

Informational Update
Regional Plan Implementation Committee
9.27.23

Phase 2 Housing Amendments:
Market Solutions to Encourage Affordable
and Workforce Housing Development

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Median Home Size and Price in Tahoe has Increased

Median home size: 780 sq. ft.



1970

Median home size: 1,890 sq. ft.



2015

TRPA Compact, Regional Plan, and Housing

Housing is in the Regional Plan

“Update policies and ordinances if necessary to achieve state, local and regional housing goals.”

Residential development influences other key Regional Plan Goals

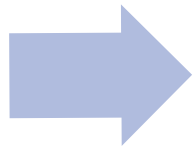
- Traffic (VMT)/green house gas
- Water Quality
- Transit



Tahoe Living Phases & Status

Phase 1

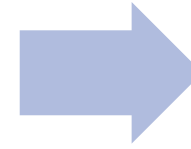
- Accessory Dwelling Units
Completed
- Motel to Residential Density Conversion
Completed



Phase 2

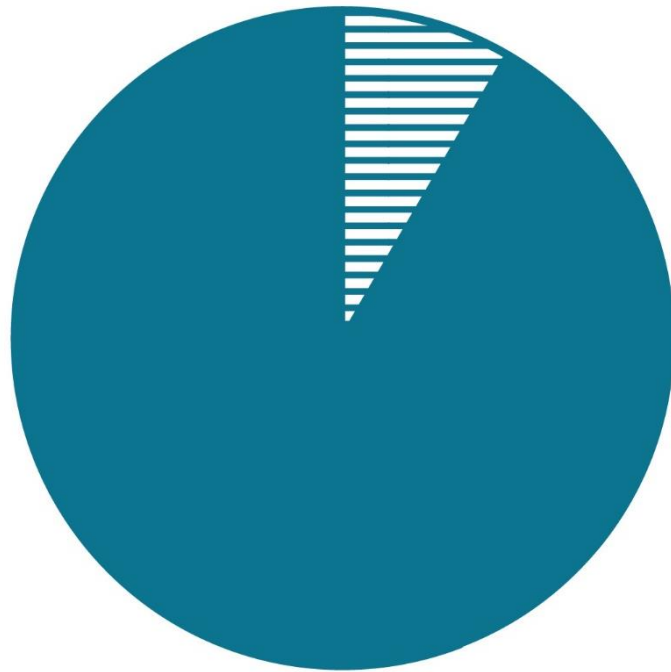


- Market Solutions to Encourage Affordable and Workforce Housing Development
In Process



Phase 3

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



50,056

Total residential units allowed in Tahoe Basin under the 1987 - 2012 growth caps

3,525

Residential units remain to be distributed

This proposal does not allow additional growth or development capacity beyond what was envisioned and analyzed in the 2012 Regional Plan. There are approximately 3,525 remaining residential units to be developed under the 2012 Regional Plan and considered for buildout by 2045.

946 of 3,525

Bonus units remain to be distributed

Bonus units take the place of a residential unit of use and are distributed to projects that are deed restricted affordable, moderate, or achievable in perpetuity.

