

Tahoe Living Working Group

April 21, 2023





Call to Order



Agenda Item I

Welcome New Members



Agenda Item II

Welcome and Comments by the Chair



Agenda Item III

Approval of Agenda



Agenda Item IV

Zoom Protocols

- Opportunity for public comment at the end
- To ask a question, use the “raise hand” function
- For callers press *9 to raise hand
- Introduce yourself before speaking
- Meeting is being recorded
- Use “chat” only to alert the chair you wish to speak

Unmute
Stop Video

Participants 4

Chat

Share Screen

Record

Reactions

Apps

Leave

Agenda Item V



Disposition of Minutes



Agenda Item VI



Expert Presentations



Agenda Item VII

Workforce Housing Alternatives for the Lake Tahoe Community

Agenda Item VII

Workforce Housing Challenges Require Creative Approaches

- Many obstacles to housing our workforce
 - Cost of construction are at all time high
 - Land costs are extraordinarily high
 - Regulatory hurdles are many and complex, especially for new construction
 - Community push back is (often) significant

Addressing the Challenges

- Purchased Pete N Peters shopping center in 2018
 - Restaurant/Bar plus office/retail
- Adaptive reuse of office space for housing
 - Demand is shifting from office to housing
 - Existing structure on owned land reduces overall project costs
- Placer County & TRPA supportive with SRO zoning code, multi person housing types and higher density (update from 25 to 62)
- Town Center less push back to dense housing

Dormitory Style Living

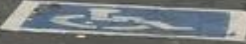
- Purpose built housing for specific segment of the local workforce
- Frees up SFR for different other segments
- Existing office building, 3600 sf, housing 28 people in 14 rooms, with 6 bathrooms and community kitchens, individual storage lockers and great room
- Better quality of life: create newly renovated housing that is comfortable and convenient for the workforce

Location is Key to Success-Town Center

- Westbound TART 500 feet, Eastbound 250 feet away
- TART Connect also an option
- Bike path in front of building
- Walking distance to Save Mart, Safeway and CVS
- Walking access to all of the amenities of downtown Tahoe City, including movie theater, golf course, hiking/biking trails, winter sports park, beach, restaurants and shops
- Limited parking and traffic
- Contributes to vibrancy of downtown



♿
PARKING
EQUIPMENT
AVAILABLE
1122



NO PARKING



- (13) STANDARD ROOMS @ 108 SF EA
- (1) ACCESSIBLE ROOM @ 135 SF
- (26) STANDARD BEDS
- (2) ACCESSIBLE BEDS
- (2) ACCESSIBLE STACKED WASHER/DRYERS

- (5) STANDARD WATER CLOSETS
- (5) STANDARD LAVARITORY SINKS
- (5) STANDARD SHOWERS
- (1) ACCESSIBLE WATER CLOSET
- (1) ACCESSIBLE LAVARITORY SINK
- (1) ACCESSIBLE SHOWER

UPPER BUNK BED W/ DESK
& CLOTHES STORAGE BLW,
TYP

7' - 0"
TYP UON

1ST FLOOR PLAN - SCHEMATIC





Reports



Agenda Item VIII

Tahoe Living Housing and Community Revitalization Working Group

- Local Government Staff
- TRPA Governing Board representatives
- Saint Joseph Community Land Trust
- Social Services
- Public Lands
- Environmental Community
- Builders
- Realtors
- Community Collaboratives
- Employers



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

REAP 2.0 Grant update



\$600,000 MPO Allocation Approved
Phase 2 (Height, Density, Coverage)



\$2.4 million – Higher Impact Transformative (HIT) grant
Phase 3 – Housing Choice and VMT Reduction

Achievable Definition: Proposed

Must meet ONE of these criteria:

- Employed 30 hours or full-time equivalent for local employer; OR
- Moderate Income or below (<120% of AMI); OR
- Retired and has lived in deed-restricted unit for at least 7 years

Must be used as a primary residence

Cannot be used as second home or VHR

Annual compliance certification



ADU Driveways

- **34.3.3. Numbers of Driveways**

- Projects generating up to 1,300 vehicle miles travelled shall be served by a single driveway with no more than two points of ingress/egress from the public right-of-way or other access road, except as provided for in subparagraph A, below.

A. One accessory dwelling unit may be served by a separate driveway only when doing so would result in less environmental disturbance than a single driveway (e.g. sensitive land disturbance, land coverage, tree removal, grading, safety, etc.)

Tahoe Living Discussion Items



Agenda Item IX

Development Standards to Encourage Affordable & Workforce Housing

Tahoe Living Working Group
April 2023



Agenda Item No. IX.A



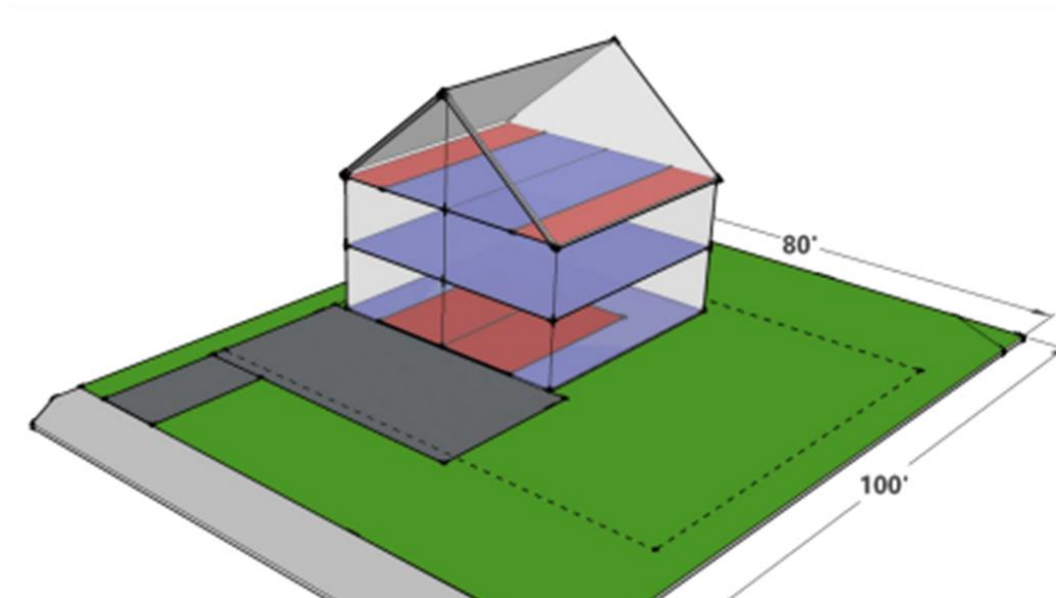
What are development standards?

TRPA Development Standards

- Coverage
- Height
- Density

Local Development Standards

- Parking
- Setbacks



BREAK



Development Standards to Encourage Affordable & Workforce Housing

Tahoe Living Working Group
April 2023



Agenda Item No. IX.A



Proposal Locations

Multi-family residential zones in proximity to transit

Town Centers

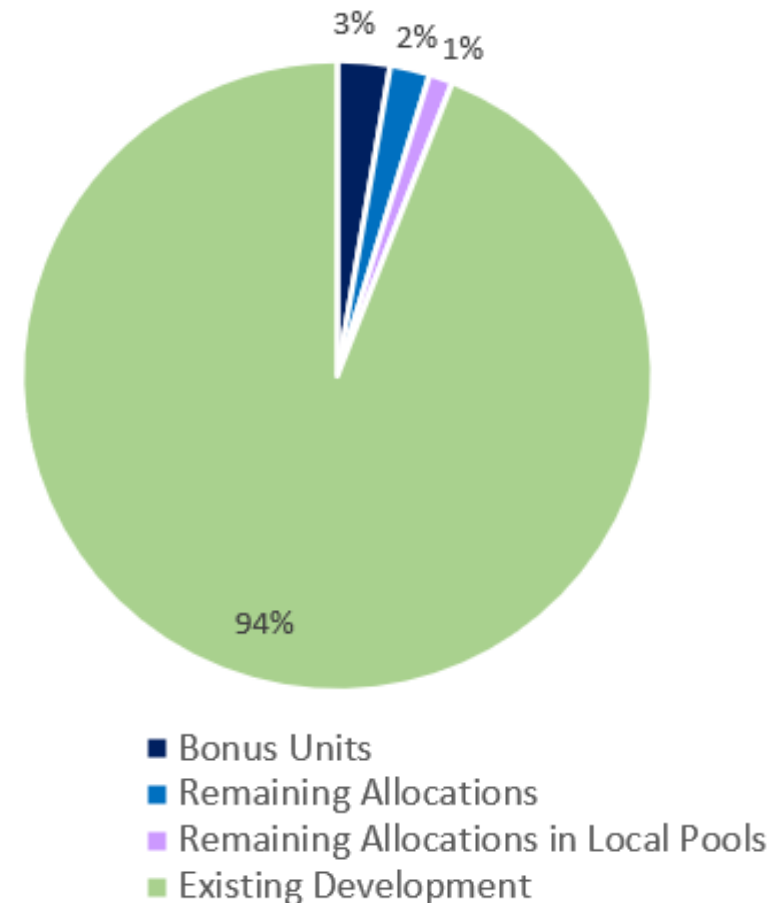
- *Town centers are <1% of the total basin area*
- *Multi-family areas are <4% of the total basin area*
- *Bonus Unit Boundary is 11% of the total basin area*



