



Conservancy Tahoe Livable Communities Program Update

June 25, 2020

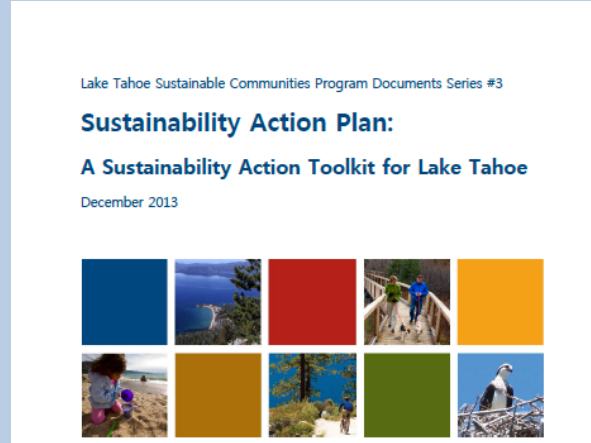
Statewide Priorities

- Executive Order N-06-19 Affordable Housing
- Sustainable Communities & Climate Change Resilience (SB 375, AB 32)





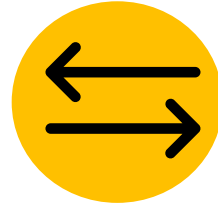
Tahoe Basin and Conservancy Response



Tahoe Livable Communities



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



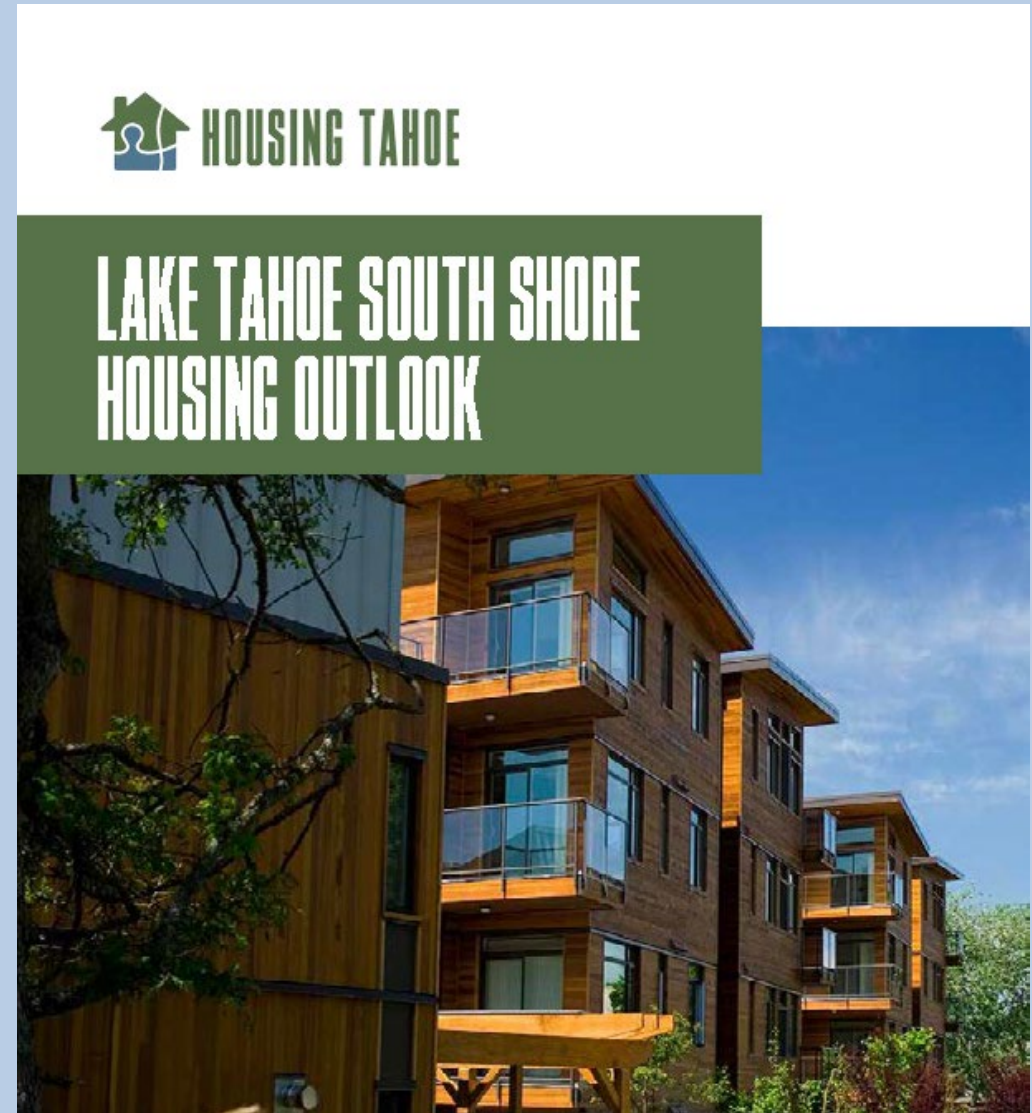
Sell, lease, or exchange vacant Conservancy land in these town centers



