

# Housing Solutions: Accessing the American Dream

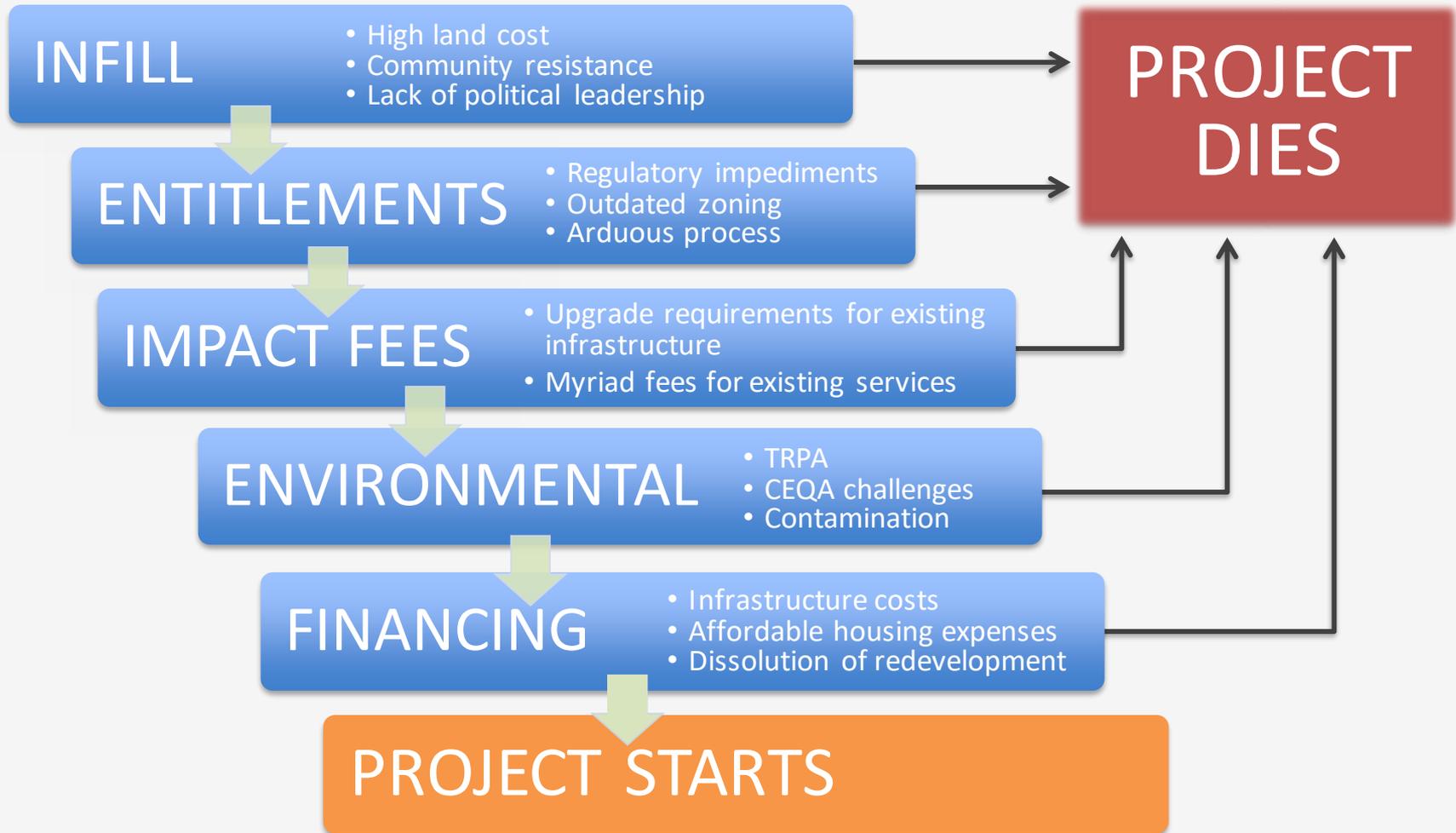
MEEA KANG

2018 Tahoe Economic Summit

October 22, 2018



# Barriers to Infill Development





KINGS BEACH HOUSING:  
Workforce Housing in Lake Tahoe  
*Kings Beach, California*

