



# Affordable Housing Task Force

## Staff Update

Affordable Housing Unit

February 18, 2026

# Overview

- ▶ Task Force Member Recruitment
- ▶ Housing Element Annual Progress Report
- ▶ Affordable Housing Ordinance Activities Update
- ▶ Next Steps

# Task Force Member Recruitment

- ▶ Welcome New Member
  - ▶ Jeff Short from the North State Building Industry Association (BIA)
- ▶ One Existing Vacancy
- ▶ Active Recruitment Underway

# Housing Element Annual Progress Report

- ▶ 2025 Housing Element Annual Progress Report
  - ▶ Upcoming BOS Hearing - March 2026
  - ▶ Provided by our Long Range Planning Division
  - ▶ Includes Summary of 2025 RHNA Progress
- ▶ 2021-2024 RHNA Progress
- ▶ Other Approved Projects
- ▶ County Demographics

# Regional Housing Needs Allocation Progress (2024): Permitted Units Issued by Affordability

Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-05/14/2021	2021	2022	2023	2024	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,441	-	-	-	48	43	130	1,311
	Non-Deed Restricted		-	-	11	15	13		
Low	Deed Restricted	868	-	-	-	32	21	121	747
	Non-Deed Restricted		-	-	19	26	23		
Moderate	Deed Restricted	903	-	-	-	-	-	137	766
	Non-Deed Restricted		-	50	25	34	28		
Above Moderate		2,141	-	394	556	471	437	1,858	283
Total RHNA		5,353							
Total Units			-	444	611	626	565	2,246	3,107
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).									
		5						6	7
		Extremely low-Income Need		2021	2022	2023	2024	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		721		-	8	19	24	51	670

# Diamond Village Apartments Phase 1

- ▶ 81 deed-restricted units
  - ▶ 48 very low-income
  - ▶ 32 low-income
  - ▶ 1 manager unit (also deed restricted)
- ▶ Financing: CDBG, LIHTC, PLHA, TIF Offset





# Other Approved Projects

- ❑ Diamond Village Phase 2
  - ❑ 30 deed-restricted units
  - ❑ Permits submitted
- ❑ El Dorado Senior Village Phase 1
  - ❑ 72 deed-restricted units
  - ❑ Under Construction
- ❑ Racquet Way
  - ❑ 24 deed-restricted units
    - ❑ 12 restricted for Seniors
    - ❑ Permits submitted

## County Demographics (2022 BAE Report)

- ▶ 1 out of 5 people are 65 or older
- ▶ 81% Owner-Occupied / 19% Renter-Occupied
- ▶ 30% West Slope are lower income
- ▶ 33% housing cost-burdened (greater than 30%) (2021)
- ▶ 40% housing cost burdened (2041)
- ▶ 56% Tahoe Basin lower income
- ▶ 39% housing cost-burdened (2021)
- ▶ 37% housing cost-burdened (2041)



# BOS Resolution of Intent (November 4, 2025)

- ▶ Component 1: Mandatory Affordable Housing Fee
  - ▶ Program Structure: define and state purpose of fee
  - ▶ Policy Considerations (e.g., feasibility study, housing fund expansion, determine project types and sizes)
- ▶ Component 2: Alternatives to Mandatory Affordable Housing Fee
  - ▶ Program Structure: define and state purpose of alternative program
  - ▶ Policy Considerations (e.g., project types, project sizes)
  - ▶ Establish Alternatives (e.g., provide affordable units, land dedication)
  - ▶ Establish Incentives (e.g., expedited processing, financing alternatives)

# Component 1.A.

## Program Structure (Purpose)

- ▶ Production of new affordable housing (rental or ownership)
- ▶ Preservation or rehabilitation of existing affordable housing
- ▶ Affordable housing site acquisition
- ▶ Subsidies / gap financing
- ▶ Homebuyer programs / down payment assistance
- ▶ Recover administrative costs (typically limited to 5-10%)



# Component 1.B.

## Policy Consideration and Fee Nexus Approach



Calculate affordable housing demand generated by new residential / non-residential development



Analyze applicable residential development prototypes (single family detached, townhomes, condominiums, apartments)



Analyze applicable non-residential development prototypes (office, retail, industrial)