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

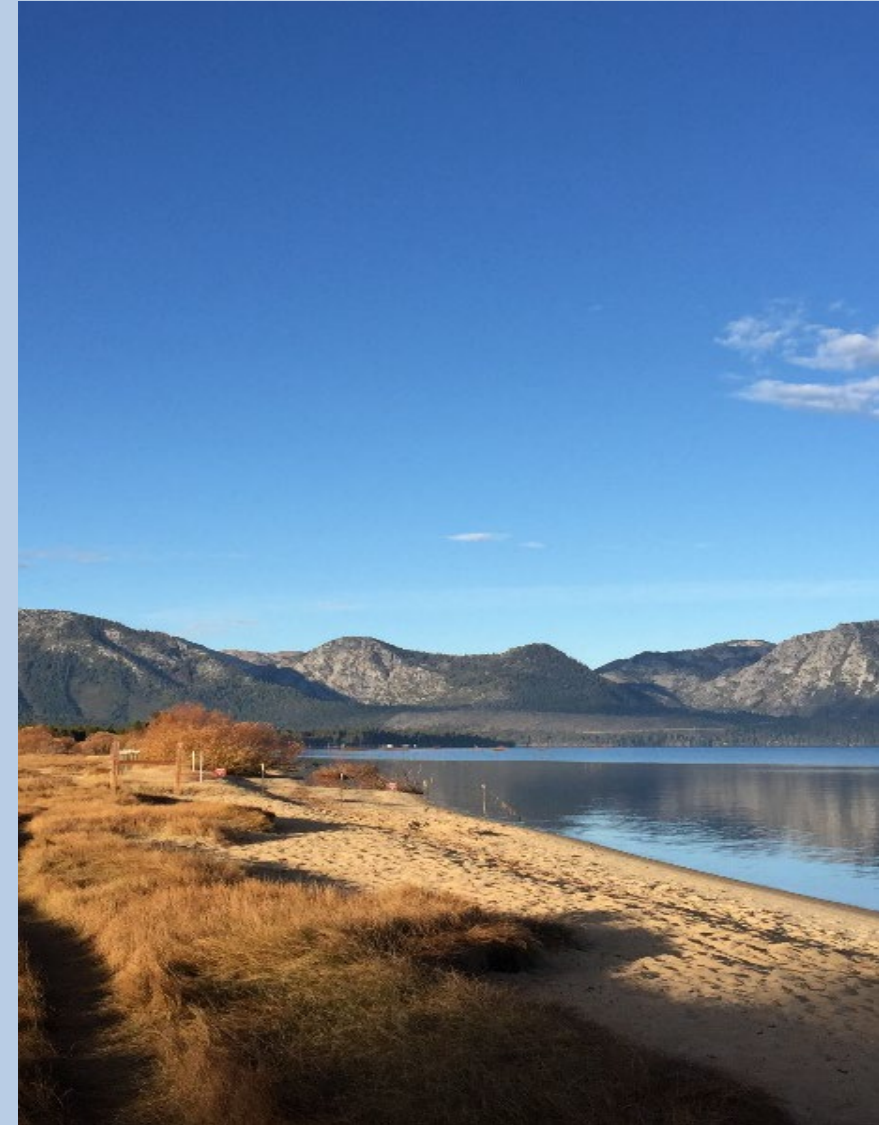
Tahoe Livable Communities Program – Results