Development potential remains the same

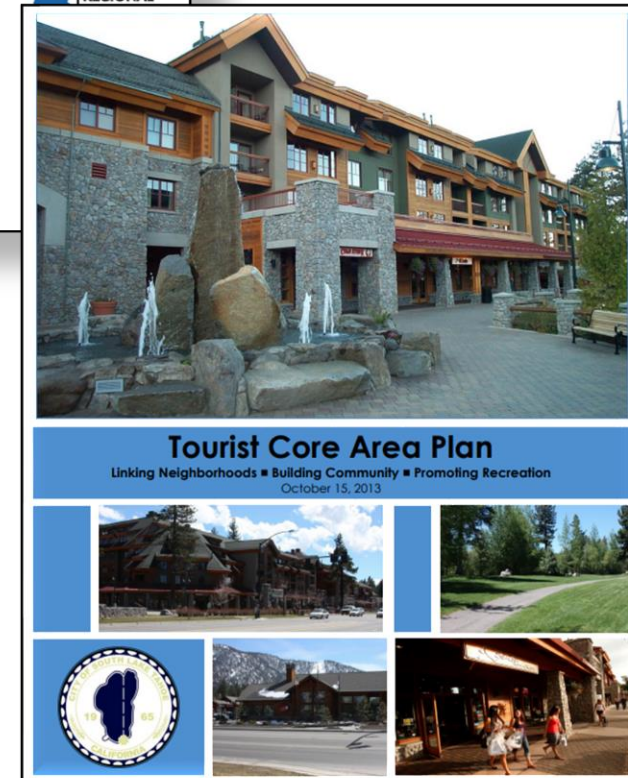
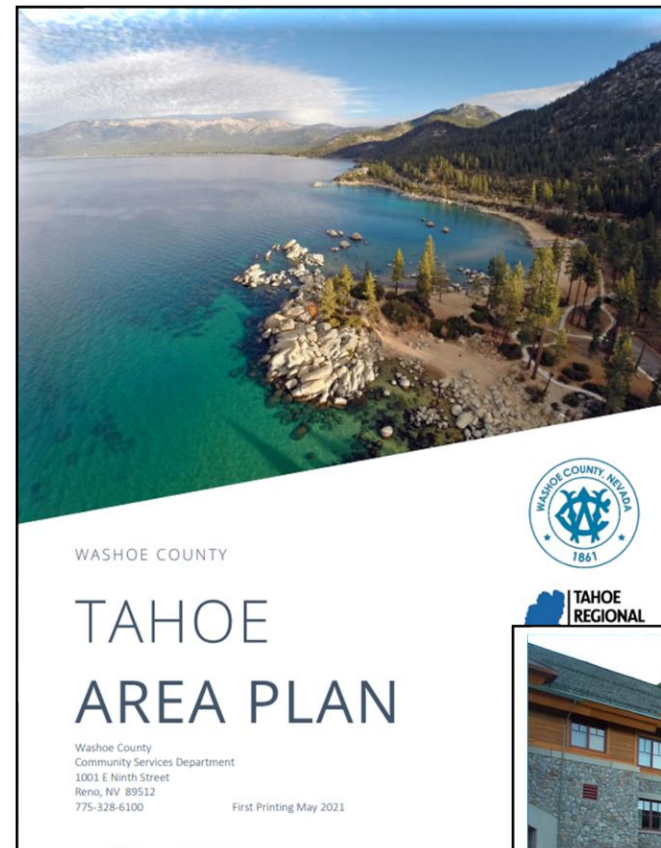
Increased coverage, height, and density allowances in and near town centers help concentrate remaining development potential and reduce sprawl to more sensitive areas

Allocation of Residential Units



One size does not fit all

Local jurisdictions control implementation



Coverage

- Use appropriate coverage ratios to support water quality and soil protection
- Encourage compact development close to centers



