

April 2019



LAKE TAHOE SOUTH SHORE HOUSING OUTLOOK



ACKNOWLEDGEMENTS

This Lake Tahoe South Shore Housing Outlook was compiled at the request and with funding provided by the Tahoe Chamber and the South Shore Transportation Management Association (SS/TMA). As the Housing Tahoe Partnership facilitator, the Tahoe Prosperity Center served as the Outlook's coordinating author. The information herein is intended to be useful to local governments, businesses, housing developers, other public and private partners, and the broader community. Questions about this information and "next step" recommendations can be directed to info@tahoeprosperty.org or 775-298-0265.

HOUSING TAHOE PARTNERSHIP PARTNERS

(Alphabetical order-includes some North Shore Partners)

ADVANCE

Bank of America
Barton Foundation
Barton Health
CA Tahoe Conservancy
City of South Lake Tahoe
Darke Marketing
Douglas County
Edgewood Companies
El Dorado County
El Dorado Community Foundation
Family Resource Center
Lake Valley Properties
Lakeside Inn and Casino
League to Save Lake Tahoe
Lake Tahoe Community College
Lake Tahoe Unified School District

Pacific Development Group
Mountain Housing Council
Placer County
Progress for Tahoe
South Tahoe Alliance of Resorts
Sierra-at-Tahoe Ski Resort
South Lake Tahoe Chamber
South Tahe Public Utility District
St Joseph Community Land Trust
South Tahoe Association of Realtors
Tahoe Beach Club
Tahoe Chamber
Tahoe Truckee Community Foundation/MHC
Tahoe Regional Planning Agency
Tahoe Transportation District
USBank
Vail (Heavenly and Kirkwood)



OVERVIEW:

"Tahoe Housing Trouble" – Tahoe Daily Tribune, August 2018. That was the headline in a three-part series of articles related to local housing issues in the South Shore region recently. Unfortunately, the South Tahoe community has been struggling with housing issues for more than twenty-five years. The Tahoe Tribune archives only go back to 2001, but headlines from 2001 also included "Rezoning Sought for Affordable Housing"; "TRPA will address housing"; and "Affordable Housing is City Goal." Tahoe Prosperity Center wants to move forward to bring the right partners to the table and to focus on solutions that will have a long-lasting positive impact for the community. The Housing Tahoe Partnership was convened in 2018 to do exactly that.



BACKGROUND:

Possibly the most intractable economic challenge threatening the Tahoe Workforce is an unsustainable gap in desirable housing that is also affordable within the wage constraints of existing occupation clusters in the region. Housing presents a multi-dimensional challenge for workforce developers and will require a multi-faceted approach to produce solutions that sustain workforce talent.¹

The Housing Tahoe Partnership, facilitated by the Tahoe Prosperity Center is working on this intractable challenge by bringing employers, government officials, the private and public sectors together to find solutions that work best in our Lake Tahoe communities.

What is “Affordable, Achievable and Workforce Housing”?

In Lake Tahoe, there are many ways to define housing. The goal for all types of housing, regardless of category is that no one would spend more than 30% of their gross income on housing costs (rent or mortgage.) Although there is some variation, this standard is commonly applied by federal and state housing programs, local housing initiatives, mortgage lenders and rental leasing agents.

“Affordable housing” typically refers to housing affordable by that section of society whose income is significantly below the median household income. Typically, this range is 50% to 80% of area median income (AMI). People in this category are often seasonal workers (summer and winter), retail, restaurant and hospitality workers, or those in minimum wage or part-time positions that support Tahoe’s tourism economy.

“Achievable and Workforce housing” are often used interchangeably in Lake Tahoe. These categories are designed to be affordable to members of the local workforce, typically in the 80-120% AMI range – sometimes also called the “missing middle.” People in this range are often teachers, retail and restaurant managers, workers in the local hospital, colleges and less tourism dependent industries that make up our regional economy.

How are Workforce Housing and Economic Development linked?

Many smaller communities around the nation have embraced the development of affordable, desirable workforce housing as their primary economic development strategy. In particular, severe supply gaps in the Tahoe region reduce the ability of employers to retain seasonal as well as year-round employees. These challenges were underscored in the North and South Lake Tahoe Business Walk surveys conducted in 2016. Subsequently, multiple initiatives on the north and south shores have focused attention on this critical infrastructure deficit.

