

Cultivating Community: Community Workshop #3

October 6 and 7, 2025



**Tahoe
Living**

Cultivating Community,
Conserving the Basin.



Who We Are

TRPA leads the cooperative effort to preserve, restore, and enhance the unique natural and human environment of the Lake Tahoe Region.

Meeting Objectives

- Provide background:
 - The Cultivating Community project and process
 - How We Got Here
 - Staying Involved
 - Adopted Vision and Project Outcomes
 - Recommended Policy Changes
- Discuss:
 - Feedback on the 5 Policy Change Recommendations



Meeting Agenda

- 5:00-5:15pm: **Welcome and Get Settled**
- 5:15-6:00pm: **Introductory Presentation, Q&A, and Polling**
- 6:00-7:30pm: **Small Group Activity**
- 7:30-7:50pm: **Large Group Report Back**
- 7:50-8:00pm: **Closing and Adjourn**

Tahoe Living



Tahoe Regional Planning Agency (TRPA) initiated a multiyear process to make **housing more accessible** while maintaining strict **environmental protections**

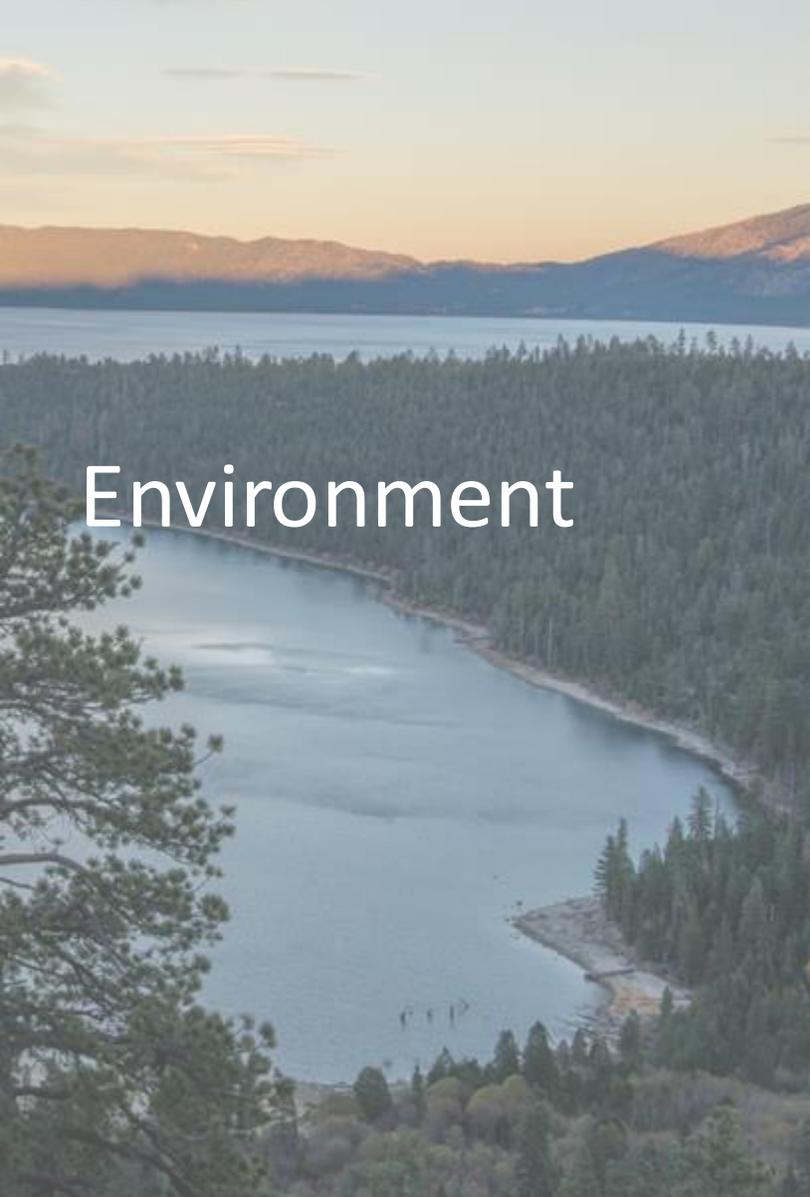


What is the Regional Plan?

