

Possible Action  
Advisory Planning Commission  
11.8.23

Agenda Item V.A

**Discussion and possible action for Phase 2 Housing Amendments:**  
Proposed changes to Code of Ordinances Chapters 1, 13, 36, 37, 31, 30, 34, 52, and 90; and changes to the Goals and Policies, Land Use and Housing Sections; that would only apply to projects applying for deed-restricted bonus units.

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# Median Home Size and Price in Tahoe has Increased

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Median home size: 780 sq. ft.



1970

Median home size: 1,890 sq. ft.



2015

# Compact development helps meet Regional Plan goals

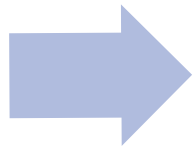
- Housing
- Traffic (VMT)/Green House Gas
- Water Quality
- Transit



# Tahoe Living Phases & Status

## Phase 1

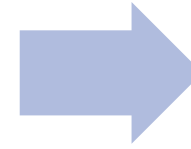
- Accessory Dwelling Units  
*Completed*
- Motel to Residential Density Conversion  
*Completed*



## Phase 2

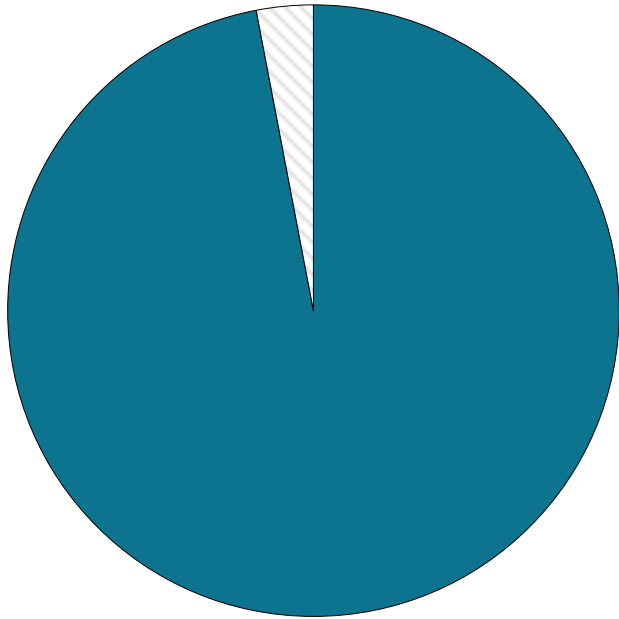


- Market Solutions to Encourage Affordable and Workforce Housing Development  
*In Process*



## Phase 3

- Growth Mgmt. System
- Equity, Community Engagement
- Fees, permit streamlining  
*Starting*



**946**

**Bonus Units remain**

This proposal does not add additional growth or development capacity beyond what was envisioned and analyzed in the 2012 Regional Plan. There are 946 bonus units remaining under the Region Plan and considered for buildout by 2045.

Development  
is Capped in  
the Tahoe  
Basin

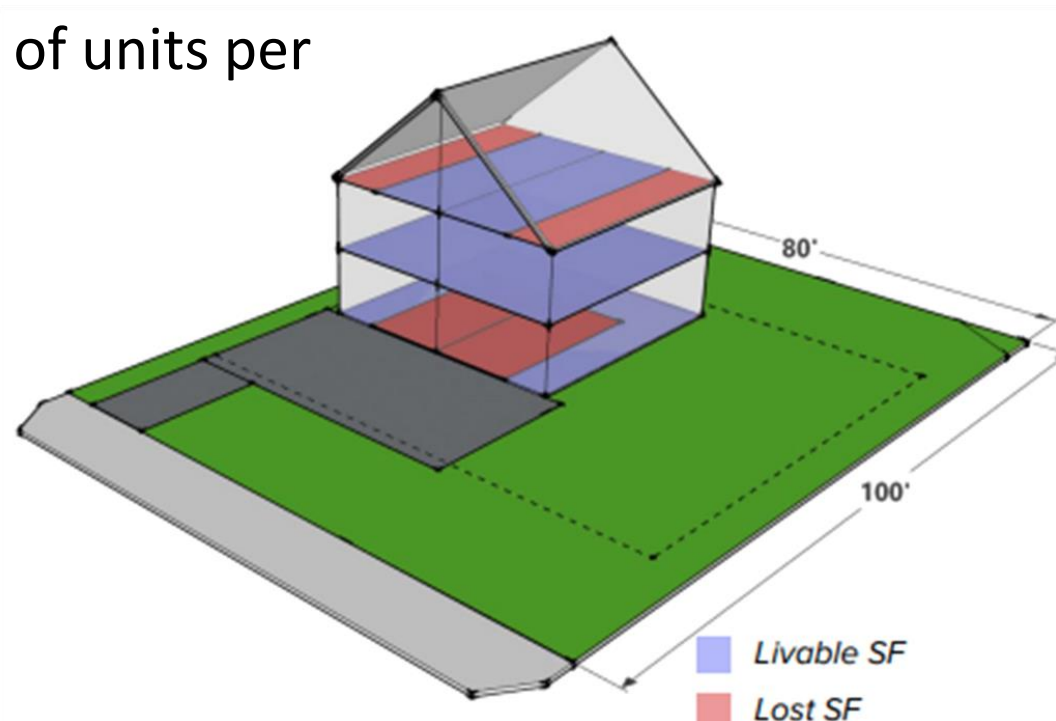
# Development standards influence housing size and cost

