



COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY

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Brian Foss - Director, Planning Department

NEVADA COUNTY BOARD OF SUPERVISORS
Board Agenda Memo

MEETING DATE: October 25, 2016
TO: Board of Supervisors
FROM: Brian Foss, Planning Director
SUBJECT: Report and Presentation of the Truckee North Tahoe Regional Housing Study

RECOMMENDATION: No Action required.

FUNDING: Nevada County provided a funding amount of \$10,000 out of the Planning budget for participation in the Regional Housing Study.

ATTACHMENTS:

1. Truckee North Tahoe Regional Housing Study Executive Summary
2. Map of Regional Housing Study Area

BACKGROUND: The Truckee/North Tahoe region faces a number of complex housing issues. As in many resort and visitor-oriented communities, large seasonal fluctuations in retail and service-oriented employment, as well as a visitor-oriented real estate market and a large percentage of “second homes”, create a disconnect between the needs of the regional labor force and the housing resources that are made available by the market. In early 2015 the Community Collaborative of Tahoe Truckee (CCTT), hosted a housing conversation, which prompted local leaders to fund and plan a regional housing needs study. By the Fall of 2015, funding from various agencies was provided through the Tahoe Truckee Community Foundation (TTCF), which acted as a neutral convener, assembling diverse regional partners and stakeholders to assess regional workforce housing needs and to evaluate a range of potential local and regional solutions. Key funding partners for the study included Placer County, Nevada County, the Town of Truckee, and the Workforce Housing Association of Truckee-Tahoe. Other key partners participating in the creation of the study included the Family Resource Center of Truckee (FRCofT), the North Tahoe Family Resource Center (NTFRC), the Contractors Association of Truckee Tahoe, Truckee Tahoe Community Television, and Elevate

Tahoe. BAE Urban Economics, Inc. (BAE), a private consulting firm, was retained to conduct the assessment.

As part of the project, TTCF coordinated an extensive community outreach and public participation program, which included local employee and employer surveys and a series of five public forums (including informational presentations and community storytelling), as well as the formation of a Technical Advisory Group that provided ongoing input and direction for the study. TTCF also organized and recruited participants for three focus group sessions that were then facilitated by BAE. TTCF also coordinated with a variety of local and regional media outlets to disseminate information and build awareness around the issues and the study, as well as its objectives and process.

The study analyzed the data from the surveys from employees and employers, identified existing demographics including population and housing characteristics, economic and workforce trends, housing stock characteristics, housing market conditions, local housing policies and programs that are currently in place, and compared case studies from other regions similar to the Truckee North Tahoe area. The study provides key information about the needs of residents and employers in the area and concludes with a variety of options to move the issue forward. Options include the preparation of a Regional Housing Action Plan, the creation of a Regional Housing Agency, ongoing public and private collaboration and continued involvement from all sectors of the community in order to address the affordable housing issue of the Truckee/North Tahoe area. The Executive Summary of the report is attached, the complete Housing Study can be found at <http://www.ttcf.net/wp-content/uploads/2016/01/NorthTahoe-Truckee-Housing-Study-Final-Presentation-Bookmarked.pdf>

Item Approved by: Brian Foss, Planning Director

Submittal Date: October 7, 2016