

## STAFF REPORT

Date: August 12, 2020

To: Tahoe Living: Housing and Community Revitalization Working Group

From: TRPA Staff

Subject: Goal

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### Summary and Staff Recommendation:

Staff will present the proposed Working Group Goal for discussion and direction.

### Background:

As noted in the staff report for Agenda Item VI.A, “Background, Working Group Process and Timeline,” TRPA has developed an overarching Working Group Goal based on the Sustainable Communities Strategy/California Regional Housing Needs Assessment (RHNA) (Attachment A), the South Shore Housing Needs Assessment (Attachment B), and Placer County’s housing needs assessment (Attachment C).<sup>1</sup>

The RHNA and the local needs assessments were developed using different methodologies, with different implications for the Working Group’s goal-setting.

### *Sustainable Communities Strategy/California Regional Housing Needs Assessment (RHNA)*

The State of California conducts a Regional Housing Needs Assessment every eight years, assigning a proportion of the overall statewide housing need to individual jurisdictions. Local jurisdictions must adopt this housing need into their housing elements, and report annually to California’s Department of Housing and Community Development (HCD) on their progress. Jurisdictions may be penalized if they are not making adequate progress. TRPA works closely with HCD and the Sacramento Area Council of Governments (SACOG) during the RHNA process to ensure that the RHNA for Tahoe jurisdictions can be achieved within the Regional Plan’s established growth management system. Thus, while for other California jurisdictions the RHNA reflects the existing and projected need for housing in each region, for

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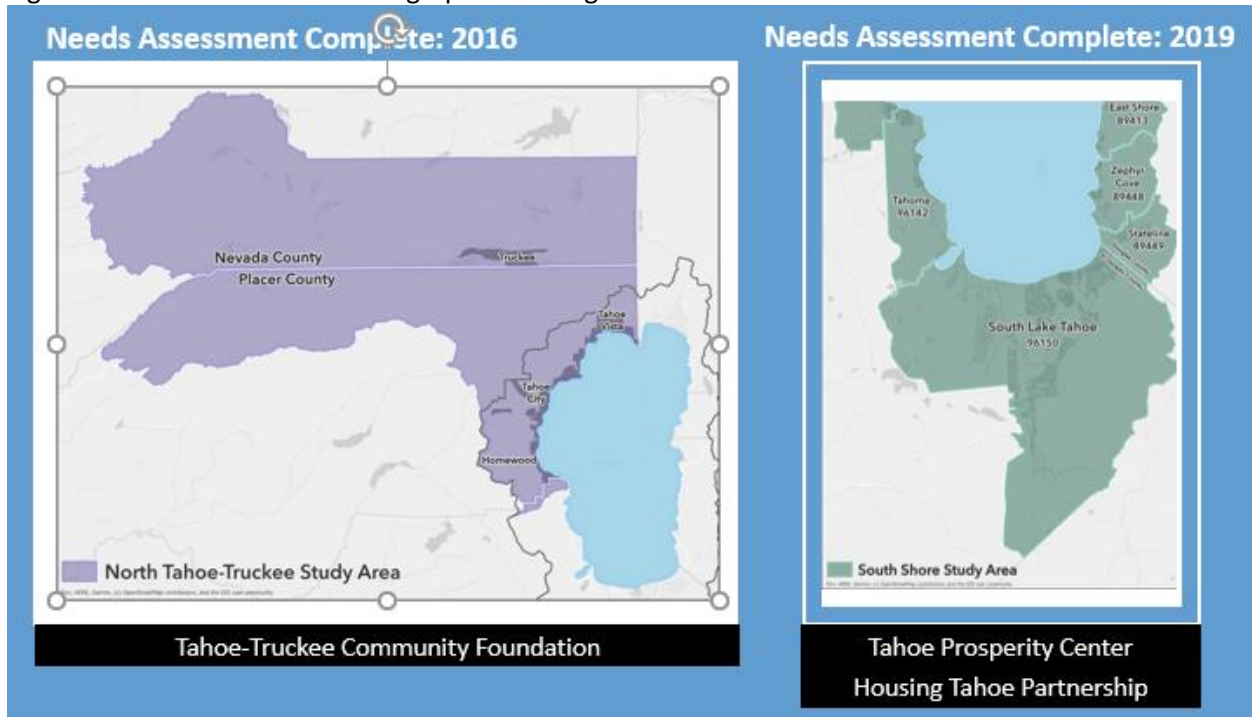
<sup>1</sup> Placer County assessed the housing need specific to the Tahoe portion of Placer County by analyzing the “Placer County Housing Strategy and Development Plan, June 2019” and the “Truckee North Tahoe Regional Workforce Housing Needs Assessment, August 2016.” The result is summarized in a July 23, 2019 staff report to the Placer County Board of Supervisors entitled “Proposed Amendment to the 2015 North Lake Tahoe Tourism Master Plan to include Achievable Housing” (Attachment A).

the Tahoe jurisdictions the RHNA is more closely tied to available development rights. The total RHNA for the 2021-2029 cycle is 1,083 homes for all three California jurisdictions.

