

Question and Responses from Innovative Housing Solutions Webinar September 19, 2023



Q #	Question	Answer
1	Will you be taking public questions?	Yes!
2	would you prefer non-question feedback on existing proposals be submitted here or elsewhere?	Please send feedback on proposals that are going to a TRPA Governing Board or Governing Board committee hearing to publiccomment@trpa.gov, all other feedback can be sent to housing@trpa.gov. Thanks!
3	Comment: with the growth of the median size of homes at Tahoe, why does the TRPA allow McMansions?	TRPA design standards such as height, land coverage, density, and parking limit the size of homes and buildings that can be built in the region. Current rules allow single-family homes to be built up to the limit of land coverage, density, and height of the parcel. Those design standards are evaluated every four years through the Environmental Threshold Evaluation Report to ensure the Regional Plan is attaining or maintaining the measurable standards of the Thresholds. These proposed amendments are focused on lowering the cost to build deed-restricted workforce housing and make affordable housing projects in general more competitive in the private market. See also response #42.
4	Will the TRPA restrict the use of RUU's for full-time AirBnB's, and require them to be permitted using TAU's, given that a full time AirBnB is, by definition, an accommodation for tourism use?	TRPA considered the idea of directing the remaining Residential Units of Use (RUUs) toward a specific type of use in the past. Although the idea did not move forward in years past, it could be brought up in the next phase of the Tahoe Living Strategic Priority. The Lake Tahoe Regional Plan delegates certain permitting responsibilities to local agency partners, including the ability to permit short term rentals. In 2020, the TRPA Governing Board convened a working group to examine the issue and approved adding neighborhood compatibility regulations and the requirement of local enforcement programs to the annual residential allocation approval process. Some local jurisdictions have instituted caps that limit STRs to a certain number and some have banned STRs altogether.
5	Approximately how many people have signed in to the webinar	72 at the moment
6	great. there are 2 of us here	73!
7	How concrete is the 50,056 cap? Can't it simply be changed as TRPA did with the regional plans?	It depends on the status of the ten Environmental Threshold goals for the region. The growth management system for the Tahoe Region is based on attaining and maintaining the thresholds. The last time the development potential was updated was through the 2012 Regional Plan Update when TRPA reviewed the development rights still available in the 1987 Regional Plan, the remaining vacant parcels, and how the development standards were affecting threshold attainment. Progress of the 2012 Regional Plan can be reviewed here: <a href="https://tinyurl.com/regionalplanstory">https://tinyurl.com/regionalplanstory</a> .
8	How many residential bonus units are available. You said TRPA gives these out.	A small number of standard residential development rights were forwarded in 2012 from the 1987 Regional Plan, and some restricted residential development rights were added that could only be used as incentives for restoration, relocation, and workforce housing units. These "bonus units" are also only to be used as infill units in and around town centers that are already developed. The changes went through several years of public review and an environmental analysis that was certified by the TRPA Governing Board. There are 946 bonus units remaining.
9	Is it reasonable to assume that actually all 3525 remaining units should be deed restricted to meet realistic affordability goals? Is 356 viable at all?	Currently there are very few incentives to encourage most remaining residential development rights to be deed-restricted, aside from bonus units which must be deed restricted. The Tahoe Living Strategic Priority has three phases of Regional Plan amendments. Phase 1 is complete and included adding allowances for accessory dwelling units on smaller parcels, and other changes. The current proposed amendments are essentially Phase 2. Phase 3 will look at additional incentives. It is hard to say at this point how many of these units would be built as deed-restricted units.
10	Does the TRPA track how much of the existing housing stock, basin-wide, is used as local full time housing, versus vacation 2nd houses?	TRPA uses a combination of the census and data from the local jurisdictions to track this. Some of this data is available at linfo.org. The Tahoe Prosperity Center and Tahoe-Truckee Community Foundation have also published needs assessments which show much of this data. This information is linked on the housing website under "Tools and Resources."
11	Do the 946 units come out of the 3,525 cap or are added to	They are within the 3,525 cap.
12	What density bonus' laws (percent's, etc.) for developers are on the books already? How does this amendment prevent developers from building more luxury housing? How does this amendment limit more transient (tourist) housing? How many "affordable" low/moderate income units needed? With increased density, how will fire evacuation be evaluated? When was that last time "baseline" measured for critical thresholds? How does this amendment play with the Placer TBAP plan that is under revision? How does this impact the smaller "village" centers (ie. Homewood, Camp Richardson)	1) California has a density bonus law; however TRPA rules do not allow developers to take advantage of most of the incentives in this law. TRPA does currently have a 25 percent density bonus for deed-restricted affordable housing. 2) The proposed amendments do not change existing building codes for standard residential allocations or residential units of use (RUUs), instead they aim to lower the cost to build deed-restricted housing using bonus units. 3) Same as above, it does not limit vacation-oriented homes or tourist accommodations, however, non-deed-restricted residential homes need to obtain an RUU, tourist units need to obtain a Tourist Accommodation Unit, and those are limited through the growth management system; 4) Please see the Housing webpage for housing need ( <a href="http://www.trpa.gov/housing">www.trpa.gov/housing</a> ); 5) Law enforcement, fire agencies, and first responders are the lead agencies in the Tahoe Basin for evacuation planning and emergency response. TRPA is engaged with those organizations on a regional level and has facilitated some coordination. Those agencies have made recommendations regarding TRPA's role in evacuation and emergency response, which the agency is following. Individual projects must receive fire protection agency pre-approval before the permit can be processed by TRPA. Additionally, the proposed density increases are parcel-level density, so, they allow more units per parcel, but they do not allow more units in the basin overall. All of the development that these amendments aim to incentivize can already be built under existing rules. Development potential of the basin was evaluated as part of the 2012 Regional Plan. These amendments will help direct some of the development potential of the Tahoe Basin in ways that benefit water quality through redevelopment projects in town centers, benefit transportation by making communities more walkable and bikeable, and benefit community revitalization through increased deed-restricted workforce housing. 6) The last threshold evaluation was in 2019/2020 and can be found on <a href="http://lakeahoehomeinfo.org">lakeahoehomeinfo.org</a> on the Threshold Dashboard. Threshold evaluation reports are required every four years and TRPA is in the process of completing the 2023/2024 evaluation report; 7) The current Placer County Tahoe Basin Area Plan revisions do not affect these proposed amendments and vice versa. These amendments will apply only to deed-restricted housing, and they will apply region-wide, superseding only Area Plan standards for deed-restricted housing 8) If smaller "village" centers are zoned as multi-family, these amendments will apply to them. Please revisit the webinar or the summary on the TRPA Housing webpage ( <a href="http://www.trpa.gov/housing">www.trpa.gov/housing</a> ) for the current proposal in multi-family zones.

13	Are bonus units subtracted from the total residential units available. (my 356 should be 946 -;) )	Yes. The 3,525 includes the 946 bonus units Noted.
15	Who enforces the deed restrictions? Here in Washoe County deed restrictions have been ignored.	If the deed-restriction was issued by TRPA, it is enforced by TRPA. Please see the Deed Restriction Monitoring webpage for more information on how TRPA enforces deed-restrictions: <a href="https://www.trpa.gov/applications-forms/deed-restrictions-for-affordable-housing/">https://www.trpa.gov/applications-forms/deed-restrictions-for-affordable-housing/</a>
16	How are you enforcing? Long term?	Please see the Deed Restriction Monitoring webpage for more information on how TRPA enforces deed-restrictions: <a href="https://www.trpa.gov/applications-forms/deed-restrictions-for-affordable-housing/">https://www.trpa.gov/applications-forms/deed-restrictions-for-affordable-housing/</a>
17	Why isn't El Dorado county on this slide?	There are fewer areas for these proposals in the El Dorado County portion of the South Shore, but Meyers is included. El Dorado income limits are the same as in Placer - the slide during the webinar just showed Placer and Douglas Counties as an example. All income limits can be found here: <a href="https://www.trpa.gov/wp-content/uploads/documents/Income_Limits_Rent_Sale-Guidance_FINAL.pdf">https://www.trpa.gov/wp-content/uploads/documents/Income_Limits_Rent_Sale-Guidance_FINAL.pdf</a>
18	"Achievable" housing is a ruse - I can work 30 hours at home, make \$200K writing software, and can live in deed-restricted housing. This category should have an income cap!	The income to live in an "achievable" unit is not restricted, but the occupant must work for an employer with a business license or tax address within the Tahoe region or Tahoe-Truckee Unified School District, have an income less than 120 percent, or be a retiree who has lived in a deed-restricted unit in the Tahoe Basin for at least 7 years. It also must be the permanent residence of the occupant.
19	Most your local workers will need 2-3 bedroom homes, and a rent higher than \$2500 per month will traditionally motivate them to go to Carson City or Reno to live and to commute. Smaller units or higher prices will not be effective. Most local workers need their own cars to work here.	Please see the TRPA Housing webpage for the mix of units that are needed, based on regional housing needs assessments ( <a href="http://www.trpa.gov/housing">www.trpa.gov/housing</a> )
20	Have there been any successful Deed restriction enforcement actions? Do you have any measure of non-compliance whether enforcement action has been taken or not?	Since TRPA's enforcement actions this year have taken place, three homes in Incline Village that were listed for over the allowable amount were removed from the market, and another home price was lowered and ultimately sold within the limits of the allowable sales price. We are working with other owners to identify violations and bring homes into compliance. We rely on assessor data and direct requests to homeowners for documentation to determine whether units are in compliance and being used in accordance with the deed-restriction. For a more detailed response and additional information on deed-restriction monitoring see: <a href="https://www.trpa.gov/applications-forms/deed-restrictions-for-affordable-housing/">https://www.trpa.gov/applications-forms/deed-restrictions-for-affordable-housing/</a>
21	65' tall deed restriction housing - does that total project need to be affordable? Or a portion there of??	These are only proposed for 100 percent deed-restricted projects, or for mixed-use projects with a 100 percent deed-restricted residential component. For mixed-use projects, the commercial component can be no greater than 50 percent of the total development to qualify for the increased coverage, height, and density in this proposal.
