily replicable in MHC's SurveyMonkey

Conducted April - May 2021



COMMUNITY HOUSING SURVEY



1,586

Total number
of respondents

1,422

Respondents to
Employee Survey

164

Respondents to
Employer Survey

COMMUNITY HOUSING SURVEY – EMPLOYEE



90%

of respondents who are renters had trouble finding housing.



68%

of respondents spend more than 30% on housing costs (including utilities)



42%

of respondents report trouble finding housing available for year-round occupancy

COMMUNITY HOUSING SURVEY – EMPLOYEE



25%

of respondents have been **displaced from housing** in the last two years **due to the sale of housing, the conversion of housing where they were living to a short-term rental (Airbnb, VRBO, etc), and/or their landlords deciding to use the housing for their personal use.**

COMMUNITY HOUSING SURVEY – EMPLOYEE

64%

of employee survey respondents make less than \$75,000/year (less than 80% AMI)

23%

of employee survey respondents make between than \$75,000/year and \$125,000/year

7%

of employee survey respondents make more than \$125,000/year

Placer County 2021 AMI for a 4-person household: \$91,900

Nevada County 2021 AMI for a 4-person household: \$92,400



COMMUNITY HOUSING SURVEY – EMPLOYER



70%

of employers surveyed are anticipating that their peak number of employees will grow in the next 5 years



76%

of employers surveyed say current housing conditions detract from the success of their business

COMMUNITY HOUSING SURVEY – EMPLOYER



42%

of employers surveyed believe housing in the **"Affordable Housing 30% AMI-80% AMI"** range is most needed to alleviate our housing shortage



26%

of employers surveyed believe housing in the **"Achievable 80% AMI-120% AMI"** range is most needed to alleviate our housing shortage

COMMUNITY ACTIVITY #1

HOUSING TYPE PADLET ACTIVITY

COMMUNITY ACTIVITY #2

COMMUNITY ACTIONS LIVE POLL

AGENDA (SEPTEMBER 30TH, 2ND OF 2)

- 1) Welcome and Introductions
- 2) Why We're Here: Stories from the Development Community
- 3) Introducing the Housing HUB
- 4) Presentation of the AHA Process
- 5) Presentation of the AHA Pitch Sheets
- 6) Ask the Community
 - Jamboard and Live Polling Activity
- 7) Adjourn

THANK YOU

JOIN US ON SEPTEMBER 30, 2021 FOR THE 2ND COMMUNITY MEETING
[REGISTRATION LINK](#)