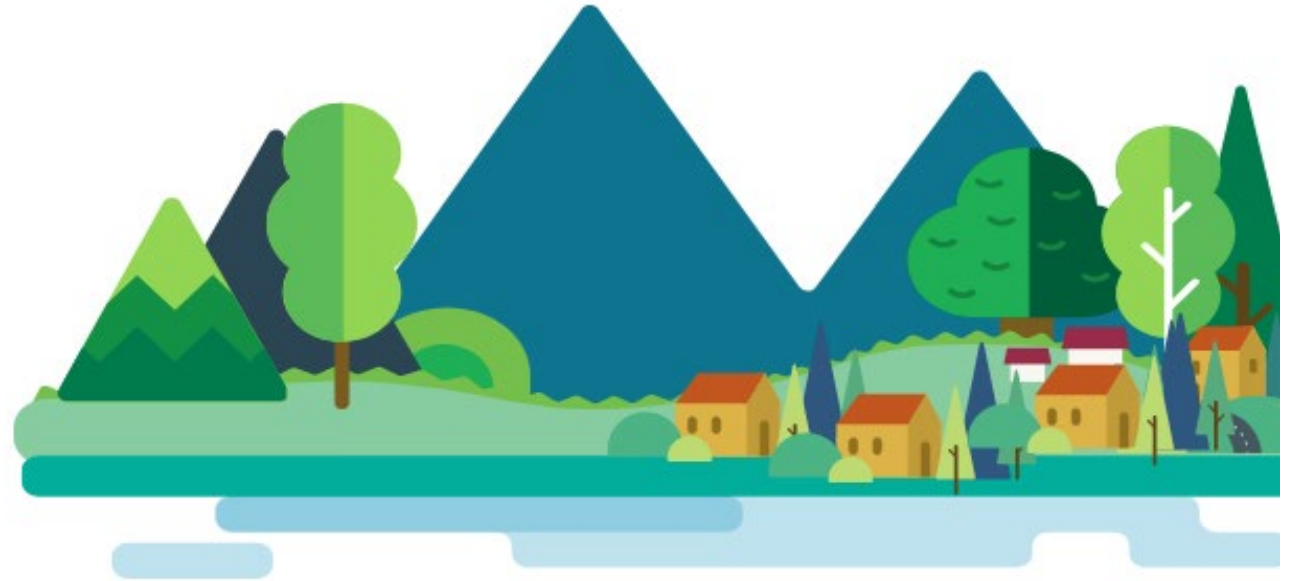
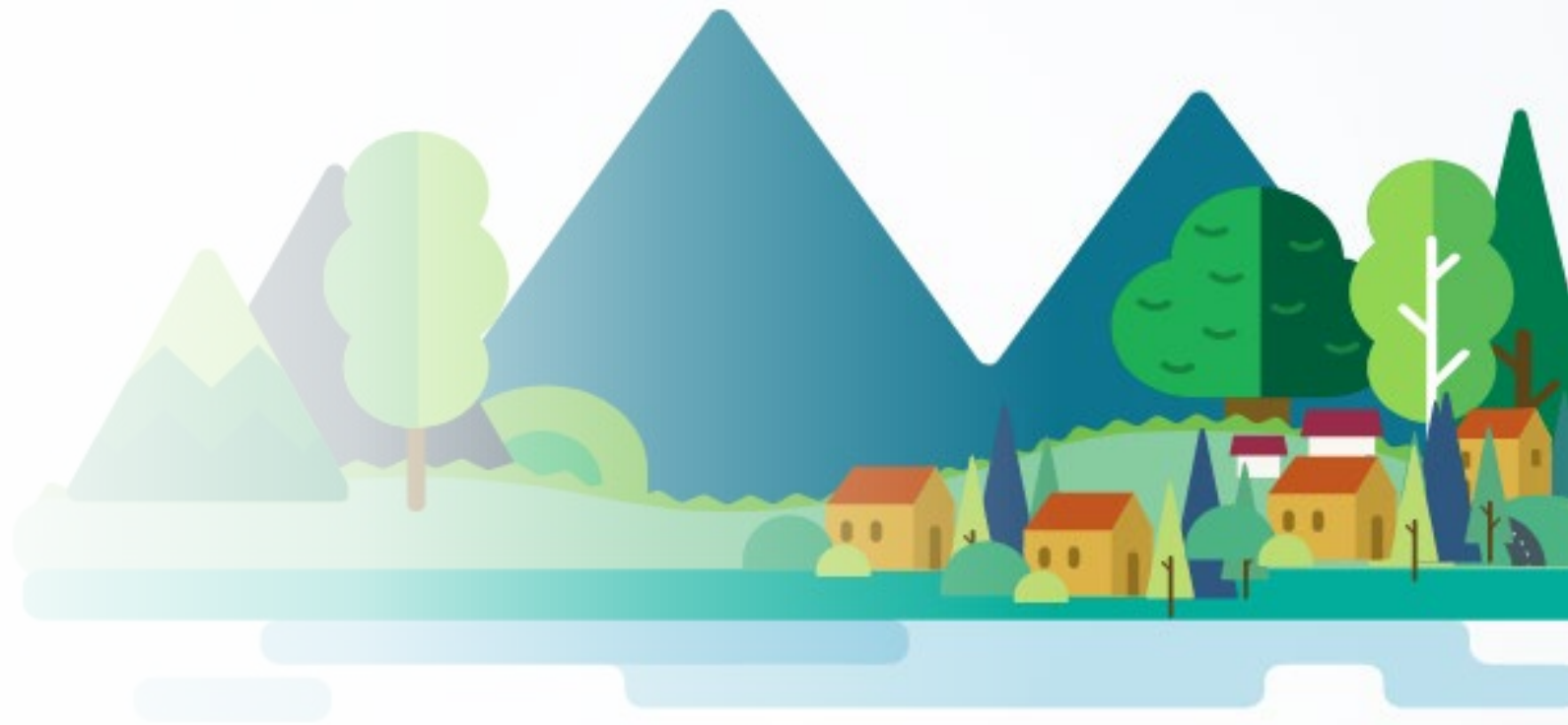


Local Government Housing Committee

6.14.23



Call to Order



Agenda Item No. 1.

