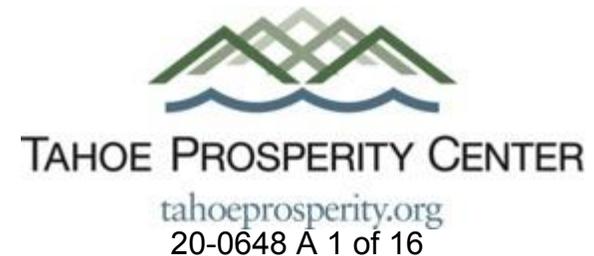


South Shore Region Local Resident Housing Plan

El Dorado County
May 19, 2020



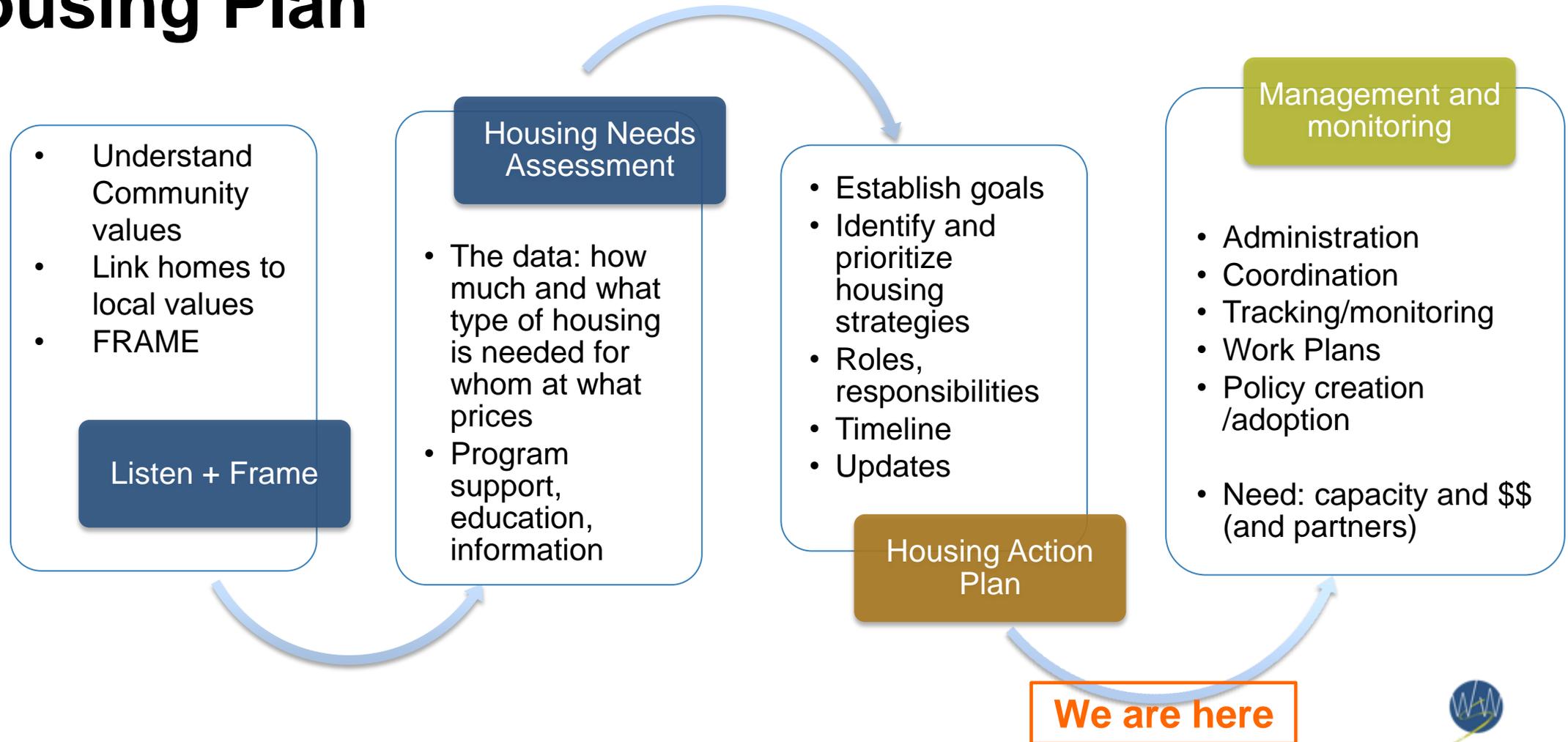
WILLIFORD, LLC



Housing Study Area – South Shore



Building Blocks of a Housing Plan



We are here



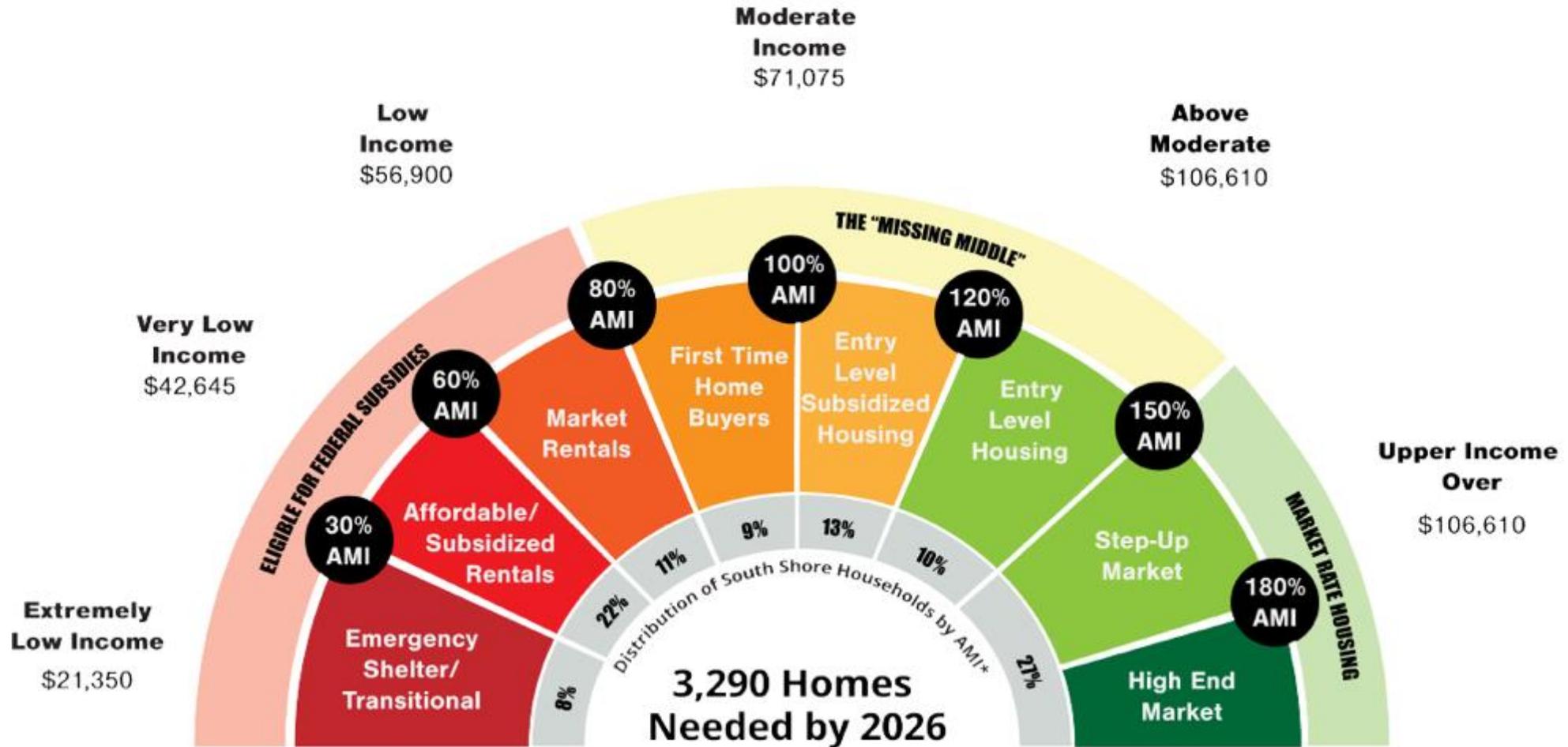
Housing Advisory Group

Housing Advisory Group (and Implementing Partners)

JURISDICTIONS	STATE/REGIONAL ORGANIZATIONS	AREA NON-PROFITS	EMPLOYERS/ INSTITUTIONS
City of South Lake Tahoe	California Tahoe Conservancy	El Dorado Community Foundation	Barton Health
Douglas County	Tahoe Regional Planning Agency	Family Resource Center	Hard Rock Hotel and Casino
El Dorado County	Tahoe Transportation District	Lake Tahoe South Shore Chamber of Commerce	Lake Tahoe Community College
		South Tahoe Chamber of Commerce	South Tahoe Alliance of Resorts
		St. Joseph Community Land Trust	Vail Resorts
		Tahoe Prosperity Center - Convener	



Spectrum of Needs



*Income source: 2013 Census data. Calculated income levels for 2013 per year. Holds for El Dorado County



Concerning Trends (Needs Assessment)

- Decline in year-round resident occupied homes
 - 61% (2000) → 46% (2019)
- Declining younger households/families with children
- Cost-burden (paying 30% or more of income for housing)
- Commuting – households that cannot live local must commute – not good for lake clarity/environment
- Displacement of residents due to redevelopment, condemnation and competition with second homeowners and visitors
- Unfilled jobs, declined jobs, employee turnover – lack of housing that employees can afford affects 50% of employers



Action Plan

What is an Action Plan?

