

# Tahoe Living Housing and Community Revitalization Initiative

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## “Achievable” Definition Updates



Governing Board – Agenda Item VII.B  
April 26, 2023

# Achievable captures the “Missing Middle”

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# 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



## Update since RPIC

### 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.



## Example Update Since RPIC

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.

# 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, safety, etc.)

# GB Comments

GB Agenda Item VII.B



# Public Comment

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# Required Motions

- 1) A motion to adopt 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 adopt 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.