¹ [“Excerpt from Tahoe Workforce Ecosystem, A Strategy Framework”](https://tahoeprosperty.org/tahoeworkforceecosystem) completed May 2017 and available in full at: <https://tahoeprosperty.org/tahoeworkforceecosystem>

As we know, an inadequate supply of affordable housing negatively affects businesses. When workers cannot find housing - or when that housing is distant from work - businesses struggle to recruit and retain a reliable workforce. Tardiness, absenteeism, and frequent turnover increases the cost of doing business and impacts customer service. This challenge also impedes a community’s ability to grow new businesses and secure business capital investment.

Affordable housing reduces the burden on income and helps households build wealth and be in a better position to invest in their future. It makes a more reliable, abundant workforce available to local businesses and supports an enhanced sense of community. Experience shows these factors reduce the demands on public safety net services. Efficiency and satisfaction with one’s housing frequently increases when the housing is located close to town centers and employment opportunities.

Local governments and other service providers benefit from a more centralized, affordable housing stock. The cost to provide services – water, sewer, garbage collection, school bus routes, and police and fire protection – will be less per capita and therefore have a positive impact on the sustainability of local government/service providers to provide these services. In turn, this can result in lessening the overall tax burden on citizens, businesses, and ratepayers.²

² [“Rural Policy Development Toolkit: Providing Well-Placed Affordable Housing in Rural Communities”](https://smartgrowthamerica.org/resources/providing-well-placed-affordable-housing-rural-communities-toolkit); Smart Growth America, 2017. Can be found at <https://smartgrowthamerica.org/resources/providing-well-placed-affordable-housing-rural-communities-toolkit>

SECTION I: PURPOSE OF THIS REPORT

The Housing Tahoe Partnership was initiated by the Tahoe Prosperity Center (TPC) in 2018 with the goal of providing leadership, facilitation, and umbrella support for the efforts of many partners working to meet the challenge of increasing the supply of full-time resident housing in the Tahoe region. Our mutual goal is:

If you have a job locally, you should have an opportunity to live locally.

The purpose of this report is to present a summary of key foundational and current efforts by regional partners, individually and collectively, to achieve this mutual goal. Currently, the Housing Tahoe Partnership focus is primarily on the South Shore, but a number of the organizations listed herein actively participate or otherwise support the work of the Mountain Housing Council, which is primarily focused on the Truckee-North Lake Tahoe portion of our region. While this summary likely does not include every housing initiative occurring in the South Shore, it provides a relatively comprehensive list of collective partner efforts to date.

This information can be used to not only understand the momentum around housing in the South Shore, but also highlight where coordination, partnerships or other efforts are missing.

How to use this Report?

This report is presented in four sections:

- **Background:** This section highlights the need for regional coordination on housing in the Lake Tahoe region and why housing is needed for community and economic development.
- **Section I:** Purpose of this report. This section defines the goal of TPC and its partners as related to housing for full-time residents and the workforce in Tahoe and the purpose of this report to help inform and further this goal.
- **Section II:** Housing History, Initiatives and Momentum. This section includes the primary accomplishments and activities of many of the Housing Tahoe Partnership community, government and business members working on housing in the South Shore.
- **Section III:** Conclusion and Recommendation. This section summarizes the information presented and discusses the need for a shared housing goal to help focus and coordinate efforts, which can be achieved through a data-driven assessment of housing needs in the region and a Housing Action Plan to prioritize strategies and resource allocation to achieve those needs.



SECTION I: PURPOSE OF THIS REPORT

Housing for Local Workers is Important because:

- We want Lake Tahoe to be a place you can live, work and play.
- Housing is a foundation for our regional economy and for residents to build wealth and stability.
- Employers in the region have been concerned about finding employees. If employees can't live where they work, it impacts the economy.
- The majority (62%) of Lake Tahoe's economy is dependent on Tourism for economic vitality.³ The tourism industry relies heavily on service jobs, which are typically minimum or lower-wage positions.
- Employees need housing to stay year-round, to have jobs year-round, to support families and to keep a vibrant community.
- Driving to Lake Tahoe from the Carson Valley, Reno or the Sierra foothills adds more cars to our roads, a contributing factor to the loss of lake clarity.
- Living where you work means less traffic and happier workers since spending hours commuting adds stress and cost burden to households.

