

WASHOE TAHOE
HOUSING
PARTNERSHIP
COMMUNITY IS THE KEY

Acknowledgements

Funders of the Housing Roadmap



Facilitator



Consultants



Mission and Vision



Mission: ***“Accelerate local housing solutions for those who live and work in Washoe Tahoe.”***

Vision: ***“A thriving, vibrant community that has housing options to support our local residents, workforce, and businesses.”***

How We Got Here 2021-2023

Washoe Tahoe Housing Partnership Timeline

Phase I: Completed in September 2021

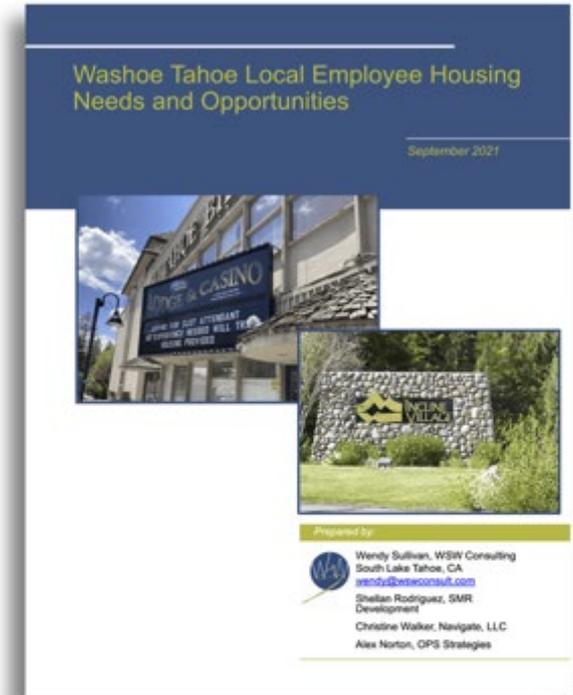
- Resulted in Washoe Tahoe Local Employee Housing Needs and Opportunities Report

Interim Phase: March 2022 – August 2022

- Fund Phase II
- Begin building community support

Phase II: September 2022 – June 2023

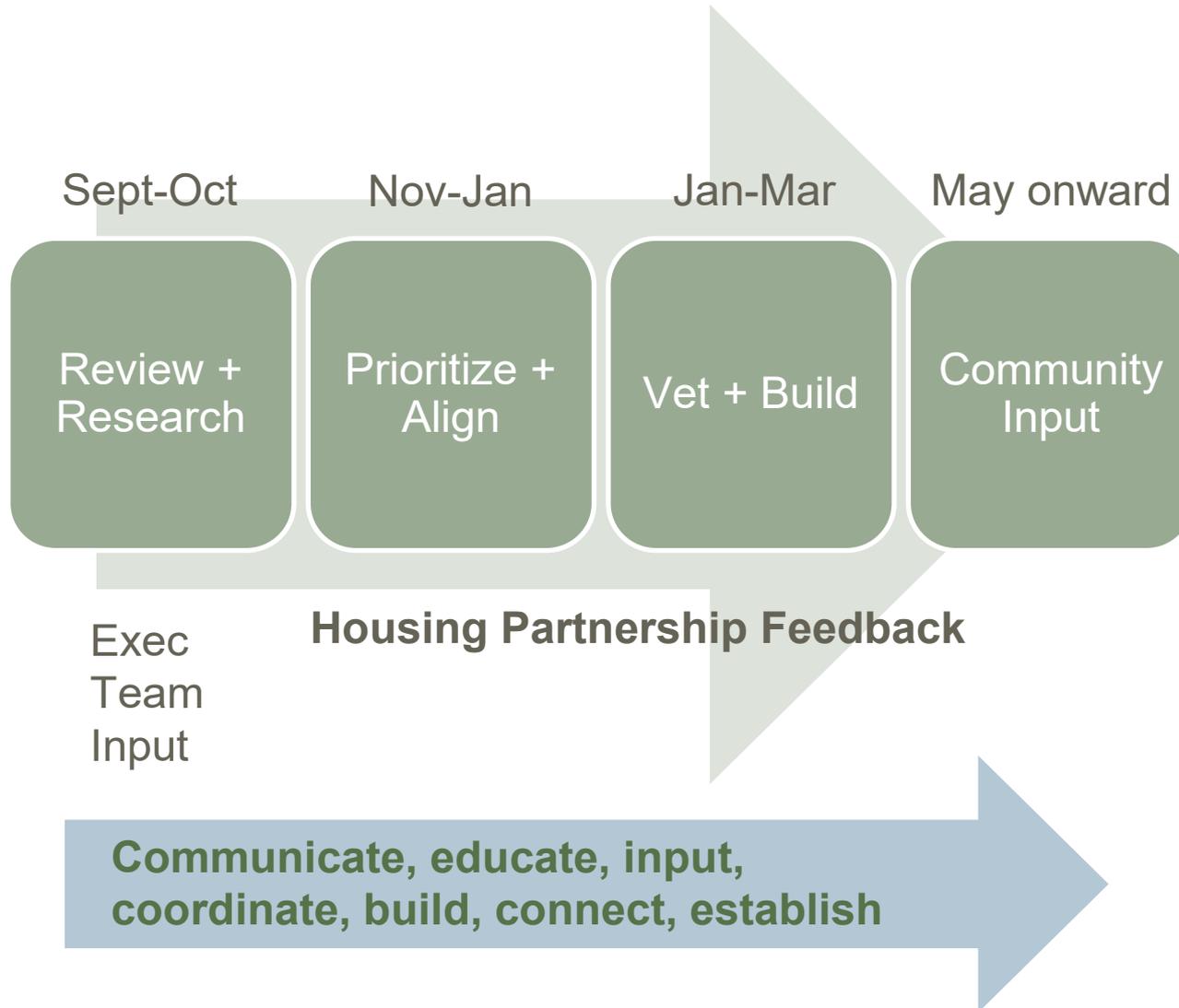
- Hire consultants to assist with implementation plan
- Keep educating and engaging the community
- Have a housing roadmap for stakeholders to move forward



[VIEW REPORT](#)

[DOWNLOAD REPORT](#)

2022-2023 Housing Roadmap Schedule



Housing Roadmap Purpose



A partnership framework and range of priority goals and actions to address the dire needs of workforce housing in the Washoe Tahoe Area over the next five years.

Who Needs Homes in Washoe Tahoe?

WASHOE
TAHOE
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HOUSING IN INCLINE VILLAGE & CRYSTAL BAY

WHO IS IT FOR?

Local Workers with
\$41,006
annual income



Hospitality and Retail Workers
Journalists • Administrative Staff

Can Afford a Studio at **\$1025**
per month

**CURRENT
STUDIO
COST** **\$1570**
per month

Local Workers with
\$82,012
annual income



Teachers • HR Managers
Architects • Restaurant Managers

Can Afford a 1-Bedroom at **\$2050**
per month

**CURRENT
1-BEDROOM
COST** **\$2625**
per month

Local Workers with
\$136,687 – \$205,030
annual income



Registered Nurses • Sheriff Deputies
Households with 2 Full-Time Incomes

Can Afford a 3-Bedroom at **\$3417**
per month

**CURRENT
3-BEDROOM
COST** **\$5988**
per month

HOME
OWNERSHIP

Monthly Mortgage Mean
\$30,979

Monthly Mortgage Median
\$9,180

*Current housing cost estimates as of May 2023.

Roadmap Strategic Framework

Housing Roadmap Strategic Framework: Vision + Goals



Build organizational + operational capacity
Hire staff
Secure funding for operations
Manage current + future inventory of deed restricted housing

Housing Roadmap Goals

Table 4. Timeline of Goals + Priority Actions

Goals + Priority Actions	Tier 1 (6 months)	Tier 2 (1 year)	Tier 3 (2-3 years)
Goal 1: Community Engagement + Outreach – <i>Build community understanding and support for housing</i>			
Action 1. Develop community education campaign	X		
Action 2. Develop advocacy platform + plan to support Roadmap Goals + Actions	X		
Action 3. Conduct outreach to employees + underserved populations to bring voices of those needing housing into the effort	X	X	
Goal 2: Finance – <i>Identify and raise public and private funds for housing</i>			
Action 1. Define budget for Roadmap Priority Actions, raise funds	X		
Action 2. Seek private donations/grants		X	
Action 3. Support grant applications from State + Federal sources		X	
Action 4. Explore ways to reduce costs for workforce housing developments (reduced fees and land)		X	
Action 5. Explore potential taxation strategies at State level			X
Goal 3: Redevelopment + Development – <i>Explore and facilitate development of workforce housing on public-agency owned sites, private lands and inclusion of workforce housing on future redevelopment projects.</i>			
Action 1. Initiate discussions with TTD and Washoe County to potentially allocate the old elementary school site for multi-family rental housing		X	
Action 2. Help create/participate in Vision/Plan for the sites with landowners + community; advocate to keep projects moving forward		X	X
Action 3. Advocate for redevelopment projects during entitlement + construction to ensure community needs are prioritized + projects are successful	X	X	X
Goal 4: Policy – <i>Update policy and codes to support preservation and production of workforce housing</i>			
Action 1. Review short-term rental management policy	X		
Action 2. Propose a package of policy updates in the 2023 Washoe Tahoe Area Plan Amendment to support housing	X	X	
Action 3. Explore other policy options to support housing		X	
Goal 5: Programs – <i>Support Programs to Address Workforce Needs</i>			
Action 1. Support Implementation of a new Long-Term Rental Grant Program	X		
Action 2. Support existing rental assistance programs	X		
Action 3. Support employer-based housing + transportation programs		X	
Action 4. Implement other programs as funding + capacity is built			X

Housing Roadmap Priority Actions

Priority Actions	Background	Recommended Steps
3. Conduct outreach to employees, employers and underserved populations to bring voices of those needing housing into the effort	As with all community housing initiatives it is important that the voice of those being served be included in the process. The community will want to, on a regular basis, raise the voice and ideas of those most impacted by the housing crisis.	Define a plan for bringing the voice of the community into the process. Consider ideas such as: -Ask non-profit and employer WTHP members to conduct surveys, invite speakers to share stories at regular WTHP meetings, invite new members from these under-represented groups, etc. -Reach out to the schools and local churches to invite more community members into the process -Reach out to employers to get involved--they are critical and directly impacted by the lack of housing for employees!



Photo by Travel North Tahoe Nevada

Application of Roadmap



Education + Move Community Action

Partnership Work: Community education + collective actions.

Incline Village Crystal Bay Community and Business Association (IVCBA)

Informs priority setting and helps with resource allocations

Change Policy to Support Workforce Housing

Washoe County

Informs Tahoe Area Plan Amendments, and decisions around staffing, long-range planning, budgeting, development code, policies, programs, enforcement

Tahoe Regional Planning Agency

Implements policy changes, housing program work

Expand Current Programs + Planning Efforts

Reno Housing Authority

Potential expansion of current programs and services into the Washoe Tahoe Area

Placemate

Develop an incentive program in Washoe Tahoe

Other TBD based on Community Input!!!!

Thank you

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The Tahoe Prosperity Center thanks all of you for your dedication, time, commitment and support of this important issue in our community!

Photo by Zoe Avery