
TRPA Regional Plan Update

Housing Goals, Policies, and Implementation Strategies

January 27, 2010

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Alternative 1 – Housing Goals, Policies, and Implementation Strategies

Alternative 1 – HOUSING (no changes are proposed)										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures

Alternative 2 – Housing Goals, Policies, and Implementation Strategies

Alternative 2 -- HOUSING										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.2 Housing/Neil Crescenti	H.DC-2: 2 Housing Opportunities: There are housing opportunities for full-time and seasonal residents, with attention to workers employed within the Basin.	H1 TO THE EXTENT POSSIBLE AFFORDABLE HOUSING WILL BE PROVIDED IN SUITABLE LOCATIONS FOR THE RESIDENTS OF THE REGION	H-1 Mix of Housing: There is a Mix of Housing Opportunities that are attractive and affordable to a diversity of ages, incomes, household sizes, and cultural backgrounds	A	Current Goal is written as a policy	H1.1 Special incentives, such as bonus development units, will be given to promote affordable or government-assisted housing for lower income households (80% of respective county's median income) and for very low income households (50% of respective county's median income). Each county's median income will be determined according to the income limits published annually by the department of housing and urban development.	H-1.2 Provide building incentives such as increased density, bonus units and coverage allowances within urban core areas for the development of low and moderate income housing units.	A	Reworded to remove specifics, such as income limits, which will be detailed in the code.	N/A: This is an existing program
1.8.2 Housing/Neil Crescenti	H.DC-2.2	H1	H-1	A	Current Goal is written as a policy	H1.2 Local Governments will be encouraged to assume their "fair share" of the responsibility to provide lower and very low income housing.	H-1.1 Local Governments as implementers: Rely primarily on local governments as the implementing entity to provide the necessary range of housing choices to meet the needs of their community's population	A	The updated policy broadens the application of the policy to include very low, low and moderate income housing. Also, fair share as a policy tool has not been used in to date.	H.IMP7: Add an affordable housing development criteria to the annual performance review system for residential allocations

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Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.2 Housing/Neil Crescenti	H.DC-2.2	H1	H-1	A	Current Goal is written as a policy	H1.3 FACILITIES SHALL BE DESIGNED AND OCCUPIED IN ACCORDANCE WITH LOCAL, REGIONAL, STATE AND FEDERAL STANDARDS FOR THE ASSISTANCE OF HOUSEHOLDS WITH LOW AND VERY LOW INCOMES. SUCH HOUSING UNITS SHALL BE MADE AVAILABLE FOR RENTAL OR SALE AT A COST TO SUCH PERSONS THAT WOULD NOT EXCEED THE RECOMMENDED STATE AND FEDERAL STANDARDS.	H-1.3 FACILITIES SHALL BE DESIGNED AND OCCUPIED IN ACCORDANCE WITH LOCAL, REGIONAL, STATE AND FEDERAL STANDARDS FOR THE ASSISTANCE OF HOUSEHOLDS WITH VERY LOW, LOW AND MODERATE INCOMES. SUCH HOUSING UNITS SHALL BE MADE AVAILABLE FOR RENTAL OR SALE AT COST TO SUCH PERSONS THAT WOULD NOT EXCEED THE RECOMMENDED STATE AND FEDERAL STANDARDS	A	Amended policy to include application to moderate income housing	H.IMP1: Local jurisdictions are responsible for ensuring that income sensitive housing is constructed and kept up to standards held by state and federal housing programs.
1.8.2 Housing/Neil Crescenti	H.DC-2.2	H1	H-1	A	Current Goal is written as a policy	H1.4: AFFORDABLE OR GOVERNMENT ASSISTED HOUSING FOR LOWER INCOME HOUSEHOLDS SHOULD BE LOCATED IN CLOSE PROXIMITY TO EMPLOYMENT CENTERS, GOVERNMENT SERVICES, AND TRANSIT FACILITIES. SUCH HOUSING MUST BE COMPATIBLE WITH THE SCALE AND DENSITY OF THE SURROUNDING NEIGHBORHOOD.	SAME	U		H.IMP2: Project permitting must show that projects are located in appropriate transect zones and that projects are within close proximity to transit services.