Development
is Capped in
the Tahoe
Basin

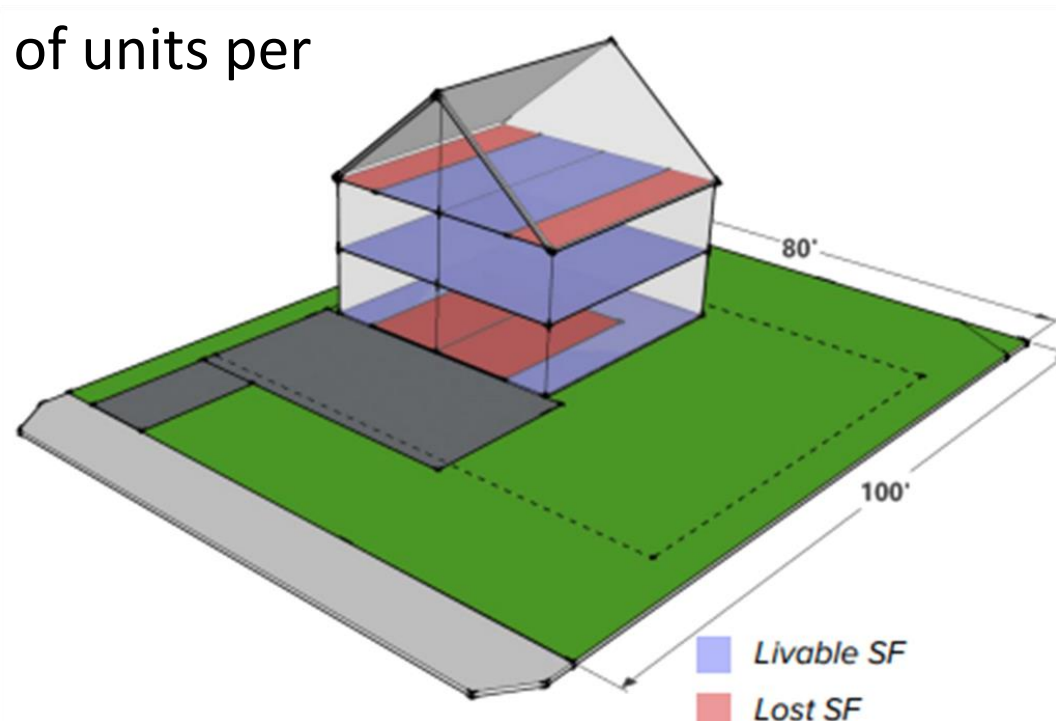
Development standards influence housing size and cost

TRPA Development Standards

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

Local Development Standards

- Parking
- Setbacks



Proven Cost Reduction Method

>40% in feasible rent



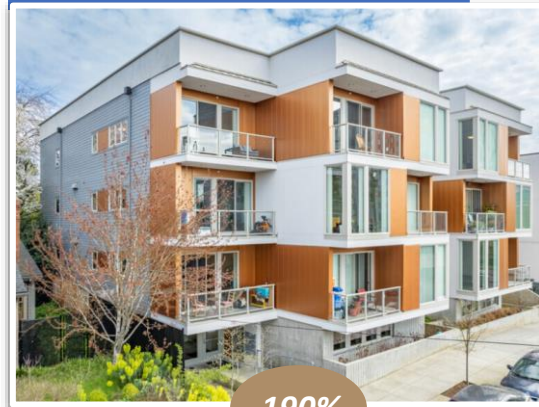
Exist. TRPA + Exist. Local



230%

Local Income Level

TRPA Changes



190%

Local Income Level

TRPA + Local Changes



170 - 155%

Local Income Level

Financial assistance may still be needed

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.

Outreach

- Local jurisdiction staff
- Social services events
- Live at Lakeview
- North and south shore Farmers Markets
- Lake Tahoe Collaborative
- Tahoe City Downtown Association
- North Tahoe Business Alliance
- Kiwanis Club North Lake Tahoe
- NTCA Breakfast Club
- Sierra Community House
- Family Resource Center
- Public webinar
- Meyers Advisory Council

