Tahoe In Brief

Tahoe Regional Planning Agency (TRPA) Governing Board Monthly Report

June 2023

TRPA CALENDAR AT-A-GLANCE

JUNE 2023
- June 2: Lake Tahoe Destination Stewardship Plan Launch
- June 14: TRPA Advisory Planning Commission Meeting
- June 14: Local Government and Housing Committee Meeting
- June 22: Coffee Talk with Julie Regan, Tahoe City Public Utility District offices, 9-10 a.m.
- June 28: TRPA Governing Board Meeting

JULY 2023
- July 12: TRPA Advisory Planning Commission Meeting
- July 26: TRPA Governing Board Meeting

AUGUST 2023
- August 9: TRPA Advisory Planning Commission Meeting
- August 9, Annual Lake Tahoe Summit, North Tahoe Event Center in Kings Beach, CA
- August 23: TRPA Governing Board Meeting at the North Tahoe Event Center in Kings Beach, CA. (Note that a walking tour may be part of this meeting.)

SEPTEMBER 2023
- September 13: TRPA Advisory Planning Commission Meeting
- September 27: TRPA Governing Board Meeting

Potential agenda items July to November could include:
- TRPA's Transportation Equity Study
- Tahoe Living Phase 2: density, height, and coverage amendments informational hearings.
- Climate Resilience Dashboard
- Homewood Master Plan amendment
- Tahoe Valley and Tourist Core Area Plan amendments

TRPA STRATEGIC INITIATIVES

(TRPA staff is reporting on these six initiatives in the existing format until the Governing Board updates priorities.)

TRPA STRATEGIC INITIATIVES

Set by the Governing Board, these strategic initiatives reflect the agency's commitment to protect Lake Tahoe's environment while improving regional transportation, increasing diverse housing options, and facilitating community revitalization.

- Building Resiliency: Climate Change and Sustainability
- Keeping Tahoe Moving: Transportation and Destination Stewardship
- Tahoe Living: Housing and Community Revitalization
- Restoration Blueprint: Environmental Improvement Program Implementation
- Measuring What Matters: Thresholds and Monitoring Update
- Digital First: Innovation

TAHOE LIVING: HOUSING & COMMUNITY REVITALIZATION STRATEGIC INITIATIVE

This initiative addresses strategies for implementing affordable and achievable workforce housing as a key component of healthy, sustainable communities in the region. The Tahoe Living initiative implements the Regional Plan, the Regional Transportation Plan/Sustainable Communities Strategy, the Regional Housing Needs Allocation, and other identified regional housing needs.

Land Use Code Innovation for Housing:
Staff provided a briefing on these proposed code amendments to height, density, and land coverage and input received to-date to the Local Government and Housing Committee on June 14, 2023. These amendments are to promote the development of more affordable and workforce housing in Tahoe. Over the summer staff will be conducting public outreach on the proposals and working with a code technical committee to finalize the proposal.

AGENDA ITEM NO. VII.A.1

TRPA Staff Contact: Karen Fink, Housing Program Manager/Housing Ombudsperson
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.

DIGITAL FIRST: INNOVATION INITIATIVE

This initiative recognizes the agency's unique ability to address external events, technology changes, and pursue continuous improvement. It involves significantly improving the ability of the agency to provide services in a "digital first" way by rethinking processes and using innovative technology.

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

TRPA Applications by Project Type through May 31, 2023

TRPA Applications by Project Type	2021	2022	2023 YTD
Residential Projects	242	267	111
Commercial Projects	11	18	16
Recreation/Public Service Projects	44	48	17
Environmental Improvement Projects	13	5	5
Shorezone/Lakezone Projects	130	66	8
Buoy and Mooring Projects	48	15	7
Grading Projects	37	35	14
Verifications and Banking	427	379	104
Transfers of Development	55	59	13
Other	142	233	65
Grand Total	**1,149**	**1,125**	**360**

