



April 27, 2019

Reinventing Tahoe for Compact Development

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ANNUAL HOUSING UPDATE

Environment



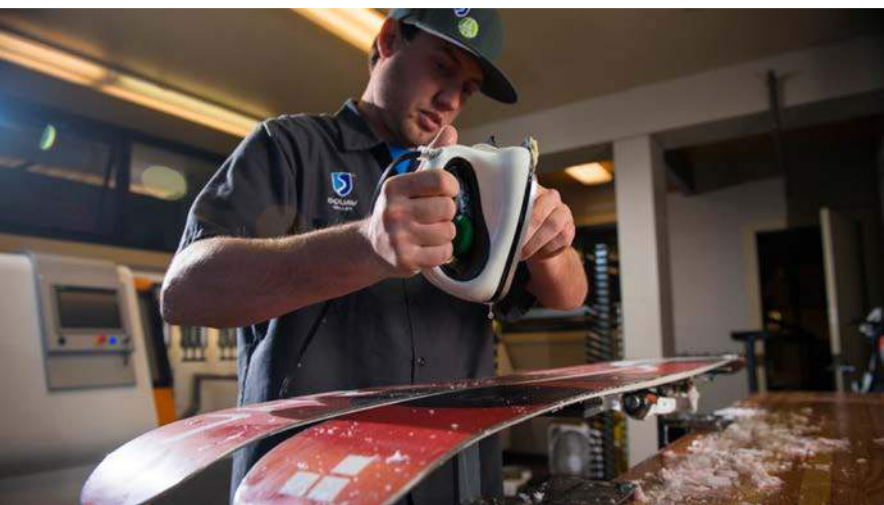
Economy



Social



Workforce Commuting



58.6% of Tahoe Employees commute from outside the region



Reno - Tahoe City
