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STAFF REPORT

Date: April 21, 2021  
To: TRPA Governing Board  
From: TRPA Staff  
Subject: Release and Distribution of 2021 and 2022 Residential Allocations

Summary and Staff Recommendation:

The Tahoe Regional Planning Agency (TRPA) Governing Board considers the release of residential allocations every four years and distribution of residential allocations to local jurisdictions every two years. A residential allocation is required to build a new market rate residential unit. Distribution of residential allocations to the local jurisdictions is based on three criteria: 1) residential permit review and code compliance; 2) Lake Tahoe Total Maximum Daily Load (TMDL) implementation; and 3) short-term rental neighborhood compatibility (TRPA Code, Section 50.5). The Performance Review Committee (PRC), comprised of staff from each participating local jurisdiction and TRPA, reviewed the Performance Review System results as set forth in this staff report and is recommending distribution for 2021 and 2022 as follows:

Douglas County . . . . .	20 allocations
El Dorado County . . . . .	60 allocations
Placer County. . . . .	74 allocations
City of South Lake Tahoe. . . . .	66 allocations
<u>Washoe County. . . . .</u>	<u>12 allocations</u>
Total	232 allocations

Based on the findings in this staff report and the PRC recommendation, TRPA staff is recommending the Governing Board release residential allocations for the next four years and distribute residential allocations to the local jurisdictions (City of South Lake Tahoe, El Dorado County, Placer County, Douglas County and Washoe County) for the next two years.<sup>1</sup>

Required Motions:

In order to approve the proposed residential allocation release and distribution, the Governing Board must make the following motions, based on this staff report and the evidence in the record:

<sup>1</sup>Pursuant to TRPA Code 50.5.2.A.1, TRPA will reserve 10% of each jurisdiction’s annual allocations for distribution to parcels below the Individual Parcel Evaluation Score (IPES) line.

- 1) A motion to release 520 residential allocations for the next four years in accordance with TRPA Code, Section 50.4.2;
- 2) A motion that the proposed distribution of residential allocations for 2021 and 2022 to the local jurisdictions meets the requirements of TRPA Code, Section 50.5: *Allocation of Additional Residential Units*; and
- 3) A motion to adopt the attached Resolution (see Attachment A).

In order for the motions to pass, an affirmative vote of any eight Board members is required.

Background:

TRPA Code, Section 50.4.2, states TRPA shall release residential allocations in four-year cycles up to a maximum of 20 percent of the 2013 additions (refer to Table 50.4.1-1 in the TRPA Code), which is a total of 520 residential allocations.<sup>2</sup> Of the 520 allocations, 480 allocations may be distributed to the local jurisdictions and the other 40 allocations will be placed in the residential allocation incentive pool. Allocations not distributed to local jurisdictions under the Performance Review System will also be assigned to allocation incentive pool (refer to TRPA Code, Section 50.5.1.D). Distribution of residential allocations to the local jurisdictions is based on the Performance Review System, which includes three criteria: 1) residential permit review and code compliance; 2) Lake Tahoe Total Maximum Daily Load (TMDL) implementation; and 3) short-term rental neighborhood compatibility (TRPA Code, Section 50.5). A summary of Performance Review Systems Results is provided below.

Residential Audits:

In 2019 and 2020, TRPA staff completed residential project review and code compliance audits for each local jurisdiction (City of South Lake Tahoe, Douglas County, El Dorado County, Placer County, and Washoe County), as required by TRPA Code of Ordinances Section 50.5.2.E. The purpose of these audits is to (1) ensure residential projects reviewed and inspected by Memorandum of Understanding (MOU) partners on behalf of TRPA comply with the TRPA Code and Rules of Procedure, (2) identify project review training and education opportunities for MOU partners, and (3) provide the Performance Review Committee with a summary of MOU performance for the distribution of residential allocations.

The 2019 and 2020 audit results are provided below. Local jurisdictions were provided initial audit results and provided an opportunity to work with TRPA to address comments before final scores were determined. In jurisdictions without an active MOU, permits issued by TRPA were audited by TRPA staff. Overall, MOU partners did an exceptional job completing TRPA environmental review, ensuring project files were complete and well organized, and completing

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<sup>2</sup> This release of residential allocations is premised on the Governing Board approving Agenda Items VII.A.1, 2, and 3. These actions will delink the current code requirement for the release of residential allocation and Threshold Standard AQ-4. As amendments to TRPA's Code of Ordinances do not become effective for 60 days, the release and distribution requested here will not become effective for 60 days. Local jurisdictions may loan each other allocations during this delay in order to meet any unmet demand during this time period.

inspections. As a result, TRPA staff is not recommending any deductions to allocations because all jurisdictions received audit scores of greater than 90%.