- Establishes goals and policies to meet TRPA's environmental thresholds
- Outlines goals, strategies, and actions to maintain and improve environmental, social, physical, and economic well-being
- Includes regulations

- Land Use*
- Transportation*
- Conservation*
- Recreation*
- Public Services and Facilities*
- Implementation

About Cultivating Community, Conserving the Basin



Environment



Access



Engagement

Cultivating Community Process

- **Draft policy change recommendations:**
 - Discuss whether you support the recommended policy changes
 - Understand concerns about any of the changes
 - Hear additional suggestions to implement the changes



Next Steps / Process



3 **Develop and Review Policy Change Recommendations Phase**

Confirm Recommendations and Initiate Environmental Impact Statement

Joint TLWG / CPG Meeting
(Sept 22, 2025)



Community Meetings (Oct 6 and 7, 2025)



Governing Board
(Oct 22 and Nov 19, 2025)



APC Meeting
(Dec 10, 2025)



Governing Board
(Jan 28, 2026)

Ways to Stay Involved

- 1 Visit tahoeliving.org to sign up for eNews
- 2 Upcoming hearings announced on eNews
- 3 Write a letter: publiccomment@trpa.gov
- 4 Attend hearings in-person or by zoom
- 5 Write to an organization who invited you here
- 6 Suggest a webinar topic
- 7 Spread the word!



Grounding Our Discussion



Overarching Vision for the Project:

Adapt TRPA policy, regulations, and programming to facilitate community vitality and compact, walkable neighborhoods and meet the overall housing need for the Lake Tahoe Basin, while maintaining and improving conservation and preservation of Lake Tahoe and the surrounding environment.

Intended Project Outcomes:

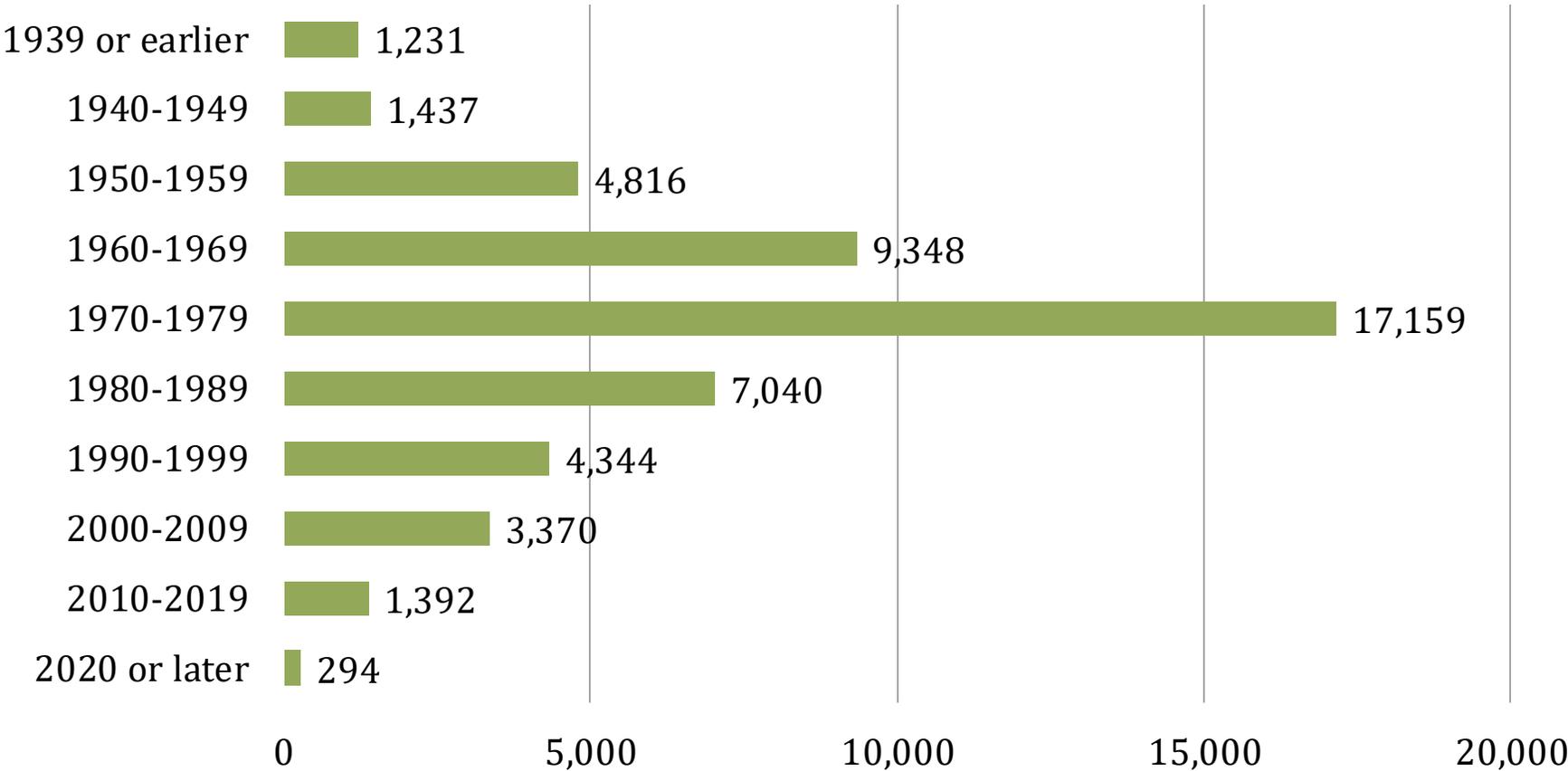
1. Resilient Communities
2. Housing Choice
3. Trust and Community Building
4. Equity

Rooting Our Discussion: Community Housing Stories

“The lack of affordable housing has always been an issue. Unfortunately, the problem is only worsening. I’m trying to find a home with my partner as we’re both tired of living in constant fear and housing insecurity and want to own a home in the community we’re contributing members of.”

