March 24, 2022

Hillary Prasad, Specialist
Department of Housing and Community Development
Division of Housing Policy Development
2020 W. El Camino, Suite 500
Sacramento, CA 95833

Subject: City of South Lake Tahoe Draft 2022-2027 Housing Element

Dear Ms. Prasad:

We are pleased to submit a second draft of the 2022-2027 City of South Lake Tahoe Housing Element for review. This Housing Element describes the City's plan for addressing the housing needs of its current and future residents through June 30, 2027. Additional revisions have been made in response to the letter from HCD dated February 18, 2022 and public comments received on the first Public Draft since its release on December 23, 2021. All revisions made since the first draft we submitted to you are shown in tracked changes. For this subsequent draft revision, the City posted the revised draft on its website and emailed a link to all individuals and organizations that have previously requested notices relating to the City's housing element on March 16, 2022, seven days before submitting the draft revision to HCD.

Through consultation with HCD, the City received a recommendation to highlight Housing Element programs that are most impactful on addressing the unique housing needs in South Lake Tahoe. While these programs may not align directly with the priorities dictated for the entire state, the City has received public feedback to support prioritization of these programs in descending order:

- Program 2-11 Local Funding Source. This program is necessary to fund programs and leverage state and federal grant applications.
- Program 2-1 State and Federal Funds. This program is necessary to implement many of the HE programs.
- Programs 3-7 Vacation Home Rental (VHR) Monitoring and Program 3-9 Landlord/Tenant Matching. These programs are necessary to transition VHRs to long term rental units.
- Program 5-1 Fair Housing. Several parts to this program are important to connect income and minority residents to housing resources.
- Program 2-10 Movable Tiny Homes. This program is necessary to provide lower cost options to create ADUs.
- Program 3-2 Multi-Family Development & Single Room Occupancy Inspections. This program is necessary to maintain a basic level of health and safety in existing old housing units.
- Program 2-7 Homebuyer Assistance Program. This program is necessary for the local workforce to achieve home ownership.
- Program 2-15 Rental Assistance. This program is necessary to provide housing stability for the large percentage of workforce that rents.

The City of South Lake Tahoe is committed to working with the California Department of Housing and Community Development to ensure that this Housing Element obtains certification to maintain eligibility for grant funding programs, to ensure the legal adequacy of the General Plan, and to preserve

local control of land use decisions. As demonstrated in the Resource Inventory section of the Housing Element, the City has land zoned to meet the needs of residents at all income levels.

We look forward to hearing from your office. Please do not hesitate to contact me at (805) 295-1530 or asinsheimer@placeworks.com with any questions regarding the draft.

Sincerely,

PLACEWORKS

Amy Sinsheimer

Amy Sinsheimer, AICP
Senior Associate

Attached:
City of South Lake Tahoe Revised Draft 2022-2027 Housing Element – clean and tracked change versions





CITY OF SOUTH LAKE TAHOE

2022-2027 HOUSING ELEMENT

Revised Public Draft,
March 2022
Tracked Changes Version

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CITY OF SOUTH LAKE TAHOE
2022-2027 HOUSING ELEMENT

Revised Public Draft | March 2022
Tracked Changes Version

for the **City of South Lake Tahoe**

PLACEWORKS

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PART I

CITY OF SOUTH LAKE TAHOE

HOUSING ELEMENT BACKGROUND REPORT

TABLE OF CONTENTS

4.1 INTRODUCTION 4-1
4.1.1 OVERVIEW OF STATE REQUIREMENTS 4-1
4.1.2 GENERAL PLAN AND HOUSING ELEMENT CONSISTENCY 4-3
4.1.3 TAHOE REGIONAL PLANNING AGENCY OVERVIEW 4-3
4.1.4 CONSISTENCY WITH SOUTH LAKE TAHOE'S REDEVELOPMENT IMPLEMENTATION PLAN 4-4
4.1.5 NOTIFICATION TO RETAIL WATER/SEWER PROVIDERS 4-4
4.1.6 PUBLIC PARTICIPATION 4-5
4.1.6.1 Stakeholder Input 4-8
4.1.6.2 Community/Stakeholder Input 4-9
4.1.6.3 Public Draft Housing Element 4-9
4.1.6.4 Response to Input Received 4-11

4.2 NEEDS ASSESSMENT 4-13
4.2.1 HOUSING STOCK AND DEMOGRAPHIC PROFILE 4-13
4.2.2 DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS AND TRENDS 4-13
4.2.2.1 Local Housing Needs in the Context of the Lake Tahoe Basin 4-13
4.2.2.2 Population 4-16
4.2.2.3 Age Distribution 4-18
4.2.2.4 Race/Ethnicity 4-19
4.2.2.5 Household Characteristics 4-19
4.2.2.6 Tenure 4-19
4.2.2.7 Household Income 4-21
4.2.2.8 Existing and Projected Employment 4-22
4.2.2.9 School Enrollment 4-26
4.2.3 HOUSING CHARACTERISTICS AND TRENDS 4-26
4.2.3.1 Housing Inventory/Supply 4-26
4.2.3.2 Vacancy Rates and Rental Housing 4-28
4.2.3.3 Overcrowded Housing 4-29
4.2.3.4 Household Size 4-30
4.2.4 DEVELOPMENT TRENDS 4-31
4.2.4.1 Housing Conditions 4-31
4.2.4.2 2019 Housing Conditions Survey 4-32
4.2.4.3 Housing Affordability 4-35
4.2.4.4 Housing Cost Burdens 4-36
4.2.4.5 Ability to Pay for Housing 4-38
4.2.4.6 Housing Costs 4-42
4.2.4.7 Existing Housing Needs 4-45
4.2.5 FUTURE HOUSING NEEDS 4-64
4.2.5.1 Regional Fair-Share Allocation 4-64
4.2.6 ASSESSMENT OF FAIR HOUSING 4-65
4.2.6.1 Outreach 4-66
4.2.6.2 Fair Housing Issues 4-67
4.2.6.3 Enforcement and Outreach Capacity 4-97

4.2.6.4 Sites Inventory Analysis....4-98
4.2.6.5 Contributing Factors....4-103

4.3 RESOURCE INVENTORY....4-109
4.3.1 AVAILABILITY OF LAND AND SERVICES....4-109
4.3.1.1 South Lake Tahoe's Setting, Zoning, and Development Procedures....4-109
4.3.2 INVENTORY OF LOCAL, STATE, AND FEDERAL HOUSING AND FINANCING PROGRAMS....4-136
4.3.2.1 Current City Programs....4-136
4.3.2.2 Current El Dorado County Programs....4-138
4.3.2.3 Private, State, and Federal Funding Programs....4-138
4.3.3 PRESERVING AT-RISK UNITS....4-142
4.3.3.1 Federal Programs to Preserve At-Risk Units....4-143
4.3.3.2 State Programs to Preserve At-Risk Units....4-144
4.3.3.3. Local Programs to Preserve At-Risk Units....4-144
4.3.4 ENERGY CONSERVATION OPPORTUNITIES....4-145

4.4 POTENTIAL HOUSING CONSTRAINTS....4-147
4.4.1 TAHOE REGIONAL PLANNING AGENCY POTENTIAL AND ACTUAL GOVERNMENTAL CONSTRAINTS 4-147
4.4.1.1 Background and Regional Authority − The Bi-State Compact....4-147
4.4.1.2 Housing Goals and Policies of the Existing Regional Plan....4-148
4.4.1.3 Zoning....4-148
4.4.1.4 Growth Controls....4-150
4.4.1.5 Land Coverage Limitations....4-153
4.4.1.6 Water Quality Requirements....4-156
4.4.1.7 Density....4-157
4.4.1.8 Height Standards....4-159
4.4.1.9 Design Standards....4-159
4.4.1.10 Building Season Limitations/Grading Requirements....4-162
4.4.1.11 Impediments to Housing for Persons with Disabilities....4-162
4.4.1.12 Employee Housing....4-163
4.4.1.13 Subdivision and Condominium Requirements....4-164
4.4.1.14 Fees and Other Exactions....4-164
4.4.1.15 Project Processing and Permit Procedures....4-167
4.4.1.16 TRPA Preemption of State Housing Law....4-168
4.4.2 CITY OF SOUTH LAKE TAHOE POTENTIAL AND ACTUAL GOVERNMENTAL CONSTRAINTS....4-170
4.4.2.1 Land Use Controls....4-170
4.4.2.2 Airport Safety Areas....4-171
4.4.2.3 Annexation Restrictions....4-172
4.4.2.4 Mobile Homes/Mobile Home Parks....4-172
4.4.2.5 Motel Conversion Regulations....4-174
4.4.2.6 Transitional and Supportive Housing....4-175
4.4.2.7 Emergency Shelter....4-176
4.4.2.8 Vacation Rental Regulations....4-177
4.4.2.9 "Illegal Unit" Program....4-178
4.4.2.10 Building Height, Setback, and Minimum Lot Size Requirements....4-178
4.4.2.11 Condominium Regulations....4-181

4.4.2.12 Building Codes and Their Enforcement 4-183
4.4.2.13 On-/Off-Site Improvements 4-183
4.4.2.14 Parking Standards 4-185
4.4.2.15 Streets 4-186
4.4.2.16 Other Improvements 4-186
4.4.2.17 City Fees and Other Exactions 4-187
4.4.2.18 Density Bonus 4-190
4.4.2.19 Development, Maintenance, and Improvement of Housing for Persons with Disabilities 4-191
4.4.2.20 Buy-Out Programs 4-192
4.4.2.21 Article 34 4-192
4.4.3 POTENTIAL NON-GOVERNMENTAL CONSTRAINTS 4-193
4.4.3.1 Land Costs 4-193
4.4.3.2 Availability of Financing and Insurance 4-193
4.4.3.3 Development Costs 4-194
4.4.3.4 Environmental Constraints 4-194
4.4.3.5 Prevailing Wage 4-195
4.4.3.6 Developer Trends 4-195

4.5 EVALUATION 4-197
4.5.1 2014 TO 2021 ACCOMPLISHMENTS 4-197
4.5.2 REVIEW OF EXISTING HOUSING ELEMENT 4-197

Appendices

APPENDIX A - SITES INVENTORY A-1
APPENDIX B - HOUSING ELEMENT PUBLIC COMMENTS AND RESPONSES B-1

List of Tables

TABLE 4-1 PLACE OF RESIDENCE OF DOUGLAS COUNTY AND SOUTH LAKE TAHOE EMPLOYEES 4-14
TABLE 4-2 PLACE OF EMPLOYMENT FOR LOW-INCOME WORKERS 4-15
TABLE 4-3 POPULATION, HOUSEHOLDS, HOUSING SIZE, AND HOUSING UNITS 4-17
TABLE 4-4 POPULATION PROJECTIONS 4-18
TABLE 4-5 POPULATION BREAKDOWN BY AGE 4-18
TABLE 4-6 POPULATION BREAKDOWN BY RACE AND ETHNICITY 4-19
TABLE 4-7 VACANT UNITS BY TYPE OF VACANCY 4-20
TABLE 4-8 HOUSEHOLD INCOME DISTRIBUTION 4-21
TABLE 4-9 LARGE EMPLOYERS 4-23
TABLE 4-10 EMPLOYMENT PROJECTIONS 4-24
TABLE 4-11 PROJECTED EMPLOYMENT BY OCCUPATION AND WAGE 4-25
TABLE 4-12 HOUSING STOCK BY TYPE 4-27
TABLE 4-13 HOUSING-JOBS RATIO 4-28
TABLE 4-14 HOUSING UNIT PROJECTIONS 4-28
TABLE 4-15 OVERCROWDED HOUSING 4-30
TABLE 4-16 HOUSEHOLD SIZE BY TENURE 4-31
TABLE 4-17 AGE OF HOUSING STOCK & HOUSING STOCK CONDITIONS 4-32
TABLE 4-18 OVERALL STRUCTURAL SCORE 4-34
TABLE 4-19 HOUSING CONDITIONS BY STRUCTURAL ISSUE 4-34

TABLE 4-20 MEDIAN HOUSEHOLD INCOME BY HOUSEHOLD SIZE 4-36
TABLE 4-21 HOUSING COST BURDEN BY HOUSEHOLD INCOME CLASSIFICATION 4-37
TABLE 4-22 HOUSING PROBLEMS BY HOUSEHOLD INCOME CLASSIFICATION 4-38
TABLE 4-23 HCD INCOME LIMITS BASED ON PERSONS PER HOUSEHOLD 4-39
TABLE 4-24 ABILITY TO PAY FOR HOUSING BASED ON HCD INCOME LIMITS 4-40
TABLE 4-25 HUD FAIR MARKET RENT 4-41
TABLE 4-26 MEDIAN CONTRACT RENT AND MEDIAN GROSS RENT 4-42
TABLE 4-27 AVERAGE RENTS 4-43
TABLE 4-28 MEDIAN SALES PRICE OF SINGLE-FAMILY HOMES 4-44
TABLE 4-29 MEDIAN LISTING PRICE BY NUMBER OF BEDROOMS 4-45
TABLE 4-30 MEDIAN SALES PRICE OF SINGLE-FAMILY HOMES 4-45
TABLE 4-31 HOMELESSNESS 4-47
TABLE 4-32 HOMELESS FACILITIES 4-48
TABLE 4-33 FARMWORKERS 4-50
TABLE 4-34 PERSONS WITH DISABILITY BY EMPLOYMENT STATUS 4-52
TABLE 4-35 PERSONS WITH DISABILITIES BY DISABILITY TYPE 4-53
TABLE 4-36 POPULATION WITH A DEVELOPMENTAL DISABILITY 4-54
TABLE 4-37 DEVELOPMENTALLY DISABLED RESIDENTS BY RESIDENCE TYPE 4-54
TABLE 4-38 SENIOR POPULATIONS AND HOUSEHOLDS 4-57
TABLE 4-39 SENIOR HOUSEHOLDS BY INCOME GROUP 4-57
TABLE 4-40 HOUSING UNIT SIZES 4-59
TABLE 4-41 FEMALE-HEADED HOUSEHOLDS 4-60
TABLE 4-42 EXTREMELY LOW-INCOME HOUSEHOLDS 4-61
TABLE 4-43 REGIONAL HOUSING NEEDS ALLOCATION BY INCOME 4-65
TABLE 4-44 SCHOOL PERFORMANCE SCORES, 2018 4-80
TABLE 4-45 INCREASES IN RENTAL RATES, 2015-2021 4-94
TABLE 4-46 UNITS BY RESOURCE AREA DESIGNATION 4-101
TABLE 4-47 FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES IN SOUTH LAKE TAHOE 4-104
TABLE 4-48 PLAN AREA STATEMENTS AND COMMUNITY PLAN DISTRICTS RESIDENTIAL IMPLICATIONS 4-115
TABLE 4-49 REPRESENTATIVE PROJECTS 4-125
TABLE 4-50 ADDRESSING THE 6TH CYCLE RHNA 4-133
TABLE 4-51 FINANCIAL RESOURCES FOR HOUSING ACTIVITIES 4-139
TABLE 4-52 ASSISTED HOUSING STOCK 4-143
TABLE 4-53 CONVERSION EXCHANGE RATES 4-153
TABLE 4-54 TRPA DENSITY LIMITATIONS FOR RESIDENTIAL USES 4-157
TABLE 4-55 TRPA BASE FEES FOR NEW RESIDENTIAL CONSTRUCTION 4-165
TABLE 4-56 TRPA FEE MULTIPLIERS 4-165
TABLE 4-57 OTHER TRPA FEES 4-166
TABLE 4-58 CITY DEVELOPMENT STANDARDS 4-180
TABLE 4-59 SETBACK EXCEPTIONS 4-181
TABLE 4-60 PARKING STANDARDS FOR RESIDENTIAL USES 4-185
TABLE 4-61 PLANNING APPLICATION FEE SCHEDULE 4-188
TABLE 4-62 TOTAL PROCESSING AND IMPACT FEES FOR SINGLE- AND MULTIFAMILY UNITS 4-189
TABLE 4-63 PROGRESS DURING PREVIOUS PLANNING PERIOD 4-197
TABLE 4-64 EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS 4-199

List of Figures

FIGURE 4-1: OWNER-OCCUPIED AND RENTER-OCCUPIED HOUSING UNITS, 2019 4-20
FIGURE 4-2: EMPLOYEES BY MAJOR INDUSTRY 4-22
FIGURE 4-3: HOUSING STOCK CHARACTERISTICS 4-27
FIGURE 4-4A: TCAC/HCD RESOURCE AREA DESIGNATIONS, REGION 4-69
FIGURE 4-4B: TCAC/HCD RESOURCE AREA DESIGNATIONS, LOCAL 4-70
FIGURE 4-5: MEDIAN INCOME 4-71
FIGURE 4-6: POVERTY STATUS 4-73
FIGURE 4-7: PREDOMINANT POPULATIONS 4-74
FIGURE 4-8: RACIAL DEMOGRAPHICS 4-75
FIGURE 4-9: JOBS PROXIMITY INDEX 4-79
FIGURE 4-10: ENVIRONMENTAL JUSTICE COMMUNITIES 4-83
FIGURE 4-11: OVERCROWDED HOUSEHOLDS 4-84
FIGURE 4-12: HOMEOWNERS OVERPAYING FOR HOUSING 4-88
FIGURE 4-13: RENTERS OVERPAYING FOR HOUSING 4-89
FIGURE 4-14: LOCATION OF AFFORDABLE HOUSING 4-92
FIGURE 4-15: UNIT DISTIRUBTION BY POVERTY RATE 4-100
FIGURE 4-16: UNIT DISTIRUBTION BY RATE OF OVERCROWDING 4-100
FIGURE 4-17: PREFERRED AFFORDABLE HOUSING AREA 4-119
FIGURE 4-18: MULTI-RESIDENTIAL INCENTIVE AREAS 4-120
FIGURE 4-19: VACANT HOUSING INVENTORY 4-127
FIGURE 4-20: VACANT HOUSING INVENTORY INSIDE THE TOURIST CORE AREA 4-131
FIGURE 4-21: VACANT HOUSING INVENTORY INSIDE THE TAHOE VALLEY AREA 4-132

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4.1 Introduction

A State housing element law (California Government Code Section 65580) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. This section provides current information on household characteristics, housing needs, housing supply, land inventory for new development, housing programs, constraints, and incentives for new housing development. It also evaluates progress made since the last Housing Element was adopted in 2014.

The housing element is one of eight state-mandated elements that every general plan must contain. Although the housing element must follow all the requirements of the general plan, the housing element has several state-mandated requirements that distinguish it from other general plan elements. Whereas the state allows local governments the ability to decide when to update their general plan, state law sets the schedule for periodic update (five- or eight-year time frame) of the housing element. Local governments are also required to submit draft and adopted housing elements to the California Department of Housing and Community Development (HCD) for state law compliance review. This review ensures that the housing element meets the various state mandates. Should the city satisfy these requirements, the state will "certify" that the element is legally adequate. Failing to comply with state law could result in potentially serious consequences, such as reduced access to infrastructure, transportation, and housing funding and vulnerability to lawsuits.

The current (2022–2027) Housing Element is a comprehensive update of the 2014 Housing Element. The planning period is for June 30, 2022, through June 30, 2027. The City of South Lake Tahoe (City) last updated its Housing Element in May 2014. That Housing Element had a planning period from June 15, 2014, to June 15, 2022. Prior to the 2014 Housing Element, the City adopted a 2008 Housing Element.

4.1.1 Overview of State Requirements

State law recognizes the vital role local governments play in the supply and affordability of housing. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans, local housing elements in particular.

The purpose of the housing element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by HCD for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special-needs groups, such as persons with disabilities and homeless persons.