Jurisdiction	2019			2020		
	Project Review	Compliance	Average	Project Review	Compliance	Average
City of South Lake Tahoe	90%	95%	93%	95%	95%	95%
Douglas County	95%	97%	96%	92%	97%	95%
El Dorado County	94%	96%	95%	92%	97%	95%
Placer County	96%	93%	95%	95%	93%	94%
Washoe County	92%	94%	93%	96%	95%	96%

As part of the audit, TRPA identified potential training and educational opportunities the Agency could facilitate in collaboration with local jurisdictional partners to ensure successful delegation. In response, the Agency has and will continue to provide virtual trainings to local jurisdictions on permit review and inspections.

TMDL Implementation:

According to the Lahontan Regional Water Quality Control Board and Nevada Division of Environmental Protection, all jurisdictions in California and Nevada achieved their 2019 and 2020 Lake Tahoe Total Maximum Daily Load (TMDL) credit targets. The detailed results are documented on the Lake Tahoe Info Lake Clarity Tracker Urban Uplands Results page (<https://clarity.laketahoeinfo.org/Results/Detail/UrbanUplands>) and in the 2020 TMDL Performance Report.<sup>3</sup> As a result, TRPA staff is not recommending any deductions to allocations because all jurisdictions are in compliance with TMDL crediting targets.

Short-Term Rental Neighborhood Compatibility:

In 2019, TRPA’s Local Government and Housing Committee convened a Short-Term Rental (STR) Neighborhood Compatibility Working Group to develop STR Neighborhood Compatibility Guidelines and a Code amendment to make STR neighborhood compatibility a third criterion of the Performance Review System. The Guidelines were developed to provide local jurisdictions a range of options and flexibility in implementing and achieving STR neighborhood compatibility. TRPA maintains information developed by the STR Neighborhood Compatibility Working Group and links to local jurisdiction STR (also referred to as Vacation Home Rentals, or VHRs) permitting and enforcement programs at: <https://www.trpa.gov/regional-plan/code-amendments/>.

On October 23, 2019, the TRPA Governing Board added STR neighborhood compatibility as a third criterion to the Performance Review System and directed staff to use the Guidelines during the application of the Performance Review System (TRPA Code, Section 50.5.2.E). The Code states that a local jurisdiction that receives a score of 90 percent or greater based on the

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<sup>3</sup> Source: Mary Fiore-Wagner, Lahontan Regional Water Quality Control Board, and Jason Kuchnicki, Nevada Division of Environmental Protection.

Guidelines shall receive their full allotment of residential allocations, be penalized one increment of deduction for a score between 75 and 89 percent, or be penalized two increments of deduction for a score below 75 percent.

In November 2020, TRPA staff provided the Guidelines to local jurisdiction staff and asked that they provide a response as to how their jurisdiction is addressing STR neighborhood compatibility locational, operational, and enforcement criteria. TRPA found that all the local jurisdictions now have adopted STR/VHR ordinances that address noise, occupancy, parking, refuse, defensible space, and public health and safety. At this time, none of the local jurisdictions are addressing water quality (requiring applicants to obtain a Best Management Practices certificate before obtaining a STR/VHR permit). All of the local jurisdictions have also implemented, or in the process of implementing, STR/VHR enforcement programs.

The locational criterion continues to be the most challenging criterion for the local jurisdictions to address. Under the locational criterion a local jurisdiction must demonstrate that STRs are being located consistent with Regional Plan Land Use Goals and Policies, including directing STRs towards Town Centers, tourist lodging and/or commercial areas, major non-auto dependent transportation corridors and/or near tourist-oriented regional recreational amenities; address residential compatibility issues such as the over saturation (“clustering”) of STRs and the construction of large STRs in residential neighborhoods; and support Regional Plan Transportation Goals and Policies, including directing STRs to areas where alternative transportation options (shared-use paths, bike lanes/routes, and public transit) are available.