Slowing of Home Production

+80% of homes were built before 1990

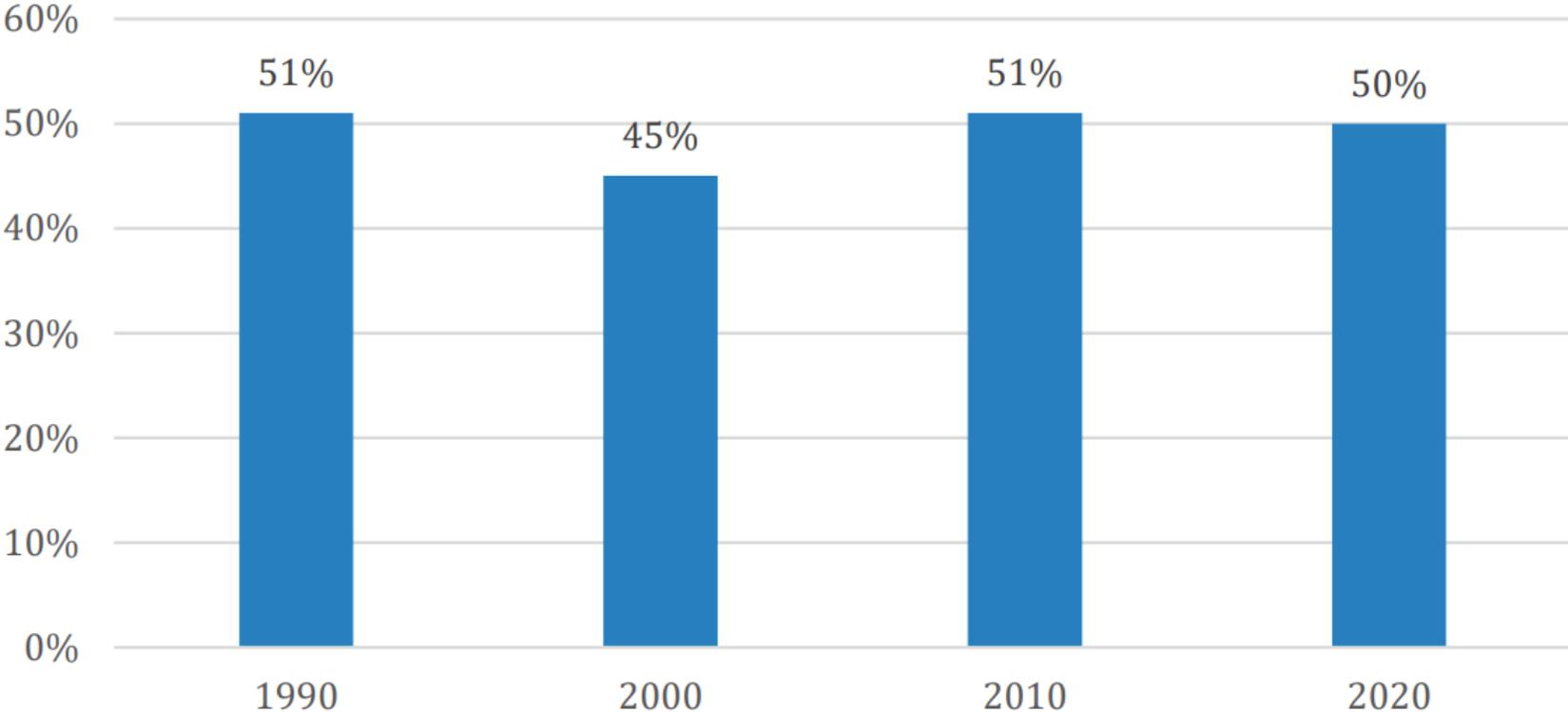


Data source: U.S. Census, 2019-2023 ACS; TRPA; BAE, 2025.