State housing law (California Government Code Section 65580) requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs. The assessment and inventory must include all of the following:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- Analysis of fair housing trends including areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity (i.e., living-wage jobs and high-quality schools), and disproportionate housing needs, including displacement risk.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and City services to these sites.
- The identification of a zone or zones where farmworker housing, residential care facilities, transitional housing, supportive housing, emergency shelters, and low-barrier navigation centers are allowed as a permitted use without a conditional use or other discretionary permit.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- Analysis of local efforts to remove governmental constraints.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special-housing needs for the elderly; persons with disabilities, including those with developmental disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter.
- Analysis of opportunities for energy conservation with respect to residential development.
- Analysis of "at-risk" assisted housing developments that are eligible to change from low-income housing uses within 10 years of the beginning of the housing element planning period.

The Housing Element Background Report identifies the nature and extent of the city's housing needs, which in turn provides the basis for the City's response to those needs in the Housing Element Policy Document. In addition to identifying housing needs, the Background Report also presents information on the setting in which the needs occur, which provides a better understanding of the community and facilitates planning for housing.

The Background Report satisfies state requirements and provides the foundation for the goals, policies, implementation programs, and quantified objectives. The Background Report draws on a broad range of informational sources. Information on population, housing stock, and economics comes primarily from the data sets prepared by the Sacramento Area Council of Governments (SACOG) with sources from the 2010

US Census, American Community Survey, California Department of Finance, and regional sources. In addition to the SACOG packet, data was drawn from the California Employment Development Department, Tahoe Regional Planning Agency (TRPA, Agency), City of South Lake Tahoe records, and the 2019 South Shore Region Reports. Information on available services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in South Lake Tahoe comes from City staff, other public agencies, and a number of private sources.

4.1.2 General Plan and Housing Element Consistency

This Housing Element is a component of the General Plan, which provides guiding policy for all growth and development within South Lake Tahoe. The General Plan consists of nine elements that address both state-mandated planning issues plus optional subjects that are of particular concern within South Lake Tahoe. These elements are:

- Land Use and Community Character Element
- Economic Development Element
- Transportation and Circulation Element
- Housing Element
- Natural and Cultural Resources Element
- Public/Quasi-Public Facilities and Services Element
- Recreation and Open Space Element
- Health and Safety Element
- Noise Element

State law requires consistency among elements of the general plan. As such, goals and policies contained within the Housing Element have been developed to be consistent with the goals and policies of the 2011 General Plan. The City will continue to assess consistency between the Housing Element and other General Plan elements so that policies introduced in one element are consistent with other elements. If it becomes apparent that, over time, changes to any element are needed for internal consistency, such changes will be proposed for consideration by the Planning Commission and City Council.

4.1.3 Tahoe Regional Planning Agency Overview

Lake Tahoe was designated as an *Outstanding National Resource Water* under the Clean Water Act. The Tahoe Regional Planning Agency (TRPA) was formed in 1969 through a bi-state compact between Nevada and California. TRPA's mission is to preserve, restore, and enhance the Lake Tahoe Basin (Basin, Tahoe Basin). TRPA's Regional Plan is the long-term plan for the development of the Basin. In some cases, regulations that further the realization of the Regional Plan can preempt California and Nevada state law. One of TRPA's main tools for protecting the environment is growth-control regulations, which limit the amount of development that can occur in the Basin. While TRPA employs some measures to promote affordable housing in the Basin, many of the environmental regulations limit the feasibility of affordable housing projects for lower-income (those who are included in the extremely low, very low or low-income income categories) residents.

TRPA completed a comprehensive update to its Regional Plan and its associated Code of Ordinances in December 2012. The Regional Plan update process involved a collaboration between TRPA, the US Forest Service, the Lahontan Regional Water Quality Control Board, and the Nevada Division of Environmental Protection to update their 20-year planning documents. The intent of the Regional Plan update was for these agencies to work together to streamline regulations and create common goals for protecting Lake Tahoe. The City of South Lake Tahoe, along with other local jurisdictions, was involved throughout the process. The City continuously voiced the need to balance the housing needs of local residents with the need to protect and improve the clarity of Lake Tahoe. The Regional Plan was most recently amended in September 2021.

The Regional Plan includes some regulations that affect affordable housing in the Basin. TRPA has altered some regulations to promote affordable housing opportunities, including allowing mixed-use development, 70-percent coverage in town and regional centers, additional height with adoption of an area plan, income-restricted housing up to 160 percent of Area Median Income (termed the "achievable" income category), conversion of commercial and tourist-serving development rights to residential development rights, and transfer bonuses for residential unit transfers into town or regional centers. These changes allow denser development in town and regional centers, including housing development. The Regional Plan also allows local jurisdictions within TRPA to develop area plans to replace existing community plans and plan area statements. The City adopted the Tourist Core Area Plan (TCAP) in 2013 and the Tahoe Valley Area Plan in 2014 for this purpose. However, many of the existing regulations that act as constraints to the production of affordable housing remain. The City continues to seek creative solutions to provide affordable housing opportunities that work within the framework of TRPA regulations and is part of the current TRPA process to provide recommendations on potential changes to TRPA affordable housing policies to address these constraints.

4.1.4 Consistency with South Lake Tahoe's Redevelopment Implementation Plan

Per AB X1 26, the South Lake Tahoe Redevelopment Agency was dissolved on June 27, 2011. This dissolution action eliminated the primary funding mechanism by which the redevelopment agency funded affordable housing and infrastructure development. The City continues to fulfill grant reporting, loan servicing, and administration requirements of programs previously operated by the Redevelopment Agency. There will be no future funds available for affordable housing or infrastructure via the former redevelopment agency.

4.1.5 Notification to Retail Water/Sewer Providers

In compliance with California Government Code Section 65589.7, upon adoption of the 2022–2027 Housing Element, the City of South Lake Tahoe will distribute a copy of the element to local water and sewer providers. The City will contact the following service providers:

- South Tahoe Public Utility District (1275 Meadowcrest, South Lake Tahoe, CA 96150)
- Lukins Brothers Water Company, Inc. (2031 West Way, South Lake Tahoe, CA 96150)
- Lakeside Park Water District (4077 Pine Boulevard, South Lake Tahoe, CA 96150)
- Tahoe Keys Water Company (356 Ala Wai Boulevard, South Lake Tahoe, CA 96150)

4.1.6 Public Participation

As part of the Housing Element process, the City implemented the state's public participation requirements in housing element law, indicated in California Government Code Section 65583 (c)(6)(B), that jurisdictions "shall make a diligent effort to achieve participation of all economic segments of the community." City staff and consultants solicited input from individuals and organizations in the community, including local residents, housing developers, nonprofit housing development, management, and advocacy organizations, social service providers, the local community college, medical providers, major employers, transportation agencies, and conservation groups. The City distributed announcements of the community workshop to a mailing list that includes the stakeholder groups listed below.

The City advertised the community/stakeholder workshop in English and Spanish using a variety of methods, including an advertisement in the local newspaper, emails to stakeholders and community leaders, social media posts, and fliers posted on the City website. In addition, the City placed a meeting announcement on the City website.

Invitations were also sent to the following stakeholders:

- Karen Fink, TRPA
- El Dorado County, Brendan Ferry
- Tahoe Transportation District Board
- Jessica Wackenhut Lomeli, California Tahoe Conservancy
- St. Joseph Community Land Trust, Jean M. Diaz
- Lake Tahoe Community College, Jeff Defranco
- El Dorado County Housing Authority, Paula Lamden
- Tahoe Coalition for the Homeless, Cheyenne Purrington
- El Dorado Community Foundation, William Roby
- South Tahoe Chamber, Amanda Adams
- Tahoe Chamber
- League to Save Lake Tahoe
- Family Resource Center, Bill Martinez
- Tahoe Prosperity Center, Heidi Hill Drum
- South Shore Region Housing Advisory Group
- Accessible Space Inc., Ken Berry
- Related California, Meea Kang

- Heavenly Ski Resort
- South Lake Tahoe Live Violence Free Sheltering Program, Chelsee Thomas
- Tahoe Community Church
- Christmas Cheer
- Bread & Broth/St. Theresa Catholic Church, Myee Costanzo
- El Dorado County Food Bank
- Tahoe Home Connection, Shannon Witt
- Barton Hospital, Chris Proctor
- Realtors Association, Sharon Kerrigan

As outlined here, the City's public outreach program is designed to obtain input from residents representing all income groups, nonprofit and for-profit residential developers, and businesses.

Date Nature of Meeting

10/12/21 ***Community Workshop #1***—The City hosted a virtual meeting on Zoom, an online video/audio conference platform, due to COVID-19 pandemic health concerns. The meeting began with a presentation to the general public and local stakeholders, giving them an overview of the update process, outlining state housing law, and describing the required components of the Housing Element Background Report and Policy Document. During and after the presentation, meeting facilitators gave the public and stakeholders an opportunity to identify key housing issues and concerns in the city. About 18 community members joined, including representatives from the California Tahoe Conservancy, Tahoe Prosperity Center, Lake Tahoe Community College, TRPA, Barton Hospital, and St. Joseph Community Land Trust.

Input received from the public included an interest in tiny homes and artists' lofts that offer small-scale, and affordable housing for smaller households. The public also expressed concern in the large proportion of above-moderate income units in the RHNA allocation, noting that many residents need housing in the other income categories. In response, City staff noted that the RHNA is calculated by the State and does not reflect the needs expressed by the community. One attendee recommended that affordable housing be electrified to reduce variable energy costs for occupants, and another encouraged the City to prioritize development that includes child care services to support working residents. The public largely agreed that major employers should have a role in addressing housing and affordability. Several commenters encouraged the City to focus on improving the condition of the existing housing stock, especially affordable rental housing units.

10/14/21 ***Joint Planning Commission Meeting/Community Workshop #2***—The City and consultant provided a presentation to update the Planning Commission and the public in attendance on the Housing Element Update. Topics of presentation included the functions of housing elements, the Regional Housing Needs Allocation, State housing laws, fair housing, and a discussion of next steps.

Members of the public were encouraged to participate via public comment, and one public comment was made. The commenter was concerned about the large RHNA allocation for above-moderate income units in comparison to lower-income categories. The Planning Commissioners had questions about how HCD is supporting local jurisdictions to make affordable development attractive to developers and also recommended that grants, linkage fees, a vacancy tax, a real estate transfer tax, or financial incentives be sought out. The Commissioners recognized that the city has a large need for workforce housing and a variety of housing types and affordability levels. They noted that many residents need smaller, one-bedroom units, and there is a missing market to house these smaller households. One commissioner observed that the cost of housing is increasing due to vacant owners and was interested in incentivizing occupancy on those properties while preserving ownership rights. The Commissioners agreed that the City should rehabilitate and maintain the existing housing stock to create affordable housing while also focusing on new affordable housing construction in Town Centers. The Planning Commissioners echoed a sentiment heard at a previous meeting that tiny homes and mobile tiny homes are an attractive solution to address some housing concerns in the region. There was no action required on the Housing Element Update at this study session.

11/16/21 ***Housing Subcommittee Meeting***—On November 16, 2021, the City held a study session at a regularly-scheduled Housing Subcommittee meeting. The Housing Subcommittee is an ad hoc group comprised of a subset of city councilmembers and planning commissioners. City staff and the consultants provided a presentation to update the Housing Subcommittee on the Housing Element Update. Topics of discussion included:

- The ability to meet the moderate-income RHNA with new TRPA incentives for achievable-income housing.
- The types of housing that help meet the RHNA.
- Various housing opportunities:
  - A City-administered moderate-income homebuyer program.
  - Rehabilitation and conversion of older multi-family units to deed-restricted affordable housing.
  - Linkage fees as a funding source for workforce housing.
  - The new Landing Locals program, which links vacant second homes with the local workforce seeking rental housing.
  - The Chamber of Commerce's interest in supporting housing for the local workforce.
- The role employers should play in housing.
- The impacts of second homeownership on the existing housing stock supply and prices.

There was no action required on the Housing Element Update at this study session.

4.1.6.1 Stakeholder Input

In June through December 2021, six consultations were conducted with stakeholders to offer opportunities to provide one-on-one input. Representatives from the following stakeholders were interviewed:

- Family Resources Center on June 15, 2021
- El Dorado County Housing Authority Section 8 on June 18, 2021
- El Dorado County Fair Housing on June 18, 2021
- St. Joseph Community Land Trust on June 23, 2021
- Tahoe Coalition for the Homeless on June 29, 2021
- Housing Issues Hotline on December 15, 2021

In each of the consultations, the stakeholders were asked some or all of the following questions, depending on the type of organization interviewed:

- What services do you currently provide?
- What are your organization's funding sources (federal funds, EDHSA funds, grants from foundations, donations, etc.)?
- What are the three top opportunities you see for the future of housing in this jurisdiction? What are your three top concerns for the future of housing in this jurisdiction?
- What types of housing types do your clients prefer? Is there adequate rental housing in the community? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
- What are the biggest barriers to finding affordable, decent housing? What are the unmet housing needs in this jurisdiction?
- How would you characterize the physical condition of housing in this jurisdiction? What opportunities do you see to improve housing in the future?
- How many homeless individuals are in the jurisdiction? Is the point-in-time count accurate?
- What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
- How has COVID affected the housing situation?

Through these interviews, the stakeholders expressed concerns over current challenges and barriers to housing in the city. These included local low wages for the service industry, the high cost of living outpacing local salaries across various industries, aging housing stock, and limited availability of rental housing, including accessible units, affordable units, and workforce housing. The few existing affordable housing complexes have two-year waitlists. Furthermore, tenants don't have the funds needed for first and last months' rent and a security deposit. Stakeholders have also observed that there is limited City staff capacity to partner with local organizations on big projects. The housing stock in the city is aging, and the Housing Issues Hotline receives complaints related to mold, no heat, pest infestation, no smoke or carbon monoxide detectors, water intrusion, and electrical issues. In addition, stakeholders noted that high rental unit application fees and heightened demand for the limited rental housing stock results in housing choice voucher discrimination among landlords. However, the stakeholders also identified several opportunities to address these concerns moving forward. The stakeholders discussed the additional housing vouchers allocated to El Dorado County in the past year, and opportunities for collaborative partnerships with multiple agencies and non-profit organizations. Stakeholders recommended providing incentives to property owners to rehabilitate older housing stock, streamlining approval of new unit production to incentivize development, and engaging landlords to eliminate voucher discrimination. Stakeholders recommended that the City prioritize production of duplexes and triplexes with two- and three-bedroom units, as opposed to single-family units. In light of the COVID-19 pandemic, stakeholders identified a trend of Bay Area residents moving to the Tahoe area, driving up housing prices. Increased housing prices have spurred homeowners to sell rental units that previously would have been available to long term renters, which may have been housing choice voucher holders. Stakeholders also observed that the pandemic made it difficult for property owners and managers unable to provide ongoing property maintenance, and there are more civil issues reported between landlords and tenants. It also highlighted the needs of the local homeless community due to their clear inability to "shelter-in-place" and generally vulnerable condition.

4.1.6.2 Community/Stakeholder Input

Based on community and stakeholder input gathered during the public participation process, the consultants identified the following issues as being of the greatest importance to the participants. These issues are addressed in this Housing Element update:

- Affordability of housing for the workforce
- Unsafe and unsanitary conditions of long term rentals
- Funding of housing projects
- Alternative housing options, such as tiny homes, to address unmet housing needs

4.1.6.3 Public Draft Housing Element

The public draft Housing Element was released on December 23, 2021. The City specifically notified stakeholders listed earlier in this section who represent all economic segments of the community, those who participated in outreach on the project so far, and other interested persons. T~~and t~~he draft was posted on the City's website. and the availability of the draft was advertised on social media, through English and Spanish advertisements in the Tahoe Daily Tribune and South Tahoe Now.

2/7/22 Community Workshop #3—The City hosted a virtual meeting on Zoom, an online video/audio conference platform, due to COVID-19 pandemic health concerns. The meeting began with a presentation to the general public and local stakeholders, giving them an overview of the update process, outlining the regional housing need and sites inventory, and describing the Housing Element Programs and major findings presented in the Housing Element Background Report. During and after the presentation, meeting facilitators gave the public and stakeholders an opportunity to identify programs missing from the Housing Element, programs that should be removed from the Housing Element, and programs that should be prioritized for implementation timing. The facilitators also asked meeting attendees to voice any questions or concerns about the Public Draft Housing Element. About 11 community members joined, including representatives from the Tahoe Prosperity Center, TRPA, Barton Hospital, the Sierra Nevada Alliance, the Tahoe Coalition for the Homeless and the South Tahoe Public Utility District.

Input received from the public included support for a vacancy tax to incentivize homeowners to rent their units long-term, implementation of the fair housing programs in the Housing Element, programs to support affordable housing creation, and stricter code enforcement and enforcement for illegal vacation home rentals. In addition, one attendee recommended that vacation home rentals be defined as rentals that are leased for up to six months rather than 30 days. Attendees requested additional focus on how rehabilitation programs could be implemented, with one attendee recommending the City institute a rental housing inspection program for all rental housing, not just multi-family projects of six or more units and SROs. Attendees also supported partnerships with large employers to address barriers to employee housing and offered ideas including property management company partnerships and prioritizing homebuyer programs for local workers. They also thought employers could provide rental assistance to employees relocating to the town. Another workshop attendee noted that school enrollment and the number of registered voters in the city has declined in recent years. Members of the public voiced concerns about renter displacement, noting that renters are afraid to report housing condition issues due to landlord retaliation. Another commenter wanted enhanced fire safety policies listed in the Housing Element, rather than the Safety Element.

2/10/22 Joint Planning Commission Meeting/Community Workshop #4—The City and consultant provided a presentation to update the Planning Commission and the public in attendance on the Housing Element Update. Topics of presentation included the functions of housing elements, the Regional Housing Needs Allocation, the sites inventory, Housing Element programs, and major findings presented in the Housing Element. During the presentation, the Planning Commission gave the public and commissioners an opportunity to identify programs missing from the Housing Element, programs that should be removed from the Housing Element, and programs that should be prioritized for implementation timing. The Planning Commission Chairperson also asked meeting attendees to voice any questions or concerns about the Public Draft Housing Element.

Members of the public were encouraged to participate via public comment, and three verbal public comments were provided. The commenters supported programs that monitor illegal vacation home rentals, provide incentives for developers to construct housing on high-density parcels, encourage tiny homes and ADUs, and continue the City's involvement within the TRPA Working Group. One commenter requested that the City increase the emphasis on the relationship between housing and transit, and another commenter noted that TRPA policies need to conform with State law. The Planning Commission voiced support for assisting nonprofit housing developers, a local funding source feasibility study and linkage program, housing rehabilitation and conservation programs, and energy conservation opportunities. One Planning

Commissioner requested that the City augment an energy conservation program to evaluate opportunities for additional green build incentives. The Planning Commissioners requested additional language in the Housing Element to assist renters in securing housing, similar to the homebuyer program for ownership options. One Planning Commissioner recommended that the City remove minimum parking requirements to encourage affordable housing and augment strategies to create partnerships for workforce housing. A Planning Commissioner requested that the City evaluate the feasibility of an inclusionary housing ordinance and that the City staff schedule a meeting to discuss the Housing Element annually. Written comments that has been previously submitted to City staff were also submitted to the Planning Commission.

4.1.6.4 Response to Input Received

~~[to be completed later in the project]~~ The City of South Lake Tahoe compiled all public comments received in response to the Public Draft Housing Element into a matrix. The matrix lists all public comments and explains how each comment was addressed in the revised Housing Element. That matrix is included as Appendix B of this Housing Element Update.

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4.2 Needs Assessment

This section describes housing and demographic characteristics of the current population and discusses the existing housing needs of the residents of South Lake Tahoe based on these characteristics. The section also includes a description of the city's future housing needs based on the Regional Fair Share Allocation and an assessment of fair housing in the city.