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Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.2 Housing/Neil Crescenti	H.DC-2.2	H-2 TO THE EXTENT FEASIBLE WITHOUT COMPROMISING THE GROWTH MANAGEMENT PROVISIONS OF THE REGIONAL PLAN, THE ATTAINMENT OF THRESHOLD GOALS, AND AFFORDABLE HOUSING INCENTIVE PROGRAMS, MODERATE INCOME HOUSING WILL BE ENCOURAGED IN SUITABLE LOCATIONS FOR THE RESIDENTS OF THE REGION	SAME	U	N/A	H2.1 SPECIAL INCENTIVES, SUCH AS BONUS DEVELOPMENT UNITS, WILL BE MADE AVAILABLE TO PROMOTE HOUSING FOR MODERATE INCOME HOUSEHOLDS(120 PERCENT OF RESPECTIVE COUNTY'S MEDIAN INCOME). SUCH INCENTIVES SHALL BE MADE AVAILABLE WITHIN JURISDICTIONS THAT DEVELOP HOUSING PROGRAMS THAT ARE SUBSTANTIALLY CONSISTENT WITH AND COMPLEMENTARY TO THE REGIONAL PLAN.	SAME	U	N/A	Existing implementation measures
1.8.2 Housing/Neil Crescenti	H.DC-2.2	H2	SAME	U	N/A	H2.2 RESIDENTIAL UNITS DEVELOPED USING MODERATE INCOME HOUSING INCENTIVES SHALL BE USED TO PROVIDE HOUSING FOR FULL-TIME RESIDENTS OF THE TAHOE BASIN. SUCH UNITS SHALL NOT BE USED FOR VACATION RENTAL	SAME	U	N/A	Existing implementation measures

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						PURPOSES				
1.8.2 Housing/Neil Crescenti	H.DC-2.2	H2	SAME	U	N/A	H2.3 RESIDENTIAL UNITS DEVELOPED USING MODERATE INCOME HOUSING INCENTIVES SHALL REMAIN PERMANENTLY WITHIN THE PROGRAM	SAME	U	N/A	Existing implementation measures
1.8.2 Housing/Neil Crescenti	H.DC-2.2	NONE	H-3 Affordable and Moderate Housing Stock: The existing stock of affordable and moderate housing within the Region is maintained.	N	Current Goals and Policies discuss the creation of additional housing, but does not consider the existing stock of housing that qualifies as affordable and moderate. To achieve appropriate levels of affordable and moderate, existing stocks must be protected.	NONE	H-2.1 Mitigation shall be required for projects proposing demolition or conversion of existing structures determined to be moderate or low income housing	N	Current mitigation policy is limited to projects that propose subdivision.	H.IMP5: The code will specify that developers may meet mitigation requirements through on-site units, off-site deed restrictions, or an in lieu fee that will go into a fund set aside for the development of units within the same county

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1.8.2 Housing/Neil Crescenti	H.DC-2.2	NONE	H-3	N	Current Goals and Policies discuss the creation of additional housing, but does not consider the existing stock of housing that qualifies as affordable and moderate. To achieve appropriate levels of affordable and moderate, existing stocks must be protected.	NONE	H-2.3 Mitigation with existing stock: Existing units that are not deed restricted and currently serving as affordable or moderate housing as defined by HUD may be deed restricted for mitigation purposes on a 2:1 basis.	N	Deed restriction of existing units does not provide equivilal mitigation. Therefore 2:1 ensures that there is at least a no net loss of affordable stock	H.IMP5: The code will specify that developers may meet mitigation requirements through on-site units, off-site deed restrictions, or an in lieu fee that will go into a fund set aside for the development of units within the same county
1.8.2 Housing/Neil Crescenti	H.DC-2.2	NONE	H-3	N	Current Goals and Policies discuss the creation of additional housing, but does not consider the existing stock of housing that qualifies as affordable and moderate. To achieve appropriate levels of	NONE	H-2.4 In-lieu housing loss mitigation fee: Establish an in-lieu fee as an alternative for on-site and off-site mitigation for affordable and moderate housing loss.	N	Provide developers options of on-site, off-site and in-lieu as a means of mitigating impacts.	H.IMP5: The code will specify that developers may meet mitigation requirements through on-site units, off-site deed restrictions, or an in lieu fee that will go into a fund set aside for the development of units within the same county

