

Housing Solutions: Accessing the American Dream

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2018 Tahoe Economic Summit

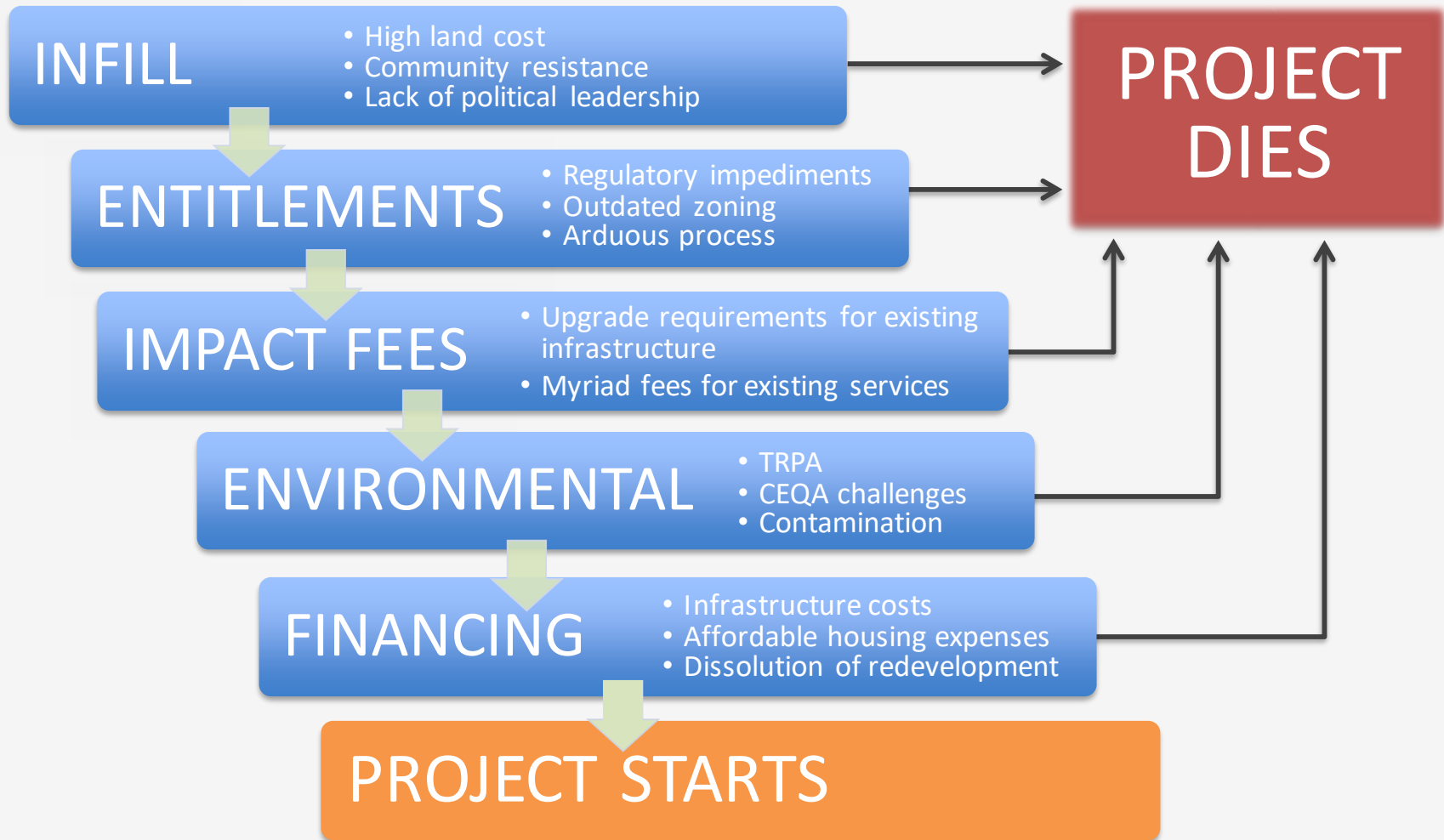
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TAHOE PROSPERITY CENTER

TAHOE
ECONOMIC
SUMMIT

Barriers to Infill Development





KINGS BEACH HOUSING:

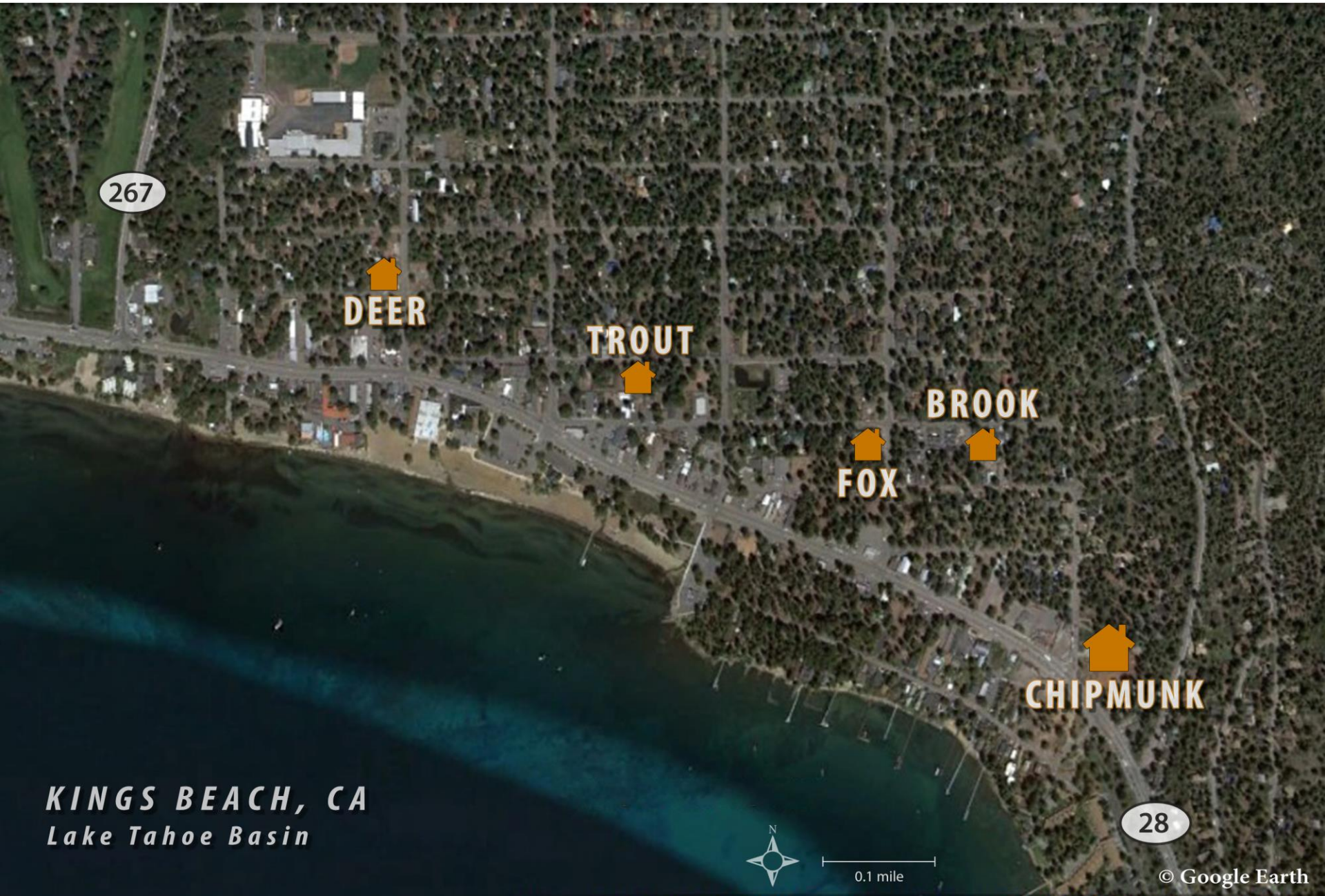
Workforce Housing in Lake Tahoe

Kings Beach, California

KINGS BEACH



SIX SCATTERED SITES




DEER


TROUT


FOX


BROOK


CHIPMUNK

KINGS BEACH, CA
Lake Tahoe Basin



0.1 mile

28

© Google Earth

KINGS
BEACH
Before



KINGS BEACH
After



Kings Beach

LAKE TAHOE, CA

77 units of family housing

Allowable Density:
7 units/acre

Approved Density:
30 units/acre

Required Parking:
2.5 spaces/unit

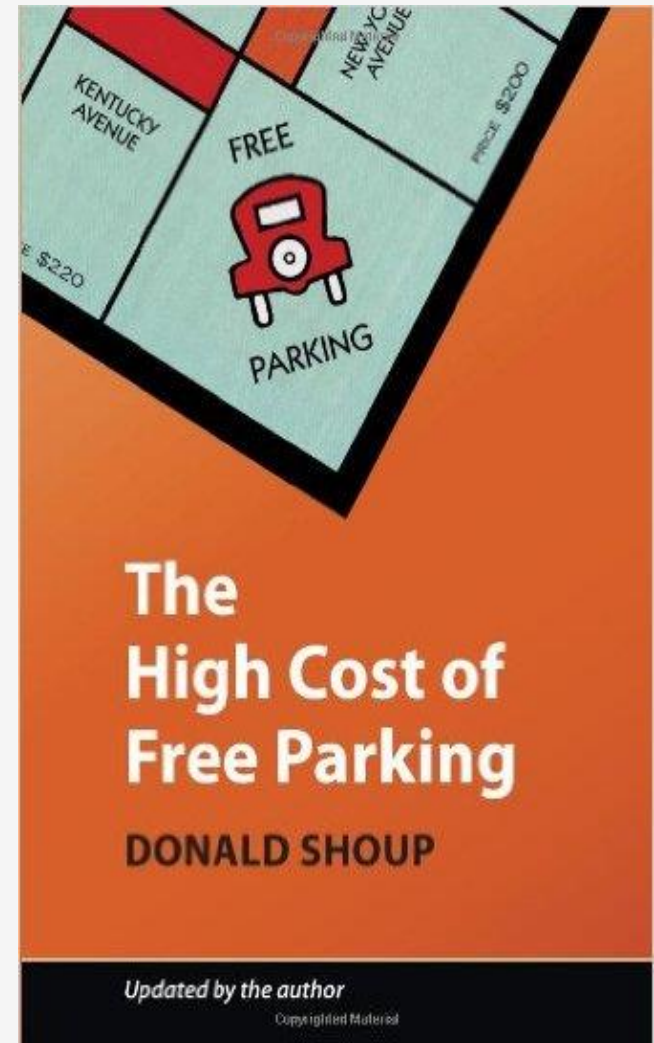
Approved Parking:
1.2 spaces/unit



Too Much Parking, Not Enough Housing

Minimum Parking Requirements are:

- Excessive
- Add costs
- Take space that could be used for more housing



California Governor signs bill to ease parking requirements and create more housing



AB 744 (Chau) signed October 9, 2015

Smart Growth America

AB 744

As of January 1, 2016

Mixed Income Near Major Transit Stops

0.5 parking spaces per *bedroom*:

- Project must include 11% very low income or 20% low income;
- and is within ½ mile of a major transit stop

100% Affordable Near Major Transit Stops

0.5 parking spaces per *unit*:

- Is a **TOD** within one-half mile of a major transit stop **or**
- Is a **senior housing development** and has either paratransit service or is within ½ mile of, a fixed bus route that operates at least 8 x per day.

100% Affordable Special Needs Housing

0.3 spaces per *unit*:

- Has access to paratransit service or is within ½ mile of, a fixed bus route that operates at least 8 x per day.

California Governor signs NIFTI bill to provide a new financing tool



AB 1568 Bloom: “NIFTI”

Neighborhood Infill Finance and Transit Improvements Act

As of January 1, 2018

- Amends Enhanced Infrastructure Finance Districts to allow financing of sales and use taxes
- 55% vote required for bond financing
- Attracts private investment to existing communities
- Dedicate 20% of the revenues to affordable housing
- Jumpstarts needed economic development and housing production at all income levels



HOUSING DEVELOPMENT TOOLKIT

September 2016



Housing Development Toolkit

1. Establishing by-right development
2. Taxing vacant land or donate it to non-profit developers
3. Streamlining or shortening permitting processes, timelines
4. Eliminate off-street parking requirements
5. Allowing accessory dwelling units
6. Establishing density bonuses
7. Enacting high-density and multifamily zoning
8. Employing inclusionary zoning
9. Establishing development tax or value capture incentives
10. Using property tax abatements



We can do it!

We can work together to break down rules that stand in the way of building new housing....”

-- President Obama's remarks to the U.S. Conference of Mayors, January 21, 2016





Thank you!

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