Coverage Proposal: Town Centers

Implement area-wide stormwater systems for
>70% coverage limits



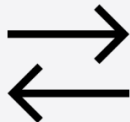
Deed-Restricted
Affordable/Achievable



Applies to parcels on high capability lands



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



Exempt from coverage transfers



Coverage Proposal: Multi-Family Zones

Allow up to 70% coverage for multi-family housing



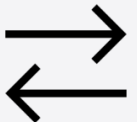
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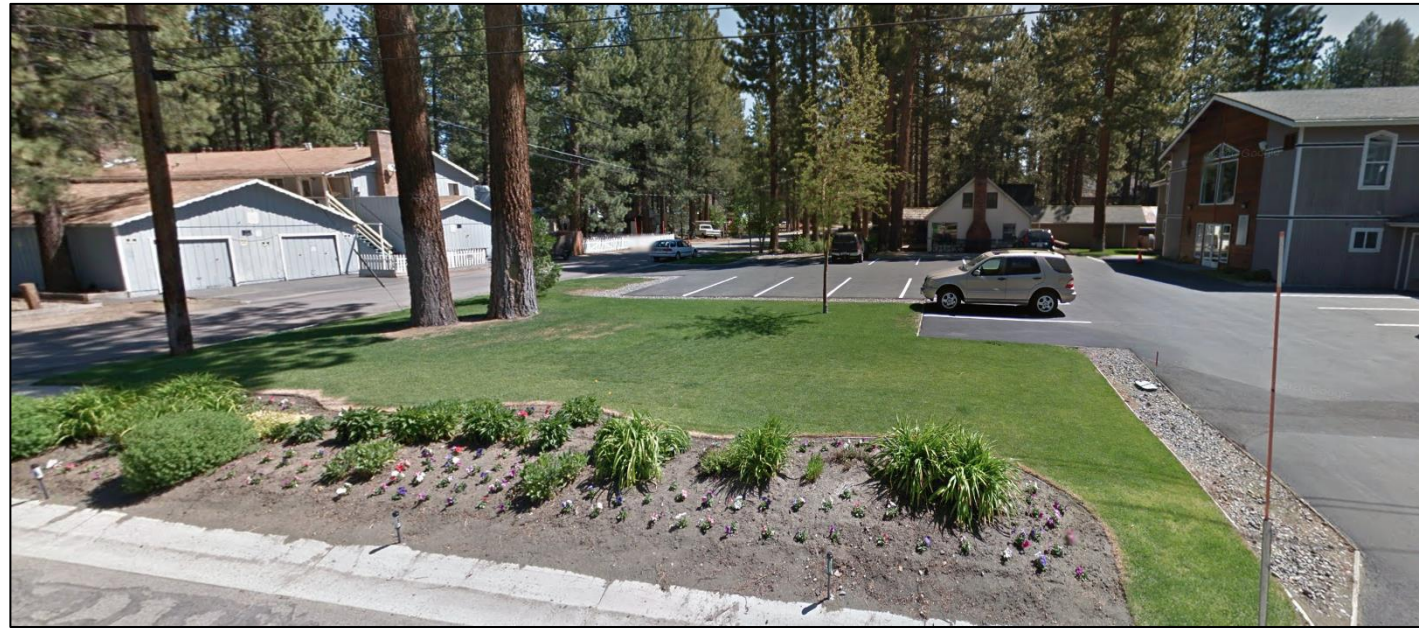
Applies to parcels on high capability
lands



Runoff treated through BMPs or
regional area-wide treatment, both
require funding for ongoing
maintenance



Exempt from coverage transfers



Coverage: ADUs within Bonus Unit Boundary

ADUs within the bonus unit boundary can use the same incentives as the Bonus Unit Boundary proposal, but can be up to 1,200 sq ft



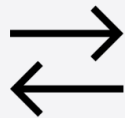
Deed-Restricted
Affordable/Achievable



Applies to parcels on high capability
lands



All runoff must be treated through
BMPs or regional area-wide treatment,
both require funding for ongoing
maintenance