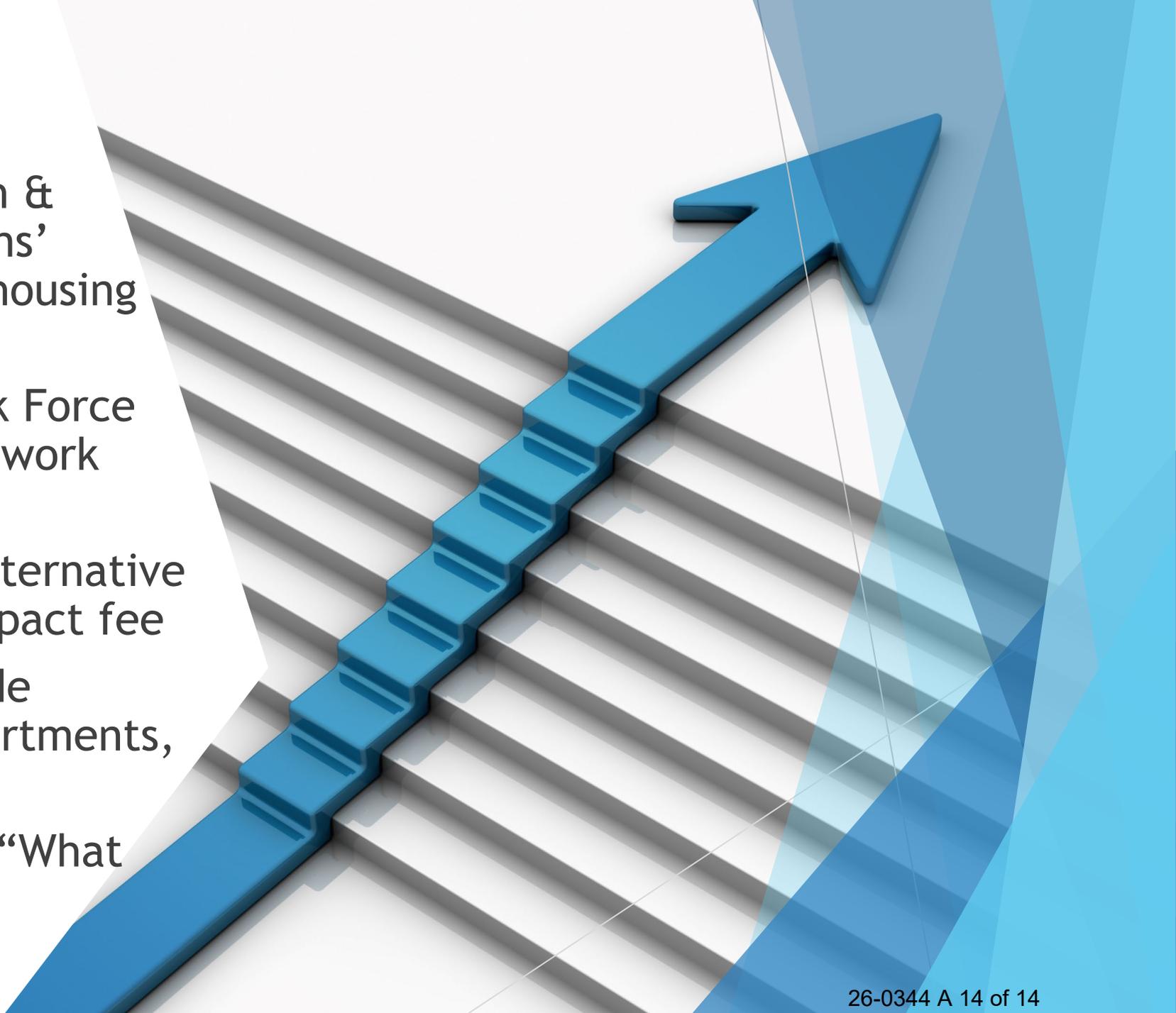


Understand maximum justifiable fees and supportable fees per development prototype

# Recent Staff Activities

- Reviewing SACOG jurisdictions undergoing fee nexus studies and tracking their progress
- Interviewing jurisdictions about draft fee nexus studies and affordable housing policies
- Interviewing jurisdictions' use of enhanced infrastructure financing districts (EIFD, CFD, etc.)
- Developing Nexus Scope

# Next Steps



- ▶ Staff update on research & interviews of jurisdictions' efforts with affordable housing fee nexus studies
- ▶ Seek input from the Task Force on draft Nexus scope of work components
- ▶ Research and propose alternative program elements to impact fee
- ▶ Coordination with outside agencies (EID, Fire Departments, etc.)
- ▶ Task Force feedback on “What are we missing?”