

Possible Action  
Regional Plan Implementation Committee  
11.15.23

Agenda Item 3.

**Discussion and possible action for Phase 2 Housing Amendments:**  
Proposed changes to Code of Ordinances Chapters 1, 13, 36, 37, 31, 30, 34, 52, and 90; and changes to the Goals and Policies, Land Use and Housing Sections; that would only apply to projects applying for deed-restricted bonus units.

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# Why Housing?

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# Compact development helps meet Regional Plan goals

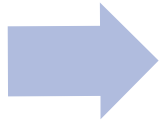
- Housing
- Traffic (VMT)/Greenhouse Gas
- Water Quality
- Transit



# Tahoe Living Phases & Status

## Phase 1

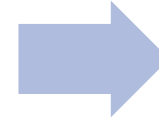
- Accessory Dwelling Units  
*Completed*
- Motel to Residential Density Conversion  
*Completed*



## Phase 2



- Market Solutions to Encourage Affordable and Workforce Housing Development  
*In Process*

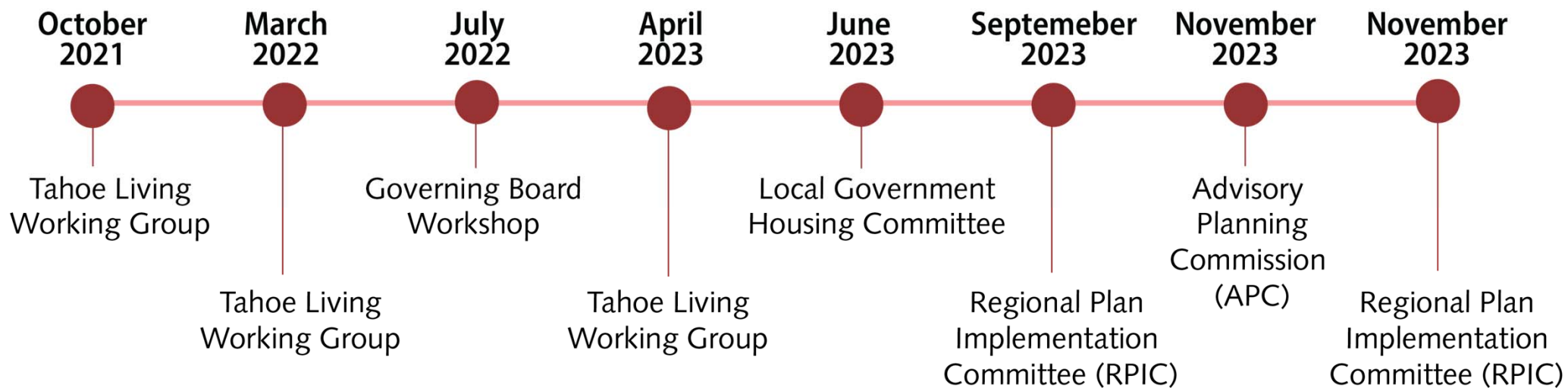


## Phase 3

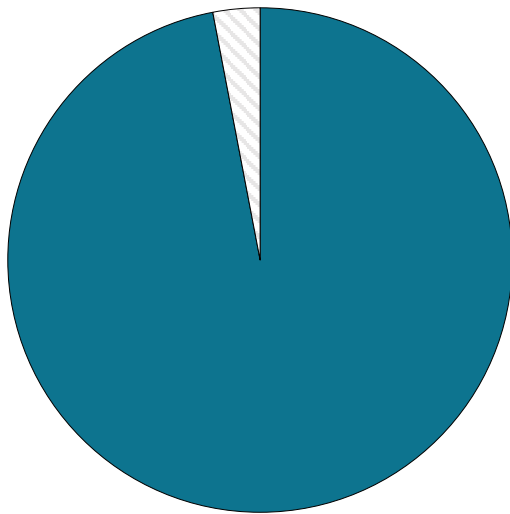
- Growth Mgmt. System
- Equity, Community Engagement
- Fees, permit streamlining  
*Starting*



# Phase 2 Housing Amendments - Process



# Development is Capped in the Tahoe Basin



**946**

**Bonus Units remain**

This proposal does not add additional growth or development capacity beyond what was envisioned and analyzed in the 2012 Regional Plan. There are 946 bonus units remaining under the Region Plan and considered for buildout by 2045.

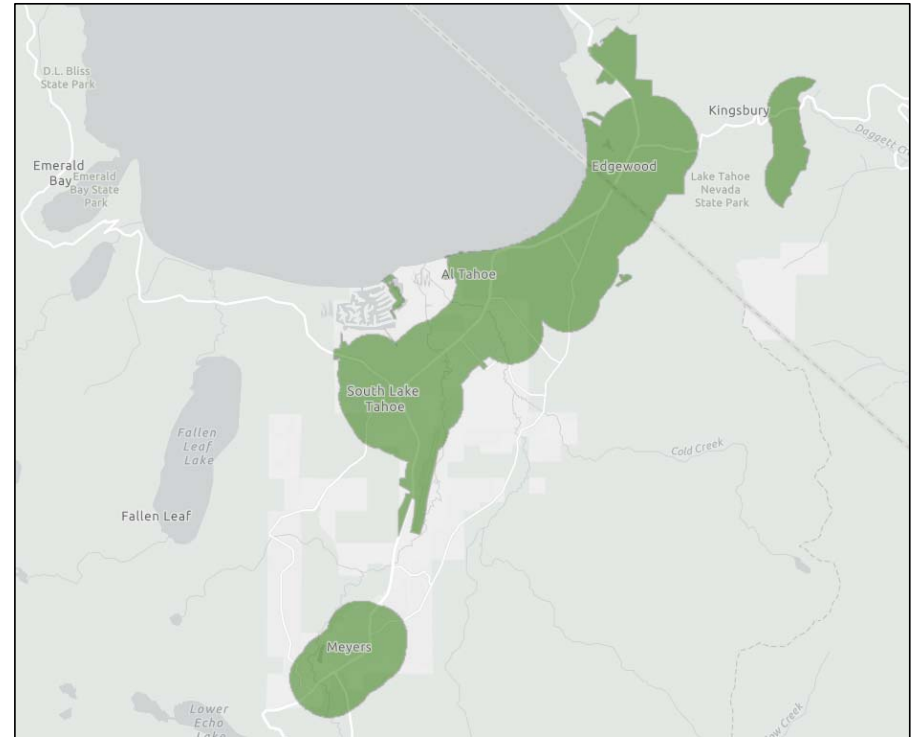
# Phase 2 Amendments: Available only for 946 Bonus Units

Deed Restriction Category	Criteria	2023 Placer County Income (1-person household)	2023 Douglas County Income (1-person household)
Affordable	Income up to 80% of the Area Median Income (AMI)	\$60,050	\$51,300
Moderate	Income between 80% - 120% of AMI	\$95,700	\$77,040
Achievable	Local worker requirement (at least 30 hours/week)		