22	We see how poorly these solutions worked with 947 Tahoe in Incline; how can we trust that the proposed changes will be administered differently in other situations?	Noted. The proposal is only for 100 percent deed-restricted projects. As is allowed currently, local government partners may amend an Area Plan to allow non-deed-restricted units to have additional height, coverage, or density, but they must show that the Environmental Thresholds will not be negatively impacted and that they can deliver the needed affordable housing.
23	To achieve the 70+ percent coverage, does the delta between existing or base allowable and 70+ percent stle have to be transferred to the site?	Under the current proposal, yes.
24	So the idea to increase density and developmnt standards is only for the 946 Bonus Units? Will standards change for the other development units under the cap?	The TRPA proposal is only for the 946 bonus units. As is allowed currently, local government partners may amend an Area Plan to allow non-deed-restricted units to have additional height, coverage, or density, but they must show that the Environmental Thresholds will not be negatively impacted and that they can deliver the needed affordable housing.
25	where can we find these maps later	This information is on the TRPA Housing webpage: <a href="http://www.trpa.gov/housing">www.trpa.gov/housing</a>
26	How is parking being addressed for existing non conforming uses. Commercial and residential?	Parking standards for commercial and non-deed-restricted residential projects are not changing.
27	For accuracy, could you please make at least half of your presentation renderings/pictures with buildings, roads and walkways showing winter conditions.	Thanks for the feedback. We will do our best to show winter conditions in the renderings.
28	Why not do Town Center "specific plans" rather than a blanket change to code across the Basin?? This way, development is targeted and specific with development rights outlined for each parcel in the specific plan.	Right now, TRPA allows local jurisdictions to set "specific plans" for their jurisdictions, including town centers and multi-family areas, through local Area Plans. However, affordable housing is a regional issue with urgency that cannot wait for all jurisdictions throughout the basin to develop new Area Plans or amend their existing Area Plans. As a result, TRPA is proposing standards for 100 percent deed-restricted housing that will apply basin-wide.
29	What keeps these 3500+ units that can built from being developed as luxury condos, which the market will support?	The 946 remaining bonus units are the only multi-family residential units that are restricted under current or proposed Regional Plan codes from being used for market rate residential units.
30	When I type no its says failure	Noted
31	why ask a loaded question? seems a bit odd	Noted
32	This is total disingenuous because achievable housing is not affordable. 800k or more units	Noted
33	I'm not ok with it until you first figure out how to address EXISTING emergency evacuation and traffic problems.	Noted
34	Has TRPA done a survey of what our lower income workforce needs in terms of parking? At 786 Southwood in Incline, the residents of our ONLY rental complex rely on their cars to access job sites. Plans to phase out parking requires proper surveys and data.	The Sugar Pine Village Project's parking analysis contained parking counts for two deed-restricted affordable developments, Sierra Gardens in South Lake Tahoe and Domus in Kings Beach. They both averaged less than 1.1 vehicles per unit. This document can be referenced at: <a href="https://www.trpa.gov/wp-content/uploads/documents/archive/3/Agenda-Item-No.-VIII.A-Sugar-Pine-Village-Staff-Report.pdf">https://www.trpa.gov/wp-content/uploads/documents/archive/3/Agenda-Item-No.-VIII.A-Sugar-Pine-Village-Staff-Report.pdf</a> .
35	Repeat question, because I need to know we'll stick to the local workforce housing category.... How does this amendment prevent developers from building more luxury housing?	See response #26 and #16.
36	I want to see mixed use with maintaining community plan heights. To allow unlimited density outside town centers is unconscionable. I want to see different standards for the northshore vs southshore.	Noted
37	The state of California has done a lot to allow ADUs in single family zoned areas. I did not see any consideration of allowing for ADU construction in these areas. Will this be considered? In my case, growing families can also be priced out of space and may have to leave the basin. This would perpetuate some of the affordability issues. I'm concerned that the scope of affordability is too narrow in these proposals.	Deed-restricted accessory dwelling units (ADUs) are proposed to qualify for the additional coverage incentives listed in this proposal. ADUs are already not subject to TRPA/local jurisdiction density standards and in California, do not require parking if they are located within 1/2 mile from a transit stop, per California state law. ADUs would continue to be subject to the same height standards (Chapter 37 of the TRPA Code) as they are today.
38	Even if these changes are implemented will Placer COUNTY still require Environmental Review for 3 units or more? That is the hurdle a lot of property owners have.	These amendments would not change the permitting process or environmental review for projects. The existing permitting process for local jurisdictions (i.e., Placer County) will remain the same.
39	What is the thinking behind making these units deed restricted? Would lifting the deed restriction make these projects more likely to get built? Local jurisdictions are looking for TRPA to approve these changes first so they don't have to fight their constituents on this issue.	The challenge in Tahoe is that when units are not restricted, especially if they become for-sale units, the high demand for homes raises their price out of reach for most local residents and workers, including firefighters, teachers, nurses, and restaurant workers. Deed-restricted units are the only way to ensure that housing units will be available for people in our communities who need them.
