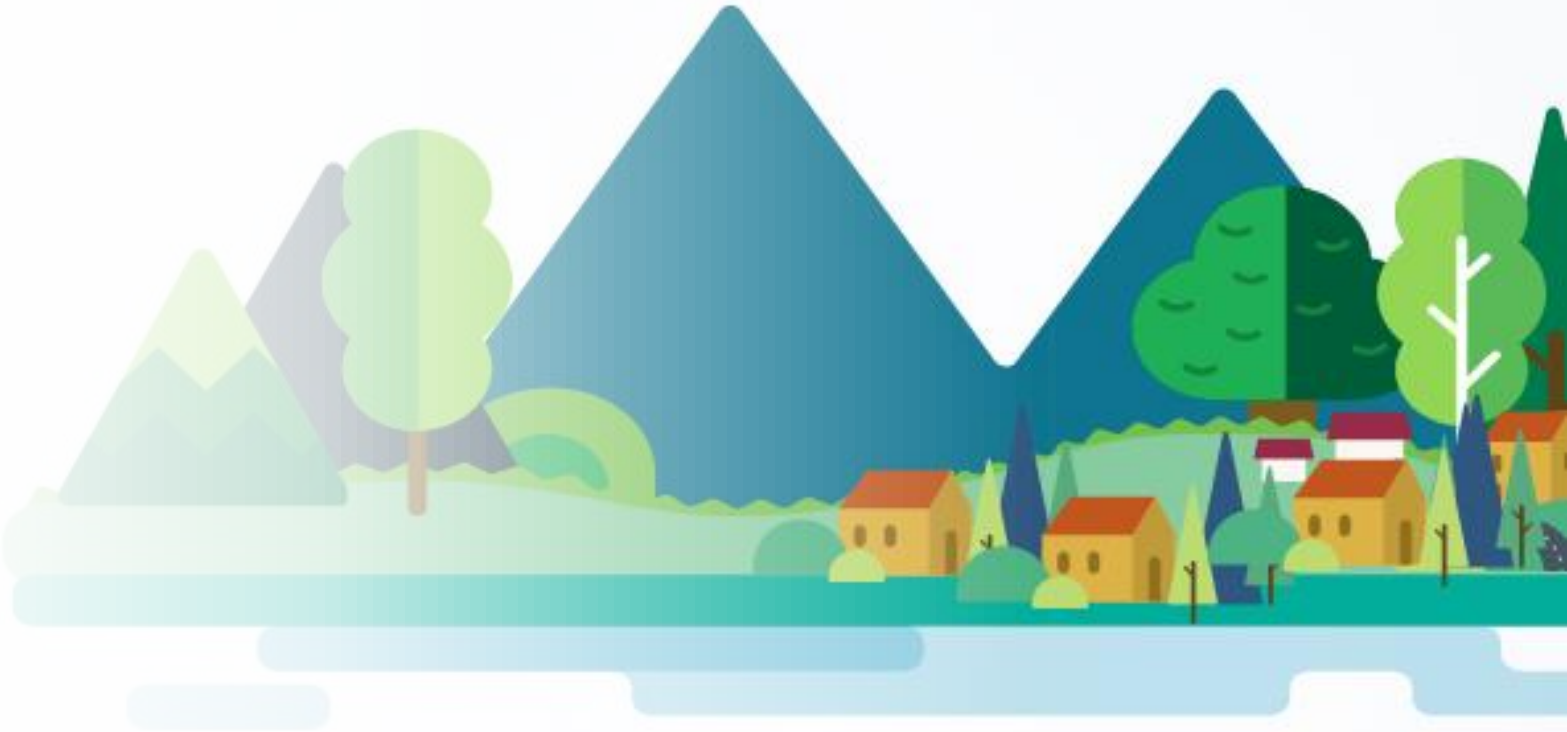
Tahoe Housing Overview

Presentation to the Incline Village Crystal Bay Citizen Advisory Board

Tuesday

July 5, 2022



TAHOE REGIONAL PLANNING AGENCY

Why is TRPA looking at Housing?

Housing is called out in the Regional Plan

“Update policies and ordinances if necessary to achieve state, local and regional housing goals.”

Residential development influences other key Regional Plan Goals

- VMT/GHG
- Water Quality
- Transit

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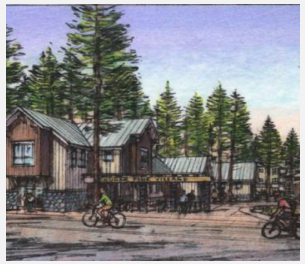
Regional Housing Need to 2026

Jurisdiction	Affordable/Moderate/Achievable
SOUTH SHORE	1880
PLACER	1810
WASHOE	785
TOTAL	**4475**

