

Stakeholder Alternatives Matrix Form

Housing

TRPA Staff Proposed Goal	Suggested Goal Language	TRPA Staff Proposed Policy *	Suggested Policy Language **	TRPA Staff Proposed Implementation Measure	Suggested Implementation Measure
<p>H-1 Mix of Housing: There is a Mix of Housing Opportunities that are attractive and affordable to a diversity of ages, incomes, household sizes, and cultural backgrounds</p>	<p>In accordance with achievement and maintenance of the environmental threshold carrying capacity, affordable housing will be provided in suitable locations for residents of the Region.</p>	<p>H1.1 Local Governments as implementers: Local governments shall be required to assess and develop a housing plan for creating their "fair-share" of affordable and moderate housing stock appropriate to their local populations needs.</p>		<p>H.IMP9: Require as part of chapter 33, the development and maintenance of an affordable and moderate income housing plan, which outlines a needs assessment and plan for implementation in order to receive annual residential allocations</p>	<p>Updated Needs Assessments to be required prior to implementation of new affordable housing program.</p>
<p>H-1 Mix of Housing: There is a Mix of Housing Opportunities that are attractive and affordable to a diversity of ages, incomes, household sizes, and cultural backgrounds</p>		<p>H1.2 Building incentives such as increased density, bonus units and coverage allowances within urban core areas for the development of low and moderate income housing units shall be given to new construction only. Incentives shall not be made available for projects intended as mitigation.</p>	<p>Building incentives such as increased bonus units, density and coverage to be within Community Plans only. Rehabilitate and utilize existing housing stock and deed-restrict for affordable and moderate income housing.</p>	<p>H.IMP8: Specify in the code chapters 33, 34 and 35 where provisions are made for affordable housing incentives that these incentives are limited to new construction not intended as mitigation</p>	<p>If options exist with willing sellers, existing housing stock needs to be rehabilitated, utilized and deed restricted for affordable and moderate income housing.</p>
<p>H-1 Mix of Housing: There is a Mix of Housing Opportunities that are attractive and affordable to a diversity of ages, incomes, household sizes, and cultural backgrounds</p>		<p>H-1.3: Facilities shall be designed and occupied in accordance with local, regional, state and federal standards for the assistance of households with very low, low and moderate incomes. Such housing units shall be made available for rental or sale at cost to such persons that would not exceed the recommended state and federal standards</p>		<p>H.IMP1: Local jurisdictions are responsible for ensuring that income sensitive housing is constructed and kept up to standards held by state and federal housing programs</p>	
<p>H-1 Mix of Housing: There is a Mix of Housing Opportunities that are attractive and affordable to a diversity of ages, incomes, household sizes, and cultural backgrounds</p>		<p>H-1.4: Affordable or government assisted housing for lower income households should be located in close proximity to employment centers, government services, and transit facilities. Such housing must be compatible with the scale and density of the surrounding neighborhood.</p>		<p>H.IMP2: Project permitting must show that projects are located in appropriate transect zones and that projects are within close proximity to transit services.</p>	<p>Define employment center.</p>

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H-1 Mix of Housing: There is a Mix of Housing Opportunities that are attractive and affordable to a diversity of ages, incomes, household sizes, and cultural backgrounds		H1.6: All tourist accommodation unit, multi-family, and mixed-use projects incorporating TAUs or residential units shall be required to include 25% of the total project units as affordable housing		H.IMP8: Prior to project application approval, project proponents will have to demonstrate plans and commodities for the development of 25% inclusionary housing	
H2 To the extent feasible without compromising the growth management provisions of the regional plan, the attainment of threshold goals, and affordable housing incentive programs, moderate income housing will be encouraged in suitable locations for the residents of the region	In accordance with achievement and maintenance of the environmental threshold carrying capacity, affordable housing incentive programs, moderate income housing will be encouraged in suitable locations for the residents of the region.	H2.1 Special incentives, such as bonus development units, will be made available to promote housing for moderate income households (120 percent of respective county's median income). Such incentives shall be made available within jurisdictions that develop housing programs that are substantially consistent with and complementary to the regional plan.	Retain allocation system for moderate income housing.	H.IMP4: Discontinue the moderate income housing plan requirement of the moderate income program	Require allocations for moderate income housing.
H2 or H2- TRPA has two H2 Goals		H2.2: Residential units developed using moderate income housing incentives shall be used to provide housing for full-time residents of the tahoe basin. such units shall not be used for vacation rental purposes		Existing implementation measures	
H2 or H2- TRPA has two H2 Goals		H2.3: Residential units developed using moderate income housing incentives shall remain permanently within the program		Existing implementation measures	

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H-3 Affordable and Moderate Housing Stock: The existing stock of affordable and moderate housing within the Region is maintained.		H-2.1: Mitigation shall be required for projects proposing demolition or conversion of existing structures determined to be moderate or low income housing		H.IMP5: The code will specify that developers may meet mitigation requirements through on-site units, off-site deed restrictions, or an in lieu fee that will go into a fund set aside for the development of units within the same county	
H-3 Affordable and Moderate Housing Stock: The existing stock of affordable and moderate housing within the Region is maintained.		H-2.3: Mitigation with existing stock: Existing units that are not deed restricted and currently serving as affordable or moderate housing as defined by HUD may be deed restricted for mitigation purposes on a 2:1 basis.		H.IMP5: The code will specify that developers may meet mitigation requirements through on-site units, off-site deed restrictions, or an in lieu fee that will go into a fund set aside for the development of units within the same county	
H-3 Affordable and Moderate Housing Stock: The existing stock of affordable and moderate housing within the Region is maintained.		H-2.4: In-lieu housing loss mitigation fee: Establish an in-lieu fee as an alternative for on-site and off-site mitigation for affordable and moderate housing loss.		H.IMP5: The code will specify that developers may meet mitigation requirements through on-site units, off-site deed restrictions, or an in lieu fee that will go into a fund set aside for the development of units within the same county	The existing stock of affordable housing within the Basin shall be maintained.
H-4 Full-time resident housing: Housing units are available for and to encourage full-time residence within the Region.		H-3.1 Allocations not exercised by local jurisdictions and returned to TRPA shall be set aside for the Residence Occupancy Program		H.IMP6: Amend Code Subparagraph 33.2.A(4) Allocation Pool, to allow the assignment of up to 200 allocations to parcels throughout the region for the development of deed-restricted, owner occupied residential units.	
			A fair share of affordable housing through distribution within each Community to be delineated.		Community Plans to identify fair share cap of new units. No one community should house the entire County's requirements.

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			No residential occupancy program.		

*Alternative 4 policy statements were prepared with the best publically available information from the TRPA and some of the information may be out-of-date. Additionally, according to TRPA staff, some details are lacking in Alternative 4 that may have been fully developed in Alternative 2.

**Similar to any RPU alternative, the Conservation Alternative needs to be subjected to the same rigorous environmental analysis to determine if its policies and implementation measures are sufficient for ETCC achievement and maintenance.

Italics identify policy or implementation that were revised as part of the Milestone process – it is unclear from the documents provided if the changes are in reference to Alt 2 or both Alt 2 and Alt 4.

The Conservation Alternative Policies and Implementation Measures and related code amendments must strengthen and implement restriction without variance procedures, exemptions, exceptions and will require enforcement in a timely manner.