Approval of Agenda



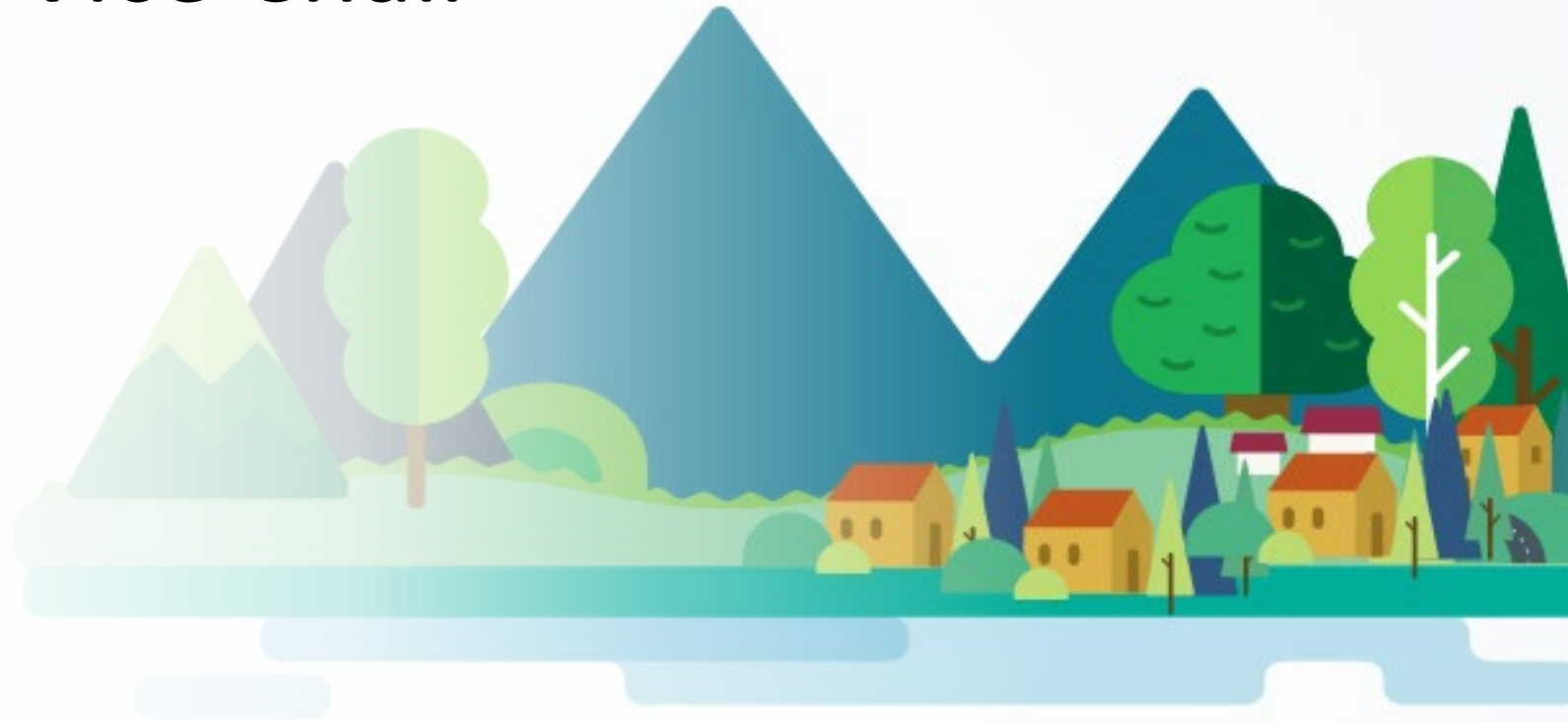
Agenda Item No. II.

Approval of Minutes



Agenda Item No. III.

Election of Chair & Vice Chair



Agenda Item No. IV.

**Tahoe
Living
Priority
Housing
Actions**

Timeframe	Land Use Focus	Policy Action
Near Term (COMPLETE)	ADUs	Density – Tourist Conversion to Residential
Medium Term (Phase 2)	Town Centers Town Center Vicinity – Multi- Family Zones	Density Height Coverage
Long Term (Phase 3)	Commercial Conversion to Residential Public Lands	Scaling Development Rights Permitting/Fees

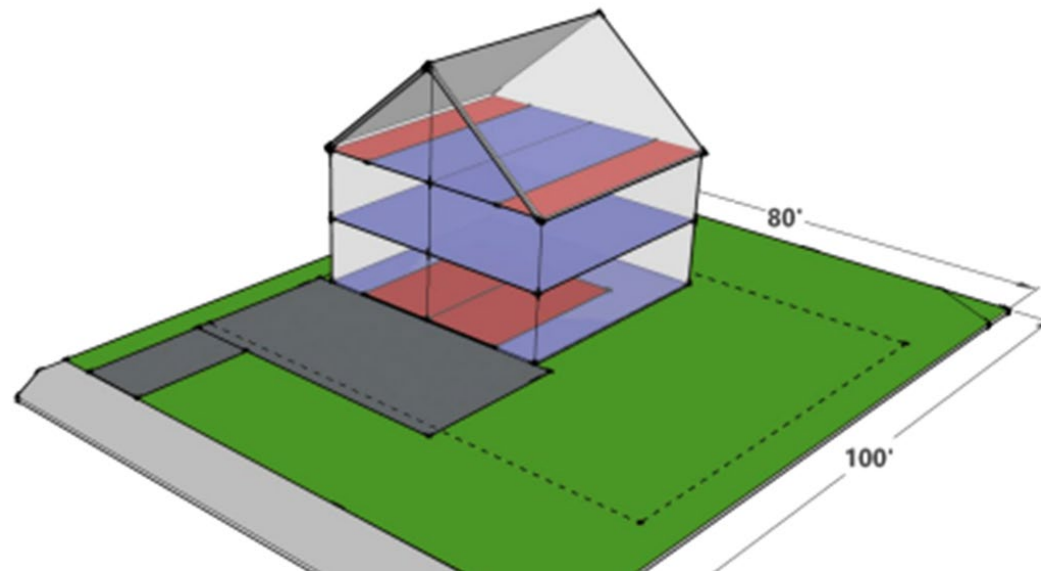
What are development standards?

TRPA Development Standards

- Coverage
- Height
- Density

Local Development Standards

- Parking
- Setbacks



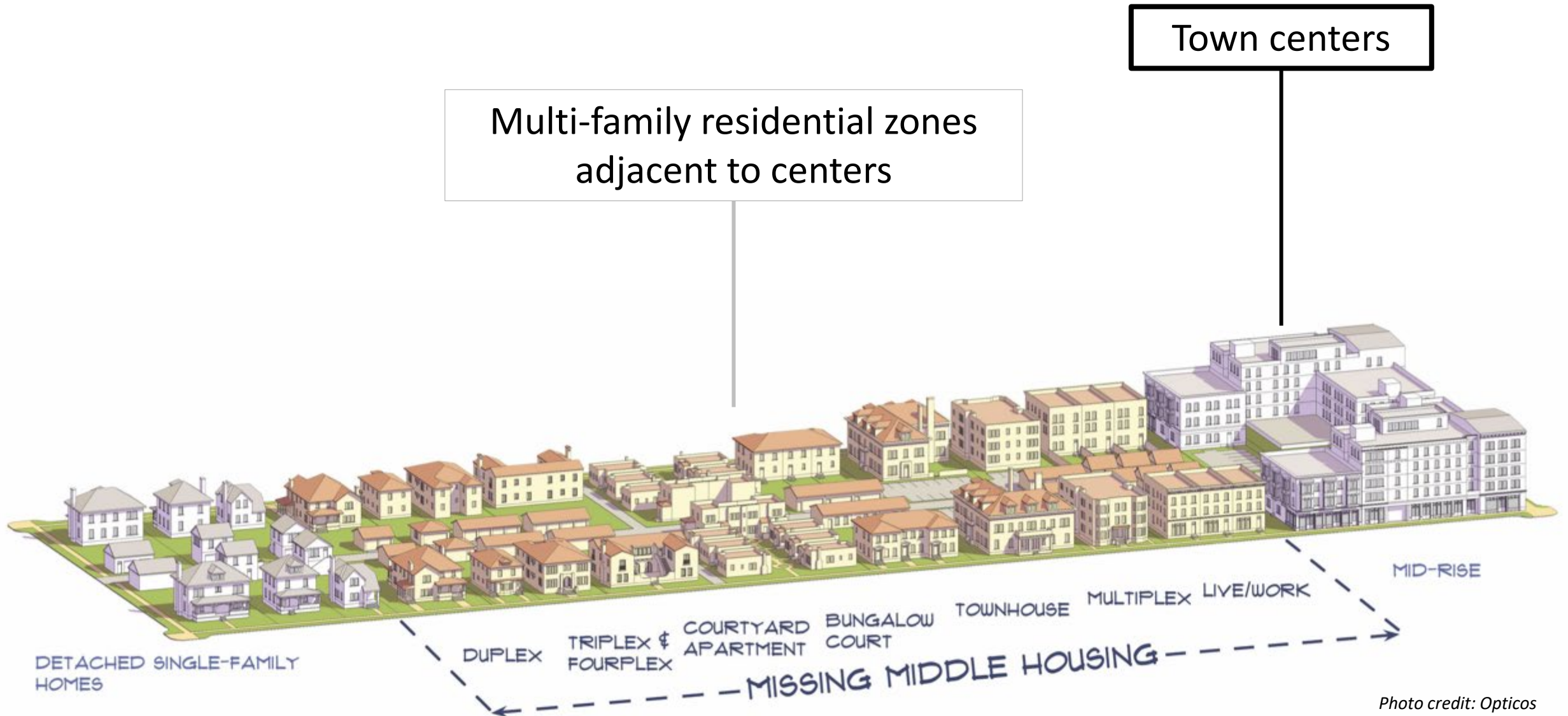
Code Innovations to
Encourage Affordable &
Workforce Housing