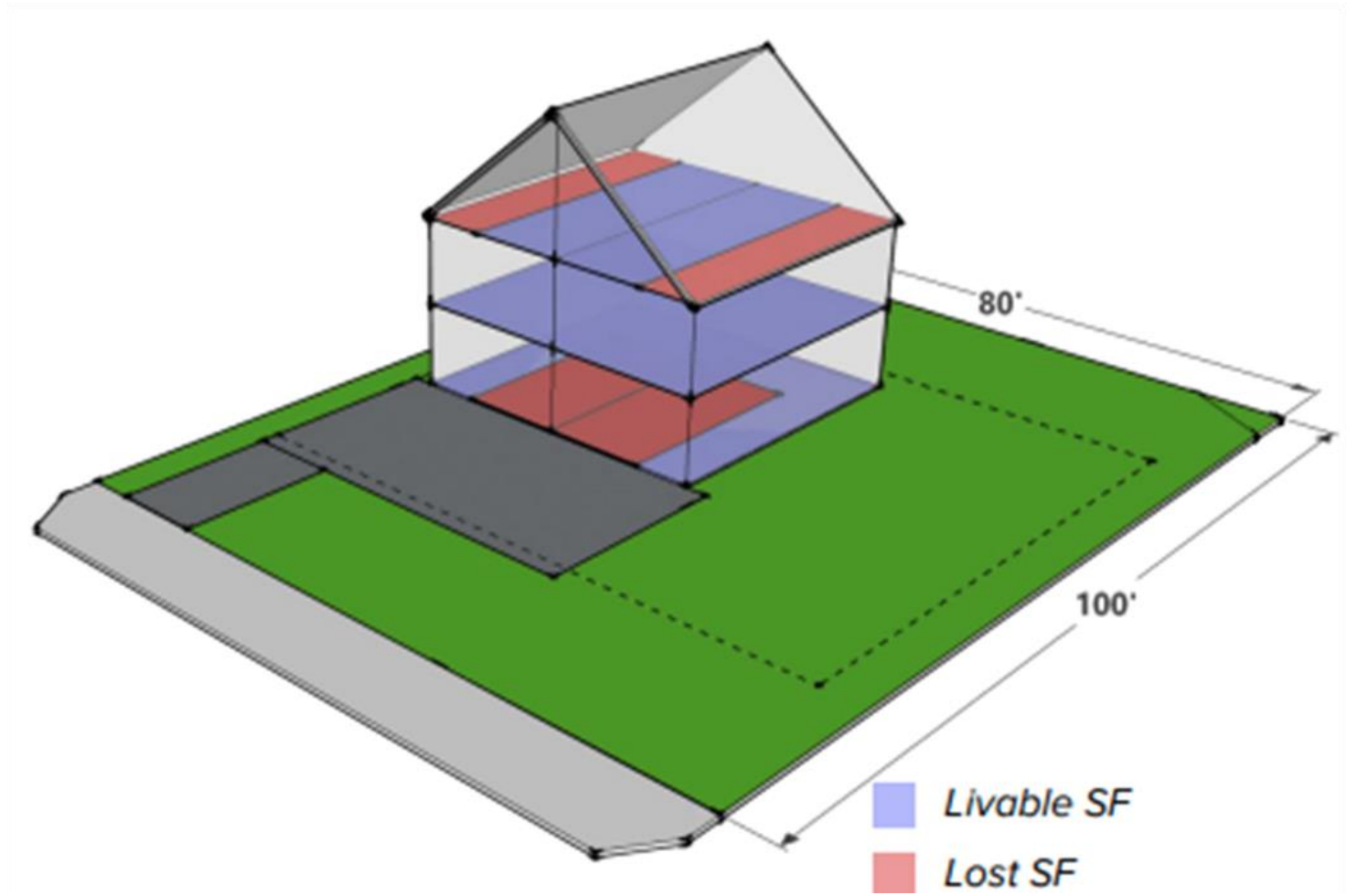


Exempt from coverage transfers



Building Height

- More flexible height standards needed for multi-family
- Maintain neighborhood character



Building Height Proposal: Town Centers

Allow five stories of height



Deed-Restricted
Affordable/Achievable



Must make applicable findings



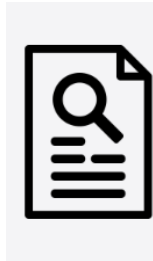
Building Height Proposal: Multi-Family Areas

Allow additional 15' or 48' feet total

- Update code section 37.5.5



Deed-Restricted
Affordable/Achievable



Must make applicable findings



Residential Density

- Allow densities that support transit and services and encourage walkable communities
- Local jurisdictions can put in place their own standards



Density Proposal: Town Centers

No density cap

- Encourages smaller units within same building envelope



Deed-Restricted
Affordable/Achievable



Market Rate



Density Proposal: Multi-Family Areas

Increased Density – 60 units per acre

- Allows parcels that are currently zoned for multi-family to feasibly build multi-family



