

2016 Regional Housing Study

Mission:

Tahoe Truckee Community Foundation connects people and opportunities, generating resources to build a more caring, creative, and effective community.

This stuff is hard!

Funding Partners

Placer County
Nevada County
The Town of Truckee
Workforce Housing Association
of Truckee Tahoe (WHATT)

Media Partners

Elevate Tahoe
Moonshine Ink
Sierra Sun
KUNR
Truckee Tahoe Community
Television (TTCTV)

Community Partners

CCTT
Contractors Association of
Truckee Tahoe (CATT)
Family Resource Center of
Truckee
North Tahoe Family Resource
Center
North Lake Tahoe Resort
Association
Tahoe City PUD
North Tahoe PUD
Truckee Chamber
Truckee Tahoe Airport District
TTUSD

- Stacy Caldwell, CEO, Tahoe Truckee Community Foundation
- Teresa Crimmens, Executive Director, Family Resource Center of Truckee
- Breeze Cross, Founder, Workforce Housing Association of Truckee Tahoe
- Yumie Dahn, Assistant Planner, Town of Truckee
- Pat Davison, Executive Director, Contractors Association of Truckee Tahoe
- Cathy Donovan, Housing Specialist, Placer County
- Brian Foss, Planning Director, Nevada County
- Maggie Hargrave, Program Coordinator, Family Resource Center of Truckee
- Amy Kelley, Executive Director, North Tahoe Family Resource Center
- Matt Kowta, Principal, BAE Urban Economics
- Craig Lundin, Board Chair, Tahoe Truckee Community Foundation
- John McLaughlin, Community Development Director, Town of Truckee
- Aaron Nousaine, Senior Associate, BAE Urban Economics
- Sara Schrichte, Project Manager, Tahoe Truckee Community Foundation
- Alison Schwedner, Director, Community Collaborative of Tahoe Truckee
- Paul Thompson, Assistant Director of Planning, Placer County

BAE Urban Economics

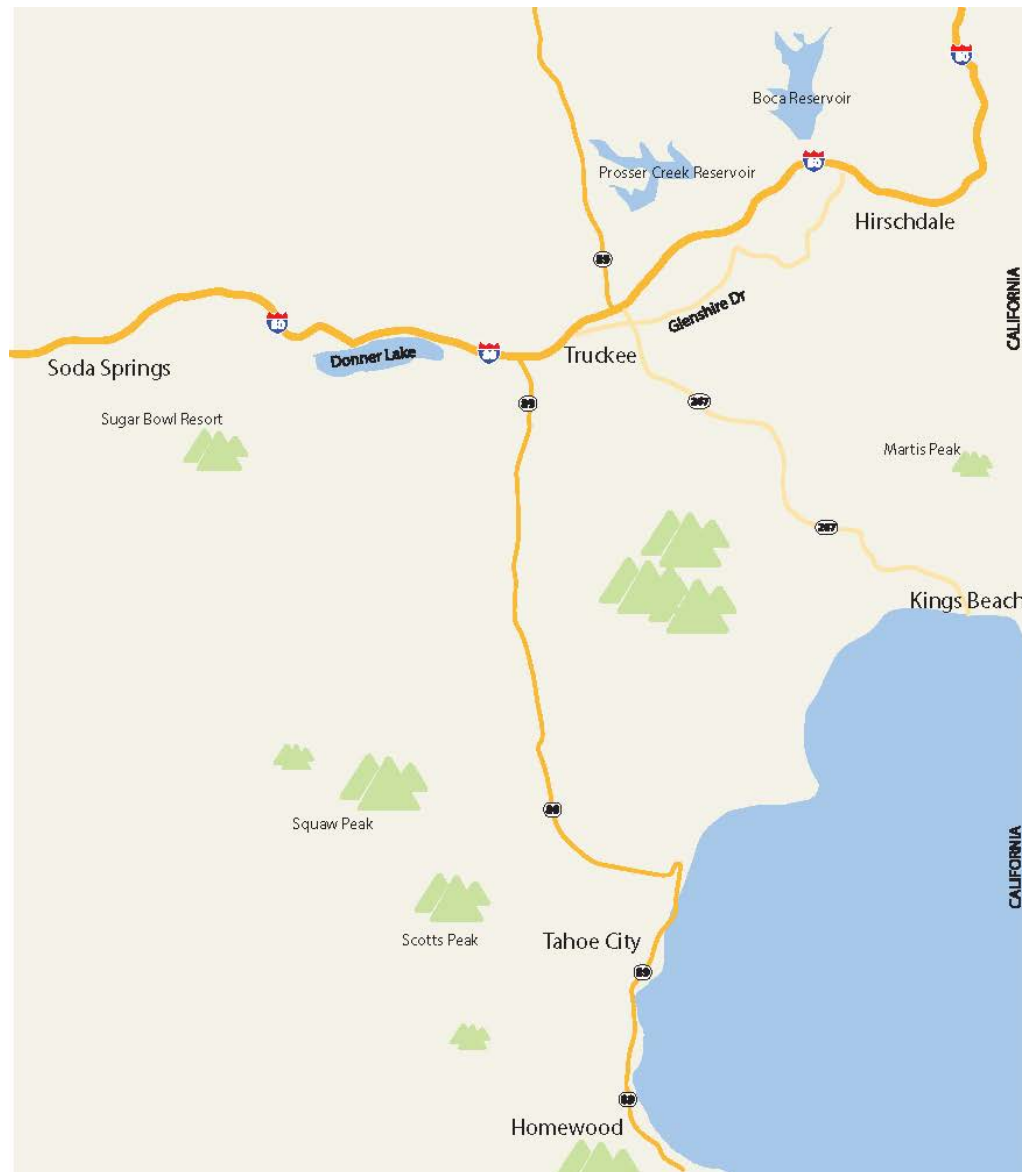
Award-winning urban economics and development advisory consulting practice
Since 1986

