Tahoe Living

Discussion of Six Policy Concepts Identified in the July 1, 2024 Settlement Agreement

Tahoe Living
Cultivating Community, Conserving the Basin.

Advisory Planning Commission

March 11, 2026

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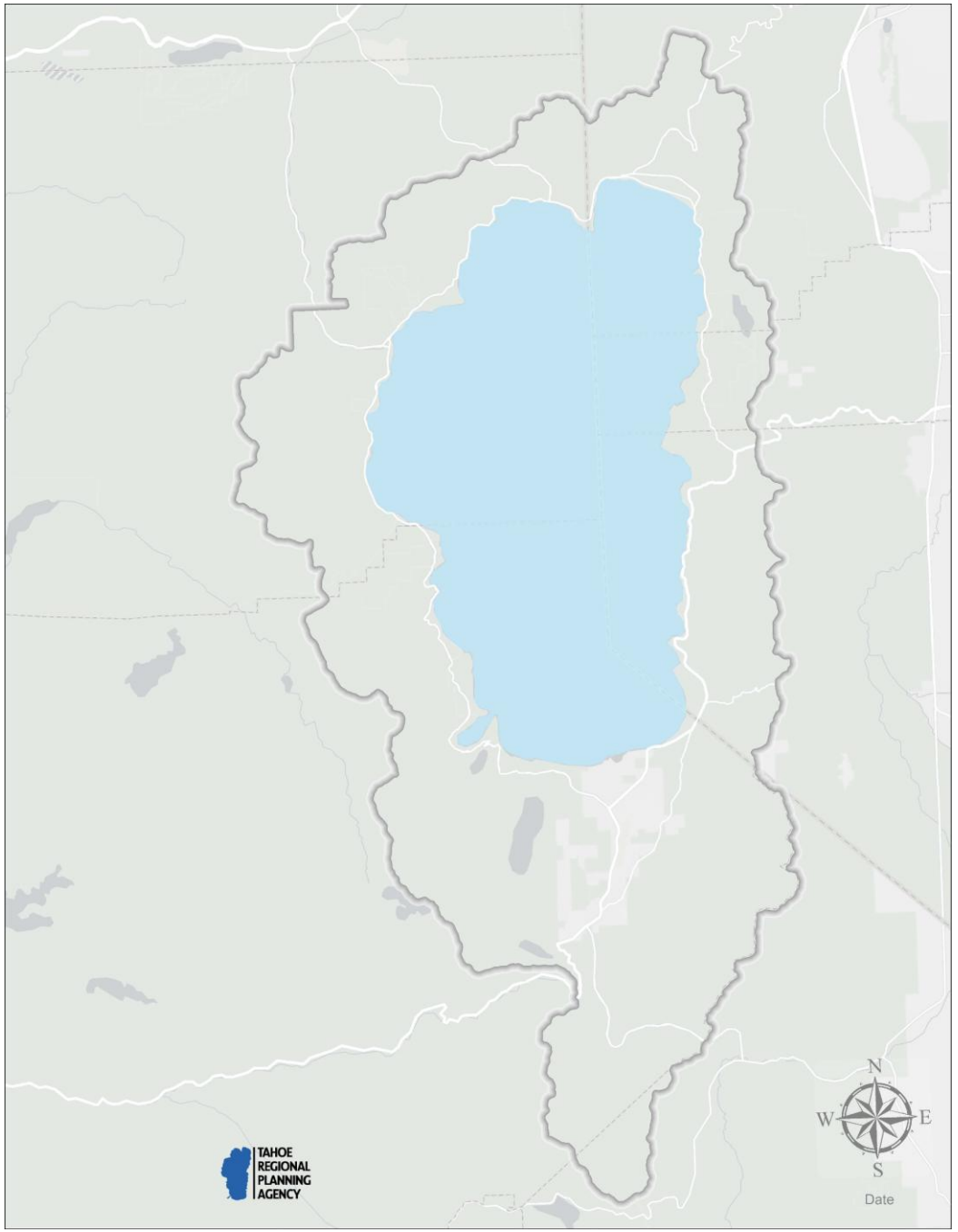
Settlement Agreement Background