Share of Vacation and Second Homes



~50% of all homes are vacation and second homes

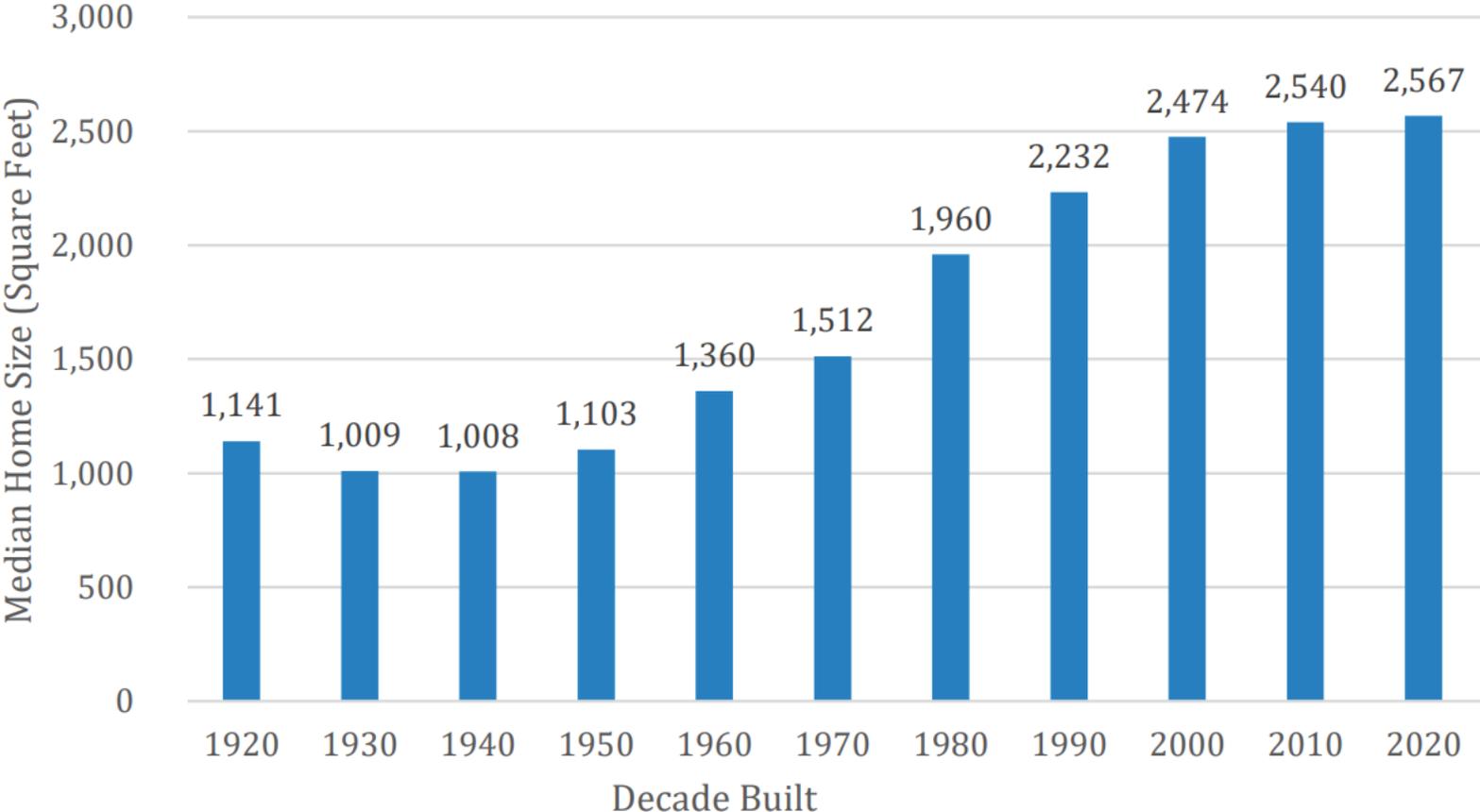


Data source: U.S. Census, 1990, 2000, 2010, and 2020 decennial censuses. TRPA.

