

# 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

**HOME OWNERSHIP!**



Photo Credit: National Association of Realtors

# 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



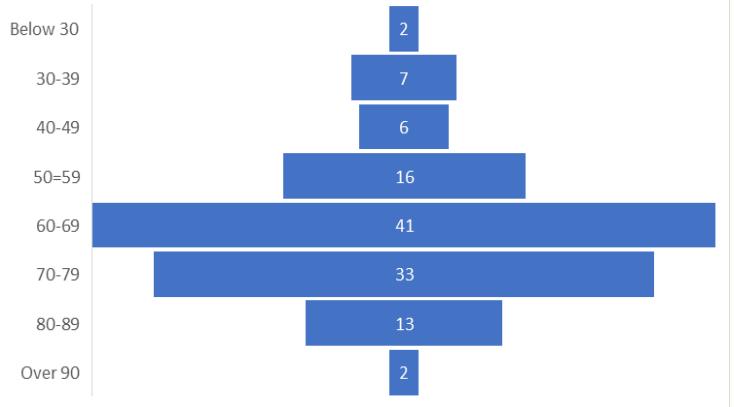
# HCS RESTRUCTURE - WORKPLAN

## Grants

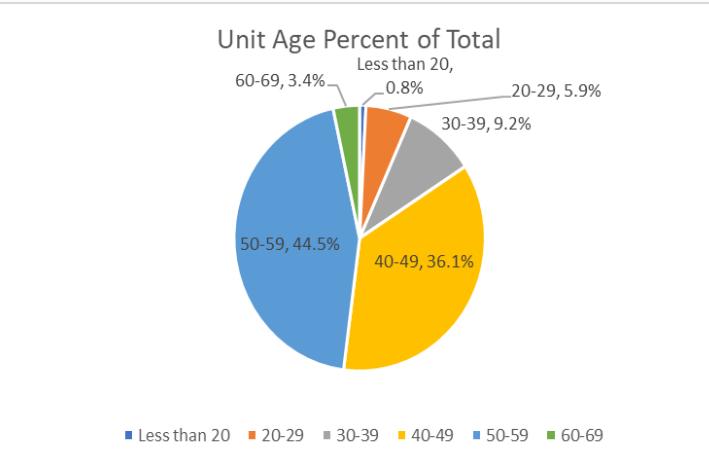
- 2025 - Ongoing
  - Western Nevada County Regional Housing Trust Fund/Permanent Local Housing Allocation (WNCRHTF/PLHA)
    - Lone Oak Senior Apartments Phase II
    - Habitat for Humanity
  - Community Services Block Grant (CSBG)
    - CIF - Bright Futures for Youth Commercial Kitchen & Gold County 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