KINGS BEACH | SIX SCATTERED SITES



267

  
**DEER**

**TROUT**  

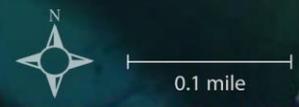

  
**FOX**

**BROOK**  


  
**CHIPMUNK**

28

**KINGS BEACH, CA**  
*Lake Tahoe Basin*



© Google Earth

KINGS  
BEACH  
*Before*



KINGS BEACH  
*After*



# Kings Beach

LAKE TAHOE, CA

77 units of family housing

Allowable Density:  
7 units/acre

Approved Density:  
30 units/acre

Required Parking:  
2.5 spaces/unit

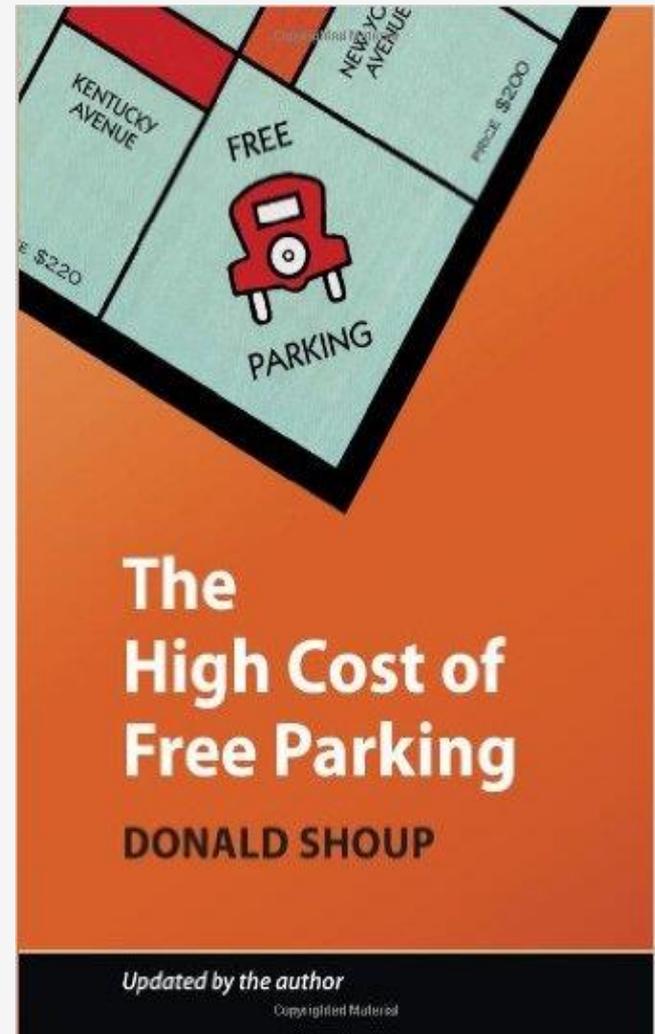
Approved Parking:  
1.2 spaces/unit



# Too Much Parking, Not Enough Housing

## Minimum Parking Requirements are:

- Excessive
- Add costs
- Take space that could be used for more housing



# California Governor signs bill to ease parking requirements and create more housing



***AB 744 (Chau) signed October 9, 2015***

**Smart Growth America**

# AB 744

As of January 1, 2016

## Mixed Income Near Major Transit Stops

### **0.5 parking spaces per *bedroom*:**

- Project must include 11% very low income or 20% low income;
- and is within ½ mile of a major transit stop

## 100% Affordable Near Major Transit Stops

### **0.5 parking spaces per *unit*:**

- Is a **TOD** within one-half mile of a major transit stop **or**
- Is a **senior housing development** and has either paratransit service or is within ½ mile of, a fixed bus route that operates at least 8 x per day.

## 100% Affordable Special Needs Housing

### **0.3 spaces per *unit*:**

- Has access to paratransit service or is within ½ mile of, a fixed bus route that operates at least 8 x per day.

# California Governor signs NIFTI bill to provide a new financing tool



# **AB 1568 Bloom: “NIFTI”**

## **Neighborhood Infill Finance and Transit Improvements Act**

### **As of January 1, 2018**

- Amends Enhanced Infrastructure Finance Districts to allow financing of sales and use taxes
- 55% vote required for bond financing
- Attracts private investment to existing communities
- Dedicate 20% of the revenues to affordable housing
- Jumpstarts needed economic development and housing production at all income levels



# HOUSING DEVELOPMENT TOOLKIT

September 2016



# Housing Development Toolkit

1. **Establishing by-right development**
2. **Taxing vacant land or donate it to non-profit developers**
3. **Streamlining or shortening permitting processes, timelines**
4. **Eliminate off-street parking requirements**
5. **Allowing accessory dwelling units**
6. **Establishing density bonuses**
7. **Enacting high-density and multifamily zoning**
8. **Employing inclusionary zoning**
9. **Establishing development tax or value capture incentives**
10. **Using property tax abatements**



# We can do it!

***We can work together to break down rules that stand in the way of building new housing....”***

-- President Obama’s remarks to the U.S. Conference of Mayors, January 21, 2016



A scenic landscape featuring a calm lake in the foreground, with large, light-colored rocks scattered along the shoreline. The water reflects the surrounding environment, including tall evergreen trees and distant mountains. Some of the mountains in the background are covered in snow. The sky is overcast with soft, grey clouds. The overall atmosphere is peaceful and natural.

**Thank you!**

**MEEA KANG**

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