## TRPA Development Standards

- Coverage
- Height
- Density (number of units per parcel)

## Local Development Standards

- Parking
- Setbacks



# Proven Cost Reduction Method

**>40%** in feasible rent



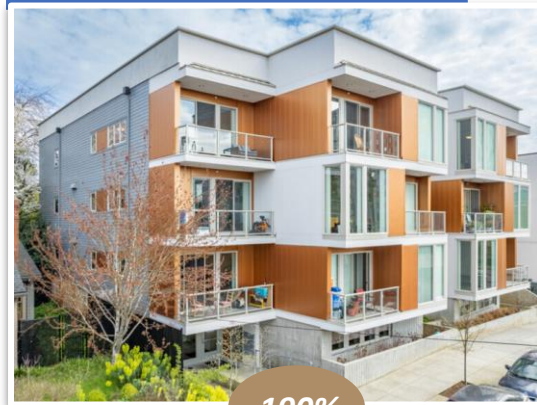
Exist. TRPA + Exist. Local



230%

Local Income Level

TRPA Changes



190%

Local Income Level

TRPA + Local Changes



170 - 155%

Local Income Level

Financial assistance may still be needed

150 - 80%

Local Income Level

Changes to development standards could reduce the cost to build multi-family housing, lowering the cost for the owner or renter.

# Outreach

- 4 public hearings
- 7 pop up booths (farmers markets, Tahoe Summit, other)
- Flashvote survey
- One-on-one meetings, including:
  - Washoe Tribe
  - Lake Tahoe Collaborative
  - Tahoe City Downtown Association
  - North Tahoe Business Alliance
  - Kiwanis Club North Lake Tahoe
  - NTCA Breakfast Club
  - Incline Village/Crystal Bay Citizen Advisory Board
  - Realtors
  - Sierra Community House Promotoras
  - Family Resource Center
  - Meyers Advisory Council
  - Envision Tahoe Summit
  - South Shore Chamber of Commerce





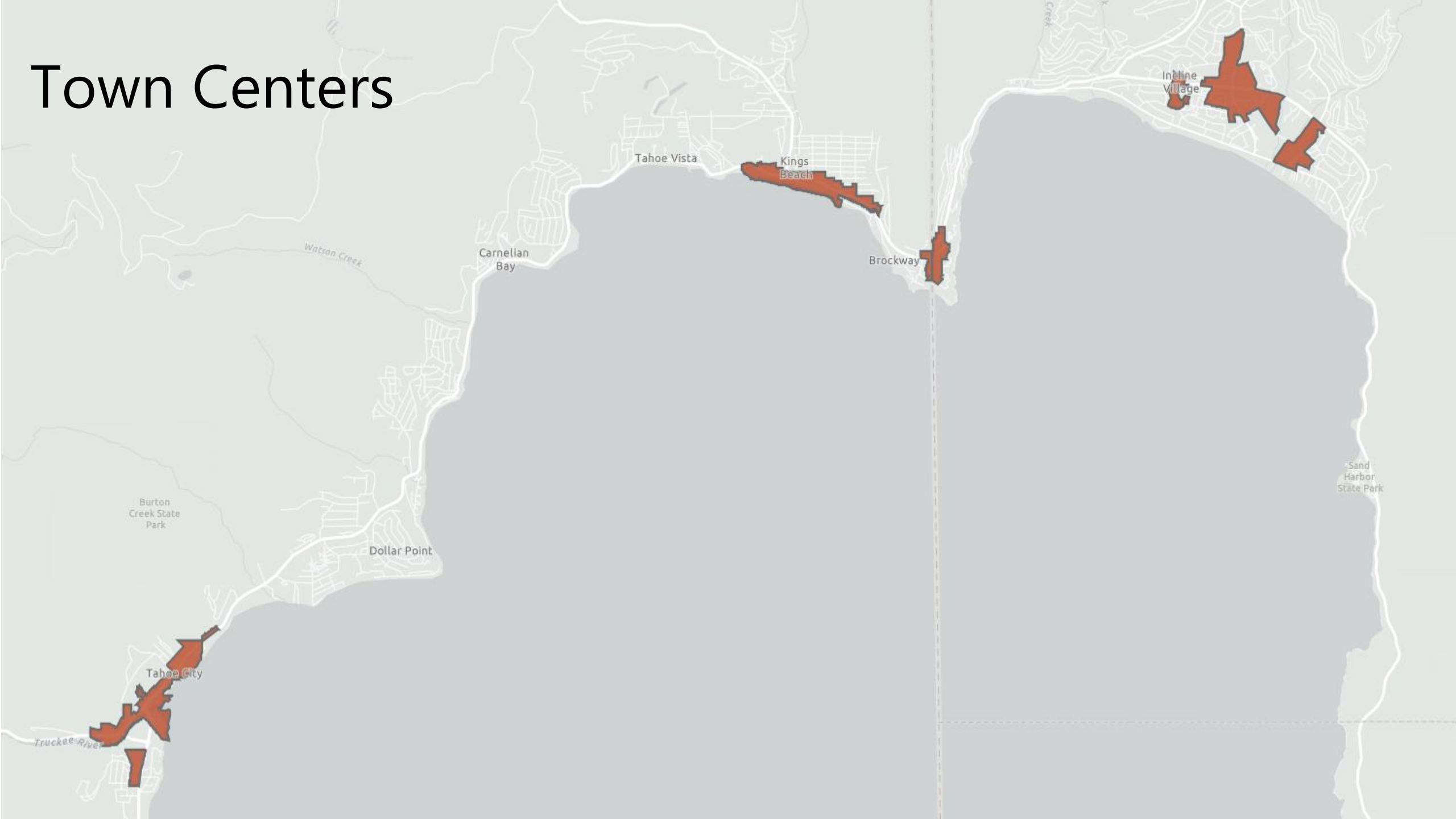
# Phase 2 Amendments:

## Available only for deed-restricted units

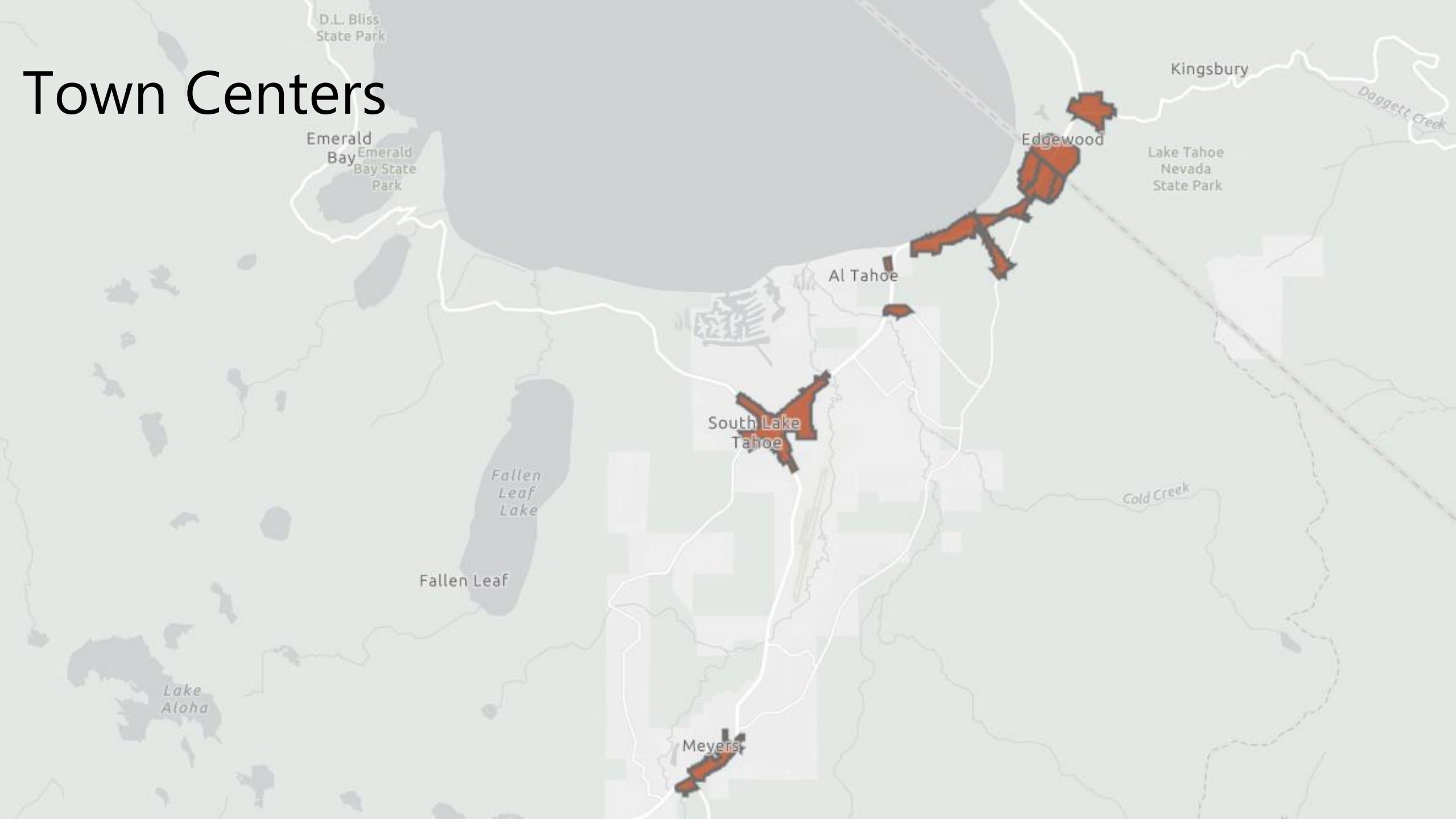
Deed Restriction Category	Criteria	2023 Placer County Income (1-person household)	2023 Douglas County Income (1-person household)
Affordable	Income up to 80% of the Area Median Income (AMI)	\$60,050	\$51,300
Moderate	Income between 80% - 120% of AMI	\$95,700	\$77,040
Achievable	Local worker requirement (at least 30 hours/week)		

**946**  
**Bonus Units**  
 for deed  
 restricted  
 housing remain  
 under the 2012  
 Regional Plan

# Town Centers



# Town Centers



# Town Center Proposal

*Deed restricted only*

- Allow nine additional feet of height
- Allow coverage over 70%
- Exempt deed restricted units from density requirements to encourage smaller sized units
- Allow project to provide alternative parking strategies to meet parking demand, with parking analysis