Local Government & Housing
Committee

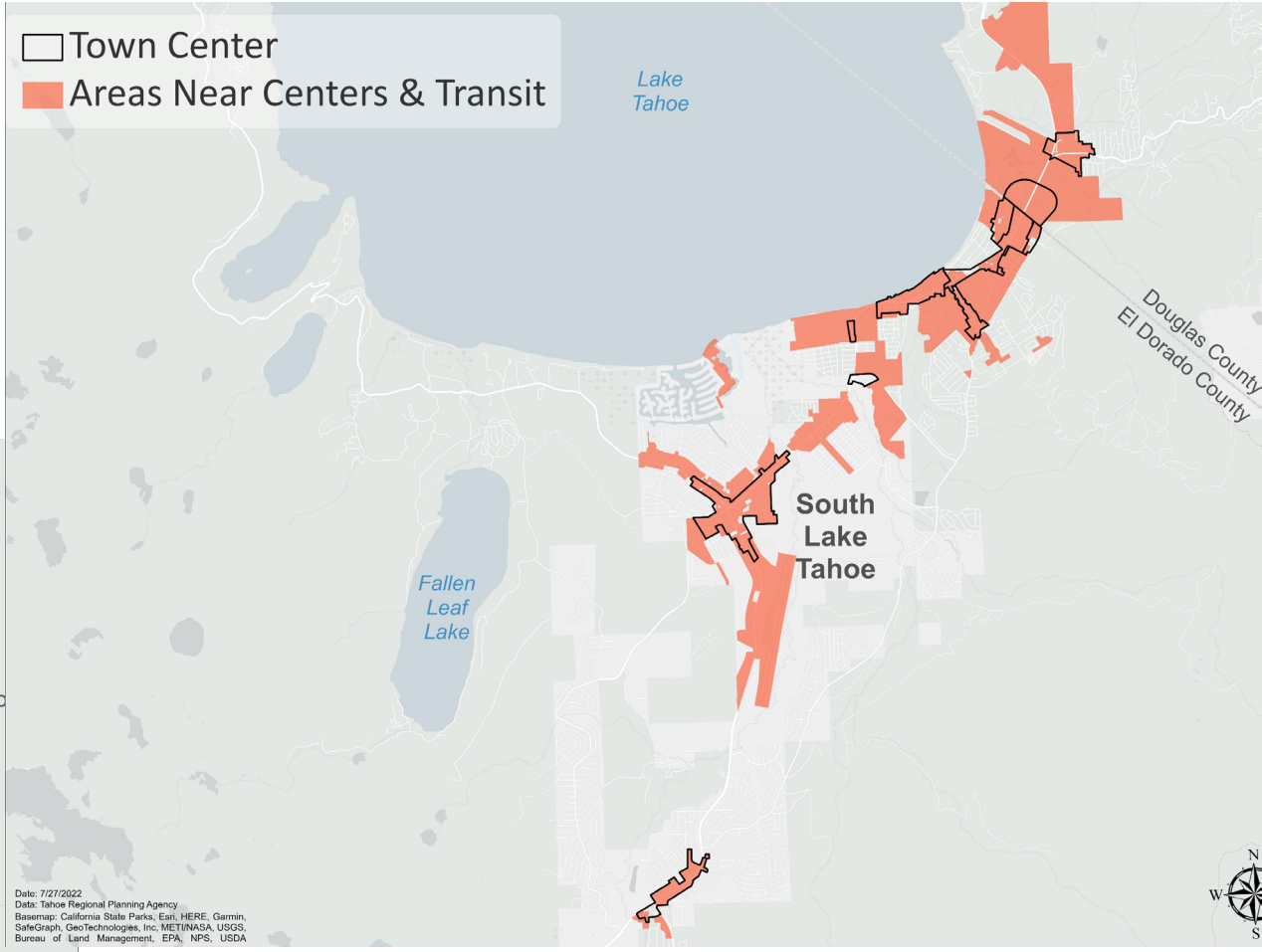
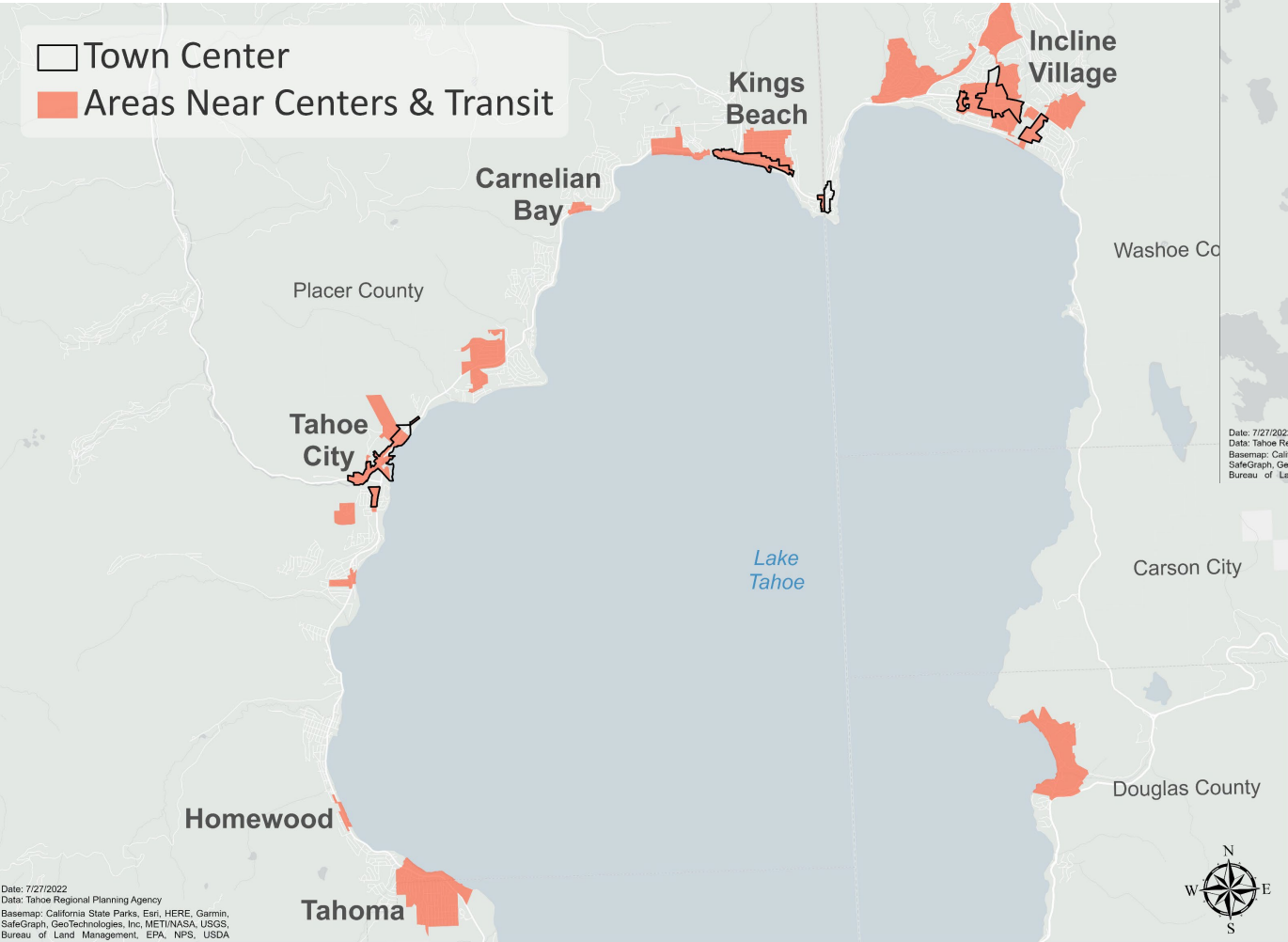
June 2023



