

Housing

Ryan Gruver | Tyler Barrington

OVERVIEW

- Housing and Community Services Restructure
- Threats and Opportunities
- Policy Direction and Discussion

HCS RESTRUCTURE- WORKPLAN

Housing Objectives - Ad-Hoc and Workforce/Middle Income

- ☐ Workforce Housing Downpayment Assistance Program
- ☐ Alternative Housing
- ☐ Surplus Lands-Development Opportunities Webpage



HCS RESTRUCTURE- WORKPLAN

Policy Development Collaboration

- Pro-Housing - 2025
 - Support Encampment Policy Research
 - Alternative Housing
 - ☐ Tiny Homes on Wheels
 - ☐ Title 25 - Rural Owner Built Housing
 - ☐ Alternative Housing/RVs
- Housing Element update 2026/27



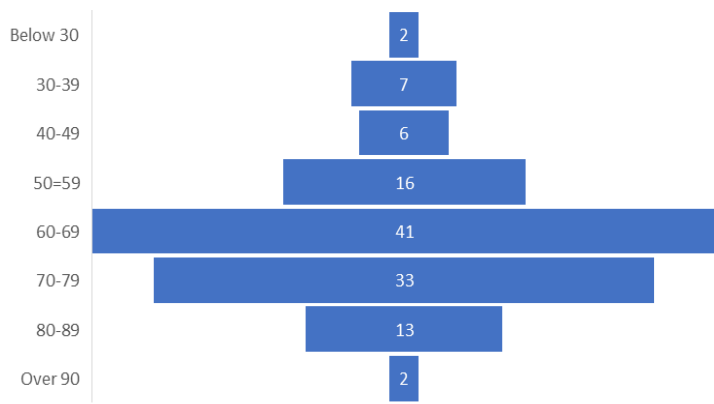
HCS RESTRUCTURE - WORKPLAN

Grants

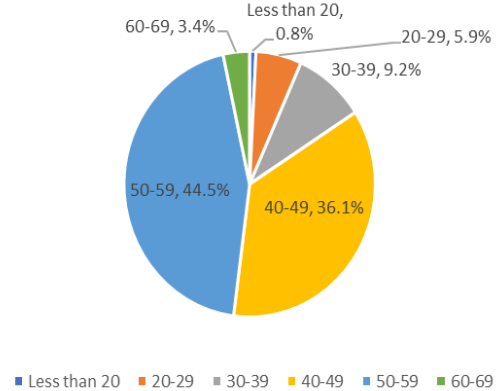
- 2025 - Ongoing
 - Western Nevada County Regional Housing Trust Fund/Permanent Local Housing Allocation (WNCRHTF/PLHA)
 - Lone Oak Senior Apartments Phase II
 - Habitat for Humanity
 - Community Services Block Grant (CSBG)
 - CIF - Bright Futures for Youth Commercial Kitchen & Gold County Seniors Meals on Wheels
 - Community Development Block Grant (CDBG)
 - Gold Country Seniors Meals on Wheels
 - CDBG-DR MHP
 - CCE Preservation
 - Mountain View Assisted Living
 - Manufactured Housing Revitalization Opportunities Program (MORE)*

