



# Tahoe In Brief

## Tahoe Regional Planning Agency (TRPA) Governing Board Monthly Report

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October 2023

# TRPA CALENDAR AT-A-GLANCE

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## ***OCTOBER 2023***

- October 18: Tahoe Living Housing and Community Revitalization Working Group Meeting
- October 25: TRPA Governing Board Meeting and Retreat

## ***NOVEMBER 2023***

- November 8: TRPA Advisory Planning Commission Meeting
- November 15: TRPA Governing Board Meeting

## ***DECEMBER 2023***

- December 6: TRPA Advisory Planning Commission Meeting
- December 13: TRPA Governing Board Meeting

## ***JANUARY 2024***

- January 10: TRPA Advisory Planning Commission Meeting
- January 24: TRPA Governing Board Meeting

Potential agenda items November to February may include:

- Tahoe Living Phase 2: Market Solutions to Encourage Affordable and Workforce Housing Solutions informational and consideration hearings.
- Aquatic Invasive Species Program update (informational)
- Threshold updates for Stream Environment Zones, Aquatic Invasive Species, and Tahoe Yellow Cress informational and consideration hearings.
- Tahoe Valley and Tourist Core Area Plan amendments
- Placer County Tahoe Basin Area Plan amendments

## TRPA STRATEGIC PRIORITIES

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# TRPA STRATEGIC PRIORITIES

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

**Tahoe Living** - Creating Complete Communities that provide housing for all, an appropriate mix of uses to support vibrant, walkable, transit-friendly neighborhoods, and the necessary infrastructure to protect our unique and precious environment.

**Keeping Tahoe Moving** - Improving the transportation system for Complete Communities and for the millions of annual visitors to the Tahoe Region.

**Restoration and Resilience** - Accelerating environmental improvement and transportation improvement programs to restore our environment and better prepare the region for climate resilience.

### TAHOE LIVING STRATEGIC PRIORITY

This priority implements the housing and community revitalization goals of the Regional Plan by developing region-wide strategies that most effectively deliver needed housing and walkable, compact development. Activities include proposed updates to TRPA development standards to encourage deed-restricted multi-unit, compact residential development, launching an equity and climate assessment to inform the update of the region's land use and growth management system, development of a Community Engagement and Capacity Building Plan, and establishing and reporting data to measure progress toward regional housing goals.

#### **Tahoe Living Housing and Community Revitalization Initiative, Phase 2: Market Solutions to Encourage Affordable and Workforce Housing Development**

On October 12 staff posted proposed code amendments and supporting environmental analysis to update development standards for deed-restricted affordable, moderate, and achievable housing. The amendments were developed based on input from the Tahoe Living Working Group, the Local Government and Housing Committee, a technical code committee, through public input gathered throughout the summer, through the results of

environmental analysis, and most recently, through direction by the Governing Board Regional Plan Implementation Committee at their September 2023 meeting.

The amendments support Complete Communities goals by providing additional incentives for concentrating needed workforce housing close to transit and services to reduce vehicle miles traveled, lowering the cost to construct such housing, and supporting a shift toward more comprehensive stormwater treatment infrastructure. In November both the Advisory Planning Commission and the Regional Plan Implementation Committee will consider these amendments for recommendations for approval.

**Placer County Tahoe Basin Area Plan: Economic Sustainability and Housing Amendments**  
Placer County and TRPA staff will be bringing amendments to the Placer County's Tahoe Basin Area Plan to the TRPA Advisory Planning Commission, Regional Plan Implementation Committee, and Governing Board for recommendations and consideration for approval beginning in November. The amendments are aimed at supporting workforce housing, encouraging lodging and mixed-use redevelopment in Town Centers, and adding street improvement requirements for single-family detached dwellings to align with pedestrian mobility goals.

**TRPA Staff Contact:** Karen Fink, Housing and Community Revitalization Program Manager  
775-589-5258, [kfink@trpa.gov](mailto: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](mailto:enews@trpa.gov) and put "Housing" in the subject line.

## **ADDITIONAL ITEMS OF INTEREST**

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**Project Permitting**

See tables on the next pages for permitting details.

## TRPA Applications by Project Type through September 30, 2023

TRPA Applications by Project Type	2021	2022	2023 YTD
Residential Projects	242	267	185
Commercial Projects	11	18	22
Recreation/Public Service Projects	44	48	34
Environmental Improvement Projects	13	5	6
Shorezone/Lakezone Projects	130	66	33
Buoy and Mooring Projects	48	15	10
Grading Projects	37	35	25
Verifications and Banking	427	379	261
Transfers of Development	55	59	26
Other	142	233	136
<b>Grand Total</b>	<b>1,149</b>	<b>1,125</b>	<b>738</b>

## Completeness Review Performance

	<u>July 31, 2023</u>	<u>August 31, 2023</u>	<u>September 30, 2023</u>
<b>Completeness Reviews Finished During Period</b>	<b>91</b>	<b>107</b>	<b>110</b>
Reviewed within 30 Days of Submission	91	107	110
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
<b>Applications Not Yet Reviewed for Completeness</b>	<b>55</b>	<b>54</b>	<b>51</b>
Under 30 Days Since Submission	55	54	51
Over 30 Days Since Submission	0	0	0
Percent Over 30 Days	0%	0%	0%

## Application Review Performance

	<u>July 31, 2023</u>	<u>August 31, 2023</u>	<u>September 30, 2023</u>
<b>Issued Permits</b>	<b>85</b>	<b>79</b>	<b>89</b>
Issued within 120 Days of Complete Application	81	75	87
Issued over 120 Days from Complete Application	4	4	2
Percent Over 120 Days	5%	5%	2%
Files with Issued Permits - Over 120 Days:	MOOR2022-1808 (Mooring Permit; 209 days) MOOR2022-1834 (Mooring Permit; 192 days) MOOR2021-1869 (Mooring Permit; 146 days) MOOR2021-1872 (Mooring Permit; 145 days)	MOOR2021-1889 (Mooring Permit; 295 days) MOOR2021-1847 (Mooring Permit; 167 days) MOOR2021-1846 (Mooring Permit; 142 days) ERSP2022-1697 (Shore-Lakezone; 124 days)	MOOR2021-1075 (Mooring Permit; 224 days) ERSP2021-1948 (Rec-Public Serv.; 125 days)

	<u>July 31, 2023</u>	<u>August 31, 2023</u>	<u>September 30, 2023</u>
<b>Applications in Review</b>	<b>134</b>	<b>148</b>	<b>152</b>
Under 120 Days in TRPA Review	134	148	152
Over 120 Days in TRPA Review	0	0	0
Percent Over 120 Days	0%	0%	0%
Files In Review - Over 120 Days:	N/A	N/A	N/A

	<u>July 31, 2023</u>	<u>August 31, 2023</u>	<u>September 30, 2023</u>
<b>Applications Requiring Additional Info. From Applicants for TRPA Review</b>	<b>94</b>	<b>94</b>	<b>88</b>

For detailed information on the status of any application listed here please contact Wendy Jepson, Permitting and Compliance Department Manager, at [wjepson@trpa.gov](mailto:wjepson@trpa.gov) or Tiffany Good, Permitting Program Manager, at [tgood@trpa.gov](mailto:tgood@trpa.gov).