PHASE 2 HOUSING AMENDMENTS

Guidance for property owners and developers

TAHOE REGIONAL PLANNING AGENCY

Does my project qualify for the Phase 2 Housing Amendments? FAQ Guideline

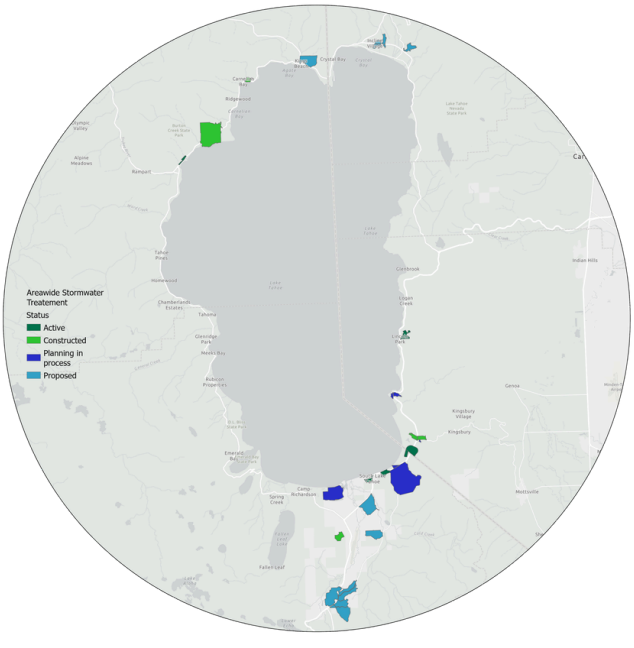
Once the Phase 2 changes are in effect, there are a few requirements to qualify for more flexible development standards. Follow the steps to see if your project would qualify.

1. Deed Restricted

The Phase 2 incentives are limited to projects that are building 100% deed restricted affordable, moderate, or achievable housing, or mixed-use projects with 100% deed restricted housing units, aside from the ground floor.

2. Location

Is your project located within a center (town center, Regional Center, or High-Density Tourist District), within an area that allows for multi-family housing, or within the bonus unit boundary? The location within these boundaries will determine the allowable development standards for your project. Use this map to determine your project's location within these boundaries.



3. Coverage

Looking for higher coverage limits? In order to qualify for higher coverage, there must be an active area-wide stormwater treatment system available to treat the additional stormwater from your project. **You can find the location of all active area-wide treatments shown in dark green on the map.**

Is there an area-wide treatment available for your project area? Talk to your local jurisdiction planners about whether there is capacity to treat the runoff from your project.

Additional coverage is limited to properties that are on land capability 4-7 or on parcels that are buildable based on their IPES score. Property owners must still transfer in any coverage over base-allowable and pay excess coverage mitigation fees, if applicable. More information about coverage transfers, fees, and land capability can be found on here.

Coverage Allowances by Location:

- **Centers:** There is no coverage limit if your property is located within a Center. Note that setbacks, open space, and any existing standards may apply which may limit the amount of total coverage on the site.
- **Areas zoned multi-family:** If your property is located within an area zoned for multi-family housing, you may be eligible for up to 70% coverage.
- **Bonus Unit Boundary:** Deed restricted ADUs within the bonus unit boundary are eligible for up to 70% coverage (or 100% coverage in centers) or 1,200 square feet of additional coverage, whichever is less. The additional coverage can only be used for the deed restricted portion of the property (i.e. the ADU and associated walkways or decks), but not parking.

Coverage and Parking

If you are transferring in coverage above base allowable, the project may not propose to build more parking spaces than the minimum that is required by the local jurisdictions. For example, if your jurisdiction requires a minimum of one parking space per unit, you may not build two spaces if you are transferring in coverage.

4. Density

Deed-restricted projects within Centers and areas zoned for multi-family do not have density requirements. The number of units on a parcel is limited by the overall building envelope. Each housing unit requires a residential bonus unit which TRPA will issue during the permit process.

6. Height

Want to go higher?
Height allowances for deed restricted developments are now 65 feet in town centers, when findings 1, 2, 3, 8, 14, and 18 of the TRPA Code can be made.

The Phase 2 changes offer more flexibility for projects located within areas zoned for multi-family housing. A deed restricted project can have the highest height (column on the right) shown in the table in Chapter 37 of the TRPA Code for the slope on which the project is located, for a 3:12 roof pitch or steeper. For example, on a parcel with a 2% slope, the project can be up to 36 feet tall, with a 3:12 or steeper roof pitch.

TABLE 37.4.1-1: MAXIMUM HEIGHTS FOR BUILDINGS

Percent Slope Retained Across Building Site	Roof Pitch										
	0:12	1:12	2:12	3:12	4:12	5:12	6:12	7:12	8:12	9:12	≥10:12
0	24'-0"	25'-2"	26'-5"	27'-7"	28'-9"	30'-0"	31'-2"	32'-5"	33'-7"	34'-9"	36'-0"
2	24'-6"	25'-8"	26'-11"	28'-1"	29'-3"	30'-6"	31'-8"	32'-11"	34'-1"	35'-3"	36'-6"
4	25'-0"	26'-2"	27'-5"	28'-7"	29'-9"	31'-0"	32'-2"	33'-5"	34'-7"	35'-9"	37'-0"
6	25'-6"	26'-8"	27'-11"	29'-1"	30'-3"	31'-6"	32'-8"	33'-11"	35'-1"	36'-3"	37'-6"
8	26'-0"	27'-2"	28'-5"	29'-7"	30'-9"	32'-0"	33'-2"	34'-5"	35'-7"	36'-9"	38'-0"
10	26'-6"	27'-8"	28'-11"	30'-1"	31'-3"	32'-6"	33'-8"	34'-11"	36'-1"	37'-3"	38'-6"
12	27'-0"	28'-2"	29'-5"	30'-7"	31'-9"	33'-0"	34'-2"	35'-5"	36'-7"	37-9"	39'-0"

5. Parking

The Phase 2 changes allow projects to submit a parking analysis that shows the anticipated parking demand of their project and either build the amount of parking that meets the demand or provide alternative transportation options.

In centers, projects are not required to provide parking if the demand can be met with alternative strategies. In areas zoned for multi-family, projects can provide less parking than is required today but must build at least .75 spaces per unit. Alternative transportation options include shared parking agreements with an adjacent property owner, unbundling parking from rent so tenants who do not need parking do not need to pay for it or providing an onsite car share program.

Any height above 56 feet must be stepped back 1 foot for every 1 additional foot of height, effectively creating a 45-degree angle on the top floor. Developments also **must submit a shade analysis** that demonstrates the building is designed to minimize shared on adjacent roads and structures. Planners will work with project applicants throughout the permitting process to ensure that the project includes community design features, such as pitched roofs and dormers, articulated facades and roof planes, and uses earth tone colors.

Get Involved

- Visit trpa.gov/housing for more information on the Phase 2 Housing Amendments.
- Email us at housing@trpa.gov to receive housing related updates or with questions about building affordable or workforce housing.

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