DEVELOPMENT SPECIFICATIONS

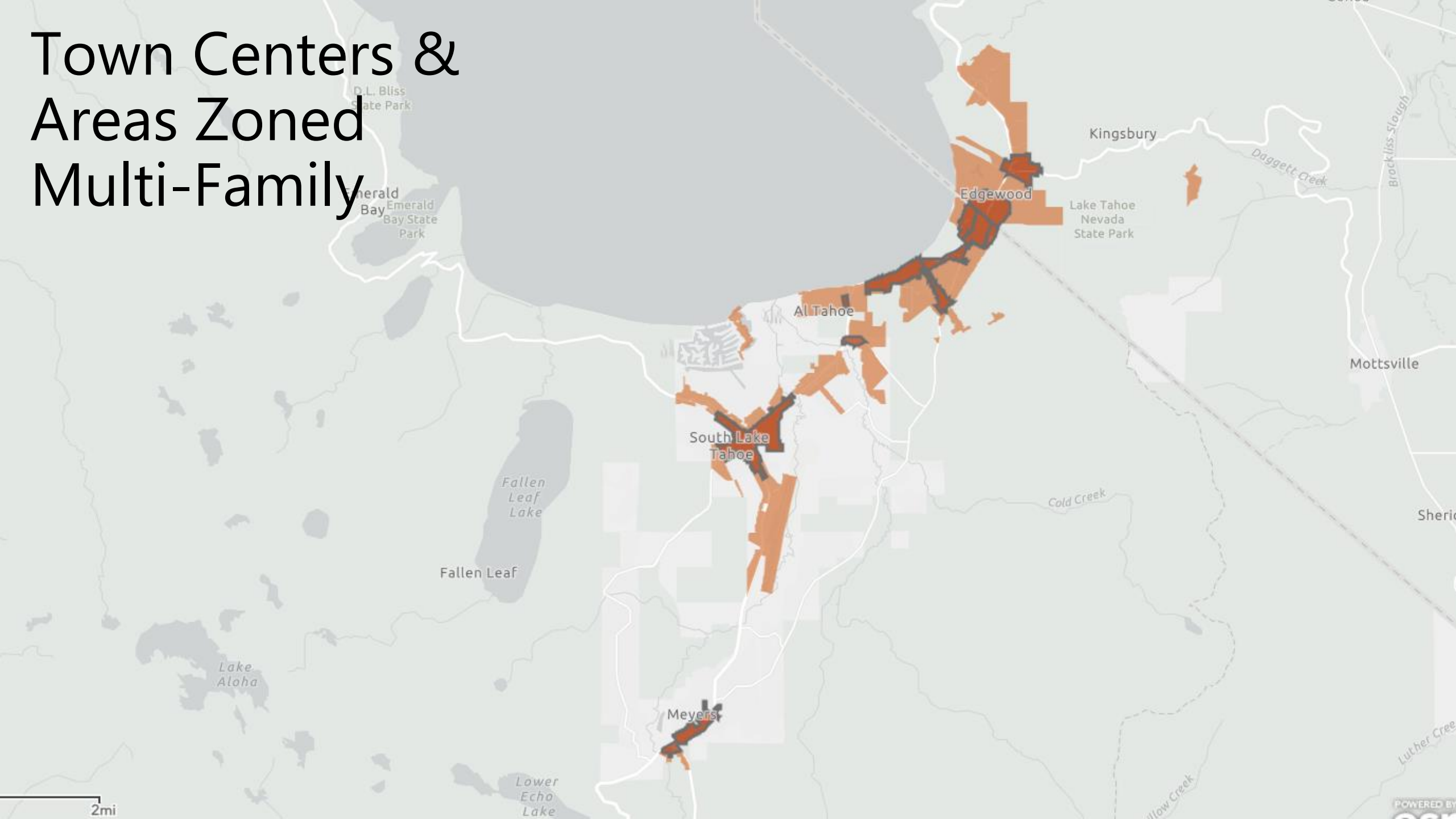
TYPE	TOWN CENTER
HEIGHT	65 FEET (5 STORIES)
COVERAGE	73%