Deed-Restricted Affordable/Achievable



Market Rate

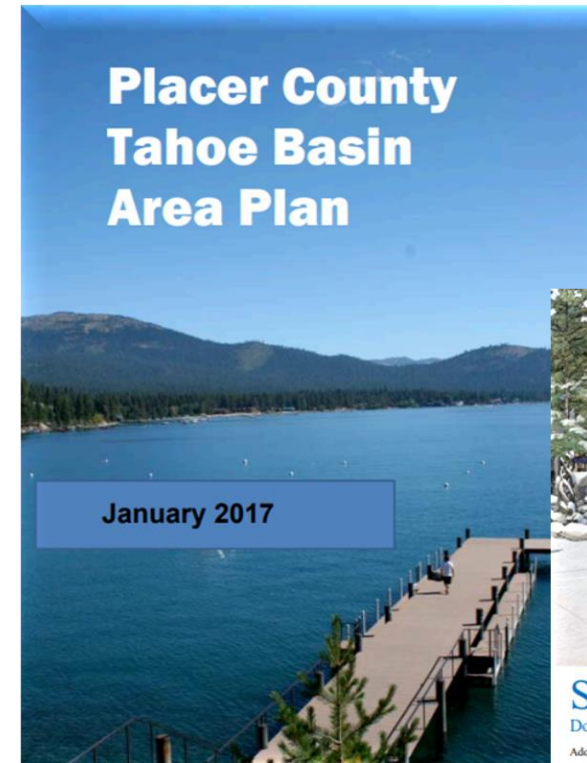


Photo: Carl Scofield. Photo courtesy of Town of Breckenridge.

Implementation

Implementation 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



South Shore Area Plan

Douglas County, Nevada

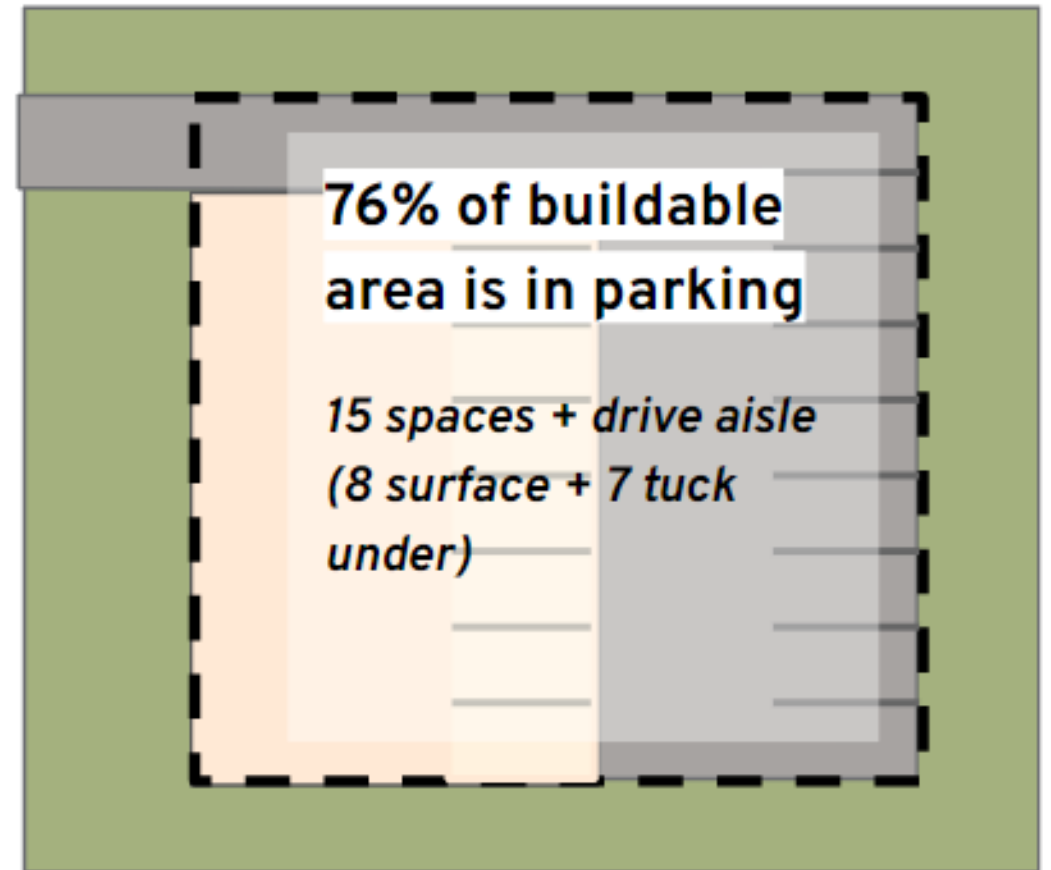
Adopted by TRPA Governing Board on September 25, 2013



