

TAHOE LIVING STRATEGIC INITIATIVE Priority Housing Action Recommendations

TRPA Governing Board

January 27, 2021

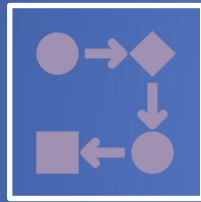
Agenda Item VIII.B



Tahoe Living Working Group Meeting #1 (August)



Housing Need



Process



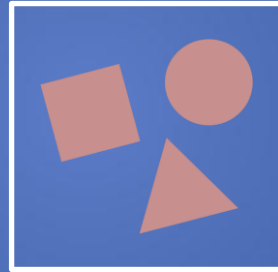
Action Catalog



Housing Cost Analysis Tool

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Tahoe Living Working Group Meeting #2 (Nov)



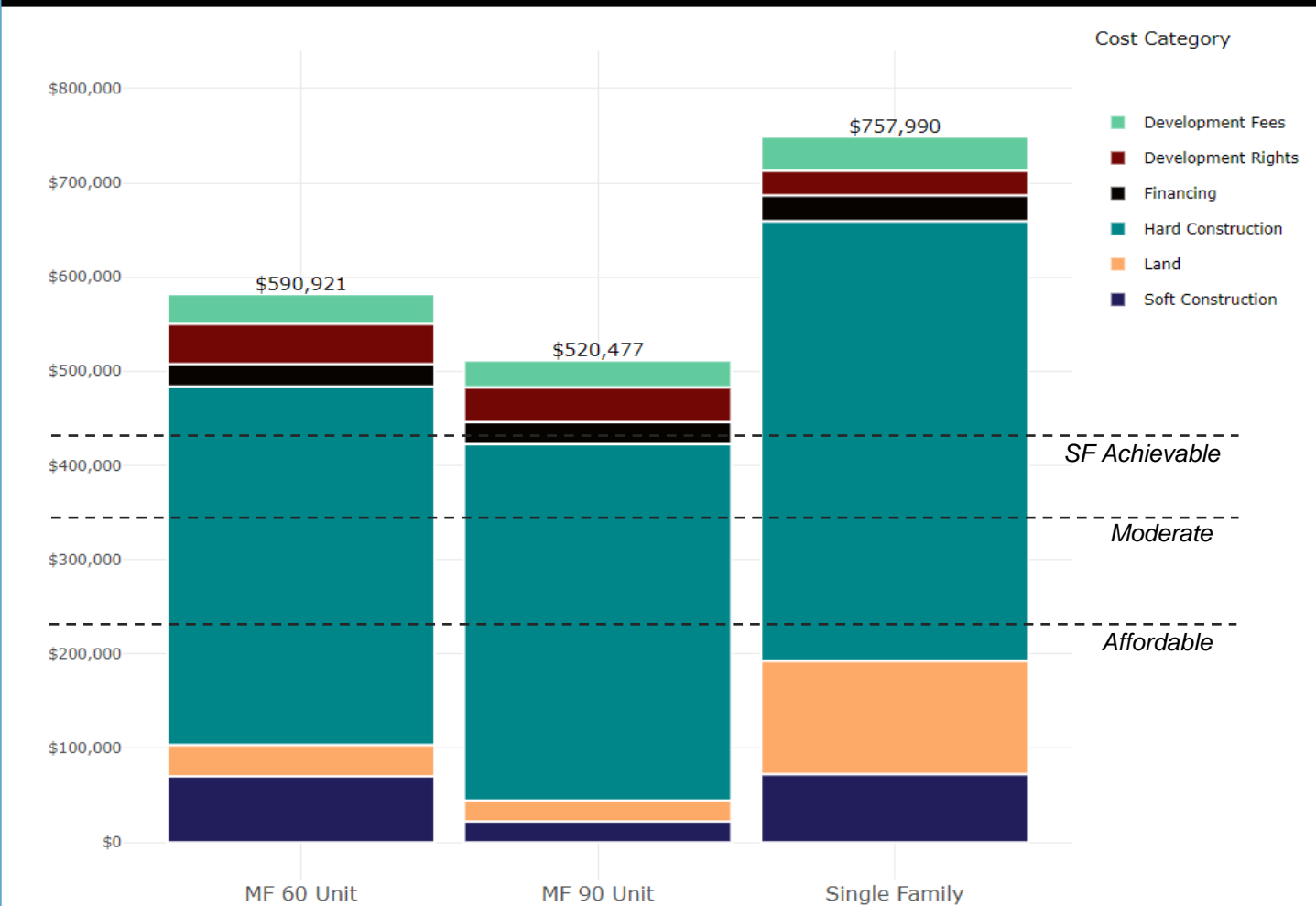
Priority Action
Recommendations

Cost & Affordability: Housing Cost Analysis Tool

Select Cost-Reducing Actions

- Ground Lease
- Modular Construction
- Reduced Parking Requirement
- No Environmental Analysis
- All Agencies Waive Fees
- Waive Air/Water Quality Fees
- Bonus Units
- Allow Soft Coverage to Replace Hard Coverage
- Donated coverage

Residential Development Costs



Evaluation Criteria

Complements local jurisdiction actions

Number of units

Cost and affordability

(Housing Cost Analysis Tool)

Summary: Land Use Actions

Land-Use Action	Number of Local Jurisdictions that Identified this as a priority	% Cost Reduction	# of Units
ADUs/Small Homes	4	An attached ADU can rent in the target range	150-300 (8 year period)
Mixed-Use Residential	3	8-13%	N/A
Tourist/Commercial Conversions	4	8-10%	N/A
Land Donation	2	6%	150-250 (8-10 years)

Summary: Policy Actions

Policy Action	Number of Local Jurisdictions that Identified this as a priority	% Cost Reduction
Density	3	8%
Permitting Improvements/Streamlining	3	1%, predictability influences decision on whether to build or not
Coverage	3	2%
Fees	1	1-2% (TRPA fees only)

Land Use Action

Policy Action

Timeframe

ADUs/Small Homes

Density

Near Term

Mixed Use Residential

Permitting

Medium Term

**Tourist/Commercial
Conversion to Residential**

Coverage

Long Term

Land Donations

Fees



GOVERNING BOARD QUESTIONS

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PUBLIC COMMENTS

Agenda Item VIII.B

GOVERNING BOARD DISCUSSION/REQUIRED MOTION

- A motion to approve the Tahoe Living: Housing and Community Revitalization Working Group priority housing actions as described in the staff report