Tahoe In Brief

Tahoe Regional Planning Agency (TRPA) Governing Board Monthly Report

September 2023

TRPA CALENDAR AT-A-GLANCE

SEPTEMBER 2023
- September 27: TRPA Governing Board Meeting

OCTOBER 2023
- October 11: TRPA Advisory Planning Commission Meeting
- October 18: Tahoe Living Housing and Community Revitalization Working Group Meeting
- October 25: TRPA Governing Board Meeting and Retreat

NOVEMBER 2023
- November 8: TRPA Advisory Planning Commission Meeting
- November 15: TRPA Governing Board Meeting

DECEMBER 2023
- December 6: TRPA Advisory Planning Commission Meeting
- December 13: TRPA Governing Board Meeting

Potential agenda items October to December may include:
- Tahoe Living Phase 2: Land Use Code Innovation to Promote Affordable and Workforce Housing Solutions informational and consideration hearings.
- Proposed permitting improvements though amendments to the TRPA Code, Rules of Procedure, Design Review Guidelines, and Fee Schedule
- 2020 Census update (informational)
- Aquatic Invasive Species Program update (informational)
- Threshold updates for Stream Environment Zones, Aquatic Invasive Species, and Tahoe Yellow Cress informational and consideration hearings.
- Tahoe Valley and Tourist Core Area Plan amendments
- Placer County Tahoe Basin Area Plan amendments

TRPA STRATEGIC PRIORITIES
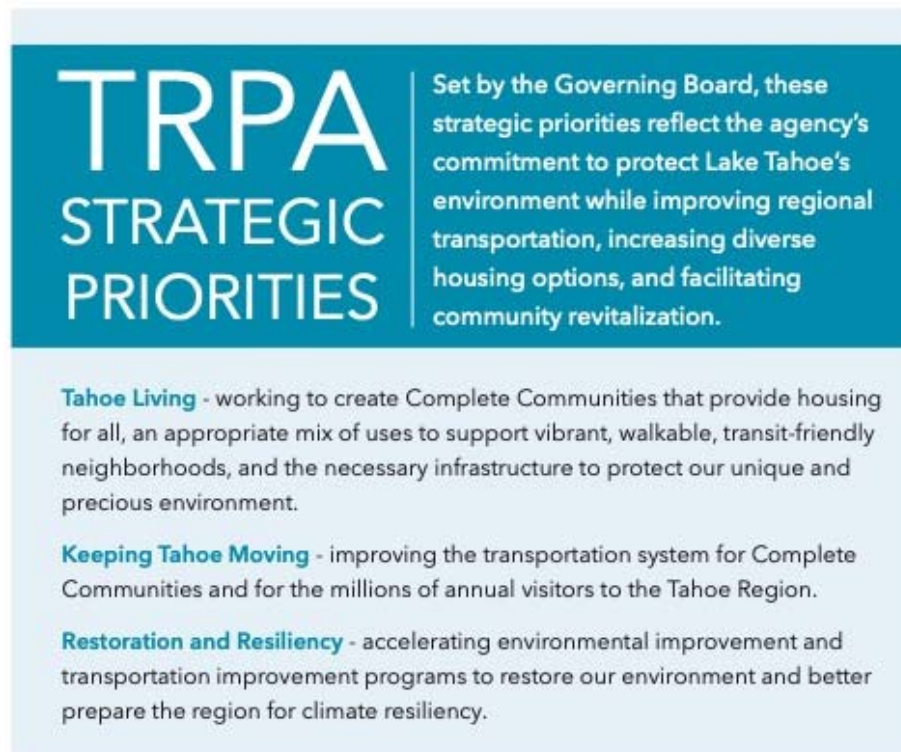
TAHOE LIVING STRATEGIC PRIORITY

This priority implements the housing and community revitalization goals of the Regional Plan by developing region-wide strategies that most effectively deliver needed housing and walkable, compact development. Activities include proposed updates to TRPA development standards to encourage deed-restricted multi-unit, compact residential development, launching an equity and climate assessment to inform the update of the region's land use and growth management system, development of a Community Engagement and Capacity Building Plan, and establishing and reporting data to measure progress toward regional housing goals.

Land Use Code Innovation to Promote Affordable and Workforce Housing

At the September Regional Plan Implementation Committee (RPIC) meeting, staff will present a honed code amendment proposal to update development standards for deed-restricted affordable, moderate, and achievable housing This proposal is based on input from a technical code committee, public input gathered through this summer, and results of environmental analysis. These amendments support Complete Communities goals by

AGENDA ITEM NO. IX.A.1

proving additional incentives for concentrating needed workforce housing close to transit and services to reduce vehicle miles traveled, lowering the cost to construct such housing, and supporting a shift toward more comprehensive stormwater treatment infrastructure. Staff anticipates bringing recommendations back to the Governing Board for consideration in October or November 2023.

Tahoe Living Housing and Community Revitalization Strategic Priority Phase 3

TRPA is readying a request for proposals to support the work of the Phase 3 Tahoe Living Housing and Community Revitalization strategic priority which will make housing, equity, and climate goals a central focus of land use and water quality programs and is supported by a grant from the California Department of Housing and Community Development. The request for proposals is scheduled to be posted by the end of September and a contractor is expected to the selected by the end of the year.

Deed Restricted Housing Monitoring

In accordance with Chapter 52 of the TRPA Code of Ordinances bonus unit incentive program, TRPA is in the process of reviewing annual compliance monitoring forms and audit documentation from owners of deed restricted housing units. TRPA has contracted with Housing Inc., a full-service affordable housing program firm, to conduct the compliance review and audit. TRPA will report the results of the review and audit to the TRPA Governing Board with the annual Regional Plan Performance Measures Report in February 2024.