A summary of recent local jurisdiction activity related to STR management is provided below:

Douglas County – In 2019, the Douglas County Board of Commissioners directed the County Manager to create a citizen’s taskforce to assist the County Manager in developing recommendations to address VHRs in the Tahoe Township. The VHR Taskforce was formed and conducted several meetings in 2019 and 2020. The VHR Taskforce considered the TRPA STR Neighborhood Compatibility Guidelines when developing their recommendations. The County Manager subsequently created a Technical Advisory Group to review the recommendations. In August 2020, the Board reviewed the recommendations, which include creating a cap of 725 VHR permits in the Tahoe Township and updating the County’s existing VHR Ordinance to better address permitting, parking, noise and trash. The Board decided to delay any decisions until the new Board was put in place in 2021. On February 18, 2021, the Board decided to temporarily suspend the issuance of new VHR permits until the Board approves a new ordinance intended to address ongoing issues concerning public health, safety and welfare. On April 15, 2021, the Board considered a plan that includes density caps on STRs to address neighborhood compatibility. Information on the County’s VHR Permitting and Enforcement Program is available at: [www.douglascounty.gov](http://www.douglascounty.gov).

El Dorado County – In 2020, the County held virtual public meetings to discuss limiting the number and density of VHRs in the Tahoe Basin, focusing on the guidelines from TRPA. On December 2, 2020, the Board of Supervisors updated the County's VHR Ordinance limiting the total amount of VHR permits that may be issued to 900. On February 9, 2021, the Board discussed the concept of adding buffers around VHRs. The Board directed staff to come back

in 30 to 60 days with more detail on 300 foot and 500-foot buffers and a 1,000 foot buffer around large homes. The Board requested more data on the cost to implement buffers versus the benefit. The Board is scheduled to consider clustering at their May 11, 2021, meeting. Information on the County's VHR Permitting and Enforcement Program is available at: [www.edcgov.us/Government/planning/vhr](http://www.edcgov.us/Government/planning/vhr).

Placer County – In 2019, the Placer County Board of Supervisors adopted an STR Ordinance and expanded their enforcement program. Placer County considered the STR Neighborhood Compatibility Guidelines when developing their STR program. The County has a Transit Occupancy Tax (TOT) Rebate Program to incentivize lodging in Town Centers and is using TOT funds to fund improvements to the County's transit system to help address the impacts of tourism in the Tahoe Region and to support affordable housing projects. Information on the County's STR Permitting and Enforcement Program is available at: [www.placer.ca.gov/6109/Short-Term-Rental-Program](http://www.placer.ca.gov/6109/Short-Term-Rental-Program).

City of South Lake Tahoe - Measure T was approved by voters on November 6, 2018. Measure T requires the phase-out of all VHR permits in residential areas and all multi-family properties over a three-year period, with full implementation of these provisions to occur by December 31, 2021. Measure T prohibits the issuance of new VHR permits in residential areas. Measure T does not affect existing or future VHR permits in non-residential areas (i.e., tourist core, commercial, and recreation zones) of South Lake Tahoe, except for multi-family properties where VHR permits are no longer allowed anywhere in the City. In compliance with the City VHR Ordinance (Measure T), VHR permits in residential areas will not be renewed when they expire throughout 2021. Measure T allows for properties within a residential zone, whose owner is a permanent resident of the City, to vacation rent the entire dwelling for up to 30 days (consecutive or non-consecutive) total per one-year permit period. In November 2020, the City Council adopted a hosted rental ordinance establishing regulations allowing a qualified homeowner or tenant to rent a portion of their home. Information on the City's VHR and Hosted Rental Programs are available at: [cityofslt.us/453/Vacation-Home-Rentals](http://cityofslt.us/453/Vacation-Home-Rentals) and [www.cityofslt.us/1089/Hosted-Rentals.com](http://www.cityofslt.us/1089/Hosted-Rentals.com)

Washoe County – On March 23, 2021, the Washoe County Board of Commissioners adopted their first STR ordinance. The ordinance defines what a STR is and creates specific requirements to mitigate the issues of concern, as well as to create an enforcement process. Highlights of the ordinance include no parties or events including weddings, quiet hours, one parking space per four occupants and no on-street parking, and use of wildlife-resistant trash containers. Washoe County plans to collect feedback during the summer travel season and plans to modify the ordinance as needed before the end of the year. Information on the County's STR Ordinance is available at: [www.washoecounty.us/csd/planning\\_and\\_development/str.php](http://www.washoecounty.us/csd/planning_and_development/str.php)

All of the jurisdictions are now using Host Compliance to monitor the location of STRs and bring illegal STRs into compliance with local requirements.