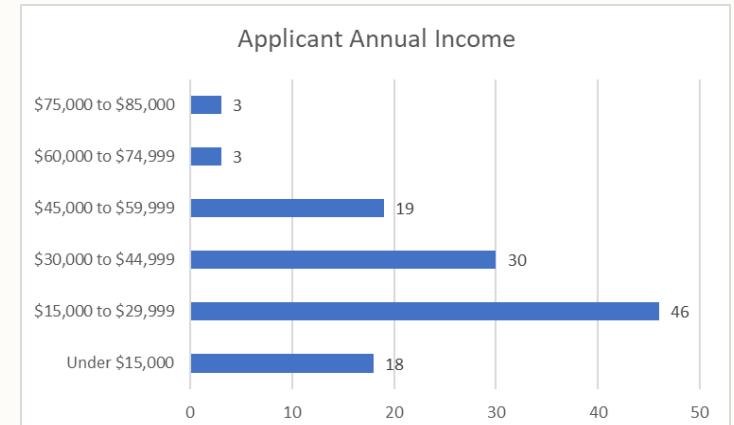
Applicant Age Range



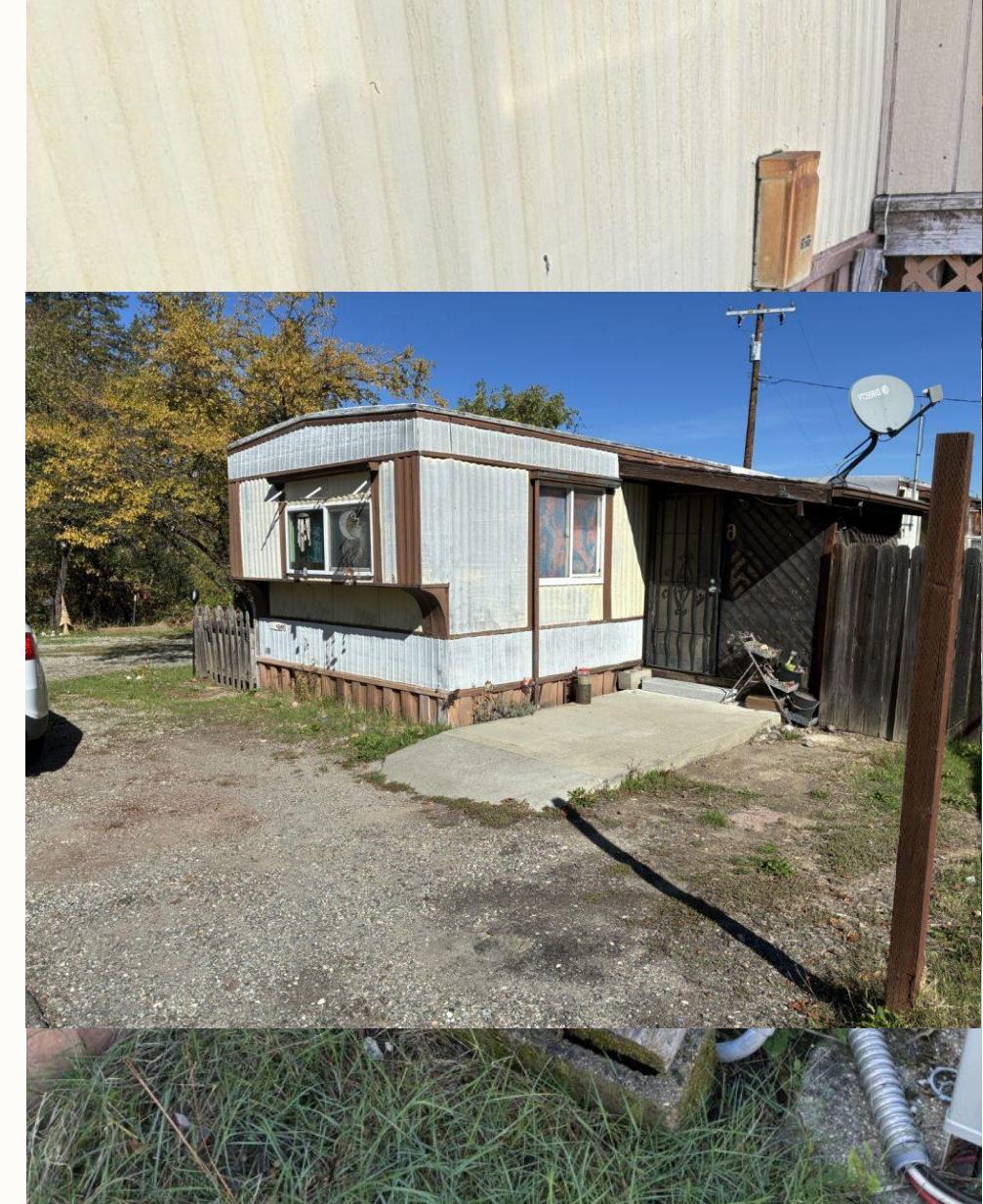
Unit Age Percent of Total



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



## POLICY DIRECTION



**Policy Direction Request:**  
Creating shovel ready projects and properties

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