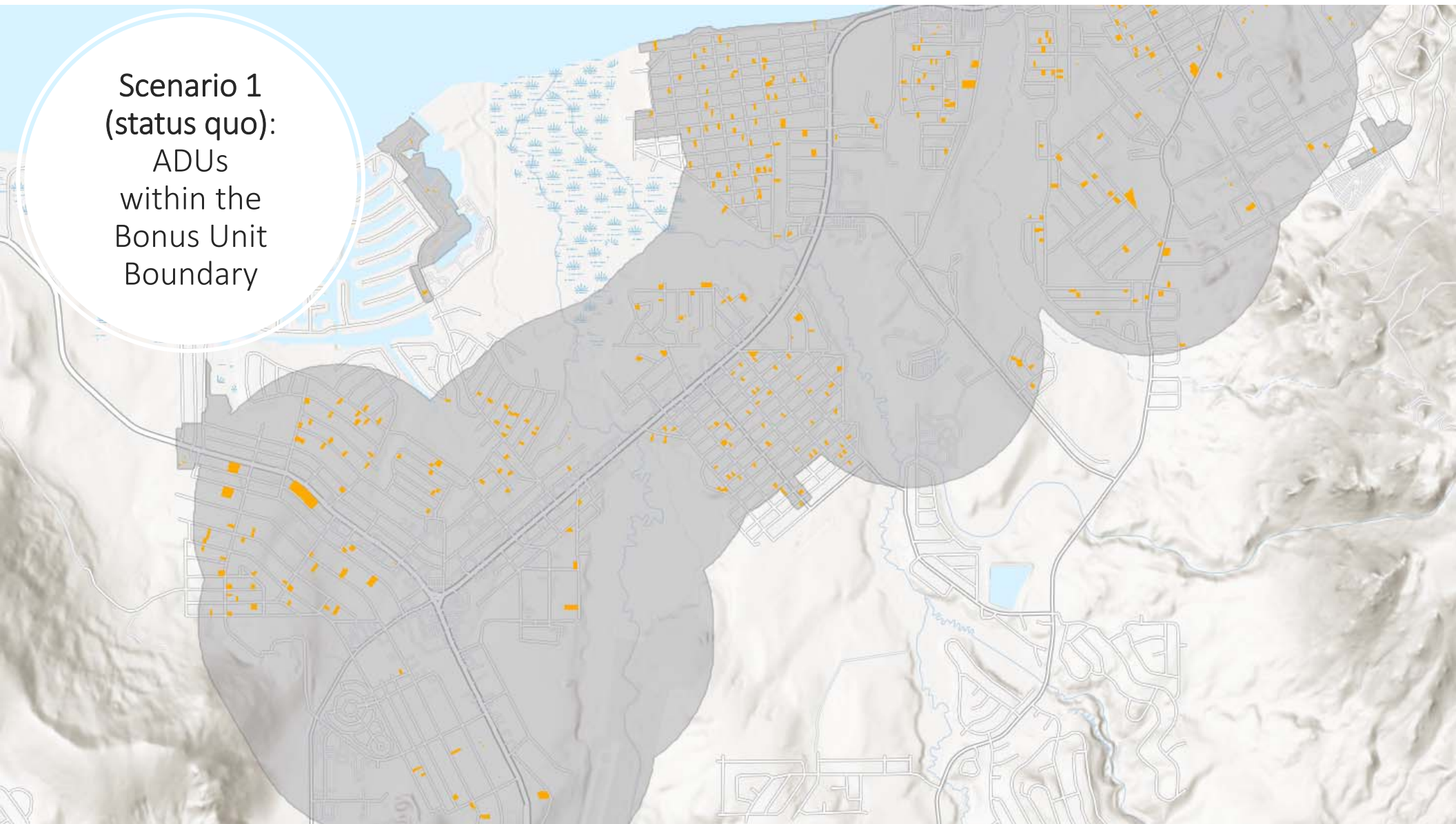
946 Bonus Units can be  
Distributed within the Bonus  
Unit Boundary today

Bonus Unit Boundary includes:

- ½ mile from transit
- ½ mile from centers
- Areas zoned for multi-family



Scenario 1  
(status quo):  
ADUs  
within the  
Bonus Unit  
Boundary

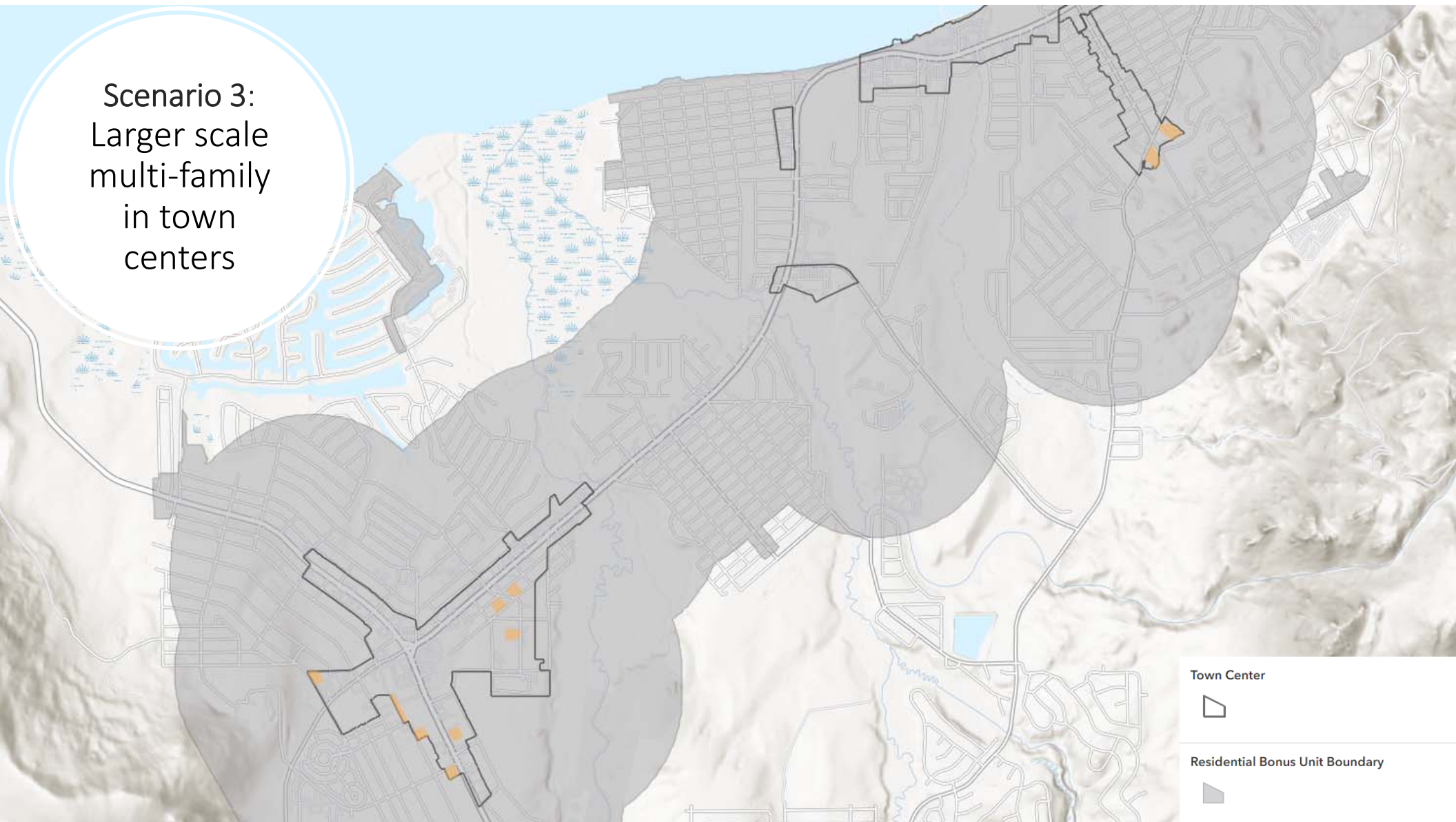




Scenario 2:  
Smaller scale  
multi-family in  
town centers  
and multi-  
family areas