- Designated 17 asset lands for sale, exchange, or lease
- Acquired ten sites - removed properties in disrepair, restored wetlands & lakefront, facilitated new housing
- Development rights to town centers - first hotel in 20 years, new housing



Property Acquisitions

- \$6.9 million available for new acquisitions
- Four appraisals completed on developed and sensitive properties
- Two roadless subdivision acquisitions pending



Conservancy Land Bank

- Continue to acquire development rights for asset lands and sustainable communities projects
- Coordination on an affordable housing project in Placer County at 3160 North Lake Blvd.





Conservancy Asset Lands

March 2014

Conservancy Board designated 17 asset lands—developable properties in: City of South Lake Tahoe, Kings Beach, and Meyers

**September 2016
June & August
2019**

Conservancy Board authorized due diligence activities on asset lands in the City of South Lake Tahoe, Kings Beach, and Meyers



Statewide Priorities

The screenshot shows the top portion of a website. At the top left is the CA.GOV logo and social media share icons for Facebook, Twitter, Google+, and Email. On the right are links for "Careers" and "Translate". Below this is a navigation bar with the DGS logo and the text "Real Estate Services Division". To the right of the navigation bar is a search box containing the text "For example, how to sell to the state?" and a "SEARCH" button. Below the navigation bar is a horizontal menu with links: "DGS HOME", "HOME", "SERVICES", "FORMS", "RESOURCES", "NEWS", "ABOUT", and "CONTACT". The main content area has a breadcrumb trail: "HOME » REAL ESTATE SERVICES DIVISION » PROJECTS » EXECUTIVE ORDER N-06-19 AFFORDABLE HOUSING DEVELOPMENT". The main heading is "EO N-06-19 Affordable Housing Development" in a large, bold, black font. Below the heading is a paragraph: "This page serves as the repository for information and deliverables related to Executive Order (EO) N-06-19." At the bottom of the page is a wide, horizontal photograph of a lush green landscape with a dense line of trees in the foreground and a clear blue sky with light clouds above.