100 miles/day cost: \$75
25,200 miles/year cost: \$18,998



Sparks, NV- Rent \$1800/mo

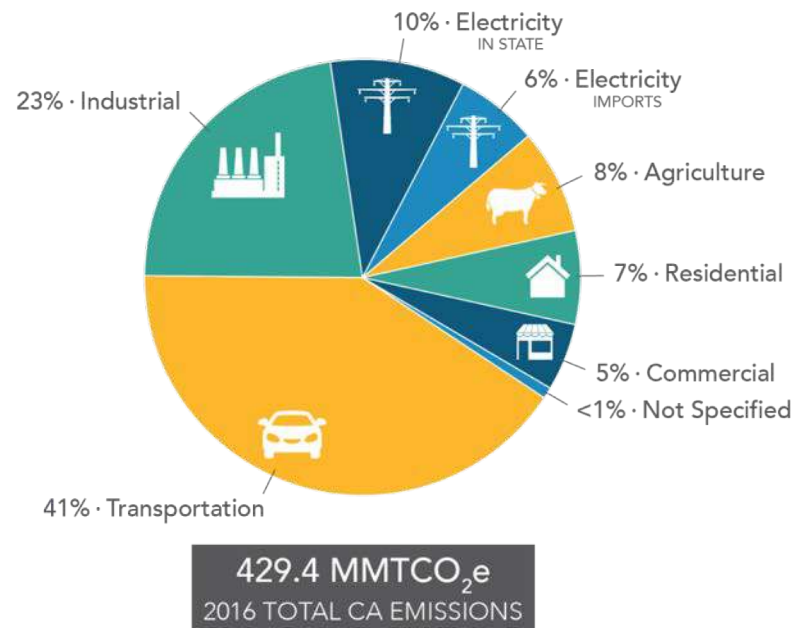


Climate Goals



*The Global Warming
Solutions Act of 2006
(AB 32)*

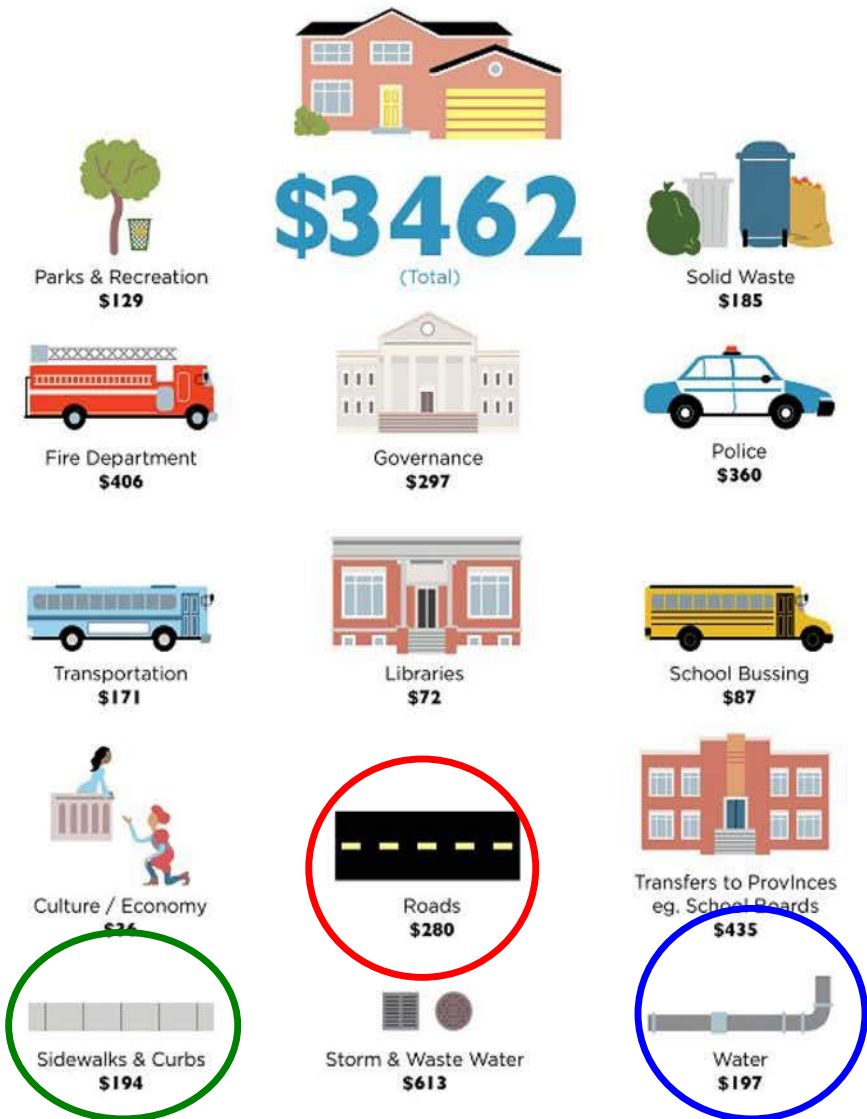
*SB 375 in 2008
aligned housing with
transportation goals*