A summary of the points TRPA is recommending be awarded to each of the local jurisdictions based on the STR Guidelines is provided in Table 2 (below). The Guidelines submitted by the local jurisdictions are provided as Attachment D.

<b>Table 2: Short-Term Rental Neighborhood Compatibility Scores</b>					
<b>BEST PRACTICES</b>	<b>DC</b>	<b>EDC</b>	<b>PC</b>	<b>CSLT</b>	<b>WC</b>
<b>LOCATIONAL (maximum 30 points)</b>					
Land Use (10 points)	0	0	0	10	0
Residential Compatibility (10 points)	6	10	2	10	0
Transportation (10 points)	4	2	10	8	0
Other Best Practices (can substitute up to 30 points)*	10	10	8	2	0
<b>OPERATIONAL (maximum 30 points)</b>					
Noise (5 points)	5	5	5	5	5
Occupancy (2.5 points)	2.5	2.5	2.5	2.5	2.5
Parking (5 points)	5	5	5	5	5
Refuse (5 points)	5	5	5	5	5
Defensible Space (2.5 points)	2.5	2.5	2.5	2.5	2.5
Water Quality (2.5 points)	0	0	0	0	0
Public Health & Safety (5 points)	5	5	5	5	5
Education (2.5 points)	2.5	2.5	2.5	2.5	2.5
Other Best Practices (can substitute for up to 30 points)**	2.5	2.5	2.5	2.5	2.5
<b>ENFORCEMENT (maximum 40 points)</b>					
Implementation (15 points)	15	15	15	15	15
Funding (10 points)	10	10	10	10	10
Education (10 points)	10	10	10	10	10
Penalties (5 points)	5	5	5	5	0
Other Best Practices (can substitute for up to 40 points)	n/a	n/a	n/a	n/a	5***
<b>TOTAL</b>	<b>90</b>	<b>92</b>	<b>90</b>	<b>100</b>	<b>70</b>

\*TRPA is recommending Douglas County and El Dorado County be able to substitute points for developing working groups and hosting public workshops that informed locational criterion policy recommendations and actively working to implement those recommendations. TRPA is recommending that Placer County be able to substitute points for using TOT funding generated from STRs to fund transportation projects, including transit, to offset the impacts of tourism and to support affordable housing projects.

\*\*TRPA is recommending that local jurisdictions be able to substitute up to 2.5 points, to achieve a maximum score of 30 under the operational criterion, because all of the jurisdictions are maintaining websites, are requiring permits, and formed working groups that informed the development of their STR/VHR ordinances and programs.

\*\*\*TRPA is recommending that Washoe County receive 5 points for forming a working group that provided recommendations on the provisions of the County's STR enforcement program.

#### Performance Review Committee:

The Performance Review System process includes the review of the staff recommendation by the Performance Review Committee (PRC). On February 23, 2021, the PRC reviewed TRPA staff's

recommendation regarding the distribution of allocations. The Committee supported TRPA's staff recommendation, while at the same time recommended that local jurisdictions that make improvements to their Short-Term Rental/Vacation Home Rental (STR/VHR) programs be given the opportunity to provide a memorandum to TRPA outlining the progress they have made and, if a local jurisdiction can demonstrate that they have made changes that warrant additional points under the STR Neighborhood Compatibility Guidelines (Guidelines), that TRPA staff consider revising their recommendation to the Governing Board. The Committee also recommended that TRPA take into consideration other efforts local jurisdictions are making to manage the impacts of STRs and tourism, such as using Transit Occupancy Taxes (TOT) to fund improvements to transit. In addition, the Committee recommended revisiting the Guidelines to make the scoring more consistent before the next PRC meeting in 2023.

