

**TRPA Regional Plan Update
DRAFT Descriptions of Project Alternatives**

10/26/2011

Summary of Goals, Policies and Implementation Measures

Pathway Vision Statement: In 2027, the Lake Tahoe Basin is an exceptional place where communities thrive in harmony with the natural environment. The overwhelming presence of nature is apparent. The Lake is blue and clear, the air is clean, the region’s ecosystem is healthy, and natural sounds evident. Within communities, the economy is strong and sustainable; the population diverse and vital, the richness of everyday life is obvious. Based on mutual respect and the integration of human and natural communities, a balance exists that inspires and motivates residents, businesses, visitors, and governments alike to work together to maintain the Lake’s value as a national and international treasure. Lake Tahoe is a truly unique and special place.

Pathway Desired Conditions:

H.DC-2: 2

Housing Opportunities: There are housing opportunities for full-time and seasonal residents, with attention to workers employed within the Basin.

Ref#	Type	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
1	G	To the extent possible, affordable housing will be provided in suitable locations for the residents of the region.	Promote housing opportunities for full-time and seasonal residents as well as workers employed within the basin.			
1.1	P	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	Provide incentives for the development of low and moderate income housing units.	Same as Alternative 1	Same as Alternative 2	Same as Alternative 1

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		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.				
1.1.1	IM	None	Amend Chapter 34 to allow residential bonus unit substitutions for existing single family residences when these units are permanently deed restricted to affordable or moderate income housing. Allow banking of existing residential units of use for transfer from homes converted to affordable or moderate income housing. Allow increased density and coverage overrides for multi-family project that include a mix of market rate and below market rate units.			Same as Alternative 1
1.1.2	IM	Existing Implementation Measures			Amend Chapter 33 to exempt moderate income housing units from an allocation requirement.	Same as Alternative 1
2	G	None	Regularly evaluate housing needs in the basin and update policies and ordinances if necessary achieve regional housing goals.	Same as Alternative 1		
2.1	P	None	TRPA should	Same as Alternative 1		

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				<p>coordinate with local governments and other organizations to develop a regional housing needs assessment by December 31, 2013 and at least every five years thereafter. The housing needs assessment should evaluate progress towards adopted housing goals and recommended policy and ordinance changes if necessary to achieve housing goals</p>		