

Tahoe Living: Housing and Community Revitalization Workgroup Meeting Notes

Workgroup Meeting #1
Wednesday, August 19, 2020
9:30 AM to 12:30 PM
Via Zoom

IN ATTENDANCE

Working Group Members

Brendan Ferry

TRPA Advisory Planning Commission | Chair
El Dorado County Planning | Deputy Director

Dora Akers

Vail Resorts

Elizabeth Balmin

Sierra Community House

Sam Booth

Douglas County | Planning Manager

Stacy Caldwell

Mountain Housing Council
Tahoe Truckee Community Foundation

Pat Davison

Contractors' Association of Tahoe Truckee

Jean Diaz

St. Joseph Community Land Trust | Executive Director

Gavin Feiger

League to Save Lake Tahoe

Cindy Gustafson

TRPA Regional Plan Implementation Committee
Placer County Board of Supervisors

Chase Janvrin

Tahoe Prosperity Center | Project Manager

Meea Kang

Related California | Affordable Housing Developer

Jim Lawrence

TRPA Local Government and Housing Committee
Nevada Dept. of Conservation and Natural Resources

Heather Lunsford

Carrara Nevada / Nevada Realtors

Sue Novasel

TRPA Local Government and Housing Committee
El Dorado County Board of Supervisors

Shawna Purvines

Placer County | Principal Planner

Candace Stowell

City of South Lake Tahoe | Planner

Eric Young

TRPA Advisory Planning Commission
Washoe County | Senior Planner

Working Group Alternates and Ad Hoc

Claudia Andersen

Parasol Tahoe Community Foundation

John Bacigalupi

Pacific Development Group

Jon Falk

Tahoe Sierra Board of Realtors | Legislative Advocate

John Hitchcock

City of South Lake Tahoe | Planning Manager

Bill Martinez

South Lake Tahoe Family Resource Center |
Executive Director

William Roby

El Dorado Community Foundation

Aimee Rutledge

California Tahoe Conservancy

Zach Thomas

Tahoe Transportation District | Housing Planner

Natalie Yanish

Contractors' Association of Tahoe Truckee |
South Shore Representative

Public

Rebecca Bryson

Acadia Davis

John Friedrich

Tahoe Green Jobs

Sandra Haas

Rhonda Keen

South Tahoe Association of Realtors | President

Cathi Sweeney

Tahoe Meadows Historic District | Board Member

Ronald Yank

Nicole Zaborsky

TRPA Staff

Alyssa Bettinger

TRPA | Long Range Planner

Michael Conger

TRPA | Long Range Planner

Karen Fink

TRPA | Housing Coordinator

Katherine Hangeland

TRPA | Senior Executive Assistant

John Hester

TRPA | Chief Operating Officer

SUMMARY OF KEY TAKEAWAYS

Agenda Item VI.B – Goals Summary:

- Group recommended not setting specific “goals” but instead identify progress and gaps in meeting the needs established by the RHNA and local needs assessments. Consider calling this a “Unit Watch” or “Needs Tracking.”
- When tracking, establish more granularity as to the housing need, for example in different affordability categories.
- Therefore, the Working Group will track progress towards the already established, granular Housing Needs identified in Table 1, below. These are also posted on the [Tahoe Living Working Group](#) page [here](#).

Table 1: Regional Housing Needs					
	Very Low (50% AMI)	Low Income (50-80% AMI)	Moderate (80-120%)	Above Moderate/ Achievable	Total
Minimal: RHNA/SCS					
City of SLT	70	50	42	127	289
El Dorado County (Tahoe only)	91	55	63	150	359
Douglas County	--	--	--	--	--
Placer County (Tahoe only)	110	67	77	181	435
Washoe County	--	--	--	--	--
Minimal Total	271	172	182	458	1083
Optimal: Needs Assessments					
	Low/Very Low		Moderate	Achievable	Total
South Shore (SLT, ElDo, Douglas)	1086		477	318	1880
Placer County	1560		250		1810
Washoe County	--		--	--	--
Optimal Total	2646		727	318	3690

- Other goals and objectives identified by the Mountain Housing Council and Tahoe Prosperity Center, should be included in action evaluation, such as:
 - Local financing
 - Jobs/Housing balance
 - Timeframe for implementation

Agenda Item VI.C & D – Action Catalog and Housing Cost Analysis Tool Summary:

- Affordable housing is never cheaper to build than market-rate.
- Cost is around \$450-\$500K for an affordable unit, both in South Shore and North Shore
- Tie graphs to real projects
- Every project has specific nuance that affects costs
- Consider grouping similar projects together so you can compare apples-to-apples

Agenda Item VI.A – Process Summary ([Chart](#) available on [Tahoe Living Working Group](#) page.)

- A look-back at the success of previously planned action items would be valuable.
- Many offered support as a sounding board for efficacy of proposed policies.
- Local source of funding very important.

Detailed Meeting Notes and Comments Received through Post-Meeting Survey

- Available upon request. E-mail Karen Fink at kfink@trpa.org.