



Community Meeting #2: Monday May 20, 2019, 6pm -8pm

Tahoe City Public Utility District
221 Fairway drive
Tahoe City, CA 96145

INTRO/ HISTORY:

Meea Kang introduced herself, the Development team and the Dollar Creek Crossing project.

- Site Information: 11.4 acres on the corner of Hwy 28 and Fabian, owned by a private party, Placer County has an Option to purchase
- The development team of Related California, The Pacific Companies and Dinsmore Sierra, LLC successfully competed to be awarded the RFP and have been asked to develop the site to help create achievable housing.
- The parcel's current zoning allows for multifamily with a preference for affordable units
- The site allows up to 18.75 affordable units per acre or 214 units within the Tahoe Basin Area Plan.
- There are more funding sources for apartments but not for homeownership units.
- The team is interested in Piloting this homeownership project because the homeownership portion of this project is important to the neighbors, the County and creates unique opportunity for the community.

FINANCING:

Andrea Clark described the way in achievable and affordable residential projects are typically financed.

- Costs (environmental, entitlement, construction, design, engineering, financing cost, etc.) is greater than the income a development creates in revenue through achievable homeownership sales or rents or affordable rents.
- Therefore, additional sources / methods must be utilized to create housing achievability
 - There are many more funding sources for rental vs. ownership:
 - Examples of funding sources for rental: County Land Loan with Seller Carry, County TOT Grant, Low Income Housing Tax credits (4% and 9%) bonds, AHP, HOME, CDBG, National Housing Trust Funds, Impact Fee Reductions, State Permanent Source funds (SB 2), State Infill Infrastructure Grant Program, State Affordable Housing Sustainable Communities, HCD -Multi-Family Housing Program, Cal HFA-Mixed Income Program, Construction Loans, Permanent Loans
 - These funding sources are highly regulated and will provide long term affordable housing, with onsite property managers, strict income and rent requirements, experienced property managers, inspections and a lot of oversight
 - Examples of funding sources for homeownership- Placer County Land financing: i.e.: Ground Lease, Community Loan Trust, Cal HFA -Down payment assistance, Local Philanthropic Funds, Construction Loan



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- The preliminary design for homeownership units that will be affordable by design and are aimed to be affordable to those at or below 212% AMI or achievable housing as defined by TRPA in Placer County.

NEED / WHO WILL LIVE HERE? Meea Kang described the needs of the region primarily based on data from the 2016 Tahoe Truckee Community Foundation Truckee North Tahoe Regional Workforce Housing Needs Assessment.

- BAE's 2016 housing study there is an unmet need for approximately 12,160 housing units with approx. 4,000 new jobs expected in the area through 2030.
- Dollar Creek Crossing addresses the need for primarily 1- and 2-bedroom units serving 30-80% AMI.
- Meea Kang gave examples of North Tahoe household income based on jobs recently advertised. Meea explained that standard is that if 30% of household income goes towards housing this is reasonable. Meea compared what these occupations should spend in rent or mortgage based on the 30% rule compared to what is on the market, clearly showing there are few affordable options for various many members of the workforce.

CONNECTIVITY:

Meea Kang described the site location and how it is uniquely located to be multimodal with access to bike lanes, TART bus and proximity to shopping, schools, recreation and shopping in Tahoe City. She briefly reviewed the project's guiding principles which we seen a poster in the room as well as on handouts.

REVISIONS SINCE LAST MEETING:

Robert Lindlay, project architect, described the revision the development and design team has made to the site plan since the first time it was introduced to the neighborhood. See Slides for more detail.