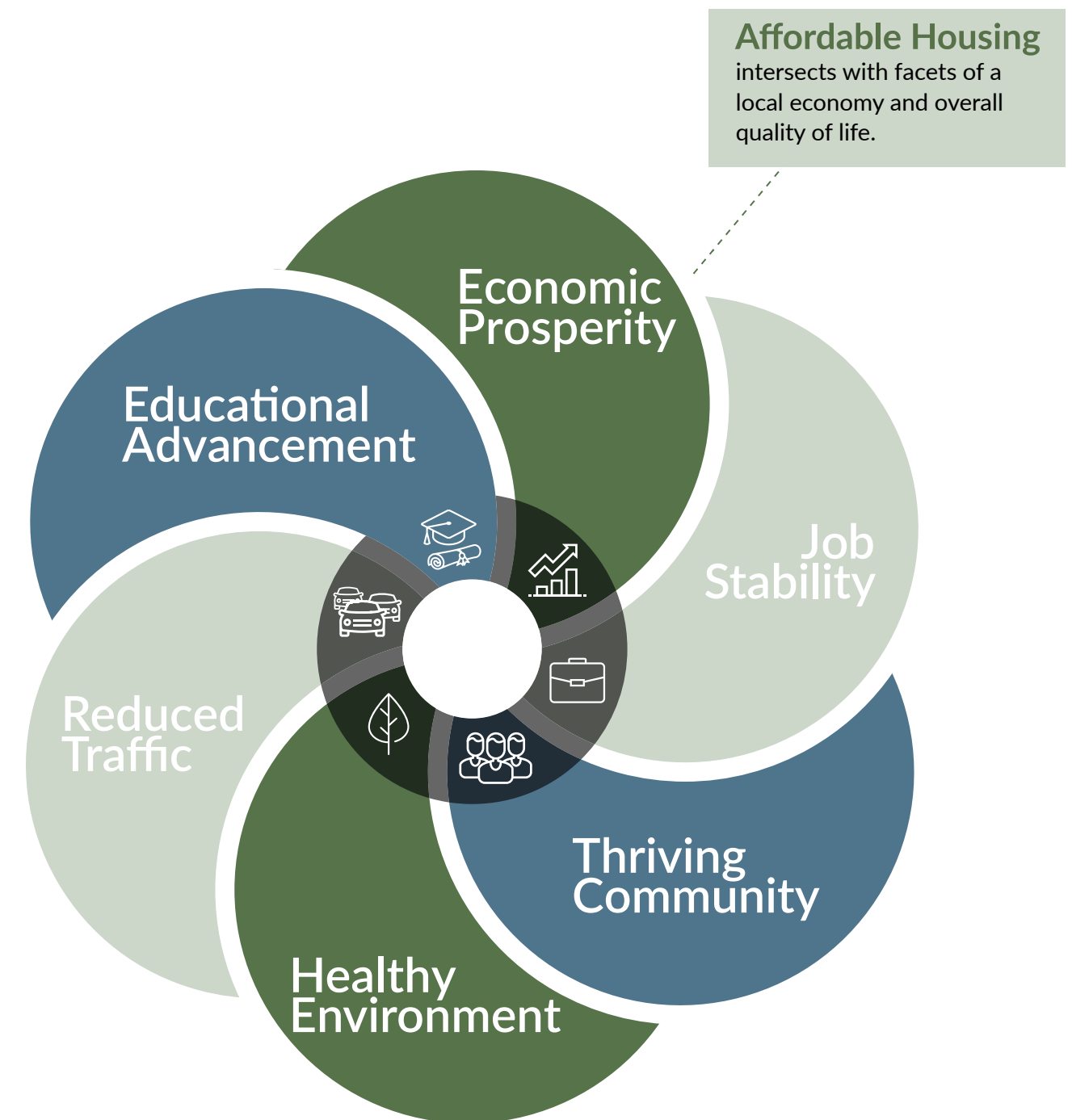
Why do we need full-time resident workforce housing?

The loss of workers in the 25-44 year-old age group is a key demographic needed for communities to prosper. In Lake Tahoe, this age demographic, which is also often the "young family" demographic has declined in the past ten years.⁴ Many attribute this, in part, to a lack of housing affordable to these employees. Reversing this trend, which is important for future growth and prosperity in our region, means adding a variety of housing options, at varying price points, sizes and locations throughout the community. In addition, other factors that contribute to the need to build more local housing are:

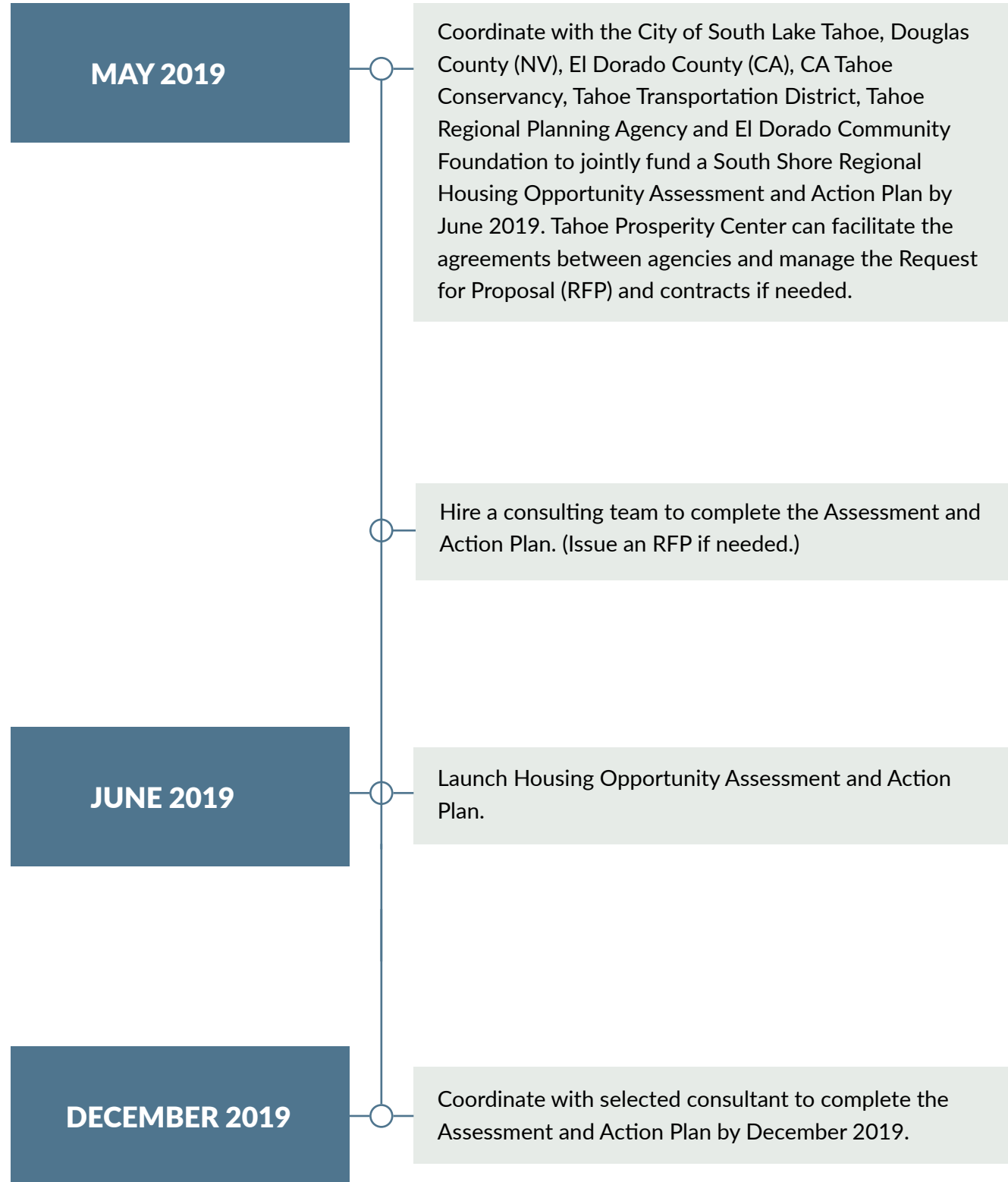
- Most jobs are in lower paying industries (Hospitality, Tourism, Restaurant and Retail). These workers, as well as the influx of seasonal workforce often find themselves living in motel rooms instead of apartments or homes.
- 75% of the Lake Tahoe home inventory are considered second homes, which drives up the cost of housing.⁵ Many of these homes are rented as vacation homes which reduces the inventory available for long-term rental housing for local residents and workers.⁶
- It is not only challenging for the local workforce to buy a home, but also to rent a house. Workers with pets, something many people in Lake Tahoe value, find themselves more challenged to find long-term housing.
- Building housing for local workers in our town centers means cars are not needed by employees to get to work. The lack of housing options downtown means that "living in a motel room" in the Stateline area is the most affordable and feasible option for some households which either do not own or cannot afford to own a car.