Offices in San Francisco, LA, Sacramento, Washington DC, NYC

2,000 client across the us

Triple bottom line of economics, equity and environment

Woman-owned and certified



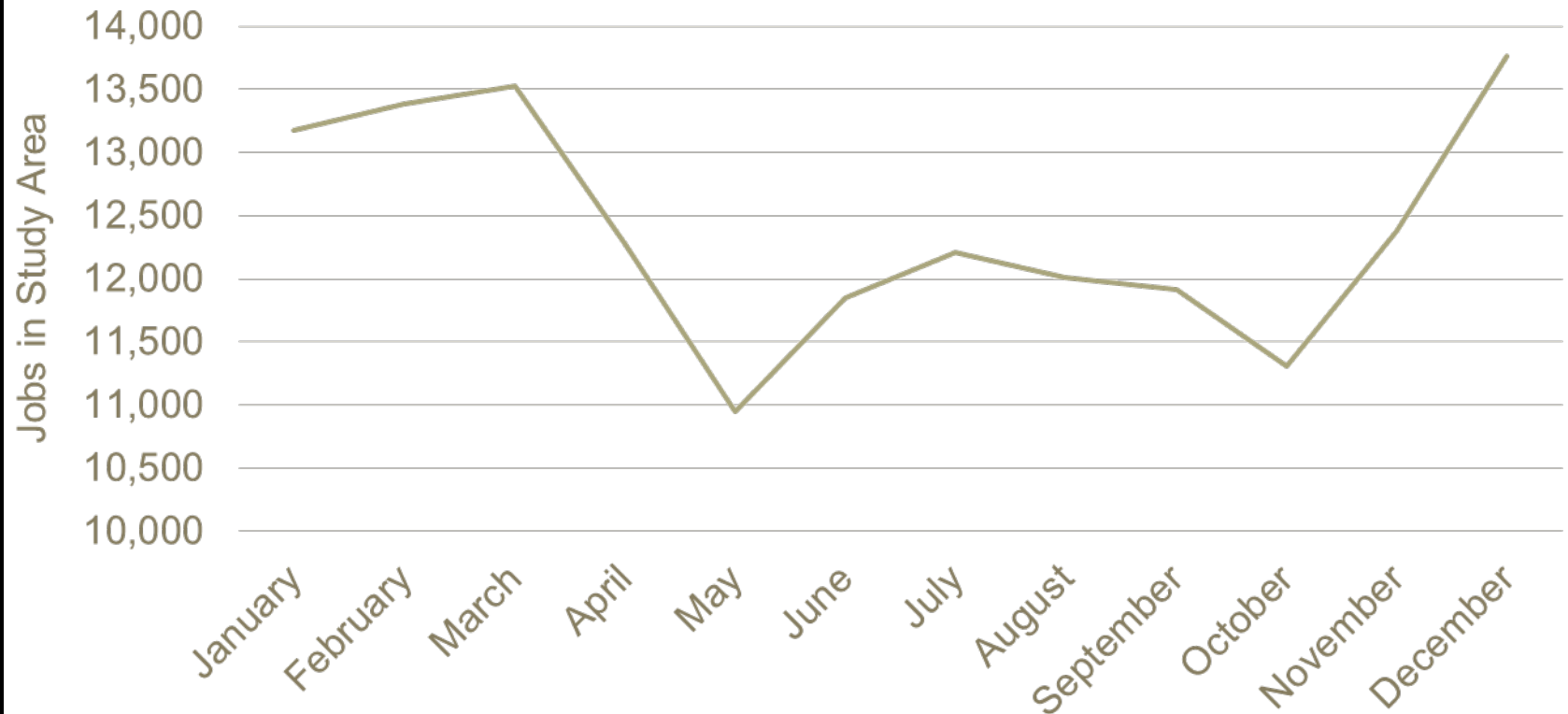
16,000

30,000

100,000

Source: American Community Survey

Employment Trends



17 Special Districts
3 Counties
1 Town

5 – Public Forums

26 – Voices from the Community

3 – Focus Groups

3 – Spanish Focus Groups

12+ Media Stories

1643 – Number of Employee Surveys

395 – Number of Employer Surveys



Dr. Rob Leri
TTUSD

“It’s about recruitment and retention.”



