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STAFF REPORT

Date: November 3, 2021
 To: TRPA Advisory Planning Commission
 From: TRPA Staff
 Subject: Update on the Tahoe Living Housing and Community Revitalization Strategic Initiative

Summary and Staff Recommendation:

Staff will provide an update on the Tahoe Living Housing and Community Revitalization Strategic Initiative and the activities of the APC committee (the Tahoe Living Working Group) designated to advise on this initiative.

Project Description/Background:

The Tahoe Living Housing and Community Revitalization Working Group (Tahoe Living Working Group) first convened in August 2020 to identify areas where TRPA’s policies and regulations could help reduce the serious shortage of affordable and workforce housing in the Tahoe region. In November 2020 the working group provided input on establishing a set of priority housing actions which were approved by the TRPA Governing Board in January 2021 (see figure below). In 2021 the group focused on the set of “near-term” actions and provided input to staff on policy related to accessory dwelling units, allowing non-conforming tourist density to be used as residential density during redevelopment, and expansion of the bonus unit boundary. This input resulted in changes to the TRPA Code of Ordinances that went into effect on September 29, 2021. At its most recent meeting in October, the group continued work on the “density” action item, providing initial input on regulations related to intensity, density, and dimensional standards for affordable and workforce housing development. Moving into 2022, the Working Group will continue to work through the priority actions, providing feedback on policy and code amendment proposals.

Priority Action Items:

Timeframe	Land Use Action	Policy Action
Near Term	ADUs/Small Homes	Density
Medium Term	Mixed Use Residential	Permitting
Long Term	Tourist/Commercial Conversion to Residential	Coverage Fees

Contact Information:

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