



Draft Tahoe Regional Housing Needs Program Report

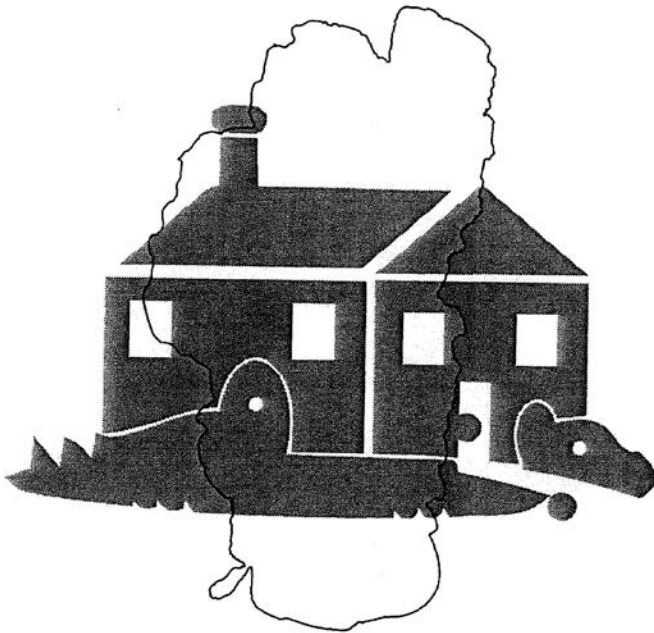
Advisory Planning Commission

May 14, 2014

Background

Affordable Housing Needs Assessment

Final "Fair Share" Report



- 1997 Assessment required local jurisdictions to provide their “fair share” of very-low and low-income housing
- 1990 census data
- Gaming was strong
- Projected population growth that did not occur

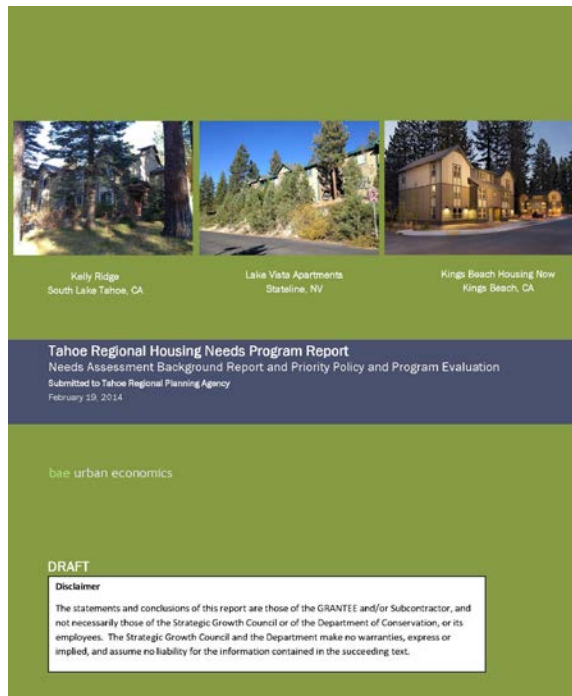
February 1997

2013 Housing Report

The 2013 Report focuses on:

- 1) Developing and implementing Area Plans.
- 2) Removing constraints and barriers.

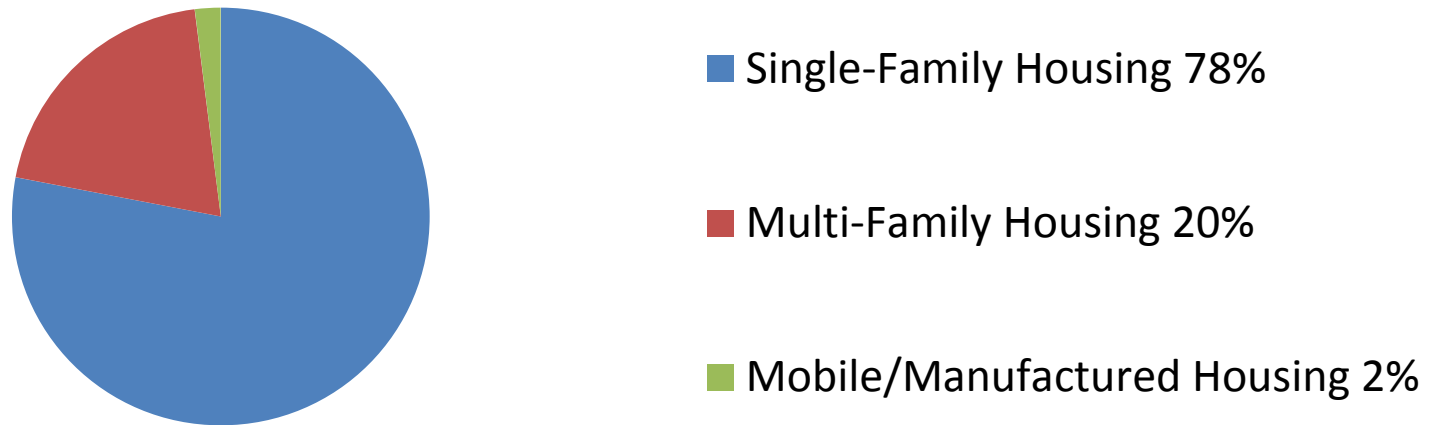
In order to have sustainable communities and reduce greenhouse gas emissions, we need more mixed-income housing in Centers where public transit, bike connections, and commercial/public services are available.



