



COMMUNITY DEVELOPMENT  
RESOURCE AGENCY

# East Placer Housing Update

North Lake Tahoe Resort Assoc.

April 6, 2022

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# COUNTY HOUSING TEAM & STRATEGIC INITIATIVES

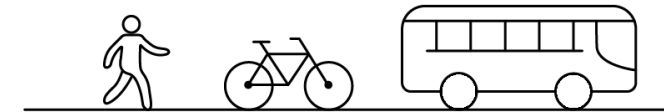
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# HOUSING TEAM & GOALS

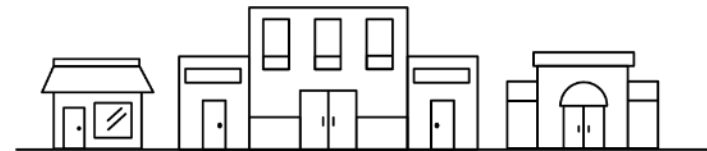
- County Executive Office
- *Community Development Resource Agency*
- Economic Development
- Facilities Management
- Health and Human Services
- Public Works
- Public Information Office
- Real Estate Services



Increase availability of mix of housing types



Reduce vehicle miles traveled (VMT)



Improve the County's overall employment growth

# CDRA TAHOE STRATEGIC INITIATIVES



- Complete tasks already underway
- Economic development
- Address housing crisis
- Meet BOS and Tahoe regional goals
- Required by law or mandate

# HOUSING NEEDS

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# HOUSING NEEDS ASSESSMENT

## REGIONAL UNMET HOUSING NEED



### Totals For Sub-Geographies:

#### Resident Workforce Households

- Truckee: 2,469
- East Placer: 1,847
- East Nevada (non-Truckee): 377

#### In-Commuter Households

- Truckee: 1,618
- East Placer: 1,229
- East Nevada (non-Truckee): 670

#### Seasonal Workers Households

- Truckee: 627
- East Placer: 469
- East Nevada (non-Truckee): 179

#### Homeless

- Truckee: 28
- East Placer: 16
- East Nevada (non-Truckee): 0



# HOUSING NEEDS ASSESSMENT



Area Median  
Income:

1 person: \$63,750  
2 person: \$72,900  
3 person: \$82,000

# INCOME & AFFORDABILITY

ANNUAL INCOMES BY AMI FOR PLACER COUNTY RESIDENTS (2021)					
Income Level	1 Person	2 Person	3 Person	4 Person	5 Person
Extremely Low (up to 30% AMI)	\$19,050	\$21,800	\$24,500	\$27,200	\$31,040
Very Low (up to 50% AMI)	\$31,750	\$36,250	\$40,800	\$45,300	\$48,950
60%	\$38,250	\$43,740	\$49,200	\$54,660	\$59,040
Low (up to 80% AMI)	\$50,750	\$58,000	\$65,250	\$72,500	\$78,300
Median (up to 100% AMI)	\$63,750	\$72,900	\$82,000	\$91,100	\$98,400
Moderate (up to 120% AMI)	\$76,500	\$87,450	\$98,350	\$109,300	\$118,050
Missing Middle (up to 170% AMI)	\$108,375	\$123,930	\$139,400	\$154,870	\$167,280
180% AMI	\$114,750	\$131,220	\$147,600	\$163,980	\$177,120
Missing Middle (up to 195% AMI)	\$124,313	\$142,155	\$159,900	\$177,645	\$191,880
TRPA Achievable MF (up to 220% AMI)	\$140,250	\$160,380	\$180,400	\$200,420	\$216,480
TRPA Achievable SF (up to 245% AMI)	\$156,188	\$178,605	\$200,900	\$223,195	\$241,080