Scenario 3:  
Larger scale  
multi-family  
in town  
centers



Town Center



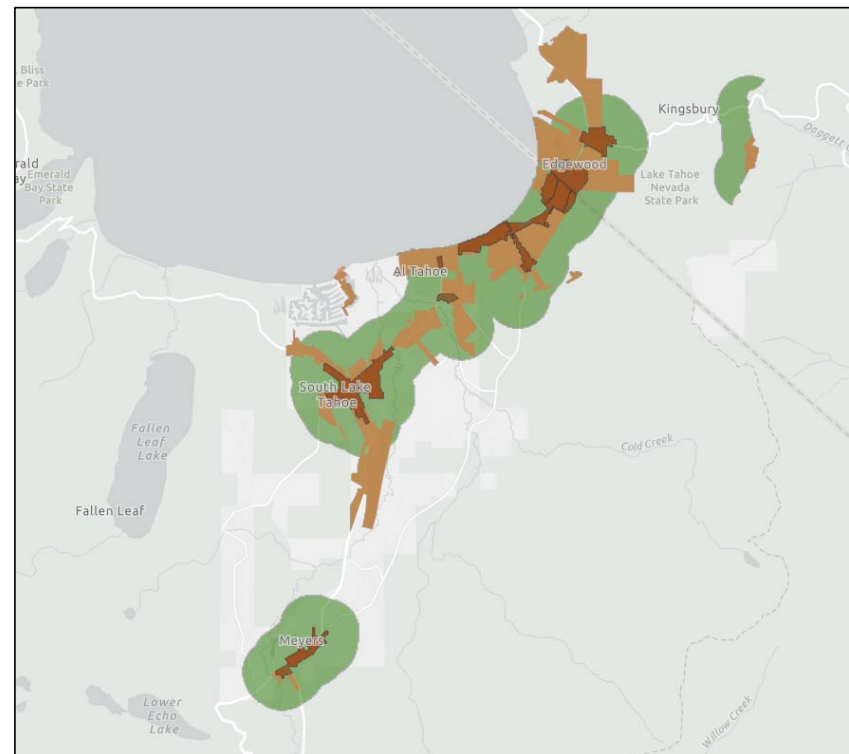
Residential Bonus Unit Boundary



# 946 Bonus Units can be Distributed within the Bonus Unit Boundary today

Jurisdiction/Pool	Number
City of SLT	89
Douglas County	67
Placer County	41
Washoe County	120
TRPA Pool – Centers	377
TRPA Pool – Other	104
TRPA Pool - reserved for permitted projects	148
<b>Total</b>	<b>946</b>

946 Bonus Units can be Distributed within the Bonus Unit Boundary today





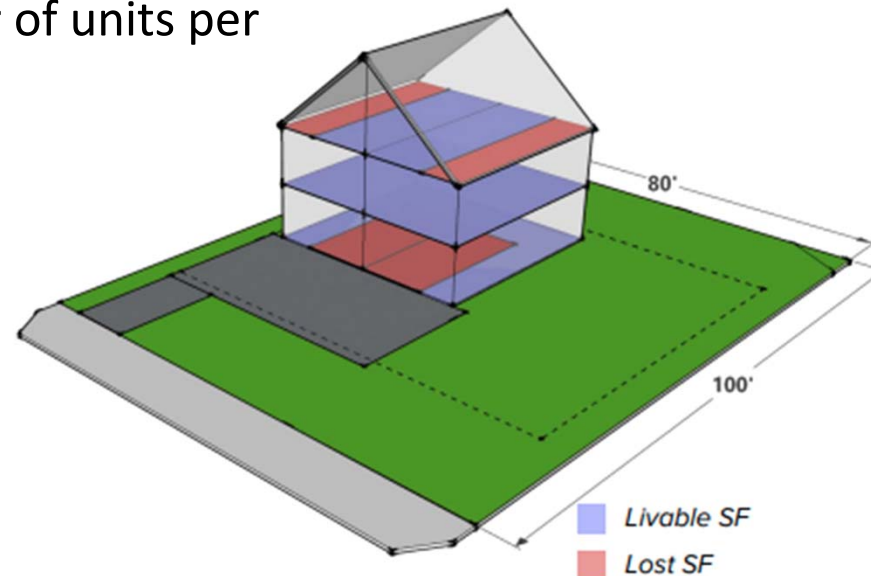
# Development standards influence housing size and cost

## TRPA Development Standards

- Coverage
- Height
- Density (number of units per parcel)

## Local Development Standards

- Parking
- Setbacks



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# Proven Cost Reduction Method