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					affordable and moderate, existing stocks must be protected.					
1.8.2 Housing/Neil Crescenti	H.DC-2.2	NONE	H-4 Full-time resident housing: Housing units are available for and to encourage full-time residence within the Region.	N	Decision was made based on stakeholder input to provide incentives for housing dedicated to full-time residents	NONE	H-3.1 Allocations not exercised by local jurisdictions and returned to TRPA shall be set aside for the Residence Occupancy Program	N	N/A	H.IMP6: Reserve a percentage of returned allocations for use in the Resident Occupancy program

Alternative 3 – Housing Goals, Policies, and Implementation Strategies

Alternative 3 -- HOUSING (same as Alternative 1)										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures

Alternative 4 – Housing Goals, Policies, and Implementation Strategies

Alternative 4 -- HOUSING (same as Alternative 2 except for the following modification/additions)										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.2 Housing/Neil Crescenti	H.DC-2 Housing Opportunities: There are housing opportunities for full-time and seasonal residents, with attention to workers employed within the Basin.	H1 TO THE EXTENT POSSIBLE AFFORDABLE HOUSING WILL BE PROVIDED IN SUITABLE LOCATIONS FOR THE RESIDENTS OF THE REGION	H-1 Mix of Housing: There is a Mix of Housing Opportunities that are attractive and affordable to a diversity of ages, incomes, household sizes, and cultural backgrounds	A	Current Goal is written as a policy	H-1.1: Special incentives, such as bonus development units, will be given to promote affordable or government-assisted housing for lower income households (80% of respective county's median income) and for very low income households (50% of respective county's median income). Each county's median income will be determined according to the income limits published annually by the department of housing and urban development.	H1.2 Building incentives such as increased density, bonus units and coverage allowances within urban core areas for the development of low and moderate income housing units shall be given to new construction only. Incentives shall not be made available for projects intended as mitigation.	A	Reworded to remove specifics, such as income limits, which will be detailed in the code.	H.IMP8: Specify in the code chapters 33, 34 and 35 where provisions are made for affordable housing incentives that these incentives are limited to new construction not intended as mitigation
1.8.2 Housing/Neil Crescenti	H.DC-2	H1	H-1	A	Current Goal is written as a policy	H-1.2. Local Governments will be encouraged to assume their "fair share" of the responsibility to provide lower and very low income housing.	H1.1 Local Governments as implementers: Local governments shall be required to assess and develop a housing plan for creating their "fair-share" of affordable and moderate housing stock appropriate to their local populations	A	The updated policy broadens the application of the policy to include very low, low and moderate income housing. Also, fair share as a policy tool has not been used in to date.	H.IMP9: Require as part of chapter 33, the development and maintenance of an affordable and moderate income housing plan, which outlines a needs assessment and plan for implementation in order to receive annual residential