4.2.1 Housing Stock and Demographic Profile

The purpose of this section is to establish "baseline" population, employment, and housing characteristics for the City of South Lake Tahoe. The Sacramento Area Council of Governments (SACOG) compiled data to analyze housing needs in the greater Sacramento region, including South Lake Tahoe and El Dorado County. This data packet has been pre-approved by the California Department of Housing and Community Development (HCD) as the best data to use for those subject areas. The US Census Bureau is the main source of information for the assessment of housing needs. Other available data and reports, including the California Department of Finance (DOF) housing and population estimates, were used to supplement the US Decennial Census 2010 and American Community Survey (ACS) data.

Data for the city is presented wherever possible alongside comparable data for El Dorado County. This facilitates an understanding of the city's characteristics by illustrating how the city is similar to, or differs from, the county in various aspects related to demographic, employment, and housing characteristics and needs. Trends between 2010 and the most recent available data are also discussed.

4.2.2 Demographic and Employment Characteristics and Trends

4.2.2.1 Local Housing Needs in the Context of the Lake Tahoe Basin

South Lake Tahoe is in the Lake Tahoe Basin and surrounded by a variety of jurisdictions on the local and state level. Placer and El Dorado Counties comprise the California portion of the Tahoe Basin, and Douglas and Washoe Counties make up the Nevada side. South Lake Tahoe is the only incorporated city in the Lake Tahoe Basin and is an important center for housing and services in the region. Carson City, close to the Nevada portion of the Basin, is another significant population center in the area and is not part of Washoe or Douglas County.

Two-thirds of the Basin lies in California and one-third in the state of Nevada. In Nevada, the hourly minimum wage is $9.75 (for employees who are not offered qualifying health benefits; it is $8.75 for those offered qualifying health benefits), and in California, it is $14.00 for employers with 26 or more employees, it is $13.00 for employers with 25 or fewer employees). Housing law requirements also differ between the two states.

Lake Tahoe Basin's housing markets operate across jurisdictional lines. In recognition of the inextricable links between South Tahoe Basin communities, in 2019 the City participated along with TRPA, El Dorado County, and Douglas County in a collaborative effort led by the Tahoe Prosperity Center, to prepare a report ~~en~~titled "South Shore Region Housing Needs and Opportunities Report" (SSRHNO Report). The purpose of the report was to assist the South Tahoe Basin communities in assessing their affordable housing needs in the context of the Lake Tahoe Basin and attributing responsibility for that need. The report indicates that the decreasing ability to house local residents and employees can be attributed primarily to the loss of resident-occupied homes because residents cannot compete for homes as strongly as wealthy second

homeowners. The inability to compete is due to the high price point of new development, the loss of existing local resident housing units inducing a relative housing shortage, growth caps, reduced incentives for rental property maintenance due to a captive market reliant upon a limited number of competitive rental suppliers, shifting demographics, and other factors. The report helps the community establish housing strategies and policies that will provide more opportunities for local employees to live in the South Tahoe Basin area and help support the local community character and economy. The report recognizes that these goals require coordination on a common vision for meeting housing needs and on priorities and strategies to get there.

The state line between South Lake Tahoe and neighboring communities in Douglas County, Nevada, is a political boundary across which many residents travel daily for jobs, shopping, and housing. Table 4-1 shows travel patterns in the area, which serves as an indicator of jobs/housing balance. Communities with extended commute distances generally have poor jobs/housing balances, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households, who must spend a larger portion of their overall income on fuel.

The SSRHNO Report indicates that 25 to 31 percent of employees commute into the South Shore Region for work. This reflects average year-round commuting, meaning it includes employees filling year-round and seasonal jobs. This equates to between 4,480 and 5,555 workers traveling into the South Shore Region for work, with Carson City as the most common residence of in-commuters. The report found that over the course of a year, employees commuting into the South Shore Region will travel 10,000 miles more than resident South Shore Region employees. About 40 percent of in-commuters would prefer to move to the South Shore Region if suitable affordable housing was available.

Table 4-1 indicates that a little more than half (53.2 percent) of South Lake Tahoe residents work in the city. Almost one fourth (24.6 percent) of South Lake Tahoe residents work outside California, further indicating that many travel over the state line for work. This is substantially higher than the 10.2 percent of Douglas County residents who work outside Nevada. Of Douglas County's 20,908 residents, 45.9 percent work in unincorporated Douglas County, and another 25.4 percent work outside the county. About 12 percent of South Lake Tahoe's residents work in El Dorado County outside the city limits.

TABLE 4-1
PLACE OF RESIDENCE OF DOUGLAS COUNTY AND SOUTH LAKE TAHOE EMPLOYEES
2019

Place of Work	Residents of Douglas County		Residents of South Lake Tahoe	
	Number	Percentage	Number	Percentage
Working in South Lake Tahoe	--	--	6,127	53.2%
Working in unincorporated county of residence[1]	9,597	45.9%	1,428	12.4%
Working outside county of residence	5,311	25.4%	1,117	9.7%
Working outside state of residence	2,133	10.2%	2,833	24.6%
TOTAL[2]	**20,908**	--	**11,516**	--

Source: 2015-2019 ACS 5-Year Estimate.
[1] There are no incorporated cities in Douglas County.
[2] These totals may not equal the sum of employed residents due to other places of work not included in this list.

This analysis indicates that a majority of the jobs are within 20 miles of the city. However, travel through 20 miles of harsh weather conditions, commonplace in South Lake Tahoe during the winter months, is more difficult than similar travel distances in good weather conditions. In 2019, the SSRHNO Report observed that many South Lake Tahoe employees, especially the workforce, choose housing outside of the Basin. This choice appears based on either the desire to obtain the least expensive housing, a desire to live where there is less snow, or an opportunity to obtain larger and newer housing for their housing dollar as compared to living inside the Basin. For the people who make this choice, the half-hour commute is an acceptable trade-off. For many who live "off the hill," it is a lifestyle choice, especially if they have had the opportunity to profit from their equity of past home ownership due to the escalation in Tahoe Basin housing prices in recent decades. For others, it is a choice borne out of necessity because housing prices in the Tahoe Basin skyrocketed upon recovery from the 2008 recession. However, for the lowest-income people, or those without reliable transportation, a commuter lifestyle is not an option.

The data presented in Table 4-2 validates, to some extent, that South Lake Tahoe is bearing the brunt of housing other jurisdictions' low-income employees. However, the data also indicates that much of South Lake Tahoe's housing burden is being created by the lack of employment opportunities within the city. Specifically, over 30 percent of residents in El Dorado County earn less than $49,000 annually, which falls into the lower-income category for a family of four, while over half (50.7 percent) of residents in South Lake Tahoe earn less than $49,000. An annual income of $49,000 is far below the threshold for lower-income households in El Dorado County, which is $72,500 based on the 2021 HCD Income Limits. The data shows that South Lake Tahoe has a higher percentage of residents working in low-paying jobs.

TABLE 4-2
PLACE OF EMPLOYMENT FOR LOW-INCOME WORKERS
El Dorado County and South Lake Tahoe
2019

	Residents of El Dorado County	Residents of South Lake Tahoe
Earning Less than $49,000 Annually	21,505	4,529
Percentage of Workforce	30.3%	50.7%
TOTAL WORKFORCE	**70,974**	**8,932**

Source: 2015-2019 ACS 5-Year Estimates.

This housing "shortage," in spite of a high number of vacant units in the communities, is partly caused by the Tahoe area's resort atmosphere and particularly its predominance of second home ownership. The high cost of housing in many of California's urban areas may make housing costs in South Lake Tahoe seem relatively less expensive and more attractive to owners of second homes—and sometimes first homes for those who are out-priced in the area where they reside. In addition, more new residents have moved to South Lake Tahoe during the COVID-19 pandemic with the ability of some people to work remotely and the desire to relocate to a less dense area for social distancing reasons.

The Tahoe Basin's supply of housing stock is used inefficiently. Many workers, particularly seasonal workers, reside in older motel rooms that are less appealing to visitors and were never intended for permanent occupancy. While some people allege that vacation home rentals "cut into" the demand and market for motel rooms, others observe that many of the motels providing housing for some area residents would not appeal to the visitor market without substantial rehabilitation/investment.

Increasing the supply of housing in this type of environment does not necessarily correlate with ensuring that housing will be available for local residents of all income levels to purchase or rent. Consequently, to provide housing for residents of all income levels, special requirements, such as affordable deed restrictions, may be necessary when the housing is developed. Efforts to designate certain unit pools or allocations has helped prioritize affordable housing and other specific housing types.

An additional factor related to the regional context in which South Lake Tahoe is located is that land and housing prices are lower in South Lake Tahoe compared to elsewhere in the Tahoe Basin. While the North Lake Tahoe Area median sales price for single-family homes was $818,250 in 2021, the median sales price in South Lake Tahoe was $620,000.[1] Further, according to the SSRHNO Report, the California side of the south shore (South Lake Tahoe and unincorporated portions of El Dorado County) has greater amounts of vacant private land than the Nevada side of the South Shore Region. Consequently, developers in neighboring Douglas County often seek to construct higher-end housing or tourist accommodation projects there, sometimes on existing developed land. The least expensive developed land sometimes contains the most inexpensive, market-rate rental housing serving the community. In some instances, such developers and large-scale Nevada-side employers are working with realtors to secure properties in South Lake Tahoe to satisfy housing mitigation or employee housing needs. South Lake Tahoe properties, at least in the short term, will be consistently less expensive than the Nevada portion of the Tahoe Basin. Population/Demographic Trends and Employment Characteristics and Trends

4.2.2.2 Population

Table 4-3 shows population, households, average household size, and housing units for South Lake Tahoe and El Dorado County for 2000, 2010, and 2019. The table also shows 2000-2010 and 2010–2019 average annual growth rates (AAGR).

Since 2010, South Lake Tahoe's population has grown at a slightly faster rate than that of El Dorado County. As shown in Table 4-3, the AAGR for South Lake Tahoe's population between 2010 and 2019 was 6.5 percent compared to 6.0 percent for El Dorado County.

[1] Tahoe Realty, North Tahoe, https://www.tahoerealty.com/market-report/North-Lake-Tahoe-Homes/, March 2021.

TABLE 4-3
POPULATION, HOUSEHOLDS, HOUSING SIZE, AND HOUSING UNITS
South Lake Tahoe and El Dorado County
2000, 2010, and 2019

	South Lake Tahoe			El Dorado County		
	2000	2010	2019	2000	2010	2019
Population						
Number	23,609	21,403	22,800	156,299	181,058	191,848
Growth from Previous Period	–	-2,206	1,397	–	24,759	10,790
% AAGR from Previous Period	–	-9.3%	6.5%	–	15.8%	6.0%
Households						
Number	9,410	8,918	8,880	58,939	70,223	70,050
Growth from Previous Period	–	-492	-38	–	11,284	-173
% AAGR from Previous Period	–	-5.2%	-0.4%	–	19.1%	-0.2%
Average Household Size	2.5	2.4	2.4	2.7	2.6	2.7
Housing Units						
Number	14,050	15,087	15,831	71,278	88,159	91,987
Growth from Previous Period	–	1,037	744	–	16,881	3,828
% AAGR from Previous Period	–	7.4%	4.9%	–	23.7%	4.3%

Source: 2019 DOF estimate (SACOG Housing Element Data Profile 2020); South Shore Housing Needs Report, 2020.

South Lake Tahoe's housing stock showed little growth between 2010 and 2019, with an increase of 0.55 percent. Comparatively, El Dorado County's housing stock, as a whole, at a similar rate of 0.48 percent from 2010 to 2019. The city's slow rate of housing unit production is due, in part, to strict TRPA growth regulations that limit housing construction. While the housing statistics do not show a large net increase in housing units, the city saw a steady amount of residential development through 2008. The rate of development slowed from 2009 to 2012 due to the economic downturn but has exceeded pre-2009 levels in 2019.

As shown in Table 4-4, the Tahoe Region is predicted to grow by about 12.4 percent between 2018 and 2045 according to TRPA 2020 Regional Transportation Plan. Population growth statistics were not available for individual jurisdictions, so the Tahoe Region growth rate has been applied to the City of South Lake Tahoe and El Dorado County. This results in an increase of 131 people in the City of South Lake Tahoe and 1,125 people in El Dorado County through 2045. However, it is expected that some areas in the Tahoe Region will accommodate more growth and some areas will experience less growth than the average 12.4 percent anticipated for the whole region.

TABLE 4-4 POPULATION PROJECTIONS South Lake Tahoe and El Dorado County 2018-2045		
Jurisdiction	**2018**	**2045**
South Lake Tahoe[1]	1,057	1,189
El Dorado County[2]	9,048	10,172
Tahoe Region[3]	51,624	58,041

Source: 2020 TRPA Regional Transportation Plan; 2014-2018 ACS 5-Year Estimates.

[1] Data for South Lake Tahoe was extrapolated from projections for the TRPA region.

[2] Data for El Dorado County was extrapolated from projections for the TRPA region.

[3] Tahoe Region consists of El Dorado, Placer, Douglas, and Washoe Counties.

4.2.2.3 Age Distribution

South Lake Tahoe has a relatively young population. Table 4-5 shows the age breakdown of the city's population in 2010 and 2017. In 2017, children under 18 made up 16.79 percent of South Lake Tahoe's population, a decrease from 20.62 percent in 2010. This proportion was relatively the same as the proportion of children under 18 in El Dorado County in 2017 (20.63 percent). Over two-thirds of South Lake Tahoe's population (67.76 percent) was between ages 18 and 64 in 2019, a slight decrease for this group from 68.87 percent in 2010.

Seniors over age 65 made up 15.5 percent of the city's population in 2017, compared to 18.9 percent of El Dorado County's population. This represents a significant increase since 2010, when the senior population made up 10.5 percent of South Lake Tahoe's population. The increasing senior population is because of a combination of aging residents and migration, with about 25 percent of buyers identified as retirees interested in moving to the South Lake Tahoe Basin.[2]

TABLE 4-5 POPULATION BREAKDOWN BY AGE South Lake Tahoe and El Dorado County								
Age Distribution	**2010**				**2017**			
	South Lake Tahoe		**El Dorado County**		**South Lake Tahoe**		**El Dorado County**	
	Number	**% of Total**	**Number**	**% of Total**	**Number**	**% of Total**	**Number**	**% of Total**
Under 5	1,570	7.1%	9,848	5.5%	1,164	5.4%	8,571	4.6%
Age 5 to 17	2,985	13.5%	32,230	18.0%	2,477	11.4%	29,592	16.0%
Age 18 to 34	6,479	29.3%	29,902	16.7%	6,181	28.5%	32,432	17.5%
Age 35 to 64	8,735	39.5%	82,364	46.1%	8,509	39.3%	79,470	43.0%
Over 64	2,322	10.5%	24,530	13.7%	3,349	15.5%	34,950	18.9%
TOTAL	**22,091**	**00.0%**	**178,874**	**100.0%**	**21,680**	**100.0%**	**185,015**	**100.0%**
Median Age	**35.6**	–	**42.6**	–	**38.0**	–	**45.5**	–

Source: 2013-2017 ACS 5-Year estimate

[2] South Shore Regional Housing Needs and Opportunities, October 2019, page 4.

4.2.2.4 Race/Ethnicity

Table 4-6 summarizes South Lake Tahoe's population by race and ethnicity. In 2019, over 84 percent of South Lake Tahoe's population was white. This percentage is lower than that of El Dorado County. About 31 percent of the city's population was of Hispanic origin, and 8.1 percent were Asian. Less than 2 percent of the city's population was either American Indian or Alaska Native or Black or African American, and less than half of 1 percent of residents were Native Hawaiian and Pacific Islander. Over 7 percent of the population identified as some "Other" race.

TABLE 4-6
POPULATION BREAKDOWN BY RACE AND ETHNICITY
South Lake Tahoe and El Dorado County
2019

Racial/Ethnic Category	South Lake Tahoe		El Dorado County	
	Number	% of Total	Number	% of Total
White	18,450	84.1%	173,397	89.9%
Black or African American	431	2.0%	2,781	1.4%
American Indian and Alaska Native	413	1.9%	4,517	2.3%
Asian	1,786	8.1%	12,722	6.6%
Native Hawaiian and Pacific Islander	102	0.5%	681	0.4%
Other	1,611	7.3%	6,009	3.1%
Hispanic or Latino (of any race)	6,693	30.5%	25,378	13.2%
TOTAL[1]	**21,939**	100.0%	**192,843**	100.0%

Source: 2015-2019 ACS 5-Year Estimate

[1] The total many not equal the sum of each category because some people may identify as more than one race or ethnicity.

4.2.2.5 Household Characteristics

A household consists of all persons who occupy a housing unit and share household functions. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone. Family households, as defined by the US Census Bureau, comprise two or more individuals who live together and are related by birth, marriage, or adoption. Unmarried or domestic partners are not counted by the US Census Bureau as related individuals for the purpose of reporting on the number and characteristics of family households. The 2017 ACS counted 8,882 households in the City of South Lake Tahoe. About 52.9 percent (4,702) of the households were family households.

4.2.2.6 Tenure

South Lake Tahoe has a high proportion of renter-occupied housing units. Of the 8,882 occupied housing units counted during the 2015-2019 ACS, 5,270 units (59.0 percent) were rental units, while only 3,662 units (41.0 percent) were owner-occupied units. As shown in Figure 4-1, homeownership in South Lake Tahoe is much lower than in El Dorado County, where 75.73 percent of occupied housing units were owner-occupied.

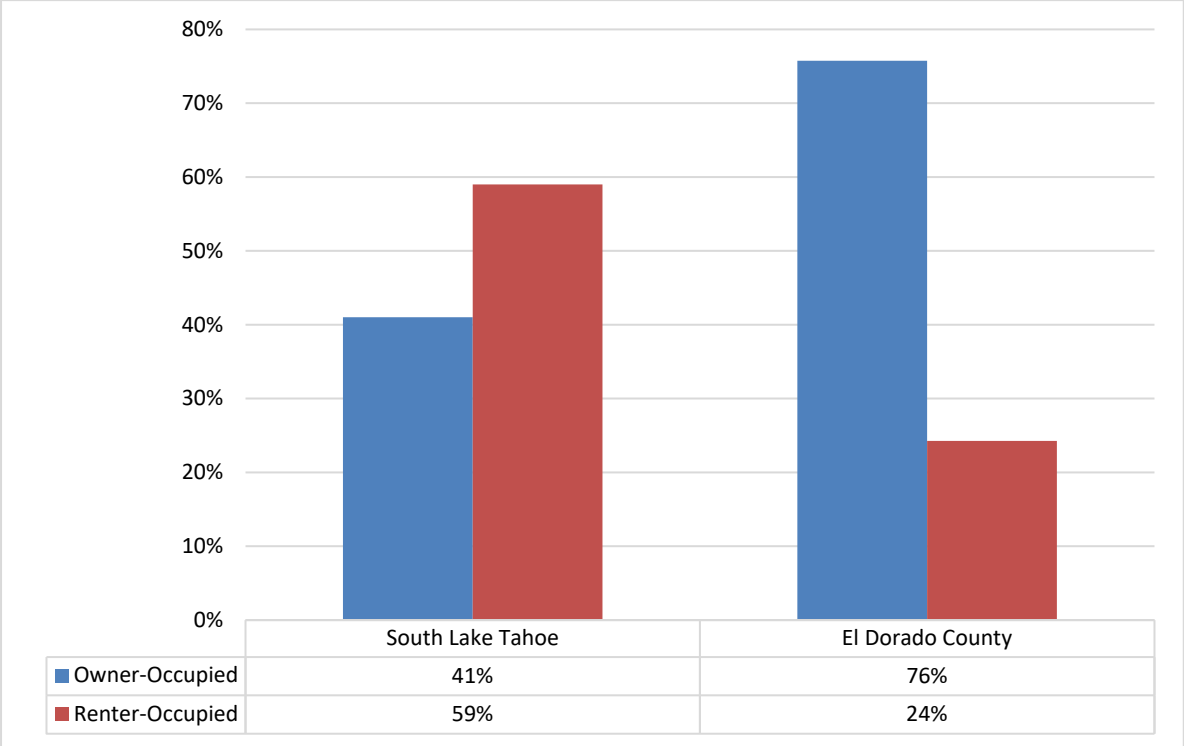
Since the ACS is collected from January through June in the Tahoe Basin, it can be assumed that the occupied housing units represent the housing stock occupied by year-round residents. As shown in Table 4-7, in 2017, there were 8,832 vacant units in South Lake Tahoe. Over 84 percent (7,435) of the housing units were considered for seasonal, recreational, or occasional use. This means 49.9 percent of South Lake Tahoe's housing stock is seasonal or occasional use housing. The proportion of vacant seasonal or occasional use units decreased slightly from 54.5 percent in 2010.

