



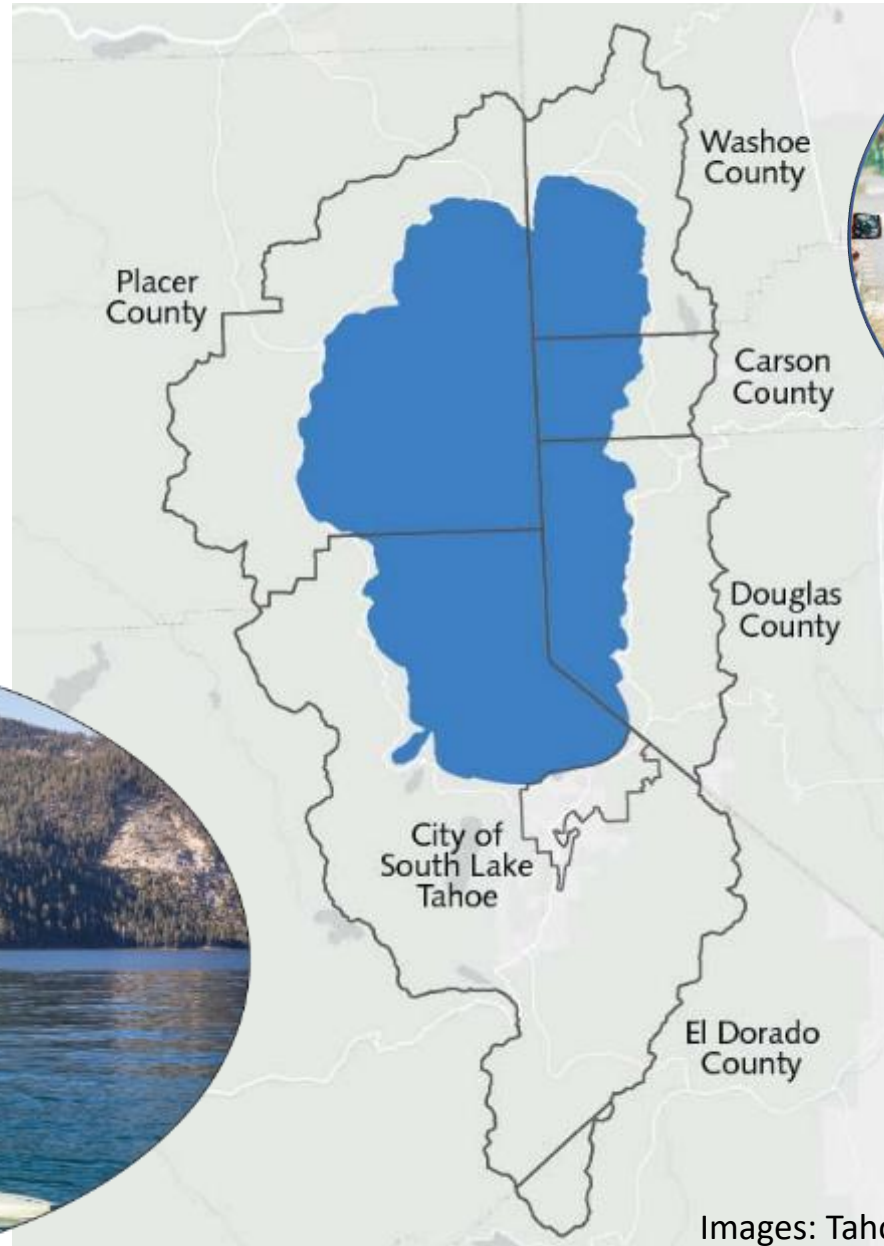
**TAHOE
REGIONAL
PLANNING
AGENCY**

Nevada Legislative Oversight Committee
TRPA and Marlette Lake Water System

Lake Tahoe Basin Affordable Housing Programs
By Julie Regan and Karen Fink, TRPA • May 3, 2024

