

Market Solutions to Encourage Affordable and Workforce Housing Development

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PLACER COUNTY
CHIPMUNK ST.

KINGS BEACH HOUSING
200 & 204 CHIPMUNK

204

Median Home Size and Price in Tahoe has Increased

Median home size: 780 sq. ft.



1970

Median home size: 1,890 sq. ft.



2015

Why is TRPA focusing on housing?

Housing is called out 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

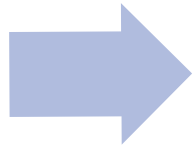
- Traffic (VMT)/green house gas
- Water Quality
- Transit



Tahoe Living Strategic Priority Phases & Status

Phase 1

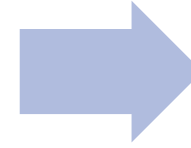
- Accessory Dwelling Units
Completed
- Tourism to Residential Density Conversion
Completed



Phase 2

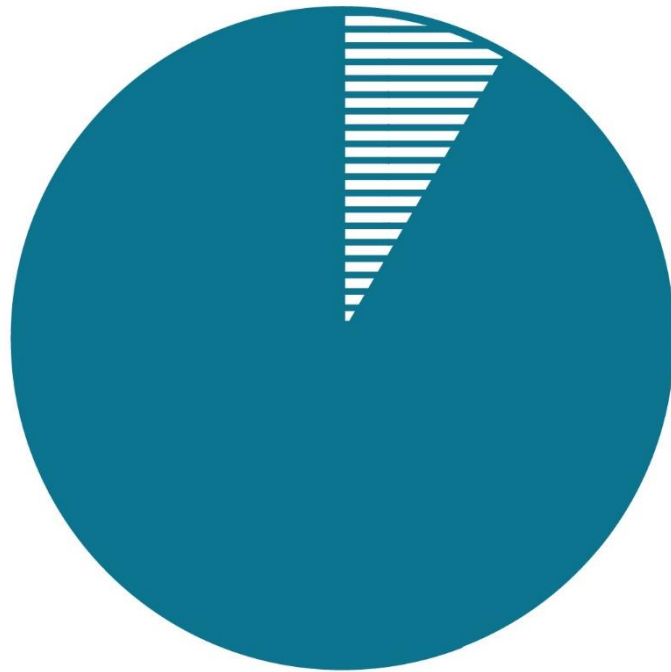


- Financial Feasibility for Multi-Family and ADUs in specific areas
In Process



Phase 3

- Growth management through Equity and Climate Lens
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

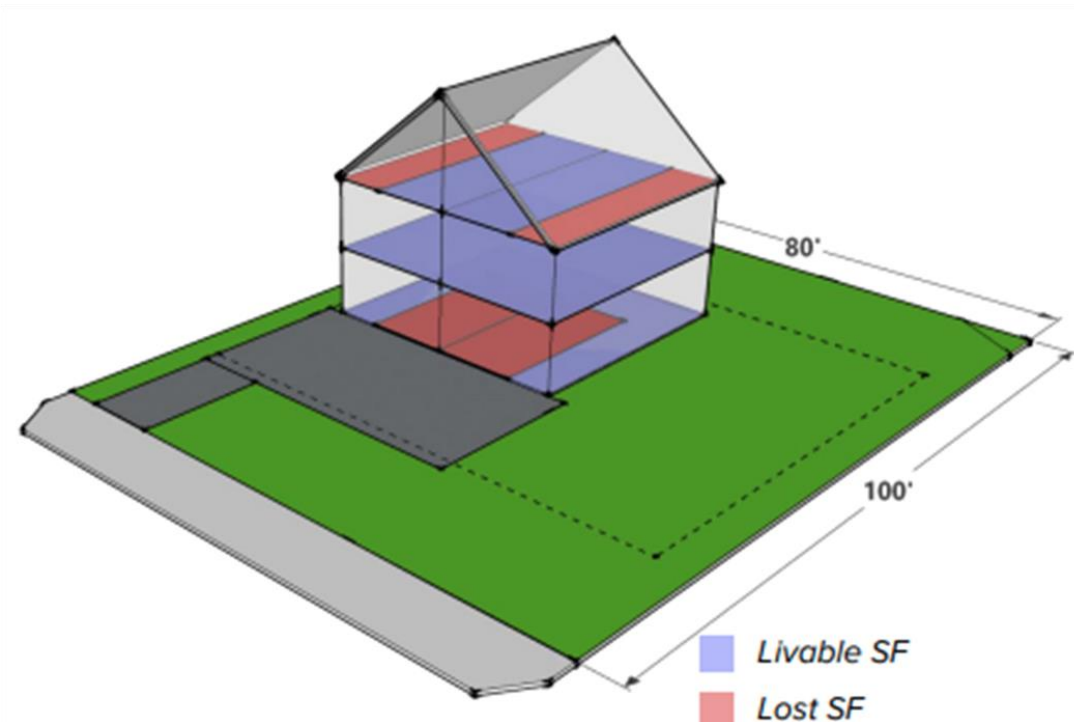
Bonus units take the place of a residential unit of use and are distributed to projects that are deed restricted affordable, moderate, or achievable in perpetuity.