Asset Lands – City of South Lake Tahoe

1860 Lake Tahoe Blvd. & 1029 Tata Lane

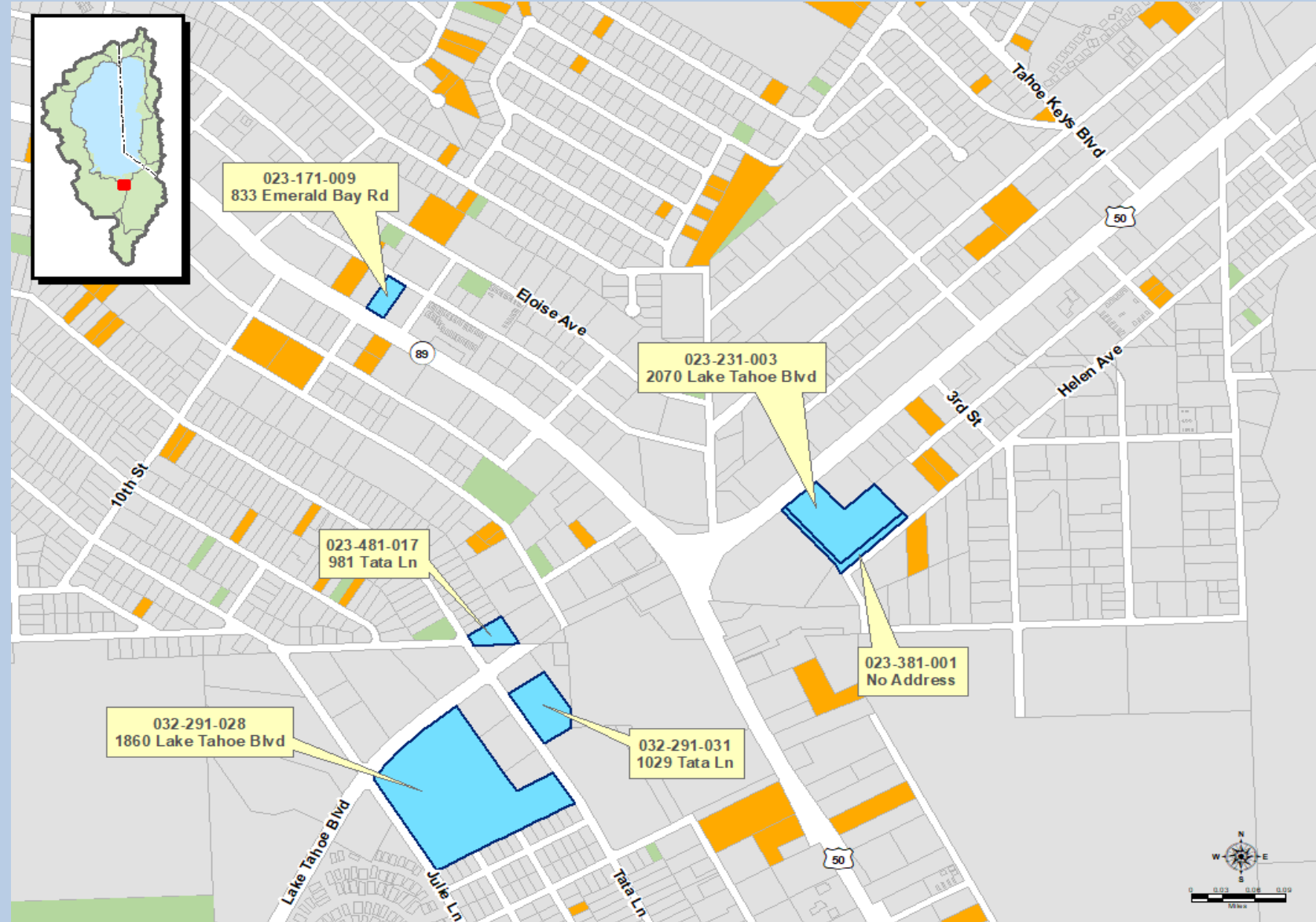
- Complete developer selection

2070 Lake Tahoe Blvd.

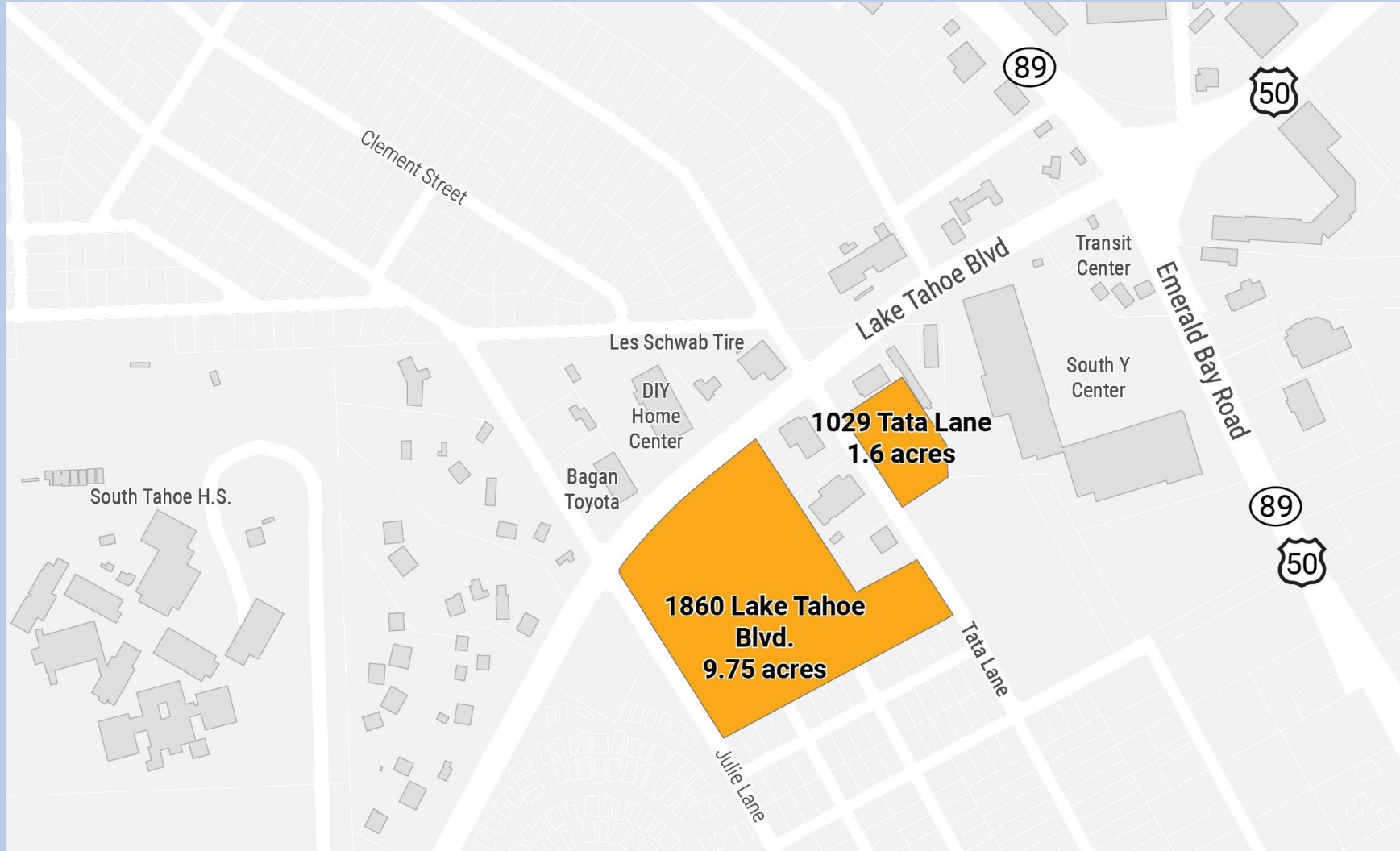
- Project application

833 Emerald Bay Rd.

- Site design revision



Asset Lands at the “Y”



Asset Lands – 1860 Lake Tahoe Blvd. & 1029 Tata Lane

- Held eight stakeholder meetings
- Held two community meetings – December 11th and April 23rd
- RFP responses received May 20
- Developer selection by June 30



Asset Lands – Kings Beach

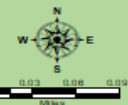
- Project application on 8602 North Lake Blvd.
- Partnership with Placer County on Speckled Ave.



Asset Lands - Meyers



- Pending site design from Tahoe RCD on Pomo Street no address parcels





Next Steps

- Complete negotiations and close escrow on new acquisitions
- Select developer on 1860 Lake Tahoe Blvd. and 1029 Tata Lane
- Continue to support projects on asset lands and other partnerships on sustainable communities
- Explore partnerships on Kings Beach & existing Meyers asset lands