40	20percent more coverage is not a little. Only 4percent of Tahoe don't own cars so .75 space per unit is irrational. Honestly discuss how much money you could make for achievable deed restrictions	Noted.
41	What about STRs? How can you address housing without a discussion of STR reduction?	We have had a few questions about other housing issues such as short term rentals, luxury homes, and levels of affordability. See the response to #11. This phase of amendments is focused on reducing the cost to build deed-restricted workforce housing. There is more that needs to be addressed in a holistic way and we will keep working with partners to address more issues.
42	How are you decentivising non-deed restricted housing? Developers have a leg up from most people.	See the response to #39 and others above.
43	This is fast tracked and you aren't listening, developers will just build the most expensive unit they can	Noted.
44	What substantial evidence do you have that additional height, density and coverage as well as parking reductions and decreased setbacks will result in more workforce housing for those workers who are employed lets say in the hospitality, landscape and home maintenance businesses. Otherwise the assumptions you are making seem arbitrary and capricious.	Please see the third-party analyses that have been completed for TRPA in recent years: ( <a href="https://www.trpa.gov/wp-content/uploads/Cascadia-Presentation_TRPA-Results_March2022_Working-Group-Presentation_0330.pdf">https://www.trpa.gov/wp-content/uploads/Cascadia-Presentation_TRPA-Results_March2022_Working-Group-Presentation_0330.pdf</a> ) ( <a href="https://www.trpa.gov/wp-content/uploads/Cascadia-TRPA-Zoning-and-Affordability-Slides-Final-042423.pdf">https://www.trpa.gov/wp-content/uploads/Cascadia-TRPA-Zoning-and-Affordability-Slides-Final-042423.pdf</a> ) ( <a href="https://www.trpa.gov/wp-content/uploads/documents/Attachment-B-Missing-Middle-Memo-Optics-Design.pdf">https://www.trpa.gov/wp-content/uploads/documents/Attachment-B-Missing-Middle-Memo-Optics-Design.pdf</a> )
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46	<p>What action steps is TRPA doing to make equitable changes to housing? Does TRPA have a definition for "equity"? The TRPA transportation survey only used the census data.</p>	<p>This proposal, Phase 2 of the Tahoe Living Strategic Priority, is one of the steps TRPA is taking to make equitable changes by helping to level the playing field financially between building market rate and deed-restricted housing. As part of Phase 3 of TRPA's Tahoe Living Strategic Priority, TRPA received a grant with the help of local partners to conduct an equity and climate assessment and update of key TRPA policies over the next three years. For more information on this grant, see: <a href="https://www.trpa.gov/3-million-in-transformative-housing-grants-awarded-to-the-tahoe-region/">https://www.trpa.gov/3-million-in-transformative-housing-grants-awarded-to-the-tahoe-region/</a>. TRPA does not have our own definition of equity.</p>
47	<p>Does TRPA have a website page listing all of the 250+ deed restricted properties so that the public sees what exists? Does TRPA have a public record of how many of these deed restricted properties are out of compliance?</p>	<p>Please see our Deed Restriction page: <a href="https://www.trpa.gov/applications-forms/deed-restrictions-for-affordable-housing/">https://www.trpa.gov/applications-forms/deed-restrictions-for-affordable-housing/</a></p>
48	<p>Why aren't we pushing resorts to build employee housing onsite on their property? These aren't condos disguised as employee housing, these are pure employee only housing. We can give them a zoning exemption for this. It helps employees, it helps the resorts hire, it helps traffic.</p>	<p>Resorts building deed-restricted employee housing would qualify for this proposal. It is similar to a zoning exemption, but not just for employers building employee housing, but for anyone building deed-restricted affordable or workforce housing. TRPA has a deed restriction compliance program that checks annually that the occupant of the unit meets the requirements of the deed restriction.</p>
49	<p>Will this recording be available after this live session for review?</p>	<p>Yes</p>
50	<p>Where do the bonus units come from. Does TRPA simply create them for time to time.</p>	<p>TRPA has approved the addition of bonus units to the Regional Plan in 1987 and again in 2012.</p>
51	<p>we were told by governing board that the density and height would be in town centers</p>	<p>Noted.</p>
52	<p>Who is performing the needs assessments?</p>	<p>The Tahoe Prosperity Center and Tahoe Truckee Community Foundation have completed needs assessments. For a list of needs assessments and links, please see: <a href="https://www.trpa.gov/wp-content/uploads/Summary-of-Housing-Need-by-Income-Level-from-Regional-Housing-Needs-Assessment-Documents.pdf">https://www.trpa.gov/wp-content/uploads/Summary-of-Housing-Need-by-Income-Level-from-Regional-Housing-Needs-Assessment-Documents.pdf</a></p>
53	<p>Are the Requests for Proposal for the support to improve TRPA monitoring and enforcement of Deed Restrictions on your TRPA website now, for the public to review? My recollection of the RFPs is that a very small number of Deed Restricted units were proposed to be sampled and checked for compliance.</p>	<p>This RFP is no longer on our website but is available upon request. The RFP asked for bids to audit 10 percent of deed-restricted units in 2023, and 25 percent in 2024. In addition, this year TRPA also asked for documentation of compliance from 71 homes in Incline Village, and we will be reporting on these by the end of October.</p>
54	<p>Can you tell us more about what would be allowed in the transition zones between Town Centers and Multi-Family Zones?</p>	<p>The current proposal is to allow four stories of height on any parcels that are already in a multi-family zone adjacent to the existing town center boundary. The coverage and density proposals are the same for transitional zones as for other areas zoned multi-family.</p>
55	<p>Where do you get it and how much does it cost?</p>	<p>Coverage can be purchased from the California Tahoe Conservancy, Nevada Division of State Lands and on the private market.</p>
