Truckee Meadows Housing Study
Introduction

- Current Supply of Housing and Residential Land
- Housing Needs
- Future Housing Scenarios
- Implications for Public Policy
CURRENT SUPPLY OF HOUSING AND RESIDENTIAL LAND
## Current Housing Types

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Example Housing Types</th>
<th>Existing Housing Stock in the Region</th>
<th>Examples in the Truckee Meadows</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Single Family</td>
<td>Single family detached unit on a lot of 20,000 square feet and larger</td>
<td>9% of Total Housing Stock</td>
<td>![Image of single family homes]</td>
</tr>
<tr>
<td>Moderate Density Single Family</td>
<td>Single family detached unit on a lot between 6,000 and 20,000 square feet</td>
<td>45% of Total Housing Stock</td>
<td>![Image of single family homes]</td>
</tr>
<tr>
<td>High Density Single Family/Low Density Multi-Family</td>
<td>Single-family detached unit on a 4,500 square foot lot, Townhouse on a 4,000 square foot lot, Tri-Plex with 3,000 square feet per unit</td>
<td>18% of Total Housing Stock</td>
<td>![Image of single family homes]</td>
</tr>
<tr>
<td>Moderate Density Multi-Family</td>
<td>Two or three story garden or walk-up apartment building with about 15 to 30 dwelling units per acre</td>
<td>19% of Total Housing Stock</td>
<td>![Image of multi-family homes]</td>
</tr>
<tr>
<td>High Density Multi-Family</td>
<td>Multi-story apartment or condominium building with more than 30 dwelling units per acre</td>
<td>9% of Total Housing Stock</td>
<td>![Image of multi-family homes]</td>
</tr>
</tbody>
</table>
Zoned Residential Land

- 41,800 acres of suitable land in TMSA
- 95% currently vacant
- 83,000 new houses could be built on this vacant land with existing zoning
- 2/3 would be low or moderate density single-family houses
- Access to infrastructure is a concern
Approximately 83,000 potential dwelling units in TMSA (per existing zoning)
HOUSING NEEDS
Housing Affordability

One-third of households in the region are cost-burdened

One-third of households have income below $35,000 and cannot afford the median rent ($875)
<table>
<thead>
<tr>
<th>Annual Income</th>
<th>Monthly Income</th>
<th>Affordable Monthly Housing Cost</th>
<th>% of Existing Households with This Income</th>
<th>Typical Housing Type and Tenure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $20,000</td>
<td>Less than $1,670</td>
<td>Up to $500</td>
<td>18%</td>
<td>Apartment (Renter)</td>
</tr>
<tr>
<td>$20,000–$40,000</td>
<td>$1,670–$3,330</td>
<td>$500–$1,000</td>
<td>20%</td>
<td>Apartment Small House (Renter)</td>
</tr>
<tr>
<td>$40,000–$60,000</td>
<td>$3,330–$5,000</td>
<td>$1,000–$1,500</td>
<td>17%</td>
<td>Small House Townhouse (Renter/Owner)</td>
</tr>
<tr>
<td>$60,000–$80,000</td>
<td>$5,000–$6,670</td>
<td>$1,500–$2,000</td>
<td>13%</td>
<td>Single-Family House Condominium (Renter/Owner)</td>
</tr>
<tr>
<td>$80,000 or more</td>
<td>$6,670 or more</td>
<td>More than $2,000</td>
<td>32%</td>
<td>Single-Family House Condominium (Renter/Owner)</td>
</tr>
</tbody>
</table>
Missing middle housing
<table>
<thead>
<tr>
<th>Option</th>
<th>53%</th>
<th>42%</th>
</tr>
</thead>
<tbody>
<tr>
<td>In a house with a small yard within walking distance to shops and work.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>In a house with a small yard with a shorter commute to work.</td>
<td>57%</td>
<td></td>
</tr>
<tr>
<td>In a neighborhood with a mix of houses and businesses that are easy to walk to.</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>In a house with a large yard driving distance to shops and work.</td>
<td></td>
<td>36%</td>
</tr>
<tr>
<td>In a house with a large yard with a longer commute to work.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>In a neighborhood that has only houses and a car is required to access to stores &amp; businesses.</td>
<td>35%</td>
<td></td>
</tr>
</tbody>
</table>