Completeness Review Performance

	March 31, 2023	April 30, 2023	May 31, 2023
Completeness Reviews Finished During Period	**74**	**66**	**99**
Reviewed within 30 Days of Submission	74	66	99
Over 30 Days from Submission	0	0	0
Percent Over 30 Days	0%	0%	0%
Files with Completeness Over 30 Days	N/A	N/A	N/A
Applications Not Yet Reviewed for Completeness	**31**	**46**	**49**
Under 30 Days Since Submission	30	46	48
Over 30 Days Since Submission	1	0	1
Percent Over 30 Days	3%	N/A	2%
Files with Completeness Over 30 Days	ALLOC2023-0189 (Allocation; 35 days)	N/A	ERSP2023-0429 (Residential Dwelling; 35 days)

Application Review Performance

	March 31, 2023	April 30, 2023	May 31, 2023
Issued Permits	**60**	**76**	**82**
Issued within 120 Days of Complete Application	50	63	75
Issued over 120 Days from Complete Application	10	13	7
Percent Over 120 Days	17%	17%	9%
Files with Issued Permits - Over 120 Days:	MOOR2021-1798 (Mooring Permit; 277 days)	ERSP2021-0715 (Shore-Lakezone; 347 days)	ERSP2021-1814 (Shore-Lakezone; 306 days)
	MOOR2021-0768 (Mooring Permit; 226 days)	ERSP2022-1316 (Res Dwelling; 273 days)	MOOR2021-1907 (Mooring Permit; 257 days)
	Moor2021-1819 (Mooring Permit; 212 days)	ERSP2022-1124 (Shore-Lakezone; 245 days)	ERSP2022-1557 (Res Dwelling; 231 days)
	MOOR2022-0268 (Mooring Permit; 182 days)	ERSP2022-0043 (Shore-Lakezone; 242 days)	MOOR2022-1579 (Mooring Permit; 169 days)
	ERSP2022-1029 (Shore-Lakezone; 182 days)	MOOR2021-1830 (Mooring Permit; 191 days)	ERSP2022-0107 (Shore-Lakezone; 163 days)
	MOOR2021-1299 (Mooring Permit; 180 days)	ERSP2021-1854 (Shore-Lakezone; 189 days)	MOOR2021-1892 (Mooring Permit; 143 days)
	MOOR2022-1668 (Mooring Permit; 161 days)	MOOR2021-1839 (Mooring Permit; 178 days)	MOOR2022-1826 (Mooring Permit; 141 days)
	MOOR2021-1891 (Mooring Permit; 158 days)	ERSP2022-0045 (Shore-Lakezone; 174 days)	
	ERSP2021-0044 (Sign; 143 days)	MOOR2021-1844 (Mooring Permit; 145 days)	

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| | SUBD2022-1184 (Subdivision, 131days) | MOOR2022-1831 (Mooring Permit; 132 days) ERSP2022-1956 (Shore-Lakezone; 124 days) ERSP2018-0499-01 (Shore-Lakezone; 123 days) ERSP2022-1501 (Conversion; 121 days) |

	March 31, 2023	April 30, 2023	May 31, 2023
Applications in Review	**80**	**72**	**80**
Under 120 Days in TRPA Review	79	72	79
Over 120 Days in TRPA Review	1	0	1
Percent Over 120 Days	1.3%	0%	13%
Files In Review - Over 120 Days:	MOOR2021-1820 (Mooring Permit; 289 days)	N/A	MOOR2022-1834 (Mooring Permit; 143 days)

	March 31, 2023	April 30, 2023	May 31, 2023
Applications Requiring Additional Info. From Applicants for TRPA Review	**121**	**118**	**101**

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.

UPCOMING ADDITIONAL ITEMS OF INTEREST

Budget & Facilities Update
TRPA has spent the last four months working with the Nevada Governor's Finance Office and Legislative Counsel Bureau to move the agency's budget requests forward. All budget requests to Nevada were funded, and the Governor has signed the budget bills. In California, TRPA's budget allocation remains intact despite significant financial challenges for the state. At this time, the legislature has not voted on a final budget.

The Agency's Information Technology systems were recently upgraded with a new uninterruptible power supply to keep the servers operating for a couple of hours in the event of a power outage. This will protect the systems from power outages and surges.