

## Housing Background Handout

This handout provides an overview of input received on Housing from Place-Based Planning (local vision summaries), the Regional Vision Summary, feedback from the APC and Governing Board provided during a joint work session and brief comments from the Forum.

### Place-Based Planning Vision Summaries

#### Washoe Vision Summary

**In 2027–The vitality of Washoe’s communities is reflected in the life of its families.** Healthcare, housing, quality schools, a college, performing arts facility, cultural center, recreation, and year-around residents have made Incline Village a great place for families. School enrollment has increased, and is an indicator of how the new global economy has changed where and how people work as well as the community’s success in **maintaining a supply of housing attainable for all types of families.**

#### Supporting Families

**Planning for Washoe’s communities should address the recreational, educational, housing and economic needs of families.**

##### **Planning and Design Features:**

- Housing attainable to families should be incorporated into village centers and other areas.
- Recreational facilities and experiences should anticipate the needs of families and children.
- Schools should be integrated into their natural and community settings – connected and program as activity centers.
- Commercial services should support the needs of families.
- Investment should continue to support quality healthcare services for families

#### **Supporting Families**

Land use and facility concepts are geared to maintaining cultural diversity and enhance family life in Incline Village and Crystal Bay.

##### **Attainable Housing**

- Existing housing attainable to families would be protected and improved.
- Attainable housing would be included in the Village Center and other larger opportunity sites in Washoe County’s Basin communities.
- Housing that is attainable and accessible to low and middle income families would be developed as part of new projects.

### Revitalizing the Centers of Existing Communities

**Concepts for revitalizing Placer County’s Basin communities’ centers require a comprehensive approach; creating successful mixed-use districts and inviting public gathering places.**

##### **Workforce Housing**

- Plans for Tahoe City and Kings Beach would include workforce housing as part of mixed-use projects.
- In some locations housing would be linked to commercial uses.
- Concepts would provide incentives for reinvestment in existing units affordable for Placer’s Basin communities’ workforce.

#### South Lake Tahoe Place-Based Vision Summary

**2027–New housing developments have enhanced the feasibility of transit while improving corridors, centers, and neighborhoods. Housing types and styles are suitable for a variety of family needs and incomes.** New housing is helping diversify and stabilize the economy by supporting the needs of local businesses and their employees. Housing is an integral part of the revitalization of the Hwy 50 corridor where mixed-use and mixed income developments are contributing to the creation of lively gathering places, a sense of community and the identity of neighborhoods.

**Principle 3: Housing Needs** - Provide a variety of housing choices in South Shore's communities that strengthen neighborhoods, contribute to the local economy and support local business. (SLT Vision Summary)

#### **Planning and Design Features:**

- Housing should be developed that matches the varied needs of South Shore employers, employees and residents.
- A wide spectrum of housing types should be developed that creates choices and increases purchasing power that benefits local businesses.
- Housing should be planned and designed to strengthen existing and future neighborhoods and create opportunities for home ownership.

### **Regional Vision**

**In 2027–The Basin's communities have sustainable economies and a variety of neighborhoods that benefit from a healthy forest and lake clarity.** Over the past 20 years, new investment has provided a stronger sense of place in the Basin communities. You can see and feel it traveling around the Lake. The character of investment reflects the Sierra climate and cultural traditions while blending into their forest and beach settings. New mixed-use projects have been designed to improve water quality, make communities' main streets healthy and more social, support transit, and benefit local and Basin economies. A variety of housing has been made available supporting the needs of families and employees.

### **Regional Planning Principles**

#### **Land Use and the Environment**

- New mixed-use and residential development should be sustainable. The development should be within walking distance of transit and utilize green construction methods. (PB SLT/PB Placer)

#### **Housing and the Economy**

- Investment should provide a variety of housing choices that strengthen neighborhoods, contribute to the local economy and support local business. (PB SLT)
- Housing should be provided that is economically attainable for the Basin's workforce. (PB Placer)

#### **Land Use, Housing and Social Wellbeing**

- Investment should include housing for the Basin's working families. (PB Placer)
- Investment should result in the creation of places for gathering in communities. (PB SLT)
- Investment in commercial gateway areas should enhance them as gathering places and create new public spaces. (PB SLT)
- Community planning and investment should address the recreational, educational, housing and economic needs of families. (PB Washoe) (Forum)

### **Regional Planning Concepts**

#### **Variety of Housing and Lodging Choices**

Communities cited a need to provide a variety of housing that strengthens neighborhoods, contributes to the local economy and supports local businesses. Understanding three-quarters of the Basin's economy depends on visitor spending, communities emphasized the need for workforce housing and continued reinvestment in a diversity of lodging choices.

Housing concepts include:

- Including housing in mixed-use projects and districts;
- Developing a spectrum of housing types that provide opportunities for primary home ownership for people of all income levels;
- Development of housing that matches the needs of employers and employees; and
- Developing housing that strengthens neighborhoods.

## **Input from APC / Governing Board, April 11<sup>th</sup> 2007**

### **Question #1: What are the biggest challenges for housing improvements in the Basin?**

- Price of land / Difficulty to make profit / How do you build in profit mode?
- Height, density and subdivision limitations and current code of ordinances
- NIMBY (not in my back yard) factor related to affordable housing projects
- Providing for all (socio-economic bases) in the region
  - "We've incentivized building trophy homes"
- Providing places that demonstrate a pride of ownership
- Effects of second home ownership
- Loss of full-time residents, more fragmented ownership (and not actively addressing this as we plan)
- Lack of involvement by major employers, workforce needs to be more involved/workforce needs to live here
- Lack of inclusionary housing
- Know how to pursue feasible do green/sustainable development
- No current inventory or assessment of vacant homes, lack of understanding of current housing inventory/situation
- Temptation to do social engineering
- Government restrictions
- Lack of incentives for affordable housing / Lack of financial mechanisms
- Outlaw homes without passive solar / require in all new construction, reduce energy costs
- Rehabilitation and maintenance of dilapidated housing and mobile home parks
- Fitting income levels with available stock

### **Question #2: Where shall we start?**

1. Do an inventory so we know what exists.
2. Develop a consistent policy.
3. Determine if we have the capacity to make it feasible.
4. Confirm who is responsible for the various aspects.

### **Forum Input**

- Make effective use of current housing stock before building new housing (League)
- Encourage a mix of residential types around existing centers and neighborhoods to support transit

### **Benefits to Affordable Housing**

- Mix of residential types and efficient use of land can support more transit-oriented development
- Reduce VMT and supports transit (housing near workplace)
- A diversity of housing choices strengthens local economy and neighborhoods