AFFORDABLE HOME PURCHASE PRICE BY AMI FOR PLACER COUNTY RESIDENTS (2021)					
Income Level	1 Person	2 Person	3 Person	4 Person	5 Person
Extremely Low (up to 30% AMI)	\$72,200	\$82,622	\$92,855	\$103,088	\$117,642
Very Low (up to 50% AMI)	\$120,333	\$137,388	\$154,632	\$171,687	\$185,521
Low (up to 80% AMI)	\$192,343	\$219,820	\$247,298	\$274,775	\$296,757
Median (up to 100% AMI)	\$241,613	\$276,291	\$310,780	\$345,269	\$372,936
Moderate (up to 120% AMI)	\$289,935	\$331,436	\$372,747	\$414,247	\$447,410
Missing Middle (up to 170% AMI)	\$410,741	\$469,695	\$528,326	\$586,957	\$633,991
180% AMI	\$434,903	\$497,324	\$559,404	\$621,484	\$671,285
Missing Middle (up to 195% AMI)	\$471,144	\$538,767	\$606,021	\$673,275	\$727,225
TRPA Achievable MF (up to 220% AMI)	\$531,548	\$607,840	\$683,716	\$759,592	\$820,459
TRPA Achievable SF (up to 245% AMI)	\$591,951	\$676,913	\$761,411	\$845,909	\$913,693



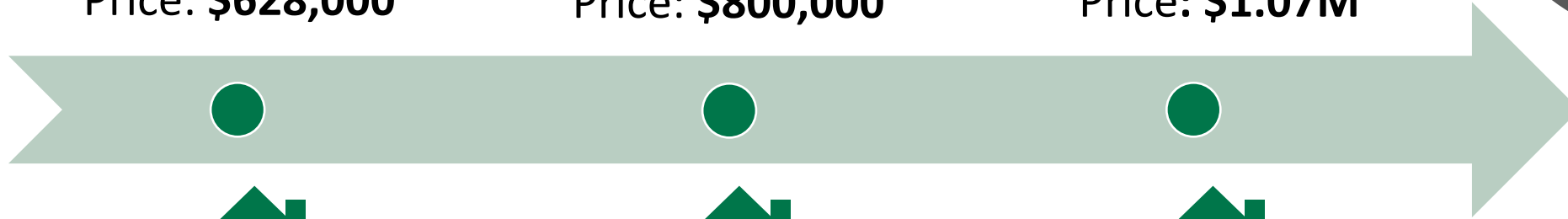
# NORTH TAHOE-TRUCKEE HOUSING COSTS

January 2018 Single Family Median Sale Price: **\$628,000**

January 2020 Single Family Median Sale Price: **\$800,000**

January 2022 Single Family Median Sale Price: **\$1.07M**

Area Median Income:  
1 person: \$63,750  
2 person: \$72,900  
3 person: \$82,000



To afford: Two-person household = \$166k/230% AMI



To afford: Two-person household = \$211k/290% AMI



To afford: Two-person household = \$284k/390% AMI

Of all homes sold in 2021, 39% were cash offers (Sierra Board of Realtors)

# HOUSING PROGRAMS & PROJECTS

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# EAST PLACER COUNTY COMMITMENTS TO DATE

Type of Assistance	Amount	Units	Notes
Second Loan	\$ 1,027,060	23	Includes Martis Fund loans
Rehabilitation Loan	\$ 126,225	2	
Land Purchase	\$ 3,400,000	0	Dollar Creek Crossing
Development Loan	\$ 13,582,700	173	Sawmill Heights and Kings Beach
Developer Agreement	\$ 0	96	Hopkins Village and Meadowview
<b>Total</b>	<b>\$ 18,135,985</b>	<b>294</b>	

# PROJECTS

- Hopkins Village
  - 40-unit for-sale development for local workers earning 180% AMI
  - 15 units under contract
  - Opening Spring 2022
- Meadowview Place
  - 56-unit affordable housing rentals
  - Opened December 2021
- Dollar Creek Crossing
  - Up to 150 rental and for-sale units
  - Won \$2.5M in Permanent Local Housing Allocation Grant
  - Environmental review under way
  - Construction planned 2024-2025



# WORKFORCE HOUSING PRESERVATION PROGRAM



- Down Payment Assistance program using deed restrictions to preserve housing for local workers at 245% Area Median Income
- Deed runs with land, 55 years, renews with each transaction/sale
- Launched July 2021 with \$500,000
- Provides 16% of purchase cost (up to \$150,000), with buyer contribution of 4% to equate 20% down payment
- Creates secondary market for local worker housing
- No appreciation caps
- 21 qualified applicants
- Feedback from applicants: Supportive of program but current home prices and low housing supply have presented challenges
- May 24 BOS: Discuss potential modifications to WHPP

# REGULATORY UPDATES



## Zoning Amendments

- Single Room Occupancy amendment
  - December 2020
- Countywide Zoning Ordinance housing amendments (would allow tiny houses)
  - Potential BOS adoption Summer 2022
- Tahoe Basin Area Plan Updates targeted at economic sustainability of town centers, including housing updates
  - Anticipating adoption Winter 2022

## Tahoe Regional Planning Agency

- Tahoe Living Working Group coordination
  - Increasing flexibility in height, density, coverage, mitigation fees, streamlining, ADUs

# REGULATORY UPDATES, CONT'D.

## Accessory Dwelling Units (ADUs)

- ADU amendments to Zoning Ordinance
  - April 2020
- Tahoe Basin Area Plan ADU amendments
  - February 2021
- TRPA ADU amendments
  - Two ADUs allowed per parcel
  - Effective September 2021

Pre-approved building plans Summer 2022

East Placer ADU Status for 2021:

- 22 East Placer permits received (13 in basin),  
10 issued (5 in basin)
- 18 ADU appointments for East Placer sites



# TRUCKEE TAHOE WORKFORCE HOUSING AGENCY



- Joint Powers Authority (JPA) formed to increase housing access and affordability for the employees of its member agencies who provide needed services to the general public
- Members: Tahoe Forest Hospital District, Tahoe Truckee Airport District, Tahoe Truckee Unified School District, Truckee Donner Public Utility District, Placer County, Town of Truckee, Nevada County
- Board of Supervisors approved resolution Sep. 14
- Planning land purchases & construction, housing programs



# OTHER HOUSING- RELATED TASKS

- Kings Beach Center & Eastern Gateway
- Boatworks Redevelopment
- Coordination with Mountain Housing Council
- Tracking development rights (residential units, tourist accommodation units, coverage, etc.)
- Consultation with potential housing developers
- Potential future Tahoe Basin Area Plan amendments
- Annual housing data collection
- Acquisition of land for housing



# ON THE HORIZON

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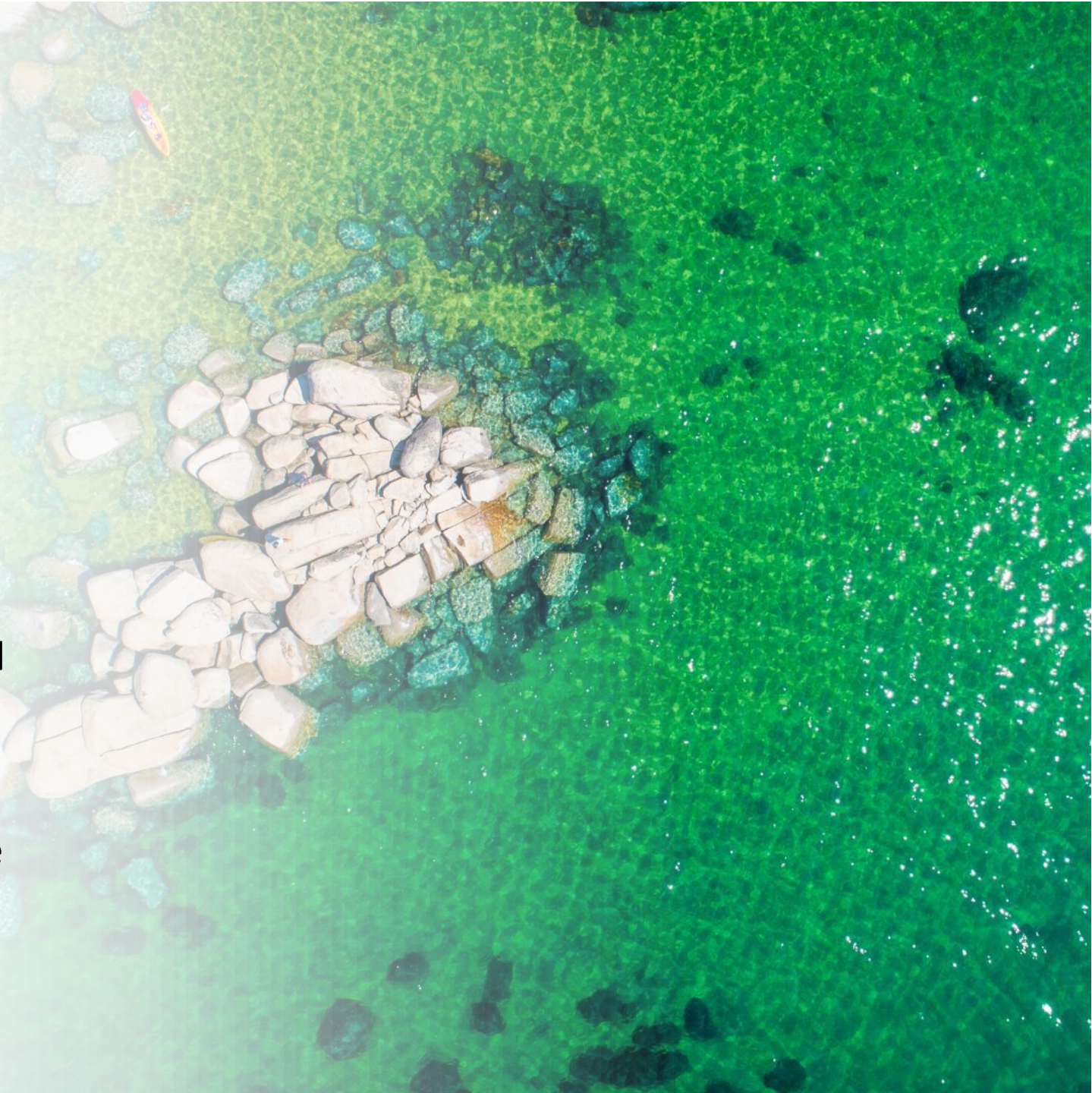
# SAFE PARKING PROGRAM



- Health & Human Services and CDRA coordinating with Mountain Housing Council Safe Parking Program Tiger Team
- Pilot programs being planned for Summer

# LEASE TO LOCALS PROGRAM

- May 10 BOS
- If approved, one year pilot program begins June 1, 2022
- Cash incentives to East Placer homeowners who rent to local workers
- Seasonal lease (5+ months): \$2,500/local worker
- Long-term lease (12+ months): \$6,000/local worker
- 50% of all adult tenants over 18 must be locally employed at least 20 hours a week at an employment site in the Tahoe Truckee Unified School District and serving the North Lake Tahoe-Truckee area
- Max gross Household income (averaged between tenants): 245% AMI



# BUILD TAHOE CDRA STRATEGIC INITIATIVES TEAM



## Strategic Initiatives Team

### FY 22/23 Budget Requests 3 New Positions:



Strategic Initiatives Manager  
(Principal Planner)



Housing Specialist



TRPA Permit Coordinator  
(Asst/Assoc. Planner)

**+Strategic Initiatives Manager**



Senior Management Analyst

**+Housing Specialist**

**+TRPA Permit Coordinator**  
(Permit streamlining and quality control)

# HOW WE ACHIEVE THESE GOALS

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# COLLABORATION WITH PARTNERS





# FEEDBACK, QUESTIONS

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