

Item XIII.B - Housing Ideas and Topics for Further Learning

Attachment A

Excerpt from July 1, 2024 Settlement Agreement Between the Tahoe Regional Planning Agency and Mountain Area Preservation (MAP), Agreement Items 4.1 - 4.6

4. Phase 3 Policy Considerations. During Phase 3 policy development, TRPA will include, *inter alia*, good faith discussions of:

- 4.1 Income limits on achievable housing, including but not limited to an income cap not to exceed 245% of the respective local jurisdiction's area medium income, along with a local living/work requirement and enforcement/audit provisions;
- 4.2 An assessment of criteria to address potential site-specific impacts, including but not limited to impacts to scenic resources and public safety (wildfire dangers and evacuation hazards) in the event that TRPA considers development incentives in areas outside of Town Centers;
- 4.3 Refining criteria for additional height outside of Town Centers;
- 4.4 Incentives/programs to unlock the existing housing supply, including but not limited to regulation of short term rentals and investment in Lease to Locals, down payment assistance, workforce, or equivalent programs;
- 4.5 Additional strategies for reduction of vehicle miles traveled ("VMT"), including but not limited to e-bike share programs at project sites or in Town Centers to offset summer/fall transit needs, and micro-transit programs tied to project approvals; and
- 4.6 A one spot per unit minimum parking requirement.