>40% in feasible rent



E>/9 r# TRPA# #E>/9 r#L5' \$2



230%

Local Income Level

TRPA#C. \$4+) 9



190%

Local Income Level

TRPA# #L5' \$2#C. \$4+) 9



170 - 155%

Local Income Level

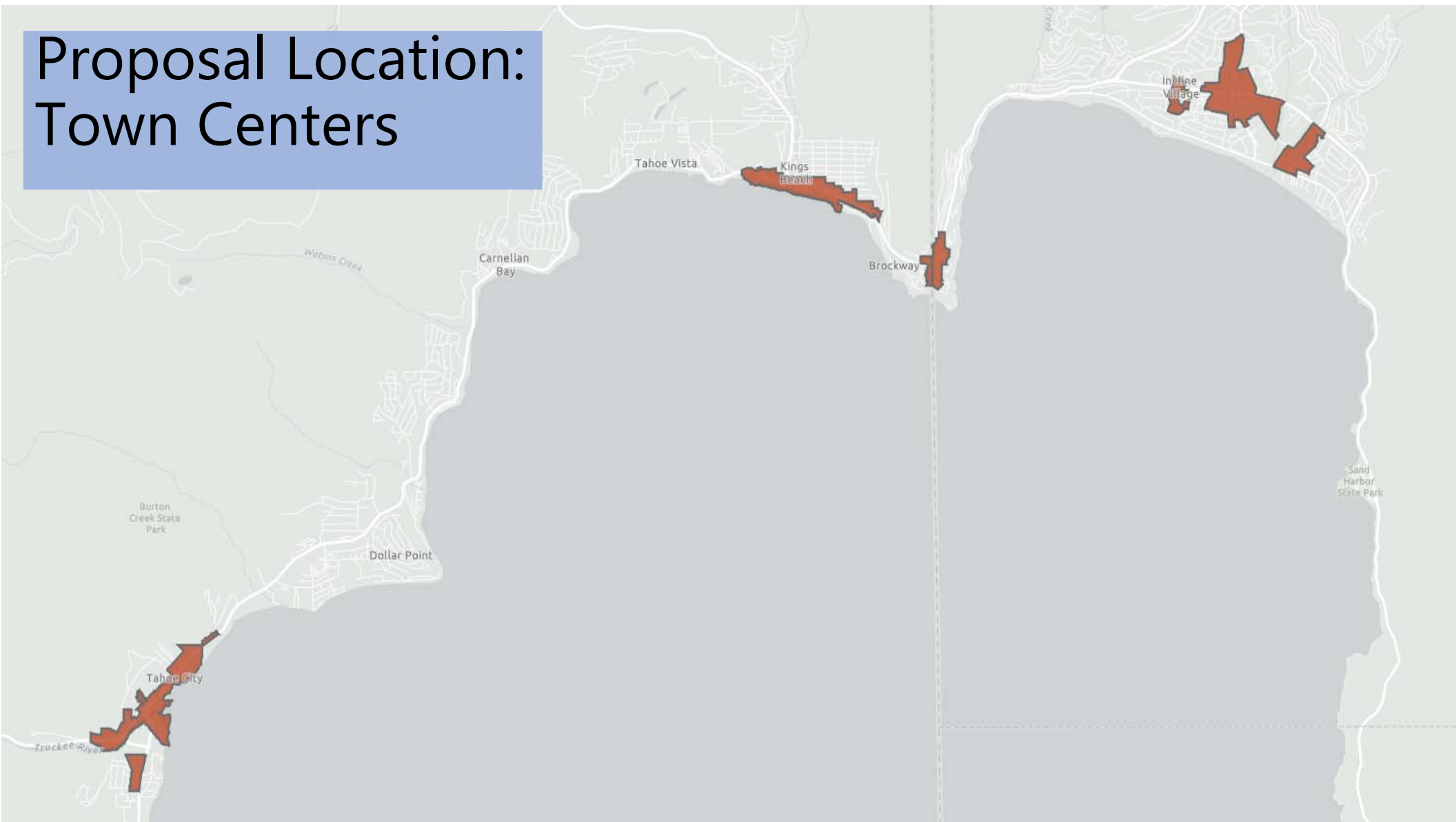
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150 - 80%

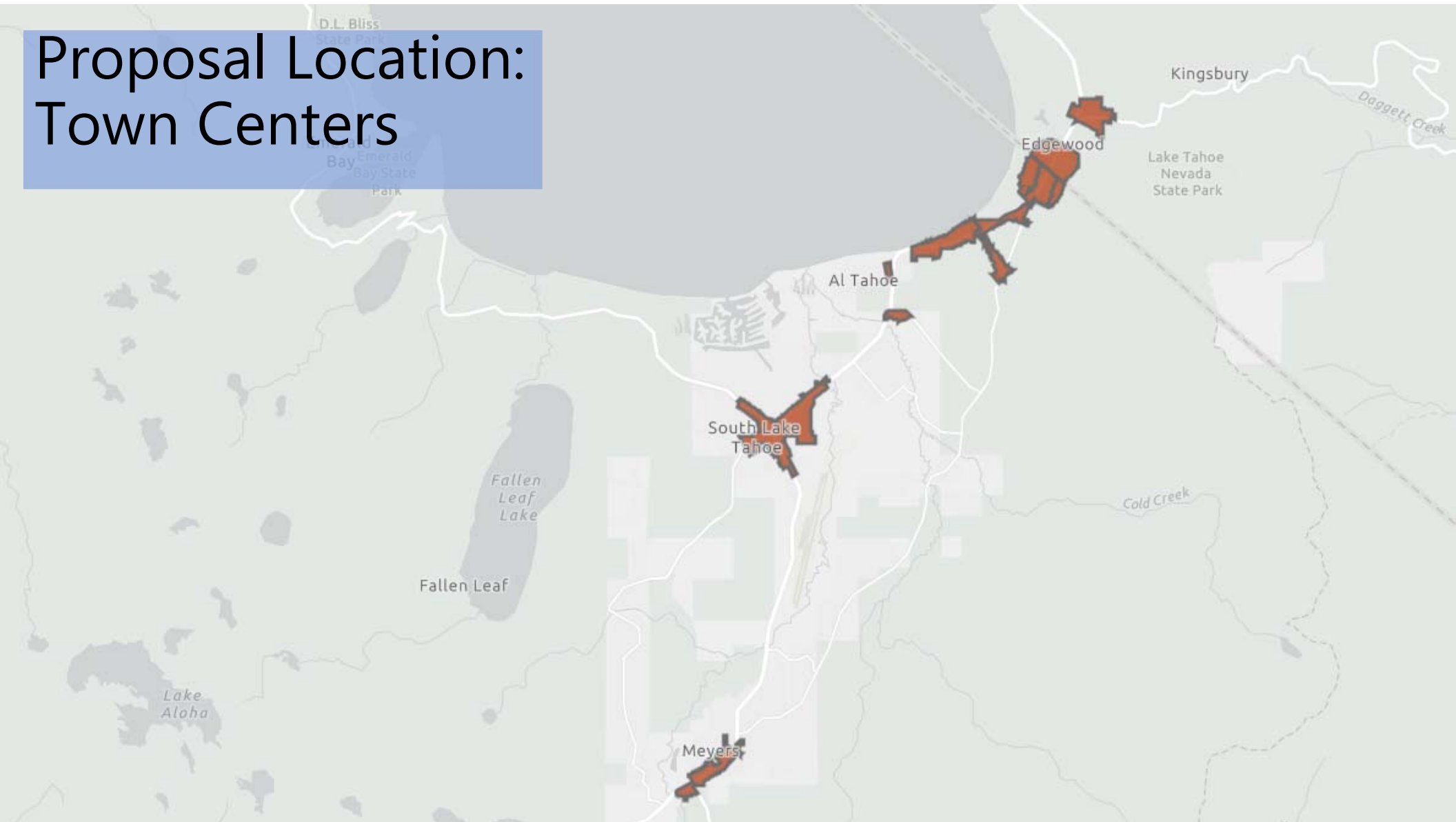
Local Income Level

Changes to development standards could reduce the cost to build multi-family housing, lowering the cost for the owner or renter.