### Local Needs Assessments

Over the past several years, the Tahoe-Truckee Community Foundation (TTCF) and the Tahoe Prosperity Center have conducted extensive workforce housing needs assessments that have served as the underlying basis for efforts to provide affordable and workforce housing in the South Shore, North Tahoe and Truckee regions. The geographic regions studied in these needs assessments are shown in Figure 1. TTCF completed the Truckee North Tahoe Regional Workforce Housing Needs Assessment in 2016, showing an overall workforce housing need for the Tahoe-Truckee region of over 12,000 homes. Placer County then used data from both the Truckee North Tahoe Regional Workforce Housing Needs Assessment and the 2019 Placer County Housing Strategy and Development Plan to identify the low- and moderate-income housing needs specific to the Tahoe portion of the county, identifying an existing need of approximately 1,800 low- and moderate-income homes.

Figure 1: Needs Assessments Geographic Coverage



In 2019 the Tahoe Prosperity Center conducted a housing needs assessment for the south shore jurisdictions of the City of South Lake Tahoe, El Dorado County, and Douglas County. This needs assessment identified the housing need over a six-year period for a range of income levels. TRPA has consolidated these needs into income groupings that align with TRPA's definitions for "affordable," "moderate" and "achievable" groups. For workforce housing that would not currently be provided by the market, the needs assessment identified a need of nearly 1,900 homes over the next six years.

The local needs assessments use a range of data sources to inform their estimates, including local employer and resident surveys, local assessor records, census data, state and local forecasts, and regional transportation models, among other sources.

While the housing targets identified in the needs assessments may need periodic adjustment over time, they can serve as a useful guide for understanding the magnitude of the regional housing need. The efforts of the Working Group are not intended to result in attainment of the exact numbers set out in the needs assessments, and these targets may need to be parsed into smaller, more manageable segments. However, comparing the region’s progress toward these targets and evaluating the potential for sets of actions to bring the region closer to the targets will be helpful barometers of success.

Discussion:

Based on the RHNA and local needs assessments, TRPA proposes the following Goal for the Working Group:

“Define and implement a set of local and regional actions for meeting the affordable-achievable housing need in the Tahoe Basin over the next eight years (by 2029) at the following target levels:

- Minimum target: The very-low, low- and moderate-income housing targets set by the Sustainable Communities Strategy (SCS)/Regional Housing Needs Assessment (RHNA);
- Optimal target: The affordable-achievable housing needs identified in the South Shore Housing Needs Assessment (2019), Placer County needs assessment (2019), and future assessments that may be forthcoming for Washoe County.

This goal is further broken down into geographical and affordability targets based on the underlying housing needs assessments. See the “Regional Housing Needs Table (Table 1).”

Table 1: Regional Housing Needs					
	Very Low (50% AMI)	Low Income (50-80% AMI)	Moderate (80-120%)	Above Moderate/ Achievable	Total
<b>Minimal: RHNA/SCS</b>					
City of SLT	70	50	42	127	<b>289</b>
El Dorado County (Tahoe only)	91	55	63	150	<b>359</b>
Douglas County	--	--	--	--	--
Placer County (Tahoe only)	110	67	77	181	<b>435</b>
Washoe County	--	--	--	--	--
<b>Minimal Total</b>	<b>271</b>	<b>172</b>	<b>182</b>	<b>458</b>	<b>1083</b>
<b>Optimal: Needs Assessments</b>	<b>Low/Very Low</b>	<b>Moderate</b>	<b>Achievable</b>	<b>Total</b>	
South Shore (SLT, ElDo, Douglas)	1086	477	318	1880	
Placer County	1560	250	--	1810	
Washoe County	--	--	--	--	
<b>Optimal Total</b>	<b>2646</b>	<b>727</b>	<b>318</b>	<b>3690</b>	

TRPA will work with local jurisdictions to use their housing element reporting information to implement regional tracking of these housing goals.

In addition to this over-arching goal, the Tahoe Prosperity Center (TPC) and Mountain Housing Council (MHC) continue to track more specific objectives which they have identified in their action planning and charter documents. These objectives relate not only to overall number and type of homes, but also to financial objectives, jobs-housing balance, and local resident/second home mix. A summary of these objectives and progress toward them are shown in Attachment D. Where possible, TRPA will examine TPC and MHC tracking of these objectives to identify progress toward other community needs.