1. Created a connected Village Center
 - a. Included pathways throughout the site that connect with trails and community gathering space
 - b. Removed connection to Polaris
 - c. Improved Bus stops for TART and School Buses
 - d. Improved pedestrian crossings
 - e. Included Plaza with amenities –bike repair station, water fountains, pet area, mapping
2. Preserved scenic Character and Enhanced open Space
 - a. Moved buildings off N. Lake Blvd.
 - b. Relocated tallest away from scenic vistas and SF homes
 - c. Revised the Circulation to decrease Roadway while creating more open space, plaza
 - d. Will incorporate native landscaping and natural features to create beautiful space



3. Improved Circulation/ Traffic and Parking

- a. Coordinating with School District to create a shared TART/ school bus stop
- b. Lining up intersection with Dollar Drive
- c. Studying traffic calming on N. Lake Blvd., applied for TOT Planning Grant
- d. Increased onsite parking
- e. Revised site circulation to decrease Roadway while creating more open space, plaza

Meea Kang finished the presentation by inviting people to sign the sign in sheet, make comments on the boards, submit written comments or visiting the website, www.dollarcreekcrossing.com.

The next community meeting is scheduled for Friday, July 19, 2019.

GENERAL COMMENTS MADE: (Note: these are not direct quotes but an attempt to summarize various comments and concerns voiced by the audience)

- The site is too dense, this was a concern from many participants who wanted to see fewer overall units
- Comments made concerning parking, specifically that parking will overflow to adjacent neighborhoods- especially challenging in the winter with snow storage needs. Strong desire to increase parking.
- Decrease number of rental units and create more for sale opportunities
- Concern regarding how snow storage and guest parking be handled. Reality of snow conditions must be considered with the site design.
- Someone stated that the DOMAS development in Kings Beach uses parking for snow storage in the winter.
- A suggestion to scale down unit numbers based on concern for safety in the event of fire evacuations. Fire evacuation was a concern voiced by many.
- Suggestion to include a fire/ emergency evacuation plan for the surrounding community.
- “Missing middle” is not being met with the current design. Missing middle income families should qualify for rentals
- Restrict all units to full time residents. No seasonal employees.
- Look at Coburn Crossing in Truckee as a model
- Additional egress road to the high school and middle school should be considered, it is currently unsafe and hazardous.
- Some said they believe this this project was for teachers, firefighters etc. but they don’t feel like it is.
- A statement was made that teachers want ownership opportunities versus rentals

Comments received on Boards:

1. SITE PLAN BOARD:

WHAT I LIKE...	GENERAL COMMENT	WHAT COULD BE IMPROVED...
Bike Path thru the development site	Adding Bike Racks does not reduce VMTs	Taking away animal habitat, so there will be more animals roaming the streets.
	Developer should have 2-3 parking spots / unit	More landscape buffer near Village Drive
	Site should only have 100 units total	More rental units for “missing middle” couples and families instead of all workforce
	School Fire Access needs to be better, Burton Creek Access? (x2)	Too many people/ units / traffic and not enough parking
	Walk Score is 7	Due to long winters (8 mos.) covered car parking is necessary
		Worker Housing restrictions required, or all will be lost.
		Deed restrictions for full time residents vs. part time or seasonal.
		Scenic Impact from Village to be protected better

2. OPEN SPACE

WHAT I LIKE...	GENERAL COMMENT	WHAT COULD BE IMPROVED...
	Open space at corner of Fabian and Hwy should be a sports field for multi uses, picnics, outdoor play, concerts, farmers market... x2	Add sidewalk on village road. ROW add landscaping. Buffer between for sale and village road.
		Provide access to stormwater basin for snow storage
		Make it a state park, rec center, indoor pool, (3) baseball fields, (2) soccer fields, pump track
		Do not include housing



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3. FOR-SALE PRODUCT (Dinsmore Sierra):

WHAT I LIKE...	GENERAL COMMENT	WHAT COULD BE IMPROVED...
I like the ADU.	Crown over structure intermingled.	Missing middle is missing
Need more affordable way to be able to buy a home.	Village setback!	Affordable by design needs examples for public process, cost, buy in need and requirements for more for purchase in region is needed
	{ineligible word} colony village	Need smaller and more affordable for sale products
		Need 1 and 2 bedrooms for sale products
		Property owned with deed restrictions
		Need fenced yard for pet