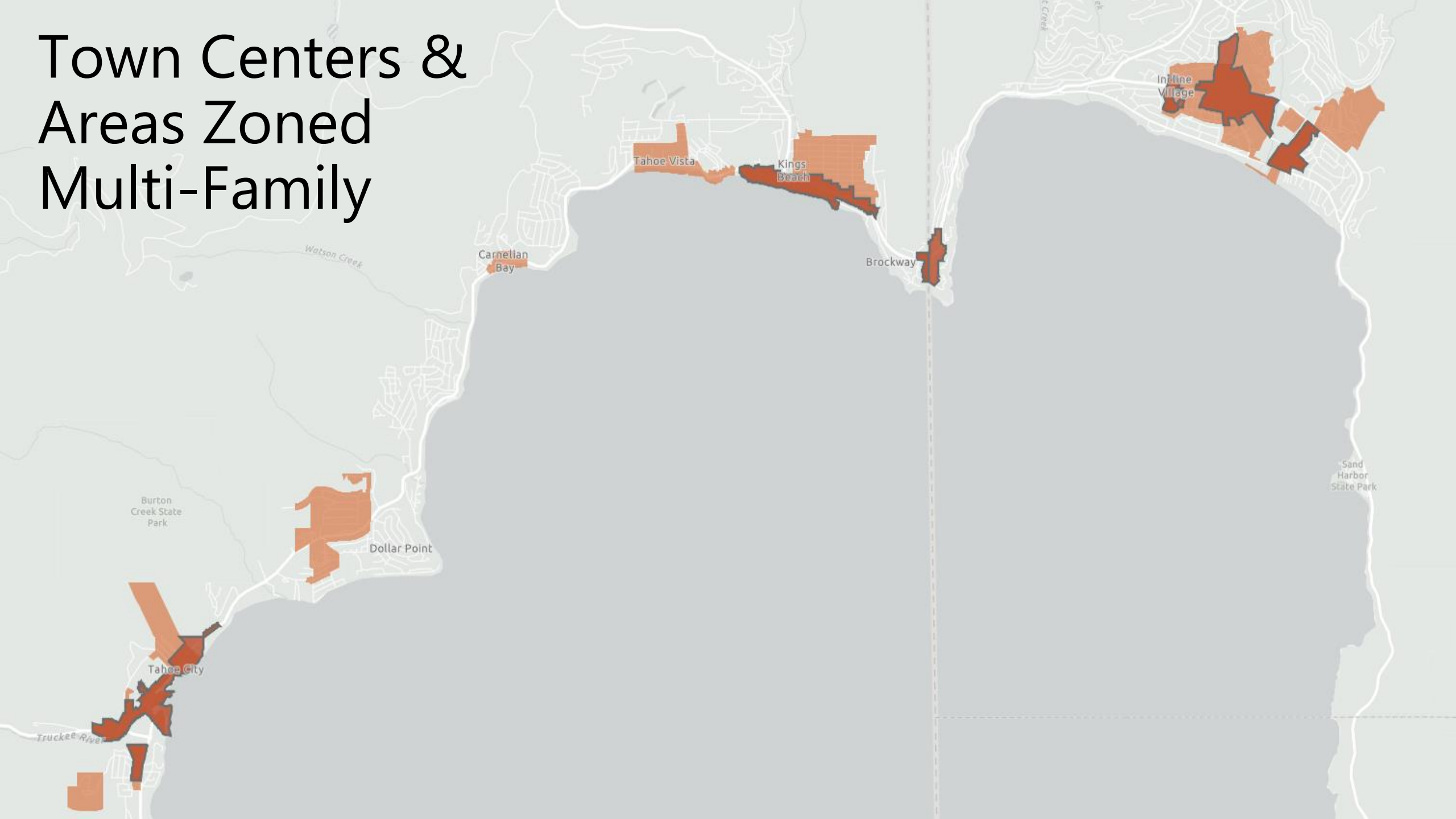
DEVELOPMENT SPECIFICATIONS

TYPE	TOWN CENTER
HEIGHT	65 FEET (5 STORIES)
COVERAGE	75%

# Town Centers & Areas Zoned Multi-Family



# Town Centers & Areas Zoned Multi-Family



# Areas Zoned for Multi-Family Housing

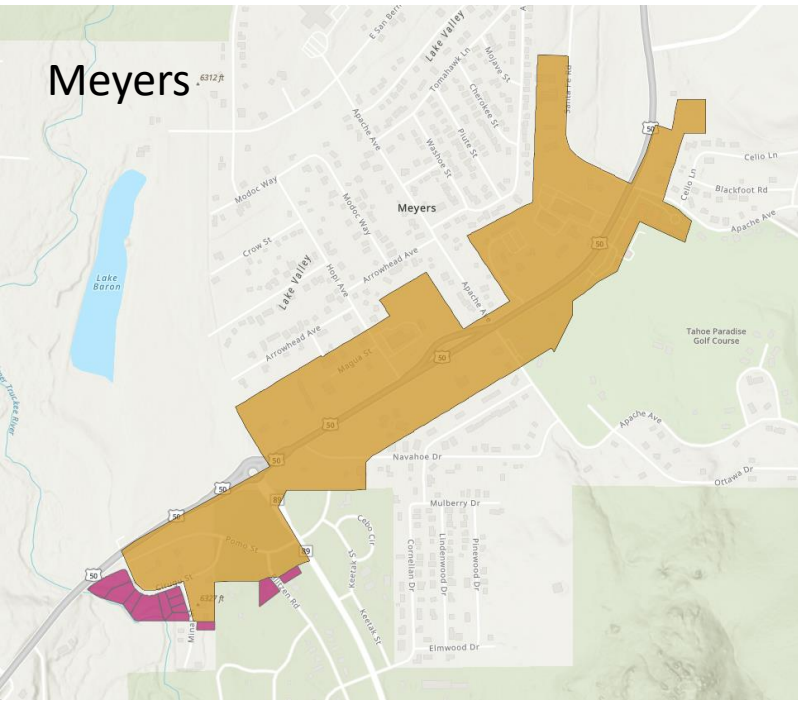
*Deed restricted only*

- Additional height for shallower roof pitch
- Additional land coverage up to 70%
- Exempt deed restricted units from density requirements to encourage smaller sized units
- Allow project to provide alternative parking strategies to meet parking demand, with parking analysis, .75 parking spaces per unit on average