Sprawl= \$\$\$

Suburban

City's Annual Cost, per Household



Urban

City's Annual Cost, per Household



Source: Streetblog, Angie Schmitt, March 5, 2015

Compact Development = Triple Bottom Line



KINGS BEACH | COMPACT DEVELOPMENT ON SIX SCATTERED SITES



KINGS BEACH, CA
Lake Tahoe Basin



0.1 mile

28

© Google Earth

KINGS BEACH

Before



KINGS BEACH *After*

**77 units of affordable
workforce housing**

Density: 30 units/acre

Parking: 1.2 spaces/unit



KINGS BEACH

HONORS

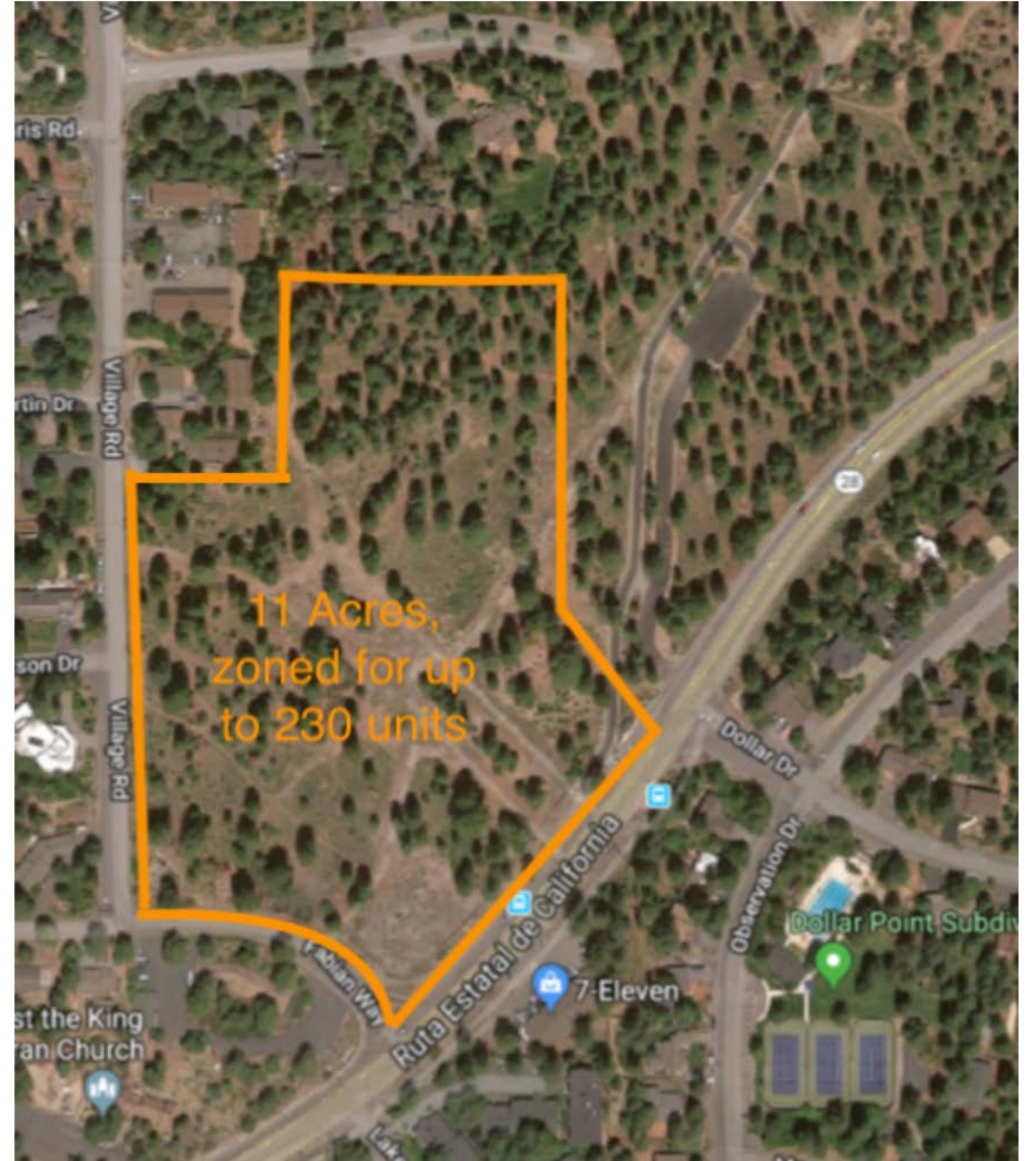
**AIA/HUD's Secretary's Housing
and Community Informed Design
Award**

**Governor's Environmental &
Economic Leadership Award
(GEELA)**

LEED Silver



Tahoe City Opportunity





Tahoe City-\$40,200 Median Income

"John"

Annual Income: \$54,000 = 67% of AMI

John can afford \$1,350/month for housing



Apartment:

0 BR: \$1,300- 3BR: \$2,300



House for Rent:
\$2,400 Month



House For Sale :
\$750,000

Concept

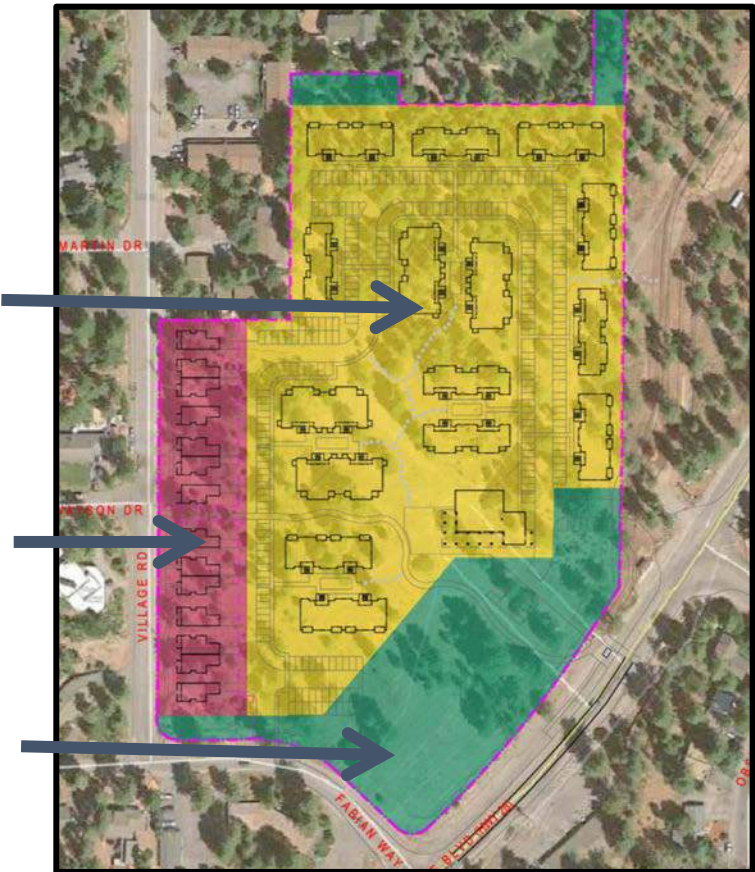


DOLLAR CREEK
crossing

Affordable
Housing

Market Rate
Housing

Landscape
Buffer



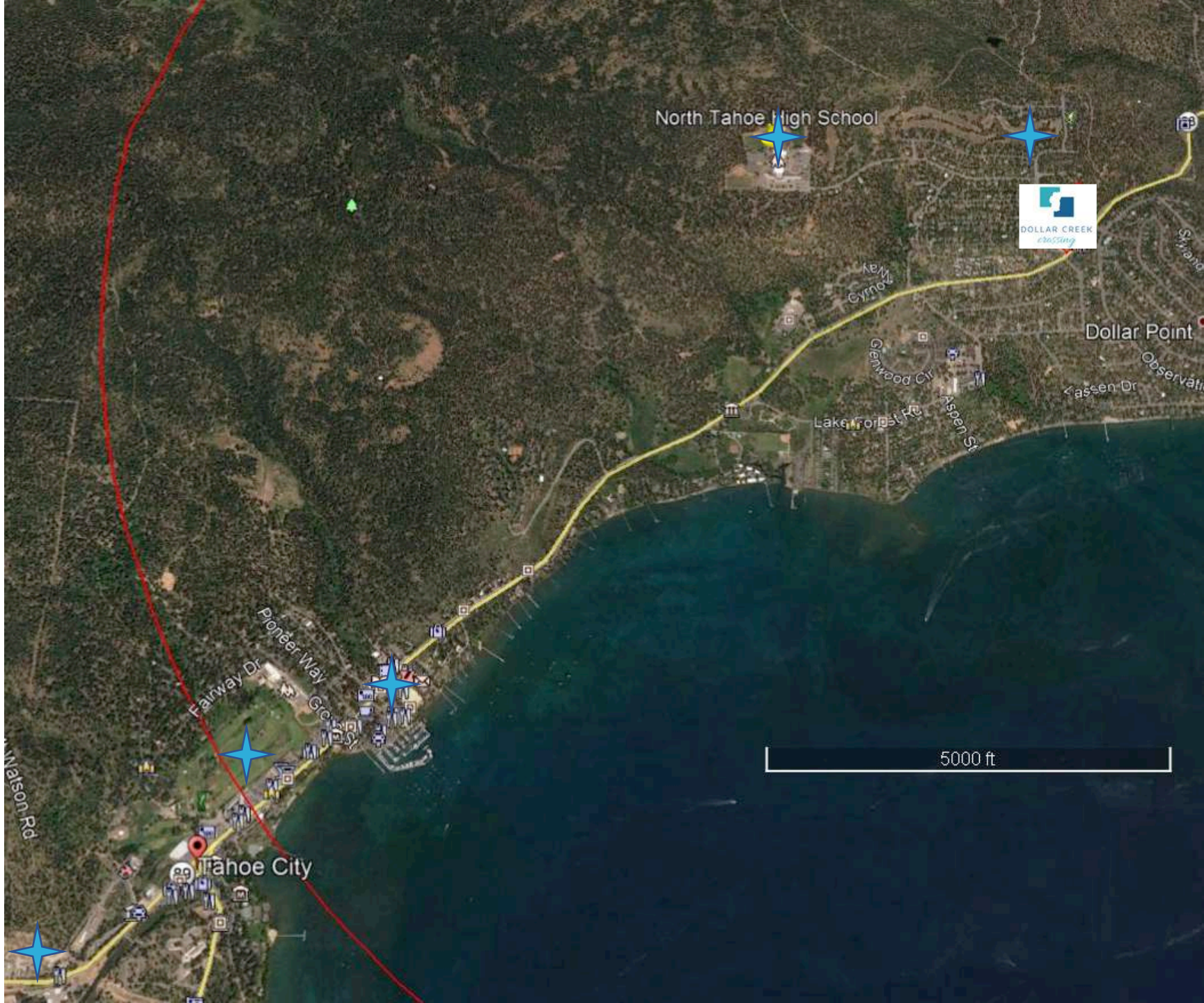
Multi Modal



Connectivity



DOLLAR CREEK
crossing



Financing



- Local Financing- Land
- State Low Interest Loans- Housing
- State Grants-Infrastructure
- Low Income Housing Tax Credits
- Bank Loans



Sustainable



DOLLAR CREEK
crossing



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