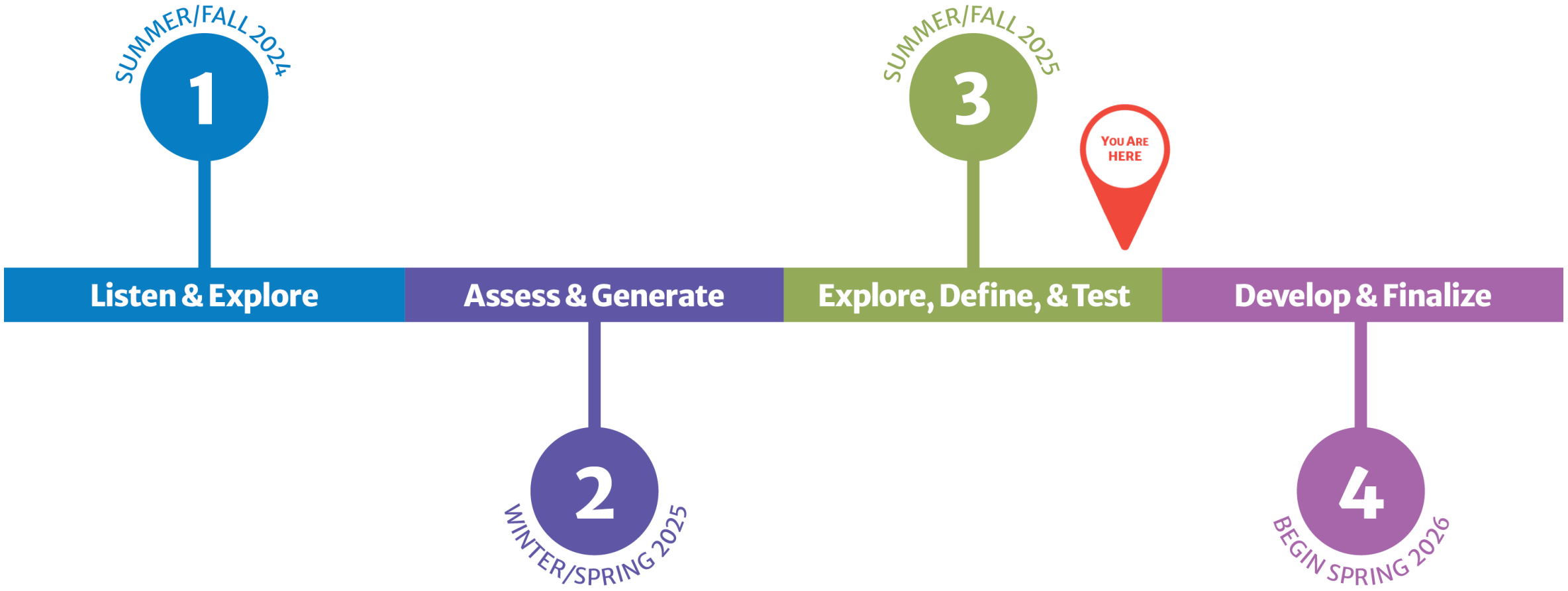
- Phase 2 Affordable and Workforce Housing Amendments – approved December 2023
  - Development incentives for deed-restricted housing close to transit and services
- February 2024 – MAP litigation
- July 2024 – Settlement Agreement



Settlement Agreement Policy Concepts – High Level

- 4.1 – Income limits on Achievable Housing
- 4.2 - An assessment of criteria to address potential site-specific impacts
- 4.3 - Refining criteria for additional height outside of Town Centers.
- 4.4 - Incentives/programs to unlock the existing housing supply
- 4.5 - Additional strategies for reduction of vehicle miles traveled (“VMT”)
- 4.6 - A one spot per unit minimum parking requirement.

Cultivating Community, Conserving the Basin Process



Cultivating Community, Conserving the Basin Process

Project Element	Timing
Vision and Project Outcomes	Approved by the Governing Board March 2025
Idea generation	October 2024 – June 2025
Growth Management Briefing Book	May 2025 – June 2025
Draft Policy Recommendation	June 2025 – January 2026
Policy Refinement and Environmental Analysis Phase	February – Fall 2026

Policy Concept - 4.1

- **Income limits on achievable housing**, including but not limited to an income cap not to exceed 245% of the respective local jurisdiction's area medium income (AMI), along with a local living/work requirement and enforcement/audit provisions.

Policy Concept - 4.2

- An assessment of **criteria to address potential site-specific impacts**, including but not limited to impacts to scenic resources and public safety (wildfire dangers and evacuation hazards) in the event that TRPA considers development incentives in areas outside of Town Centers.

Policy Concept - 4.3

- Refining **criteria for additional height outside of Town Centers**.

Policy Concept - 4.4

- **Incentives/programs to unlock the existing housing supply**, including but not limited to regulation of short term rentals and investment in Lease to Locals, down payment assistance, workforce, or equivalent programs.

Policy Concept - 4.5

- **Additional strategies for reduction of vehicle miles traveled ("VMT")**, including but not limited to e-bike share programs at project sites or in Town Centers to offset summer/fall transit needs, and micro-transit programs tied to project approvals.

Policy Concept - 4.6

- **A one spot per unit minimum parking requirement.**

Status of Policy Concepts

Policy Concept	Status
4.1 Income Limits on Achievable Housing	Policy proposal uses tiers that differentiate among housing types with income limits (low and moderate) versus types with no income limits (*i.e.*, achievable), however, TRPA is not currently including an income limit on achievable as part of this proposal.
4.2 Criteria to Address Potential Site-Specific Impacts	Potentially relevant as mitigation depending on final policy proposals and EIS analysis.
4.3 Criteria for Height Outside of Town Centers	Additional height outside of Town Centers is not part of current proposal, and refining or adding criteria for currently allowed height is not part of the current proposal.
4.4 Incentives to Unlock the Existing Housing Supply	To be analyzed in EIS.
4.5 Additional Strategies for Reduction of VMT	Potentially relevant as mitigation depending on final policy proposals and EIS analysis.
4.6 One Spot Per Unit Minimum Parking Requirement	Not currently including mandatory parking minimum as part of this proposal.

Discussion