TABLE 4-7
VACANT UNITS BY TYPE OF VACANCY
South Lake Tahoe and El Dorado County
2017

Vacancy Status	South Lake Tahoe		El Dorado County	
	Number	Percentage	Number	Percentage
For rent	383	4.3%	903	4.3%
For sale only	99	1.1%	691	3.3%
Rented or sold; not occupied	87	1.0%	413	2.0%
For seasonal; recreational; or occasional use	7,435	84.2%	16,858	79.5%
Other vacant	828	9.4%	2,337	11.0%
TOTAL VACANT UNITS	**8,832**	**100.0%**	**21,202**	**100.0%**

Source: ACS 2013-2017 Tables B25002 and B25004 (SACOG Housing Element Data Profile 2020).

FIGURE 4-1: OWNER-OCCUPIED AND RENTER-OCCUPIED HOUSING UNITS, 2019



Source: 2015-2019 ACS 5 Year Estimates

4.2.2.7 Household Income

Table 4-8 shows median income and the distribution of household income for South Lake Tahoe based on data from the 2015–2019 ACS. The median household income in South Lake Tahoe in 2019 was $49,390, which was lower than the median income for El Dorado County ($83,377), as listed in the 2019 ACS. Just over 18.5 percent of all households in South Lake Tahoe earned under $20,000 in 2019, compared to 10.9 percent in the county. A much higher percentage of renter households earn less than $50,000 (60.6 percent), compared to owners (36.6 percent), which is typical in resort areas. At the other end of the income spectrum, only 9.2 percent of households in South Lake Tahoe earned over $150,000, compared to 23.0 percent in El Dorado County. Many of the city's year-round residents that live and work in the city find it difficult to afford housing due to the high cost and low incomes.

TABLE 4-8
HOUSEHOLD INCOME DISTRIBUTION
South Lake Tahoe
2019

Income Category	South Lake Tahoe	
	Number	Percentage of Total
Renter-Occupied		
Less than $20,000	1,247	23.7%
$20,000 to $34,999	1,213	23.0%
$35,000 to $49,999	734	13.9%
$50,000 to $74,999	898	17.0%
$75,000 to $99,999	565	10.7%
$100,000 to $149,999	404	7.7%
$150,000 or more	209	4.0%
TOTAL	**5,270**	**100.0%**
Owner-Occupied		
Less than $20,000	409	11.2%
$20,000 to $34,999	471	12.9%
$35,000 to $49,999	462	12.6%
$50,000 to $74,999	560	15.3%
$75,000 to $99,999	482	13.2%
$100,000 to $149,999	665	18.2%
$150,000 or more	613	16.7%
TOTAL	**3,662**	**100.0%**
Median Income	**$49,390**	–

Source: 2015-2019 ACS 5-Year Estimates.

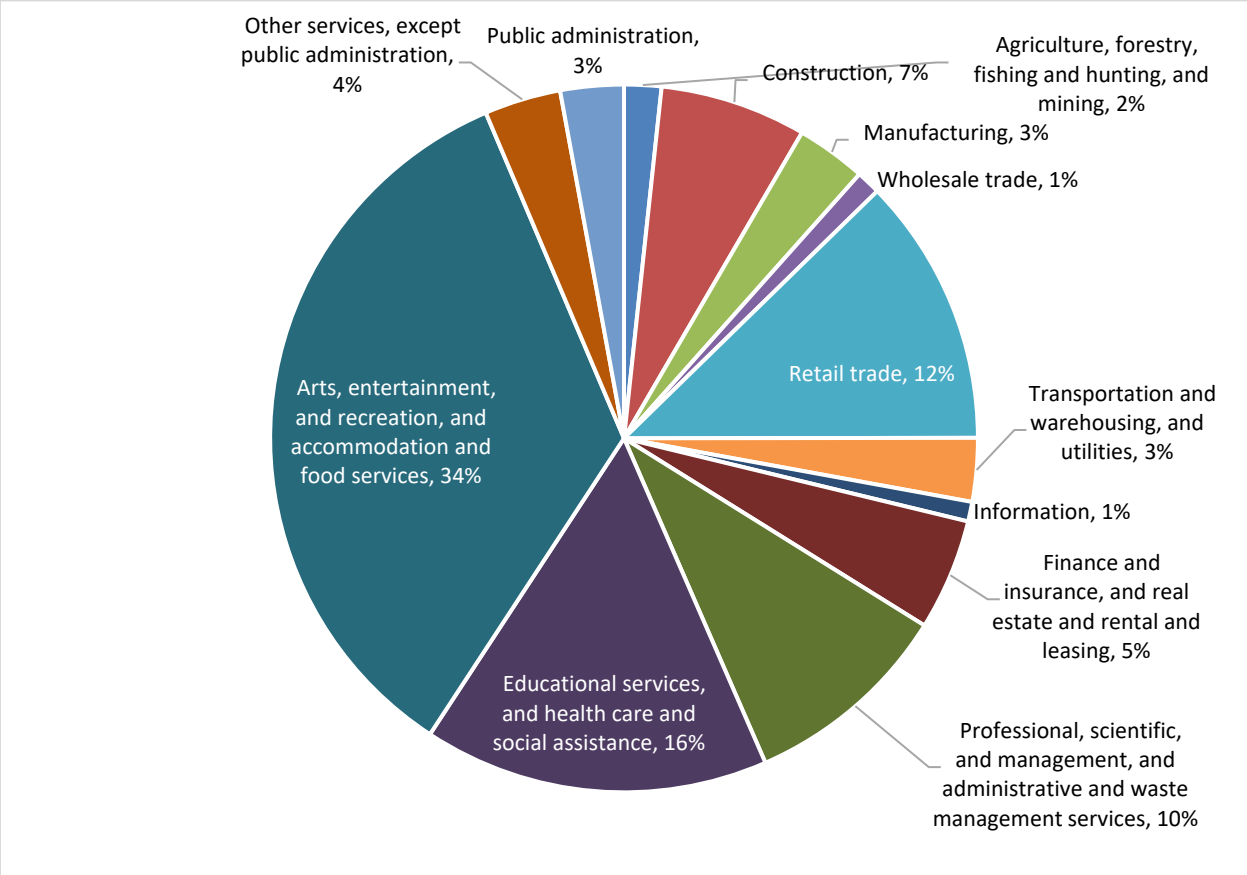
4.2.2.8 Existing and Projected Employment

South Lake Tahoe is primarily a tourism-based economy. The city's proximity to the larger Bay Area, Sacramento, and Reno population centers makes Lake Tahoe an attractive place for day trippers or weekenders seeking to escape the summertime heat or spend a day on the ski slopes. This situation creates a low-paid, seasonal workforce. Jobs paying minimum wage plus tips are not uncommon.

As is typical in destination resort areas, the economy tends to be seasonal in nature, climate-dependent, and trending toward instability. Between Labor Day and ski season and in the spring, hours of employment tend to be cut back, and in some cases, full season layoffs occur. Some people work "dual" seasonal employment, such as Forest Service firefighting in the summer and ski patrolling in the winter.

While South Lake Tahoe's year-round resident population is growing slowly, the city continues to be a popular resort destination, and tourist-based employment will continue to grow. Figure 4-2 shows the number of employees by major industry in South Lake Tahoe. Lower-wage service industry jobs create a need for affordable low-income housing. At the same time, the City recognizes the need to diversify its economy. To create opportunities for non-service sector employees, there is also a need to provide quality, moderate-income housing for year-round residents.

FIGURE 4-2: EMPLOYEES BY MAJOR INDUSTRY



Source: 2017 ACS, 5-Year Estimates (SACOG Housing Element Data Profile 2020)

The top employers in the city by number of employees are shown in Table 4-9. In both fiscal years (FY) 2010–2011 and 2019–2020, Barton Memorial Hospital was the city's largest employer with 4.7 percent of total employees in FY 2010–2011 and 7.5 percent of employees in FY 2019–2020. The total number of jobs in South Lake Tahoe decreased from 15,247 in FY 2010–2011 to 11,706 in FY 2019-2020, an indicator of the slow economy during the last decade.

TABLE 4-9
LARGE EMPLOYERS
South Lake Tahoe
2010–2020

	2010-2011		2019-2020	
	Number	Percentage of Workforce	Number	Percentage of Workforce
Barton Memorial Hospital	720	4.7%	875	7.5%
Lake Tahoe Unified School District	352	2.3%	407	3.5%
El Dorado County	247	1.6%	254	2.2%
United States Forest Service	240	1.6%	112	1.0%
Heavenly Mountain Resort	239	1.6%		0.0%
Lake Tahoe Community College	221	1.4%	232	2.0%
Marriott Corporation	195	1.3%	189	1.6%
City of South Lake Tahoe	189	1.2%	200	1.7%
Raley's Supermarket	164	1.1%	114	1.0%
South Tahoe Public Utility District	113	0.7%	118	1.0%
Lake Tahoe Resort Hotel	-	-	142	1.2%
All Other Employers	12,567	82.4%	9,063	77.4%
Total Workforce	**15,247**	**100.0%**	**11,706**	**100.0%**

Source: City of South Lake Tahoe, Comprehensive Annual Financial Report, 2020.

Table 4-10 shows the SSRHNO Report job forecasts for the South Shore Region in 2026 compared to the 2019 baseline job estimates. Employment projections were not available for individual cities. From 2019 to 2026, the South Shore Region is expected to add 2,230 jobs, a 1.1-percent increase per year. El Dorado County will have a similar annual growth rate of 1.2 percent, or approximately 6,790 jobs are forecast to be added from 2019 to 2026. Overall, it is expected that some areas in the South Shore Region will accommodate more job growth and some areas will experience less job growth than the average annual growth rate anticipated for the whole region.

TABLE 4-10
EMPLOYMENT PROJECTIONS
El Dorado County, Douglas County, and South Shore Region[1]
2019-2026

Jurisdiction	2019	2026	Annual Growth Rate
El Dorado County	79,820	86,610	1.2%
Douglas County	28,680	30,880	1.1%
South Shore Region	26,880	29,110	1.1%

Source: 2020 TRPA Regional Transportation Plan; 2014-2018 ACS 5-Year Estimates.

[1] *The South Shore Region includes the Tahoe regions of Douglas County, the City of South Lake Tahoe, and unincorporated areas of El Dorado County, including Tahoma, in the South Tahoe area.*

As shown in Table 4-11, the State Economic Development Department (EDD) produces yearly occupational employment and wage data by metropolitan statistical area (MSA) that reports employment projections out to 2028 related to job growth for the Sacramento-Roseville-Arden Arcade MSA, which includes the El Dorado, Placer, Sacramento, and Yolo Counties. During the 10-year period (2018–2028), new employment in the Sacramento-Roseville-Arden Arcade MSA is expected in a variety of occupations. The three occupation groups expected to have the most growth are personal care and service, healthcare support, and healthcare practitioners and technical occupations. When comparing annual incomes to the median El Dorado County income in 2021 for a family of four of $91,100 (see Table 4-20), only five of the occupational groups in Table 4-11 offer mean salaries above this median income.

Of the 22 occupational groups, the highest mean annual salaries are in the management occupations and legal occupations at $121,473 and $119,663, respectively. The lowest annual salary is in the food preparation and serving-related occupations at $29,635.

TABLE 4-11
PROJECTED EMPLOYMENT BY OCCUPATION AND WAGE
Sacramento-Roseville-Arden Arcade Metropolitan Statistical Area
2020

Occupations of Residents	Mean Hourly Wage	Mean Annual Salary	Estimated Employment 2018	Projected Employment 2028	Percentage Change
Management Occupations	$58.40	$121,473	68,940	74,250	7.7%
Business and Financial Operations Occupations	$37.93	$78,885	86,760	93,410	7.7%
Computer and Mathematical Occupations	$47.24	$98,253	33,650	35,790	6.4%
Architecture and Engineering Occupations	$49.15	$102,227	19,670	20,820	5.8%
Life, Physical, and Social Science Occupations	$38.62	$80,337	15,250	16,630	9.0%
Community and Social Service Occupations	$29.07	$60,460	18,810	20,750	10.3%
Legal Occupations	$57.53	$119,663	10,230	10,670	4.3%
Educational Instruction and Library Occupations	$31.43	$65,373	64,400	68,270	6.0%
Arts, Design, Entertainment, Sports, and Media Occupations	$29.77	$61,910	16,230	17,250	6.3%
Healthcare Practitioners and Technical Occupations	$53.73	$111,757	52,030	60,990	17.2%
Healthcare Support Occupations	$16.52	$34,373	23,510	27,930	18.8%
Protective Service Occupations	$30.16	$62,731	23,280	24,230	4.1%
Food Preparation and Serving Related Occupations	$14.25	$29,635	90,660	104,000	14.7%
Building and Grounds Cleaning and Maintenance Occupations	$17.75	$36,907	35,430	38,940	9.9%
Personal Care and Service Occupations	$16.21	$33,724	71,020	86,920	22.4%
Sales and Related Occupations	$22.20	$46,183	97,630	98,710	1.1%
Office and Administrative Support Occupations	$21.80	$45,344	154,060	153,050	-0.7%
Farming, Fishing, and Forestry Occupations	$14.93	$31,059	7,480	7,370	-1.5%
Construction and Extraction Occupations	$28.74	$59,779	59,640	65,990	10.6%
Installation, Maintenance, and Repair Occupations	$26.82	$55,794	34,360	36,700	6.8%
Production Occupations	$21.02	$43,710	32,070	32,820	2.3%
Transportation and Material Moving Occupations	$18.79	$39,072	65,170	75,090	15.2%

Source: EDD, 2021.

4.2.2.9 School Enrollment

South Lake Tahoe is served by three elementary schools, one middle school, and one high school as part of the Lake Tahoe Unified School District. In addition, the district introduced an alternative online learning option for students in Fall 2020. Enrollment in the school district has decreased by approximately six percent since 2016 as shown below:

- School Year (SY) 2016-17: 3,951 students
- SY 2017-18: 3,906 students
- SY 2018-19: 3,872 students
- SY 2019-20: 3,905 students
- SY 2020-21: 3,725 students

If the trend in decreasing school enrollment continues, family housing will decrease in demand in relation to other types of housing in South Lake Tahoe.

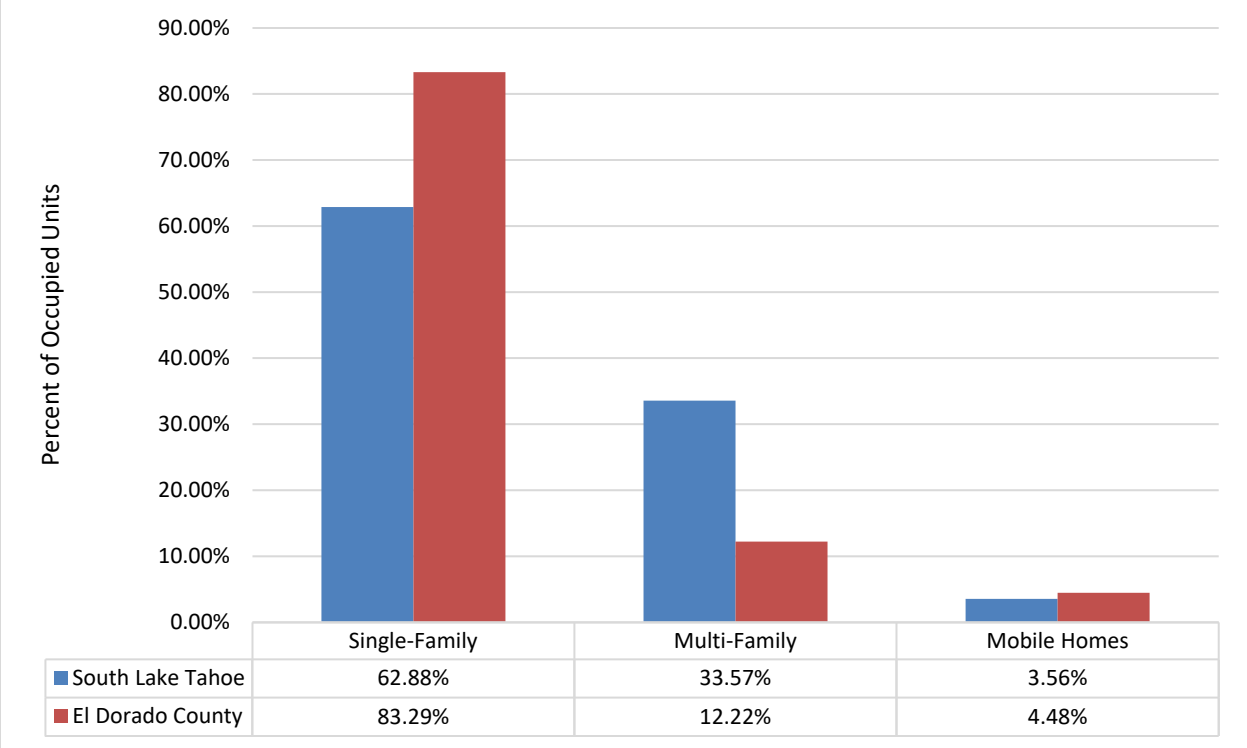
4.2.3 Housing Characteristics and Trends

4.2.3.1 Housing Inventory/Supply

Table 4-12 and Figure 4-3 present comparative data on the housing stock in the City of South Lake Tahoe and El Dorado County. The table summarizes the total housing stock according to the type of housing structure.

As shown in Table 4-12, single-family detached housing units account for the majority of housing in the city and county. The city has a significantly smaller proportion of single-family detached homes compared to El Dorado County. In 2019, 60.32 percent of the city's housing stock was single-family detached compared to 81.78 percent for the county. The majority of this difference between the city and county is made up by multifamily developments. South Lake Tahoe had a total of 33.57 percent of its housing in multifamily developments in 2019, whereas the county had only 12.22 percent of its housing in this type.

FIGURE 4-3: HOUSING STOCK CHARACTERISTICS



Source: 2019 DOF estimate (SACOG Housing Element Data Profile 2020).

TABLE 4-12
HOUSING STOCK BY TYPE
South Lake Tahoe and El Dorado County
2010 and 2019

Year		Total Units	Single-Family		Multifamily		Mobile Homes
			Detached	Attached	2 to 4	5 plus	
City of South Lake Tahoe							
2010	#	15,087	9,476	376	2,454	2,218	563
	%	100.00%	62.81%	2.49%	16.27%	14.70%	3.73%
2019	#	15,831	9,550	404	2,454	2,860	563
	%	100.00%	60.32%	2.55%	15.50%	18.07%	3.56%
El Dorado County							
2010	#	88,159	72,312	1,322	4,862	5,585	4,078
	%	100.00%	82.02%	1.50%	5.52%	6.34%	4.63%
2019	#	91,987	75,227	1,393	4,870	6,372	4,125
	%	100.00%	81.78%	1.51%	5.29%	6.93%	4.48%

Source: 2019 DOF estimate (SACOG Housing Element Data Profile 2020).

