Cultivating Community, Conserving the Basin Policy Alternatives

Governing Board

July 22, 2026

Tahoe Living
Cultivating Community, Conserving the Basin.

In this Presentation

1. What is an Environmental Impact Statement (EIS)?
2. What is a Policy Alternative?
   - And why does it matter?
3. Overview of Policy Alternatives
4. Next Steps

What is an EIS?

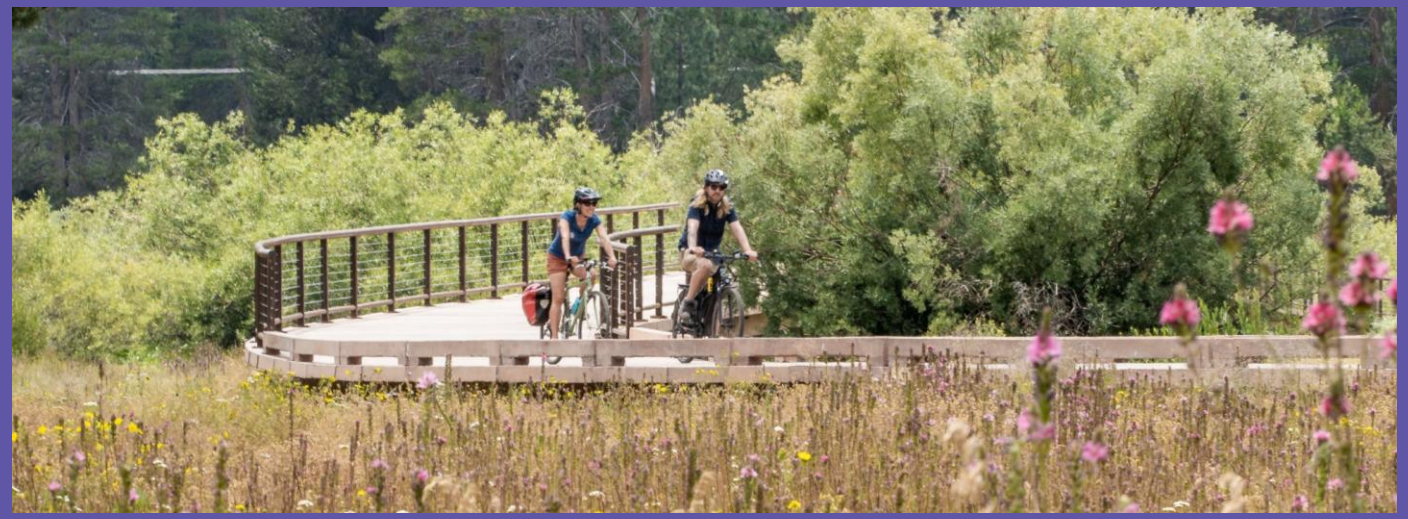
- *Highest level of environmental analysis*
- *Analyzes environmental impacts of a potential action*
- *Compares impacts of different policy alternatives*

What is a policy alternative?

- Helps us understand the relative impact of a proposed action
- We always study a no project alternative
- Alternatives can be about more than environmental impact

No Project Alternative

- Analyzes impact of TRPA's existing policy without changes
- Includes all Regional Plan/Code amendments to date
- EIS requirement

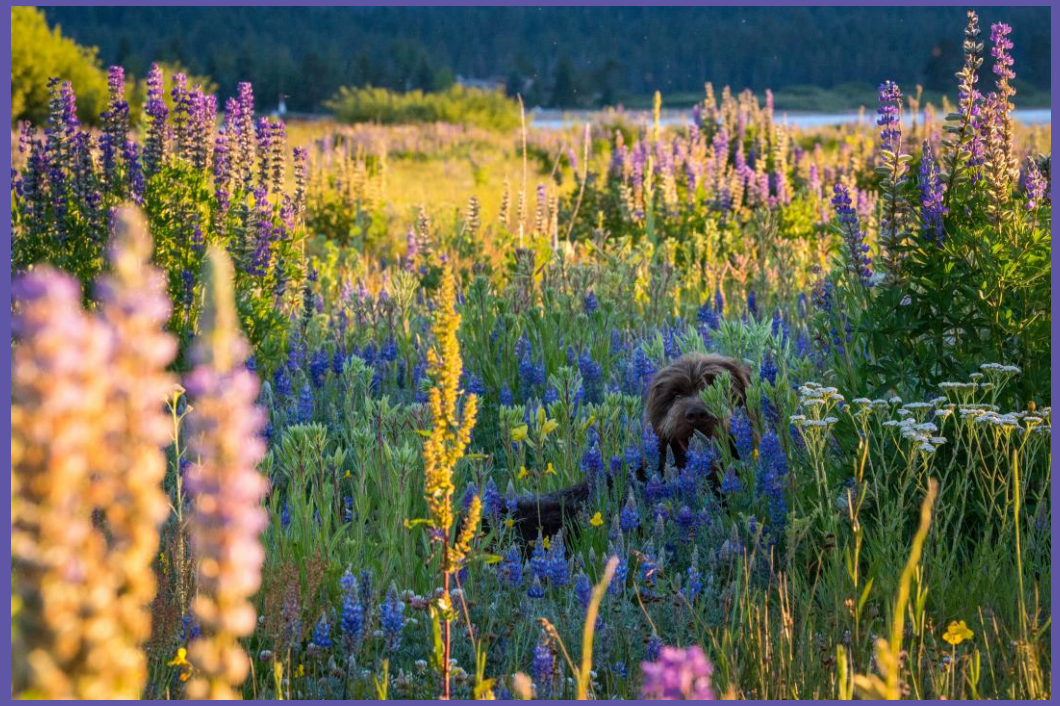


Housing Forward Alternative

- Focuses primarily on incentives for new housing
- Supports a range of workforce housing options
- Changes to development review process, fees, development rights, coverage requirements, and use definitions
- Reflects policy recommendations emerging from public process

Housing Preservation Alternative

- Focuses on a utilizing existing housing to meet needs of Tahoe's workforce
- Seeks to unlock underutilized or vacant homes



What's next?

- Public review draft– Fall 2026
- Minimum 60-day public review period
- Working Groups and Community Workshops
- Final EIS and decision – Spring 2027