Growing Median Home Size

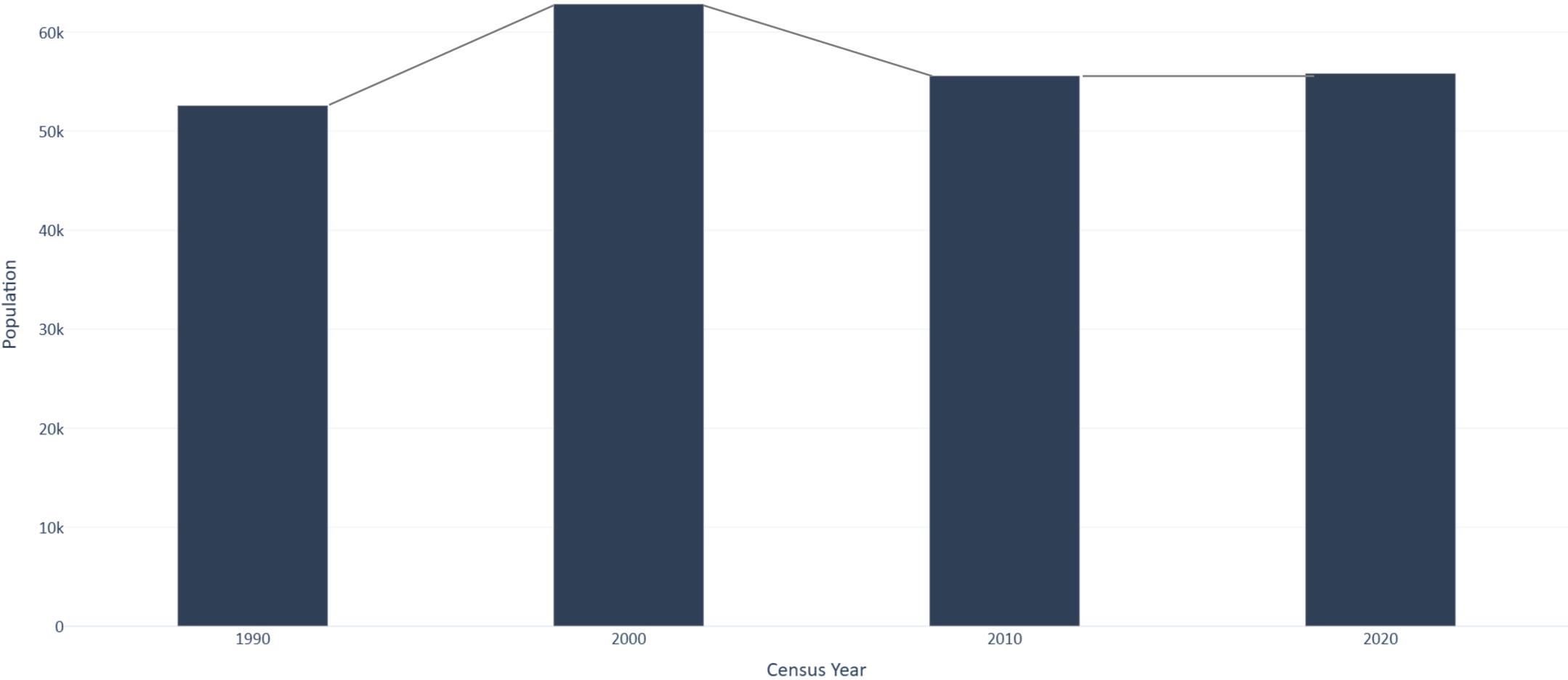


median home size is 70% larger than 50 years ago



Change in population: 1990-2020

Tahoe Resident Population 1990-2020



Data source: U.S. Census, 1990, 2000, 2010, and 2020 decennial censuses.

What We Heard about Housing Issues in the Basin

High costs + lack of housing options creates far-reaching community impacts:



Clarifying Questions & Interactive Polling?

about the process





Policy Changes

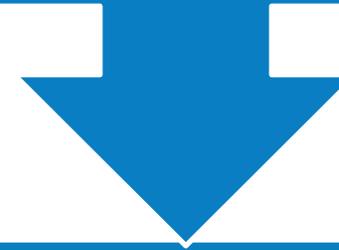
Key Terms

- Affordable and Workforce
- Workforce
- Affordable, Moderate, and Achievable

Key Assumptions

about the policy changes

Stay within the growth potential of current Regional Plan



Redistribute unused development to help meet housing needs

What We Heard?

Make it easier to build an **ADU**

Analyze **expansion of town center** boundaries

Diversification of **housing types**

Discourage **large homes and second homes**

Protect water quality and open space

Addition of development rights to be used for affordable and workforce homes

Preserve and unlock **existing housing stock**

Recommended Policy Changes



Policy Packages



Environmental Impact Statement (EIS)

studies the benefits and effects of the policies if approved

Policy Changes



Development Rights

- Development Rights Pool
- Residential Bonus Units
- Banking, Conversion, + Transfers

Zoning + Development Standards

- Land Coverage
- Development Standards
- Expanded Housing Sites
- ADUs
- Building Reno + Rehabs

Development Process

- Planning Process
- Development Process

Development Costs

- Development Costs and Fees

Other Housing Models

- Housing Occupancy

Policy Changes



Policy Options Still Included But Not Under Discussion Today

- Support for a Housing Authority
- No net loss of affordable housing
- Support renovation and rehabilitation
- Convert unused commercial and hotel rights to bonus units

Policy Options Excluded for Now

- Mobile homes
- "Lease to Locals", down-payment assistance, increase second-homeowner participation in rental programs (jurisdictional role)