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							needs.			allocations
1.8.2 Housing/Neil Crescenti	H.DC-2	H1	H-1	A	Current Goal is written as a policy	H-1.3: FACILITIES SHALL BE DESIGNED AND OCCUPIED IN ACCORDANCE WITH LOCAL, REGIONAL, STATE AND FEDERAL STANDARDS FOR THE ASSISTANCE OF HOUSEHOLDS WITH LOW AND VERY LOW INCOMES. SUCH HOUSING UNITS SHALL BE MADE AVAILABLE FOR RENTAL OR SALE AT A COST TO SUCH PERSONS THAT WOULD NOT EXCEED THE RECOMMENDED STATE AND FEDERAL STANDARDS.	H-1.3: FACILITIES SHALL BE DESIGNED AND OCCUPIED IN ACCORDANCE WITH LOCAL, REGIONAL, STATE AND FEDERAL STANDARDS FOR THE ASSISTANCE OF HOUSEHOLDS WITH VERY LOW, LOW AND MODERATE INCOMES. SUCH HOUSING UNITS SHALL BE MADE AVAILABLE FOR RENTAL OR SALE AT COST TO SUCH PERSONS THAT WOULD NOT EXCEED THE RECOMMENDED STATE AND FEDERAL STANDARDS	A	Amended policy to include application to moderate income housing	H.IMP1: Local jurisdictions are responsible for ensuring that income sensitive housing is constructed and kept up to standards held by state and federal housing programs.

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Alternative 4 -- HOUSING (same as Alternative 2 except for the following modification/additions)										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
1.8.2 Housing/Neil Crescenti	H.DC-2	H1	H-1	A	Current Goal is written as a policy	H-1.4: AFFORDABLE OR GOVERNMENT ASSISTED HOUSING FOR LOWER INCOME HOUSEHOLDS SHOULD BE LOCATED IN CLOSE PROXIMITY TO EMPLOYMENT CENTERS, GOVERNMENT SERVICES, AND TRANSIT FACILITIES. SUCH HOUSING MUST BE COMPATIBLE WITH THE SCALE AND DENSITY OF THE SURROUNDING NEIGHBORHOOD.		U		H.IMP2: Project permitting must show that projects are located in appropriate transect zones and that projects are within close proximity to transit services.
1.8.2 Housing/Neil Crescenti	H.DC-2	H1	H-1	A	Current Goal is written as a policy	NONE	H1.6: All tourist accommodation unit, multi-family, and mixed-use projects incorporating taus or residential units shall be required to include 25% of the total project units as affordable housing	N	Response to stakeholder input	H.IMP8: Prior to project application approval, project proponents will have to demonstrate plans and commodities for the development of 25% inclusionary housing

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1.8.2 Housing/Neil Crescenti	H.DC-2	H2 TO THE EXTENT FEASIBLE WITHOUT COMPROMISING THE GROWTH MANAGEMENT PROVISIONS OF THE REGIONAL PLAN, THE ATTAINMENT OF THRESHOLD GOALS, AND AFFORDABLE HOUSING INCENTIVE PROGRAMS, MODERATE INCOME HOUSING WILL BE ENCOURAGED IN SUITABLE LOCATIONS FOR THE RESIDENTS OF THE REGION	SAME	U	N/A	H2.1 SPECIAL INCENTIVES, SUCH AS BONUS DEVELOPMENT UNITS, WILL BE MADE AVAILABLE TO PROMOTE HOUSING FOR MODERATE INCOME HOUSEHOLDS(120 PERCENT OF RESPECTIVE COUNTY'S MEDIAN INCOME). SUCH INCENTIVES SHALL BE MADE AVAILABLE WITHIN JURISDICTIONS THAT DEVELOP HOUSING PROGRAMS THAT ARE SUBSTANTIALLY CONSISTENT WITH AND COMPLEMENTARY TO THE REGIONAL PLAN.	SAME	U	This policy is redundant to policy H-1.2.	H.IMP4: Discontinue the moderate income housing plan requirement of the moderate income program
1.8.2 Housing/Neil Crescenti	H.DC-2	H2	SAME	U	N/A	H2.2: RESIDENTIAL UNITS DEVELOPED USING MODERATE INCOME HOUSING INCENTIVES SHALL BE USED TO PROVIDE HOUSING FOR FULL-TIME RESIDENTS OF THE TAHOE BASIN. SUCH UNITS SHALL NOT BE USED FOR	SAME	U	N/A	Existing implementation measures