Contact Information:

For questions regarding this agenda item, please contact Karen Fink, at (775) 589-5258 or [kfink@trpa.org](mailto:kfink@trpa.org).

Attachments:

- A. California Regional Housing Needs Assessment Documentation for the Tahoe jurisdictions
- B. [South Shore Housing Needs Assessment](https://tahoeprosperty.org/housing-study/), October 2019, <https://tahoeprosperty.org/housing-study/>
- C. "Proposed Amendment to the 2015 North Lake Tahoe Tourism Master Plan to include Achievable Housing," July 23, 2019 staff report to the Placer County Board of Supervisors; <https://www.placer.ca.gov/DocumentCenter/View/38241/06A>.
- D. South Shore Housing Action Plan (SSHAP) and Mountain Housing Council 1.0 Objectives

Attachment A

California Regional Housing Needs Assessment Documentation for the Tahoe jurisdictions

For El Dorado and Placer County, access electronically:

[https://www.sacog.org/sites/main/files/file-attachments/proposed\\_rhna\\_plan\\_2020-1-27\\_0.pdf?1588205260](https://www.sacog.org/sites/main/files/file-attachments/proposed_rhna_plan_2020-1-27_0.pdf?1588205260)

For City of South Lake Tahoe, see below.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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December 5, 2019

Kevin Fabino, Development Services Director  
City of South Lake Tahoe  
1052 Tata Lane  
South Lake Tahoe, CA 96150

Dear Kevin Fabino:

**RE: Sixth Cycle Regional Housing Need Allocation and Housing Element Update**

This letter provides the City of South Lake Tahoe with its final Regional Housing Need Allocation (RHNA). Pursuant to state Housing Element Law (Government Code section 65584.06), the Department of Housing and Community Development (HCD) is required to provide the allocation to cities without a council of governments.

<b>RHNA</b>	<b>Total</b>	<b>Very Low Income*</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>
Housing Unit Need	289	70	50	42	127
Percentage	100%	24.0%	17.3%	14.7%	44.1%

\*Including 11.1% Extremely Low Income Households

HCD is also providing a reminder that Gov. Code Section 65588(e)(3)(A) requires the City of South Lake Tahoe's Housing Element to be updated and adopted by June 30, 2022.

The RHNA represents the *minimum* amount of residential development capacity, by income category, that a jurisdiction must plan for and address in its Housing Element. The Housing Element must accommodate the RHNA through zoning and appropriate development strategies. RHNA cannot be used in local general plans as a maximum amount or cap of residential development to plan for or approve. In updating the jurisdiction's Housing Element, sixth cycle RHNA credit may only be taken for units approved (entitled or permitted) or built since the December 31, 2021 start date of the RHNA projection period.

Additional housing element and RHNA information is available on HCD's webpage at <https://www.hcd.ca.gov/community-development/housing-element/>

Please contact Tom Brinkhuis, Housing Policy Specialist, at (916) 263-6651, if you have questions about the attached RHNA.

Sincerely,

Megan Kirkeby  
Assistant Deputy Director for Fair Housing

Attachment B  
South Shore Housing Needs Assessment, 2019

Access electronically: <https://tahoeprosperty.org/housing-study/>

Attachment C

“Proposed Amendment to the 2015 North Lake Tahoe Tourism Master Plan to include Achievable Housing,” July 23, 2019 staff report to the Placer County Board of Supervisors

Access electronically: <https://www.placer.ca.gov/DocumentCenter/View/38241/06A>.



Attachment D: South Shore Housing Action Plan (SSHAP) and Mountain Housing Council 1.0 Objectives

South Shore Housing Action Plan (SSHAP) and Mountain Housing Council 1.0 Objectives		
Category	SSHAP Objectives	MHC 1.0 Objectives
<b>Number:</b>	150 dwellings/year (new and conversion of existing)	-300 new units over 3 years; -300 converted existing units over 3 years; -30 preserved units.  <i>Progress:</i> -417 units built or in the works; 200 on the horizon (617 total) -109 existing units secured -10 existing units retained
<b>Type of Home:</b>	Ensure housing serves the range of incomes	n/a
<b>Financing:</b>	n/a	\$15 million in 3 years  <i>Progress:</i> \$50 million
<b>Community/Jobs-Housing Balance:</b>	80% of South Shore employees have opportunity to live in the South Shore  Increase year-round residents from 46% to at least 50%	Increase workers who live in-region by 1% over 3 years  <i>Progress:</i> New Tahoe Truckee Workforce Housing Agency is conducting a new employee needs assessment to track
<b>Policy:</b>		Generate 10 policy solutions in 3 years  <i>Progress:</i> 6 products