



# Affordable Housing on Conservancy Land in South Lake Tahoe

April 23, 2020

# The Team



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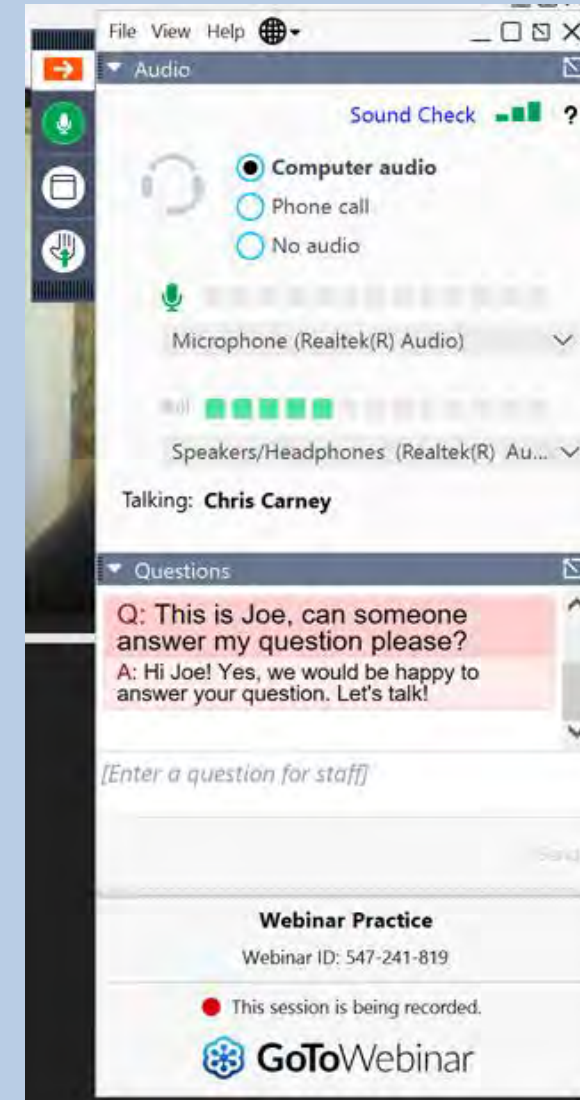


# Housekeeping Items – Question and Answer

- All participants are muted via GoToWebinar.
- Question and Answers will be posted on the Conservancy website received via e-mail, phone calls, and throughout the meeting.
- If you only call into the meeting, you will not be able to see the presentation slides or provide questions into the question box. The presentation is on the Conservancy webpage and available for download.
- Additional questions and comments will be accepted through e-mail: [info@tahoe.ca.gov](mailto:info@tahoe.ca.gov)

# Housekeeping Items – Question and Answer

- Questions will be answered at specific points during the live presentation.
- Use the Questions Feature on the right side of your GoToWebinar screen, seen in this photo on the right.
- Your questions will then be read into the record by the meeting facilitator.





# Housekeeping Items

- This presentation is being recorded and will be posted on the Conservancy website after the meeting.
- If you can not hear, please make sure that your volume on your computer is turned on.
- Conservancy staff member is available for technical issues during the meeting. Please call this number: 530-543-6040



# Meeting Ground Rules

- 1. Common Courtesy**  
Use appropriate language
- 2. All ideas and points of view have value**  
you do not have to agree with your neighbor but if you do disagree, provide an alternative
- 3. Lead with patience**  
Due to Covid-19 we are adjusting our community engagement through online platforms.
- 4. Optional Survey**  
Please complete the survey at the end to better tailor future engagement opportunities