Development
is Capped in
the Tahoe
Basin

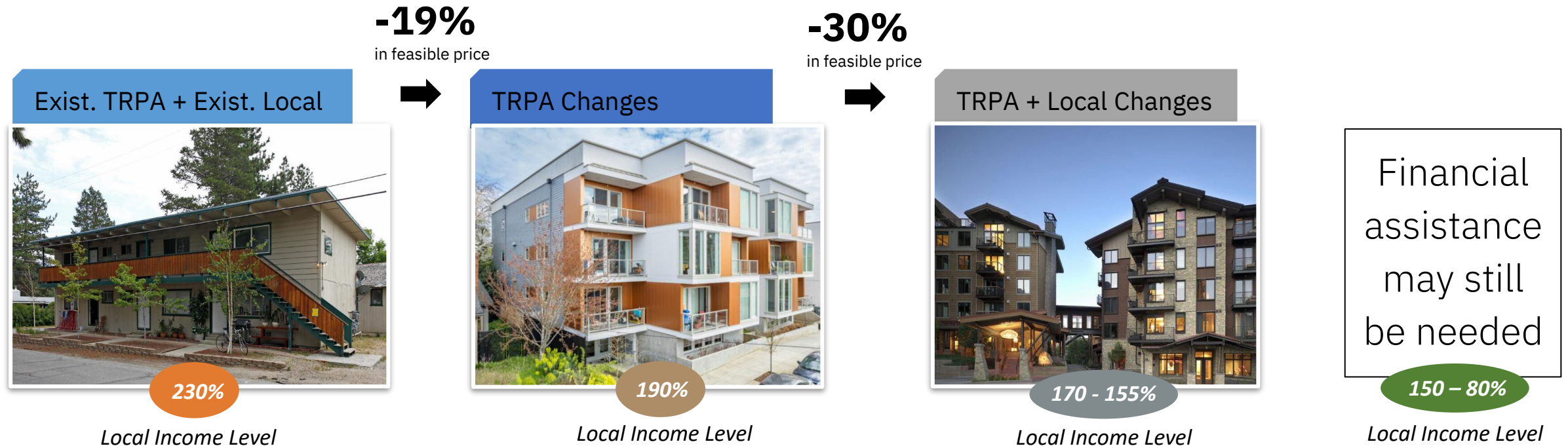
What TRPA can influence in the marketplace: Development standards