Demographic Changes

Likely Trends among Baby Boomer Households
- Household Sizes: More one-person households
- Homeownership Rates: Slowly decrease after 75 years old
- Income: Income decreases, but some have accumulated wealth

Likely Trends among Millennials Households
- Household Sizes: Increase as they form families
- Homeownership Rates: Increases with income
- Income: Increases with age
FUTURE HOUSING SCENARIOS
Develop Scenarios

- **Classic Scenario (1)**
  - Based on spatial pattern of recent home building, since 2000
  - More development on the fringe of the community
  - Allowed for very limited redevelopment
  - Housing Type mix based on historic development percentages

- **McCarran Scenario (2)**
  - Change in spatial pattern with more emphasis on core of our region
  - 25% of new homes modeled within the McCarran Ring
  - Increased redevelopment on currently built parcels
  - Housing Type mix varied to increase higher density types
Housing Type Mix

Forecasted growth of 50,600 new dwelling units in TMSA 2015-2035

Classic Scenario (1)
- Low Density Single Family: 5,554 (11%)
- Moderate Density Single Family: 10,144 (20%)
- High Density Single Family/Low Density Multi-Family: 6,483 (13%)
- Moderate Density Multi-Family: 2,603 (5%)

McCarran Scenario (2)
- Low Density Single Family: 3,468 (7%)
- Moderate Density Single Family: 11,486 (23%)
- High Density Single Family/Low Density Multi-Family: 10,492 (20%)
- Moderate Density Multi-Family: 3,937 (8%)
Classic Scenario (1):
New Dwelling Units by 2035

Scenario 1A 2035
Predicted Units
- 1
- 2 - 5
- 6 - 25
- 26 - 50
- 51 - 100
- > 100

0 2 Miles
McCarran
Scenario (2): New Dwelling Units by 2035
EVALUATION OF SCENARIOS
Market-Based Development Analysis

Number and type of dwelling units that are financially feasible given current market and zoning constraints on vacant parcels.

- **Low Density Single Family**: 2,647 units
- **Moderate Density Single Family**: 14,203 units
- **High Density Single Family/Low Density Multi-Family**: 1,698 units
- **Moderate Density Multi-Family**: 3,810 units
- **High Density Multi-Family**: n/a
Infrastructure capacity

- Evaluated the current spatial extent of regional infrastructure
  - Water pipes
  - Wastewater pipes
  - Major roads

- A subset of 52,652 potential units (approx. 63%) reside in the adequately served area
Regional Service Costs

- Collaborative effort with service providers
  - Transportation
  - School District
  - Water Service
  - Wastewater Service
- Focus on pattern of growth, not timing
- Ten percent (10%) reduction in capital costs in the McCarran Scenario (2)
IMPLICATIONS FOR PUBLIC POLICY
Housing needs

- The Truckee Meadows needs a wider variety of housing types to meet anticipated demographic shifts and affordable housing needs
- Home ownership costs 60% income 17%
- Likelihood of residents continuing to afford homes similar to existing housing stock is diminishing
- Missing Middle housing represents a segment of housing types that can provide affordable workforce housing
Location is key

- This study illustrates that the location of new housing is very important, because the capital costs of developing infrastructure is less expensive with a more compact development pattern.

- Providing the conditions that support the development of different housing types in locations that are less expensive to serve is essential for supporting economic growth.
Opportunities

- Consider housing and transportation costs together to capture housing cost burden in the region
- Add scenario planning tools to the toolbox the Truckee Meadows Region uses to plan for the future. This should include the ability to analyze both costs and revenues for different development patterns
Opportunities

• Partner with Urban3 on allocating costs and revenues across our community to understand the differences in location and land use patterns

• Capitalize on public resource investments by supporting development in areas with lower infrastructure and service costs
Opportunities

- Use financial feasibility modeling to understand current market capacity compared to approved zoning
- Review tensions between market trends and current land use regulations that inhibit infill + redevelopment
- Create a small competitive grant fund to assist in developing denser housing, thereby reducing some risk for private market
Take Aways

- Housing affordability is an issue, and will continue to be so due to demographic shifts + the economy
- More housing types means more options and choice for affordable workforce housing
- Building in a more compact scenario can save the region money in terms of infrastructure and services
- Learn more at [www.tmrpa.org](http://www.tmrpa.org)