# Agenda

**1. Introduction**

**2. Overview**

**3. Data Walk**

**4. Timeline**

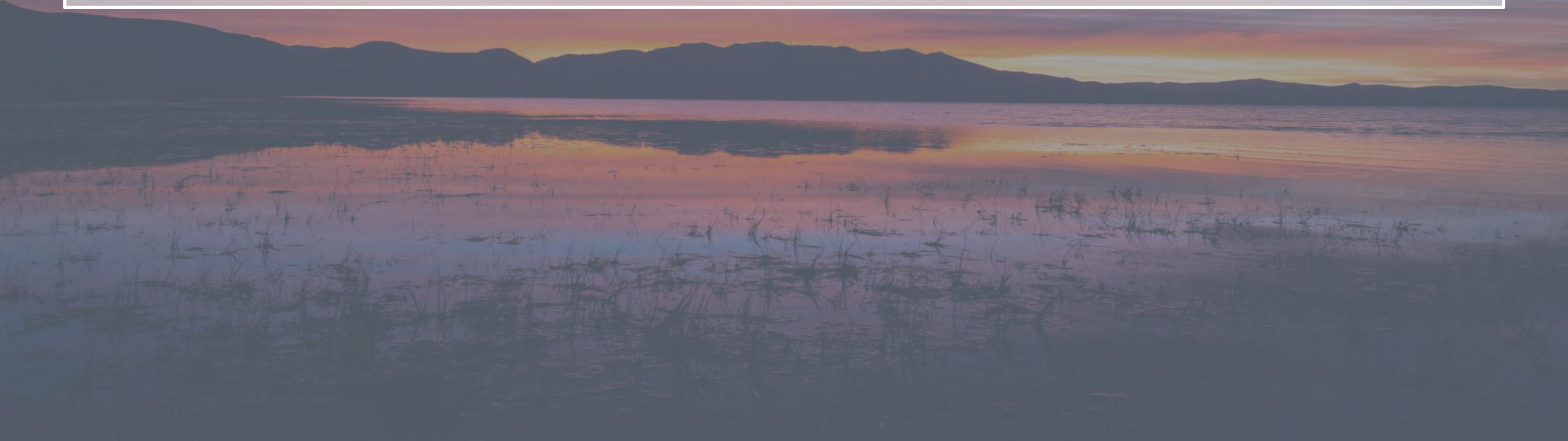
**5. Community Input**

**6. Next Steps**

**7. Questions**

# Goal for this Meeting

Inform participants about housing needs and demographics in South Lake Tahoe, the two land parcels of current focus under the state's executive order for affordable housing, and next steps for community engagement.

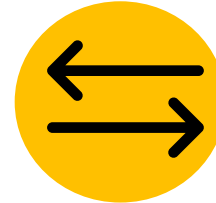




# Tahoe Livable Communities



Acquire and restore aging developed properties on environmentally sensitive lands and retire or transfer the development rights to town centers



Sell, lease, or exchange vacant Conservancy land in these town centers



Acquire the remaining private properties in several of Lake Tahoe's roadless subdivisions to remove the threat of development

# Asset Lands at the “Y”



# South Shore Housing Needs Assessment & Action Plan



## **South Shore Housing Needs Assessment**

- ☒ Data Gathering: How much and what types of housing there are for various income levels?
- ☒ Current housing programs, education, policies and opportunities



## **South Shore Housing Action Plan**

- ☒ Identify and prioritize housing goals for the next six years
- ☒ Develop roles and responsibilities for program partners
- ☒ Timeline
- ☒ Ongoing: monitoring and collaborative partnerships