56	<p>There has been significant public opposition to this plan, yet there are no material changes to the proposal as it stands. It seems that TRPA is not addressing the public concerns - you say this is a public process, but it is one way - TRPA telling the public what the plan is!</p> <p>This should not go to the Governing Board in December.</p> <p>TRPA compact environmental thresholds have not been measured in years - and not achieved! Lake clarity continues to decline.</p> <p>Fire evacuation needs to be addressed considering the Maui wildfire and the terrible execution of evacuation during the Caldor fire. Roadway are already overloaded at evacuation choke points - this proposal will only make it worse!</p>	<p>Thank you for this comment. Quite a few changes have been made to the proposal since the amendments were reviewed and forwarded by the Tahoe Living Working Group in April of this year. We have received many comments that suggest the proposal do more, or do less. Since April 2023, staff have reduced the 48' of height originally proposed for deed-restricted units in areas zoned for multi-family. This was a result of public concern that 48' would be too high in residential areas. The original density proposal applied to market rate units, which has also changed. Under the current proposal, density increases are allowed only for deed-restricted units. Staff have received a number of comments that parking reductions should be included in the proposal, as parking significantly drives up the cost to build housing and without changes to parking requirements, the proposed changes to coverage, height, and density will not be effective. As a result, TRPA is proposing code that would limit parking minimums to .75/unit average in town centers. The proposal may continue to evolve based on additional feedback before it is brought for consideration by the Governing Board, possibly in December.</p>
57	<p>Thank you for your efforts to increase density in town centers!! It's so important and we're really grateful for your efforts.</p>	<p>The Bi-State Compact did not give TRPA the authority to institute taxes. This proposal is one of a range of solutions to the affordable housing crisis that TRPA is bringing forward and, most importantly, supporting with other organizations and agencies in the Tahoe Basin, some of which are applying tax revenue to partially address the crisis. It will take a wide variety of solutions to fully address the affordable/workforce housing shortage in the region. As noted in the webinar, the Tahoe Living Strategic Priority is looking at three phases of building code amendments in the Regional Plan that could be updated to incentivize more deed-restricted workforce housing or remove barriers.</p>
58	<p>Unfortunately increases in vacant second homes are outpacing the new housing built in many regions around the lake. Do you think regional vacancy taxes could be part of the solutions?</p>	<p>The high demand for both second homes as a whole is a key driver of the shortage of affordable/workforce housing. While short-term rentals do contribute to the problem, overall they make up a small portion of the total number of second homes. See also the response to #11.</p>
59	<p>Do you think there's a lack of affordable housing due to non-existent/late to the game policies regarding air b&amp;b's... removing many affordable units from the marketplace?</p>	<p>The proposal on parking would only apply in town centers.</p>
60	<p>The density and height overrides applying to projects outside town centers with the same limited parking would have a set of impacts to neighborhoods and are unrealistic expectations.</p>	<p>All for this... 100percent</p>
61	<p>All for this... 100percent</p>	<p>"No Maximum Density"- If we are allowed 15 units on a parcel, could we do 15 market rate units then as many workforce units as possible?- Allowing some market rates units with the workforce units can help the budget so ideally there is ability to blend a project while increasing the number of units.</p>
62	<p>Thanks</p>	<p>The proposal does not allow this but local jurisdictions could allow for this through an area plan amendment. The TRPA amendments under consideration only apply to projects that are 100 percent deed-restricted residential units.</p>
63	<p>how do you control areas that are transition areas of what is duplex, triplex or high rise</p>	<p>Answered live</p>
64	<p>Will only Jeff Cowan decide what questions to read and he will read them?</p>	<p>Yes. TRPA staff set up the webinar to provide an overview and information session for members of the public who may not have been able to attend earlier presentations and to answer both common and new and unique questions about the amendments. TRPA has been gathering input and listening to feedback in various forums throughout the summer. The next steps for the amendments moving forward include a number of additional input opportunities at public meetings such as TRPA Governing Board committees and meetings and a meeting of the Advisory Planning Commission.</p>
65	<p>What are the state and federal grant requirements (i.e., special conditions) to receive the grants? Is it the deed restrictions? Is it diversity? What penalties will the TRPA and/or the City face if the special conditions aren't met?</p>	<p>We are not sure what this question is referring to - please send more details on the question to <a href="mailto:housing@trpa.gov">housing@trpa.gov</a>.</p>