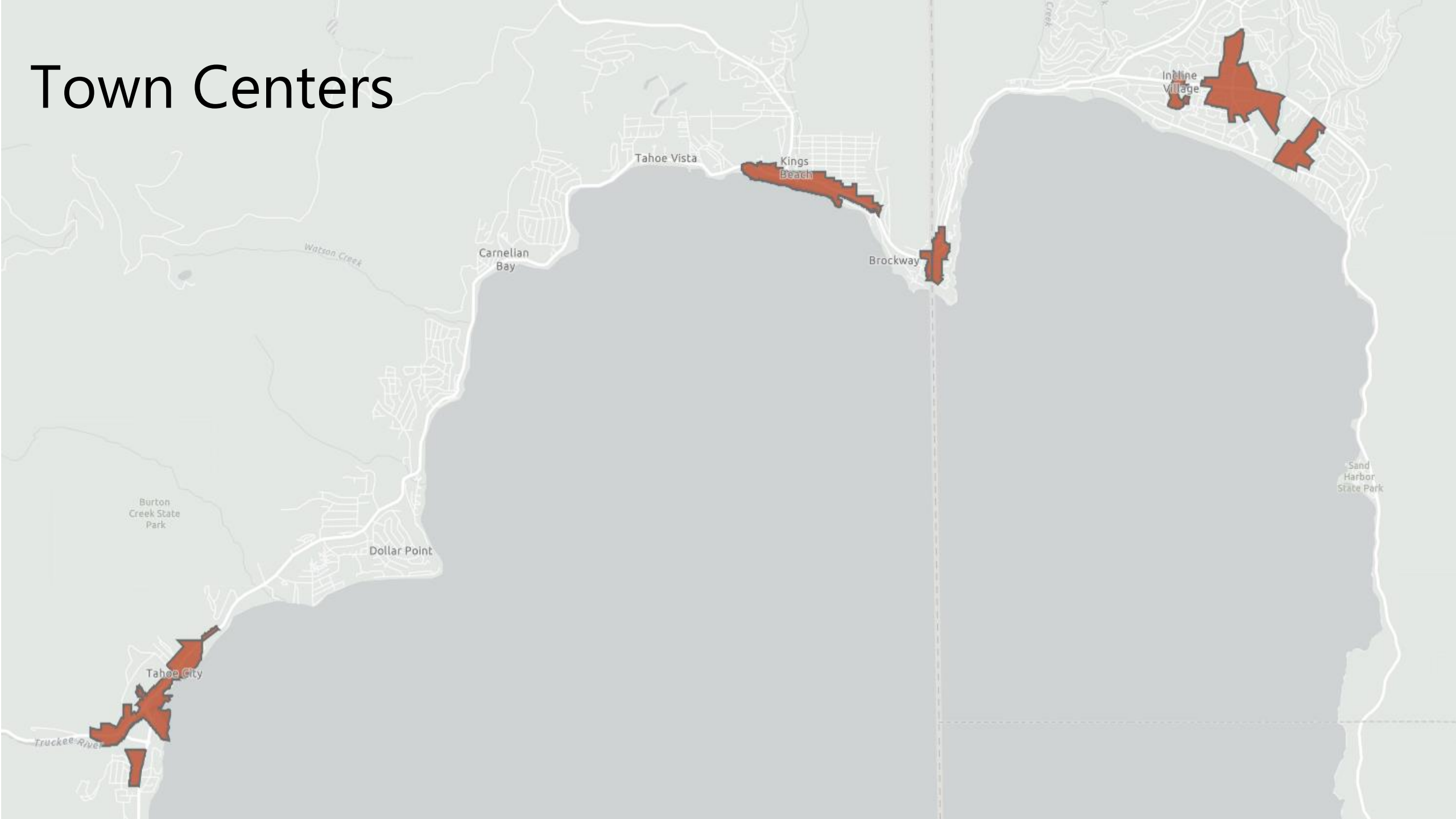


Phase 2 Amendments: Available only for deed-restricted units

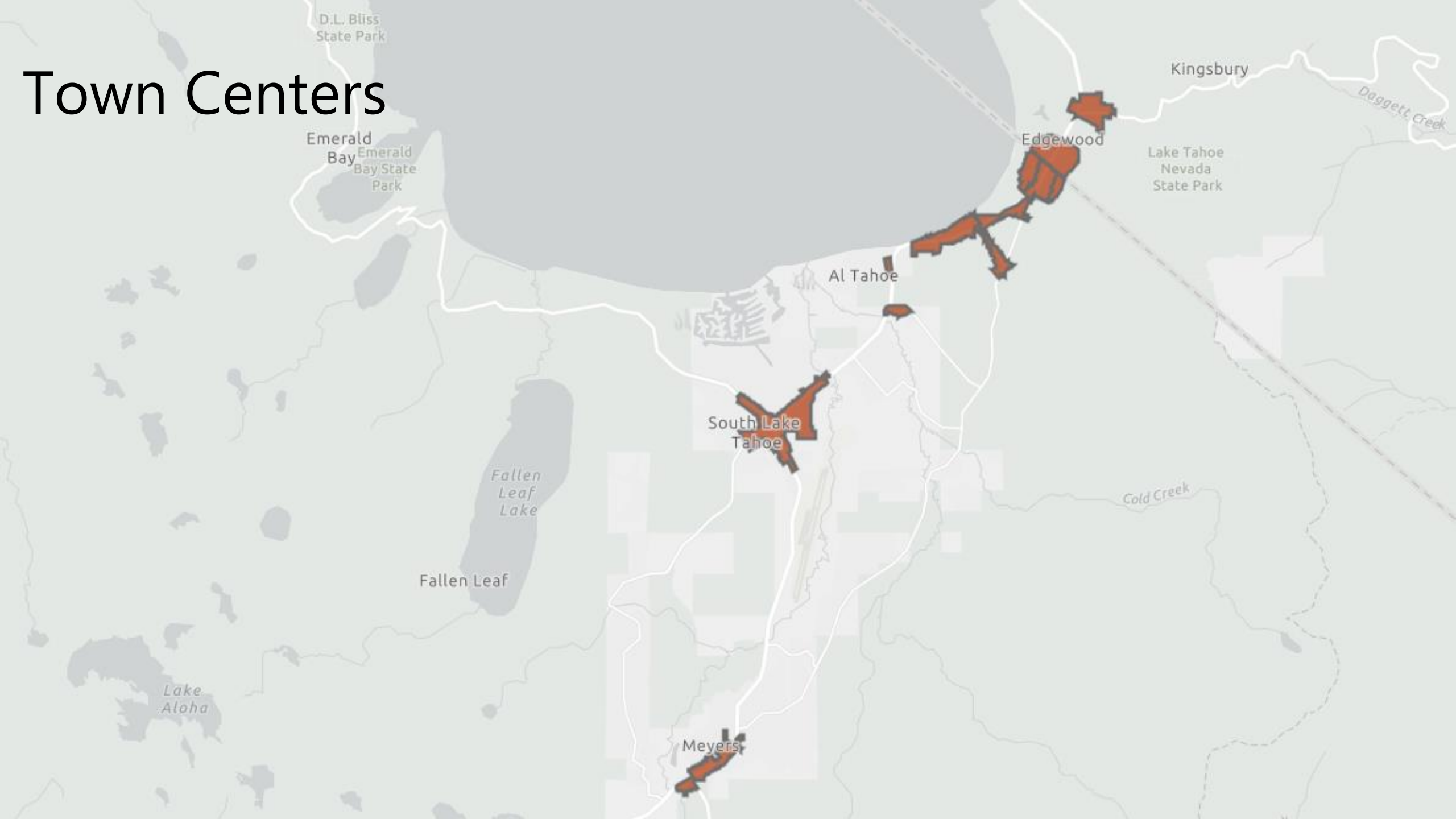
Deed Restriction Category	Criteria	Placer County Income	Douglas County Income
Affordable	Income up to 80% of the Area Median Income (AMI)	\$82,000	\$65,950
Moderate	Income between 80% - 120% of AMI	\$123,000	\$98,925
Achievable	Local worker requirement (at least 30 hours/week)	Local worker requirement	Local worker requirement

**946
Bonus Units
for deed
restricted
housing remain
under the 2012
Regional Plan**

Town Centers



Town Centers



Town Center Proposal

Deed restricted only

- Allow nine additional feet of height
- Allow coverage over 70%
- Exempt deed restricted units from density requirements to encourage smaller sized units
- Cap the amount of parking local jurisdictions can require to no more than .75 spaces/unit average