Image: Tahoe Regional Planning Agency

TRPA and the Bi-State Compact



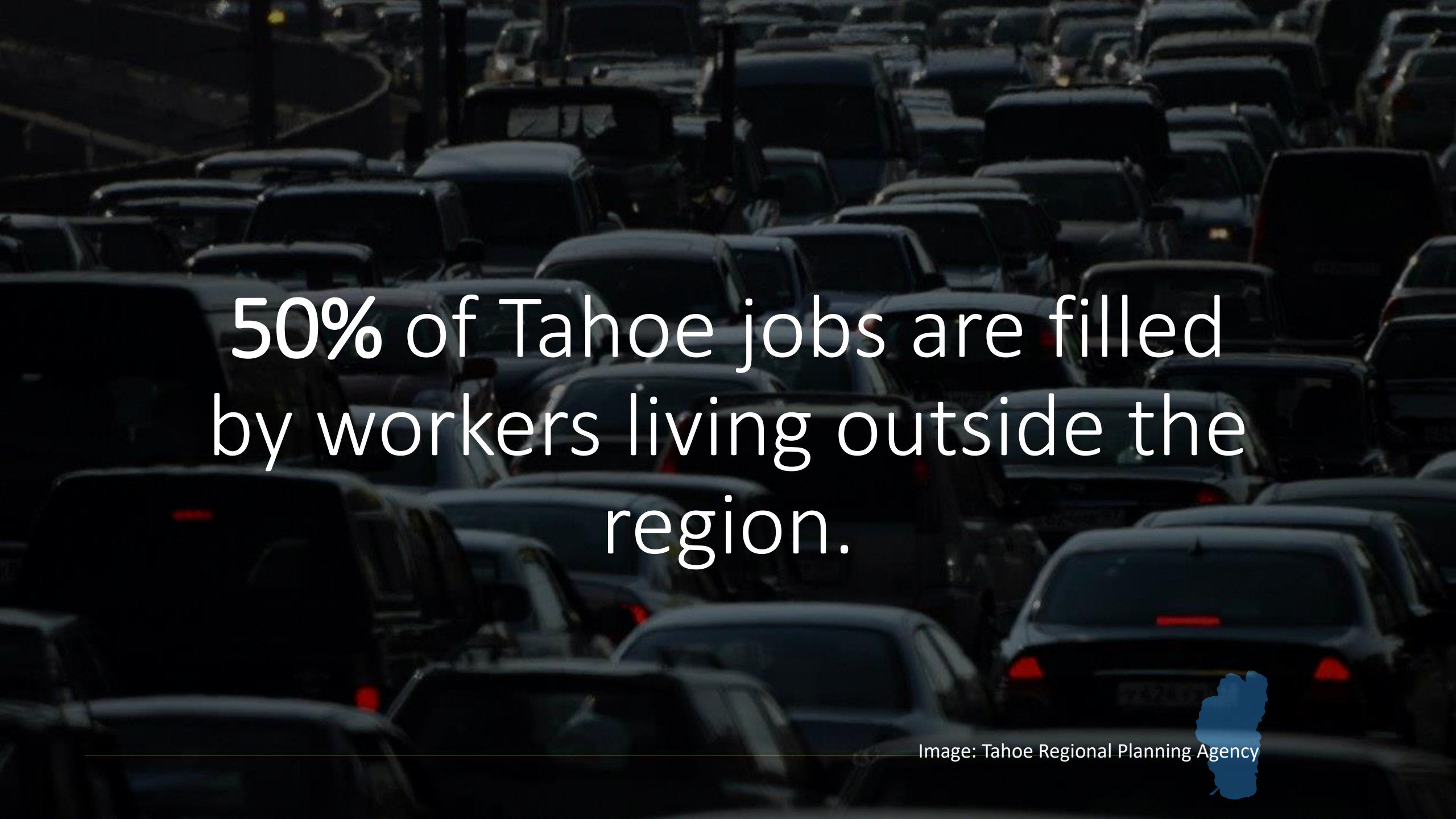
Images: Tahoe Regional Planning Agency





**ONLY 28% OF TAHOE RESIDENTS
CAN AFFORD THE MEDIAN HOUSE
PRICE**

Image: Tahoe Regional Planning Agency

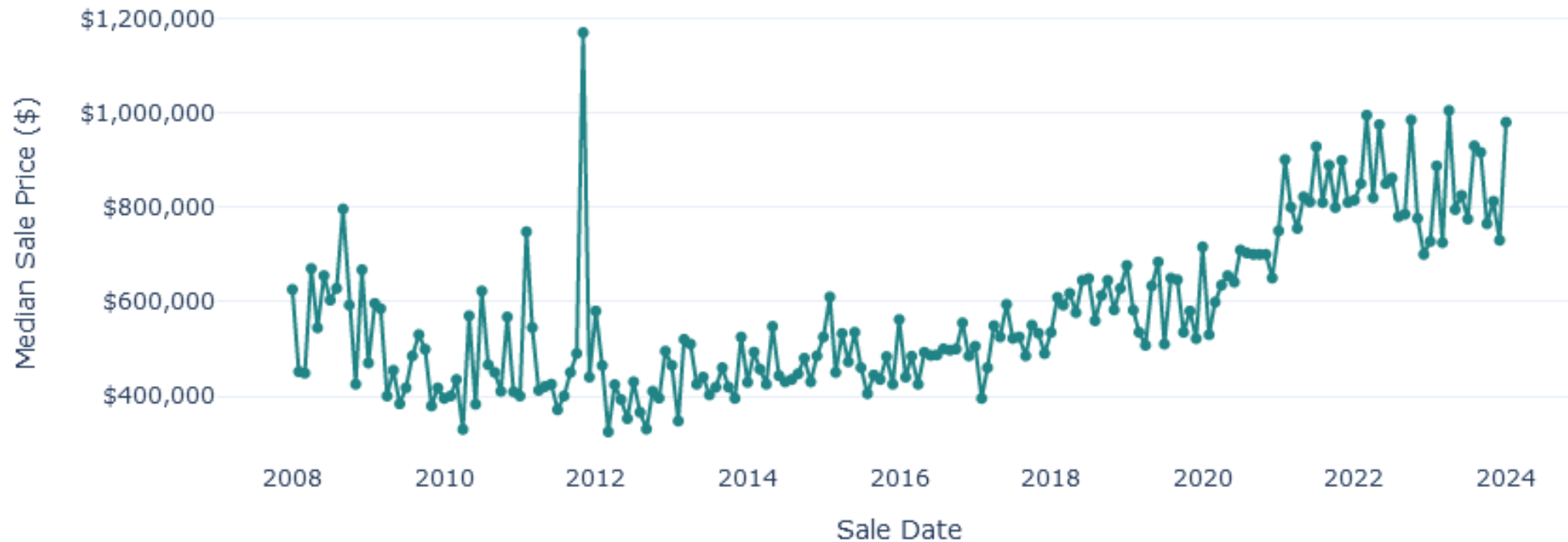


50% of Tahoe jobs are filled
by workers living outside the
region.

Image: Tahoe Regional Planning Agency



Median Home Sales Price in Tahoe Region



Source: Tahoe Regional Planning Agency <https://www.tahoeopendata.org/datasets/TRPA::ltinfo-climate-resilience-dashboard/explore?layer=147>

High Rate of Empty Homes



50%

of Lake Tahoe's housing stock is
seasonal or for occasional use in
2020



The median single family home
price in Lake Tahoe in 2024 is

\$980,000

Images: Tahoe Regional Planning Agency
Data: TRPA, US Census



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How Much Housing is Needed?

- 3 Housing Needs Assessments completed for Tahoe Basin
- Summary of need at each deed restriction level:
 - **Affordable:** 2,735 units
 - **Moderate:** 1,512
 - **Achievable:** 1,575

Housing Needs Assessments can be found at trpa.gov/housing

Compact Development Helps Meet Regional Plan Goals

- Housing
- Traffic (VMT)/Greenhouse Gas Emissions
- Water Quality