Table 4-13 shows the number of housing units and employed residents in the city and county in 2010 and 2019. The ratio of these figures is known as the housing-jobs ratio and can be used to evaluate the balance between job opportunities and housing availability in the city. In 2019, the housing-jobs ratio was 0.7 in the city and 0.9 in the county. This indicates that there are slightly fewer jobs than homes in the city and the county, and residents may need to commute outside their local jurisdiction to find employment. Keeping housing and jobs in balance and near each other helps to reduce energy used for commuting.

TABLE 4-13
HOUSING-JOBS RATIO
South Lake Tahoe and El Dorado County
2010 and 2019

	South Lake Tahoe		El Dorado County	
	2010	2019	2010	2019
Housing Units	15,087	15,831	88,159	91,987
Employed Residents	12,223	11,800	84,829	85,101
Jobs-Housing Ratio	0.8	0.7	1.0	0.9

Source: 2019 DOF estimate (SACOG Housing Element Data Profile 2020); 2019 ACS 5-Year Estimates

TRPA housing unit projections for 2045, published in 2020, updated projections for population, households, and jobs for 2045 using 2018 as the baseline for comparison. Table 4-14 reports the growth as a 9.7-percent increase in housing units in the Tahoe Basin, from 47,655 housing units in 2018 to 52,273 units in 2045. It is expected that some areas in the Tahoe Region will accommodate more housing unit growth and some areas will experience less housing unit growth than the average 9.6 percent anticipated for the whole region. The growth rate in South Lake Tahoe is slightly higher at 14.2-percent from 2018 to 2045.

TABLE 4-14
HOUSING UNIT PROJECTIONS
South Lake Tahoe and Tahoe Basin
2018-2045

Jurisdiction	2018	2045
South Lake Tahoe	15,684	17,914
Tahoe Region[1]	15,684	17,914

Source: TRPA Project Impact Assessment Guidelines, 2021; 2020 RTP Projected Development Data, 2020.[1] Tahoe Region consists of El Dorado, Placer, Douglas, and Washoe Counties.

4.2.3.2 Vacancy Rates and Rental Housing

The vacancy rate is an important factor in the availability of housing. Where vacancy rates are high, housing prices and rents tend to be lower. A vacancy rate of 5 percent or lower for rental housing and 2 percent or lower for ownership housing indicates a “tight housing market,” meaning that it is harder to find available units in any particular area or price range. In 2019, DOF reported the South Lake Tahoe homeowner vacancy rate to be 2.4 percent, with a rental vacancy rate of 7.3 percent.

The local tourist economy creates an attractive market for buying houses as second homes. Tourists come to the city and infuse substantial amounts of disposable income into the local economy, which has positive aspects for South Lake Tahoe. The city benefits from the generation of transient occupancy taxes from the local motels, hotels, and vacation rental units.

There are several concerns associated with the high percentage of seasonal and tourist units. In 2019, 49.9 percent of housing units in South Lake Tahoe were considered "vacant" according to the Census. Of these vacant units, 84.2 percent were for seasonal, recreational, or occasional use, as shown previously in Table 4-7. Vacant units that were available for rent in 2017 constituted 4.3 percent of vacancies.

The use of housing as vacation rentals may reduce the number of available rental units for the local workforce; however, Measure T went into effect in January 2022, and vacation rentals are only permitted in commercial areas of the city. These homes would not likely be available as full-time rentals if they were not used as vacation rentals, as they are located in non-residential areas. While the second home market in South Lake Tahoe increases competition for homebuyers and is a force that drives up prices, Measure T has curbed this type of competition in residential areas.

As mentioned previously, some individuals and families resort to renting motel rooms rather than renting residential units when they cannot save enough money for refundable security deposits (typically two months' rent for damages or unpaid rent), or if they have a poor rental history and are unable to compete for a rental. At weekly room rental rates ranging between $322 and $3,493 per week (or $1,288 to $13,972 monthly) depending on the season and motel, the motel rate can cost more than an equivalent market-rate studio residential unit, making it difficult to save the money needed to break out of the motel-room cycle. Units are sometimes overcrowded, either with families or sometimes with seasonal workers stretching their housing dollars by "hot bedding" (the practice of sharing a unit with others who work opposite shifts such that there is always someone sleeping in the bed).

However, for many motel residents, motel living is a lifestyle choice. These residents may prefer to live in motels because of amenities such as maid service and the ease of paying a single bill each month. Others may be mentally or physically disabled and prefer a less independent style of living offered at motels with cleaning services and other basic amenities. Also, some of the residents live and work at the same motel.

4.2.3.3 Overcrowded Housing

Overcrowding is a measure of the capacity of the housing stock to adequately accommodate residents. Too many individuals living in a housing unit with inadequate space and number of rooms can result in unhealthy living arrangements, as well as accelerated deterioration of the housing stock. The concept of overcrowding is partly determined by cultural preferences. In the United States, housing providers typically consider a household as overcrowded if there is more than one person per room or two persons per bedroom. When calculating the number of people per room, bathrooms and kitchens are excluded. "Extreme overcrowding" is defined as more than 1.5 persons per room. This definition of overcrowding does not consider the size of a dwelling unit or bedroom or the practice of extended family living that is common in some cultures.

Overcrowding can result when the cost of available housing with a sufficient number of bedrooms for larger families exceeds the family's ability to afford such housing, or when unrelated individuals share dwelling units due to high housing costs. Table 4-15 shows the number of persons per room for renter- and owner-occupied housing units in South Lake Tahoe and El Dorado County. Of the city's occupied housing units in 2017, approximately 1.1 percent were extremely overcrowded, compared to 0.5 percent in El Dorado County. Extreme overcrowding occurred slightly more in owner-occupied housing than rental housing in South Lake Tahoe, while it was more common in rental housing in El Dorado County. Overall, there was a 6.4-percentage point decrease in extreme overcrowding from 2010, when 7.5 percent of the city's households were extremely overcrowded. The City has observed an increase in overcrowding as housing prices rose during the COVID-19 pandemic.

TABLE 4-15
OVERCROWDED HOUSING
South Lake Tahoe and El Dorado County
2010 and 2017

Persons per Room	South Lake Tahoe				El Dorado County			
	Rental Units		Owner Units		Rental Units		Owner Units	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
2010								
1 or less	3,876	85.7%	3,698	95.0%	15,057	92.7%	50,913	98.2%
1.01 to 1.50	412	9.1%	104	2.7%	869	5.4%	779	1.5%
1.51 or more	233	5.2%	90	2.3%	320	2.0%	180	0.4%
TOTAL	**4,521**	**100.0%**	**3,892**	**100.0%**	**16,246**	**100.0%**	**51,872**	**100.0%**
2017								
1 or less	4,425	92.3%	4,015	98.3%	15,386	95.4%	51,239	98.6%
1.01 to 1.50	322	6.7%	26	0.6%	589	3.7%	544	1.1%
1.51 or more	49	1.0%	45	1.1%	161	1.0%	165	0.3%
TOTAL	**4,796**	**100.0%**	**4,086**	**100.0%**	**16,136**	**100.0%**	**51,948**	**100.0%**

Source: 2017 ACS 5-Year Estimate (SACOG Housing Element Data Profile 2020); 2008–2010 Census ACS.

4.2.3.4 Household Size

Table 4-16 summarizes average household size and number of persons per housing unit for South Lake Tahoe and El Dorado County in 2017. According to the ACS, the proportion of households occupied by one person in South Lake Tahoe (36.6 percent) was larger than the proportions of one-person households in El Dorado County (23.6 percent). Households with two to four people made up 57.3 percent of all households in South Lake Tahoe in 2017. This proportion was lower in the city than in El Dorado County (68.5 percent). Renter-occupied households had a slightly higher proportion of one-person households (41.6 percent) and households with five or more people (6.3 percent) than owner-occupied households (30.9 percent and 5.8 percent, respectively). Owner-occupied households had a higher proportion of households with two to four people (63.4 percent) than renter households (52.2 percent).

TABLE 4-16
HOUSEHOLD SIZE BY TENURE
South Lake Tahoe and El Dorado County
2017

	South Lake Tahoe		El Dorado County	
	Number	Percentage	Number	Percentage
Owner-Occupied				
1 Person	1,261	30.9%	10,636	20.5%
2-4 People	2,589	63.4%	37,421	72.0%
5 + Persons	236	5.8%	3,891	7.5%
TOTAL	**4,086**	**100.0%**	**51,948**	**100.0%**
Renter-Occupied				
1 Person	1,993	41.6%	5,412	33.5%
2-4 People	2,501	52.2%	9,227	57.2%
5 + Persons	302	6.3%	1,497	9.3%
TOTAL	**4,796**	**100.0%**	**16,136**	**100.0%**
Total Households				
1 Person	3,254	36.6%	16,048	23.6%
2-4 People	5,090	57.3%	46,648	68.5%
5 + Persons	538	6.1%	5,388	7.9%
TOTAL	**8,882**	**100.0%**	**68,084**	**100.0%**

Source: 2017 ACS 5-Year Estimate (SACOG Housing Element Data Profile 2020).

4.2.4 Development Trends

As the next section describes, housing prices have increased significantly in the last few decades, and it is true that people are no longer building 860-square-foot "Tahoe cabins." Developers find higher profitability in the upper-end ownership market than in first-time homebuyer market and rental market, causing builders to focus on that market in their speculative development.

However, the City's method of distributing 30 percent of the limited market-rate residential allocations it receives from TRPA to new multifamily units ensures that multifamily housing is also constructed. In the past, these units have tended to be used for smaller multifamily rental housing (typically four units or fewer with two bedrooms per unit) or small individual ownership condominiums that can benefit the first-time homebuyer. This new construction adds diversity to what would likely otherwise be aging multifamily rental housing stock. Since TRPA began offering bonus units for low, moderate, and achievable-income units, the City has seen an increase ranging from 15 to 30 achievable-income units per multi-family project.

4.2.4.1 Housing Conditions

The US Census provides limited data that can be used to make inferences about the condition of South Lake Tahoe's housing stock. For example, the ACS reports on whether housing units have complete plumbing and kitchen facilities. Since less than one percent of all housing units in South Lake Tahoe were lacking either complete plumbing facilities or complete kitchen facilities in 2017 (see Table 4-17), these indicators do not reveal much about overall housing conditions.

Housing stock age and condition are generally correlated, so one variable in the ACS that provides an indication of housing conditions is the age of a community's housing stock. Table 4-17 shows the median year built and the decade built for owner-occupied and renter-occupied housing units in South Lake Tahoe and El Dorado County in 2017. As shown in the table, South Lake Tahoe's housing stock is older than El Dorado County housing stock. Over 79 percent of South Lake Tahoe's housing units were built before 1980, compared to 48 percent for El Dorado County. With Tahoe's winter climate, older houses require more investment to keep them properly maintained.

TABLE 4-17
AGE OF HOUSING STOCK & HOUSING STOCK CONDITIONS
South Lake Tahoe and El Dorado County
2013–2017 Estimate

Total Occupied Housing Units	South Lake Tahoe		El Dorado County	
	Number	Percentage	Number	Percentage
Built 2014 or later	54	0.30%	425	0.48%
Built 2010 to 2013	82	0.46%	773	0.87%
Built 2000 to 2009	1,004	5.67%	14,343	16.06%
Built 1990 to 1999	1,170	6.60%	14,635	16.39%
Built 1980 to 1989	1,381	7.80%	16,253	18.20%
Built 1970 to 1979	5,080	28.68%	20,654	23.13%
Built 1960 to 1969	4,828	27.26%	10,362	11.61%
Built 1950 to 1959	2,893	16.33%	6,617	7.41%
Built 1940 to 1949	843	4.76%	2,714	3.04%
Built 1939 or earlier	379	2.14%	2,510	2.81%
TOTAL	**17,714**	**100.00%**	**89,286**	**100.00%**
Median Year Built	1971	-	1982	-
Units Lacking Complete Plumbing Facilities	12	0.13%	151	0.21%
Units Lacking Complete Kitchen Facilities	46	0.52%	347	0.49%

Source: ACS 2013-2017 5-Year Estimates (SACOG Housing Element Data Profile 2020).

4.2.4.2 2019 Housing Conditions Survey

In 2019, the City of South Lake Tahoe contracted with Michael Baker International to evaluate the amount of existing housing stock needing rehabilitation and replacement. The housing conditions survey was modeled after the HCD Sample Housing Survey[3] with additional features such as fire safety defensible space and drainage. The survey included 4,009 units, compared to 5,166 units surveyed in 2002. The survey findings present a snapshot of all the neighborhoods across the city surveyed; these samples are not necessarily representative of each sub-area or of the city as a whole.

[3] https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics/docs/samplehousingconditionsurvey.pdf

4.2.4.2.1 Survey Methodology

The 2019 Housing Conditions Survey used the DOF E-5 Population and Housing Estimates for Cities (January 2019), and it was determined that South Lake Tahoe had a total of 15,831 housing units. The survey sample size was at least 25 percent of the total housing stock in each neighborhood. Of the 4,009 units surveyed, 75 percent were single-family units, 13 percent were multifamily housing units, 4 percent were condominiums, 5 percent were mobile homes, 4 percent were Single-Room Occupancy (SRO) units, and less than 1 percent were "other" types of housing, including senior housing and multiple residences on one property. While neighborhoods were identified prior to field surveys, no individual housing structures were specifically targeted to ensure that no bias was involved in the final count. The only exception to this were SROs that City staff had indicated a need to observe all SROs within South Lake Tahoe. Housing units in all six census tracts in South Lake Tahoe were surveyed and each neighborhood contributed between 10 and 26 percent of the total units surveyed.

Information on housing conditions was conducted on a parcel-by-parcel basis and in accordance with the requirements of California Government Code Section 65583.[4] Data was collected through a "windshield survey," a drive-by assessment of exterior housing conditions. While a drive-by inspection can determine if a housing unit needs a new foundation, roof, or paint, it cannot identify substandard interior conditions, such as faulty plumbing or wiring. By assessing the condition of the exterior electrical box, however, a correlation between substandard interior conditions and a damaged or faulty electrical box can be made. Housing units that require exterior rehabilitation often require interior rehabilitation as well.

The survey noted the following housing characteristics: address, address visibility, appearance of vacancy, structure type, construction type, frontage improvements, curbs, roof gutters, sidewalks, driveway, adequate site drainage, garage, garage type, defensible space, types of defensible space issues, type of siding, foundation, roofing, side condition, windows, landscaping, and condition of driveway. Housing conditions were evaluated based on a point rating system devised by HCD. Each unit was rated with a numbered assessment based on the condition of six exterior conditions (foundation, windows, roofing, siding, landscaping, and condition of driveway). "Electrical" from the HCD survey was removed from the final survey as it was determined to be difficult to accurately score electrical boxes/conditions from the road during a windshield survey. The total point score for the six rated conditions comprises the total rating for each housing unit. Based on the total point score, each unit was categorized as sound; needing minor rehabilitation, moderate rehabilitation, or substantial rehabilitation; or dilapidated (infeasible to rehabilitate).

4.2.4.2.2 Survey Results

Of the six Census tracts surveyed, Tract 303.01 (primarily consisting of the Tahoe Sierra neighborhood) was found to have the highest incidence (0.5 percent of all units surveyed within the same tract) of units in need of moderate or substantial repairs and/or dilapidated homes. Tract 304.02 (which includes the Bonanza, Barron, and Gardener Mountain neighborhoods) and Tract 304.01 (which includes the Tahoe Keys and the Tahoe Island neighborhoods) each had 0.1 percent units in need of moderate or substantial repairs and/or dilapidated homes of all units surveyed within the same tract. Table 4-18 summarizes the

[4] https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=3.&article=10.6.

overall structural score for all housing units surveyed in South Lake Tahoe as of the 2019 Housing Conditions Survey and Table 4-19 lists housing conditions by structural issues.

TABLE 4-18
OVERALL STRUCTURAL SCORE
South Lake Tahoe
2019

Score	Total Units	Percentage
Sound	3,809	95.0%
Minor Repairs Needed	151	3.8%
Moderate Repairs Needed	44	1.1%
Substantial Repairs Needed	3	0.1%
Dilapidated	2	0.1%
TOTAL	**4,009**	**100%**

Source: 2019 Housing Conditions Survey, Michael Baker International.

TABLE 4-19
HOUSING CONDITIONS BY STRUCTURAL ISSUE
South Lake Tahoe
2019

Structural Issue	Units	Percentage
Driveway fair, poor, or needs replacement	1,754	48.0%
Siding needing paint, repair, or replacement	391	10.0%
Landscaping with weeds, trash, poorly maintained or needs replacement	286	7.0%
Roof needing repair or replacement	193	5.0%
Foundation needing repair or installation	65	2.0%
Windows needing repair or replacement	22	0.1%
TOTAL	**2,711**	--

Source: 2019 Housing Conditions Survey, Michael Baker International.
Note: % of total is based on the total number of homes surveyed that has that type of structure. The % of total is based on the total repairs or replacement needed.

Foundation Condition

The building foundation bears the load of the building, isolates it from ground moisture, and anchors the structure to ensure safety during earthquakes. Of the units surveyed, three structures had no foundation, and six structures had a partial foundation. In addition, 65 housing units (2 percent of the units surveyed) had foundation issues. Mobile homes were excluded from scoring in this category since they typically don't have foundations.

Roofing Condition

Damaged roofs contribute to the deterioration of the interior and exterior of a housing unit, and 193 units (5 percent) of all units surveyed needed roof repairs. The most common issue was missing shingles. Seven units needed roof replacement, while 40 units needed re-roofing. Of the roofs in need of replacement, the large majority had wood-shingle roofs.

Siding Condition

The most common siding type is wood, or a combination of wood and another siding type. The most common issues found with siding was the need to repaint the exterior, which correlates to the wood siding type due to the cold climate conditions in South Lake Tahoe. Of the housing units surveyed, 391 units (10 percent) have siding repairs needed, of those, 24 units (0.6 percent) needed siding replaced entirely. The 24 housing units that needed replacement and painting of their siding spanned most housing types, excluding condominiums because they typically have Homeowners Association (HOAs) that maintain elements such as siding. The largest percentage (32 percent) of housing units that need siding replacement and painting are in Tract 303.01.

Window Condition

Only 1 percent (22 units) of all housing units surveyed had any issues with windows. Of those, only three needed windows replaced.

Landscaping Condition

While landscaping was not part of the HCD Sample Survey, the City reviewed landscaping conditions as another component that can affect housing conditions. Many of the housing units surveyed in South Lake Tahoe opted to keep their landscaping natural (i.e., pine trees, indigenous brush), which is categorized as "maintained/natural landscaping." An overgrowth of weeds, or combustible material/vegetation within 10 feet of the structure is categorized as "poorly maintained/weeds/trash." Overall, 7 percent of the housing units surveyed had landscaping issues, with 1.4 percent that were poorly maintained or needed replacement. The bulk of these housing units were almost evenly divided between Tract 303.01 (23 housing units) and Tract 304.02 (22 housing units).

Driveway Condition

Weather plays a large part in a housing unit's driveway conditions. Extreme cold weather can accelerate erosion of materials, such as asphalt, cement, and brick. Of all the scored conditions of the housing units surveyed, driveways had the highest occurrence of issues. Of the 4,009 housing units surveyed, 3,630 (91 percent) had paved driveways. There were 1,754 (48 percent) units whose driveways had issues - either some cracks, large cracks, or major repairs needed.