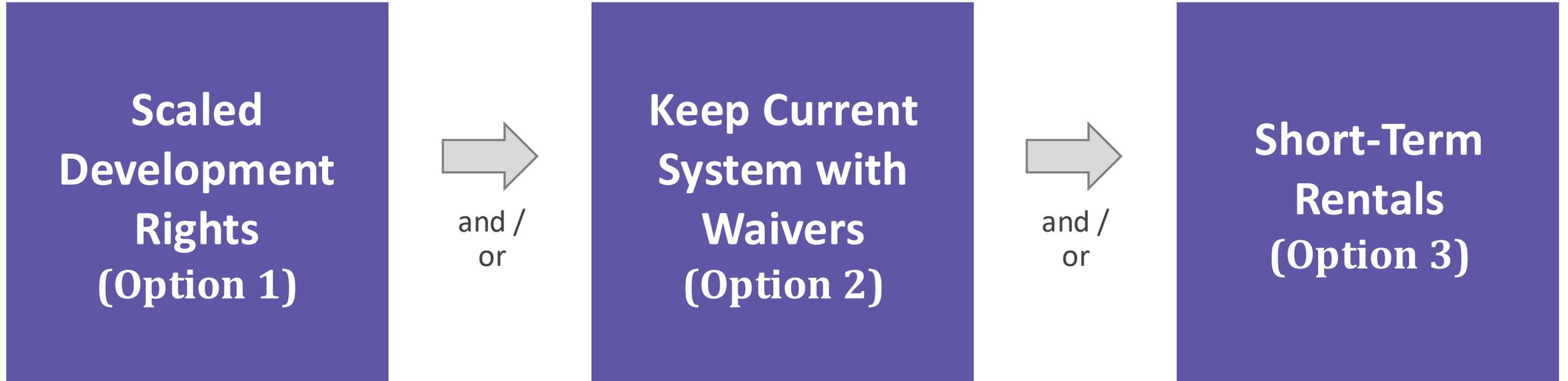
visit <https://www.tahoeliving.org/> to read the full recommended policy changes document