TRPA Development Standards

- Coverage
- Height
- Density
- Parking



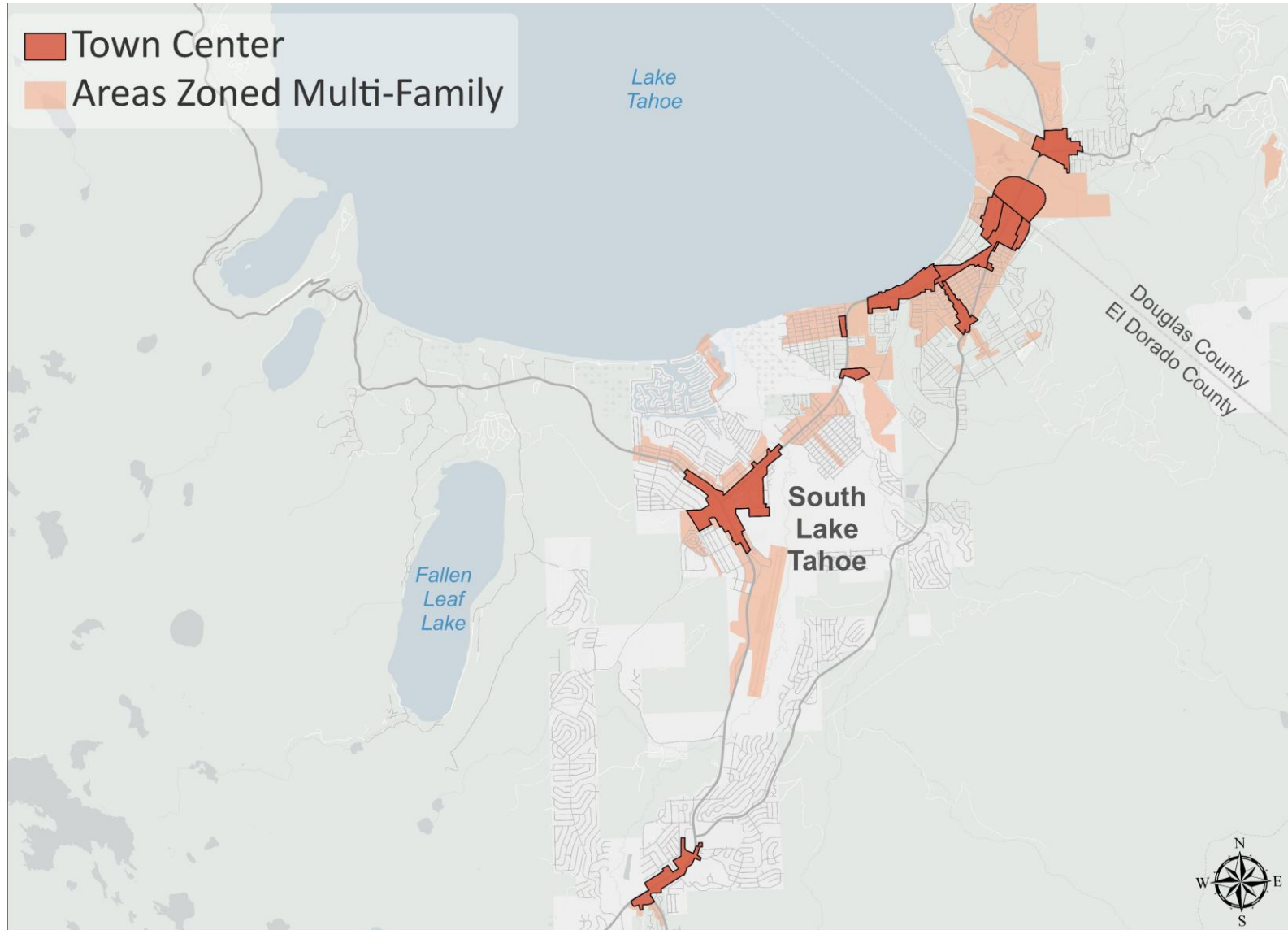
Third-party analysis: Changes to TRPA and local standards could reduce the cost to build multi-family housing, making it cheaper for the owner or renter.