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Alternative 4 -- HOUSING (same as Alternative 2 except for the following modification/additions)										
Element or Subelement/ Author	Pathway Desired Condition	Existing Goal	Proposed Goal	Goal Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Goal Rationale	Existing Policy	Proposed Policy	Policy Status: (N)ew, (A)mended, (D)eleted, (U)nchanged	Policy Rationale	Implementation Measures
						VACATION RENTAL PURPOSES				
1.8.2 Housing/Neil Crescenti	H.DC-2	H2	SAME	U	N/A	H2.3: RESIDENTIAL UNITS DEVELOPED USING MODERATE INCOME HOUSING INCENTIVES SHALL REMAIN PERMANENTLY WITHIN THE PROGRAM	SAME	U	N/A	Existing implementation measures
1.8.2 Housing/Neil Crescenti	H.DC-2	NONE	H2: Affordable and Moderate Housing Stock: The existing stock of affordable and moderate housing within the Region is maintained.	N	Current Goals and Policies discuss the creation of additional housing, but does not consider the existing stock of housing that qualifies as affordable and moderate. To achieve appropriate levels of affordable	NONE	H-2.1: Mitigation shall be required for projects proposing demolition or conversion of existing structures determined to be moderate or low income housing	N	Current mitigation policy is limited to projects that propose subdivision.	H.IMP5: The code will specify that developers may meet mitigation requirements through on-site units, off-site deed restrictions, or an in lieu fee that will go into a fund set aside for the development of units within the same county

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					and moderate, existing stocks must be protected.					
1.8.2 Housing/Neil Crescenti	H.DC-2	NONE	H2: Affordable and Moderate Housing Stock: The existing stock of affordable and moderate housing within the Region is maintained.	N	Current Goals and Policies discuss the creation of additional housing, but does not consider the existing stock of housing that qualifies as affordable and moderate. To achieve appropriate levels of affordable and moderate, existing stocks must be protected.	NONE	H-2.3: Mitigation with existing stock: Existing units that are not deed restricted and currently serving as affordable or moderate housing as defined by HUD may be deed restricted for mitigation purposes on a 2:1 basis.	N	Deed restriction of existing units does not provide equivilal mitigation. Therefore 2:1 ensures that there is at least a no net loss of affordable stock	H.IMP5: The code will specify that developers may meet mitigation requirements through on-site units, off-site deed restrictions, or an in lieu fee that will go into a fund set aside for the development of units within the same county

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1.8.2 Housing/Neil Crescenti	H.DC-2	NONE	H2: Affordable and Moderate Housing Stock: The existing stock of affordable and moderate housing within the Region is maintained.	N	Current Goals and Policies discuss the creation of additional housing, but does not consider the existing stock of housing that qualifies as affordable and moderate. To achieve appropriate levels of affordable and moderate, existing stocks must be protected.	NONE	H-2.4: In-lieu housing loss mitigation fee: Establish an in-lieu fee as an alternative for on-site and off-site mitigation for affordable and moderate housing loss.	N	Provide developers options of on-site, off-site and in-lieu as a means of mitigating impacts.	H.IMP5: The code will specify that developers may meet mitigation requirements through on-site units, off-site deed restrictions, or an in lieu fee that will go into a fund set aside for the development of units within the same county
1.8.2 Housing/Neil Crescenti	H.DC-2	NONE	H3: Full-time resident housing: Housing units are available for and to encourage full-time residence within the Region.	N	Decision was made based on stakeholder input to provide incentives for housing dedicated to full-time residents	NONE	H-3.1 Allocations not excercised by local jurisdictions and returned to TRPA shall be set aside for the Residence Occupancy Program	N	N/A	H.IMP6: Reserve a percentage of returned allocations for use in the Resident Occupancy program