4.2.4.3 Housing Affordability

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by HCD. Table 4-20 shows the median household income for various sized households in the county in 2021. A four-person household in El Dorado County had a median annual income of $91,100. Overall, the median household income in South Lake Tahoe was $44,217 and $70,000 in the county.

TABLE 4-20
MEDIAN HOUSEHOLD INCOME BY HOUSEHOLD SIZE
El Dorado County
2021

	El Dorado County
	Median Income
1-Person Household	$63,750
2-Person Household	$72,900
3-Person Household	$82,000
4-Person Household	$91,100
5-Person Household	$98,400
6-Person Household	$105,700
7+ Person Household	$112,950

Source: HCD 2021 Income Limits

4.2.4.4 Housing Cost Burdens

HCD calls for an analysis of the proportion of "lower-income" households "overpaying for housing." Lower-income households are defined as those that earn 80 percent or less of the area median income (AMI). This is a share of income approach to measure housing affordability in terms of the percentage of income that a household spends on its housing.

An assessment of housing cost burdens requires that information about household size be combined with information on household income for each household individually. The United States Department of Housing and Urban Development (HUD) creates a special Census tabulation for use in Consolidated Plans.[5] The data in this section uses this Comprehensive Housing Affordability Strategy (CHAS) data from HUD's State of the Cities Data Systems website.

A "moderate cost burden" is defined by HUD as gross housing costs between 31 and 50 percent of gross income. A "severe cost burden" is defined as gross housing costs exceeding 50 percent of gross income. For renters, gross housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

[5] The Comprehensive Housing Affordability Strategy (CHAS) data file is a detailed tabulation of the decennial Census sponsored by HUD. It includes extensive data on a variety of physical and financial housing characteristics and needs categorized by HUD-defined income limits (30, 50, and 80 percent of area median income) and HUD-specified household types. As with the long form in the decennial Census, CHAS indicators are estimates based on a sample of households. These special tabulation data are used by local governments for housing planning as part of the Consolidated Planning process and by HUD for various allocation formulas to distribute funds to localities.

Income groups are shown in the CHAS tabulation based on the HUD-adjusted area median family income. The area median family income is based on the Sacramento Metropolitan Statistical Area, encompassing El Dorado, Placer, Sacramento, and Yolo Counties. In 1974, Congress defined "low income" and "very low income" for HUD rental programs as incomes not exceeding 80 and 50 percent, respectively, of the area median family income, as adjusted by HUD.[6]

Table 4-21 shows the CHAS special tabulation data from the 2012–2016 Census ACS regarding the percentage of lower-income households with a housing cost burden greater than 30 percent and greater than 50 percent by tenure and for extremely low-income households with a cost burden greater than 50 percent in South Lake Tahoe.

TABLE 4-21
HOUSING COST BURDEN BY HOUSEHOLD INCOME CLASSIFICATION
South Lake Tahoe
2016

	South Lake Tahoe		
	Owners	**Renters**	**Total**
Household Income ≤ 30% MFI (Extremely Low Income [ELI])			
Total households in jurisdiction	375	1,065	1,440
Number of ELI households w/ cost burden > 50%	310	730	1,040
Percentage w/ cost burden > 50%	82.7%	68.5%	72.2%
Household Income < 80% MFI (Lower Income)			
Total households in jurisdiction	1,590	3,190	4,780
Number of lower-income households w/ cost burden > 30%	1,080	2,105	3,185
Percentage w/ cost burden > 30%	67.9%	65.99%	66.6%
Number of lower-income households w/ cost burden > 50%	730	1,050	1,780
Percentage w/ cost burden > 50%	45.9%	32.9%	37.2%
Total Lower-Income Households with Cost Burden	**1,560**	**2,180**	**3,740**
Percentage of Total Lower-Income Households with Cost Burden	**98.1%**	**68.3%**	**78.2%**

Source: 2012-2016 CHAS Data (SACOG Housing Element Data Profile 2020).

Approximately 72.2 percent of extremely low-income households had a housing cost burden greater than 50 percent in 2016. In all three of the lower-income categories (extremely low-income, very low-income, and low-income households), 66.6 percent had a cost burden greater than 30 percent and 37.2 percent had a cost burden greater than 50 percent. The percentage of owners with this cost burden was higher than renters in both categories (extremely low-income and lower incomes combined). Cost burdens affect a large number of South Lake Tahoe residents. Of all city households, 44.5 percent were cost burdened in 2016.

[6] Statutory adjustments now include upper and lower caps for areas with low or high ratios of housing costs to income and, for each non-metropolitan county, a lower cap equal to its state's non-metropolitan average. Estimates of the median family income and the official income cutoffs for each metropolitan area and non-metropolitan county are based on the most recent decennial Census results and are updated each year by HUD. Each base income cutoff is assumed to apply to a household of four, and official cutoffs are further adjusted by household size: one person, 70 percent of base; two persons, 80 percent; three persons, 90 percent; five persons, 108 percent; six persons, 116 percent; etc.

Table 4-22 shows the number of households by tenure that has any housing problems according to the 2013-2017 ACS-based CHAS database. A housing problem includes conditions such as lack of kitchen or plumbing, more than one person per room, or a cost burden greater than 30 percent of the AMI by income category. As shown in Table 4-22, housing problems are experienced by the majority of extremely low- and very low-income households. Overall, 2,565 households (79.4 percent) of the total very low- and extremely low-income households reported having any of the housing problems. Of extremely low- and very low-income owners, 78.9 percent reported having any housing problem, and 79.7 percent of renter-occupied households also experienced any of the housing problems.

TABLE 4-22
HOUSING PROBLEMS BY HOUSEHOLD INCOME CLASSIFICATION
South Lake Tahoe
2017

	South Lake Tahoe		
	Owners	Renters	Total
Household income ≤ 30% AMI with any housing problem	375	830	1,205
Household income > 30% ≤ 50% AMI with any housing problem	445	915	1,360
Percentage of households (≤50% AMI) with any housing problem	78.9%	79.7%	79.4%

Source: 2013-2017 CHAS.

4.2.4.5 Ability to Pay for Housing

The following section compares 2013 income levels and ability to pay for housing with actual housing costs. Housing is classified as "affordable" if households do not pay more than 30 percent of income for payment of rent (including a monthly allowance for water, gas, and electricity) or monthly homeownership costs (including mortgage payments, taxes, and insurance). Since above moderate-income households do not generally have problems locating affordable units, affordable housing is usually defined as units that are reasonably priced for low- and moderate-income households. The list below shows the definition of housing income limits as they are applied to housing units in South Lake Tahoe.

- **Extremely Low-Income Unit:** Affordable to households whose combined income is between the floor set at the minimum Supplemental Security Income and 30 percent of the median income for South Lake Tahoe as established by HUD (using El Dorado County statistics).
- **Very Low-Income Unit**: Affordable to households whose combined income is at or lower than 50 percent of the median income for South Lake Tahoe as established by HUD.
- **Low-Income Unit**: Affordable to a household whose combined income is at or between 51 and 80 percent of the median income for South Lake Tahoe as established by HUD.
- **Median-Income Unit:** Affordable to a household whose combined income is at or between 81 and 100 percent of the median income for South Lake Tahoe as established by HUD. Note that HCD defines the median income as 100-percent AMI.
- **Moderate-Income Unit**: Affordable to a household whose combined income is at or between 81 and 120 percent of the median income for South Lake Tahoe as established by HUD.

- **Above Moderate-Income Unit**: Affordable to a household whose combined income is above 120 percent of the median income for South Lake Tahoe as established by HUD.

According to HCD, the median family income for a four-person household in El Dorado County was $91,100 in 2021. Income limits for larger or smaller households were higher or lower, respectively, and are calculated using a HUD formula. The income limits are shown in Table 4-23.

TABLE 4-23
HCD INCOME LIMITS BASED ON PERSONS PER HOUSEHOLD
El Dorado County
2021

Income Categories	Persons per Household				
	1	2	3	4	5
Extremely Low Income	$19,050	$21,800	$24,500	$27,200	$31,040
Very Low Income	$31,750	$36,250	$40,800	$45,300	$48,950
Low Income	$50,750	$58,000	$65,250	$72,500	$78,300
Median Income	$63,750	$72,900	$82,000	$91,100	$98,400
Moderate Income	$76,500	$87,450	$98,350	$109,300	$118,050

Source: HCD FY 2021 El Dorado County Income Limits

The HCD income limits for extremely low-, very low-, and low-income households are used to determine if households qualify for certain housing programs, including the Section 8 Housing Choice Voucher program. It is important to note that the median income in South Lake Tahoe is significantly lower than the income used to establish the income limits applied by HCD. At the time of the 2015-2019 Census ACS, South Lake Tahoe's median family income was $49,390 compared to $83,377 for El Dorado County.[7]

Table 4-24 shows the 2021 HCD household income limits for El Dorado County by the number of persons in the household for the lower four income categories discussed previously. The table also shows maximum affordable monthly rents and maximum affordable purchase prices for homes. For example, a three-person household was classified as low-income (80 percent of median) with an annual income of up to $65,250 in 2021. A household with this income could afford to pay a monthly gross rent (including utilities) of up to $1,631 or to purchase a house priced at or below $308,000.

[7] The 2015-2019 ACS estimate of median family income is $83,377 and the 2021 HCD Income Limit estimate of median household income for a family of four is $91,100. For the sake of the analysis in this section, a comparison between the City and County data from the same source (2015-2019 ACS) is more accurate. However, the State has approved the 2021 HCD Income Limits, so that data source is used as the primary estimate of median household income in this Housing Element.

TABLE 4-24
ABILITY TO PAY FOR HOUSING BASED ON HCD INCOME LIMITS
El Dorado County
2021

Extremely Low-Income Households at 30% of 2021 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$19,050	$21,800	$24,500	$27,200	$31,040	$35,580
Max. Monthly Gross Rent[1]	$476	$545	$613	$680	$776	$890
Max. Purchase Price[2]	$89,900	$102,900	$115,600	$128,400	$146,500	$167,900
Very Low-Income Households at 50% of 2021 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$31,750	$36,250	$40,800	$45,300	$48,950	$52,550
Max. Monthly Gross Rent[1]	$794	$906	$1,020	$1,133	$1,224	$1,314
Max. Purchase Price[2]	$149,900	$171,100	$192,600	$213,800	$231,000	$248,000
Low-Income Households at 80% of 2021 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$50,750	$58,000	$65,250	$72,500	$78,300	$84,100
Max. Monthly Gross Rent[1]	$1,269	$1,450	$1,631	$1,813	$1,958	$2,103
Max. Purchase Price[2]	$239,500	$273,700	$308,000	$342,200	$369,600	$396,900
Moderate-Income Households at 120% of 2021 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$76,500	$87,450	$98,350	$109,300	$118,050	$126,800
Max. Monthly Gross Rent[1]	$1,913	$2,186	$2,459	$2,733	$2,951	$3,170
Max. Purchase Price[2]	$361,100	$412,700	$464,200	$515,900	$557,200	$598,500

Sources: HCD FY 2021 El Dorado County Income Limits; PlaceWorks, 2021.

[1] *Assumes that 30% of income is available for either monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.*

[2] *Maximum housing purchase prices are based on the following assumed variables: a down payment that is 10% of the total cost, 1.2% annual property taxes, and 30-year fixed-rate mortgage at 4.00% annual interest rate.*

Table 4-25 shows HUD-defined fair market rent levels (FMR) for El Dorado County in 2021. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities.[8] HUD uses FMRs for a variety of purposes: FMRs determine the eligibility of rental housing units for the Section 8 Housing Assistance Payments program; Section 8 Rental Certificate program participants cannot rent units whose rents exceed the FMRs; and FMRs also serve as the payment standard used to calculate subsidies under the Rental Voucher program.

As stated previously, a three-person household classified as low income (80 percent of median) with an annual income of up to $65,250 could afford to pay $1,631 monthly gross rent (including utilities). The 2021 FMR for a two-bedroom unit in El Dorado County was $1,330. Therefore, a low-income household at the top of the income range could afford to rent a unit at the FMR level, assuming that such a unit is available for rent.

However, a three-person household classified as very low income (50 percent of median) with an annual income of up to $40,800 could afford to pay only $1,020 for monthly gross rent. This household could not afford the FMR of $1,330 for a two-bedroom unit nor the FMR of $1,060 for a one-bedroom unit. Households with incomes below 50 percent of the median would have even less income to spend on rent.

As previously stated, given the disparity between the median incomes of El Dorado County and South Lake Tahoe, the HUD-defined income limits and FMR for the county are not entirely accurate indicators of the rents that low-income residents in South Lake Tahoe can afford.

TABLE 4-25
HUD FAIR MARKET RENT
El Dorado County
2021

Bedrooms in Unit	Fair Market Rent (FMR)
Studio	$940
1 Bedroom	$1,060
2 Bedrooms	$1,330
3 Bedrooms	$1,900
4 Bedrooms	$2,300

Source: HUD User Data Sets: 2021 FY FMR

[8] According to HUD, "the level at which FMRs are set is expressed as a percentile point within the rent distribution of standard-quality rental housing units. The current definition used is the 40th percentile rent, the dollar amount below which 40 percent of the standard-quality rental housing units are rented. The 40th percentile rent is drawn from the distribution of rents of all units occupied by recent movers (renter households who moved to their present residence within the past 15 months). Public housing units and units less than 2 years old are excluded."

4.2.4.6 Housing Costs

4.2.4.6.1 Average Monthly Rents

Typical rents in South Lake Tahoe have been increasing. The seasonal nature of the Lake Tahoe workforce leads to considerable turnover of housing units in the city. With frequent turnover in units, landlords are able to raise rents more easily and more often than if the residents stayed for longer periods. This pattern of "unit hopping," combined with the lack of new rental unit development, has allowed the cost of rental housing to increase much faster than local workers' incomes.

Table 4-26 shows the median contract rents and median gross rents for households in South Lake Tahoe and El Dorado County at the time of the 2015-2019 Census ACS. The split between gross rent (which includes all utilities payments) and contract rent (the amount paid to the property manager) can differ among areas not just because of different utility prices, but also because contract rents may or may not include utilities, while gross rents always do. For most housing analysis, comparing gross rents rather than contract rents is a better choice since gross rents are a more comprehensive measure of renters' costs and using it ensures that the same housing cost components are included for all renters.

The median gross rent in 2019 for South Lake Tahoe was $1,020. As shown in Table 4-26, the median contract rent in South Lake Tahoe in 2019 ($931) was lower than El Dorado County ($1,114). The median gross rent in South Lake Tahoe in 2019 ($1,020) was also lower than the county ($1,260). While rents were slightly more affordable in South Lake Tahoe, median incomes in the city were significantly lower than incomes in El Dorado County, as discussed previously.

TABLE 4-26
MEDIAN CONTRACT RENT AND MEDIAN GROSS RENT
South Lake Tahoe and El Dorado County
2019

	South Lake Tahoe	El Dorado County
Median contract rent	$931	$1,114
Median gross rent	$1,020	$1,260

Source: US Census 2015-2019 ACS 5-Year Estimates

It should be noted that South Lake Tahoe's median rent levels shown in Table 4-26 are not influenced by the large number of seasonal homes, some of which are vacation rentals. While some data sources, such as the American Housing Survey, estimate the contract rents of vacant units, rents on vacant units from the Census are unavailable and are therefore excluded.

Table 4-27 shows the average monthly rents for 2021 for apartments and homes in South Lake Tahoe. These current average rents were estimated based on rental listings in May 2021. The majority of rents do not include utility costs. Average monthly rents for all size units are lower than the HUD FMR figures shown in Table 4-25. At these rent levels, an average one-bedroom rental ($1,510 monthly rent) would likely be affordable (depending on utility costs) to a two-person moderate-income household (can afford $1,823 monthly rent and utilities).

Unlike the cost of homeownership in South Lake Tahoe, rents are more affordable to households with median and low incomes; however, market rents are still out of reach to individuals and families with very low incomes. As shown in Table 4-24, an extremely low-income family of four can afford to spend a maximum of $680 for monthly rent and utilities. The average rent for a three-bedroom apartment or house ($3,800) is over five times the affordable price limit for an extremely low-income family.

TABLE 4-27
AVERAGE RENTS
South Lake Tahoe
2021

Number of Bedrooms	Average Rent	Range	Number of Listings
Studio	$1,098	$1,000 to $1,195	2
1 Bedroom	$1,510	$1,200 to $2,000	11
2 Bedrooms	$2,581	$1,499 to $4,000	14
3 Bedrooms	$3,800	$2,000 to $8,000	9
4 Bedrooms	$4,150	$2,750 to $6,500	3
5 Bedrooms	$3,350	$3,200 to $3,500	2

Source: Craigslist.com, Listings for South Lake Tahoe, May 1 through July 1, 2021

4.2.4.6.2 Value of Homes Sold

Table 4-28 summarizes the median sales prices for single-family homes sold in South Lake Tahoe each year between 2008 and 2021. Home prices decreased by $190,750 between 2008 and 2013, a 44.6-percent decrease. Since 2013, housing prices have more than doubled, and the average home price in 2021 was $620,000. The significant annual percent change in median sales prices between 2020 and 2021 can be attributed to housing market volatility during the COVID-19 pandemic.

TABLE 4-28
MEDIAN SALES PRICE OF SINGLE-FAMILY HOMES
South Lake Tahoe
2008–2021

Year	Median Sales Price	% Change[1]
2008	$428,000	–
2009	$395,000	-7.71%
2010	$318,500	-19.37%
2011	$308,000	-3.30%
2012	$237,250	-22.97%
2013	$267,500	12.75%
2014	$331,500	23.93%
2015	$355,000	7.09%
2016	$379,500	6.90%
2017	$425,000	11.99%
2018	$450,000	5.88%
2019	$480,000	6.67%
2020	$470,000	-2.08%
2021	$620,000	31.91%

Source: South Tahoe Association of REALTORS® Multiple Listing Service

Note:

[1] *Percent change is over a 12-month period.*

Table 4-29 shows the median listing prices by number of bedrooms for single-family homes on the market in May 2021. The majority of single-family homes on the market during this time period had between two and four bedrooms. The median listing price for two-bedroom single-family homes in May 2021 was $457,500. The median listing price for three-bedroom homes was $646,300 and $1,224,500 for four-bedroom homes in May 2021.

While some of the two-bedroom homes listed in South Lake Tahoe in 2021 may be affordable to a moderate-income three-person household in South Lake Tahoe that can afford $448,803, these homes are older and likely need substantial rehabilitation. The majority of these homes were out of the price range of what moderate-income families in South Lake Tahoe can afford. Larger homes of four or more bedrooms were out of the price range of many larger families in South Lake Tahoe as well. For example, a low-income family of five could afford a maximum purchase price of $356,874, and a moderate-income family of five could afford a maximum purchase price of $546,367.

TABLE 4-29
MEDIAN LISTING PRICE BY NUMBER OF BEDROOMS
South Lake Tahoe
2021

Number of Bedrooms	Median Listing Price	Number of Listings
Studio	$42,000	1
1	$329,000	7
2	$457,500	24
3	$646,300	40
4	$1,224,500	22
5	$1,374,000	14
6+	$2,744,000	8

Source: Realtor.com. Search of homes listed in South Lake Tahoe, May 19, 2021.

Table 4-30 shows the median sales price of single-family homes in the Lake Tahoe area from November 2020 to May 2021. As shown in Table 4-28, the median sale price in South Lake Tahoe in that time frame was $620,000. Prices in the northern Lake Tahoe area were nearly 32 percent greater than those in South Lake Tahoe, with a median sale price of $818,250. El Dorado County median home prices were slightly lower than South Lake Tahoe at $597,500.

