



HOUSING TAHOE

Demonstration
Project

Monday April 16 2018



THE PAST



HOUSING EVOLUTION



1950's
Building
Boom

Economy
Thrives

Environment
Suffers
(loss of Lake
clarity)

1980's
Building
Ban

Environment
Begins
Recovery

Economy
Suffers
(little to no
development)

Community
loses in
both

78% Second
Homes
10-15K SqFt
Houses

Locals living in
motels

Del Laine
Photo



“A community as extraordinary as its environment.”

Future Focused Leaders Vision

THE PRESENT



HOUSING TAHOE



TAHOE PROSPERITY CENTER

CHRISTINE'S STORY



**“They’re
surrounded by
empty homes, but
they can’t find a
single place to
live.”**

**Sacramento Bee,
August, 18, 2017**



TAHOE PROSPERITY CENTER

2018 "AFFORDABLE" HOUSING



2018 “MARKET RATE” HOUSING



Facebook Comments on Tahoe Daily Tribune Article, March 28, 2018:

Condo project targeting middle-class workforce coming to South Lake Tahoe

If someone thinks that pricing in the low to mid 500k's constitutes workforce housing, they are completely detached from reality.

Wow! Geared at middle class work force? That is a joke. Love the propoganda in place here.

I don't know whether to be incredibly sad or incredibly mad. \$500,000 won't work for even the high end of our middle class.

“If you build it, he [sic] will come.”

**Ghostly voice to Ray Kinsella (Kevin Costner)
Field of Dreams**

TAHOE TODAY



**Progress
is
happening!**



TAHOE TODAY



Photo: Carline Sinkler, Twitter Feed

**And our
locals
are
leading
the way!**



TAHOE PROSPERITY CENTER

THE FUTURE



HOUSING TAHOE



TAHOE PROSPERITY CENTER

“The future’s so bright, I gotta wear shades.”

Timbuk3

WHO IS IT FOR?



MOUNTAIN WORKFORCE HOUSING



THE DASHBOARD



HOUSING TAHOE TEAM APRIL 16 2018

HOUSING COST TO INCOME RATIO
8x 10x 5x
 Bay Area Lake Tahoe Reno
Only 21% of local residents can afford the median priced home. Measuring for Prosperity Report, 2015 and 2017

MISSION
 Uniting Tahoe's Communities to Strengthen Regional Prosperity

VISION
 Future Focused Leaders Vision - A Community as Extraordinary as its Environment.

GOAL
 Build a Local Workforce Housing Demonstration Project in 2019.



- PARTNERS**
- FUNDING:** Barton Health, City of South Lake Tahoe, El Dorado County, Lake Tahoe Community College, South Tahoe Alliance of Resorts, Tahoe Prosperity Center, Tahoe Regional Planning Agency, Vail Resorts.
 - COMMUNITY:** Douglas County, Edgewood Tahoe, El Dorado Community Foundation, Lake Tahoe Unified School District, League to Save Lake Tahoe, Progress for Tahoe, S. Tahoe Association of Realtors, S. Tahoe Lodging Association.
 - Other:** S. Tahoe Public Utility District, Sierra-at-Tahoe, St. Joseph's Community Land Trust, Tahoe Beach Club, Tahoe Chamber, Tahoe Family Resource Center, Tahoe Stewardship/Restaurant Group, Tahoe Transportation District, US Bank.

"Housing is key to our renaissance, our very viability as businesses and as a community."
 Bill Ruby
 El Dorado Community Foundation



HOUSING TAHOE WORKGROUPS DASHBOARD APRIL 16 2018

GROUND RULES

- Everyone participates equally. And we are all equal. No one dominates the conversation.
- Listen to everyone and try to understand their perspective.
- Share your opinions thoughtfully and disagree on the merit of ideas, not on the person sharing.
- Be respectful - please be on time, do your homework and silence your phone.
- What happens here, stays here. We will only share publicly what is agreed to by the group.
- Be kind - you will see each other at the grocery store, restaurant, ski resort or soccer field.

POLICY

GOALS: Creating policy incentives to encourage development of workforce housing and changing policies that act as barriers.

PROGRESS:

RESOURCES: Mountain Housing Council Policy, Inco Workforce Housing

NOTES

FINANCE

GOALS: Financing for the demonstration project and funding options for future projects.

PROGRESS:

RESOURCES: Greenville Housing Fund, Monterey Bay Housing Trust

OUTREACH

GOALS: Building community involvement and support throughout the development of the project.

PROGRESS:

RESOURCES: Summit County Workforce Communities, Beneath the Surface of Tahoe

DEVELOPMENT

GOALS: Identifying the best project site and local development team to build the demonstration project.

PROGRESS:

RESOURCES: Burlington's Workforce Housing Crunch, Reno Tiny Ten



TIMELINE - 2019



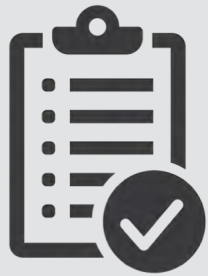
Why not?

Many of you in this room have already made great progress.

- The PUD has reduced its fees. Barton and LTCC are expanding. Government MOU's for streamlining have been developed.
- But Bonus Units aren't being used. Permit changes are still made mid-way through construction. Current homes and condos being built cost a half million to two million dollars. And no new affordable or workforce housing is being built currently.
- You are the ones who can transform Tahoe.
- Are you ready?



YOUR ROLE - WORKGROUPS



Policy



Finance



Outreach



Development

TAHOE TOMORROW



Photo: Paula Peterson, South Tahoe Now

**Your
faces
here
next
Spring!**



TAHOE PROSPERITY CENTER

“It always seems impossible, until it’s done.”

Nelson Mandela



HOUSING TAHOE

**“Yesterday is gone.
Tomorrow has not yet come.
We have only today. Let us begin.”**

Mother Teresa