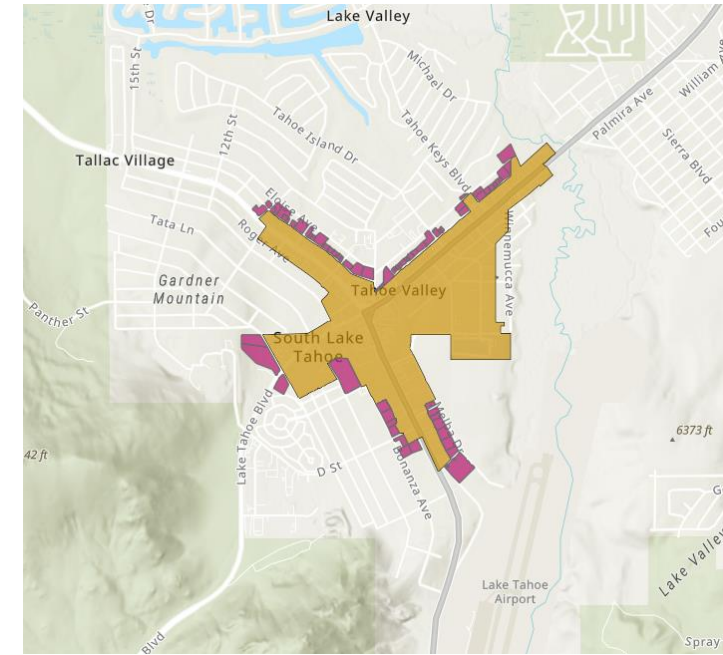
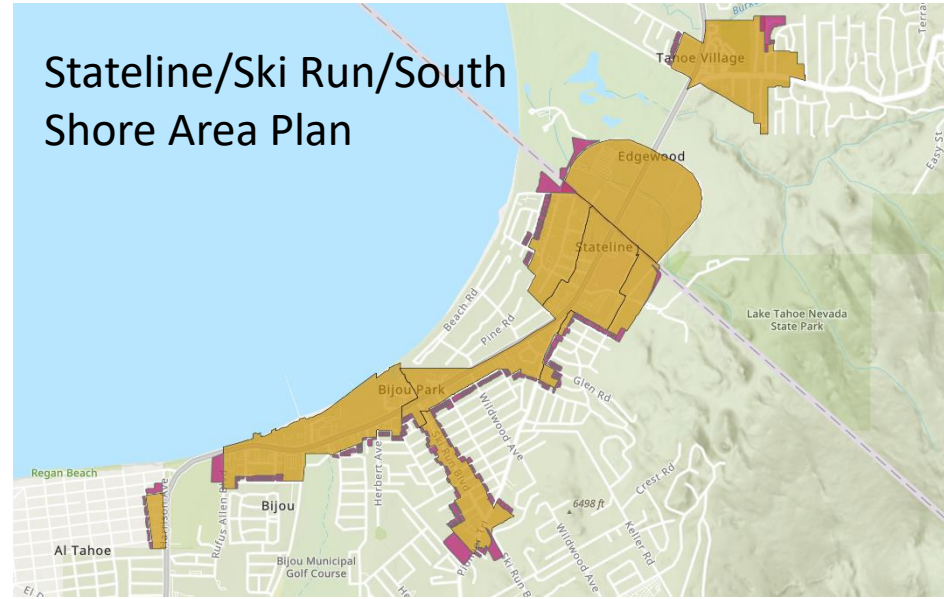