#### Discussion and Analysis:

More detailed discussion on the TRPA staff and PRC recommendations is provided below:

Douglas County – When the PRC reviewed TRPA staff's Performance Review System recommended results, TRPA staff was recommending subtracting one increment of deduction (2 allocations) from Douglas County's annual base allocation for both 2021 and 2022 because the County had a score between 75% and 89% on the STR Neighborhood Compatibility Guidelines. The County received a score of 85% because it had not adequately addressed the location criteria. TRPA staff did however recommend that Douglas County receive its full base allocation if the Board of Commissioners adopted the VHR Task Force recommendations, including the 725 cap by the time the TRPA Governing Board considered the distribution of allocations. In addition, TRPA recommended that the County consider requiring Best Management Practices be installed at all VHRs in the Tahoe Township. Since that time, Douglas County has suspended the issuance of new VHR permits and committed to working to address neighborhood compatibility issues. As a result, the County is requesting that it be awarded 10 points for Neighborhood Compatibility under the STR Neighborhood Compatibility Guidelines and TRPA revise its recommendation and award Douglas County its full allotment of allocations (see Attachment B – Douglas County STR Update Memo). TRPA staff reviewed the request and is now recommending that the County receive 6 points for Neighborhood Compatibility based on the STR Neighborhood Compatibility Guidelines, which increases the County's total score to 90%. Therefore, TRPA staff revised its recommendation and is recommending that the County receive its full allotment of allocations.

El Dorado County - El Dorado County scored over 90% on the STR Neighborhood Compatibility Guidelines and therefore no deductions are recommended by TRPA. TRPA recommends that the County move forward with addressing the issue of clustering STRs and consider requiring Best Management Practices be installed at all STRs.

Placer County – At the PRC meeting, TRPA recommended one increment of deduction (6.5 allocations, rounded up to 7) be subtracted from Placer County's annual base allocation for both 2021 and 2022 because the County scored between 75% and 89% on the STR Neighborhood Compatibility Guidelines because they had yet to address the locational criterion or water quality. Following the PRC meeting, Placer County submitted the attached



memorandum outlining how the County is using transit occupancy tax (TOT) funding to offset the impacts of tourism and to support affordable housing projects and requested that TRPA reconsider its recommendation. The memorandum is provided as Attachment C. TRPA reviewed the memorandum and is now recommending Placer County receive its base allocation. TRPA recommends that the County consider implementing additional locational criteria that support Regional Plan Goals and Policies and consider requiring Best Management Practices be installed at all STRs.

City of South Lake Tahoe - The City of South Lake scored over 90% on the STR Neighborhood Compatibility Guidelines and therefore no deductions are recommended by TRPA. TRPA recommends the City consider requiring Best Management Practices be installed at all STRs.

Washoe County - TRPA is proposing to subtract two increments of deduction (3.5, rounded up to 4) from Washoe County's annual base allocation for both 2021 and 2022 because the County scored below 75% on the STR Guidelines. TRPA recommends that the County develop and implement locational criteria, stormwater best management practices and penalties for those that fail to comply with STR permit requirements.

TRPA recognizes that local jurisdictions had just over a year to develop and/or update STR programs following the adoption of the Performance Review System Code update and Guidelines and that all of the jurisdictions have been impacted by COVID-19. TRPA took these factors into consideration when developing the recommendations. The Agency sincerely appreciates the significant amount of work and time local jurisdictions and citizens have put into developing programs to better manage STRs in the Tahoe Region.

Performance Review System Results: The following provides more detail including the base allocations, analysis based on the three performance measures in the Code, and the calculation of the scores and allocations for each jurisdiction.

Douglas County – Base number of residential allocations is 10 per year.

- 2019 Permit Monitoring and Compliance: Douglas County scored 95% on the project review portion of the performance audit and scored 97% on the compliance portion.
- 2020 Permit Monitoring and Compliance: Douglas County scored 92% on the project review portion of the performance audit and scored 97% on the compliance portion.
- TMDL Implementation: Douglas County is meeting all TMDL targets pursuant to their Interlocal Agreement (ILA).
- Short-Term Rental Neighborhood Compatibility Guidelines: Douglas County scored 90% on the STR Neighborhood Compatibility Guidelines.
- Recommendation: TRPA staff recommends that Douglas County receive 10 residential allocations for 2021 and 10 residential allocations for 2022.

El Dorado County – Base number of residential allocations is 30 per year.

- 2019 Permit Monitoring and Compliance: El Dorado County scored 94% on the project review portion of the performance audit and scored 96% on the compliance portion.
- 2020 Permit Monitoring and Compliance: El Dorado County scored 92% on the project review portion of the performance audit and scored 97% on the compliance portion.

- TMDL Implementation: El Dorado County is in compliance with Lake Tahoe TMDL and Municipal Storm Water Permit requirements, including Lake Clarity Credit requirements.
- Short-Term Rental Neighborhood Compatibility Guidelines: El Dorado County scored 92% on the STR Neighborhood Compatibility Guidelines.
- Recommendation: Staff recommends that El Dorado County receive 30 residential allocations for 2021 and 30 residential allocations for 2022.