66	<p>Your north shore map seems to show Special Area 1 in Incline as zoned for deed restricted town center, but TRPA rezoned it to allow luxury condominiums, a decision not consistent with the goals stated today. How can we be confident that the relaxed restrictions are not rolled over on the now-allowed condos?</p>	<p>This proposal only applies to projects that propose 100 percent deed-restricted "affordable", "moderate", or "achievable" housing. A portion of Special Area 1 in Incline Village is within a town center. Projects building 100 percent deed-restricted housing would qualify for the incentives under this proposal. Other regional and Area Plan codes are not changing. In general, TRPA is focusing on encouraging more workforce housing in the basin and recognizes the current market demand for high-end residential units. TRPA's goals with Phase 2 (these amendments) and Phase 3 of the Tahoe Living Strategic Priority (next phase) are to lower the cost to construct more affordable housing types, help local jurisdictions achieve their overall housing need, and to meet environmental goals. If these amendments are approved, it may take some time before we see projects using these incentives come forward. We will continue to monitor the success of these amendments and may find they are adequate or that 100-percent deed-restricted projects still need additional incentives, such as an allowance for some market rate units within a project to be financially feasible without large subsidies. Please also see the response to #45.</p>
67	<p>How will the TRPA staff dealing with deed restriction interact with the counties</p>	<p>Currently, TRPA works with local government partners to ensure that deed-restricted units are not being used as short-term rentals. Generally, entities are responsible for enforcement of their own deed-restrictions and regulations, and a county or local government does not have the legal authority to enforce TRPA's deed-restriction. There are a few examples on the books of joint TRPA-local jurisdiction deed-restrictions in which both TRPA and a local jurisdiction have enforcement authority, and TRPA would be open to pursuing more deed-restriction agreements like this in the future.</p>
68	<p>what is the environmental analysis that TRPA plans to do for these type of heights and density</p>	<p>TRPA is currently completing an Initial Environmental Checklist for these amendments.</p>

67	David Duffield could qualify for achievable housing under your definition. He certainly works more than 30 hrs a week. What keeps this from being misused?	See Deed-Restriction monitoring page: <a href="https://www.trpa.gov/applications-forms/deed-restrictions-for-affordable-housing/">https://www.trpa.gov/applications-forms/deed-restrictions-for-affordable-housing/</a>  A requirement of the "achievable" deed restriction is that the unit is the occupant's permanent residence. It is unlikely that high income earners would move into a deed-restricted multi-family development if they have other options available to them. Deed restrictions that require a certain number of hours worked within the local community have been implemented in other areas, including in Whistler in British Columbia, Canada ( <a href="https://whistlerhousing.ca/">https://whistlerhousing.ca/</a> ) and Summit County, Colorado ( <a href="https://summitcountycgo.gov/1155/Housing">https://summitcountycgo.gov/1155/Housing</a> ).
68	Where will the funding for all these consultants and enforcement come from? Developers or us taxpayers?	The proposal includes a \$50 per-unit fee on new market-rate residential and tourist units to offset the cost of enforcement. Currently, TRPA is covering the cost of enforcement from general funds, and some general funds may still be needed for compliance purposes.
69	Can you explain the difference between achievable rates and market rates?	See response to Question #18.
70	Where do rental units fit in here? And what would determine the monthly cost of the rental?	TRPA expects many of these units to be rental units, such as is the case with Sugar Pine Village. TRPA's deed restrictions do not specify actual rental rates, but deed-restricted "affordable" and "moderate" rentals must meet state and federal standards for affordability, which are generally no more than 30 percent of a household's monthly income. "Achievable" rental rates are not set, but the owner must rent or sell to a household that meets the occupancy requirements, which limits the pool of people who qualify and limits the rental price that can be charged.
71	The increases in height density coverage and reduced parking and setbacks and seem like significant changes impacting the entire Lake Tahoe region. Are you proposing an EIR to analyze the cumulative impacts of these and other past code changes as well since the 2012 Regional Plan.	The Initial Environmental Checklist determines whether a more detailed environmental analysis, such as an Environmental Assessment or an Environmental Impact Statement, would be required. TRPA is currently preparing an Initial Environmental Checklist for these amendments. Also, setback requirements by local governments are not affected by the proposed amendments.
72	I only see 1 of Leah's questions and she has entered 5. Is Trpa editing our questions?	
73	What is the TRUE capacity for the basin? It seems like it's already beyond "livable"	Noted. The development potential of the basin under the 2012 Regional Plan can be reviewed here: <a href="https://tinyurl.com/regionalplanstory">https://tinyurl.com/regionalplanstory</a> .
74	A lot of South Lake Tahoe is an urbanized area, but not technically a Town Center. I'd hope these changes would allow for greater density along the entire transit corridor. Is that the case?	These changes would apply in town centers and areas currently zoned for multi-family residential uses. A map of these areas can be found on our website at <a href="http://trpa.gov/housing">trpa.gov/housing</a> .
75	how many people are on this zoom?	78
76	Will you give bonus units for luxury housing if they're residents? How concrete is the 50,056 cap? Can't it simply be changed as TRPA did with the regional plans?	It appears you are referring to market-rate residential units, which are currently mainly high-end homes and some condominiums. TRPA will only assign bonus units if the unit is deed restricted or meets other requirements for receiving a bonus unit, as described in the TRPA Code of Ordinances Chapter 52. It is unlikely that someone will build high-end, market-rate housing using a deed-restricted bonus unit because the deed-restriction limits who can live in the unit, thus it would be difficult to make a return on investment if construction costs are higher. Also, deed-restrictions remain with the property in perpetuity and will be monitored by TRPA.