Proposal Locations



Proposal Locations

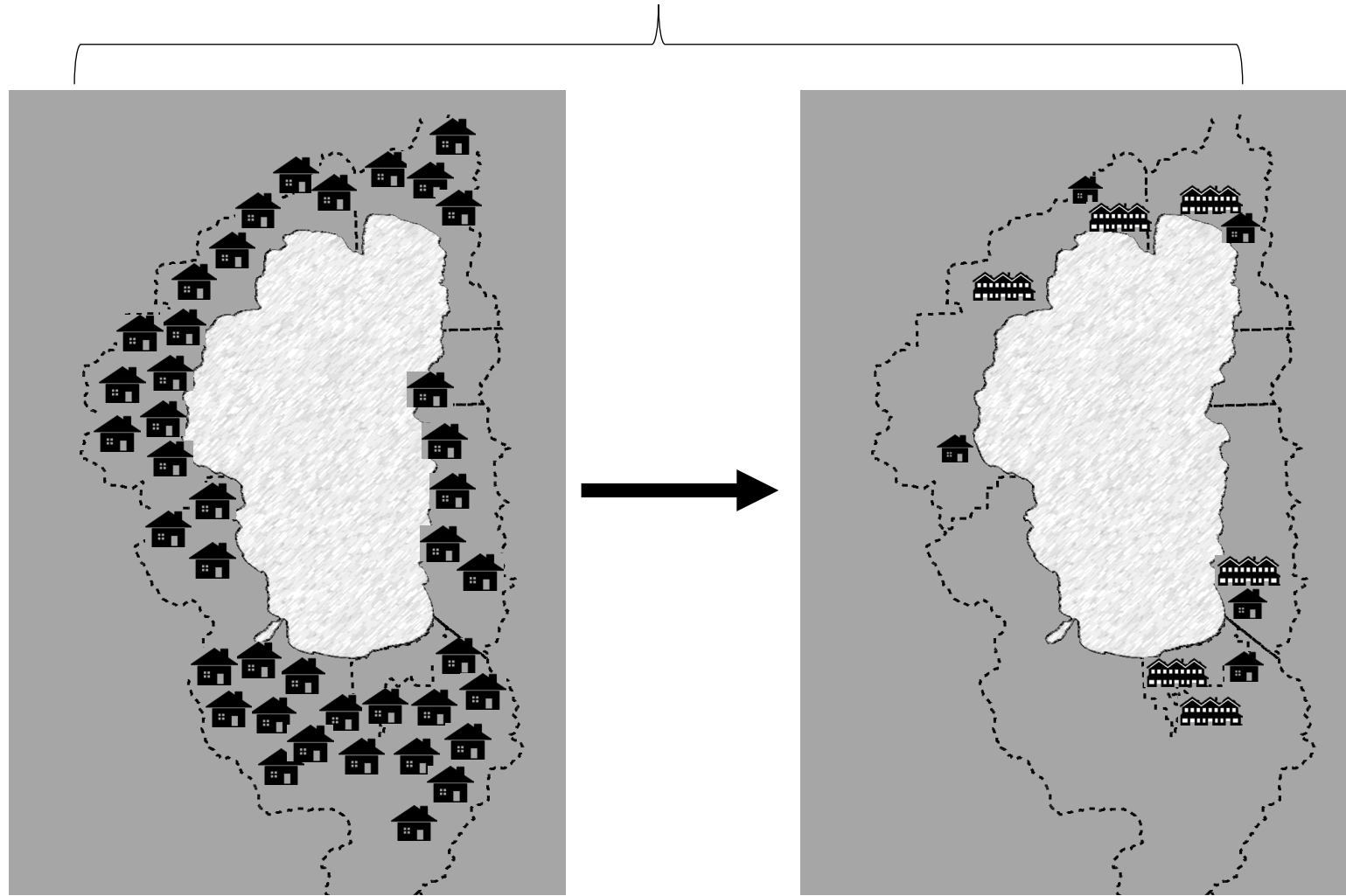


- **Town centers are <1% of the total basin area**
- **Multi-family areas are <4% of the total basin area**

Distribution of Development and Growth Caps

3,586 units of development potential remaining

(1/3 are Bonus Units)



2000 sf



2000 sf

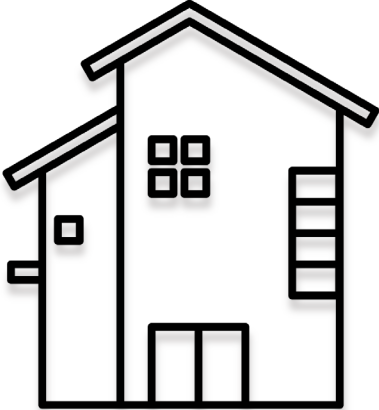


2000 sf



3 units = 6,000 square feet

3000 sf triplex



3 units = 3,000 square feet

Coverage Proposal in Town Centers

Allow >70% coverage with stormwater infrastructure

- Area-wide stormwater treatment
- Site specific BMPs



Deed-Restricted
Affordable/Achievable



Demonstrate equal or greater effectiveness than site-specific BMPs, with funding for ongoing maintenance



Applies to parcels on high capability lands



Exempt from coverage transfers, excess coverage mitigation fees, water quality mitigation fees