A partnership framework with actionable strategies to increase the inventory of local resident housing – dwellings that South Shore Region residents and employees can afford to purchase or rent.



Action Plan Strategies

Build Homes on Public/Institutional Land
 Conservancy - Tahoe Livable Communities
 Other public lands
 (several developments in process)
 Land Banking/Acquisitions
 Employer Assisted Housing/Programs



Variety of Strategies:

- There is no silver bullet!
- Range of strategies builds flexibility/ effectiveness into the Plan.
- Cannot do everything at once – each partner has capacity limits; needs to prioritize; and finish what has started.
- Community engagement/public input is essential for support and to stay on track.
- Partners will all focus on strategies that fit their mission and goals and that they have the capacity to complete.



Action Plan Goals and Objectives

Work together to improve the quality, variety and availability of homes that those who live and/or work in the South Shore can afford to purchase or rent (diversity, range of incomes, variety of strategies, year round and seasonal, community and environment)

- Increase local occupancy of housing from 46% to at least 50%.
- Facilitate local resident housing for the full range of incomes.
- Commuting employees: Provide opportunities for at least 80% of South Shore employees to live in the South Shore.
- Number of Units. Increase the availability of local resident housing by an average of 150 units per year – new development, redevelopment, infill, and improving the condition and use of existing homes.



Action Plan Timeline

HOUSING STRATEGIES	Strategy Type	2020				2021				2022				Mid Term 4-6 years	Long Term 6+ years
		2	3	4	1	2	3	4	1	2	3	4			
Quarter															
Development #1 - TTD/Pacific/City partnership*	Partnerships														
Second Home to Long Term Rental*	Programs														
Private Donations/Grants*	Funding														
Community Land Trust*	Preservation														
Development #2 - City/SJCLT partnership*	Partnerships														
Incentivize Housing Using State Codes as a Model*	Incentives														
Federal and State Grants/Loans*	Funding														
Development #3 - Conservancy land*	Partnerships														
Code Simplifications	Incentives														
Permanent Deed Restriction/Guidelines*	Preservation														
Land Banking/Acquisition*	Partnerships														
Welcome Mat Initiative*	Incentives														
Employer Assisted Housing	Partnerships														
Improve Rental Conditions	Preservation														
Homebuyer Assistance*	Programs														
Fee Waivers/Deferrals*	Incentives														
Redevelopment Assistance	Incentives														
Inclusionary Zoning	Regulations														
Residential/Commercial Linkage	Regulations														
Taxes Dedicated for Housing	Funding														

Key:

- Action Phase
- Ongoing Phase

Timing Considerations:

- Current capacity: what can we do now (e.g., available staff, funding)
- Ease of implementation: political and capacity limits
- Political and community support: the extent of political will, community support
- Political capital: will this create a success we need in order to build up support for other strategies
- Extent of impact: how much housing can it provide
- Building blocks: some actions need to happen before others can be successful

Assumes capacity will be added over time!