MORE PROGRAMS

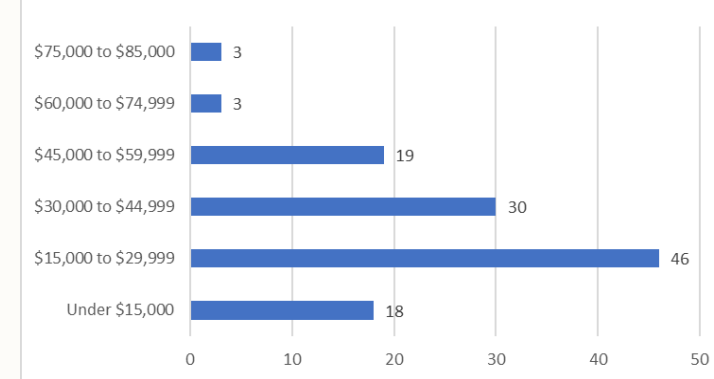
Applicant Age Range



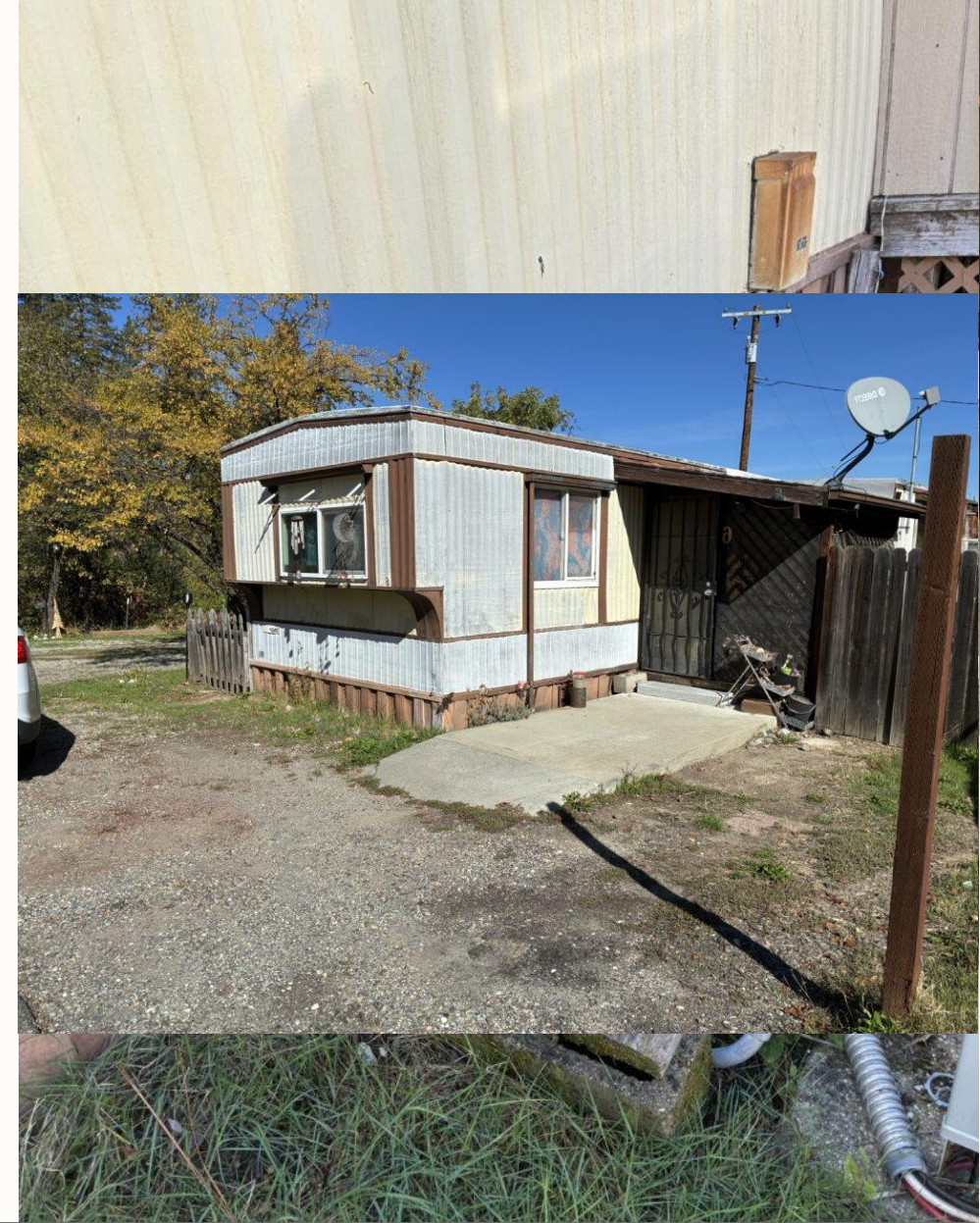
Unit Age Percent of Total



Applicant Annual Income



- HCD - \$1.5M
- 119 Applications
- 27 site visits
- Program Goals
 - 6-8 Replacements
 - 15 Repairs/Rehabs



HCS RESTRUCTURE- WORKPLAN

Grants

- 2026 Focus
 - Downpayment Assistance
 - Workforce Housing Downpayment Assistance
 - CalHome PI - Low-Income First-Time Homebuyers
 - CDBG
 - Project - Truckee Navigation Center
 - Programs - Economic Development-Housing Preservation
 - Prohousing Incentive Program
 - HOME PI
 - Habitat for Humanity
 - Tenant Based Rental Assistance



HCS RESTRUCTURE- WORKPLAN

County Capital Project Support

- Complete
 - CRC/Badger Lane
- Ongoing
 - Homekey +
 - Scattered Residential Sites
 - Veteran's Project
 - BHCIP-PHF
 - Truckee Navigation Center
 - Mountain View Assisted Living



HCS RESTRUCTURE- WORKPLAN

Collaboration

- Regional Housing Authority
- Community Land Trust
- Habitat for Humanity
- Freed
- Hospitality House
- Adult Family Services Commission
- Gold Country Seniors
- TTHWA/Tahoe Housing Hub
- Community Development Agency
- And others



COLLABORATION

Ranch House Case Study Video- 2:32-mins

<https://www.youtube.com/watch?v=IVv-rcoFho0>

THREATS AND OPPORTUNITIES

- Threats- HUD Voucher Changes
- Opportunities - H.R. 1 expands Tax Credits



Policy Direction



NEVADA
COUNTY
CALIFORNIA

POLICY DIRECTION



Recommendation: Direct the Housing Ad-Hoc to investigate opportunities to create shovel-ready projects and properties

Policy Direction Request:

Creating shovel ready projects and properties