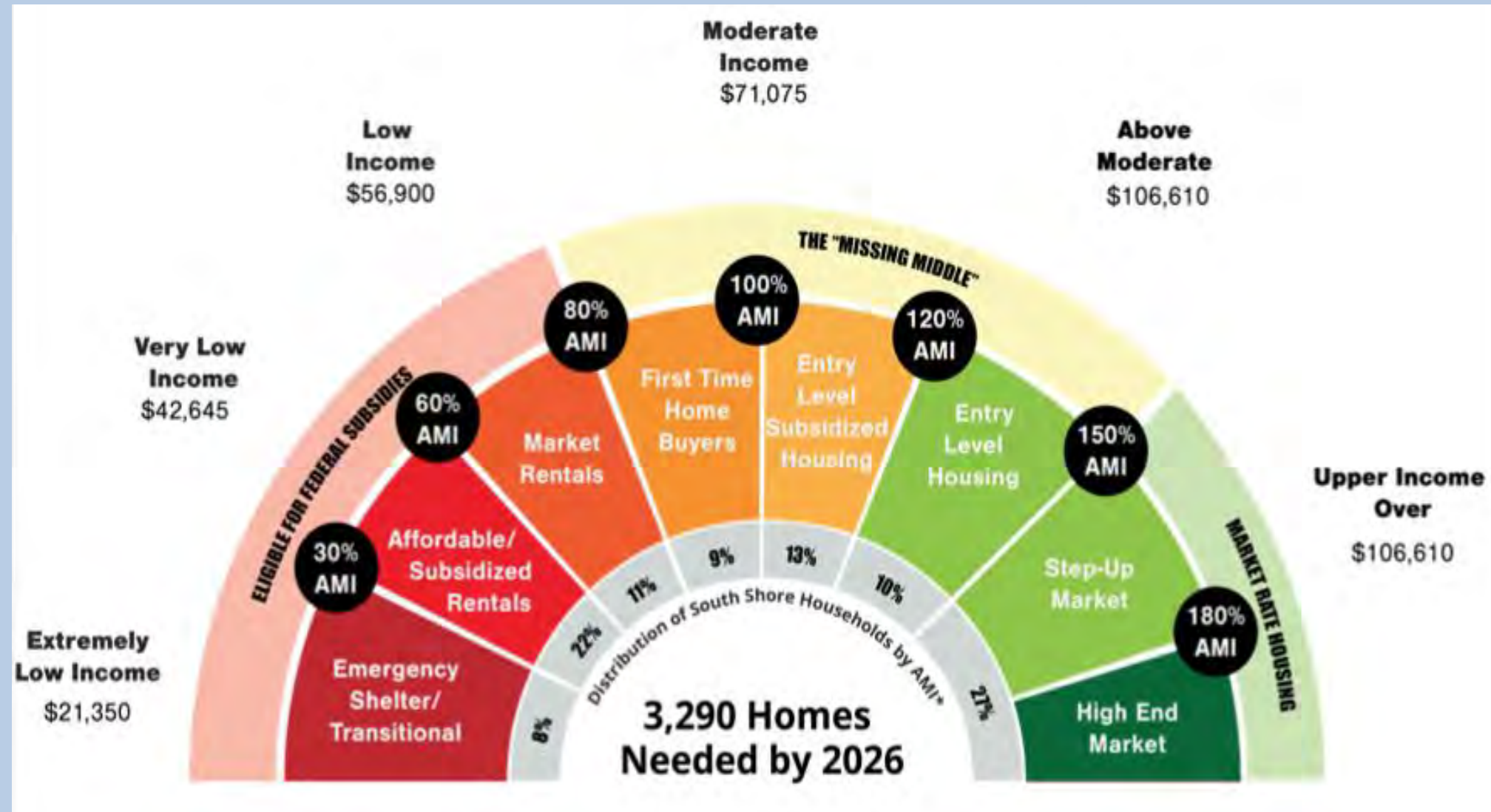
# South Shore Housing Needs

**21%** of south shore residents can afford the median house price

Of the **3,290** housing units needed,  
**57%** are needed at below market rate

**38%** are needed for homeownership  
**62%** are needed for rental

# What is Affordable Housing?



# Demographics in Zip Code 96150



Population **22,036**



Area Median Income **\$48,653**



Students in LTUSD Receiving  
Subsidized Lunch **58%**

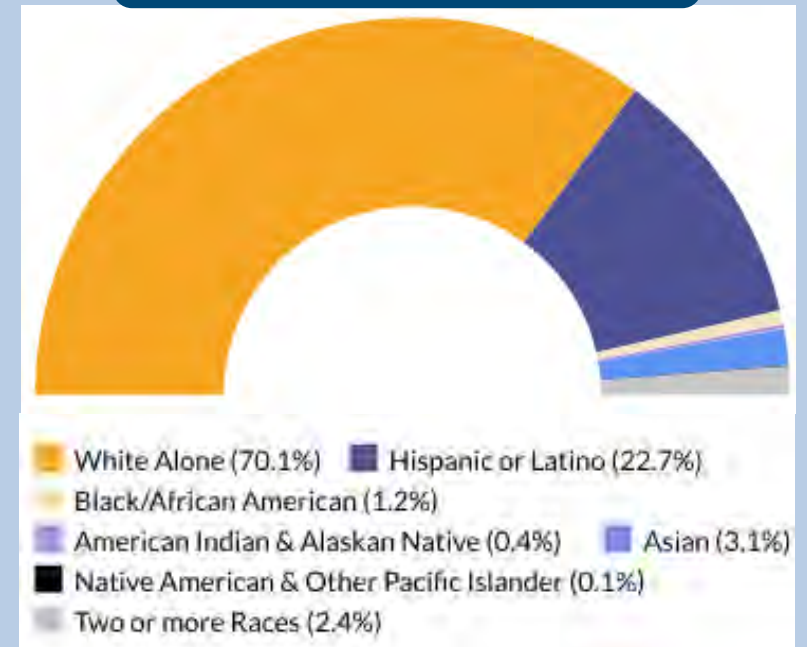


Language other than English  
spoken at home **27.4%**



Education with a Bachelor's  
degree or higher **25.8%**

## Race/Ethnicity










# Questions

To ask questions please type into the Questions box in the GoToWebinar box.