TABLE 4-30
MEDIAN SALES PRICE OF SINGLE-FAMILY HOMES
Lake Tahoe Area
2021

Area	Median Sales Price	% Difference from South Lake Tahoe
South Lake Tahoe	$620,000	--
Northern Lake Tahoe Area	$818,250	31.98%
El Dorado County	$597,500	-3.63%
California	$654,290	5.53%

Source: South Tahoe Association of REALTORS® Multiple Listing Service, CoreLogic

4.2.4.7 Existing Housing Needs

Under state housing element requirements, housing needs are defined in three categories: existing needs, needs of special groups within the community, and projected needs over the next eight-year housing element planning period. Projected housing needs are the total additional housing units required to adequately house a jurisdiction's projected population over the housing element planning period in units that are affordable, in standard condition, and not overcrowded. These needs, therefore, include those of the existing population, as well as the needs of the additional population projected to reside in the jurisdiction.

4.2.4.7.1 Special Housing Needs

Within the general population, there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss these special housing needs of six groups identified in state housing element law (California Government Code, Section 65583(a)(6): "elderly, persons with disabilities (including those with developmental disabilities), large families, farmworkers, families with female heads of household, and families and persons in need of emergency shelter." In addition to these six groups, the section also discusses the needs of students and seasonal employees. Where possible, estimates of the population or number of households in South Lake Tahoe falling into each group are shown. When such information is unavailable for South Lake Tahoe, estimates for El Dorado County are shown.

4.2.4.7.2 Homeless Persons

Those who are homeless or at risk of becoming homeless have varying housing needs. Some require emergency shelter, while others require other assistance to enable them to become productive members of society. Some are just passing through, while others are long-time residents. Often, there is crossover between one "special-needs" population group and another. For example, the seasonal and transient nature of much of the workforce may contribute to the potential for homelessness. Female heads of household may become homeless due to domestic violence. In each instance, the point of contact for addressing their homelessness is the problem that made them homeless.

Homelessness is usually the end result of multiple factors that converge in a person's life. The combination of loss of employment and the inability to find a job because of the need for retraining leads to the loss of housing for some individuals and families. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities, or drug and alcohol addictions, along with an inability to access the services and long-term support needed to address these conditions.

The housing needs of homeless persons are more difficult to measure and assess than those of any other population subgroup. Since these individuals have no permanent address, they are less likely to be counted in the Census. They are also unlikely to have stable employment, which makes housing opportunities limited. There are currently no homeless shelters in South Lake Tahoe, but the Tahoe Coalition for the Homeless purchased three properties through HomeKey in 2020, of which two properties are being utilized for permanent supportive housing for people experiencing homelessness. Most of the current homeless population often uses motel rooms or camping for their permanent residence.

In January ~~2017~~2020, El Dorado County conducted a "head count" of homeless people seen sleeping in public places. This is the most recent point-in-time count that results are available from. As shown in Table 4-31, this point-in-time count revealed ~~443~~ 490 homeless individuals and ~~159~~ 66 homeless people in families in the county. The Tahoe Coalition for the Homeless (TCH) reports that about 51 percent of all homeless individuals in El Dorado County reside in the Tahoe Basin as of 2021, and less than 1 percent divides their time evenly between the Tahoe Basin and Western Slope throughout the year. Due to the inclement winter weather in South Lake Tahoe, it is conceivable that the city's summertime population of homeless residents is higher, but the wintertime count is the only available data. In 2021, HUD gave communities the option to cancel or modify the unsheltered survey portion of their counts based on the potential risk of COVID-19 transmission associated with conducting an in -person survey. Therefore, 2020 data was used for this report.

TABLE 4-31
HOMELESSNESS
El Dorado County[1]
202~~017~~

	Individual			Persons in Families			Total Homeless (all ages)	
	2011	~~2017~~ 2020	% Change	2011	20~~1~~207	% Change	2011	20~~1~~207
Total Homeless	107	490~~443~~	357.9%~~314.0%~~	63	66~~159~~	4.8%~~152.4%~~	170	556~~602~~
Total Sheltered	76	87~~85~~	14.5%~~11.8%~~	57	34~~21~~	-40.4%~~-63.5%~~	133	121~~106~~
Total Unsheltered	31	403~~358~~	1200.0%~~1054.8%~~	6	32~~138~~	433.3%~~2200.0%~~	37	435~~496~~
Total Chronically Homeless	16	107~~169~~	568.8%~~956.3%~~	0	0~~72~~	0.0%~~N/A~~	16	107~~241~~
Total Chronically Sheltered	9	2~~24~~	-77.8%~~166.7%~~	0	0~~6~~	0.0%~~N/A~~	9	2~~30~~
Total Chronically Unsheltered	7	105~~145~~	1400.0%~~1971.4%~~	0	0~~66~~	0.0%~~N/A~~	7	105~~211~~

Source: Continuum of Care or HUD, 2021 ~~(SACOG Housing Element Data Profile 2020)~~.
[1] *Numbers are provided for the El Dorado County Continuum of Care.*

All governmental services for homeless individuals or families in South Lake Tahoe are provided by El Dorado County. However, the City applied for and was awarded $505,632 in Community Development Block Grant (CDBG) funds in 2020 to assist TCH with rehabilitation of the Bears Den Inn, one of the HomeKey properties that provides permanent supportive housing to people experiencing homelessness. In the past, the City has considered providing Section 8 rental assistance services (which is available to all lower income residents, not just people experiencing homelessness); however, after consultation with El Dorado County staff, the City and County concluded that it was best for the County to continue administering the program. City-provided services would not lead to any increase in assistance available in the community and would create a duplication of administrative efforts to implement the program separately for the City.

TCH previously provided an overnight winter emergency shelter in South Lake Tahoe, which was closed because of state restrictions on congregate spaces related to COVID-19. In response to the closure, TCH obtained CARE and HomeKey funds to purchase three motels in South Lake Tahoe to offer a non-congregate option, and the 59 beds within the three motels effectively serve as permanent supportive housing as of 2021. As shown in Table 4-32, there are 270 non-seasonal beds available in El Dorado County. The nearest year-round homeless shelter in El Dorado County—operated by Only Kindness during the winter months—is about 60 miles away in Placerville. El Dorado County contracts with TCH to give vouchers for limited stays at local motels (averaging two to three vouchers each week). Limited vouchers for showers (such as for someone who is camping) are provided by TCH at the Red Lodge motel by appointment, and food vouchers (such as a voucher for McDonald's) can also be supplied. TCH is sometimes able to make referrals to shelters or assistance programs, such as Salvation Army in Carson City or Reno. These referrals serve people who are not California residents (with identification from another state).

TABLE 4-32
HOMELESS FACILITIES
El Dorado County[1]
2017

Facility Type	Family Units	Family Beds	Adult Only Beds	Seasonal	Total Beds (excluding Seasonal)
Emergency Shelter	8	34	0	40	34
Transitional Housing	14	36	83	0	119
Rapid Re-Housing	7	25	15	n/a	40
Other Permanent Housing	24	75	2	n/a	77
Total	**53**	**170**	**100**	**40**	**270**

Source: Continuum of Care or HUD (SACOG Housing Element Data Profile 2020).

[1] *Numbers are provided for the El Dorado County Continuum of Care.*

The Permanent Supportive Housing Project, administered by El Dorado County Behavioral Health, is a grant-funded program that provides eligible individuals with affordable housing assistance coupled with supportive services to ensure successful integration into the community. Residents are expected to pay a portion of their income toward rent and utilities, and for those in the County's Transitions Treatment Program, participate in house meetings to assign chores, discuss housing issues, create goals, and maintain their housing. Eligible individuals are also offered supportive services provided through Behavioral Health or a contracted provider. The supportive services may include, but are not limited to, mental health assessments, linkage to mental health/physical health/substance use disorder providers, outreach, crisis intervention, forensic support, training and teaching on life skills, transportation, and supports for landlords or contractors who are collaborating with El Dorado County to provide housing. This also may include funds to purchase housing units to provide permanent supportive housing to seriously mentally ill homeless individuals.

El Dorado County Behavioral Health also administers the Goods and Services to Promote Positive Mental Health and Reduce Mental Health Risk Factors Project: a grant-funded program focused on providing goods and services that will aid in preventing serious mental illness/emotional disturbance by promoting mental health, reducing mental health risk factors, and intervening in the early stages of mental illness. Goods and services can include transportation assistance, motel/hotel/rent payments, emergency food purchases, and more. This project serves to reduce the negative outcomes of untreated mental illness, including homelessness.

El Dorado County Human Services can also provide some assistance to homeless families, but not to individuals. Programs specific to women are addressed under the Single Female-Headed Households section of this document.

Several social service organizations provide services to the residents of South Lake Tahoe. Local churches, in particular, have led the effort to ensure that all residents in the South Lake Tahoe community can have enough to eat through their weekly food programs. Other agencies that provide services to the homeless in South Lake Tahoe are:

- **Meals on Wheels.** The City of South Lake Tahoe Senior Center operates the Meals on Wheels program for senior nutrition services. As of June 2021, all congregate meal sites are closed due to COVID-19. Those 60 and older can either order a hot meal for delivery or stop by the center on weekdays to receive the hot meal for a $3 suggested donation. In 2020, the Meals on Wheels program served about 80 seniors with hot meals delivered Monday through Friday.

- **Christmas Cheer.** Christmas Cheer provides food to those in need, at 1120 Third Street on Tuesday through Thursday. It receives donations from local supermarkets, including Raley's Supermarket, Whole Foods, and Grocery Outlet, and the community. Because many of Christmas Cheer's clients are homeless or living in campgrounds or motels, the types of foods distributed are limited to those that can be cooked without kitchen facilities.

- **Bread & Broth.** Bread & Broth is operated by the parish of St. Theresa's. The program does not receive public funds, and all funding is from the parishioners. Bread & Broth serves a hot meal every Monday and Friday in the evening and is sometimes able to give out canned food. St. Theresa's also offers a Bread & Broth 4 Kids program, which provides bags of food for school-aged children to be distributed at school bus stops and South Tahoe Middle School in coordination with the Lake Tahoe Unified School District (LTUSD) lunch program and bus distribution. Bags are also provided at various childcare centers and Choices for Children. It does not generally help with shelter; however, it can assist with clothing vouchers from The Attic (thrift shop for Barton Hospital) and gas vouchers or bus tokens.

- **Barton Hospital.** TCH and Barton Hospital work together to refer homeless individuals with health issues to medical services. In 2021, Barton Hospital and TCH partnered with Blue Cross Blue Shield to set up homeless people with primary care doctors to receive annual care and access to medical services. Barton Hospital also provides The Attic Thrift Store, which offers winter clothing and boots, first-aid kits, masks, hand sanitizer, toiletries, and other necessities to support homeless people.

- **Welfare to Work.** The Welfare to Work program is operated by the California Work Opportunity and Responsibility to Kids (CalWORKs) program. It is an employment and training program, and it has a housing component; however, it is difficult to get into the program.

- **Other Programs.** Other organizations and programs that serve the homeless population of South Lake Tahoe include the El Dorado County Food Bank and Tahoe Youth & Family Services. The El Dorado County Food Bank is a nonprofit organization formed in August 2000. In an average year, El Dorado County Food Bank procures and distributes over 3 million dollars of emergency food assistance to communities through the county. Tahoe Youth & Family Services provides temporary shelter care for runaway/homeless youth.

While there are a number of services available to homeless residents of South Lake Tahoe, there is a lack of year-round emergency housing. The three hotels provide permanent supportive housing, but there are more homeless people in South Lake Tahoe than the 59 beds can serve at any one time. Motel vouchers may provide some relief for homeless residents seeking shelter from harsh winter weather; however, based on conversations with local volunteer service providers, there is a need for an emergency shelter in, or near, the city. During warmer summer months, many of the city's homeless residents camp on Tahoe

Conservancy and U.S. Forest Service land, despite continuous efforts from TCH and the Conservancy to relocate and house these residents, increasing the threat of wildfires and damages to the natural environment.

4.2.4.7.3 Farmworkers

Farmworkers tend to have lower incomes because of their lower-paying nature of work. Specific data on the number of farmworkers in a community is not systematically collected; as a result, it is difficult to assess the precise needs of this group. According to the 2017 United States Department of Agriculture (USDA) Census of Agriculture, 1,386 persons were employed in farming, forestry, and fishing occupations in El Dorado County. Because there is no commercial agricultural activity within South Lake Tahoe or its surroundings, South Lake Tahoe's "farmworkers" are likely people who own or work fishing charters, have tree removal businesses, or are employed by the Forest Service, California Division of Forestry, or California Conservation Corps.

As shown in Table 4-33, the 2017 Census of Agriculture reported 457 farmworkers who worked more than 150 days annually in El Dorado County. Approximately 929 farmworkers worked less than 150 days annually in El Dorado County. Although there is no real estimate of the number of farmworkers in South Lake Tahoe, due to the dominant local industries and weather and climate conditions, it is likely that there are not many living in the city, and therefore the city does not have a need for farmworker housing.

TABLE 4-33
FARMWORKERS
El Dorado County and California
2017

	El Dorado County	California
Hired farm labor (farms)	277	30,421
Hired farm labor (workers)	1,386	377,593
Workers by days worked - 150 days or more	457	187,875
Workers by days worked - Less than 150 days	929	189,718

Source: 2017 USDA Census of Agriculture, Table 7 (SACOG Housing Element Data Profile 2020).

Farmworkers have special housing problems due to seasonal income fluctuations, very low incomes, and substandard housing conditions. Housing that is targeted to very low-income households serves seasonal farmworkers. Seasonal farmworkers as well as other immigrant service workers are less likely to have their families with them, although some migrant workers come with their families if they feel they can locate suitable housing. Many workers are Latino immigrants. Due to border security with Mexico, it is believed that more immigrant workers are remaining in the area year-round with their families, since it is more difficult to travel across the border in both directions.

Housing for farmworkers should be affordable and flexible. Bunk-style housing with bathrooms and kitchens is adequate, particularly if it is built so that if a family needs to stay in group quarters, there is a way to provide privacy. For seasonal farmworkers, housing needs to be affordable at extremely low incomes and provide large units to accommodate larger families. Therefore, the type of housing needed for seasonal farmworkers and other immigrant service workers does not differ from the type of housing needed by other

very low-income households. Program 4-~~4~~ 2 commits the City to amend the zoning code, if needed, to comply with the state Employee Housing Act addressing farmworker and other employee housing.

4.2.4.7.4 Persons with Disabilities

This special-needs group includes individuals that have mobility impairments, self-care limitations, or other conditions that may require special housing accommodations or financial assistance. Such individuals can have a number of special needs that distinguish them from the population at large:

- Individuals with mobility difficulties (such as those who use wheelchairs) may require special accommodations or modifications to their homes to allow for continued independent living. Such modifications are often called "handicapped access."
- Individuals with disabilities that prevent them from operating a vehicle may require proximity to services and access to public transportation.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services, ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because typically a higher percentage are low income compared to the population at large, and their special housing needs are often more costly than conventional housing. Many live on Supplemental Security Income, which is currently (2021) $794/month for those living independently. Further, there is an even greater scarcity of low-income housing that is barrier-free. Newer Tahoe housing tends to construct larger homes within regional land coverage limitations, making stairs and multiple levels commonplace, rather than implementing universal design concepts.

Social Security Income (SSI) is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security Old Age, Survivors, or Disability Insurance often receive SSI benefits. In fact, SSI is the only source of income for a number of low-income seniors. With the maximum monthly benefit of $794 as of 2021, SSI recipients are likely to have difficulty finding housing that fits within their budgets.

Some people with mobility and/or self-care limitations are able to live with their families, who can assist in meeting housing and daily living needs. In South Lake Tahoe, the majority of clients of the Alta California Regional Center (for persons with developmental disabilities) fit into this category. A segment of the disabled population, particularly low-income and retired individuals, may not have the financial capacity to pay for needed accommodations or modifications to their homes. In addition, even those able to pay for special housing accommodations may find limited availability in the city.

As shown in Table 4-34, in 2017 there were approximately 3,486 persons, or 16.1 percent of the total population, living with a disability in South Lake Tahoe. Of the disabled population, about 38.2 percent were over the age of 65. There were also 932 disabled persons aged 18 to 64 who were employed, while 1,165 disabled persons in the same age range were unemployed. According to the SSRHNO Report, in 2019, about 23 percent of people with disabilities lived in housing that does not accommodate that disability. This included 27 percent of renters and 19 percent of owners.

TABLE 4-34
PERSONS WITH DISABILITY BY EMPLOYMENT STATUS
South Lake Tahoe and El Dorado County
2017

	South Lake Tahoe		El Dorado County	
	Number	Percentage	Number	Percentage
Age 18-64, Employed Persons with a Disability	932	4.3%	3,823	2.1%
Age 18-64, Not Employed Persons with a Disability	1,165	5.4%	7,564	4.1%
Persons Aged 65 Plus with a Disability	1,332	6.1%	11,627	6.3%
TOTAL PERSONS WITH A DISABILITY	3,486	16.1%	24,285	13.1%
TOTAL POPULATION (CIVILIAN, NON-INSTITUTIONAL)	**21,680**	**100.0%**	**185,015**	**100.0%**

Source: 2013-2017 ACS 5-Year Estimate (SACOG Housing Element Data Profile 2020).

[1] *Note that the total persons with a disability is not a sum of the categories in this table because there are people under 18 not included in this table.*

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a developmental disability means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Table 4-35 shows information from the 2013-2017 ACS on the types of disabilities by age group in South Lake Tahoe and El Dorado County. As shown in the table, there were 6,088 disabilities reported for South Lake Tahoe residents, and 42,626 for El Dorado County residents. Some residents may have more than one disability, so those numbers are not representative of the total people with disabilities. For both South Lake Tahoe and El Dorado County, the most common disability for people under 65 years old was cognitive difficulty and the most common disability for people 65 years old or above was ambulatory difficulty.

TABLE 4-35
PERSONS WITH DISABILITIES BY DISABILITY TYPE
South Lake Tahoe and El Dorado County
2017

	South Lake Tahoe		El Dorado County	
	Number	Percentage	Number	Percentage
Total Disabilities	3,486	100.0%	24,285	100.0%
Total Disabilities for Ages 0-64	2,154	61.8%	12,658	52.1%
Hearing Difficulty	381	17.7%	2,709	21.4%
Vision Difficulty	436	20.2%	1,573	12.4%
Cognitive Difficulty	1,171	54.4%	5,754	45.5%
Ambulatory Difficulty	937	43.5%	5,718	45.2%
Self-Care Difficulty	352	16.3%	2,509	19.8%
Total Disabilities for Ages 65 and Over	1,332	38.2%	11,627	47.9%
Hearing Difficulty	578	43.4%	5,357	46.1%
Vision Difficulty	403	30.3%	2,009	17.3%
Cognitive Difficulty	168	12.6%	2,980	25.6%
Ambulatory Difficulty	871	65.4%	6,810	58.6%
Self-Care Difficulty	264	19.8%	2,516	21.6%
Independent Living Difficulty	527	39.6%	4,691	40.3%

Source: 2017 ACS 5-Year Estimate (SACOG Housing Element Data Profile 2020).

Several facilities in El Dorado County assist persons with disabilities. The Alta California Regional Center, with a field office in South Lake Tahoe, is a coordinating agency for group homes assisting the developmentally disabled population. As of May 2021, the State Department of Developmental Services provides community-based services to approximately 352,381 persons with developmental disabilities and their families through a statewide system of 21 regional centers, 4 developmental centers, and 2 community-based facilities. The Alta California Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. The regional center supervises a network of 21 residential-care facilities in northern and central California, and in December 2020 served an estimated 23,231 persons, with less than 1 percent of those clients (at least 123 persons) served in South Lake Tahoe. Program 4-~~3~~5 commits the City to working with housing providers to address the housing needs for special-needs groups, including those with developmental disabilities.