# Proposal Location: Town Centers



# Proposal Location: Town Centers



# Town Center Proposal (Summary)

*Deed restricted only*

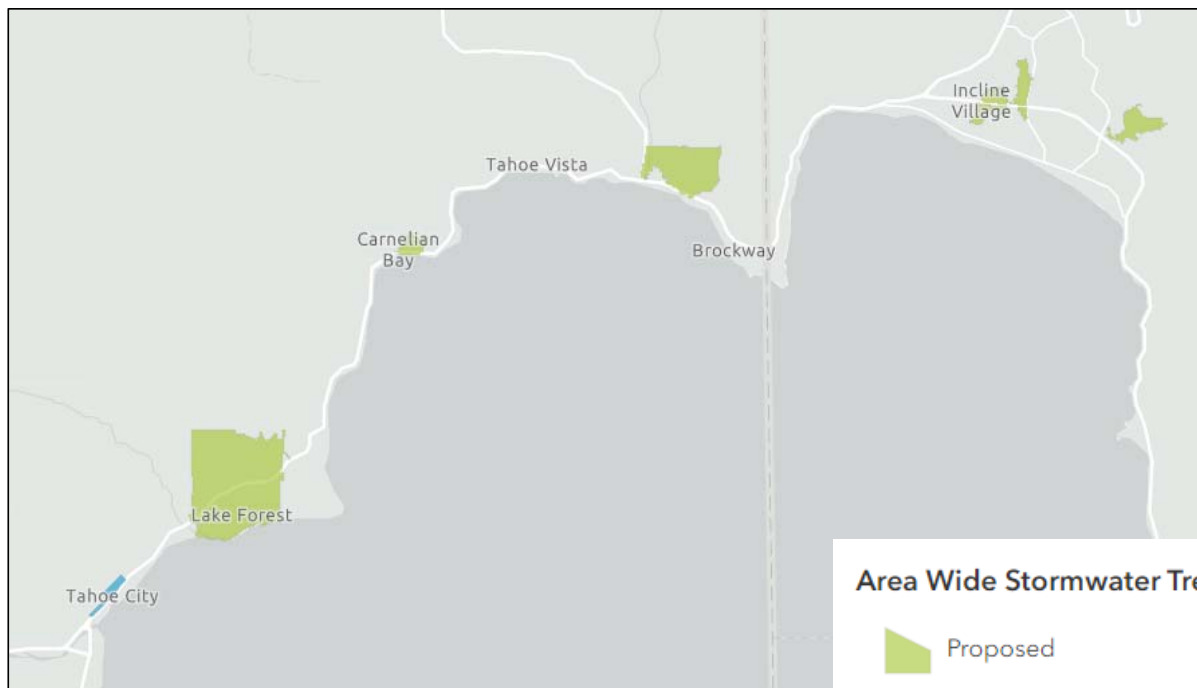
- Allow 9 additional feet of height
- Allow coverage over 70%
- Exempt deed restricted units from density requirements to encourage smaller sized units
- Allow project to provide alternative parking strategies to meet parking demand, with parking analysis



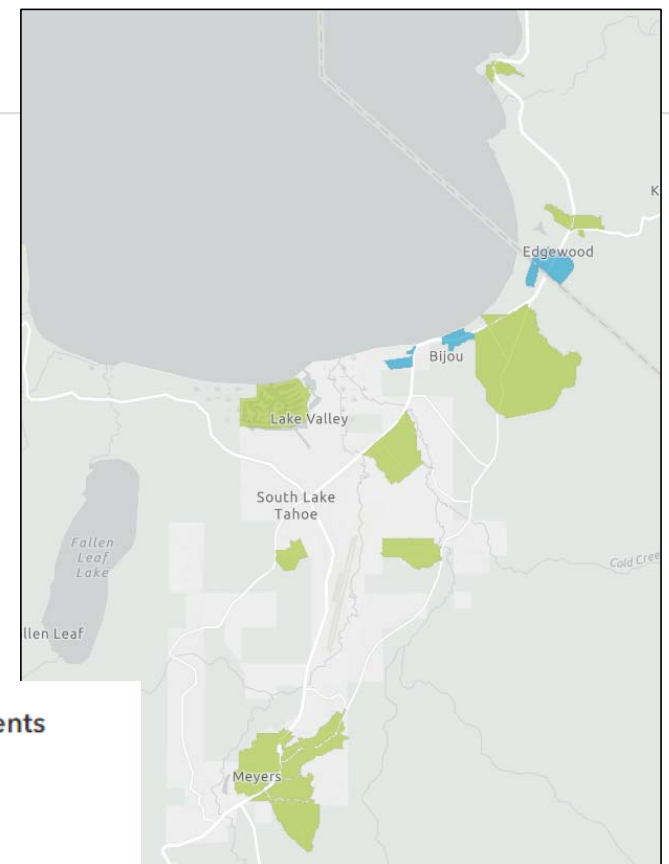
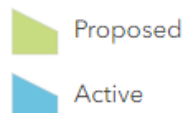
## Coverage Proposal

*Deed restricted only*

- Allow coverage over 70%  
(with contribution to active area-wide system)