- Transit
- Economic Development



Images: Tahoe Regional Planning Agency

Tahoe Living Housing and Community Revitalization Working Group

- Local Government Staff
- TRPA Governing Board representatives
- Saint Joseph Community Land Trust
- Social Services
- Public Lands
- Environmental Community
- Builders
- Realtors
- Community Collaboratives
- Employers



Image: Tahoe Regional Planning Agency

Tahoe Living Strategic Priority

- Accessory Dwelling Units
- Deed-Restricted Housing
- Missing Middle Incentives
- Community Engagement



Image: Tahoe Regional Planning Agency

Tahoe Living Phases & Status

Phase 1

- Accessory Dwelling Units
Completed
- Motel to Residential Density Conversion
Completed

Phase 2

- Reduce the Cost of Building Affordable and Workforce Housing Development
Complete

Phase 3



- Growth Mgmt. System
- Equity, Community Engagement
- Fees, permit streamlining
Starting

Challenge: California and Nevada Housing Legislation Differences

California:

- Accessory Dwelling Unit (ADU) regulations
- Parking waivers
- Density bonuses
- Housing Grants
- Permit Streamlining

Nevada:

- Renter Protections
- Affordable Housing Fund
- Density bonuses
- Tax incentives
- Accessory Dwelling Unit (ADU) regulations



Image: Tahoe Regional Planning Agency