Placer County – Base number of residential allocations is 37 per year.

- 2019 Permit Monitoring and Compliance: Placer County scored 96% on the project review portion of the performance audit and scored 93% on the compliance portion.
- 2020 Permit Monitoring and Compliance: Placer County scored 95% on the project review portion of the performance audit and scored 93% on the compliance portion.
- TMDL Implementation: Placer County is in compliance with Lake Tahoe TMDL and Municipal Storm Water Permit requirements, including Lake Clarity Credit requirements.
- Short-Term Rental Neighborhood Compatibility Guidelines: Placer County scored 90% on the STR Neighborhood Compatibility Guidelines.
- Recommendation: Staff recommends that Placer County receive 37 residential allocations for 2021 and 37 residential allocations for 2022.

City of South Lake Tahoe – Base number of residential allocations is 33 per year.

- 2019 Permit Monitoring and Compliance: The City of South Lake Tahoe scored 90% on the project review portion of the performance audit and scored 95% on the compliance portion.
- 2020 Permit Monitoring and Compliance: The City of South Lake Tahoe scored 95% on the project review portion of the performance audit and scored 95% on the compliance portion.
- TMDL Implementation: The City of South Lake Tahoe is in compliance with Lake Tahoe TMDL and Municipal Storm Water Permit requirements, including Lake Clarity Credit requirements.
- Short-Term Rental Neighborhood Compatibility Guidelines: The City of South Lake Tahoe scored 100 % on the STR Neighborhood Compatibility Guidelines.
- Recommendation: Staff recommends that the City of South Lake Tahoe receive 33 residential allocations for 2021 and 33 residential allocations for 2022.

Washoe County – Base number of residential allocations is 10 per year.

- 2019 Permit Monitoring and Compliance: Washoe County scored 92% on the project review portion of the performance audit and scored 94% on the compliance portion.
- 2020 Permit Monitoring and Compliance: Washoe County scored 96% on the project review portion of the performance audit and scored 95% on the compliance portion.
- TMDL Implementation: Washoe County is meeting all TMDL targets pursuant to their Interlocal Agreement (ILA).
- Short-Term Rental Neighborhood Compatibility Guidelines: Washoe County scored 70% on the STR Neighborhood Compatibility Guidelines.
- Recommendation: Based on TRPA Code, Section 50.5.2, which requires two increments of deduction for a score below 75% on the STR Neighborhood Compatibility Guidelines,

staff recommends that Washoe County be deducted two increments (3.5 rounded up to 4) from their base allocation for 2021 and 2022. Thus, staff recommends Washoe County receive 6 residential allocations for 2020 and 6 residential allocations for 2021.

<b>Jurisdiction</b>	<b>Annual Base Allocation*</b>	<b>Deduction Increments*</b>	<b>Minimum Allocation with Deductions</b>	<b>Total Recommended 2021 and 2022 Allocations</b>
<b>Douglas County</b>	10	2.0	2	20
<b>El Dorado County</b>	30	5.5	8	60
<b>Placer County</b>	37	6.5	11	74
<b>City of South Lake Tahoe</b>	33	5.75	10	66
<b>Washoe County</b>	10	1.75	3	12
<b>Total</b>	120		34	232

\* The Annual Base Allocation and Deduction Increments are provided in Table 50.5.2 of TRPA Code. One deduction increment equals the number of allocations shown for individual jurisdictions. If the final allocation results in a decimal ending in 0.5 or higher, the allocation is rounded up to the nearest whole number.

Allocations not distributed under the Performance Review System will be assigned to TRPA’s Residential Allocation Incentive Pool. Individuals can apply for an allocation from the Residential Allocation Incentive Pool in exchange for retiring a sensitive lot and local jurisdictions can apply for allocations in exchange for restoring stream environment zones, building multi-family housing in Town Centers, transferring residential development rights to Town Centers, maintaining a Certified Local Government Moderate Income Housing Program, and demonstrating progress towards other Regional Plan Goals and Policies (refer to TRPA Code, Section 50.5.1.D).

The allocations distributed for 2021 and 2022 will be added to the total remaining allocations shown in Table 4.