### Area Wide Stormwater Treatments

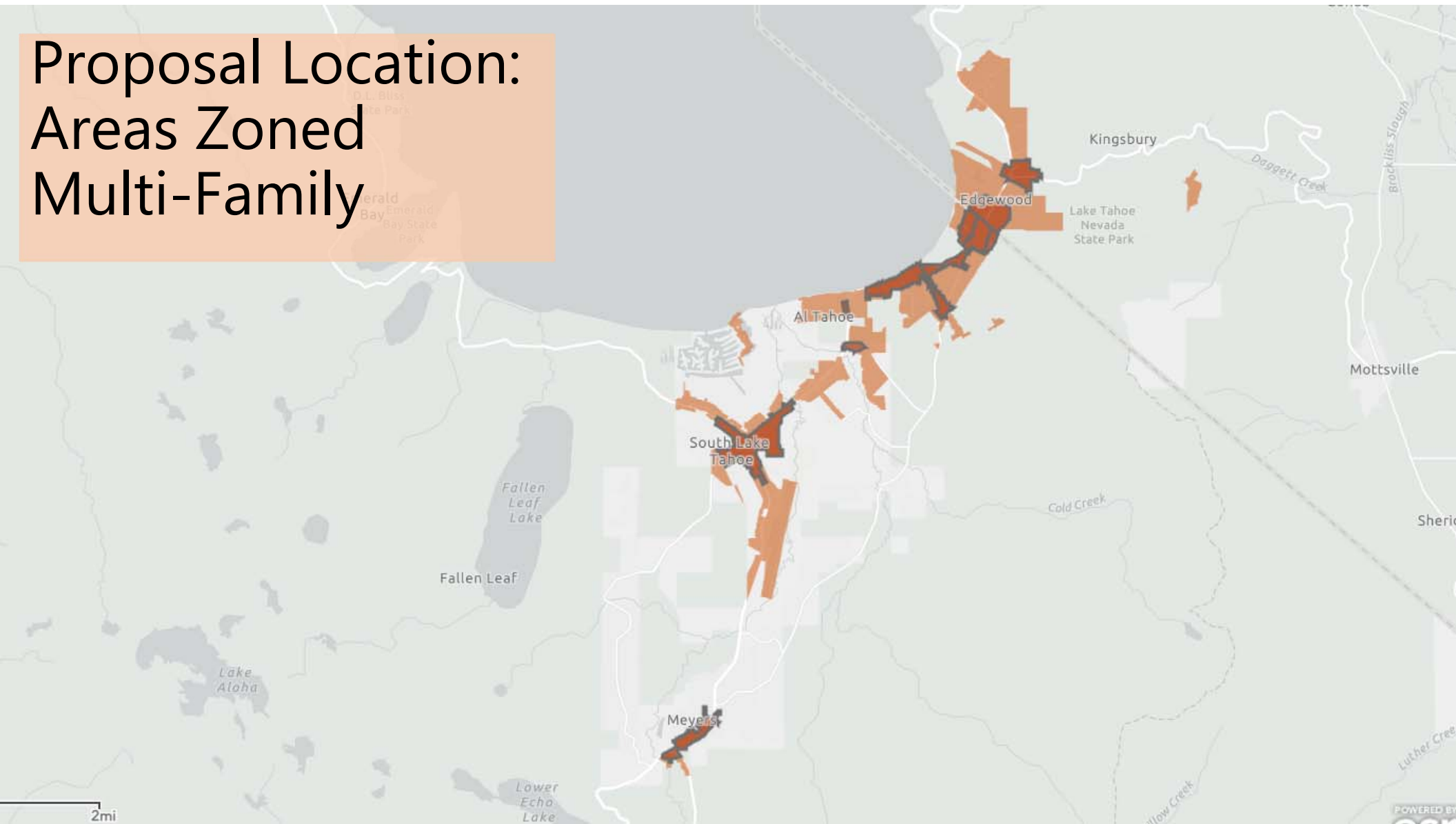


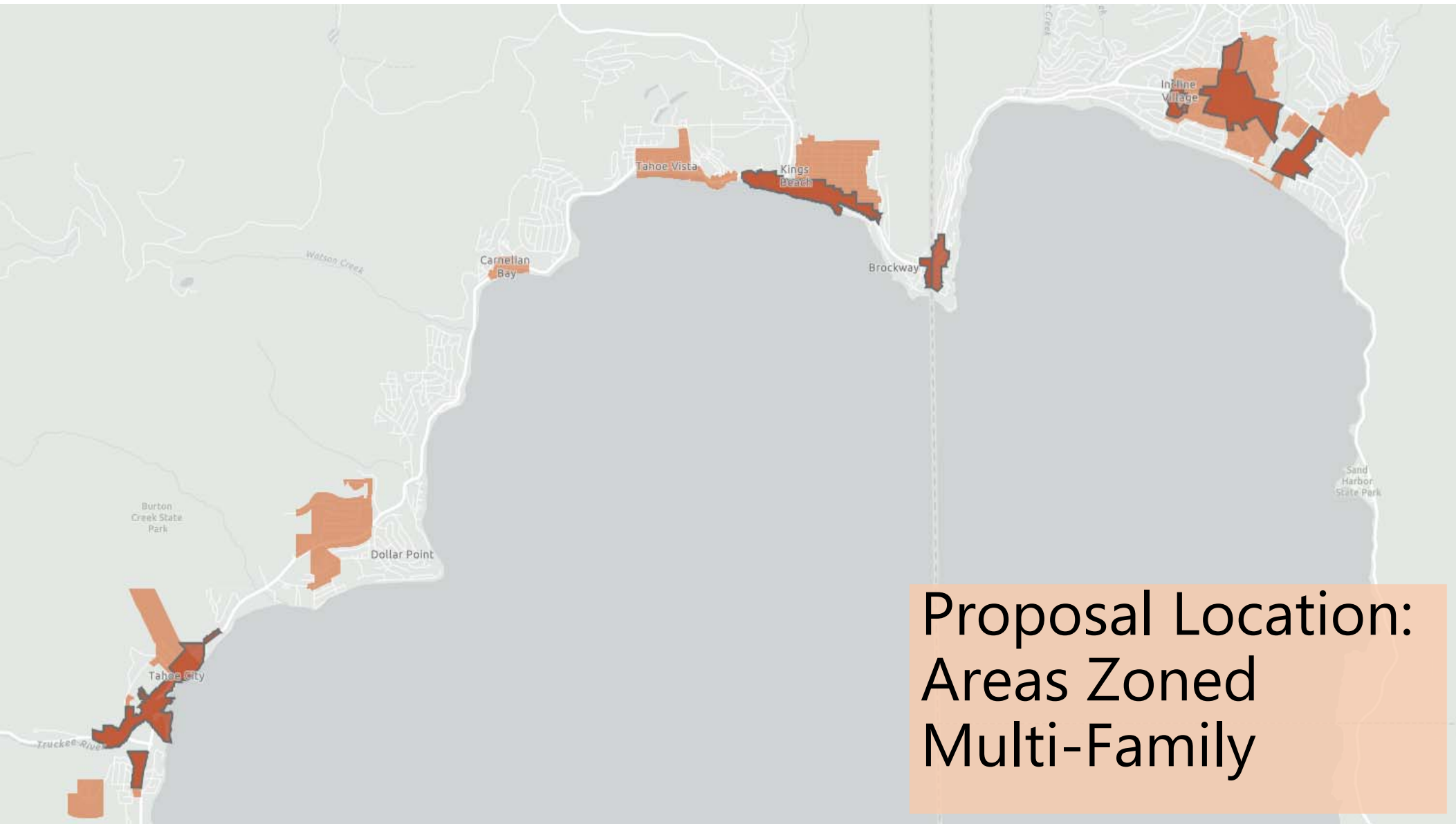


# Existing Parking Minimums by Jurisdiction

<b>Table 1: Existing Local Minimum Parking Requirements in the Tahoe Region</b>					
	Washoe County	City of South Lake Tahoe	Placer County	El Dorado County	Douglas County
<b>Parking Minimums (multi-family residential)</b>	1.6 spaces/ 1 bdrm 2.1 spaces/ 2+ bdrm 1 space must be enclosed	1 space/ 1 bdrm 2 spaces/2+ bdrm 1 guest space/4 units	1 space/1 bdrm, 2 spaces/2+ bdrm	2 spaces/unit	2 spaces/unit

