

**TAHOE REGIONAL PLANNING AGENCY
TRPA RESOLUTION NO. 2024 – 04**

**RESOLUTION RECOGNIZING THE ENVIRONMENTAL AND COMMUNITY BENEFITS OF SUPPORTING
AFFORDABLE HOUSING**

WHEREAS, the severe decline of affordable housing options in the Lake Tahoe Region is affecting environmental quality and the vibrancy of communities; and

WHEREAS, safe, thriving communities help provide the infrastructure, workforce, investment, and advocacy needed to ensure Lake Tahoe’s built environment supports a sustainable natural environment; and

WHEREAS, the Goals and Policies of the Regional Plan call for promoting housing opportunities for full-time and seasonal residents as well as workers employed within the region; and to regularly evaluate housing needs in the region and update policies and ordinances to achieve state, local, and regional housing goals; and

WHEREAS, the Tahoe Regional Planning Agency Governing Board has directed the agency to complete the Tahoe Living: Housing and Community Revitalization Initiative to address the shortage of affordable and workforce housing identified in the 2012 Lake Tahoe Regional Plan and in regional housing needs assessments, to drive advanced stormwater treatment, and reduction of vehicle miles traveled; and

WHEREAS, a compact development footprint with a mix of uses close to transit and services supports regional water quality, air quality, transportation, and other goals; and

WHEREAS, such workforce housing reform is one of the most impactful tools available to reduce vehicle miles traveled; and

WHEREAS, safe, equitable, and affordable housing options are a priority for the states of California and Nevada and local jurisdictions; and

WHEREAS, previous initiatives by both the TRPA and partners have resulted in significant progress in addressing housing challenges through projects and programs of all types, including, but not limited to:

- Current construction of the collaborative Sugar Pine Village project to bring 248 units of deed-restricted affordable housing in South Lake Tahoe within walking distance to transit, shopping, and a school; and
- Ongoing construction of the 100-bed Lake Tahoe Community College low-income student housing project on its campus in South Lake Tahoe where trails, services, and an electrified transit mobility hub serve thousands of students, faculty, staff, and the broader community; and
- Construction and development of accessory dwelling units by residential property owners, with 34 permits issued region-wide since the Tahoe Regional Planning Agency Governing Board approved new accessory dwelling unit incentives in 2020; and
- Completion of over 150 units of low- or very low-income affordable rental housing since 2012, including on five sites in Kings Beach by Kings Beach Housing/Domus Management Company

and conversion of motels to housing by the Tahoe Coalition for the Homeless and AMI Housing; and

- More than 100 households finding long-term housing through local jurisdictions' "Lease to Locals" programs providing financial incentives for property owners to rent their homes to local workers; and
- Seven households finding long-term housing through Placer County's Workforce Preservation Program, which provides grant disbursements in exchange for a workforce deed-restriction on a purchased or newly constructed property; and
- New regional and local legislation that incentivizes housing through a range of strategies, including City of South Lake Tahoe's new inclusionary zoning, zoning and parking incentives for affordable and workforce housing, new ADU incentives, and faster permitting times and processes for deed-restricted housing, including through the 2024 update of the Placer County Tahoe Basin Area Plan; and
- The update of regional housing needs assessments and action plans, new data tracking, and new programs to facilitate workforce housing by partner organizations such as the Mountain Housing Council, Tahoe Prosperity Center, Tahoe Truckee Workforce Housing Agency, Saint Joseph Community Land Trust, the "Housing Hub," and Tahoe Regional Planning Agency initiatives; and
- Acknowledgement by the Washoe County Board of Commissioners of the 2023 Washoe Tahoe Housing Partnership's Housing Roadmap, which lays the groundwork for a range of housing strategies in the Tahoe portion of Washoe County; and
- The launch of a community engagement process for the Tahoe El Dorado Area Plan, which will include housing, water quality, transportation and other strategies for the Tahoe portion of El Dorado County; and
- The pending update of the South Shore Area Plan in Douglas County, which includes incentives for deed-restricted housing.

NOW, THEREFORE, BE IT RESOLVED that the Governing Board of the Tahoe Regional Planning Agency is committed to protecting the environment, supporting our communities, and making housing more affordable.

PASSED and ADOPTED by the Governing Board of the Tahoe Regional Planning Agency this 24th day of April, 2024, by the following vote:

Ayes: Ms. Aldean, Mr. Bass, Ms. Bowman (for Mr. Aguilar), Ms. Conrad-Saydah, Ms. Diss, Ms. Faustinos, Ms. Gustafson, Ms. Hill, Mr. Hoenigman, Ms. Hales (for Mr. Rice), Ms. Leumer

Absent: Ms. Laine, Mr. Settelmeyer, Ms. Williamson


Cindy Gustafson, Chair
Tahoe Regional Planning Agency
Governing Board