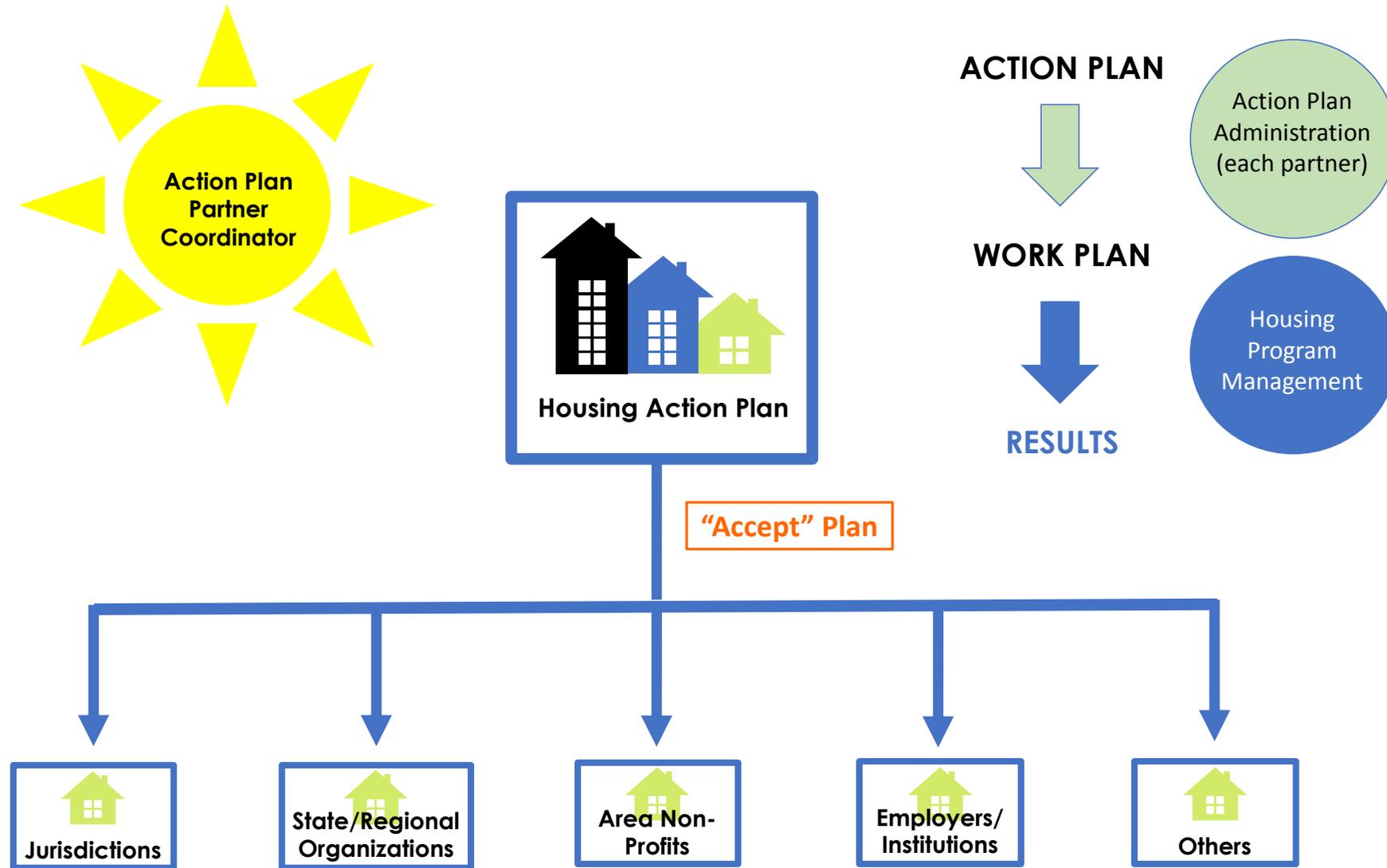


Action Plan Roles

Legend:	Lead	L-1 (implement first); L-2 (implement second)
	Support	Analysis, coordination, expertise, advocacy
	Convener	Pull needed partners together to coordinate action
	Further Explore	May support through further analysis/discussion

Strategy priority	City	Douglas County	El Dorado County	TRPA	EDCF	Conservancy	SJCLT	TPC	TaHoCo	TTD	Tahoe Chamber	South Tahoe Chamber	Employers
Development #1 - TTD/Pacific/City partnership*	S			S						L	S	S	
Second Home to Long-term rental*	S	S			S				L		S	S	S
Private Donations/Grants*					L		S	S			S		S
Community Land Trust*					S		L						S
Development #2 - City/SJCLT partnership*	L/S			S			L/S				S	S	
Incentivize Housing Using State Codes as a Model*	L	S	L	L				C					
Federal and State Grants/Loans*	L	S	L		S	L - State		C		S			
Development #3 - Conservancy land*	S		S	S		L	S	S			S	S	
Code Simplifications	L	L	L	L									
Permanent Deed Restriction/Guidelines*	L	S	S	L			S	C					
Land Banking/Acquisition*	L	S	S		S	L	S						
Welcome Mat Initiative*	S	S	S	L		S		C			S		
Employer Assisted Housing					S		S	S	S		C/L	S	S
Improve Rental Conditions	L - 1	L - 2	L - 2						S				
Homebuyer Assistance*	L/S	S	S		S						S		
Fee Waivers/Deferrals*	L	L	L	L		S		C			S		
Redevelopment Assistance	L	L	L	L - regs							S		
Inclusionary Zoning	L - 1		L - 2	S		S	S	S			FE	FE	FE
Residential/Commercial Linkage	L - 1		L - 2	S				S			FE	FE	FE
Taxes Dedicated for Housing	S		S		C			S		S	FE	FE	FE

Implementation and Management



Each Partner develops Work Plans to implement the Action Plan



Implementation and Management

Missing in past: regional housing coordinating entity

- Action plan partner coordinator
- Housing program management – you are not done once housing is created
 - Program guidelines, unit management, inventory/tracking of deed restrictions
- Financing – ongoing process
- Public education and engagement – including centralized communication of programs.



Thank you.

For More Information:

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