# Proposal Location: Areas Zoned Multi-Family





Proposal Location:  
Areas Zoned  
Multi-Family

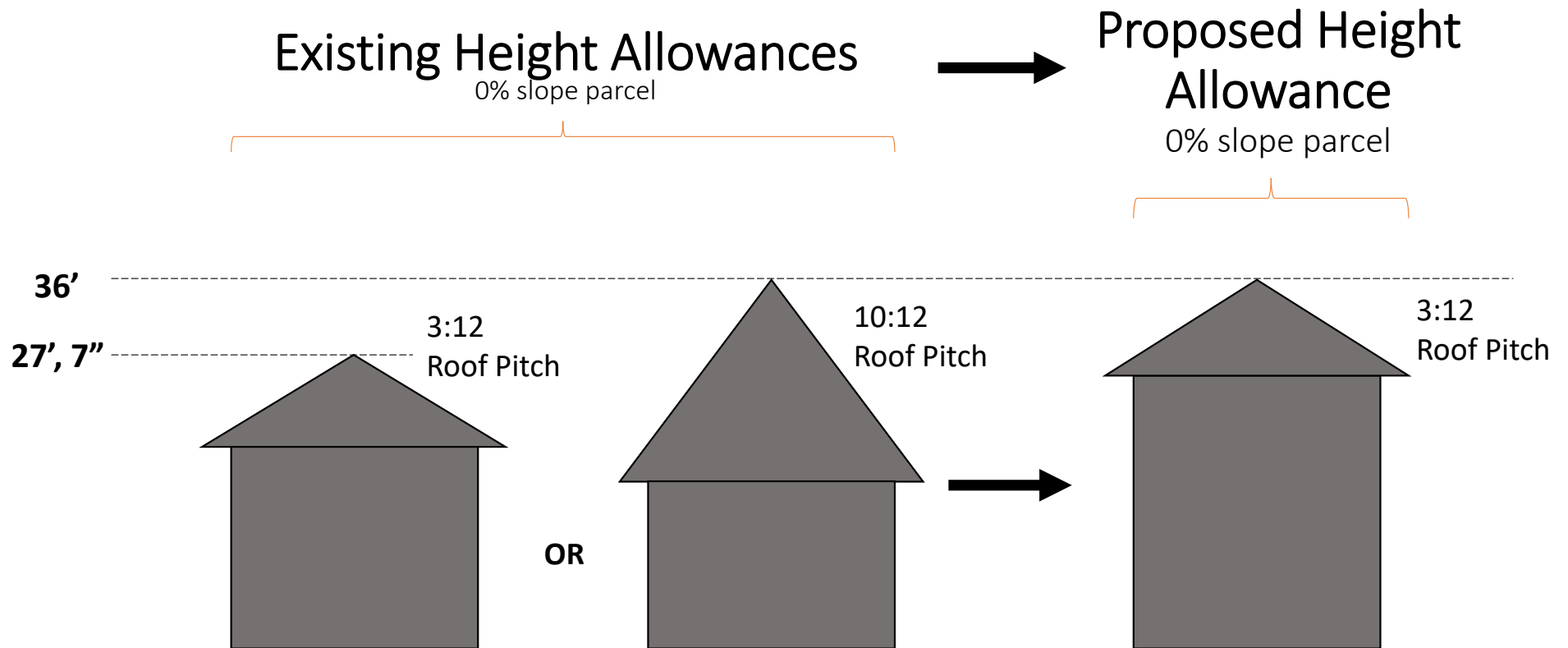
# Areas Zoned for Multi-Family Housing (summary)

*Deed restricted only*

- Maximum existing height with shallower roof pitch
- Additional land coverage up to 70%
- Exempt deed restricted units from density requirements to encourage smaller sized units
- Allow project to provide alternative parking strategies to meet parking demand, with parking analysis, .75 parking spaces per unit on average

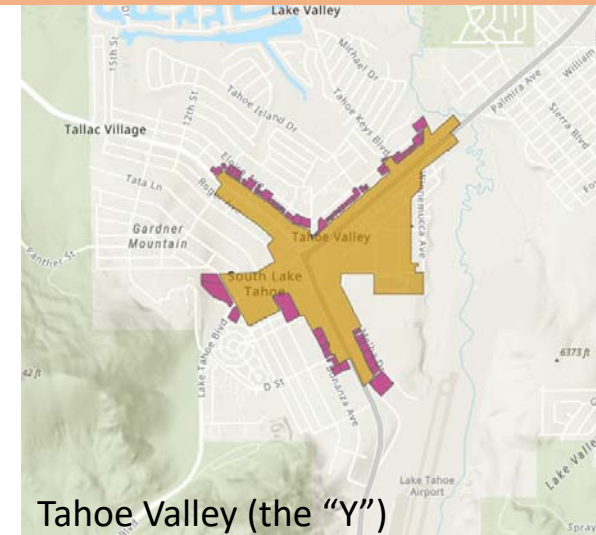
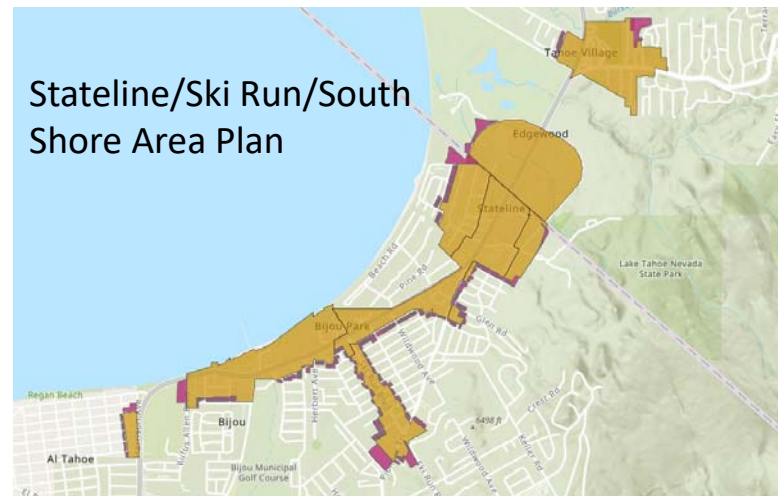
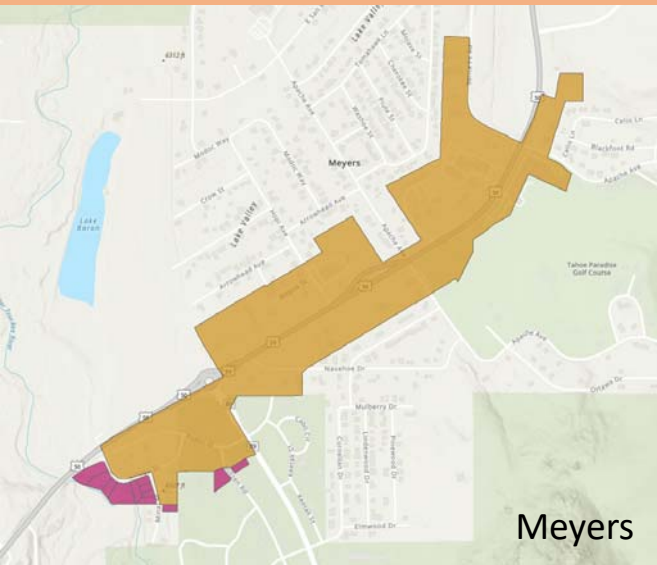


# Height Proposal – Areas Zoned for Multi-Family Housing





## Areas Zoned for Multi-Family



## Transition Zones – South Shore *Deed restricted only*

- Allow additional 11' of height
- Parcels zoned for multi-family that are contiguous and adjacent to centers, and the building area is within 500' of a center