DEVELOPMENT SPECIFICATIONS

TYPE	TOWN CENTER
HEIGHT	65 FEET (5 STORIES)
COVERAGE	73%



DEVELOPMENT SPECIFICATIONS

TYPE	TOWN CENTER
HEIGHT	65 FEET (5 STORIES)
COVERAGE	75%

Heavenly Village



Pepper Tree Inn

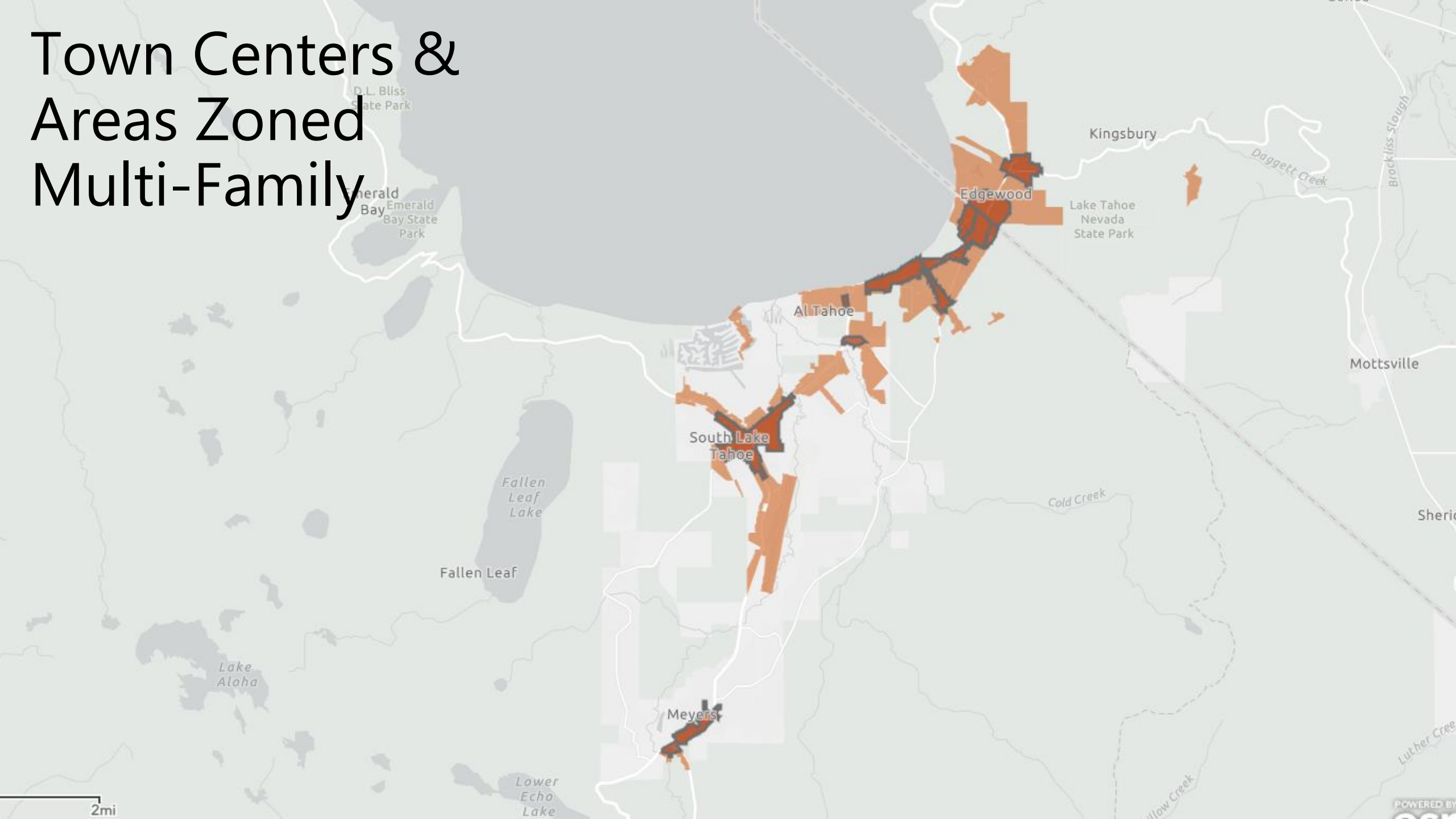


Hilton Vacation Club

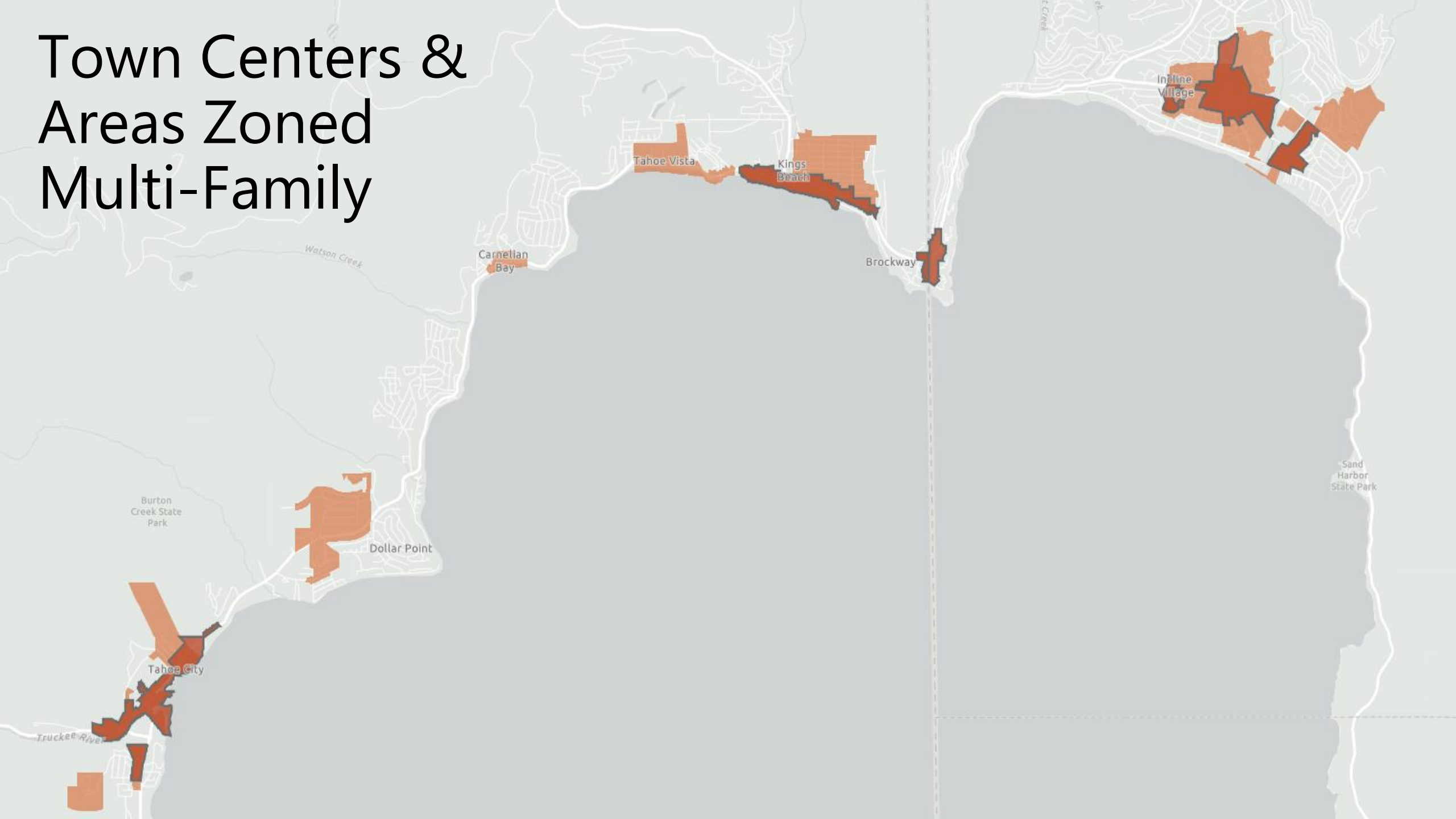


Existing buildings higher than 56 feet

Town Centers & Areas Zoned Multi-Family



Town Centers & Areas Zoned Multi-Family



Areas Zoned for Multi-Family Housing

Deed restricted only

- Additional height for shallower roof pitch
- Additional land coverage up to 70%
- Exempt deed restricted units from density requirements to encourage smaller sized units