Implementation

Parking & Setbacks

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



Implementation

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:

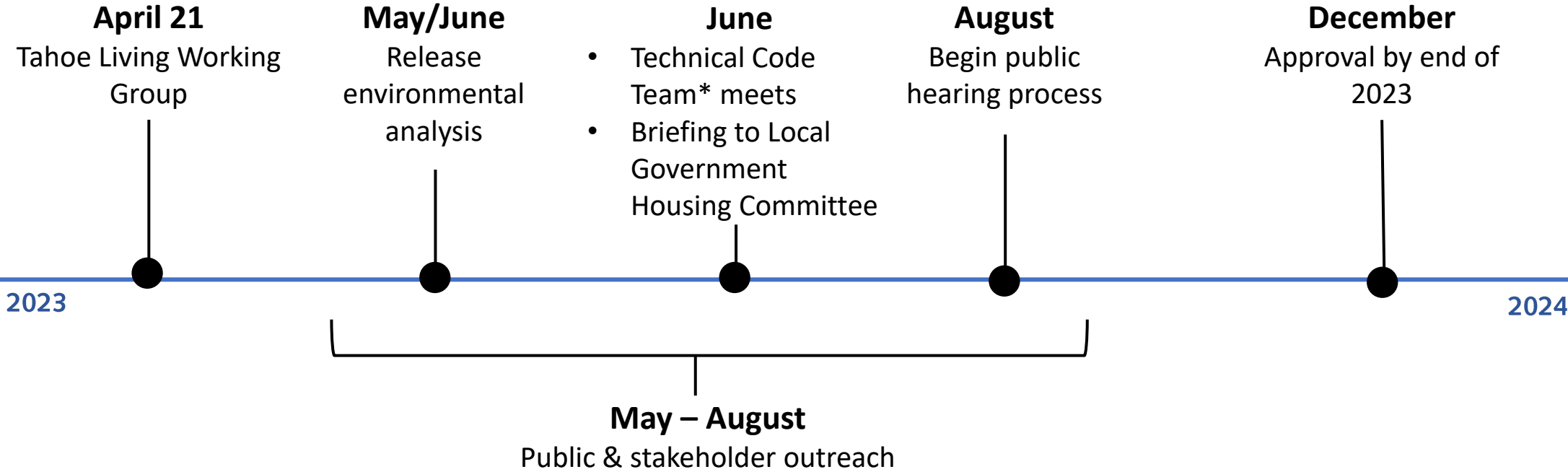
Total number of units:

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



*Email abettinger@trpa.gov if you would like to be part of the technical code team

Working Group Discussion

- Proposal based on financial analysis, feedback from the Working Group, and initial findings in the environmental analysis

Discussion:

- Do we have your support? If not, how could we better achieve the goals of the Working Group?
- How should the proposal address parking?