Source: Tahoe Prosperity Center, Placer County

New Rental Housing Since August 2020

112 Rental Units Constructed/Operational

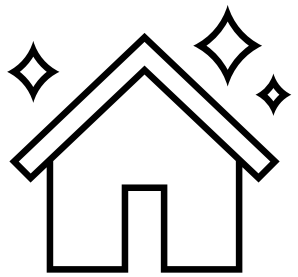


305 Income-Restricted Units Permitted

116 units – Application Submitted

Median Home Price

$1 M



2021

Source: Envision Tahoe Report, Tahoe Prosperity Center

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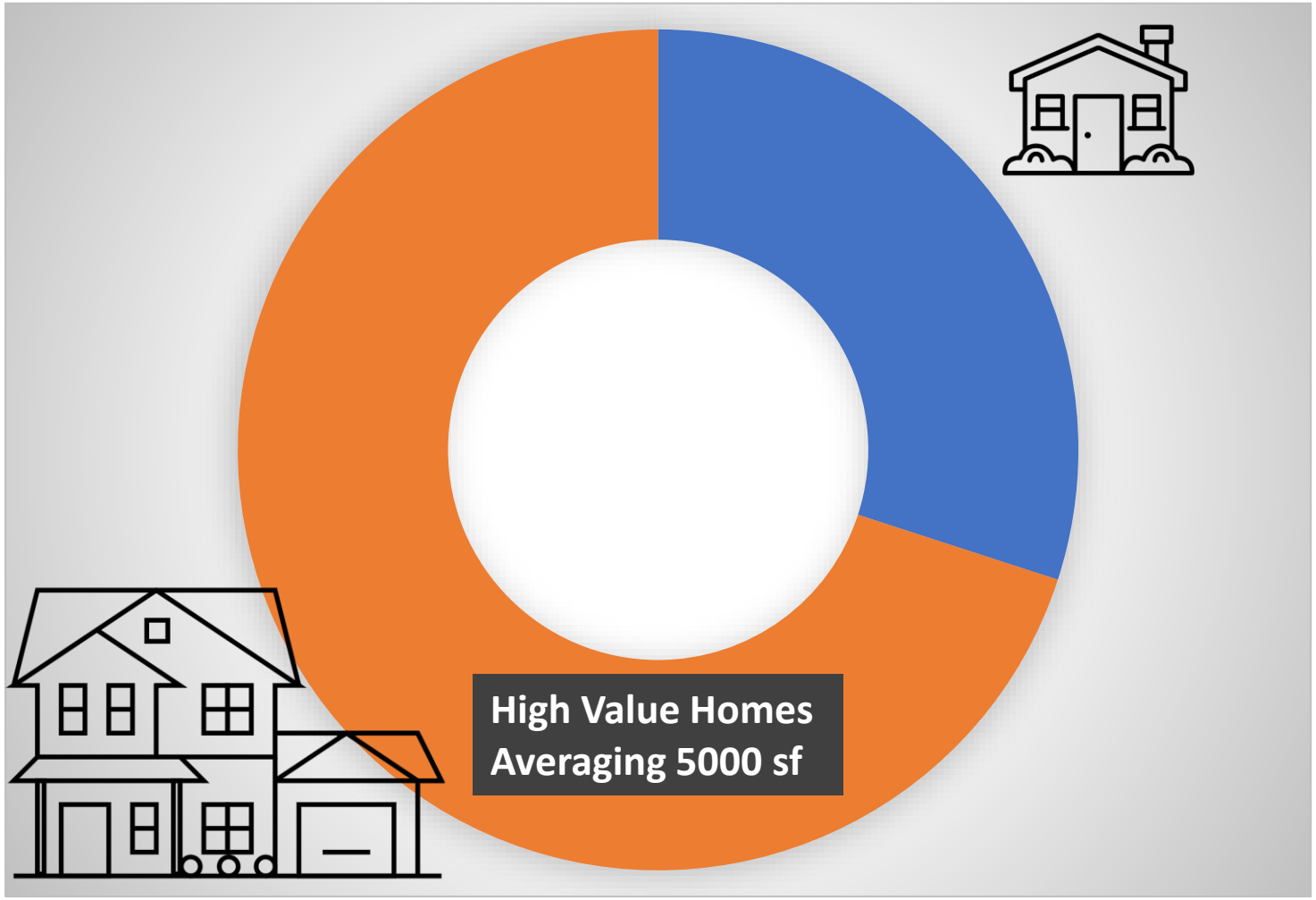
KEY TREND: INCREASING PRICE AND SIZE

HOMES BUILT IN WASHOE TAHOE SINCE 2010



Washoe Tahoe Housing Needs Assessment, September 2021

Tahoe Living Housing and Community Revitalization Working Group

- Local Government
- Governing Board
- Affordable Housing
- Building
- Environmental
- Realtors
- Land management
- Community Land Trust
- Social Services
- Employers
- Community Collaboratives

Priority Actions

Near Term	**ADUs/Small Homes**	**Density**
Medium Term	**Mixed Use Residential**	**Permitting**
Long Term	**Tourist/Commercial Conversion to Residential**	**Coverage** **Fees**

California differs from Nevada Housing Legislation

- California
  - Regional Housing Needs Assessment requirements
  - Legislation requiring jurisdictions to allow ADUs, duplexes, reduced parking, density bonus
  - Funding for Housing/Transit planning and development
- Nevada
  - Clarifies eviction proceedings
  - Tenants' rights
  - Allow local governments to reduce impact fees for affordable housing
  - Affordable Housing Fund

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E-mail me to join the Housing e-mail list

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