- Develop transition areas between town centers and multi-family areas



DEVELOPMENT SPECIFICATIONS

TYPE	MULTI-FAMILY
HEIGHT	36 FEET (3 STORIES)
COVERAGE	80%

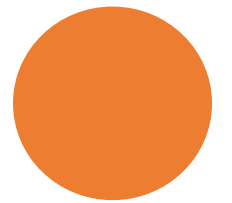
ADUs & Mixed-Use Developments

Mixed-Use

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

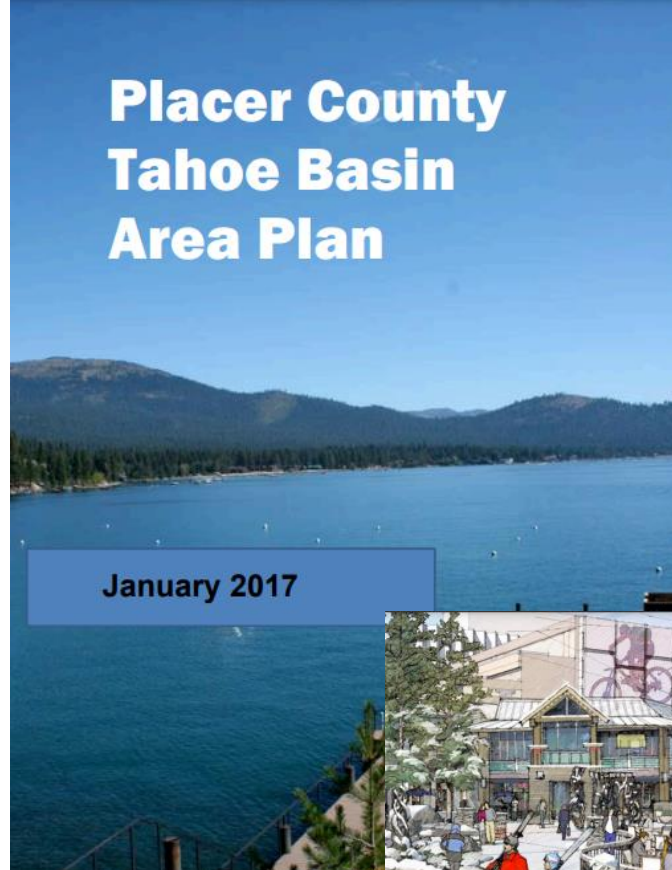
Accessory Dwelling Units (ADUs)

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



Implementation

- Standards for deed restricted housing take effect through TRPA Regional Plan and Code amendments
 - Supersedes standards in local Area Plans
- Local jurisdictions can opt out through an area plan amendment if they can show financial feasibility



South Shore Area Plan

Douglas County, Nevada
Adopted by TRPA Governing Board on September 25, 2013



Recent Input: Flashvote Survey

Next Steps

- Release **environmental analysis** – expected mid-October
- **Continue public briefings:** Local groups, committees, and boards through the Fall
- **November 8, 2023:** Advisory Planning Commission
- **November 15, 2023:** Second Regional Plan Implementation Committee
- **December 13, 2023:** Governing Board consideration



RPIC Questions

Agenda Item #3

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Public Comment

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