^{3,4,5,6} "2017 Measuring for Prosperity Report" can be found at <https://tahoeprosperty.org/measuringforprosperity>

WHY AFFORDABILITY MATTERS



 **HOUSING TAHOE | NEXT STEPS:**



Several 2018 events helped accelerate and broaden the understanding of the housing crisis and some of the solutions we can pursue to address the challenge. Among these events:

- The strong support of the TPC Board for the Center's role as a facilitator;
- The Tahoe Chamber TREK to Vail, Eagle County, and Summit County Colorado in late June, 2018 to learn about how those communities address their housing affordability challenges;
- TPC's 2017 and 2018 Economic Summit had Housing experts share their experience on improving housing in their mountain and resort communities;
- The efforts of the grassroots TPC Community Outreach Workgroup;
- A greater, more frequent dialogue among the various organizations working on housing issues, including dialogue with the City of South Lake Tahoe, El Dorado County, Douglas County, and the Tahoe Regional Planning Agency.
- Approval of the US 50 South Shore Community Revitalization Project by the Tahoe Transportation District and the Tahoe Regional Planning Agency. We anticipate this project will stimulate the production of new deed-restricted housing both for those who will be relocated by the new alignment of US 50 and additional inventory beyond the project conditions of approval.

The Housing Tahoe Partnership has compiled this summary of key foundational and current efforts by partners, individually and collectively, to achieve our mutual goal. Our focus here is primarily on the South Shore, but a number of the organizations listed herein actively participate or otherwise support the work of the Mountain Housing Council, which is primarily focused on the Truckee-North Lake Tahoe portion of our region.

We expect this summary is not a comprehensive listing of every housing initiative on the South Shore, but it is as complete as we understand individual and collective efforts to date.



PRIVATE ORGANIZATION EFFORTS:

St. Joseph Community Land Trust (SJCLT) (2002-present)

- SJCLT made numerous zero-interest loans to families with school-age children to move out of substandard temporary housing (such as motels) to permanent housing under the Motel to Housing Loan Program. Loans can be used for moving expenses such as security deposits and first month rents. To date, 29 families with children have benefited from this loan program.
- SJCLT is currently developing a pilot program with Barton Health under the Employer-Based Shared Equity Housing Program that aims to increase the number of Barton employees living in the Lake Tahoe Basin by contributing to the purchase of permanently affordable employee-owned homes near Barton Hospital. This program will reduce long out-of-basin commutes by Barton employees and will benefit the environment by reducing air emissions and other deleterious traffic impacts such as noise.
- Constructed and sold the first moderate-income single-family home under TRPA's moderate-income housing program. This home was sold to a long-time local family under the Shared Equity Housing Program. Shared Equity homes must only be used for local housing and cannot be used as second homes or vacation rentals.
- With partners, acquired and rehabilitated Sierra Garden Apartments in South Lake Tahoe. This 76-unit Section 8 apartment complex has recently undergone a \$15 million top-to-bottom rehabilitation through tax credit financing. The project included rehabilitation of all units, construction of a new community room, replacement of lawns with new drought resistant landscaping, installation of new energy savings appliances, construction of an improved hot water system, construction of a new manager's office, construction of new laundry facilities for residents, installation of TRPA storm water improvements, and more. This project helps St. Joseph meet its "quality" pledge for affordable housing, which is aimed at respecting the dignity of its residents.

Progress for Tahoe (2017-present)

- Created Tahoe Home Connection with local realtors, property managers and area businesses. The mission is to unlock housing for our local community, by linking homeowners with employers and with reduced-rate property management services
 - Three property managers have agreed to participate.
 - Five employers have expressed interest. Progress for Tahoe is working on a Master Lease agreement template and are continuing to seek interested employers.
 - Currently soliciting interest and input from homeowners through:
 - An online survey to understand what concerns/constraints people have about renting long term or seasonally, what incentives might help, whether they might be interested in the program and what type of property/space they have available.
 - Outreach through realtors - Deb Howard & Co. emailed 25,000 homeowners in the South Shore with a link to the website in that newsletter.
 - Exploring other options to reach homeowners such as future mailers, advertising and other options.

Tahoe Coalition for the Homeless (2015-present)

- Operates a winter seasonal Warm Room (shelter) for local homeless and others who find themselves without full-time housing during the winter months. Mission is to support our neighbors experiencing homelessness by partnering with our community to promote awareness, provide warm beds, and encourage self-sufficiency.
- Works with local government to coordinate and communicate programs with the homeless in South Lake Tahoe.
- The Warm Room has provided more than 400 nights of service to 300+ people in the South Shore, offering light snacks and a bed inside for the evening during the winter.

El Dorado Community Foundation (2017-present)

- Providing research and data in the housing efforts to support funding and private investment in Housing in South Lake Tahoe.
- Working to establish options for a housing fund, including potentially developing a South Lake Tahoe Land Bank and Opportunity Zones fund.