TRPA Staff Contact: Karen Fink, Housing and Community Revitalization Program Manager
775-589-5258, kfink@trpa.gov

Associated Working Group(s)/Committee(s):
- Tahoe Living Working Group
- TRPA Governing Board Local Government & Housing Committee

Website(s):
- Meeting materials are posted on the Tahoe Living Working Group page: https://www.trpa.gov/tahoe-living-housing-and-community-revitalization-working-group-2/
- Tahoe Housing Story Map: https://storymaps.arcgis.com/stories/62ae9110d85c43ecb381eb3f3ccec196

Newsletter: Sign up to receive housing news by sending an email to enews@trpa.gov and put "Housing" in the subject line.

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ADDITIONAL ITEMS OF INTEREST

TRPA Permitting System Improvements
The Permitting Improvement Project started in early 2022 to enhance customer service and internal efficiency by evaluating current systems and ordinances and proposing improvements. These improvements are paired with technology investments and online tools aimed to streamline TRPA's application processing, provide clarity on complex regulations, reduce review times, and operate more efficiently and effectively. Recommended improvements were developed by a third-party consultant, Stockham Consulting, in collaboration with staff, agency partners, and stakeholders. These recommendations are summarized in the Project's Action Plan and Implementation Report, which was endorsed by the TRPA Governing Board in August 2022 and March 2023.

The first round of improvements is scheduled for consideration and potential implementation this Fall. A set of amendments to the TRPA Code, Rules of Procedure, Design Review Guidelines, and Fee Schedule necessary to implement the improvements was heard before the Regional Plan Implementation Committee in August, which unanimously recommended to approve the package. The amendments are scheduled for consideration at the Advisory Planning Committee and Governing Board in September. The next phase of identifying and developing additional improvements will begin in November 2023.

Recommended improvements include:
- Streamlined permitting for minor activities.
- A procedural manual with standard operation procedures, permitting guidance, and standardized templates.
- Dedicated customer service staff and project review teams.
- New appointment system.
- Improved navigation on the www.trpa.gov website.
- Expanded list of projects to be reviewed at staff level.
- Permitting help tools.
- Fee adjustments and a cost recovery monitoring system.

The Permitting Improvement Project aims to provide excellent customer service. TRPA is committed to regularly evaluating our policies, ordinances, and procedures to remove barriers to environmentally beneficial redevelopment. For more information on the project and to view key deliverables, visit https://www.trpa.gov/permitting-improvement-project/.

Project Permitting
See tables on the next pages for permitting details.

TRPA Applications by Project Type through August 31, 2023

TRPA Applications by Project Type	2021	2022	2023 YTD
Residential Projects	242	267	175
Commercial Projects	11	18	18
Recreation/Public Service Projects	44	48	29
Environmental Improvement Projects	13	5	6
Shorezone/Lakezone Projects	130	66	24
Buoy and Mooring Projects	48	15	9
Grading Projects	37	35	23
Verifications and Banking	427	379	215
Transfers of Development	55	59	23
Other	142	233	117
Grand Total	**1,149**	**1,125**	**639**

Completeness Review Performance

	June 30, 2023	July 31, 2023	August 31, 2023
Completeness Reviews Finished During Period	**117**	**91**	**107**
Reviewed within 30 Days of Submission	116	91	107
Over 30 Days from Submission	1	0	0
Percent Over 30 Days	1%	0%	0%
Files with Completeness Over 30 Days	ERSP2023-0473 (Shore-Lakezone, 33 days)	N/A	N/A
Applications Not Yet Reviewed for Completeness	**30**	**55**	**54**
Under 30 Days Since Submission	30	55	54
Over 30 Days Since Submission	0	0	0
Percent Over 30 Days	0%	0%	0%

Application Review Performance

	June 30, 2023	July 31, 2023	August 31, 2023
Issued Permits	**70**	**85**	**79**
Issued within 120 Days of Complete Application	62	81	75
Issued over 120 Days from Complete Application	7	4	4
Percent Over 120 Days	10%	5%	5%
Files with Issued Permits - Over 120 Days:	ERSP2021-1373 (Shore-Lakezone; 355 days)	MOOR2022-1808 (Mooring Permit; 209 days)	MOOR2021-1889 (Mooring Permit; 295 days)
	ERSP2022-1117 (Shore-Lakezone; 337 days)	MOOR2022-1834 (Mooring Permit; 192 days)	MOOR2021-1847 (Mooring Permit; 167 days)
	MOOR2021-1930 (Mooring Permit; 252 days)	MOOR2021-1869 (Mooring Permit; 146 days)	MOOR2021-1846 (Mooring Permit; 142 days)
	MOOR2021-1866 (Mooring Permit; 228 days)	MOOR2021-01872 (Mooring Permit; 145 days)	ERSP2022-1697 (Shore-Lakezone; 124 days)
	MOOR2021-1909 (Mooring Permit; 212 days)		
	MOOR2021-1887 (Mooring Permit; 197 days)		
	MOOR2022-1835 (Mooring Permit; 163 days)		

	June 30, 2023	July 31, 2023	August 31, 2023
Applications in Review	**117**	**134**	**148**
Under 120 Days in TRPA Review	117	134	148
Over 120 Days in TRPA Review	0	0	0
Percent Over 120 Days	0%	0%	0%
Files In Review - Over 120 Days:	N/A	N/A	N/A

	June 30, 2023	July 31, 2023	August 31, 2023
Applications Requiring Additional Info. From Applicants for TRPA Review	105	94	94

For detailed information on the status of any application listed here please contact Wendy Jepson, Permitting and Compliance Department Manager, at wjepson@trpa.gov or Tiffany Good, Permitting Program Manager, at tgood@trpa.gov.