Building Height Proposal in Town Centers

Allow five stories of height



Deed-Restricted
Affordable/Achievable



Must make applicable findings



Density Proposal in Town Centers

No density cap

Encourage smaller units within same building envelope



Deed-Restricted
Affordable/Achievable



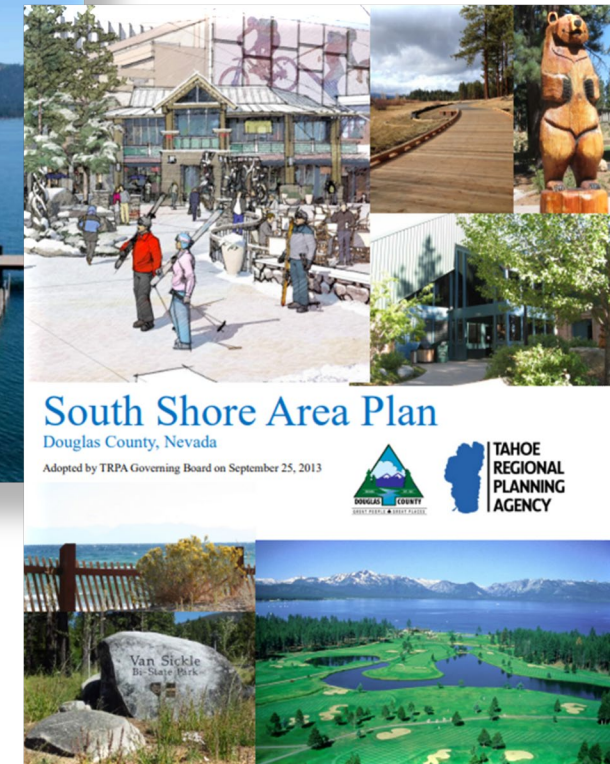
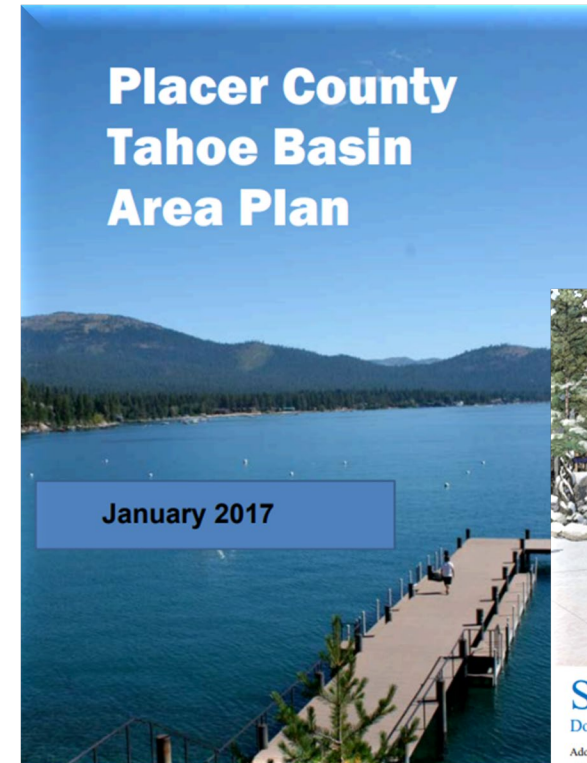
Market Rate with portion of
deed restricted units



Implementation

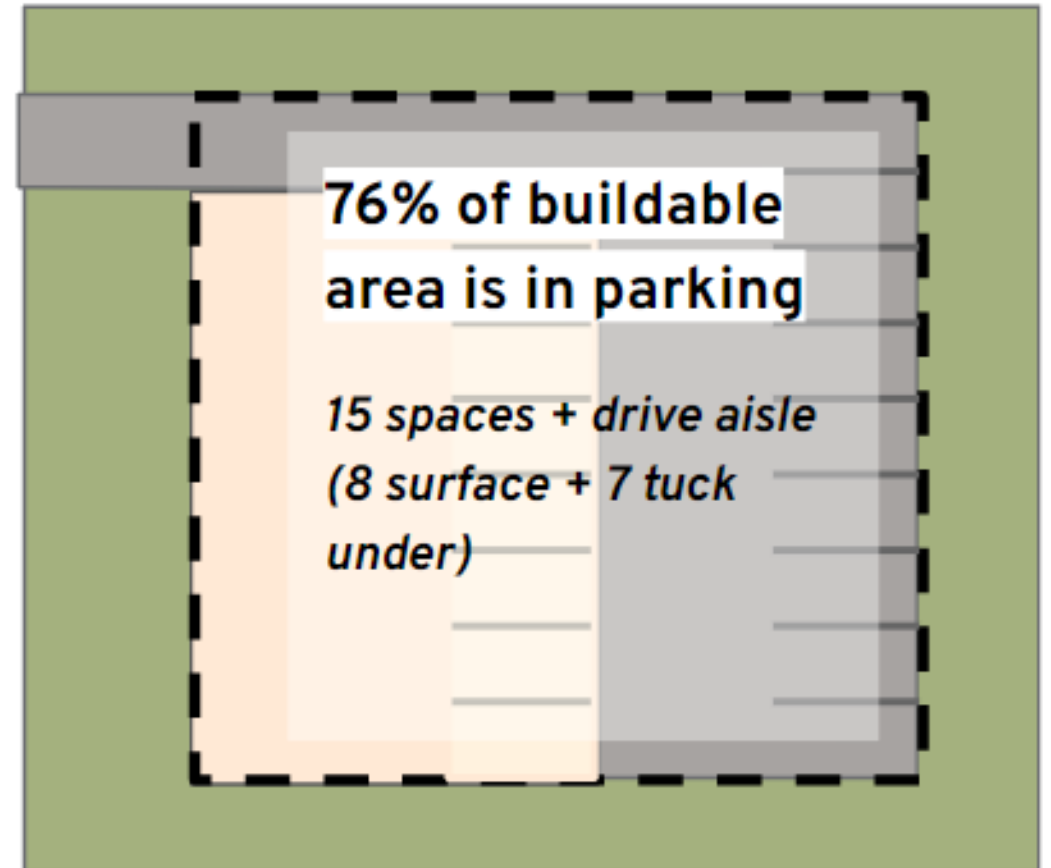
Implemented through local area plans

- Slow pace of implementation versus certainty of changes adopted through area plans
- Proposal can be shaped to fit individual communities & neighborhoods
- Sample environmental review and regulatory language



Parking & Setbacks

- Parking required to be addressed through area plan amendment or regional process
- Options include:
 - Developers determine the amount of parking the market demands (remove parking minimums)
 - Introduce parking maximums
 - “Uncoupling” parking from unit
 - Shared parking agreements



Compliance & Evacuation

Compliance

- Existing compliance program requires compliance reporting & auditing
- Need for program expansion and ongoing funding for compliance program

Evacuation

- Proposal will not change development potential
- Coordination with local fire and public safety officials

TRPA Annual Compliance Form

GENERAL

Property Type:

Number of Affordable Income Units:

Number of Moderate Income Units:

Number of Achievable Units:

The deed restriction(s) cover the following units: Number of studio units:

Number of 1 bedroom units:

Number of 2 bedroom units:

Number of 3 bedroom units:

Number of 4 bedroom units:

Number of 5 bedroom units:

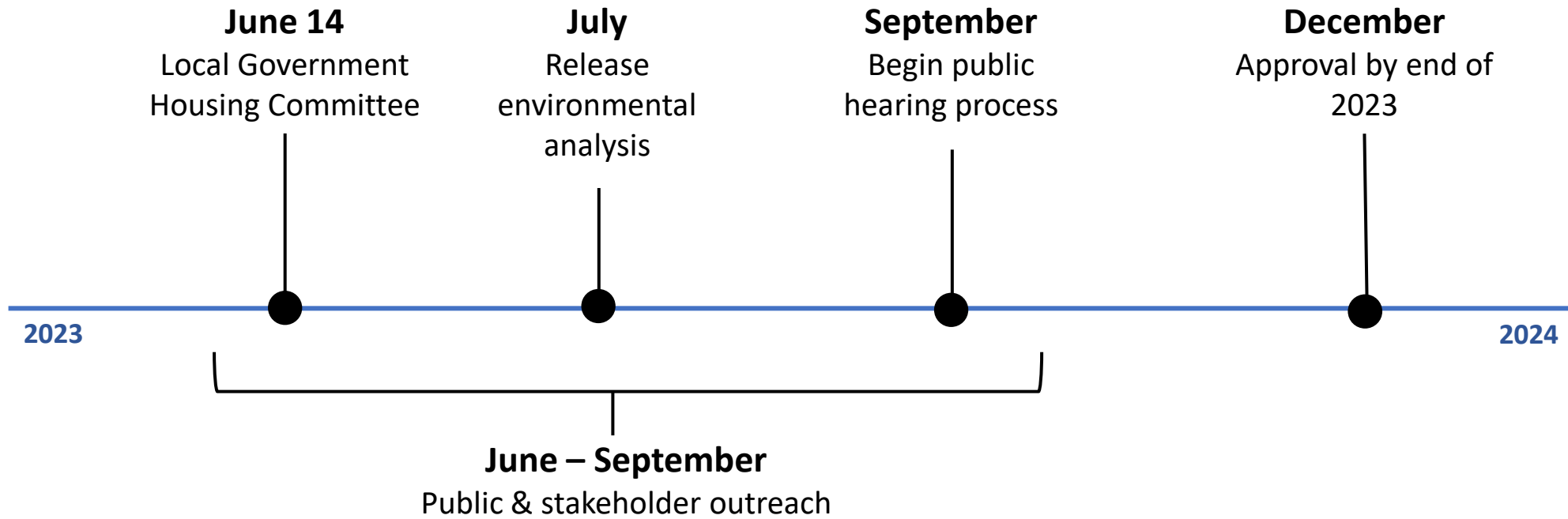
Total number of units:

The unit was occupied by the owner throughout the last year: Yes No

If yes, the owner meets one or more criteria (the income and/or rent limits and/or employer requirement) established in the deed restriction?: Yes No

Unit/Units was/were rented?: Yes No

Next Steps



Local Government & Housing Committee Discussion

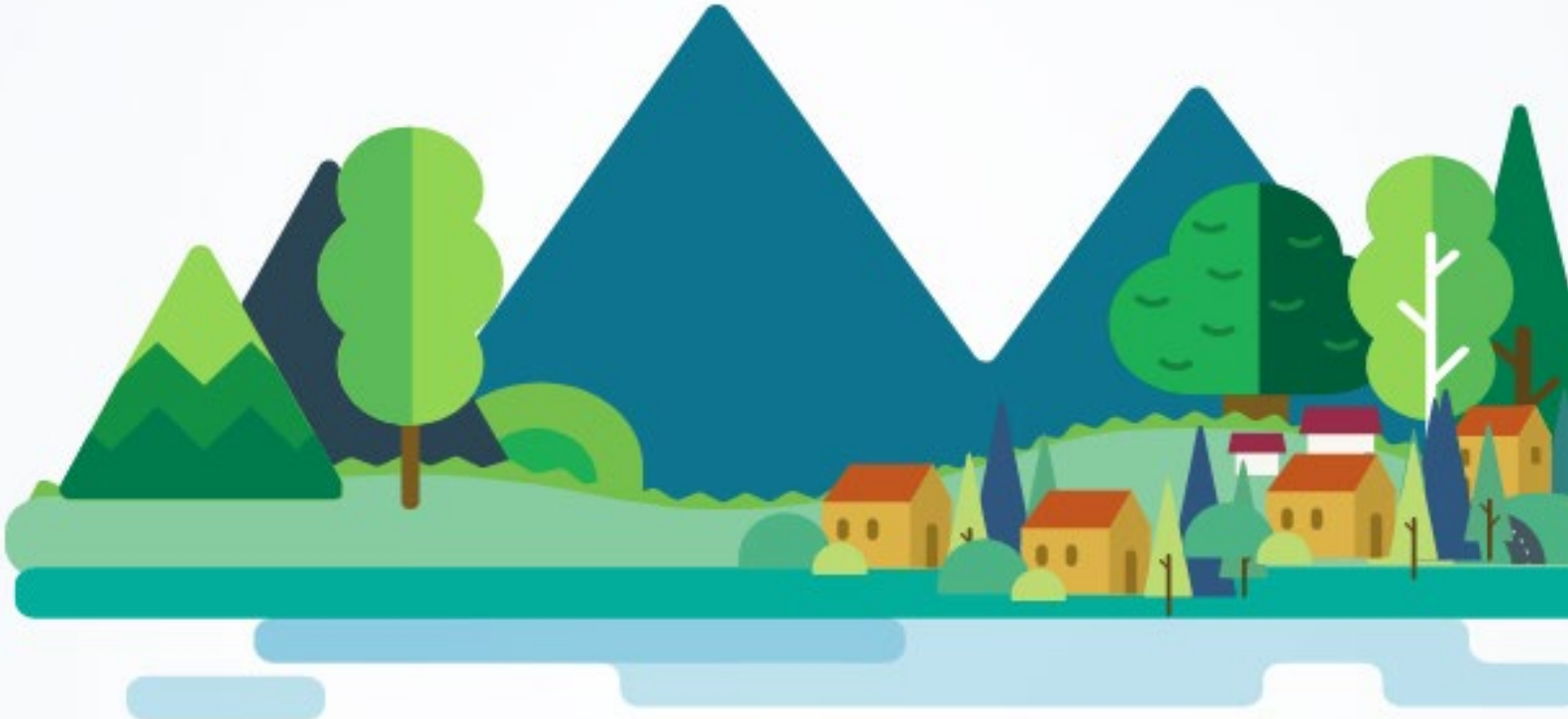
Tahoe Living Working Group Feedback:

1. Area plan amendment challenges
2. Density for market rate
3. Mixed-use
4. Parking

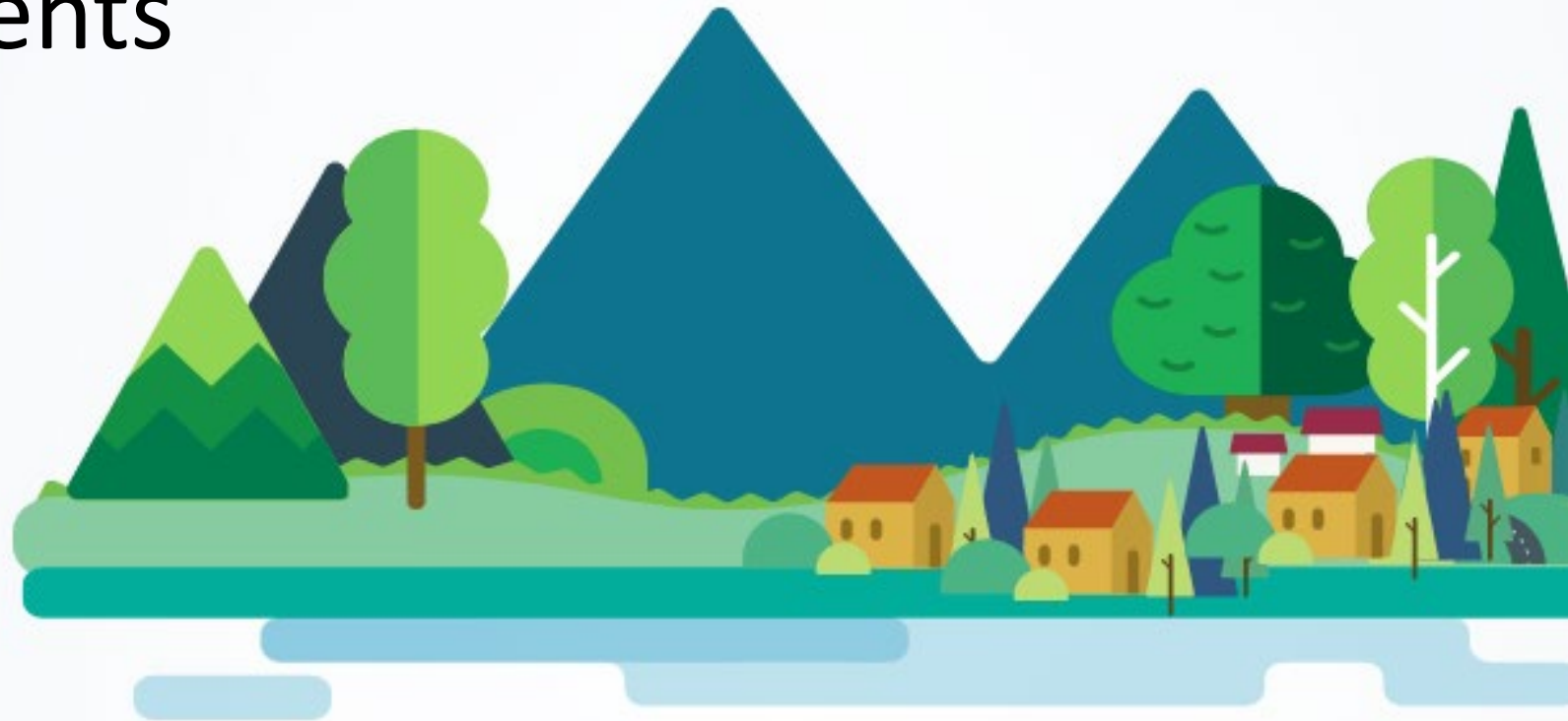
LGHC Discussion:

1. How can we best align regional and local implementation options?

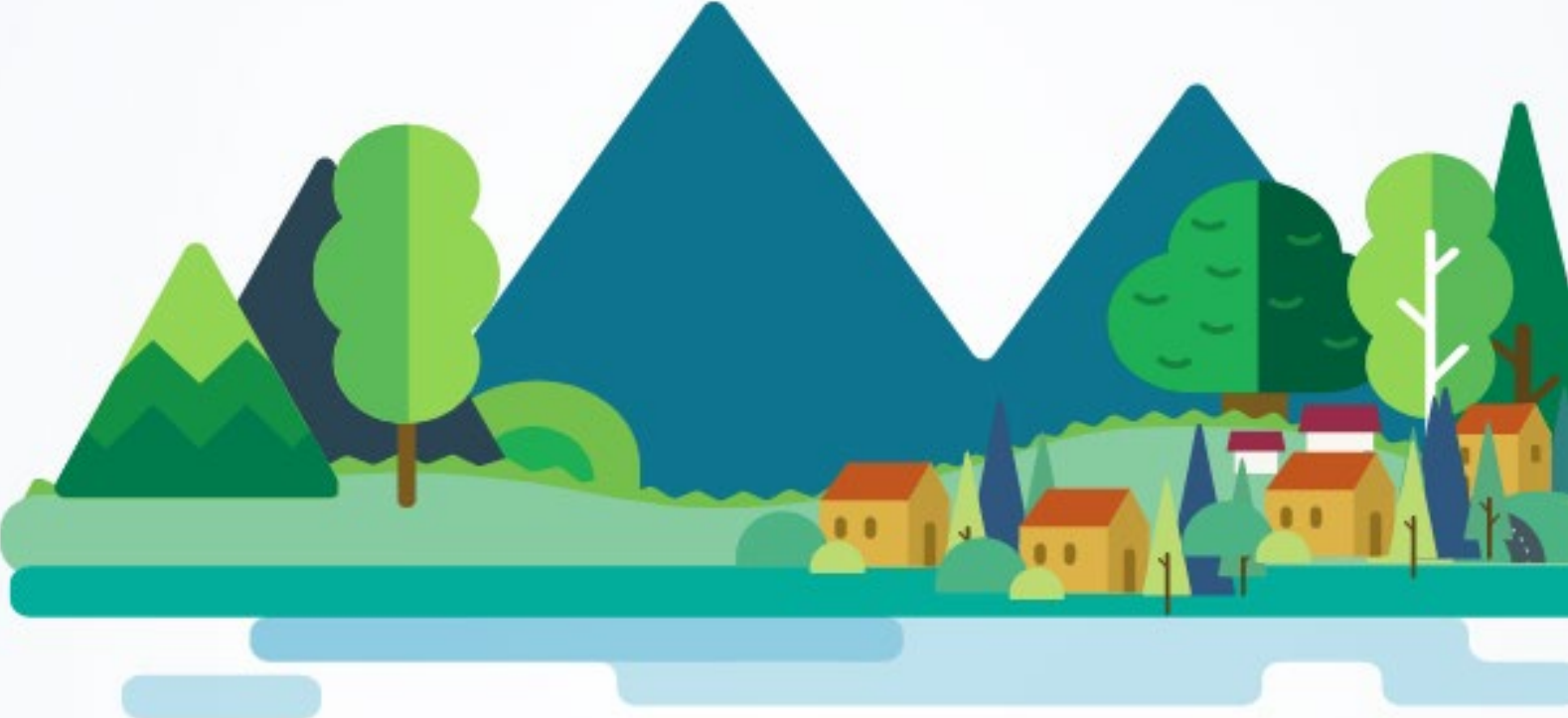
Public Interest Comments



Local Government & Housing Committee Comments

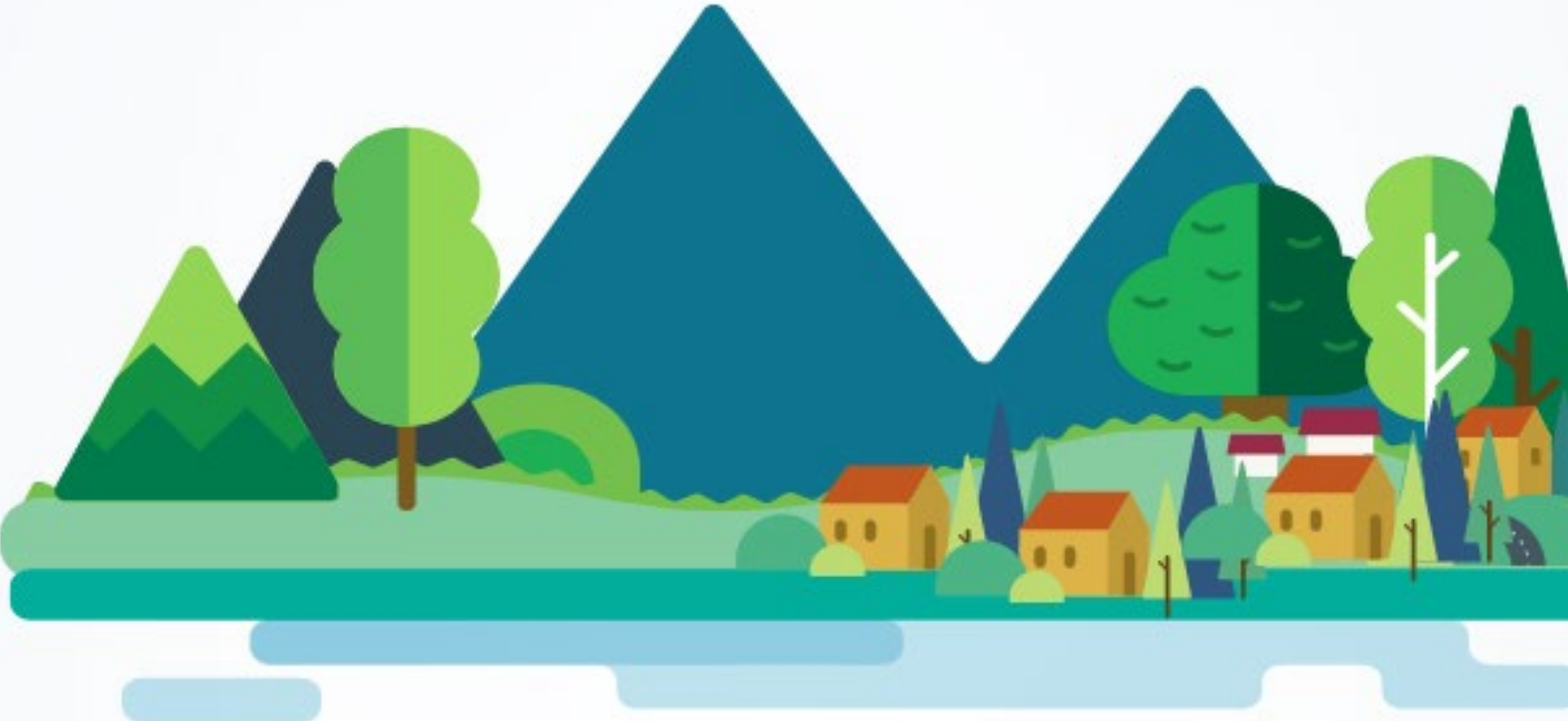
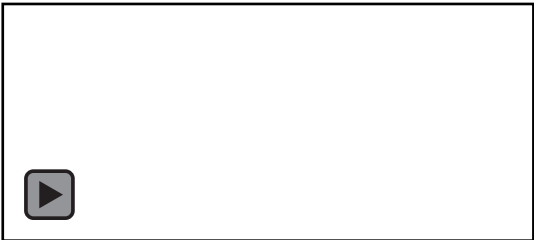


Committee Member Reports



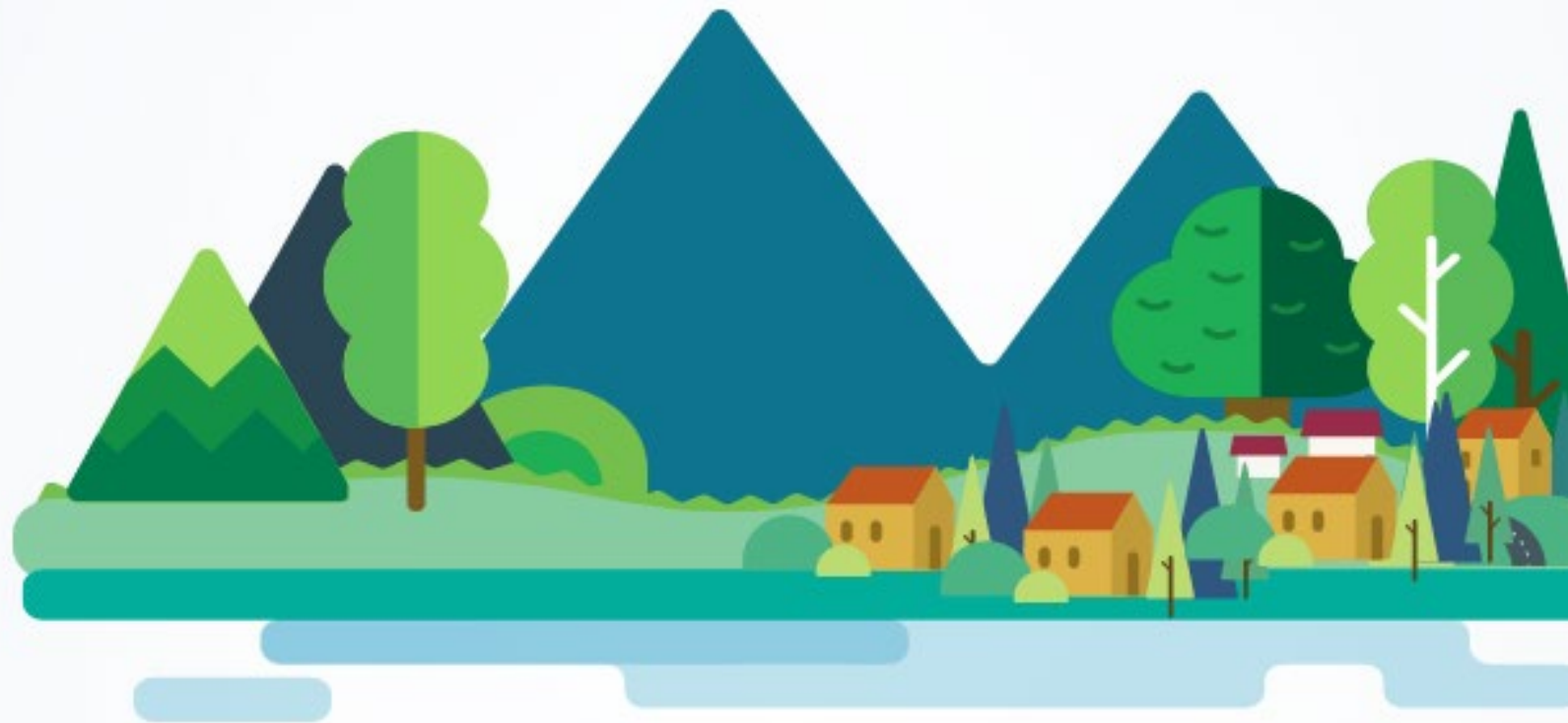
Agenda Item No. VI.

Public Interest Comments



Agenda Item No. VII.

Adjournment



Agenda Item No. VIII.