Public Interest Comments



Agenda Item X



Working Group Comments



Agenda Item IX

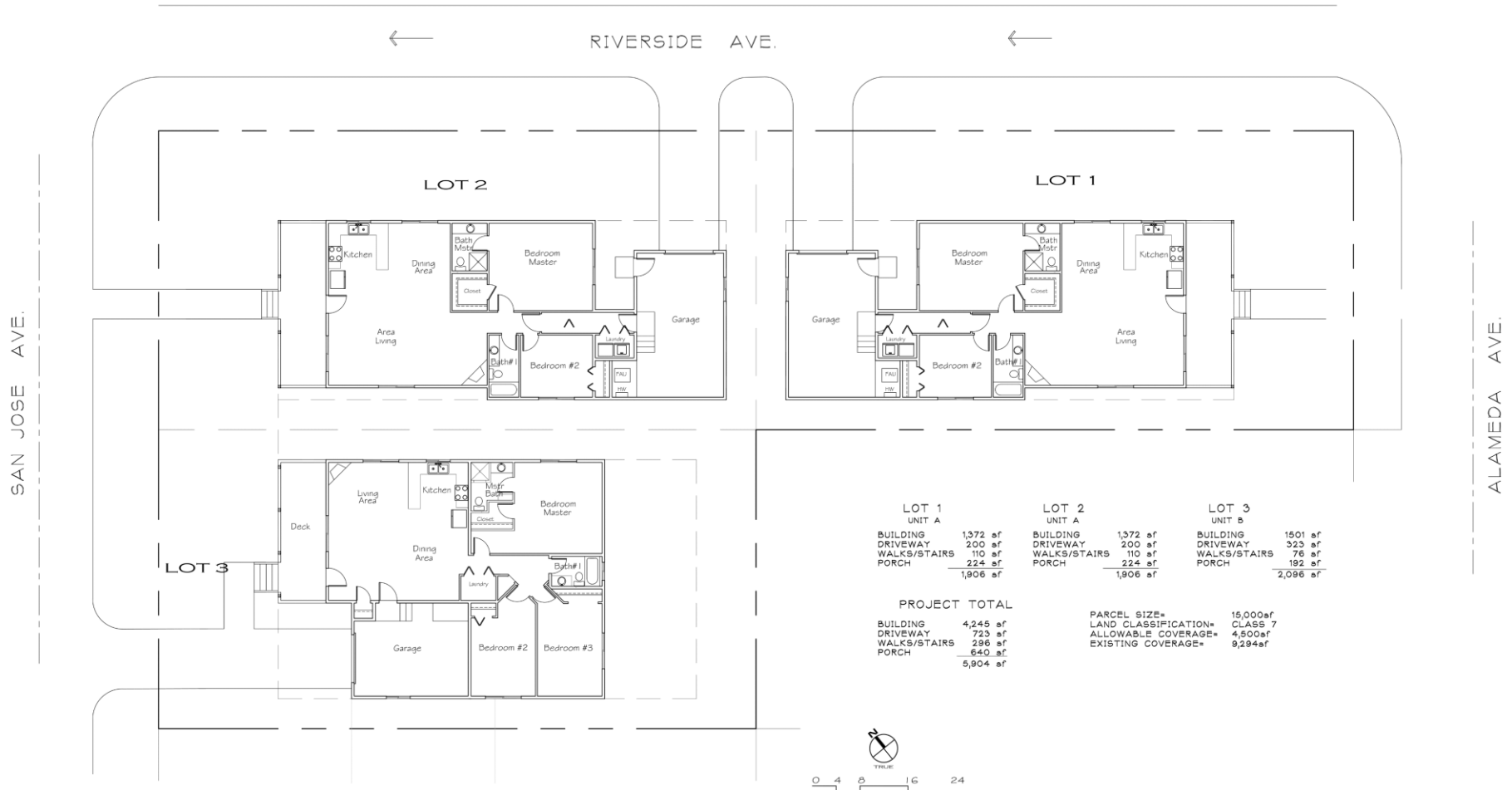


South Lake Tahoe Riverside Avenue Project Overview

- 3 5,000 sq.ft. lots acquired from City of SLT for \$1 with affordability restriction @ 120% of AMI
- SJCLT constructed 3 homes in 10 months
 - Two 2-bedroom & one 3-bedroom, 2 bath homes based on housing need studies
 - Construction loan from Rural Communities Assistance Corporation (RCAC)
 - Required presale of homes prior to funding
 - Maximum sales price affordable to household earning no more than 120% of AMI
 - \$455k for 2-bedrooms & \$510 for 3-bedroom
 - 2-bedroom homes appraised for \$800,000
- Issues
 - Site configuration (20' set-backs on three sides) limited yield to 3 sfr homes
 - Unforeseen site problems (e.g. large septic tank collapse)
 - Significant cost increases/supply shortages from inception
 - Buyer of 3-bedroom home backed out of escrow mid-construction



South Lake Tahoe Riverside Avenue Project Overview





South Lake Tahoe Riverside Avenue Project Overview

- Economic summary
 - Plan was to at least break-even
 - Sales revenue covers construction loan plus portion of cost overruns
 - SJCLT subsidy of predevelopment costs & portion of cost overruns
 - Bonus unit allocations and fee waivers helpful
- Going forward
 - Explore cost-effective alternative construction methods, e.g. modular
 - Where possible obtain sites suitable for townhouse, triplex or duplex development
 - Revisit value engineering balancing costs with durable materials, adequate room sizes, efficient floor plans, etc.



South Lake Tahoe Riverside Avenue Project Overview



Public Interest Comments



Agenda Item X



Adjournment



Agenda Item XI