Critical Topics: Development Rights Mismatch

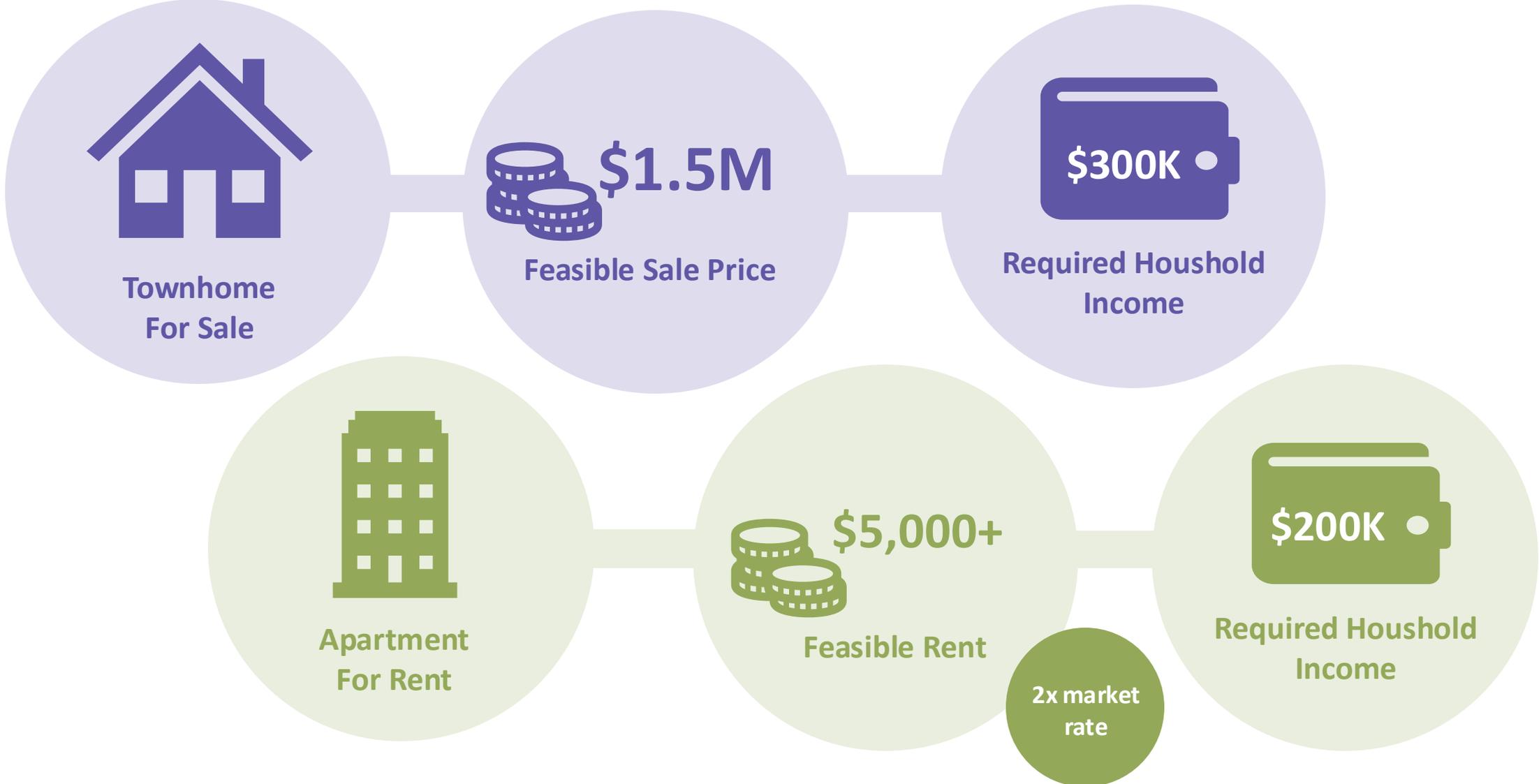


Data source: TRPA summary of Regional Housing Needs Assessments.
<https://www.trpa.gov/wp-content/uploads/Summary-of-Housing-Needby-Income-Level-from-Regional-Housing-Needs-Assessment-Documents.pdf>