Housing Tahoe Partnership (2018-present)

- A collaborative group of key government, business and private stakeholders, facilitated by the Tahoe Prosperity Center with the mission of accelerating housing solutions to produce, maintain, upgrade, reuse and unlock homes attainable for residents and workers in Lake Tahoe.
- Four key Housing Tahoe Partnership workgroups meet regularly to find solutions to the barriers to developing local housing:
 - Policy, Finance, Development and Community Outreach

Tahoe Prosperity Center - Tahoe Economic Summit (2017-2018)

- In 2017 the housing speakers were from Gunnison/Summit Counties, Colorado; Santa Barbara, California and Airbnb with a focus on resort community housing.
- In 2018, the lunch keynote speaker was the Housing Director from the Town of Vail, Colorado (sponsored by Tahoe Chamber), home of the Vail Indeed program (vailindeed.com). The focus was on how to establish and maintain political and community support for the development and preservation of local resident (workforce) housing.

Tahoe Prosperity Center - Measuring for Prosperity Report (Fall 2015 and Spring 2017)

- Highlighted the continued need for local workforce housing with the statistic that Lake Tahoe was more unaffordable than San Francisco (our housing costs to wages ratio is 10 to 1. San Francisco is 8 to 1.) Housing continued to be out of reach of most Lake Tahoe residents (only 21% could afford the median priced home.)

Tahoe Prosperity Center - Workforce Tahoe Report (Spring 2016-Spring 2017)

- Business Walks, a partnership with Tahoe Chamber, LTCC and ADVANCE - highlighted the need for "workforce housing" - businesses can't find workers or workers leave because they can't afford to stay - leading to high turnover and high costs with retraining.

SECTION II: HOUSING HISTORY, INITIATIVES AND MOMENTUM

- “Affordable Market Rate Housing” listed as an Economic Development strategy and a Workforce Development strategy in order to improve the regional economy and help businesses thrive.
- Report recommended “Employer Sponsored Housing” needed for lower wage/tourism jobs (J1 Visa housing).

Lake Tahoe Housing Coalition (2005-2008)

- Chair Deb Howard and, many community members identified local policy and TRPA code changes to increase affordable housing – some were implemented, some were not.
- The primary recommendation not implemented was the creation of a Housing Authority.

BUSINESS EFFORTS:

Tahoe Chamber (2018-present)

- The Tahoe Chamber organized a Chamber TREK to Vail, summer of 2018 to see first-hand and discuss that region’s workforce housing solutions with local officials, planners, and private sector employers.
- Tahoe Chamber is actively engaged as a member of the Housing Tahoe Partnership, maintains communications with the Mountain Housing Council, and regularly advocates for the development of full-time resident (workforce) housing with local governments and regional agencies.

Barton Hospital (2018-present)

- Supports Tahoe Home Connection by providing information to employees seeking housing.
- Supports the Housing Tahoe Partnership.
- Working with St. Joseph Community Land Trust on an employee housing option for home buyers.

Lake Tahoe Community College (2017-present)

- As part of the State of the College Address and yearly goals, LTCC promotes building student housing on LTCC property. Issued a Request for Information (RFI), but no interested developers responded.
- Took the lessons learned from the RFI and are currently working on a new proposal – for student housing and faculty housing.
- Recently visited other community college districts to explore options related to student housing.
- Considering creative housing options such as modular, tiny homes, student built housing and master lease agreements with existing property owners to expand housing options for students – especially college athletes and international students.

Vail Resorts (2017-present)

- Operates a seasonal workforce housing apartment complex.
- Entered into two Master Lease agreements with local motel owners to provide seasonal housing.



GOVERNMENT AND AGENCY EFFORTS:

City of South Lake Tahoe (2002-present)

- The City provides a Housing Issues Hotline available to local tenants to get help with issues regarding the condition of their rental unit that have not been addressed by the property owner.
- The City manages a Multi-family and Single Room Occupancy Inspection Program which conducts regular inspections of multi-family housing and single room occupancy units (long term hotel unit rentals) in order to ensure basic health, safety, and property maintenance standards are met.
- With consultant assistance, the City is preparing a Housing Preliminary Demand and Needs study to identify and prioritize housing with the greatest level of demand. California Cities are required to have a Housing Element adopted every 4-8 years. City of South Lake Tahoe’s most recent Housing Elements were prepared in 2008 and 2014. Currently planning next Housing Element update required by 2021.

City of South Lake Tahoe (2002-2012)

- Redevelopment Agency and the Housing Division managed all affordable housing programs for the City of South Lake Tahoe, including new construction, homebuyer loans, and rehabilitation loans. Numerous projects were built during this timeframe (more than 300 units) and 176 homeowner assistance loans were provided.