Questions can also be sent via email to:  
[info@tahoe.ca.gov](mailto:info@tahoe.ca.gov)



# Executive Order N-06-19

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## EO N-06-19 Affordable Housing Development

This page serves as the repository for information and deliverables related to Executive Order (EO) N-06-19.

A wide-angle photograph of a lush green landscape under a clear blue sky. In the foreground, there's a grassy field. A dense line of green trees and shrubs runs across the middle ground. The sky is bright blue with a few wispy clouds.



# Development Approach

**Public-Private  
Partnerships**

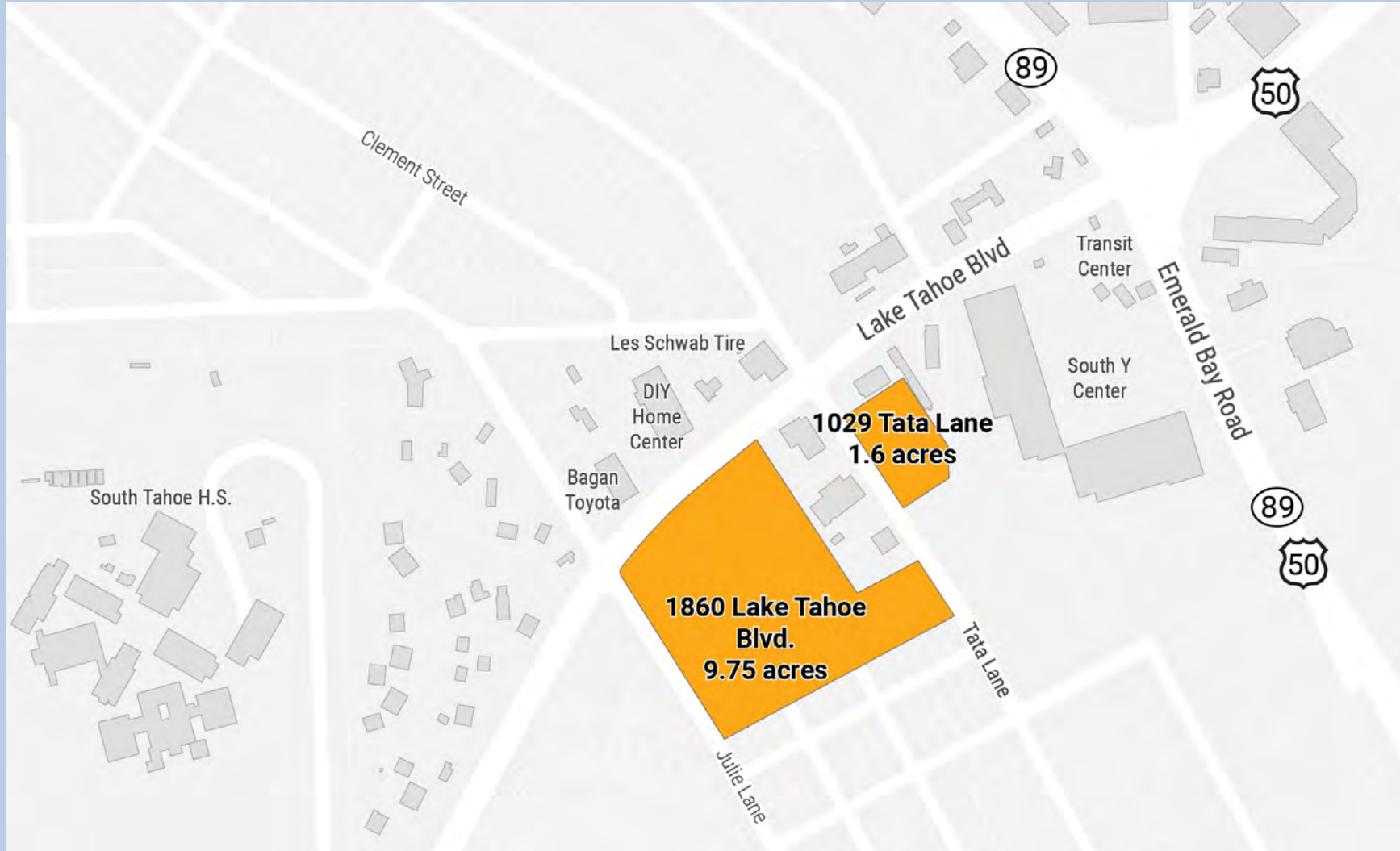
**Long-Term  
Ground  
Leases**

**Leverage  
State  
Property  
Values**

**Innovative  
Sustainable  
Construction**

**Equitable  
Construction**

# Asset Lands at the “Y”



# PROJECT TIMELINE

## 1860 Lake Tahoe Blvd. & 1029 Tata Lane

**JANUARY 2019**

### Executive Order N-06-19

Governor Newsom signs Executive Order to prioritize state excess lands for affordable housing

### Notification & Asset Land Selection

The Department of General Services (DGS) selects the Tahoe Conservancy asset land at 1860 Lake Tahoe Blvd. and 1029 Tata Lane as part of the Executive Order

**SEPTEMBER 2019**

**OCTOBER 2019**

### Board Meeting

Housing Needs Assessment community meeting hosted with community partners

### **1:1 Stakeholder Meetings**

The Conservancy meets with key stakeholders in the region about housing needs to consider for this site.

## **DECEMBER 2019**

### **Request for Qualifications Released**

The Conservancy, DGS & HCD release Request for Qualifications (RFQ) to potential developers for asset land.

## **FEBRUARY 2020**

### **Request for Proposal released to Developers**

Qualified developers from RFQ process will receive final RFP

## **NOVEMBER 2019**

### **Housing Solutions at the “Y”**

The Conservancy, DGS, & Housing and Community Development (HCD) host a community outreach meeting at South Tahoe High School.

## **JANUARY 2020**

### **Selection of Developers**

DGS, HCD, & the Conservancy select the developers to respond to the Request for Proposal (RFP).

## **MARCH 2020**

**APRIL 2020**

**Community Meeting**

The Conservancy, DGS & HCD will host a virtual community meeting to provide an informative update.