## DEVELOPMENT SPECIFICATION

TYPE	MULTI-FAMILY
HEIGHT	36 FEET (3 STORIES)
COVERAGE	80%



## Stateline/Ski Run/South Shore Area Plan

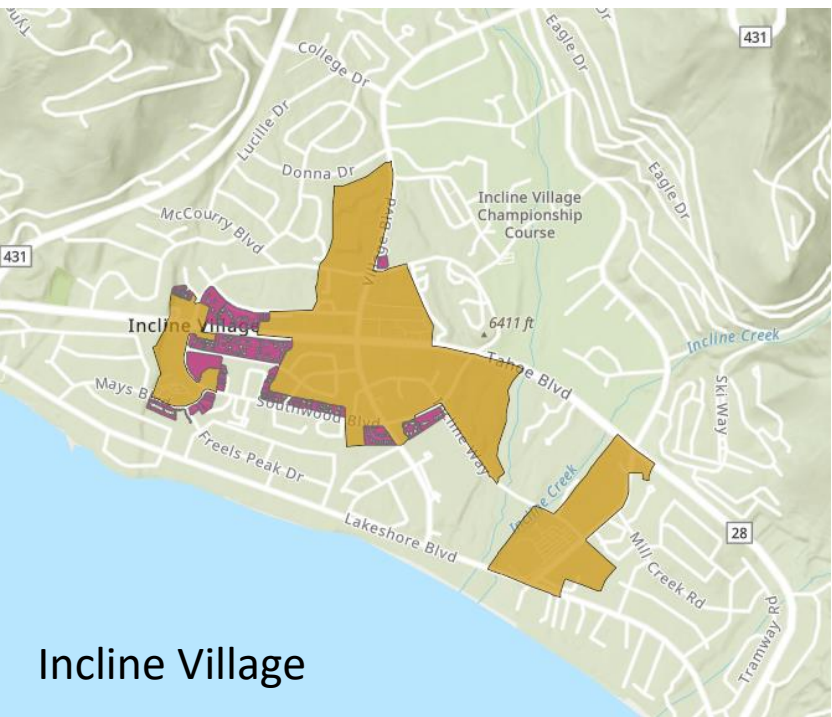


## Transition Zones – South Shore

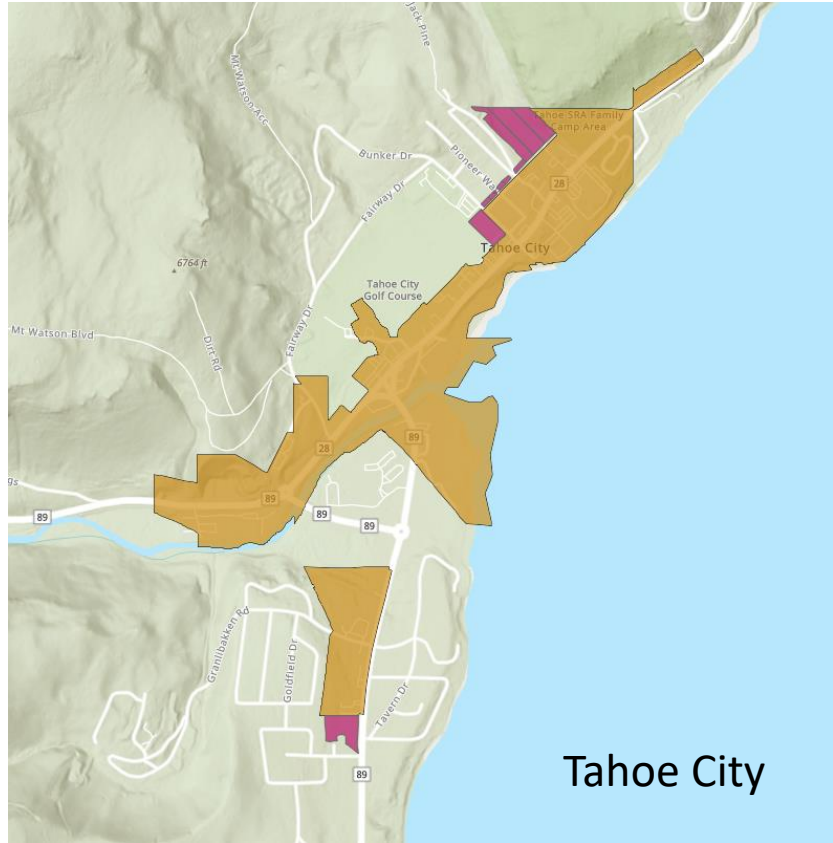
*Deed restricted only*

- Allow additional 11' of height
- Parcels zoned for multi-family that are contiguous and adjacent to centers, and the building area is within 500' of a center

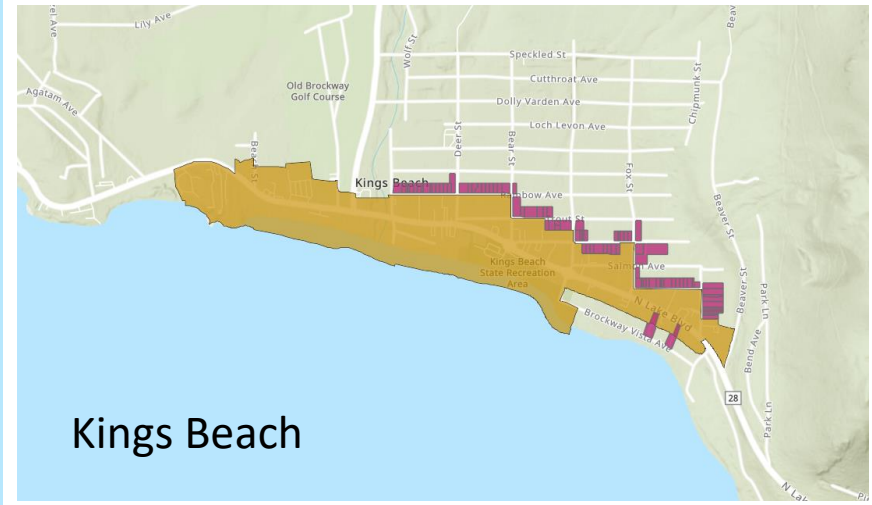




Incline Village



Tahoe City



Kings Beach

Transition Zones –  
North Shore  
*Deed restricted only*

- Allow additional 11' of height
- Parcels zoned for multi-family that are contiguous and adjacent to centers, and the building area is within 500' of a center

# ADUs & Mixed-Use Developments

## Mixed-Use

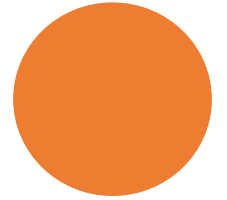
Proposal could be applied to mixed-use developments that have a 100% deed restricted residential component onsite

- *Commercial portion no more than 50% of total square footage*

## Accessory Dwelling Units (ADUs)

Additional coverage for ADUs would be available in town centers and areas zoned for multi-family

