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HOUSING POLICY RESOLUTION

Policy Resolution of the TRPA Governing Board Regarding the Use of Residential Allocations for the Tahoe Region

WHEREAS, TRPA's adopted Regional Plan and Sustainable Communities Strategy concentrate more intensive commercial and retail uses in designated town centers in order to achieve environmental and socioeconomic benefits and limit land use development, including residential housing; and

WHEREAS, recent studies and plans survey the existing socioeconomic conditions of housing supply, demand, and affordability, including the Truckee North Tahoe Regional Workforce Housing Needs Assessment (BAE August 2016), the City of South Lake Tahoe 2014-2022 Housing Element Update; the Measuring For Prosperity Report - Community and Economic Indicators for the Lake Tahoe Basin (Applied Development Economics, October 21, 2015), and the Tahoe Regional Housing Needs Program Report (BAE May 28, 2014) and inform the current state of the Region's housing challenges; and

WHEREAS, the recent studies and data reveal a crisis of availability in affordable and suitable full-time resident and workforce housing units needed to support the adopted Regional Plan and the Tahoe Region's economy and environment; and

WHEREAS, TRPA acknowledges the complexities of the Region's housing challenges within the larger system of land use development limits; and

WHEREAS, since the early 2000s, TRPA has deferred to local governments to lead on housing issues because, in carrying out the adopted Regional Plan and local government General Plan housing elements, each locality is quite different in its character, needs, supply, and economic foundation; and

WHEREAS, it will take many interests coming together around concerted actions to solve Tahoe's housing challenges; and

WHEREAS, as in other vacation centered tourist destinations like Tahoe across California, Nevada, and the nation, the housing crisis for Tahoe is now under further pressure from new trends in short-term vacation rentals, including new online technologies and services such as VRBO, AirBnB, and the like, which have the potential to reduce the supply and drive up the price of full time resident and workforce housing; and

WHEREAS, at both the regional and local government level, initiatives are underway to address complex housing challenges in the Tahoe Region; and

WHEREAS, the TRPA Governing Board wishes to be part of the collective solutions and support the ongoing local government housing initiatives as well as the adopted Tahoe Regional Plan with consistent actions that address housing supply, availability, and affordability needs for full time residents and workforce; and

WHEREAS, TRPA's engagement in regional housing is through the capped number of housing development rights created as part of the 1987 Regional Plan, the land use commodity referred to as residential allocations; and

WHEREAS, TRPA acts to affect regional housing supply for the Region when it bi-annually distributes an increment of the limited supply of residential housing allocations to local jurisdictions for development within the Tahoe Region; and

WHEREAS, when these limited residential development rights were created 30 years ago in the 1987 Regional Plan, it was intended that those rights were authorized for residential housing and not commercial tourist accommodations;

NOW, THEREFORE BE IT RESOLVED, THAT THE POLICY OF THE TRPA GOVERNING BOARD WITH REGARD TO RESIDENTIAL ALLOCATIONS, in acknowledgment of the full-time resident and workforce housing supply crisis, is that the limited remaining Regional Plan residential allocations be applied to what is legitimately and primarily a residential use permit and not be the basis to permit what is primarily or exclusively a commercial tourist accommodation in areas zoned for residential use.

Signatures:
