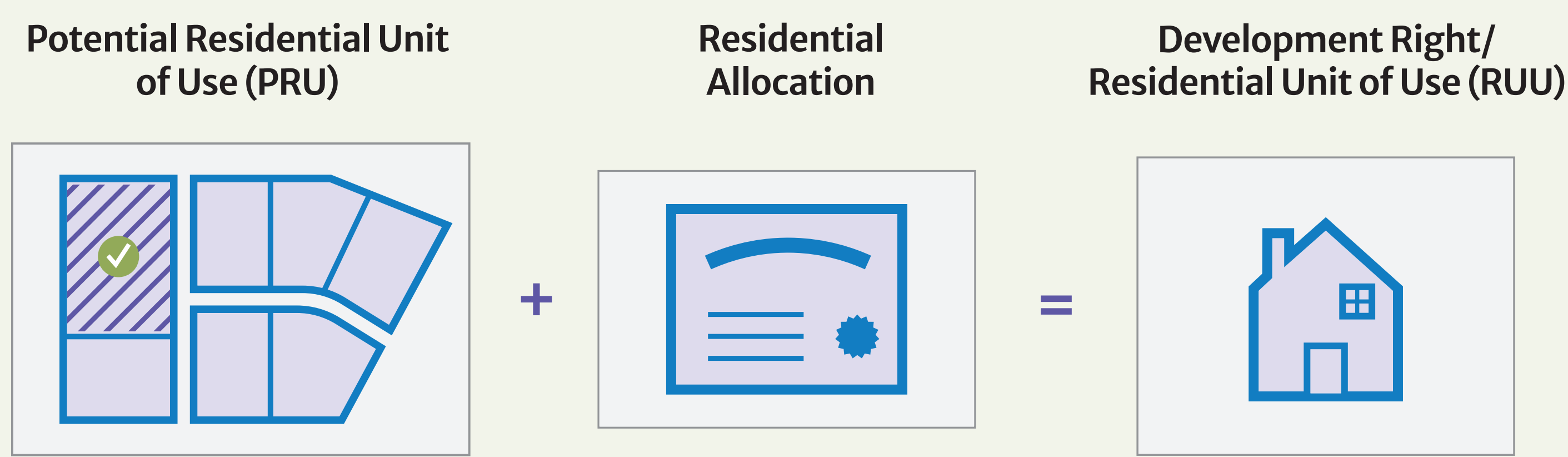


HOW MUCH YOU CAN BUILD

The TRPA uses a system of development rights to manage the amount and timing of new housing, commercial space, and tourist accommodation in the Tahoe Basin.

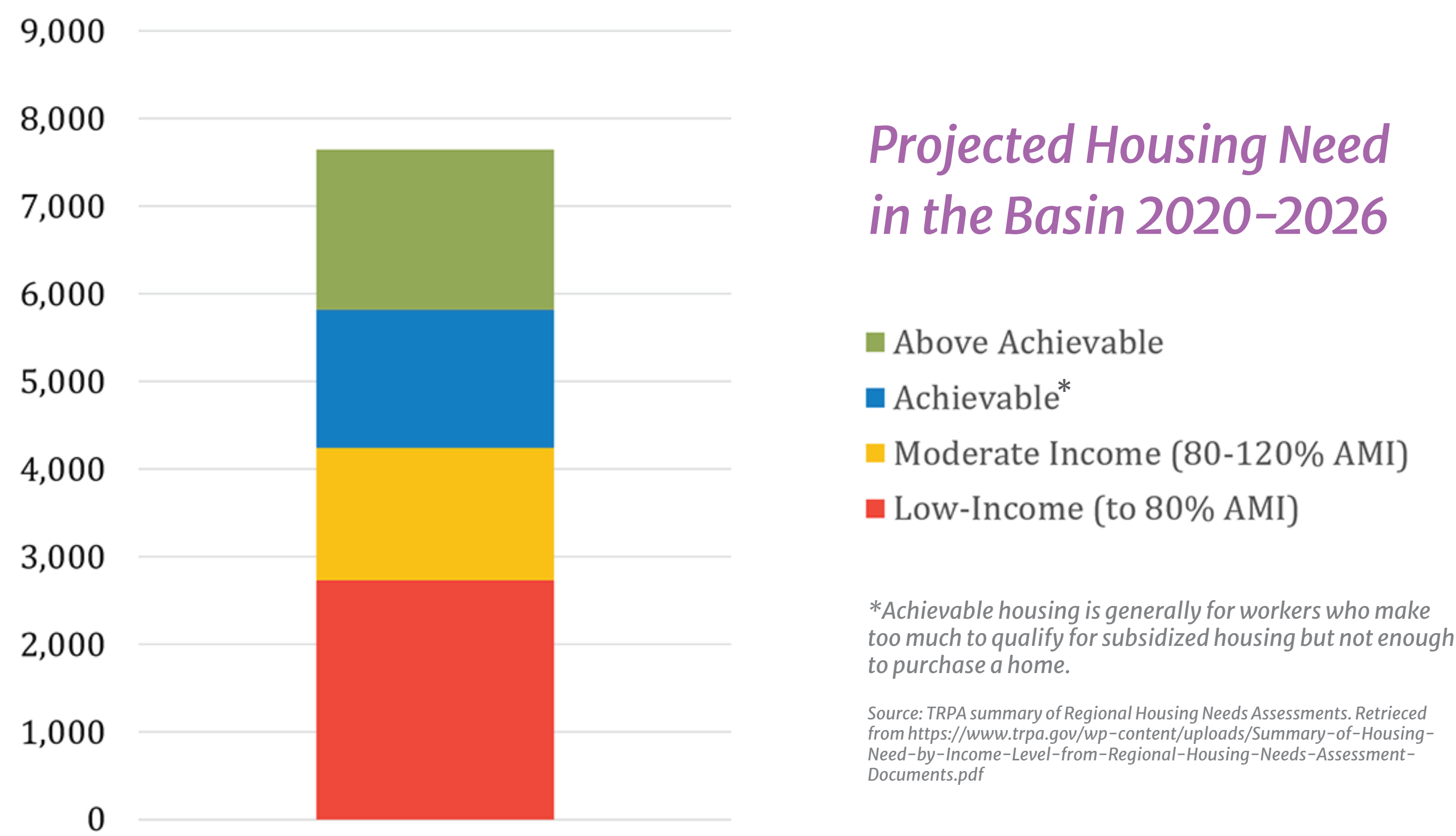
Development Right

Residential Units of Use are the development right required to build a home, whether it's an apartment in a building or a house. RUUs, or residential development rights, are formed by combining a potential residential unit of use (PRU) and a residential allocation (the timing piece). Each residential parcel comes with one PRU, however a residential unit may not be constructed until that PRU is matched with a residential allocation.



Housing Need

The estimated housing need in the basin is **around 7,500 units, over 3/4 of which are low income, moderate income, or achievable housing.**



Incentive "Bonus" Units

- 1,380 remaining*
- 1/2 reserved for ongoing or permitted projects
- Mostly deed-restricted
- Incentivize environmental and housing goals
- Bonus unit boundary (see map)



Non-Restricted Residential Units

- 2,620 remaining*
- Unrestricted
- Many/most will go to second homes in current system
- Build anywhere

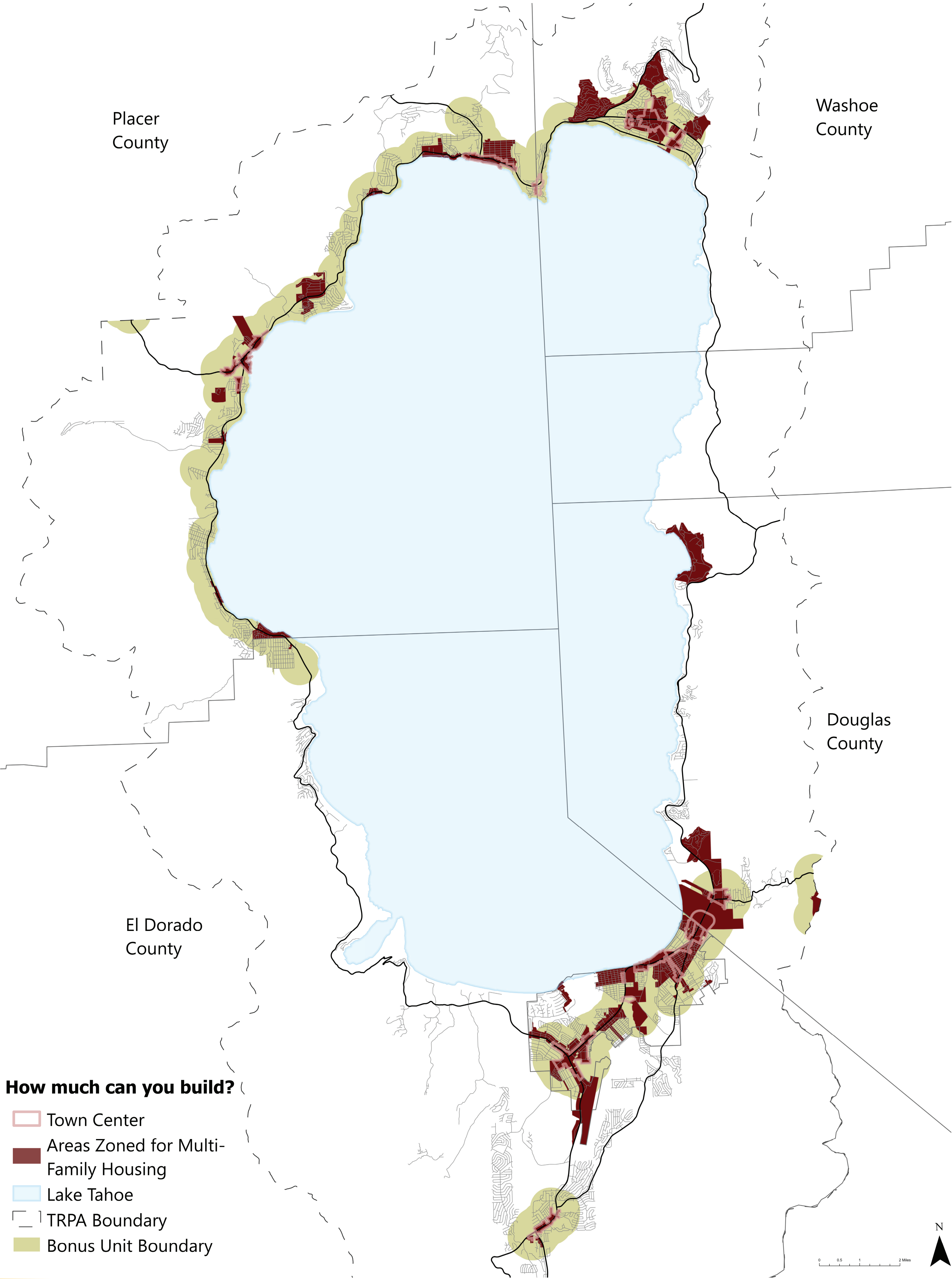


Potential Conversions

- ~1,200 for single family OR ~1,800 for multi-family*
- Most will convert to unrestricted in current system



*Note as of December 31, 2024



HOW MUCH YOU CAN BUILD

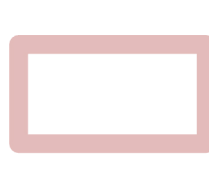
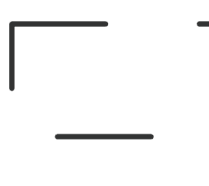
Placer
County

Washoe
County

Douglas
County

El Dorado
County

How much can you build?

-  Town Center
-  Areas Zoned for Multi-Family Housing
-  Lake Tahoe
-  TRPA Boundary
-  Bonus Unit Boundary

HOW MUCH CAN YOU BUILD

What options for meeting our housing need should we analyze?

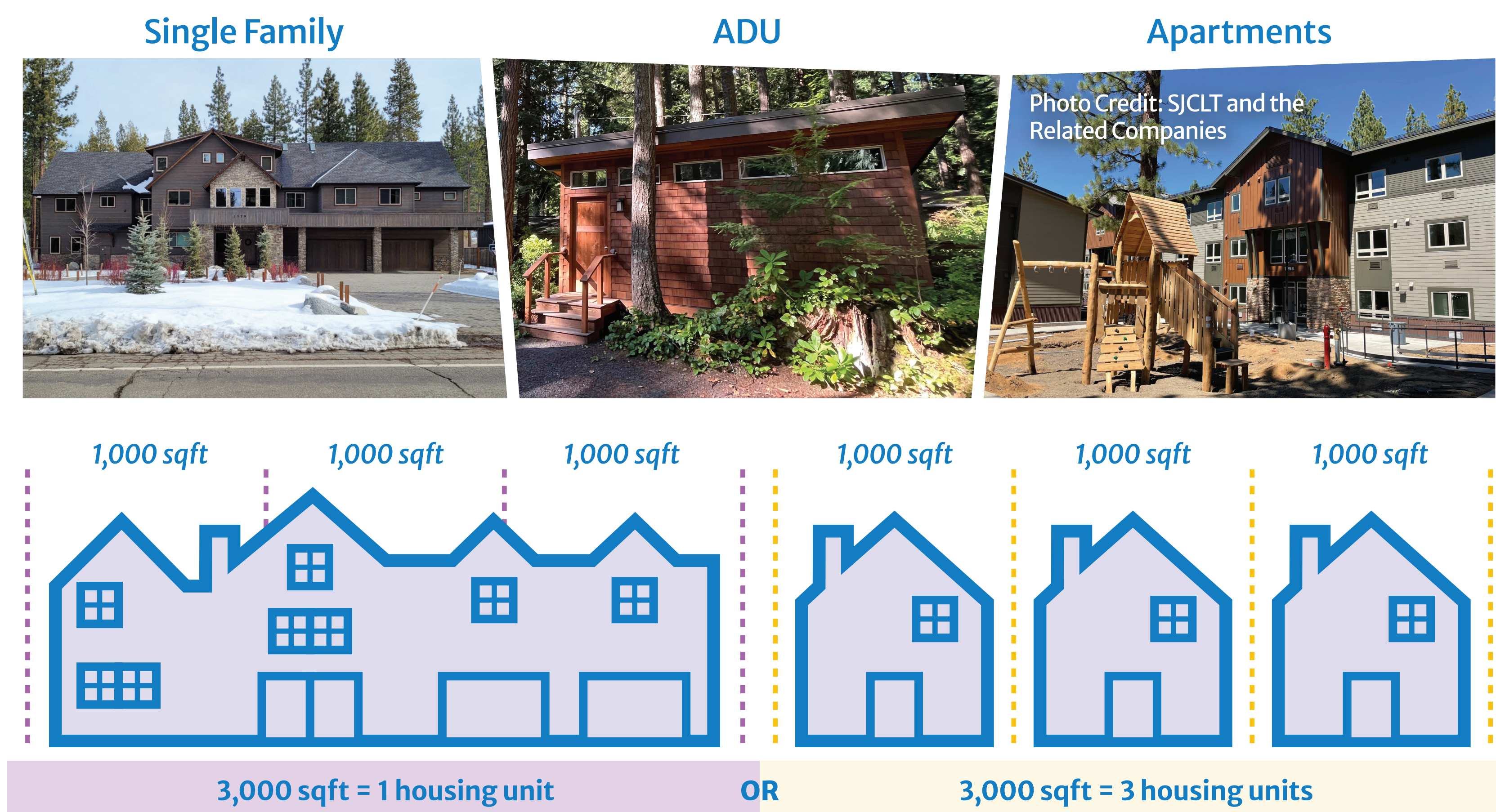
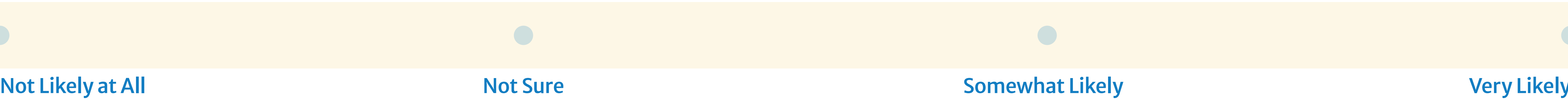
Does a small home have the same impact as a large home?

The development rights system currently treats all new residential units the same, regardless of size, type, or resource use.*

Using square footage as the metric for residential development rights rather than number of units would allow for the scaling of development rights and fees. This could help compensate for differences in unit size and impact between types and sizes of homes and incentivize smaller, more affordable homes.

**There are a few exceptions to this.*

How likely are you to support analyzing this idea?

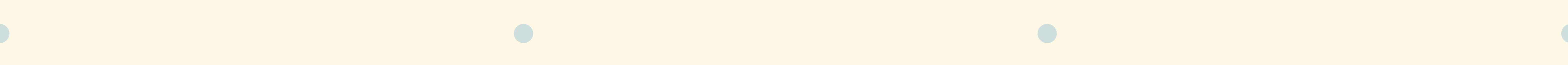


Should TRPA analyze adding more residential development rights for affordable and workforce housing in and around town centers and areas not considered environmentally sensitive? How likely are you to support analyzing the following ideas to meet our housing need?

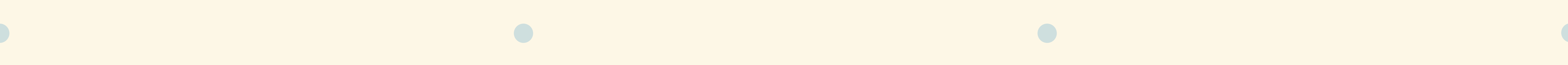
Adding more residential development rights for any type of housing, including market-rate homes



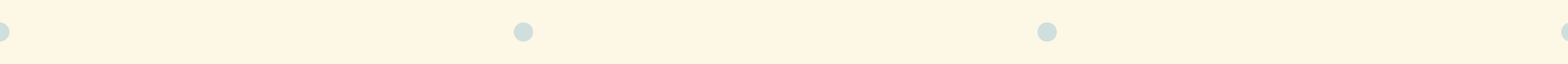
Adding more deed-restricted residential development rights for affordable and workforce homes



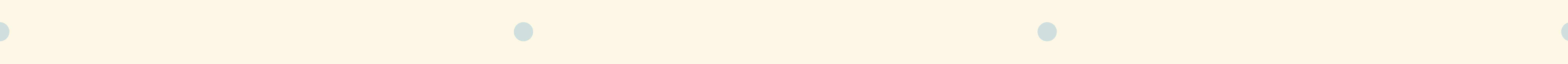
Converting unused commercial floor area to residential bonus units



Converting unused tourist accommodation units to residential bonus units

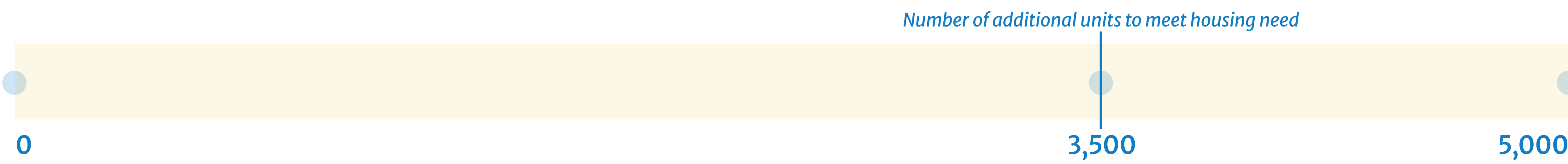


No net loss of affordable housing units during redevelopment projects



If TRPA should analyze adding more or converting to more residential development rights, how much more?

Place a dot on the bar and explain why on a sticky note. Draw a line between your dot and sticky note.



Place your sticky notes here.

WHERE YOU CAN BUILD

The Regional Plan guides new development toward “town centers,” where more compact homes, shops, and other forms of development compatible with walking, biking, and transit use can help reduce sprawl and manage environmental impacts.

Incentives for more compact development, greater land coverage, and bonus units can apply to projects in town centers to incentivize affordable and workforce housing. Multi-family housing is mostly permitted in or adjacent to town centers.

Multi-Family Housing

Maps A and B on the adjacent boards show places where multi-family housing is allowed.

- *Would you change anything about these locations?*
- *Where do you think affordable and workforce housing could go on this map?*

Circle or draw those locations on the map.

Town Center Multi-Family



Multi-family Zone



Duplex, Triplex, Multiplex



Town Centers

Town centers serve as the focus for compact development, mixed use and commercial development. Housing is incentivized in these areas by allowing larger apartment buildings and greater access to residential bonus units.



How likely would you be to support analyzing expanding town center boundaries or similar boundaries to incentivize affordable and workforce homes outside of designated centers assuming the following criteria are met?

Not Likely at All

Not Sure

Somewhat Likely

Very Likely

Criteria for Affordable and Workforce Housing

Maps A and B also show some criteria for where affordable and workforce housing might work. These include:



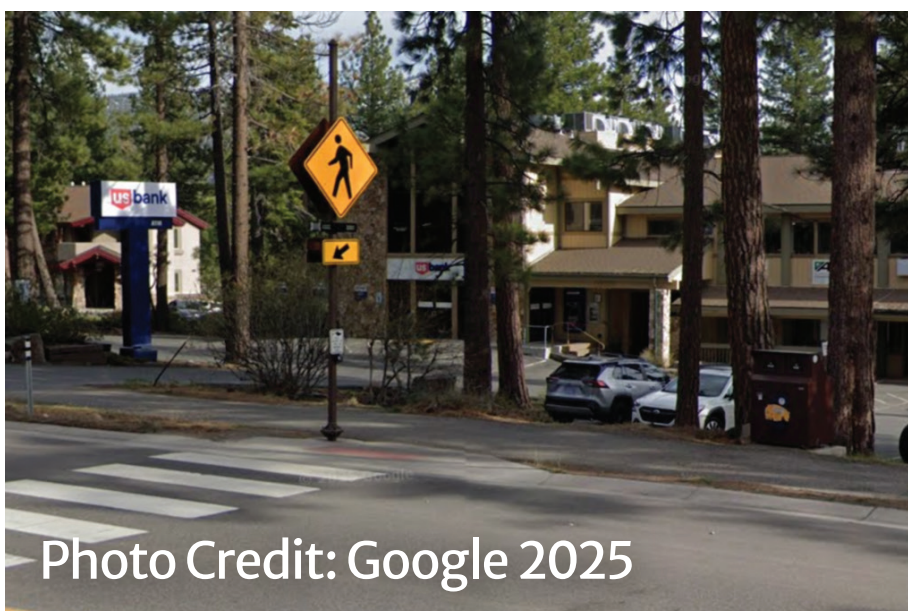
Land that is not environmentally sensitive



Near transit stops



Vacant public land



Adjacent to town centers



Areas with existing or planned stormwater treatment systems

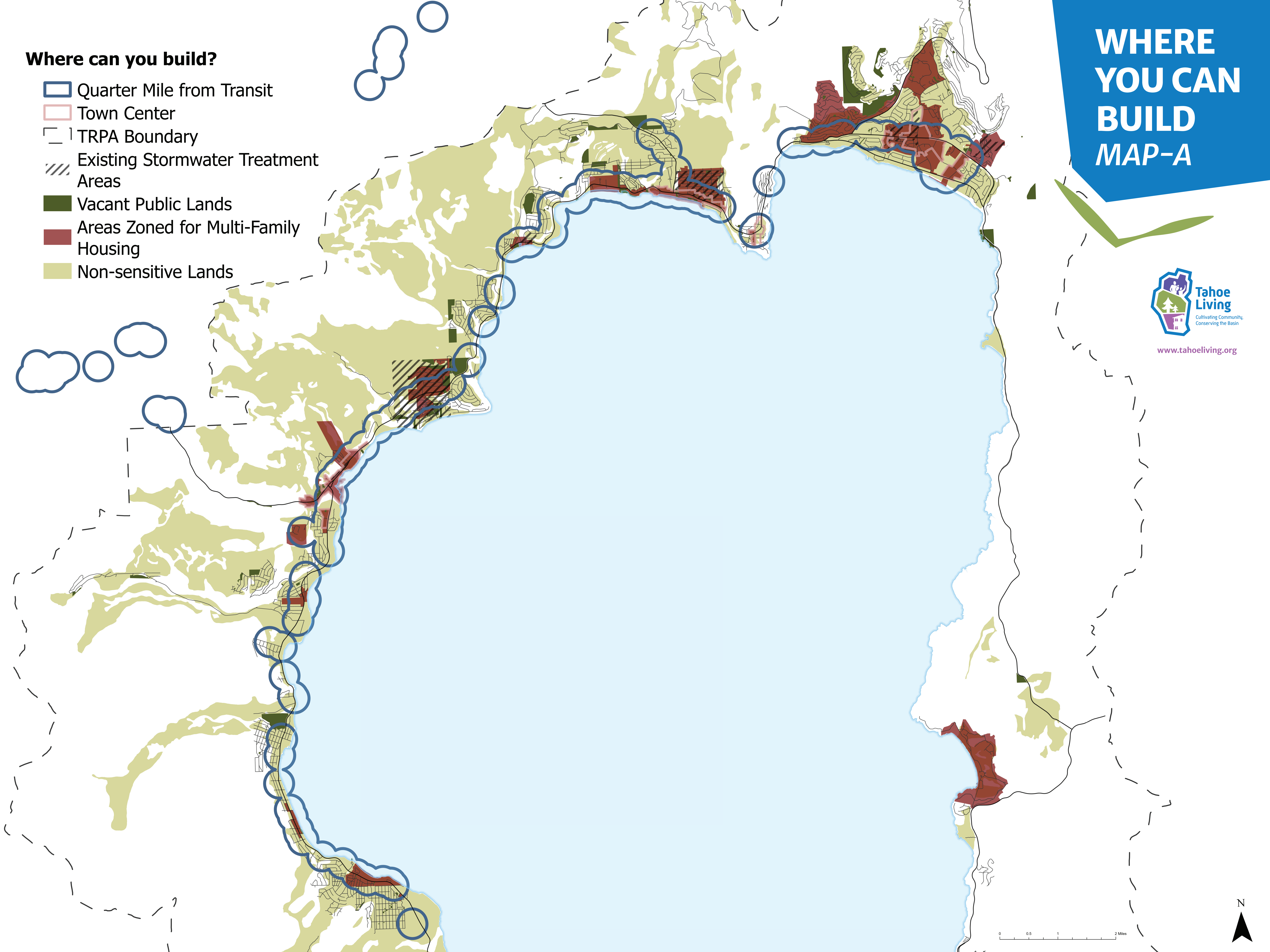
Can you think of other criteria that should be considered when planning where affordable and workforce housing should be located?

Place your sticky notes here.

Where can you build?

-  Quarter Mile from Transit
-  Town Center
-  TRPA Boundary
-  Existing Stormwater Treatment Areas
-  Vacant Public Lands
-  Areas Zoned for Multi-Family Housing
-  Non-sensitive Lands

WHERE YOU CAN BUILD MAP-A



WHERE YOU CAN BUILD MAP-B

Where can you build?

-  Quarter Mile from Transit
-  Town Center
-  TRPA Boundary
-  Existing Stormwater Treatment Areas
-  Vacant Public Lands
-  Areas Zoned for Multi-Family Housing
-  Non-sensitive Lands



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0 0.35 0.7 1.4 Miles

N

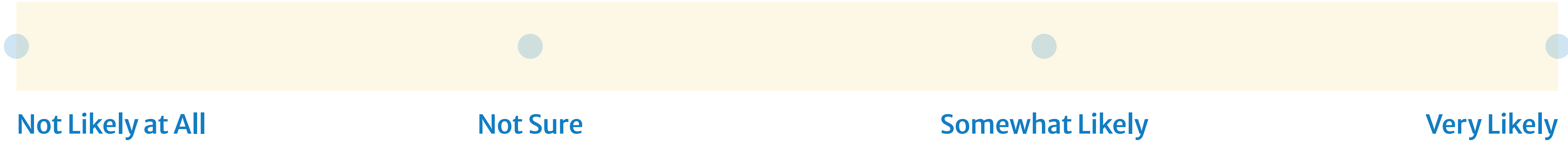
HOUSING TYPES

Affordable and workforce housing can mean a lot of different things. It can relate to different types of housing, such as single family homes or townhomes, owner or renter-occupied housing, and restrictions on who lives in the home.

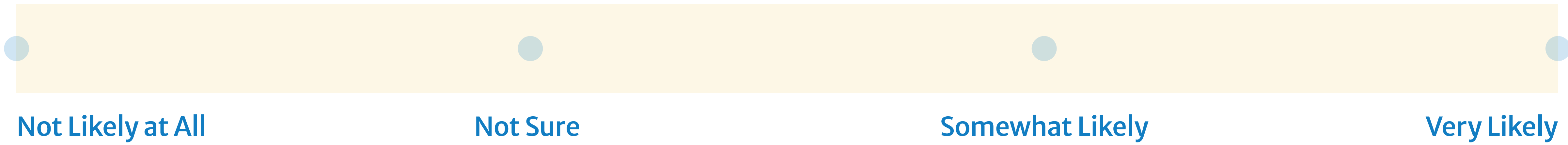
Which of these housing types are you likely to support in the Tahoe Basin to meet the goals of increasing affordable and workforce housing and maintaining environmental quality?

If you see a housing type that you would like to live in yourself, draw a star next to the name. Housing types that we’ve heard support for through this process include:

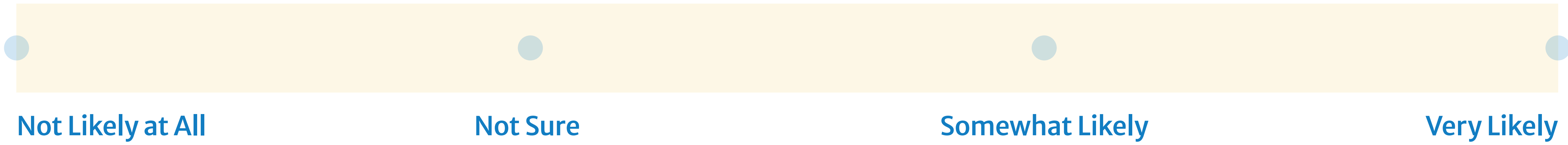
Accessory Dwelling Units (ADU)



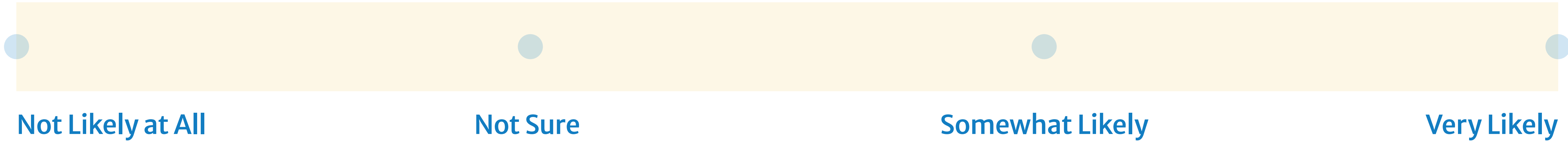
Small Single Family Homes



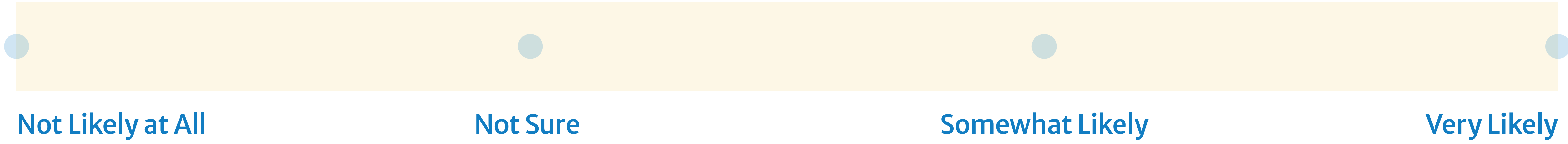
Large Single Family Homes



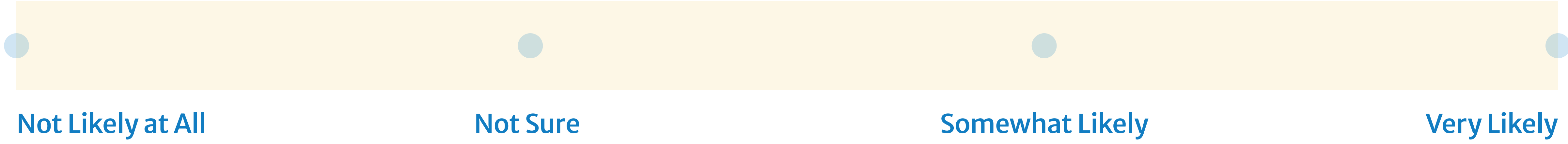
Duplexes



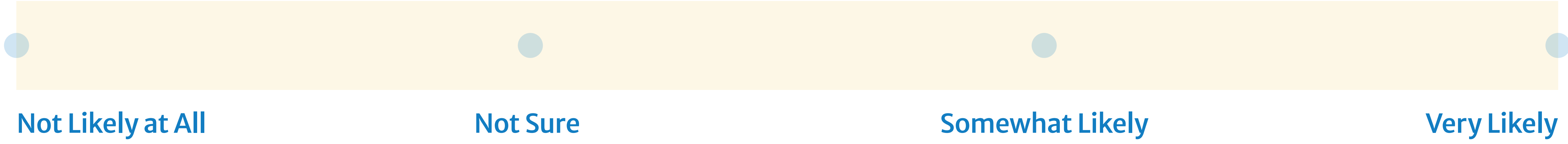
Triplex/Fourplex



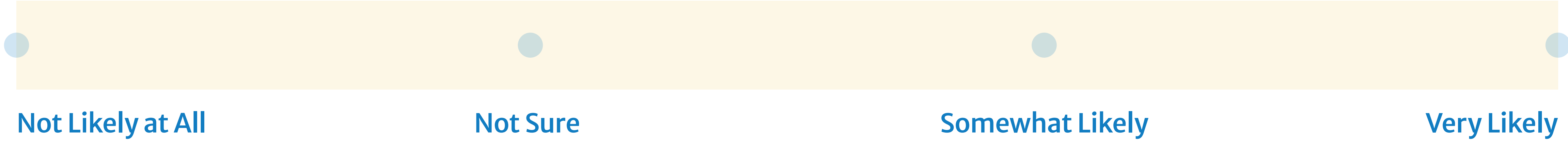
Apartment Buildings



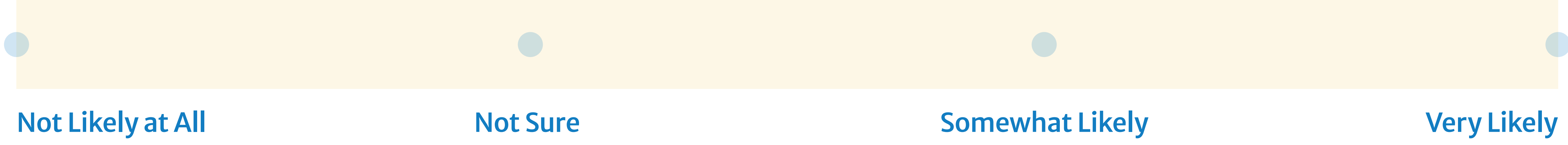
Townhomes



Live-Work



Conversion of Existing Single Family Homes to Duplex



Other Types Not Listed

Place your sticky notes here.

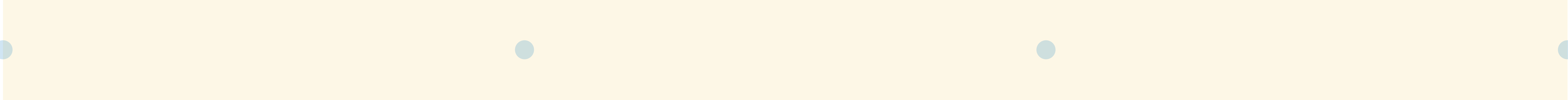
HOUSING TYPES

TRPA and other jurisdictions use deed-restrictions to make sure that housing is occupied by the people who need it. Deed-restrictions, such as those based on income or employment, can be a useful tool but can have tradeoffs since it limits who can live where based on job or income.



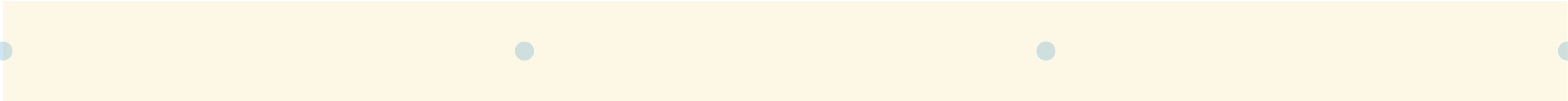
How likely are you to support TRPA using incentive bonus units for the following deed restriction programs?

Deed-restricted by income



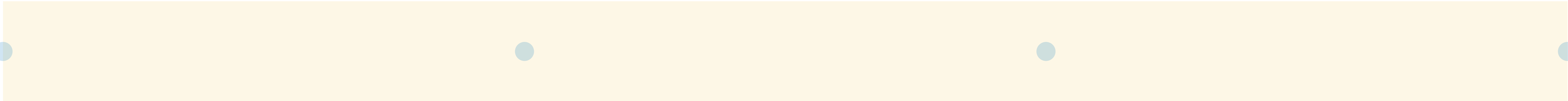
Not Likely at All Not Sure Somewhat Likely Very Likely

Deed-restricted with local work requirement only



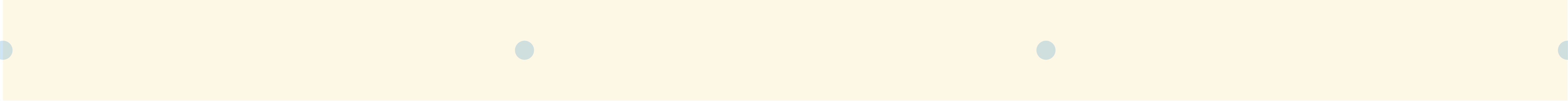
Not Likely at All Not Sure Somewhat Likely Very Likely

Deed-restricted to prevent short term rental only



Not Likely at All Not Sure Somewhat Likely Very Likely

Deed-restricted to prevent use as a second-home (this could be challenging from a policy perspective)



Not Likely at All Not Sure Somewhat Likely Very Likely

Is there anything we are missing?

Place your sticky notes here.

After thinking about these housing types, go back to maps A and B and share any ideas about where you think they would work in Tahoe.

ACCESSORY DWELLING UNITS

ADUs—also known as in-law units, backyard cottages, or granny flats—are one of the most flexible, low-impact ways to add much-needed housing.



ADUs are a housing type that can increase the housing supply without altering neighborhood character. They can provide homes for local workers, aging family members, or renters who need smaller, more affordable places to live. They also allow long-time homeowners to downsize or generate supplemental income.

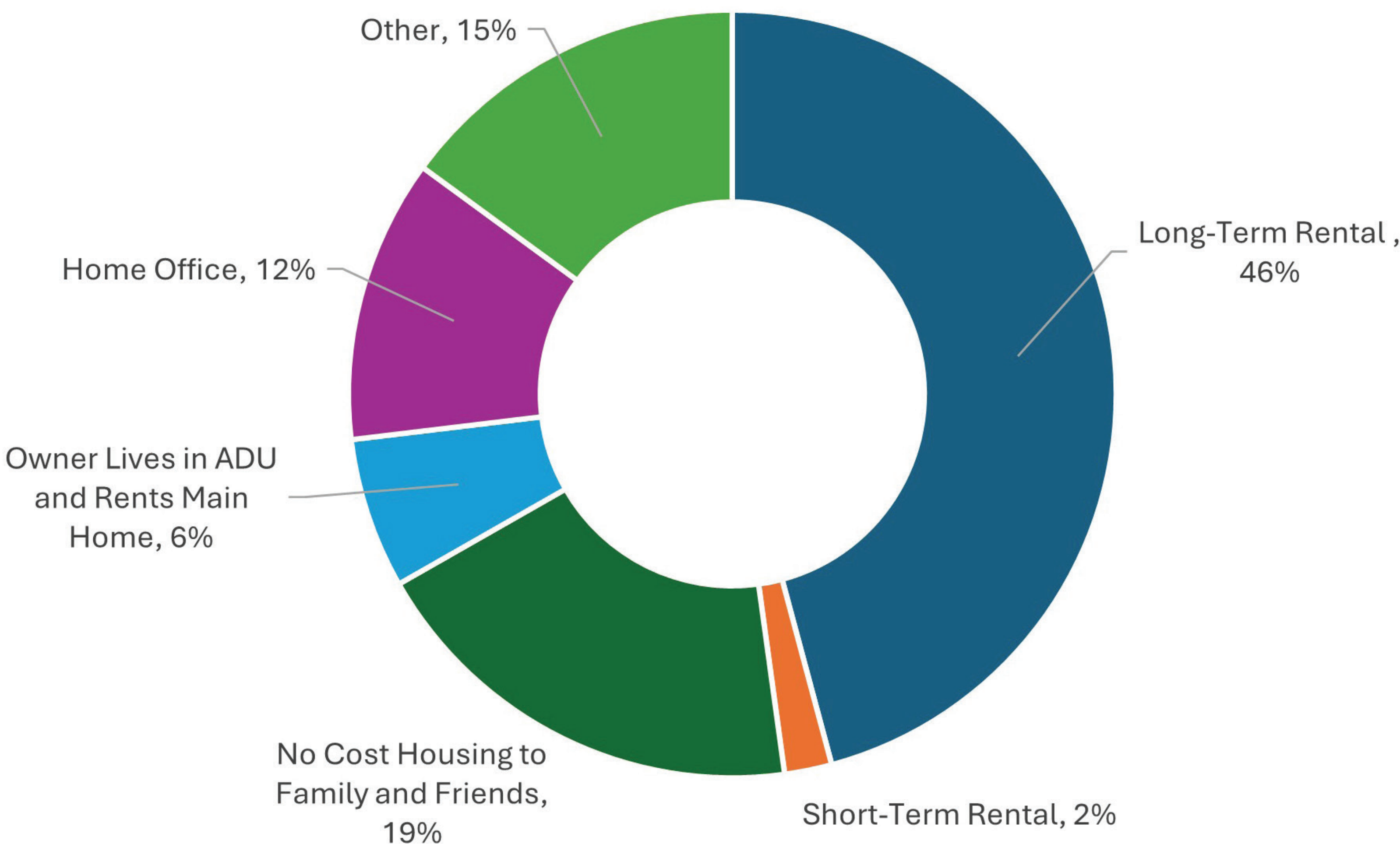
How do People Use ADUs?

79% of ADUs had 1 or fewer bedrooms.

73% of ADUs were less than 700 square feet.

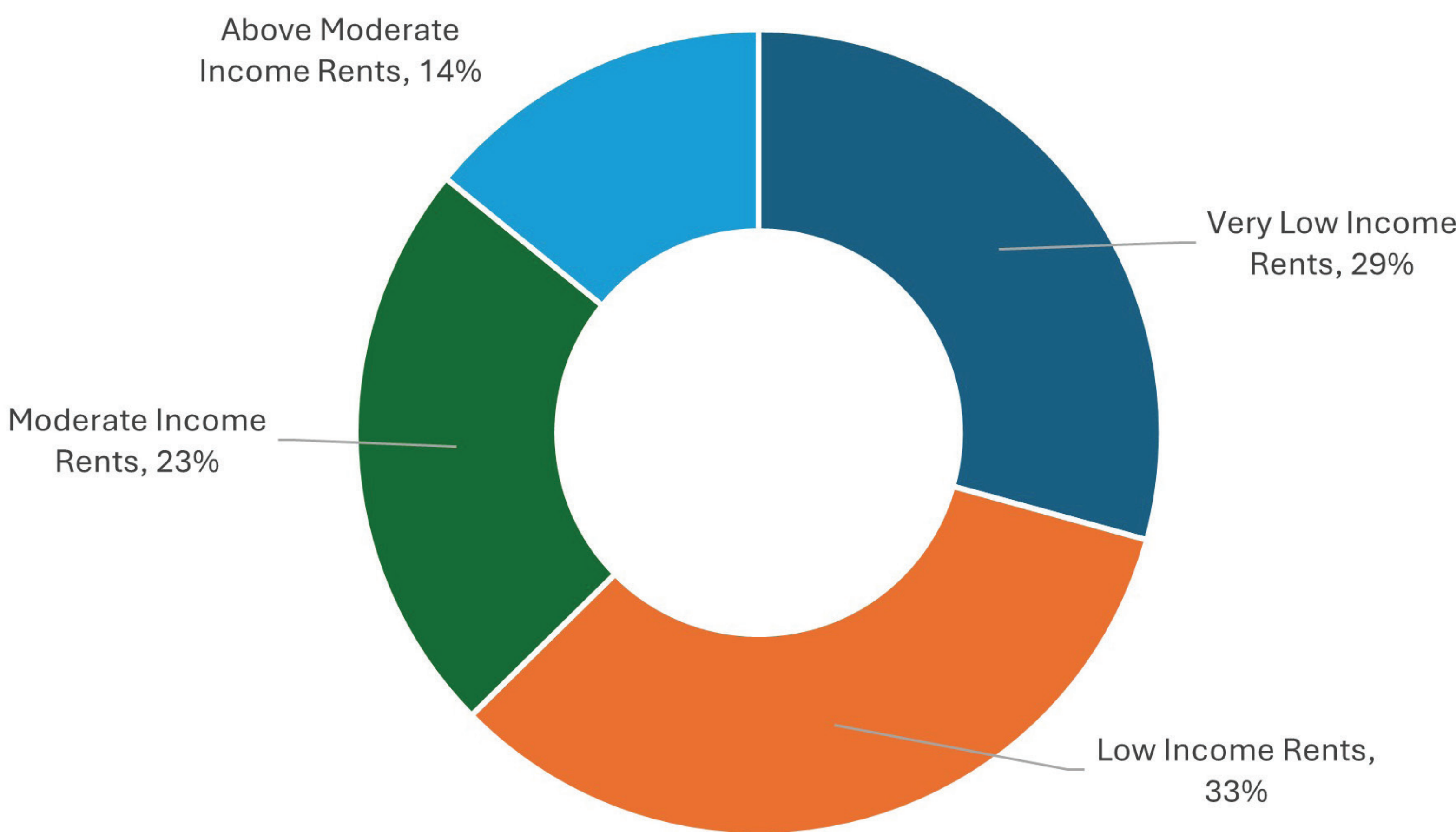
Source: Karen Chapple, Ph.D., Dori Ganetsos, and Emmanuel Lopez (UC Berkeley Center for Community Innovation). April 2021. Implementing the Backyard Revolution: Perspectives of California's ADU Owners. Retrieved from: <https://www.aducalifornia.org/wp-content/uploads/2021/04/Implementing-the-Backyard-Revolution.pdf>

The majority of ADUs are used as homes according to a California statewide ADU owner survey.



Source: Karen Chapple, Ph.D., Dori Ganetsos, and Emmanuel Lopez (UC Berkeley Center for Community Innovation). April 2021. Implementing the Backyard Revolution: Perspectives of California's ADU Owners. Retrieved from: <https://www.aducalifornia.org/wp-content/uploads/2021/04/Implementing-the-Backyard-Revolution.pdf>

For ADUs used as rentals, 85% were used as homes for very low, low, and moderate income families.



Source: Association of Bay Area Governments. June 2022. Final Affordability of Accessory Dwelling Units. Retrieved from https://abag.ca.gov/sites/default/files/documents/2025-04/ADU_Affordability_Report_June_13_2022.pdf

ACCESSORY DWELLING UNITS

We want to hear from you about how likely you are to support analyzing policies encouraging ADUs in the Tahoe Basin.

But first, how interested are you or your family in an ADU? Would you like to *(Place a dot on all that apply)*:



Live in an ADU	Build an ADU to use as a long-term rental	Build an ADU to use as a short-term rental	Build an ADU to provide no-cost housing to family or friends	Build an ADU to use as an office or other space	I already live in an ADU	Not interested in any of these

Place your sticky notes here.

How easy should it be to build an ADU in the Tahoe Basin? *Place a dot on the bar and explain why on a sticky note. Draw a line between your dot and sticky note.*



What should TRPA analyze?

Similar to requirements for building any other house	Simplify some requirements	Exempt from most requirements	I don't know

Place your sticky notes here.

ACCESSORY DWELLING UNITS

We want to hear from you about how likely you are to support analyzing policies encouraging ADUs in the Tahoe Basin.



In Tahoe, ADUs are treated like any other home. They must obtain a development right and are subject to land coverage limitations and development standards. A development right is required to build a home, whether it's a single family home or an ADU. By requiring a development right, ADUs are subject to the regional growth cap.

Do you think regulations should treat ADUs like other homes and require a development right? *Place a dot in the box and explain why on a sticky note. Draw a line between your dot and sticky note.*

Yes, they should be treated like a single family home and require a development right	Yes, but maybe not as much as a single family home	No, they should not be required to obtain a development right	I don't know

Place your sticky notes here.

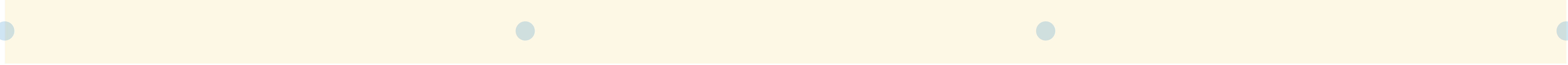
Just like other development, ADUs cover the land and soil and reduce infiltration of stormwater runoff. Thus, ADUs are subject to land coverage rules, which can restrict them or add cost.

How likely are you to support analyzing these different ways of addressing the water quality impacts of ADUs?

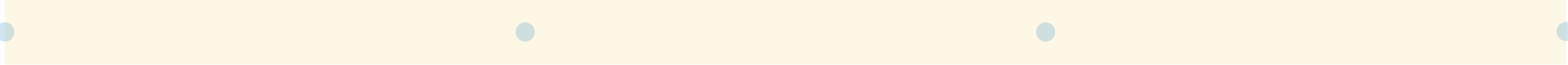
ADUs should be limited to existing coverage limits on a parcel



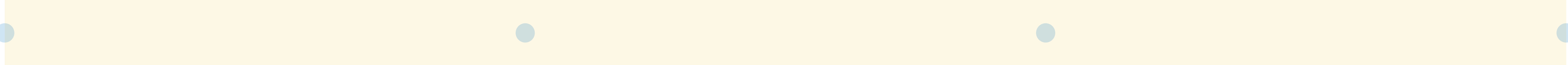
ADUs may be allowed additional coverage if runoff from their parcel is treated by an area-wide stormwater system



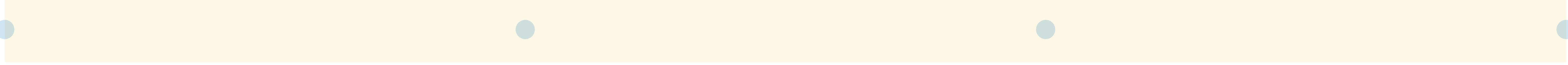
ADUs may be allowed additional coverage if they can treat their runoff onsite with best management practices



ADUs should be allowed more coverage, but they must pay a fee to mitigate the water quality impacts of that additional coverage



ADUs should not have to pay fees to mitigate their water quality impact, this cost should be borne by other development or through grants, which would place the cost on others



Do you have any other ideas for encouraging ADUs in the Tahoe Basin?

Place your sticky notes here.

LAND COVERAGE

Lake Tahoe's clarity and the health of its watersheds are closely connected to how stormwater is managed.



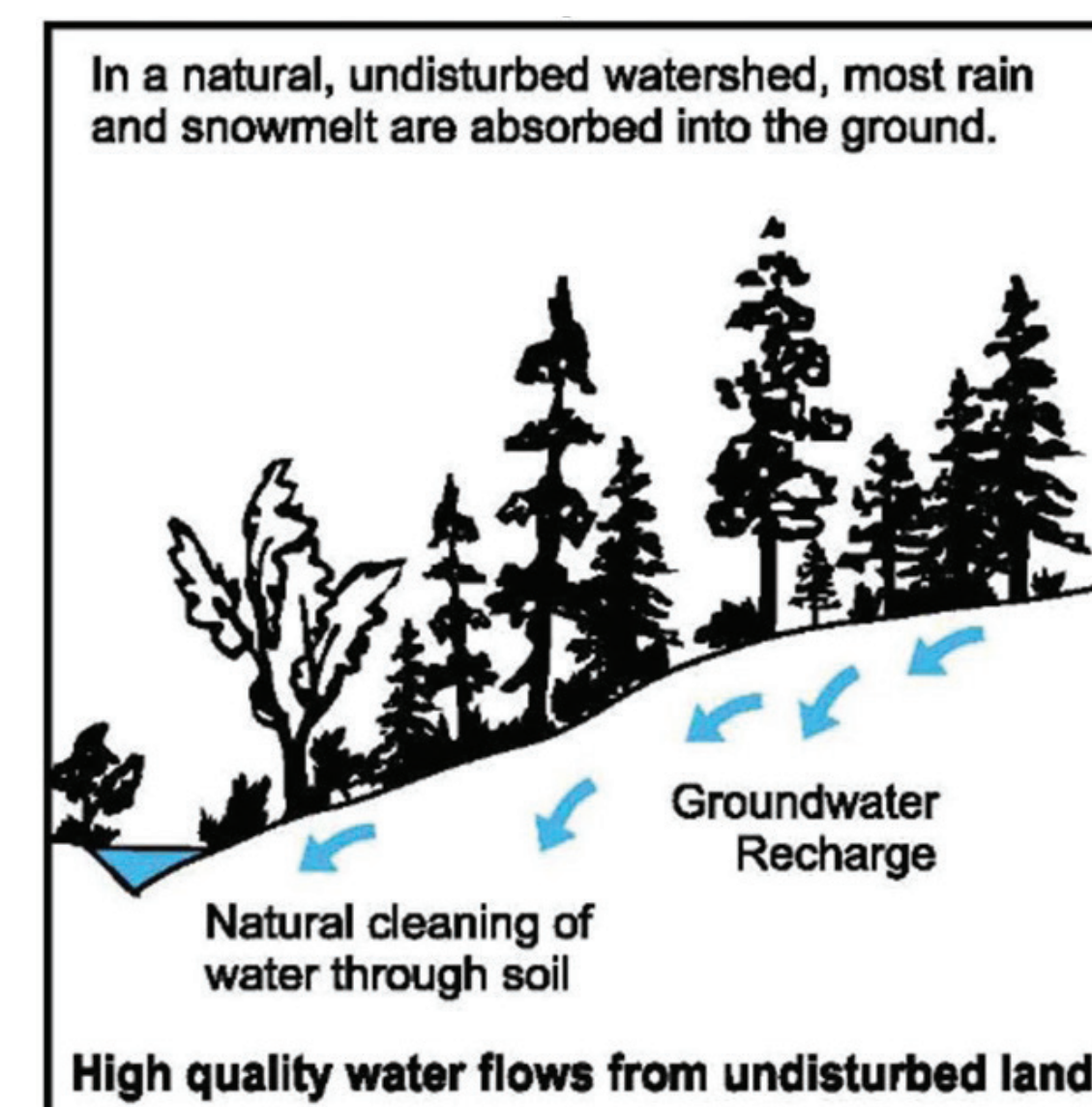
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Stormwater management

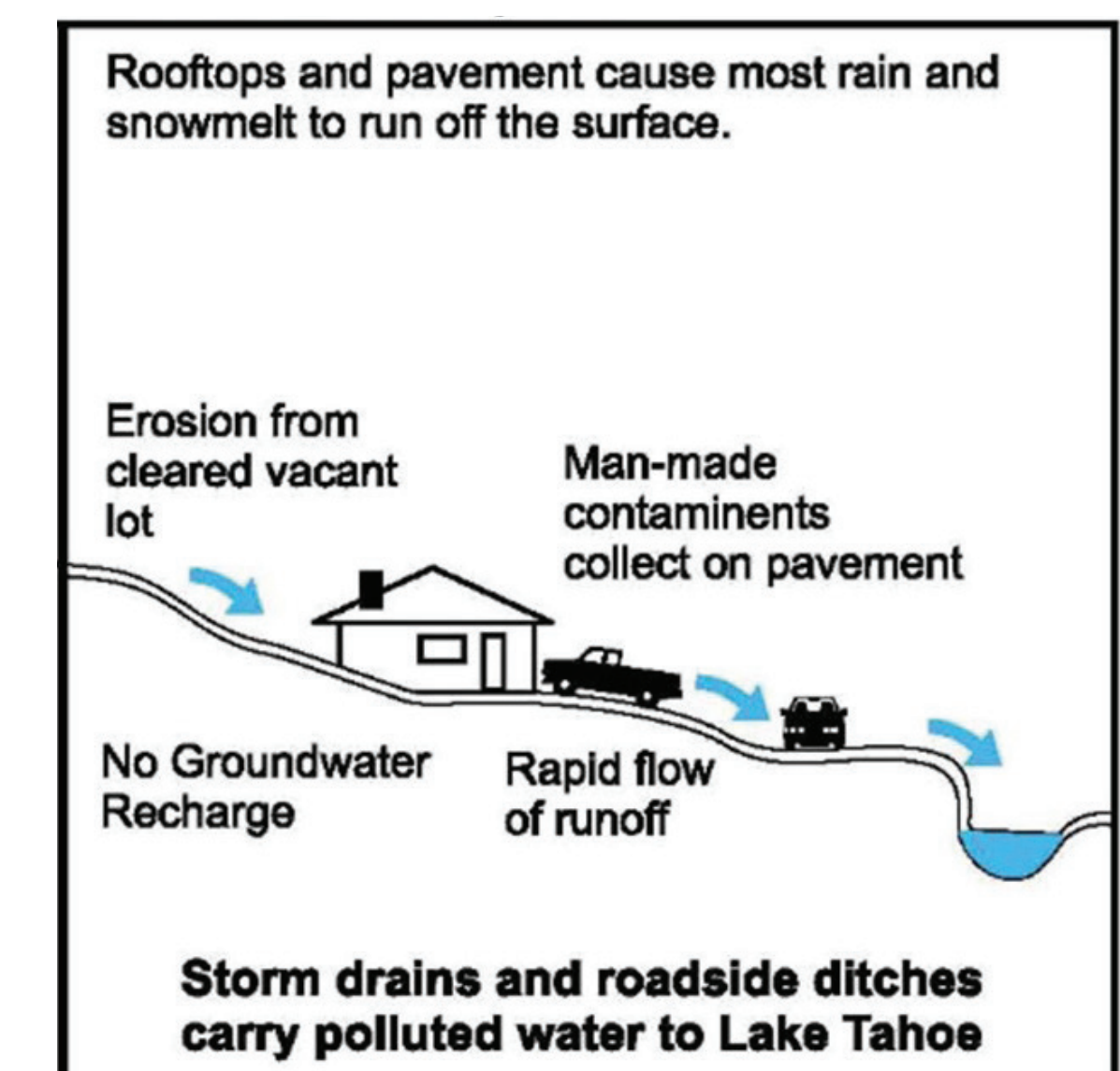
Stormwater runoff from roads and shopping areas, vehicles, altered wetlands and streams, and inadequate pollution control has impacted Lake Tahoe's water quality.

Stormwater management can reduce flooding and sediment runoff that can pollute the lake and reduce lake clarity. Reducing sediment runoff and infiltrating it into the ground is an important prevention strategy.

Before Development



After Development



Examples of how stormwater is managed

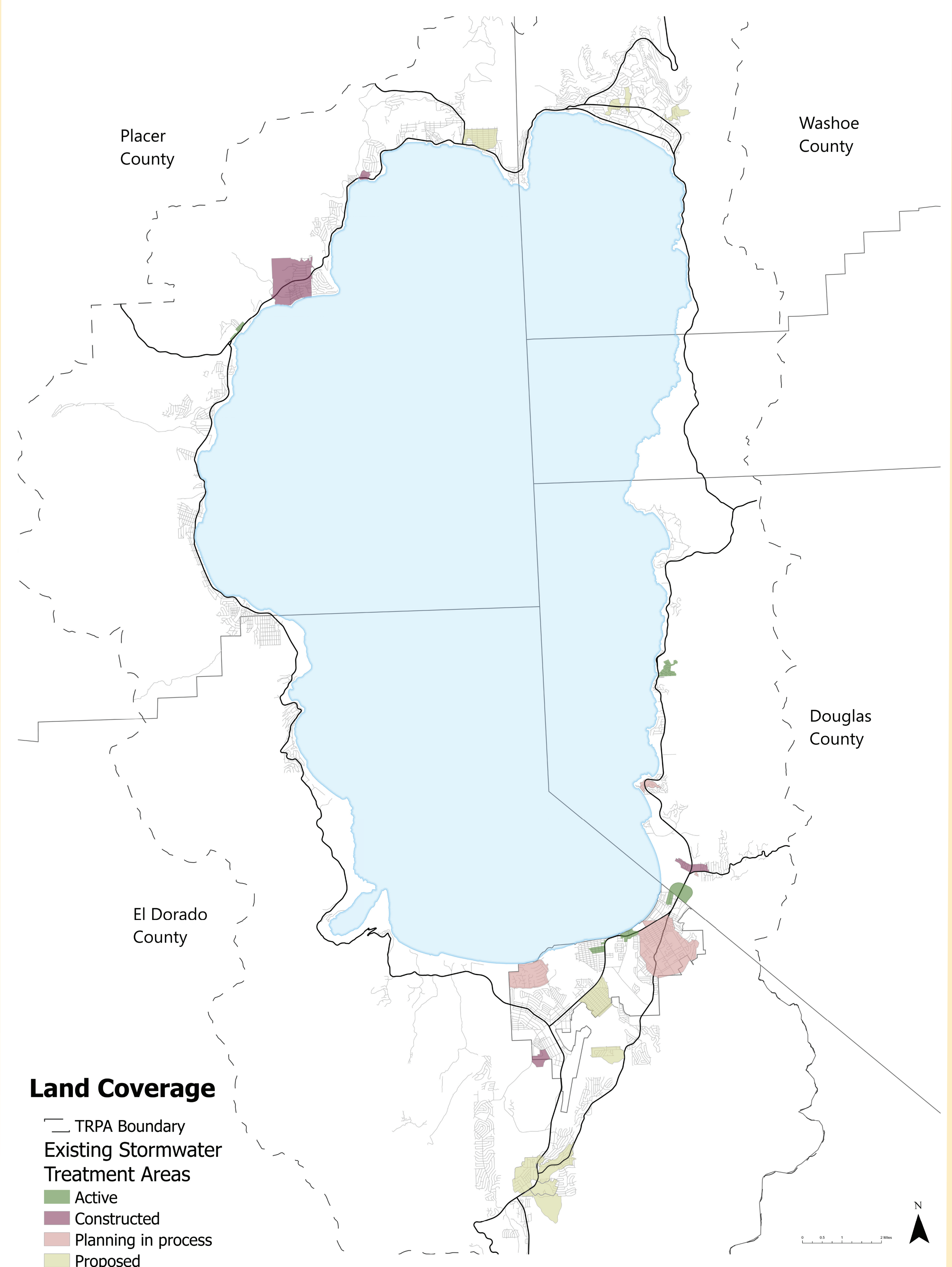
- 1 Parcel-level by the individual property owners to promote infiltration onsite. Works better in rural environments with larger, less disturbed lots



- 2 Area-wide through subdivision regulations and utility districts. Works better in urban and suburban areas



Where are area-wide stormwater facilities?



LAND COVERAGE

Land coverage refers to human-made surfaces or disturbed ground that prevents water from soaking into the soil or natural vegetation from growing.



Land coverage includes rooftops, driveways, parking areas, compacted dirt roads, and other impervious surfaces. Because land coverage increases runoff, erosion, and sediment pollution—major threats to Lake Tahoe’s water clarity—regulations limit how much of a property can be covered. TRPA allows each parcel a base level of land coverage. The amount of coverage is based on factors, such as soil type, steepness of terrain, and nearness to a stream. In certain cases, additional coverage can be added by transferring it from one parcel to another. The “sending” parcel must be environmentally restored, and in some cases, will not allow future development. In some cases, parcel-level land coverage regulations can limit compact walkable development and work against affordable and workforce housing goals.

What is most important to you when thinking about treating stormwater runoff from affordable and workforce housing to maintain Lake clarity? *Select all that apply:*

Maintaining existing policies and practices—limit land coverage for affordable and workforce housing	Preventing flooding and erosion around the Lake	Ensuring runoff meets treatment standards, regardless of the stormwater treatment method	Cost to individual homeowners and renters	Using sustainable or green stormwater management practices	Other

Place your sticky notes here.

Other ideas you have to treat stormwater from affordable and workforce housing projects?

Place your sticky notes here.

EXISTING HOUSING

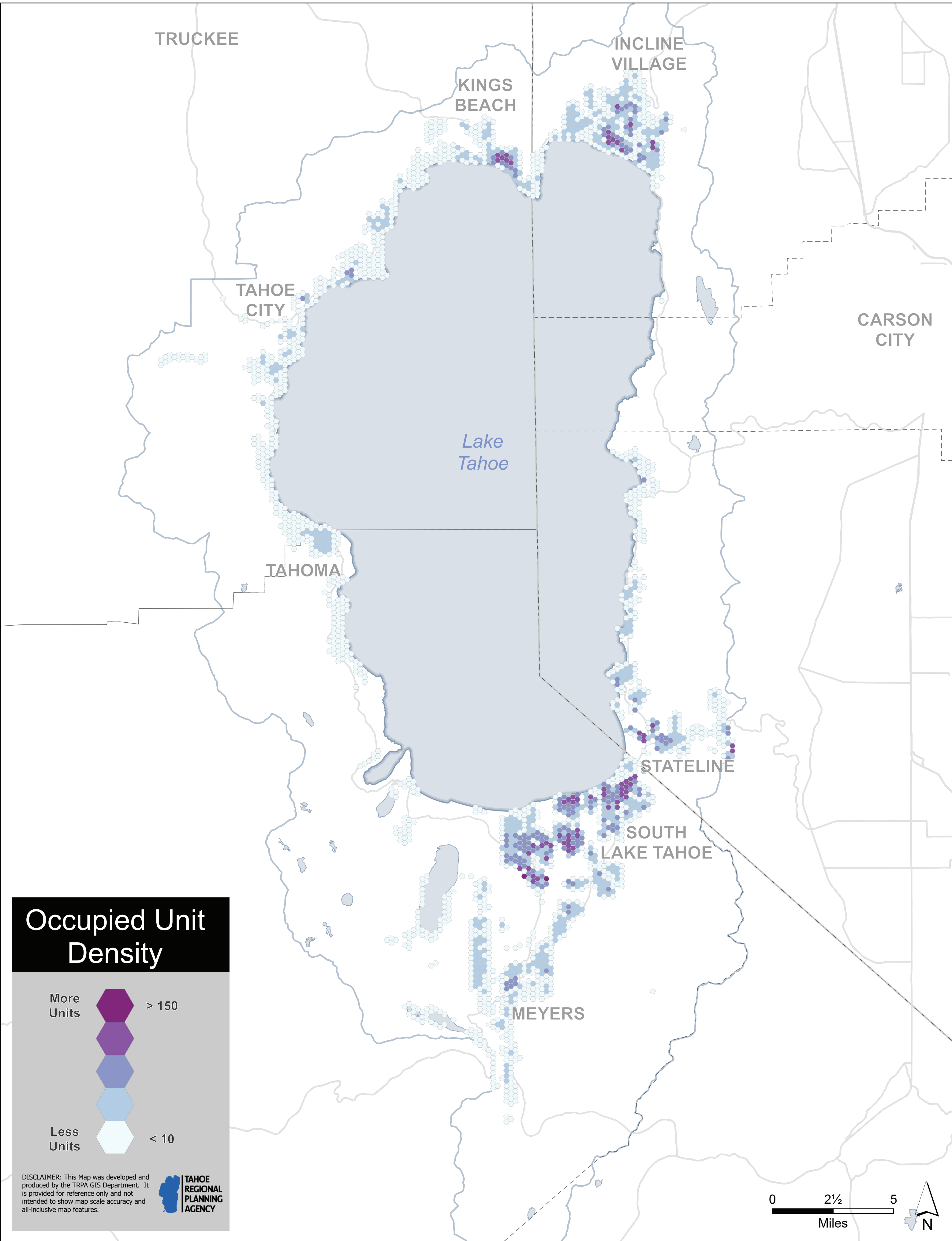
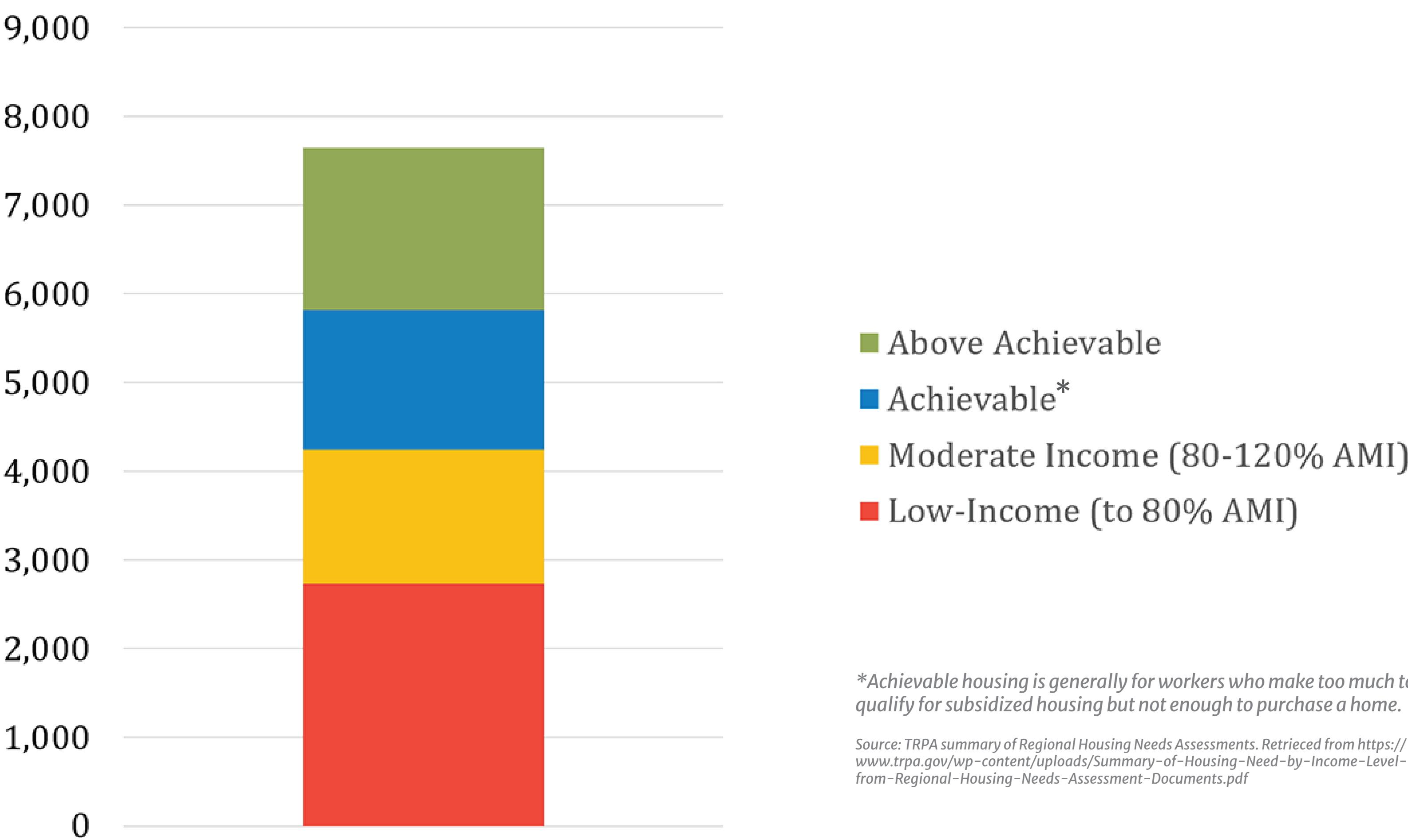
New home construction in the basin has slowed dramatically, while seasonally-occupied second homes have increased relative to permanent residences.

About 50 percent of the existing housing stock is lived in by local and working households. However vacation and second home use has been increasing in recent years, contributing to a shortage of housing accessible to the local workforce, who must compete with prospective second-home buyers.

Housing Need

The estimated housing need in the basin is around 7,500 units, over ¾ of which are low income, moderate income, or achievable housing.

Projected Housing Need in the Basin 2020-2026



Preserving Existing Housing

Deed restrictions are a tool used to reserve housing stock for lower income households, full-time occupants, and/or local workers. There are about 600 existing deed-restricted units throughout the Basin. Refinement of existing deed restrictions could be a way to encourage availability of new housing stock. Additional strategies that have been proposed include allowing the conversion of single family homes into duplexes and encouraging local jurisdictions to adopt or continue “Lease to Locals” programs.

	Achievable	Affordable	Moderate	Total Deed Restricted Housing
Carson City County	0	0	0	0
City of South Lake Tahoe	1	276	7	284
Douglas County	0	103	15	118
El Dorado County	0	15	0	15
Placer County	7	52	8	67
Washoe County	0	14	100	114
Grand Total	8	404	130	598

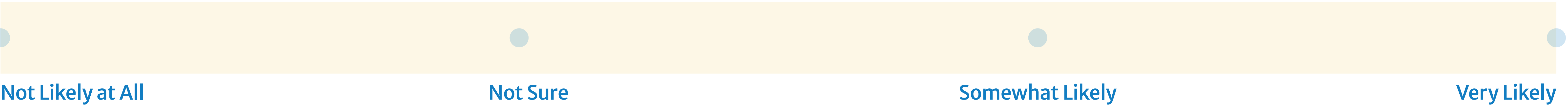
How important do you believe the use of existing housing is to addressing the housing crisis in the basin? Add a dot to place your answer. If you'd like to explain more, place a sticky note in the designated place and draw a line to your dot.

Not Important	Somewhat Important	Important	Very Important	I'm Not Sure

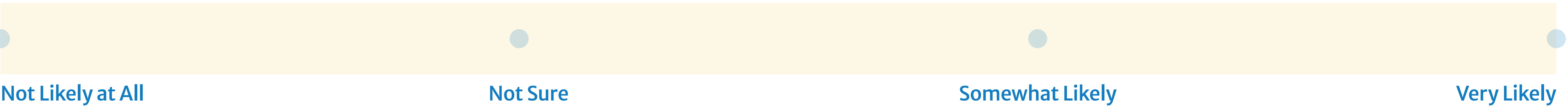
Place your sticky notes here.

How likely are you to support each of the following strategies to get existing housing back into workforce housing stock?

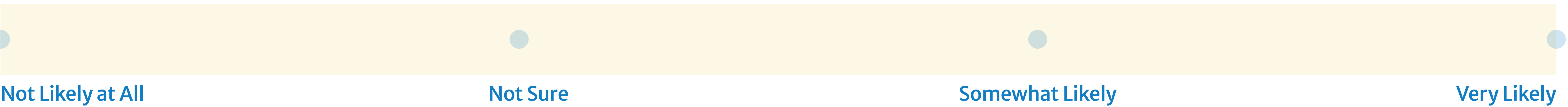
Establish stable funding to support deed restriction compliance programs



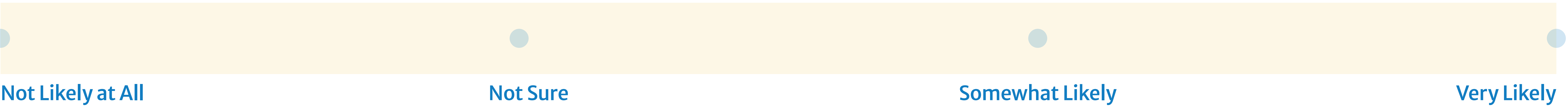
Support local jurisdictions' Lease to Locals programs through a region-wide funding source and incentivize second-home owners to rent out their property



Allow/incentivize conversion of single family homes to duplexes



Use TRPA incentive bonus units to restrict homes only from being used as short-term rentals



Do you have any refinements to the proposed ideas? Are there any additional ideas that we are missing?

Place your sticky notes here.