<b>Table 4: Total Remaining Allocations</b>	
<b>Jurisdiction</b>	<b>Total Remaining Allocations</b>
Douglas County, NV	45
El Dorado County, CA	34
Placer County, CA	193
City of South Lake Tahoe, CA	56
Tahoe Regional Planning Agency	62
Washoe County, NV	116
<b>Total</b>	<b>506</b>

Source: LakeTahoeInfo 4/6/2021

TRPA staff appreciates the efforts of the local jurisdictions in helping to achieve the targets of the residential allocation program.

Contact Information:

For questions regarding this agenda item, please contact Brandy McMahon, AICP, Local Government Coordinator, at (775) 589-5274 or [bcmcmahon@trpa.gov](mailto:bcmcmahon@trpa.gov).

Attachments:

- A. Resolution
- B. Douglas County STR Memo
- C. Placer County STR Memo
- D. Local Jurisdictions Completed STR Neighborhood Compatibility Guidelines

Attachment A

Resolution

TAHOE REGIONAL PLANNING AGENCY  
TRPA RESOLUTION NO. 2021 –

RESOLUTION OF THE GOVERNING BOARD OF THE TAHOE REGIONAL PLANNING AGENCY TO  
RELEASE 520 RESIDENTIAL ALLOCATIONS FOR THE NEXT FOUR YEARS AND DISTRIBUTE  
RESIDENTIAL ALLOCATIONS FOR 2021 AND 2022 TO THE CITY OF SOUTH LAKE TAHOE, EL  
DORADO COUNTY, PLACER COUNTY, WASHOE COUNTY, AND DOUGLAS COUNTY

WHEREAS, the Tahoe Regional Planning Compact (P. L. 96-551, 94 Stat. 3233, 1980) created the Tahoe Regional Planning Agency (TRPA) and empowered it to set forth environmental threshold carrying capacities (“threshold standards”) for the Tahoe Region; and

WHEREAS, the Compact directs TRPA to adopt and enforce a Regional Plan that, as implemented through agency ordinances, rules and regulations, will achieve and maintain such threshold standards while providing opportunities for orderly growth and development consistent with such thresholds; and

WHEREAS, the Compact further requires that the Regional Plan attain and maintain federal, state, or local air and water quality standards, whichever are strictest, in the respective portions of the region for which the standards are applicable; and

WHEREAS, in the Tahoe Region, residential allocations may be released every four years pursuant to TRPA Code, Section 50.4.2; and

WHEREAS, in the Tahoe Region, residential allocations may be distributed to local jurisdictions every two years based on the results of the Performance Review System (TRPA Code, Section 50.5); and

WHEREAS, on February 23, 2021, the Performance Review Committee (PRC), comprised of staff from each participating local jurisdiction and TRPA, reviewed the Performance Review System results and voted unanimously to recommend distribution of residential allocations for 2021 and 2022 to the local jurisdictions; and

WHEREAS, on April 28, 2021, the Governing Board reviewed TRPA staff’s recommendation to release residential allocations and the Performance Review System results and voted to release 520 residential allocations for the next four years and distribute residential allocations for 2021 and 2022 to the local jurisdictions; and

NOW, THEREFORE, BE IT RESOLVED that the Governing Board of the Tahoe Regional Planning Agency hereby approves the release of 520 residential allocations and distribution of residential allocations to the local jurisdictions for 2021 and 2022 as follows:

**2021 Residential Allocations**

Douglas County .....	10 allocations
El Dorado County .....	30 allocations
Placer County.....	37 allocations
City of South Lake Tahoe.....	33 allocations
<u>Washoe County.....</u>	<u>6 allocations</u>
Total	116 allocations

**2022 Residential Allocations**

Douglas County .....	10 allocations
El Dorado County .....	30 allocations
Placer County.....	37 allocations
City of South Lake Tahoe.....	33 allocations
<u>Washoe County.....</u>	<u>6 allocations</u>
Total	116 allocations

PASSED and ADOPTED by the Governing Board of the Tahoe Regional Planning Agency this \_\_\_\_ day of \_\_\_\_\_, 2021, by the following vote:

Ayes:  
Nays:  
Absent:

\_\_\_\_\_  
Mark Bruce, Chair  
Tahoe Regional Planning Agency  
Governing Board

Attachment B

Douglas County STR Memo



Attachment C

Placer County STR Memo

Attachment D

Local Jurisdictions Completed STR Neighborhood Compatibility Guidelines