77		See above.
78	Could all 900+ bonus units be used for "achievable" for purchase housing at the cost to more affordable rental housing and housing for more moderate income persons?	Using quotes to denote a defined income or employment requirement, Chapter 52 of TRPA's Code of Ordinances specifies that half of the remaining bonus units at that time (1,124) were reserved for "affordable" units and half for "moderate" or "achievable." In 2021, TRPA approved a change that would allow bonus units reserved for "moderate" or "achievable" to be used for "affordable" as well, but not the reverse. The half that are reserved for "affordable" units cannot be used for "moderate/achievable." Several large projects have already been approved or have submitted permit applications that may be receiving bonus units, and these projects have overwhelmingly used deed-restricted "affordable" bonus units. Currently, TRPA is drawing from the "moderate/achievable" pool to provide units for deed-restricted "affordable" projects.
79	So this does not supersede Placer's TBAP? So we would be stuck with whatever height limits they set with their updates till they update to match you later? Thanks	These amendments would supersede Area Plans for deed-restricted development only.
80	What substantial evidence do you have that increased, height, density, capacity and reduced parkin and setbacks	See response # 45.
81	Won't allowing more units in specific zones increase congestion in those zones? How will that impact wildfire evacuation?	All projects must be pre-approved by the local fire protection agency in order to be reviewed by TRPA. Depending on their size and location, some projects are also required to complete a traffic analysis. See also response # 12 (part 5).
82	How would the TRPA police the local worker restrictions?	See Deed-Restriction monitoring page: <a href="https://www.trpa.gov/applications-forms/deed-restrictions-for-affordable-housing/">https://www.trpa.gov/applications-forms/deed-restrictions-for-affordable-housing/</a>
83	Have you mapped out major employment locations versus proposed housing development locations - what VMT's will be generated? In other words, does the work/live walking/biking transportation model exist??	Yes. TRPA's transportation model analyzes vehicle miles traveled based on the proximity of land uses to the transportation network.
84	What substantial evidence do you have that increased, height, density, capacity and reduced parkin and setbacks In denser town centers will not have an adverse impact	See response #45.
85	What will be the projected cost of a 1 bedroom apartment in new development? What will be the rent? How does this jive with Basin AMI?	See answer to question 45. The current proposal would change policy but does not approve any specific project. Rents are based on a variety of market factors that make it difficult to determine prior to receiving an application for a project. Projects that are deed restricted "affordable" or "moderate" have federal and state requirements for how much they can be rented for. Projects that are deed restricted "achievable" require the occupant to work locally or have an income less than 120% of AMI; there is not a rent cap that TRPA sets. See also answer #18 for more info on the "achievable" deed-restriction.
86	How will you enforce the requirement that it is a primary residence if you are sampling only 40 of 260+ deed restricted units in 2024 (as per your RFP)?	When deed-restriction audits or other methods identify units that are out of compliance, TRPA will work with owners to bring them back into compliance or begin an enforcement action when necessary. Staff will report to the TRPA Governing Board on the observed compliance of the audited units and depending on the results, the Governing Board may recommend auditing more or fewer units each year. See also response to #20.
87	on wildfire evacuation.	See also response # 12 (part 5).
88	I'm not hearing any mention of the development of smaller lots like the ones available in many South Shore neighborhoods. Multifamily in these areas (like a 3 or 4 unit building) can address the missing middle problem. The deed restriction units in city centers can most likely only be built by bigger developers.	Answered live
89	What was the reason for the original height restriction? Not impacting the beauty of Lake Tahoe?	Height restrictions were set based on existing conditions at the time. See the 2012 Regional Plan for more details on the environmental analysis. The Scenic Threshold could also be affected by structures not on a slope exceeding the height of the tree canopy.
90	What about the environmental impacts of changes to land use patterns?	These will be analyzed in the Initial Environmental Checklist that will accompany these amendments.
91	The important question there is whether this particular plan is being evaluated comprehensively or not?	See response #90, above.
92	will the Q&A also be posted with the presentation materials after this webinar?	Yes
93	The Town Center housing will have much lower parking requirements, more height, more coverage, how will this function in our landscape. Will there be no car units? We see in NLT the lack of parking and people parking cars all over SR 28 or neighborhoods, or shuffling cars around for multifamily and SFR with many residents and cars. The parking mitigation plan needs to be in place and projects need to have no car units in order to give additional density, which will mean more enforcement. Can TRPA staff speak to what mitigation strategies are in place for higher density housing with lower parking requirements.	The parking reductions that TRPA is proposing will not preclude individual project developers from providing the amount of parking that makes sense for their development. Please see the parking memo that is part of the September 27th Governing Board packet <a href="https://www.trpa.gov/wp-content/uploads/Exhibit-A.pdf">https://www.trpa.gov/wp-content/uploads/Exhibit-A.pdf</a> . See also response #45.