El Dorado County (2002-present)

- Housing Authority established that manages affordable housing programs under Health and Human Services department. Communicates local affordable housing programs and efforts in partnership with City of South Lake Tahoe (Section 8 and other programs.)
- The County provides low-interest financing to lower income households to assist with health and safety repairs for homeowners and second mortgage/down payment assistance loans to first time homebuyers in the unincorporated area of South Lake Tahoe.
- County adopted its general plan housing element in 2004 and 2013. The County is in the process of updating the Housing Element for the 2021-2029 timeframe which will include workshops held in South Lake Tahoe to discuss housing issues of particular concern in the Lake Tahoe Basin.
- On April 3, 2018, the County adopted the Meyers Area Plan - a comprehensive long-term plan for the Meyers Community that provides incentives (residential bonus units) to project proponents proposing to establish deed-restricted low-income or moderate-income housing.
- On May 22, 2018, the County convened a working group consisting of internal and external stakeholders to explore options and ways in which the County can encourage a variety of housing options attainable to very-low to moderate-income families. Meetings of the housing working group are ongoing.

El Dorado County Government Task Force (2017)

- Task Force met for six meetings and began with the plan to “determine viable and equitable strategies for resolving resident access to affordable housing, workforce housing, and/or home ownership.”

SECTION II: HOUSING HISTORY, INITIATIVES AND MOMENTUM

- The Task Force ended with the goal of a “Workforce Housing Demonstration Project” to address barriers, find incentives and use a demonstration project to spur change.
- Asked the Tahoe Prosperity Center to facilitate that demonstration project to ensure a neutral, regional entity managed the process. The Tahoe Prosperity Center is facilitating the Housing Tahoe Partnership as a way to encourage a demonstration project.

TRPA Development Rights Initiative (2015-2018)

- Collaborative effort to examine the role of development rights in managing growth, shaping environmentally beneficial redevelopment, and encouraging sensitive land restoration. The initiative evaluated the effectiveness of the system for allocating development rights in implementing the Regional Plan and to identify barriers for environmentally beneficial and economically feasible redevelopment. Adopted policy changes in 2018 permitting development right transfers of different types and expanding the “bonus unit” program to provide no-cost development rights and allocations to developers building affordable through achievable housing for locals (under 80% AMI up to 195% AMI depending upon Tahoe area). Adopted policies became effective in January 2019.
- Exploring additional policy options in 2019, including possibly Accessory Dwelling Units, density and other regulations that may be obstacles to producing housing for residents.

TRPA Regional Housing Report (2014)

- Five specific housing-related policy recommendations were identified in a 2014 report for the Agency prepared by Bay Area Economics (BAE). Some of these recommendations were reviewed and incorporated when TRPA prepared and adopted its Development Rights Initiative (2018).

CA Tahoe Conservancy (2017-present)

- Reviewed CTC Asset Lands to determine options for development as part of the Tahoe Livable Communities program. Incorporating affordable housing for residents is desired as part of future development.
- Issued a Request for Proposal on one of its Asset Lands in South Lake Tahoe (near the Y) to implement the goals of the Tahoe Valley Area Plan.
- CTC plans to release RFPs on the rest of the Asset Lands in the Tahoe Valley Area Plan and in Meyers and Kings Beach in 2019.

Tahoe Transportation District (2017-present)

- As part of its commitment to the U.S. Highway 50 South Shore Community Revitalization Project, the District board of directors has committed to a goal of facilitating the development of 200 affordable residential units, 109 of which are required as project mitigation. The balance will be above and beyond that total, also located in areas served by transit (Transit Oriented Development – TOD).
- The District is currently working on a first phase memorandum of understanding (MOU) with an experienced affordable housing developer to facilitate the construction of an estimated 76 of the required 109 units required for Highway 50 project mitigation.

Douglas County, NV (2011-2017)

- 2011 County Master Plan adopted and contains a Housing Element.
- 2016 Master Plan update is currently being reviewed for adoption.
- 2017, the County created an Affordable Housing Task Force. The task force met in 2017 & 2018 to review the housing element and identify barriers to housing growth across the affordability spectrum.

REGIONAL EFFORTS:

Mountain Housing Council (2016-present)

- Completed a [Regional Housing Study](#)⁷ in 2016 for the North Lake Tahoe (CA) and Truckee region. As a result of that Study, the Mountain Housing Council was formed to address local housing issues.
- The Mountain Housing Council is working in numerous ways to accelerate solutions to local achievable housing. For the past year several teams have been working on various housing related topics to move the needle on housing solutions. In order to accelerate regional solutions to housing, the Mountain Housing Council takes on policy topics to increase understanding and decrease barriers.