Cindy Gustafson, Tahoe City PUD

- TCPUD Service is 24/7
- 40% of employees live out of area



Adam McGill, Former Police Chief
Town of Truckee

Truckee Police Services are 24/7
2016: 50% of employees live in Truckee

What did we learn?

33,300 units

80% single family homes

1979 more than half built before

65% vacant more than half the time

Source: American Community Survey

Affordability?

HUD Income Limits For Placer County

Income Level	One Person	Two Person	Three Person	Four Person	Five Person
Extremely Low (30% MFI)	\$16,000	\$18,300	\$20,600	\$24,300	\$28,440
Very Low (50% MFI)	\$26,650	\$30,450	\$34,250	\$38,050	\$41,100
Low (80% MFI)	\$42,650	\$48,750	\$54,850	\$60,900	\$65,800
Moderate (120% FMI)	\$63,900	\$73,050	\$82,150	\$91,300	\$98,600

Media Family Income-4 Person: \$76,100

HUD Income Limits For Nevada County

Income Level	One Person	Two Person	Three Person	Four Person	Five Person
Extremely Low (30% MFI)	\$16,100	\$18,400	\$20,700	\$24,300	\$28,440
Very Low (50% MFI)	\$26,850	\$30,700	\$34,550	\$38,350	\$41,450
Low (80% MFI)	\$42,950	\$49,050	\$55,200	\$61,300	\$66,250
Moderate (120% MFI)	\$61,750	\$70,550	\$79,400	\$88,200	\$95,250

Media Family Income: \$73,500

Overpaying = more than 30% of income
for housing

76% of our residents pay more than 30%
26.1% pay more than 50%

\$500,000+

VS.

\$93,000/\$350,000

Rental Rates:

\$950 to \$1200 – Studio unit

\$1725 to \$3000– Four-bedroom unit

What's Affordable:

\$1000-\$1492 – Max rent for low income family

\$1532 to \$2312 – Max rent for moderate income
family

474 – The number of local below-market housing units within eight complexes

0 – The number of vacancies within those complexes

6 months – 2 years – The typical wait list time for one of those units



- 58.6% of local employees commute in from outside of our region
- 46.6% of local residents commute outside of our region for employment opportunities

12,160 – Additional Unmet Demand

- This represents 5,296 existing unmet demand within the region due to overcrowding and sub-standard housing. (Census)
- The remaining 6,964 unmet demands are commuters who would relocate to the community if available. (Census, adjusted with Survey data)

56.4% - Non-resident workforce

33.7% - Year-round resident workforce

9.8% - Seasonal resident workforce

1627 studio units

4009 one-bedroom units

4766 two-bedroom units

1757 units with three or more bedrooms

42.4% - Lower Income (~ 5154 units)

20.6% - Moderate income (~2500 units)

37.1% - Above moderate income (~4507 units)

We get creative.

We make do.

We lose friends.

We make choices against our future.

We risk our community.



Aspen/Pitkin County – Housing Authority

Jackson/Teton County – Housing Authority

Mammoth Lakes – Mammoth Lakes
Housing, INC (nonprofit) and TOT

Park City/Summit County – Workforce
Housing Policies

Complete Deliverables: Available at www.ttcf.net

- TTCTV videos – Complete and available
- Four Housing Article presented by TTCF in Sierra Sun, plus archiving Moonshine Ink Articles
- One “My Shot” in Moonshine Ink
- BAE Urban Economics Presentation
- Final Housing Study PDF (tabulated) with Executive Summary
- Strategy Document
- Presentations
- One Page Issue Brief (Spanish and English)
- Resource Guide (Spanish and English)

Incoming Deliverables

- Elevate Tahoe videos – *Coming in 2016*

View the Full Report on www.ttcf.net

Solutions Now!

Recommended Strategy embedded in the report:

- Establish a Regional Housing Entity
- Develop a Regional Action Plan
- Pursue Regional Workforce Housing Funding Mechanisms

We believe...

- We have widespread community momentum
- There is a “built” collaborative spirit
- This study can’t sit on the shelf
- We must work within the existing resources
- We believe creating an 18th special district, at this time, is not the way...





MOUNTAIN
HOUSING
COUNCIL
OF TAHOE TRUCKEE

To ***accelerate housing solutions***
for the entire region.