Available only for deed-restricted units

Deed Restriction Category	Criteria	El Dorado County Income
Affordable	Income up to 80% of the Area Median Income (AMI)	\$82,000
Moderate	Income between 80% - 120% of AMI	\$123,000
Achievable	Local worker requirement (at least 30 hours/week)	No income limit

Proposed South Shore Affordable and Workforce Housing Locations



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
- Parking based on need not parking minimums



DEVELOPMENT SPECIFICATIONS

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



DEVELOPMENT SPECIFICATIONS

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

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
- Local jurisdictions can require no more than .75 spaces/unit average

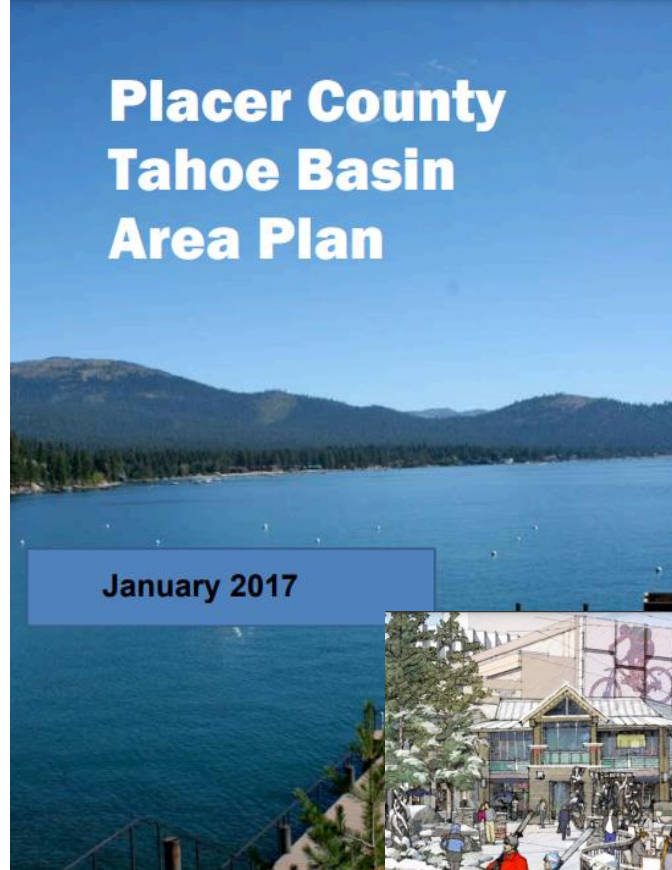


DEVELOPMENT SPECIFICATIONS

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

Implementation

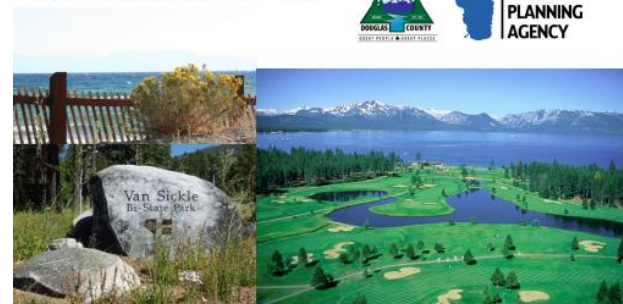
- Standards for deed restricted housing take effect through TRPA Regional Plan and Code amendments
 - Supersedes standards in local Area Plans
- Local jurisdictions can opt out through an area plan amendment if they can show financial feasibility



South Shore Area Plan

Douglas County, Nevada

Adopted by TRPA Governing Board on September 25, 2013



You are part of the process

- **Continue public input:** Local groups, committees, and boards through the Fall
- **November 8, 2023:** Advisory Planning Commission
- **November 15, 2023:** Regional Plan Implementation Committee
- **December 13, 2023:** Governing Board consideration
- Visit www.trpa.gov/housing
- Submit comments to publiccomment@trpa.gov



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