

Tahoe Living Housing and Community Revitalization Initiative

“Achievable” Definition Updates



Achievable captures the “Missing Middle”

APC Agenda Item V.A.



Achievable Definition: Existing

Definition: The percentage of Area Median Income needed to afford the median-priced home

Affordable	<80% AMI
Moderate	<120% AMI
Achievable	<125-550% AMI

Currently: No requirement to work for local employer

Other requirements:

Must be used as a primary residence

Cannot be used as second home or VHR

Annual compliance certification

Achievable Definition: Proposed

Must meet ONE of these criteria:

- Employed 30 hours or full-time equivalent for local employer; OR
- Moderate Income or below (<120% of AMI); OR
- Retired and has lived in deed-restricted unit for at least 7 years

Must be used as a primary residence

Cannot be used as second home or VHR

Annual compliance certification



Errata

Clarified penalty:

- Failure to comply with the requirements of this deed-restriction may result in a civil penalty of up to \$5,000 per day for each day for which the violation persists.

Errata

Clarified purchase restrictions:

- For home purchasers, a qualifying buyer may be actively engaged in seeking employment that meets these requirements, with the understanding that all other provisions of this deed-restriction can and will be enforced after purchase.
- For purchases of multi-family apartment buildings with rental units, the buyer does not need to meet the [household qualifying criteria] in D. in order to purchase the property.

ADU Driveways

- **34.3.3. Numbers of Driveways**

- Projects generating up to 1,300 vehicle miles travelled shall be served by a single driveway with no more than two points of ingress/egress from the public right-of-way or other access road, except as provided for in subparagraph A, below.

A. One accessory dwelling unit may be served by a separate driveway only when doing so would result in less environmental disturbance than a single driveway (e.g. sensitive land disturbance, land coverage, tree removal, grading, etc.)

Next Steps for Achievable Amendment

- April 26 – GB Consideration

APC Comments

APC Agenda Item V.A.

Public Comment

APC Agenda Item V.A.

Required Motions

- 1) A motion to recommend adoption of the required findings (Attachment E), including a finding of no significant effect, for the adoption of Amendments to the TRPA Code of Ordinances related to: 1) the “achievable” deed restriction category definition, including changes to Sections 52.3.4 and 90.2, and 2) driveways for accessory dwelling units, including changes to Section 34.3.3 as described in this staff report.
- 2) A motion to recommend adoption of Ordinance 23-__ (Attachment A) amending Ordinance 87-9, as amended, for the adoption of amendments to the TRPA Code of Ordinances Chapters 34, 52, and 90.