[Policy recommendation #1 – Local Achievable Housing](#)⁸

[Policy recommendation #2 – Lowering Barriers for Private Investment](#)⁹

[White Paper on Short-term Rentals](#)¹⁰

⁷ [Mountain Housing Council Policy Regional Housing Study](http://www.ttcf.net/wp-content/uploads/2016/01/NorthTahoe-Truckee-Housing-Study-Final-Presentation-Bookmarked.pdf) can be found at <http://www.ttcf.net/wp-content/uploads/2016/01/NorthTahoe-Truckee-Housing-Study-Final-Presentation-Bookmarked.pdf>

⁸ [Mountain Housing Council Policy Recommendation #1 - Local Achievable Housing](https://mountainhousingcouncil.files.wordpress.com/2018/08/mhc_policyrecommendation.pdf) can be found at https://mountainhousingcouncil.files.wordpress.com/2018/08/mhc_policyrecommendation.pdf

⁹ [Mountain Housing Council Policy Recommendation #2 - Lowering Barriers for Private Investment](https://www.scribd.com/document/397215015/Mountain-Housing-Council-recommendation#from_embed) can be found at https://www.scribd.com/document/397215015/Mountain-Housing-Council-recommendation#from_embed

¹⁰ [Mountain Housing Council White Paper on Short-term Rentals](https://mountainhousingcouncil.files.wordpress.com/2019/03/mhcstrwhitepaper_final.pdf) can be found at https://mountainhousingcouncil.files.wordpress.com/2019/03/mhcstrwhitepaper_final.pdf



SECTION III: CONCLUSION AND RECOMMENDATION

As documented in Section II of this report, there are numerous housing-related efforts underway on the South Shore. However, two key missing elements are a shared understanding of the scope of the challenge and a shared housing goal. While there is no single entity responsible for addressing all of the South Shore's housing needs, a **Housing Opportunity Assessment and Action Plan** could establish a shared goal and allow each partner entity to better define its role in reaching that goal.

For example, the California Tahoe Conservancy owns a number of suitable "asset lands" on the California side of the South Shore that could be made available to construct full-time resident (workforce) housing. Similarly, the Tahoe Regional Planning Agency and local jurisdictions should explore additional strategies to incentivize the creation of additional full-time resident housing. An Assessment and Action Plan would help inform the decision-making process.

California voters have approved bond measures that create funding to help jumpstart affordable housing production – and cities and counties are eligible to apply for and receive a share of this funding. However, there is currently no defined number of South Shore housing units needed, or what size is needed. Nor do we know for whom housing is most needed - entry workers, young families, seniors, in-commuters wanting to live nearer to work or middle-management. How many homes should be available for rental and how many for sale? We simply don't have the information currently to know the answers.

Accordingly, the priority recommendation of this report is to secure funding and complete a South Shore Regional Housing Opportunity Assessment and Action Plan.

A South Shore Regional Housing Opportunity Assessment and Action Plan would include the following elements:

- A common definition of "what is affordable/achievable housing" on Lake Tahoe's South Shore;
- A road-map for developers to know what type of product and for whom and at what prices housing is needed. It takes risk away from developers when you show "the market needs."
- Identifying answers to the following: What needs are current housing initiatives addressing, what solutions are missing and how can increased coordination and collaboration be more effective?
- Information on how efficiently and effectively addressing housing needs can support the sustainability of the community, businesses, and our South Shore economy.
- How more effectively addressing housing can positively improve traffic flows, transportation and vehicle miles traveled in our region.
- Action Plan elements will prioritize the allocation of limited housing resources and coordinate existing efforts and initiatives. It will also help expedite the implementation of solutions and build capacity to address evolving and future needs.





TAHOE PROSPERITY CENTER

ABOUT US:

Tahoe Prosperity Center is the region's only community and economic development organization. We bring all six government jurisdictions, agencies, business, education, and non-profits together to tackle the region's toughest problems. Housing for Tahoe's workforce is one of those problems. The Tahoe Prosperity Center is the facilitator of the Housing Tahoe Partnership – a collaborative effort to find solutions so that local residents and workers can live, work and play in Lake Tahoe. We convene key stakeholders, identify current barriers, recommend solutions and promote projects that provide local housing.

VISION:

A prosperous, sustainable, healthy Lake Tahoe.

MISSION:

Uniting Tahoe's Communities to Strengthen Regional Prosperity.