BAE Findings

Existing Housing Stock Characteristics

Tahoe Housing Stock



- 55% of housing stock is used for seasonal and recreational use.
- 45% of households had housing cost burdens greater than 30%.
- 40% of households are low-income (80% or less of median income) and 21% are moderate-income (80% to 120% of median income).

BAE Findings

Environmental Impact

- The unmet housing need for all income levels is 9,800.
- On a typical workday, approximately 11,880 workers commute into the Region and 9,980 residents commute out of the Region for work.
- Vehicle emissions negatively impact environmental thresholds.

Affordable Housing

- 14 rental housing complexes subsidized for very low- and low-income households.
- Kings Beach Housing Now is the only one on the north shore, with a waiting list of 150 households.
- The majority of demand for subsidized housing is coming from area employees.



Kings Beach Housing Now, Kings Beach, CA



Evergreen Tahoe Apartments, South Lake Tahoe, CA

Growth Management

2012 Regional Plan Growth Management Provisions:

Commodity Type	Remaining from 1987 Regional Plan	2013 Additions	Total
Residential Allocation	114	2,600	2,714
Residential Bonus Unit*	874	600 (only in Centers)	1,474
Total			4,188

*Residential bonus units may be allocated in conjunction with the transfer of development rights and for affordable housing.

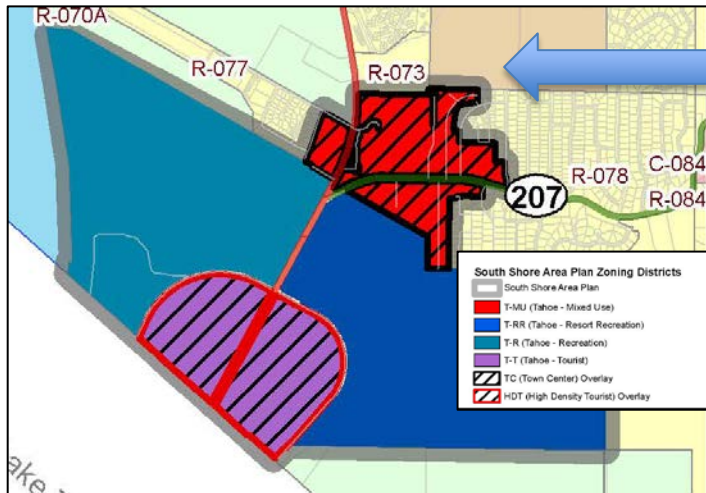


Area Plans

Constraints	Opportunities with Area Plans
Availability of Land	Mixed-Use Districts/Centers/Receiving Areas
Density Limitations	25 dwelling/units per acre in Centers
Height Limitations	56' in a Town Center, 95' in the Regional Center, and 197' feet in the High Density Tourist District
Coverage Restrictions	High capability lands in Centers can be covered up to 70%/Alternative comprehensive coverage management systems
BMP Requirements	Area-wide water quality treatments and funding mechanisms
Design Guidelines and Standards	Develop design guidelines and standards
New Housing Types	Emergency shelters, dormitories, and transitional and supportive housing, etc.
Permit Processing Times and Fees	Delegation of permitting authority under a Memorandum of Understanding

Priority 1 & 2 – TAUs & Mobile Homes

- Promote conversion and transfer of tourist accommodation units (TAUs) into equivalent residential units (ERUs).
- Facilitate redevelopment of older mobile homes.



**Kingsbury Manor Mobile Home Park,
Douglas County**



James Ave., South Lake Tahoe

Priority 3 - Secondary Residences

Allow secondary residences on parcels within $\frac{1}{4}$ mile (walking distance) of Centers.



Secondary Residences on
Lakeview Ave., South Lake
Tahoe, CA

Priority 4 – Mixed-Income Housing

Facilitate the development of energy efficient mixed-income housing in Centers.



**Sky Forest Acres,
South Lake Tahoe, CA**



**Kelly Ridge
South Lake Tahoe, CA**



**Lake Vista
Stateline, NV**

Priority 5 - Code Amendments

Update the TRPA Code to:

- 1) Remove barriers to affordable housing development; and
- 2) Implement the priorities identified in the Report.

Next Steps

- Present the draft Report to the Governing Board.
- Finalize the Report.
- Continue to work with local jurisdictions on the development of Area Plans.
- Develop code amendments.

Implementation

Phase I: Recommend starting with Priorities 1 and 3:

1. Evaluate policies/a program for removing barriers to the redevelopment/transfer of old tourist accommodation units (TAUs) into low- and moderate-income housing - review by commodities working group.
3. Evaluate the effects of allowing second residential units on smaller lots within $\frac{1}{4}$ mile of Centers - review by technical working group.

Phase II: To be determined