**Request for Proposals Due**

Request for Proposal due from Developers

**MAY 2020**

**Final Selection of Developer**

Developer will be selected from the Request for Proposal Package and qualifying interviews.

**JUNE 2020**

# Defining Community Engagement

Local community participation in decision-making to reflect a diversity of voices, including targeted strategies to engage historically marginalized communities while building transparent processes that encourage engagement.

# Community Input Received



## Housing

- Needs for diverse housing types: workforce, affordable, seniors
- Impact on property values
- Density of project
- Need for permanent homeless shelter
- Concentration of affordable housing at the “Y”



## Environment

- Existing drainage issues in the neighborhood
- Need for green space:
  - Walking dogs
  - Neighborhood “backyard”



## Transportation

- Parking concerns
- Traffic concerns
- Connectivity to existing paths, trails (Greenway) and nearby transit
- Crosswalks
- Safe Routes to School
- Sidewalks
- Pedestrian safety

# Community Input Received



## **Economic Development**

- Need for affordable commercial space for nonprofits
- Workforce development to living wage jobs
- Address local small business needs
- Cultural center
- Commercial art space
- Maker space



## **Process**

- Transparency
  - RFP scoring & process
  - What is affordable housing?
  - Decisions on site design & amenities
- Remove regulatory barriers
- Split up parcels to make more workable for local developers



## **Services & Amenities**

- Services to address mental health
- Feature local indigenous communities through art
- Affordable childcare



# Inclusion of Previous Community Input

- 1.** | Community input in Request for Qualification and Request for Proposal
- 2.** | Developers were invited to this meeting to better understand community concerns and opportunities
- 3.** | Community Engagement Guidance to ensure engagement throughout development process

# Next Steps & Future Community Engagement



Community engagement will continue throughout the design and development process once the developer is selected



Follow the Conservancy on social media and our website to find resources and updates



# Next Steps & Future Community Engagement



## Questions

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