94	I just viewed the link of the map showing the town centers in the kings beach area. If a project was proposed in this area and qualified with the affordable housing piece it could be built up to 70'. Is this correct? Thank you. Craig	TRPA is proposing a maximum a nine-foot increase over what is currently allowed. The limit would be 65 feet in town centers.

95	<p>Any opportunity for retired development lots to be revived? For those lots who have been retired from development, say the buildability was moved to a different county, would you be willing to reconsider buildability?</p> <p>For the south shore neighborhoods, would you consider moving the permissible areas one block out of ski run blvd?</p>	<p>Retired lots cannot be brought back into development unless they provide an equal or greater benefit to the benefit required under the original agreement. This would require an application and permit process through TRPA.</p> <p>The multi-family amendments would apply to properties one block off of Ski Run Blvd. because they are in an existing multi-family zone. We have noted the question about expanding the area for town center amendments one block off of Ski Run Blvd.</p>
96	<p>There are many 5 acre parcels outside town centers where the environmental impacts of hundreds of units is possible not just duplex or triplex or ADU's which is a much different animal. Height is proposed for more as is coverage. An env checklist is not adequate to assess these larger</p>	<p>Noted</p>
97	<p>THE COUNTY TBAP amendments are changing parking standards</p>	<p>Noted</p>
98	<p>Does TRPA have a definition for "equity"? And if so, what action steps is TRPA doing to make equitable changes to housing?</p>	<p>See response #46.</p>
99	<p>But we know they will park! It's an issue we have to deal with.</p>	<p>We have heard a lot about the change in parking requirements and those ideas have helped shape the current amendments as proposed. Please offer your feedback at upcoming meetings!</p>
100	<p>Is it viable to have underground parking?</p>	<p>It may be viable on a case-by-case basis. In many places in Lake Tahoe, groundwater levels preclude this option because the TRPA Code of Ordinances do not allow projects to intercept ground water.</p>
101	<p>Is it true that 3 one-bedroom units counts as 3 times the density as one three-bedroom unit? Would increasing density enable smaller units without functionally changing the number of people living there?</p>	<p>Yes, three one-bedroom units currently count as three times the density as one three-bedroom unit. This is one reason why TRPA is proposing these changes to parcel-level density standards. Density is not a good metric for limiting environmental or other impacts, especially when height and land coverage/parcel size already limit these impacts and overall building size.</p>
102	<p>how do these proposals align with the stewardship and sustainability trpa has been preaching lately?</p>	<p>These amendments will go through an environmental review to ensure the adopted Environmental Threshold goals for the region will not be negatively impacted. The amendments would apply to projects in town centers and multi-family areas and in many cases would be located in areas that were built out before environmental standards were in place. On most of those parcels, water quality and transportation improvements are still needed, and those properties are likely outdated and underutilized for where they are. The 2012 Regional Plan updated the way TRPA codes influence projects and to begin encouraging environmental redevelopment in highly developed areas. Threshold attainment had largely slowed due to restrictions. Further, these amendments direct some of the remaining development potential of the Tahoe Basin for use in town centers and areas close to transit. Like commercial, mixed-use, and tourist accommodation projects in town centers, deed-restricted workforce housing projects will provide stormwater treatment infrastructure, reduce vehicle miles traveled, and support walkability, bikeability, and revitalization.</p> <p>See also responses #7 and #24.</p>
103	<p>Have you analyzed how many cars the average household in Town Centers has?</p>	<p>See the TRPA Housing Webpage (<a href="http://www.trpa.gov/housing">www.trpa.gov/housing</a>) and response #34, above.</p>
104	<p>The maps that you show zoned as multi family are in the kings beach grid, tahoma residential, dollar hill and areas where there aren't excessive heights or density. Are you going to limit the height and density to just one or two parcels or to EVERY single parcel zoned multi family</p>	<p>Yes, but only the lower limits proposed for multi-family would apply to all parcels where multi-family is currently allowed, such as the areas mentioned. Some work on this has already been done, but more is needed. Please see answer #46, above, and the TRPA's Transportation Equity Study: <a href="https://www.trpa.gov/wp-content/uploads/FINAL-Equity-Study-with-Appendix.pdf">https://www.trpa.gov/wp-content/uploads/FINAL-Equity-Study-with-Appendix.pdf</a></p>
105	<p>This is why you need an equity study! So you can see who needs cars.</p>	<p>See response #70.</p>
106	<p>Jeff, please answer my question about rentals.</p>	<p>Noted.</p>
107	<p>We want to see all the questions as you are picking and choosing</p>	<p>Noted.</p>
108	<p>Shameful TRPA that you are managing and monitoring feedback I have taken photos of my car and a screen</p>	<p>Noted. Please see also response #62.</p>
109	<p>Since these proposals are effected by CEQA, is the TRPA going to adopt the CA Atty General Best Practices regarding evacuation plans, including roadway capacity analyses based on data. This is new information since the 2012 Regional Plan. Hard to believe TRPA would jeopardize public safety by ignoring these best practices.</p>	<p>Noted. See also responses #12 and #81.</p>