- *Up to 1,200 sq ft. or 70%, depending on location*

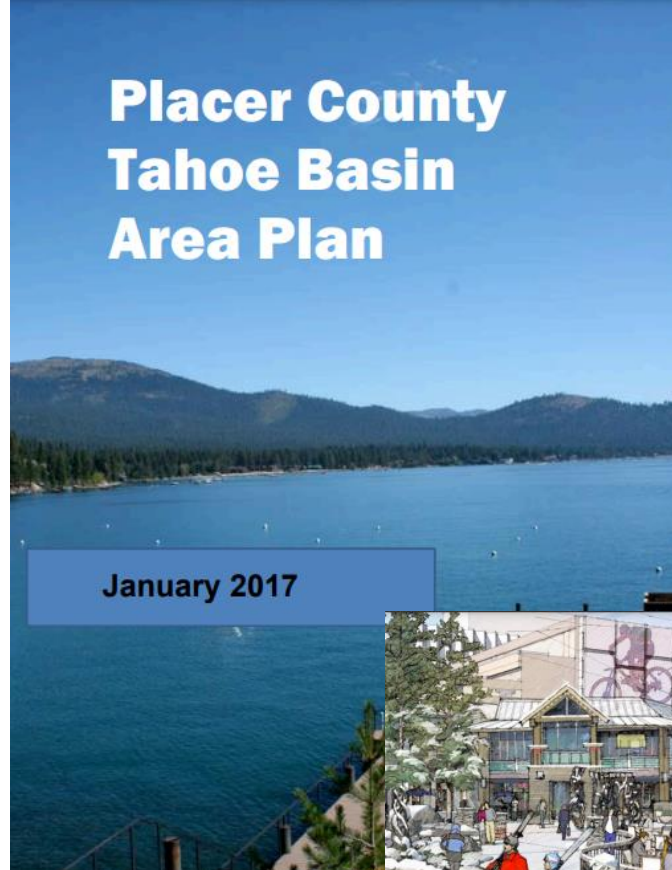


# Recommended refinements for final proposal

- **Shade Requirement** – projects must minimize shade on adjacent roads and structures
- **Coverage/Parking:** If coverage incentives are applied, then local parking minimums cannot be exceeded
- **Transition Zones**

# Implementation

- Standards for deed restricted housing take effect through TRPA Regional Plan and Code amendments
  - Supersedes standards in local Area Plans
- Local jurisdictions can opt out through an area plan amendment if they can show same or better financial feasibility



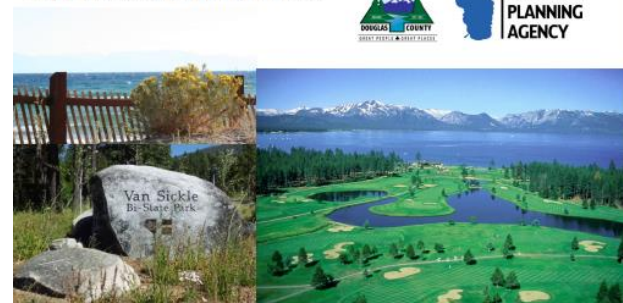
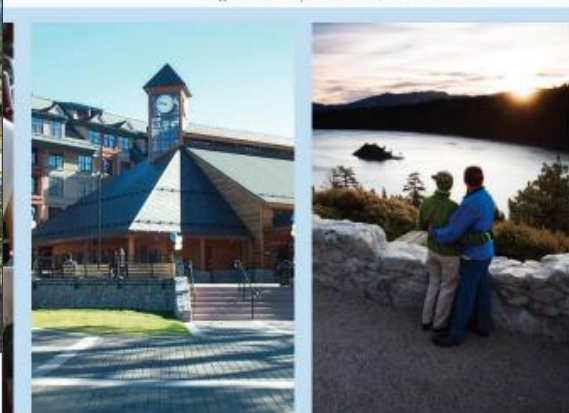
## South Shore Area Plan

Douglas County, Nevada

Adopted by TRPA Governing Board on September 25, 2013



PLANNING AGENCY || *Lake Tahoe*



# Next Steps

- **November 15, 2023:** Regional Plan Implementation Committee
- Revised **environmental analysis** for December Governing Board
- **December 13, 2023:** Governing Board consideration



# APC Questions

Agenda Item #V.

Possible Action

Advisory Planning Commission

11.8.23

# Public Comment

Agenda Item #V.

Possible Action

Advisory Planning Commission

11.8.23

# Phase 2 Housing Amendments: Motions

## Agenda Item #V.

1. A motion to recommend approval of the required findings (Attachment A), including a finding of no significant effect, for the adoption of amendments to the Code of Ordinances Chapters 1, 13, 36, 37, 31, 30, 34, 52, and 90; and changes to the Goals and Policies, Land Use and Housing Sections; that would only apply to projects applying for deed-restricted bonus units.
2. A motion to recommend approval and adoption of Ordinance 2023-\_\_ (Attachment C), amending Ordinance 87-9, as amended, for the adoption of amendments to the TRPA Code of Ordinances Chapters 1, 13, 36, 37, 31, 30, 34, 52, and 90; and changes to the Goals and Policies, Land Use and Housing Sections; that would only apply to projects applying for deed-restricted bonus units to the TRPA Governing Board.