Collective Impact



Adopt housing targets

Streamline permitting and fee structure for incentives and solutions

Inventory of available public lands across districts

Partner with developers, financial institutions and public funders

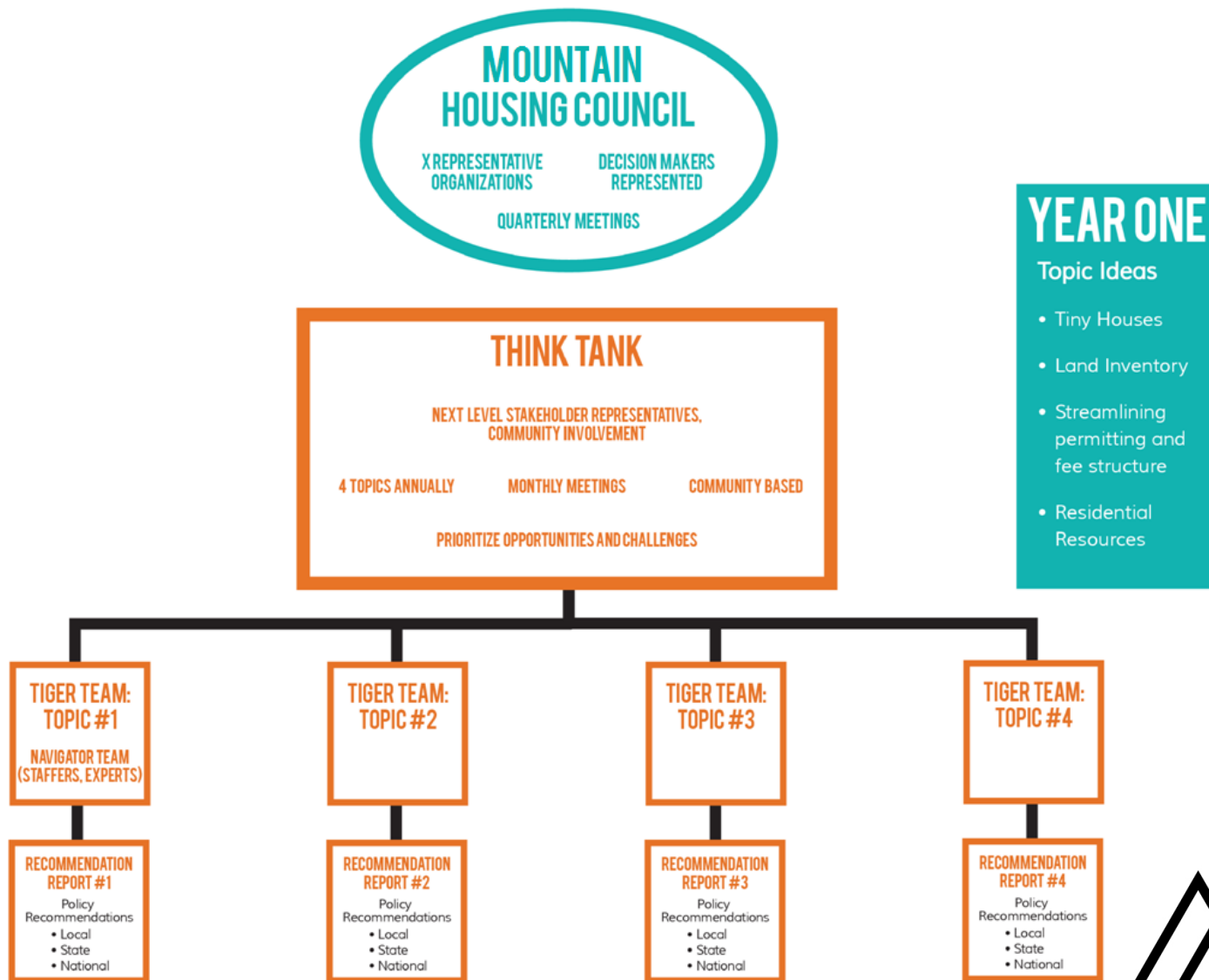
Track regional progress transparently





Council Concept





Leaders, Dollars, Policy, Land and Access

Across public and private stakeholders with influence



Family Resource Center of Truckee
Nevada County
North Tahoe Family Resource Center
Placer County
Squaw Valley
Tahoe City PUD
Tahoe Donner Homeowners Association
Tahoe Forest Hospital District
Tahoe Truckee Unified School District
Town of Truckee
Truckee Chamber of Commerce
Truckee Tahoe Airport Board
Vail Resorts



Project Management

Policy Work

Communications

Facilitator Team

Administration

ANNUAL BUDGET

\$247,500

3-YEAR BUDGET

\$742,500

(Optional)

Additional Research & Analytics TBD



Thank you!