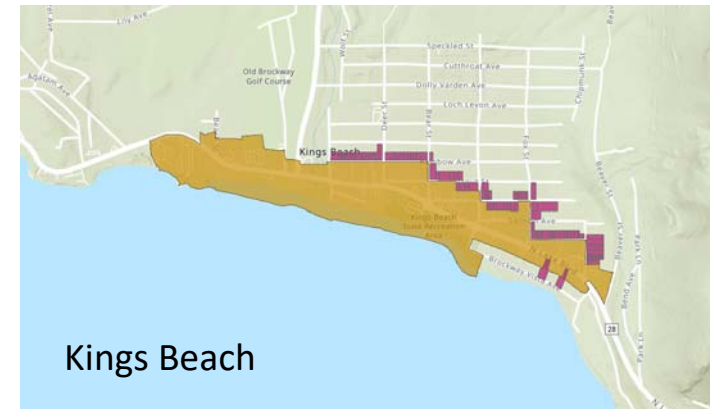
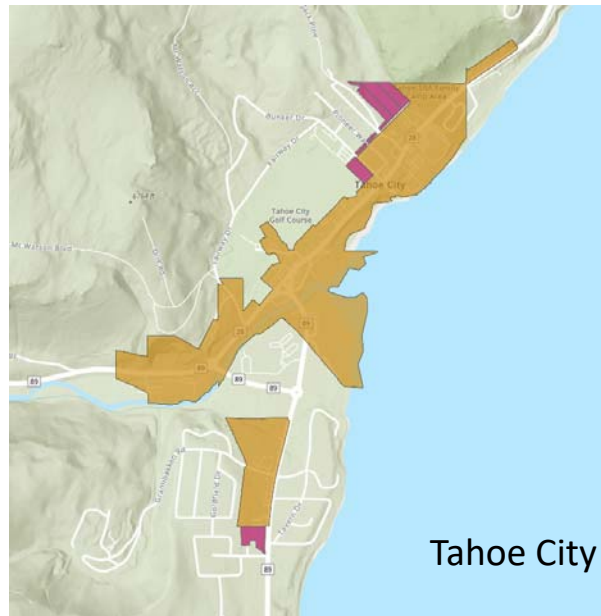
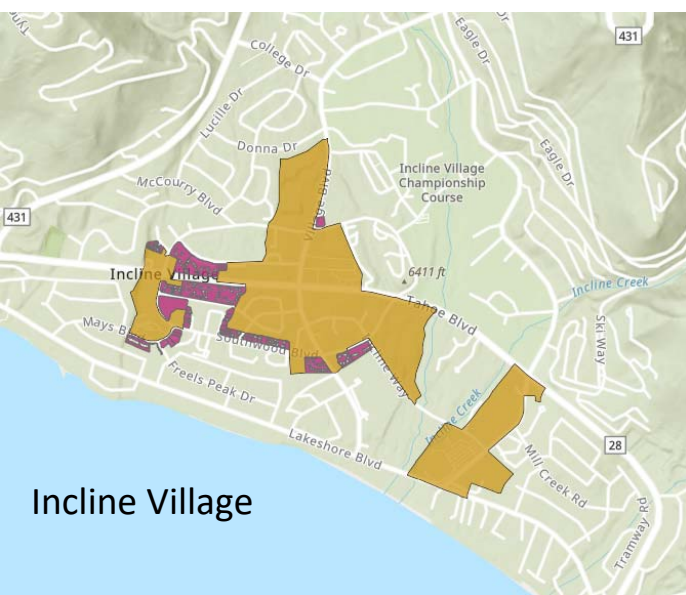
TYPE	MULTI-FAMILY
HEIGHT	47 FEET
COVERAGE	64%

# Transition Zones





## Areas Zoned for Multi-Family



### Transition Zones – North Shore *Deed restricted only*

- Allow additional 11' of height
- Parcels zoned for multi-family that are contiguous and adjacent to centers, and the building area is within 500' of a center

# ADUs & Mixed-Use Developments

## Mixed-Use

Proposal could be applied to mixed-use developments that have a 100% deed restricted residential component onsite

- *Commercial portion no more than 50% of total square footage*

## Accessory Dwelling Units (ADUs)

Additional coverage for ADUs would be available in town centers and areas zoned for multi-family

- *Up to 1,200 sq ft. or 70%, depending on location*



## Housing Outreach By the Numbers

8

public hearings

7

pop-up booths

1 public webinar  
&  
1 public survey

20+

meetings with  
community  
members and groups

8 newspaper  
columns

6 newspaper ads  
(reaching 23,750  
readers per ad).

28

Enewsletters,  
11,500 subscribers

56%  
open  
rate



# One-on-One Meetings

- Washoe Tribe
- Lake Tahoe Collaborative
- Tahoe City Downtown Association
- North Tahoe Business Alliance
- Kiwanis Club North Lake Tahoe
- NTCA Breakfast Club
- Incline Village/Crystal Bay Citizen Advisory Board
- Realtors
- Sierra Community House Promotoras
- Family Resource Center
- Meyers Advisory Council
- Envision Tahoe Summit
- South Shore Chamber of Commerce
- Mountain Area Preservation (MAP)
- TRPA talks with Julie Regan



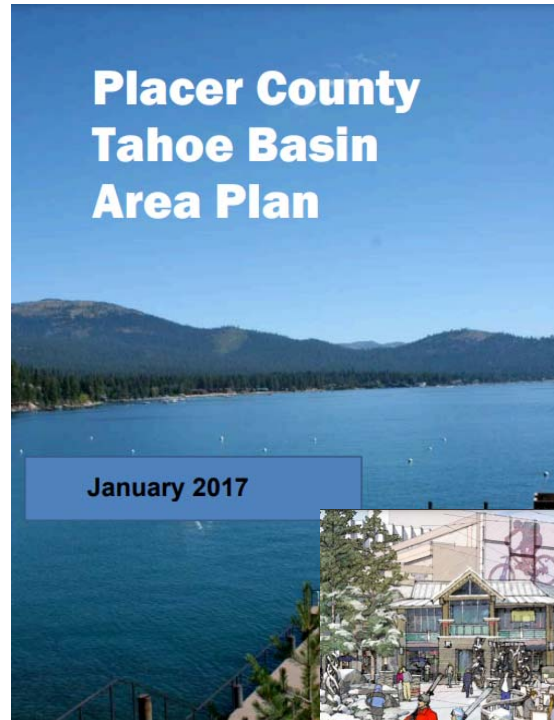
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# Recommended refinements since September RPIC

- **Shade Requirement** – projects must minimize shade on adjacent roads and structures
- **Coverage/Parking:** If coverage incentives are applied, then local parking minimums cannot be exceeded

# Implementation

- Standards for deed restricted housing take effect through TRPA Regional Plan and Code amendments
- Local jurisdictions can opt out through an area plan amendment if they can show same or better financial feasibility



# Next Steps

- Finalize amendment package
- **December 13, 2023:**  
Governing Board consideration



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# APC Recommendation

- Recommended approval to the Governing Board on 11.8.23
- Release FAQ with Governing Board Packet



# RPIC Questions

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Possible Action

Regional Plan Implementation Committee

11.15.23

# Public Comment

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Possible Action

Regional Plan Implementation Committee

11.15.23

# Phase 2 Housing Amendments: Motions

## Agenda Item #3.

1. A motion to recommend approval of the required findings (Attachment A), including a finding of no significant effect, for the adoption of amendments to the Code of Ordinances Chapters 1, 13, 36, 37, 31, 30, 34, 52, and 90; and changes to the Goals and Policies, Land Use and Housing Sections; that would only apply to projects applying for deed-restricted bonus units.
2. A motion to recommend approval and adoption of Ordinance 2023-\_\_ (Attachment C), amending Ordinance 87-9, as amended, for the adoption of amendments to the TRPA Code of Ordinances Chapters 1, 13, 36, 37, 31, 30, 34, 52, and 90; and changes to the Goals and Policies, Land Use and Housing Sections; that would only apply to projects applying for deed-restricted bonus units to the TRPA Governing Board.