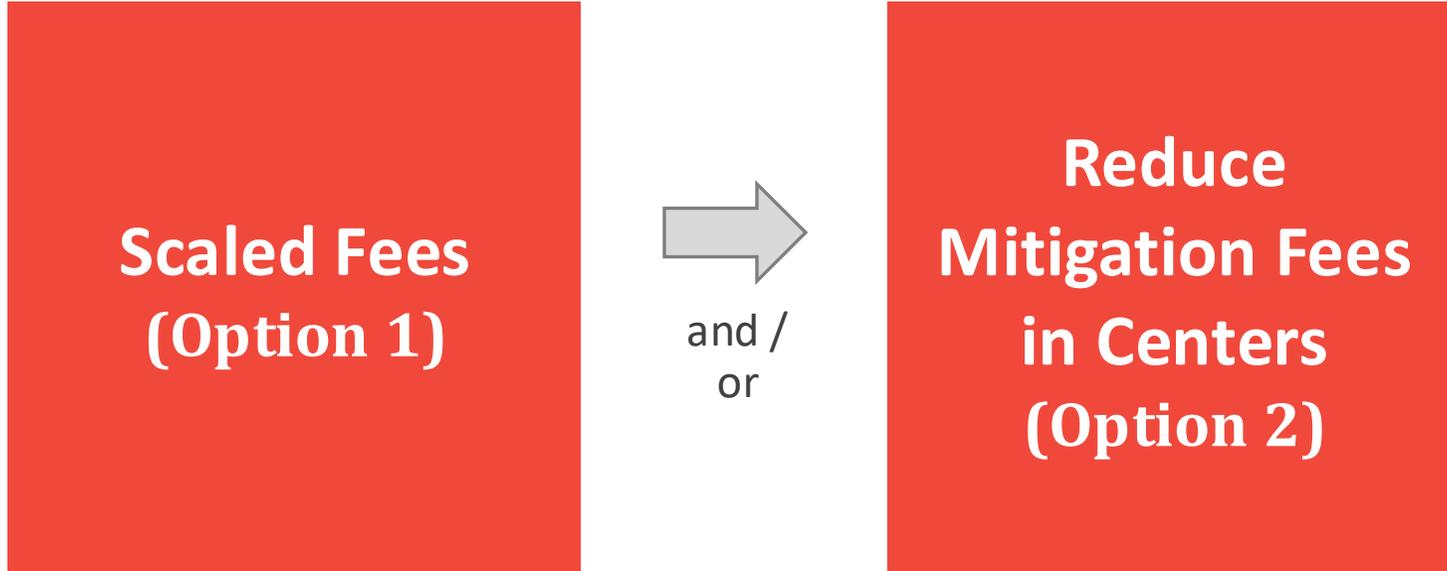
Critical Topics: Development Rights



Critical Topics: Costs and Fees



Critical Topics: Costs and Fees

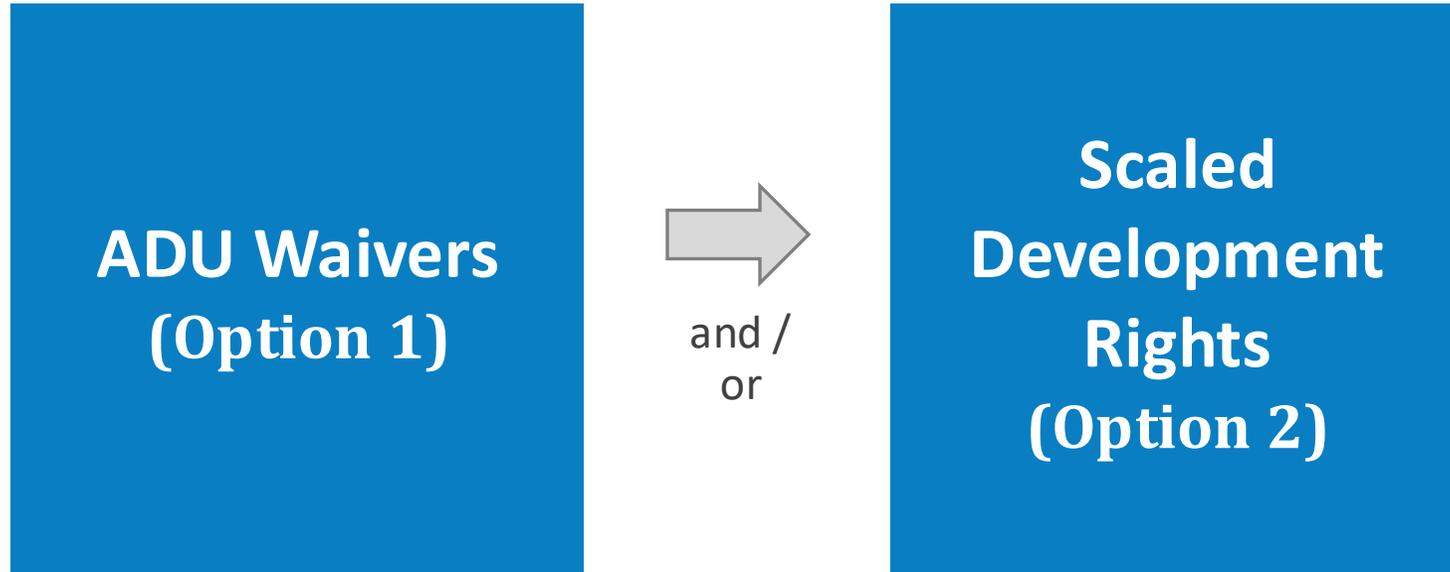


Accessory Dwelling Units

- Increase the housing without altering neighborhood character
- Homes for local workers, aging family members, or renters who need smaller places
- Long-time homeowners to downsize or generate supplemental income



Critical Topics: Accessory Dwelling Units



Critical Topics: Land Coverage

How Stormwater is Managed

Parcel-Level



Area-Wide



Critical Topics: Land Coverage



Critical Topics: Development Standards

**More Local
Government
Control
(Option 1)**



and /
or

**Expand Town
Center
Boundaries
(Option 2)**



and /
or

**Allow Missing
Middle Housing
(Option 3)**

Clarifying Questions

about the policies





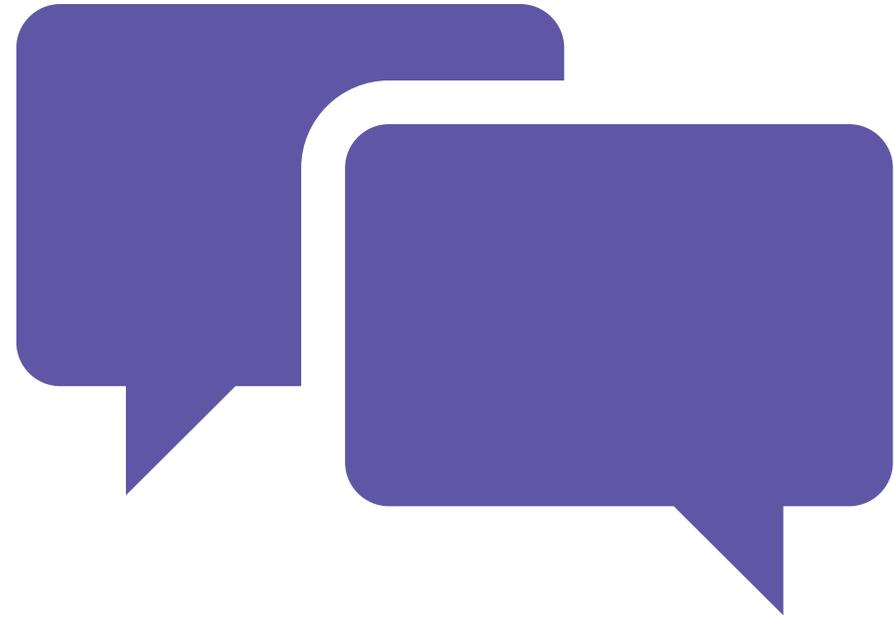
Small Group Activity

Discussion Format

- 1 Work in small groups with a facilitator
- 2 Facilitator will introduce policy packages and recommendations
- 3 Discuss!
- 4 Large group discussion at the end

Participation Principles

- Common conversational courtesy
- All ideas and points of view have value
- Speak up and share the time
- Cell phone courtesy





Meeting Evaluation

<https://www.surveymonkey.com/r/TahoeLivingWS3>



Thank You for Joining Us!