Eight adult residential care facilities are in El Dorado County, and one, Sky Forest Acres, is within South Lake Tahoe. Adult residential care facilities, a type of community care facility, typically provide 24-hour nonmedical care for persons aged 18 to 59 who are unable to provide for their own daily needs. Located close to public transportation, shopping, restaurants and other amenities, Sky Forest Acres provides 18 wheelchair accessible one and two-bedroom units for adults with disabilities. Adults may be physically handicapped, developmentally disabled, or mentally disabled. In addition, El Dorado County contains two facilities for adult day care, neither of which are located in South Lake Tahoe. Adult day care facilities typically provide programs for frail seniors, developmentally disabled, and/or mentally disabled clients.

Table 4-36 shows the number of residents by age group in South Lake Tahoe and El Dorado County who have a developmental disability. In total, less than 180 people had a developmental disability in South Lake Tahoe in 2020. This population makes up 0.8 percent of the total population. El Dorado County had a similar percentage of population with a developmental disability at 0.8 percent. The largest age group in South Lake Tahoe was 17 years or younger with 59.4 percent of the developmentally disabled population.

TABLE 4-36
POPULATION WITH A DEVELOPMENTAL DISABILITY
South Lake Tahoe and El Dorado County
2020

Age	South Lake Tahoe		El Dorado County	
	Number	Percent	Number	Percent
17 years or younger	<107	0.5%	<732	0.4%
18+ years	<73	0.3%	<778	0.4%
Total Developmental Disability Population	<180	0.8%	<1,510	0.8%
Total Population	21,414	100.0%	183,777	100.0%

Source: Department of Developmental Services (SACOG Housing Element Data Profile 2020).

Many developmentally disabled persons can live and work independently in a typical housing arrangement. Severely developmentally disabled persons may require a group living situation with supervision on-site. Table 4-37 shows the population in unincorporated South Lake Tahoe with developmental disabilities, as reported by SACOG. As identified in Table 4-37, a majority of the County's population with developmental disabilities lives in the areas associated with the 96150 and 96151 zip codes, which have populations of at least 109 and 14 persons, respectively. Table 4-37 provides information about developmentally disabled persons' places of residence and where they are in South Lake Tahoe and the surrounding area. The predominant residence type is the home of a parent or guardian.

TABLE 4-37
DEVELOPMENTALLY DISABLED RESIDENTS BY RESIDENCE TYPE
South Lake Tahoe
2020

Zip Code	Home of Parent/ Family/Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster / Family Home	Other	Total
96150	94	15	-	-	<1	<11	>109
96151	14	<11	-	-	-	-	>14
96155	<11	-	-	-	-	-	>0
96156	<11	-	-	-	-	-	>0
96158	<11	-	-	-	-	-	>0

Source: Department of Developmental Services (SACOG Housing Element Data Profile 2020).

Disabled persons often require special housing features to accommodate physical limitations. Some disabled persons may experience financial difficulty in locating suitable housing due to the cost of modifications to meet their daily living needs or may have difficulty in finding appropriate housing near places of employment. Although the California Administrative Code (Title 24) requires that all public buildings be accessible to the public through architectural standards such as ramps, large doors, and restroom modifications to enable handicap access, not all available housing units have these features. There are additional types of physical and design modifications that may be necessary to accommodate various types of disabilities.

Nationally, a growing number of architects and developers are integrating universal design principles into their buildings to increase the accessibility of the built environment. The intent of universal design is to simplify design and construction by making products, communications, and the built environment usable by as many people as possible without the need for adaptation or specialized design. The City adopted the Residential Development and Design Standards in 2021, which clearly and precisely establishes the basic objective site and structure regulations that apply to all housing developments. All projects must meet the standards listed in the Residential Development and Design Standards and the standards in the Citywide Design Standards and the Parking, Driveway, and Loading Space Standards in Chapters 6.10 and 6.55 of the City Code and the Sign Standards in Chapter 6.40 of the City Code. Land coverage limitations encourage builders to build multiple-story homes to reduce the building footprint. Applying the principles of universal design to new construction in South Lake Tahoe, in addition to the regulations specified in the Americans with Disabilities Act (ADA) will increase the opportunities in housing and employment for everyone. Policy~~rogram~~ 4-5~~2~~ calls for the City to ~~adopt~~ incorporate universal design standards for new construction and rehabilitation projects. Furthermore, studies have shown the access features integrated into the design of new facilities in the early conceptual stages increase costs less than 1/2 of 1 percent in most developments.

The following are the seven principles of universal design, as outlined by the Center for Universal Design:

- **Equitable Use** - The design is useful and marketable to people with diverse abilities.
- **Flexibility in Use** - The design accommodates a wide range of individual preferences and abilities.
- **Simple and Intuitive** - Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
- **Perceptible Information** - The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
- **Tolerance for Error** - The design minimizes hazards and the adverse consequences of accidental or unintended action.
- **Low Physical Effort** - The design can be used efficiently and comfortably with minimum fatigue.
- **Size and Space for Approach and Use** - Appropriate size and space is provided for approach, reach, manipulation, and use regardless of the user's body size, posture, or mobility.

The Aspens project, a 48-unit housing project targeted specifically for very low-income households, was completed in 2014. The project, which incorporates many universal design elements, was a joint effort between the City and Pacific West Communities. One unit is a moderate-income manager's unit. There are also six Mental Health Services Act units within the project. The other 47 one-, two-, and three-bedroom units are close to a bus stop, amenities, and open space and have access to an on-site computer center. This housing opportunity assisted in addressing an unmet need for the lower-income population in South Lake Tahoe.

4.2.4.7.5 Senior Households

Seniors are defined as person 65 years and older, and senior households are those households headed by a person 65 years and older. In general, seniors face special housing challenges related to physical (i.e., declining mobility and self-care capabilities) and financial conditions. Some of these challenges are compounded by Tahoe's mountain environment, where snow shoveling or winter driving is dangerous for many seniors. Many older adults, even those owning their own homes, face financial challenges due to limited incomes from Social Security and other retirement benefits. These older adults may benefit from assistance related to:

- Repair and maintenance of owned dwellings units.
- Modifications to existing homes to better meet mobility and self-care limitations.
- Additional subsidized housing, as the waiting list for the Tahoe Senior Plaza has been up to five years and the waiting list for Kelly Ridge (Tahoe Senior Plaza II) is up to two years.
- Financial assistance to meet rising rental housing costs for those who do not own.
- Supportive services to meet daily needs, such as those provided at assisted care residences.

Table 4-38 shows information on the number of seniors, the number of senior households, and senior households by housing tenure in South Lake Tahoe and El Dorado County in 2010 and 2017. As discussed earlier (and shown previously in Table 4-5, Population Breakdown by Age), the proportion of South Lake Tahoe's senior population is relatively smaller compared to El Dorado County. In 2017, senior households represented 24.2 percent of all households in South Lake Tahoe compared to 30.4 percent in El Dorado County. Both the city and county's 2017 numbers represent an increase of more than six percentage points from the number of senior households in 2010.

Tenure is also important when analyzing the needs of seniors. Older adults typically have the highest rates of homeownership of any age group, and senior households in South Lake Tahoe are no exception, where 67.5 percent of senior households owned their homes in 2017, compared to 38.9 percent of all households.

TABLE 4-38
SENIOR POPULATIONS AND HOUSEHOLDS
South Lake Tahoe and El Dorado County

	2010				2017			
	South Lake Tahoe		El Dorado County		South Lake Tahoe		El Dorado County	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Population								
TOTAL POPULATION	**21,403**	**100.0%**	**181,058**	**100.0%**	**21,680**	**100.0%**	**185,015**	**100.0%**
Number of Persons 65 years and older	2,096	9.8%	26,524	14.7%	3,349	15.5%	34,950	18.9%
Households								
TOTAL HOUSEHOLDS	**8,918**	**100.0%**	**70,223**	**100.0%**	**8,882**	**100.0%**	**68,084**	**100.0%**
Senior Headed-Households	1,386	15.5%	16,640	23.7%	2,151	24.2%	20,676	30.4%
Owner	927	10.4%	14,208	20.2%	1452	16.4%	17,717	26.0%
Renter	459	5.2%	2,432	3.5%	699	7.9%	2,959	4.4%

Source: 2017 ACS 5-Year Estimate (SACOG Housing Element Data Profile 2020); 2013-2017 ACS 5-Year Estimate.

As shown in Table 4-39, most senior households fall within low-income groups. Over 76 percent of senior households earn less than $74,999 and most households in this category are considered low-income; nearly 32 percent of senior households are considered extremely low income, earning up to $24,999 annually.

TABLE 4-39
SENIOR HOUSEHOLDS BY INCOME GROUP
South Lake Tahoe
2019

Household Income Groups	Number	Percentage
Extremely Low ($0 to $24,999)	693	**31.77%**
Very Low ($25,000 to $44,999)	623	**28.56%**
Low Income ($45,000 to $74,999)	355	**16.28%**
Moderate and Above Moderate ($75,000 or more)	510	**23.38%**
Total	**2,181**	**100.00%**

Source: 2015-2019 ACS 5-Year Estimate.

4.2.4.7.6 Large Families/Households

Large families, defined as family households with five or more persons, can have difficulty securing adequate housing because of the need for a larger number of bedrooms (three or more) to avoid overcrowding. Overcrowding is typically defined as more than one person per room or two persons per bedroom, excluding uninhabitable space, such as bathrooms and hallways. Typical problems encountered by large families in El Dorado County include:

- Low-income large families typically need financial assistance to secure affordable housing that meets their space needs.
- It is difficult to find adequate rentals within budget because rentals typically have fewer bedrooms than ownership housing.
- Large families tend to have higher rates of overcrowding and overpaying for housing (housing costs that exceed 30 percent of a household's income).
- Many large families are composed of immigrants and/or minorities whose cultural norms include extended families living under one roof. They may face additional housing challenges because of discrimination or limited language proficiency.

In general, housing for families should provide safe outdoor play areas for children and should have convenient access to schools and childcare facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses, as apartments and condominium units are most often developed with childless, smaller households in mind. Therefore, for the large families that are unable to rent single-family houses, it is likely that these large renter households are overcrowded in smaller units. When planning for new multifamily housing developments, the provision of three- and four-bedroom units is an important consideration because of the likely demand for affordable, larger multifamily rental units.

As shown previously in Table 4-16, 6.1 percent of all households in South Lake Tahoe had five or more persons in 2017. Of the large households, 236 were owner-occupied households and 302 were renter-occupied households. The percentage of large households in South Lake Tahoe was slightly smaller than the percentage of large households in El Dorado County (6.1 and 7.9 percent, respectively). As shown in Table 4-40 below, 21.7 percent of housing units in South Lake Tahoe have no separate bedroom or one bedroom. While this is more than twice the proportional size of the studios and one-bedrooms in El Dorado County, it is less than the 36.6 percent of one-person households in South Lake Tahoe. However, many people that report for their household size in the Census may actually live with roommates, so this difference in South Lake Tahoe does not represent a significant gap in unmet housing needs. In South Lake Tahoe, 68.5 percent of housing units are two- to three-bedrooms, which is large enough to accommodate the 57.3 percent of households with two to four people. Lastly, 9.8 percent of the housing stock in South Lake Tahoe has four or more bedrooms, which is large enough to accommodate the 6.1 percent of households with five or more people. Therefore, the city has sufficient housing stock to meet the needs of larger families and households.

TABLE 4-40
HOUSING UNIT SIZES
South Lake Tahoe and El Dorado County
2019

-	South Lake Tahoe		El Dorado County	
	Number	Percent	Number	Percent
TOTAL OCCUPIED UNITS	**8,932**	**100.0%**	**70,974**	**100.0%**
No bedrooms	431	**4.8%**	1,071	**1.5%**
1 bedroom	1,510	**16.9%**	4,368	**6.2%**
2 to 3 bedrooms	6,114	**68.5%**	47,132	**66.4%**
4 or more bedrooms	877	**9.8%**	18,403	**25.9%**

Source: 2015-2019 ACS (Table S2504).

4.2.4.7.7 Single Female-Headed Households

According to the US Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or non-related child. Most female-headed households are either single women over the age of 65 or single women with children (mothers or other female relatives caring for children).

Due to generally lower incomes, single female-headed households often have more difficulties finding adequate affordable housing than do families with two adults or male-headed households. Also, female-headed households with small children may need to pay for childcare, which further reduces disposable income. This special-needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for female-headed families be located near childcare facilities, schools, youth services, medical facilities, and senior services.

Table 4-41~~0~~ shows female-headed households in South Lake Tahoe. Of the 4,702 family households in the city in 2017, 711 were female-headed households, or 15.1 percent of the family households in South Lake Tahoe compared with 11.1 percent in El Dorado County. Of the female-headed households in the city, 381 had children under 18 (8.1 percent of all family households); in the County, there were 3,144 female-headed households (6.5 percent of all family households) with children under 18.

TABLE 4-410
FEMALE-HEADED HOUSEHOLDS
South Lake Tahoe and El Dorado County
2017

	South Lake Tahoe		El Dorado County	
	Number	Percent	Number	Percent
TOTAL FAMILY HOUSEHOLDS	**4,702**	**100.0%**	**48,175**	**100.0%**
Female-Headed Households with Children	381	8.1%	3,144	6.5%
Female-Headed Households with no Children	330	7.0%	2,184	4.5%
TOTAL FEMALE-HEADED HOUSEHOLDS	**711**	**15.1%**	**5,328**	**11.1%**

Source: Census 2013-2017 ACS (SACOG Housing Element Data Profile 2020).

South Lake Tahoe Live Violence Free Sheltering Program includes a recently remodeled 12-bed emergency shelter that provides a temporary safe haven for women and their children who are fleeing domestic violence. Victims of domestic violence may stay at the emergency shelter for up to 90 days.

Clients who successfully complete the emergency shelter program may qualify for transitional housing. The program provides contacts and advocacy to local rental agencies, property managers, and income-based housing options, provides safe housing, and takes care of the client's expenses while they focus on learning new skills and building long-term stability. Housing advocates teach life skills like budgeting, reducing bills, finding job opportunities, grocery shopping/meal prep, and creating cleaning schedules. The needs of the community are unique, so each family is approached with their needs in mind. Some clients only need one-time assistance where others need assistance over the course of a year or two. The goal of Live Violence Free is to transition participants to make long-term change, paying full rent and addressing underlying issues preventing financial stability. Transitioning has become increasingly difficult, however, as jobs are not paying enough to afford market rents in South Lake Tahoe. It is becoming more common to relocate participants out of the area to communities with lower housing costs unless there are strong ties to the South Lake Tahoe community. In addition, the Housing First program is offered through Live Violence Free and aids qualifying community members with rental assistance, costs associated with moving into a new home, utility assistance, furniture costs, and childcare, while teaching budgeting, meal planning, and cleaning standards and practices. Clients receive survivor-driven, trauma-informed peer counseling, guidance, and accompanying resources before, during, and after graduating the program. In all of the Live Violence Free programs, clients receive intensive, individualized services, including counseling, legal services, and life skills training with the end goal of achieving permanent housing and a violence-free lifestyle.

4.2.4.7.8 Extremely Low-Income Housing Needs

Extremely low-income households are defined as those households making under 30 percent of the AMI. Extremely low-income households typically consist of minimum-wage workers, seniors on fixed incomes, the disabled, and farmworkers. This income group is likely to live in overcrowded and substandard housing conditions.

According to HCD, more than 24 percent of households in South Lake Tahoe were in the extremely low-income category in 2021. As seen in Table 4-~~41~~42, over 82 percent of extremely low-income renter households and over 93 percent of extremely low-income ownership households spend more than 30 percent of their income on their housing costs. Table 4-21 also details cost burdens for extremely low-income households in South Lake Tahoe and El Dorado County. Because of these cost burdens, extremely low-income households may require specific housing solutions, including subsidies, housing with supportive services, SRO units, shared housing, and other solutions. Programs 3-2 and 4-5 are proposed to address the needs of extremely low-income households and residents.

TABLE 4-~~41~~42
EXTREMELY LOW-INCOME HOUSEHOLDS
South Lake Tahoe
2016

Extremely Low-Income Households	Renters		Owners	
	Count	Percentage	Count	Percentage
Percentage with cost burden > 30%	875	82.2%	350	93.3%
Percentage with cost burden > 50%	730	68.5%	310	82.7%
Total	**1,065**	**100.0%**	**375**	**100.0%**

Source: 2012-2016 CHAS (SACOG Housing Element Data Profile 2020).

In January 2007, AB 2634 took effect, which requires housing elements to include an analysis of extremely low-income needs and address those needs in proposed programs. According to California Government Code Section 65583(a)(1), the City may "presume that 50 percent of the very low-income households qualify as extremely low-income households." For this reason, the number of very low-income units provided in the Regional Housing Needs Assessment (RHNA) number has been split equally between these two income categories; HCD projects the need for 35 extremely low income-restricted housing units.

4.2.4.7.9 Seasonal Employees and Students

South Lake Tahoe's recreation and tourist-based industries rely on a seasonal workforce often comprising college-aged workers. In addition, the local Lake Tahoe Community College (LTCC) serves approximately 2,577 students. The college has 670 full-time students and 1,907 part-time students, primarily either local residents or residents from adjacent communities. While many of these students grew up in Lake Tahoe and still live with their families, the remaining students that are new to the area must compete for housing in the local housing market. The college provides minimal housing for its students. In 2019, LTCC executed a five-year lease for 30 beds of student housing (plus a resident advisor unit) on a property about one mile from campus.

The younger, seasonal workforce may have a higher tolerance—or may sometimes even favor—more crowded households or SRO dwellings. The "party" atmosphere and easy opportunities for companionship, a ride to the ski hill, and information sharing may make their time at South Lake Tahoe more fun and rewarding. The overcrowding of these housing units takes a toll on the city's housing stock.

Because full-time community college students sometimes do not work, work at lower paying-jobs, or work less than full-time, their ability to compete for housing can be compromised by the lack of income and credit when they go through traditional credit checks at property management companies. Seasonal employees are similarly less competitive for housing units in the local market, as they are unable to commit to longer-term leases. Property owners and managers making a rational decision based on the applicant pool might choose a more stable, long-term renter with a steady source of income. To further complicate matters, these renters are often part of larger non-family households to be able to afford rental housing. Sometimes the members of the household fluctuate. Landlords may prefer a more stable group of renters, such as a traditional family, and may be concerned about wear and tear on their property or may be fearful of it becoming the neighborhood's "party house." Consequently, students and seasonal employees sometimes find that the most willing landlords own the most substandard housing, or they resort to motel room living.

LTCC completed a study in 2019 to evaluate the feasibility of developing student housing at the college to help LTCC move forward in addressing student housing needs, however several challenges were identified including the financial attractiveness to a developer, the potentially high rents needed for the market rate units analyzed and the uncertainty of student demand for student housing analyzed in the study. Although the campus does not provide significant student housing, LTCC also established a partnership with International Student Placements in 2019 to provide home-stay locations for students in South Lake Tahoe. The college is also exploring conceptual site and floor plans for an on-campus tiny home village concept as an intermediate housing solution. The LTCC 2020-2030 Campus Master Plan includes potential sites for residential student living and mixed residential living and LTCC has conducted more detailed analysis of options to finance the development of student and workforce housing in the *Due Diligence and Concept Development of P3 Opportunities for Residential Student Living*. The City will continue to work with LTCC to explore student and faculty housing needs and options for meeting those needs.

4.2.4.7.10 Tourist-Based Employee Housing Needs

Unlike in many other communities, the primary backbone of South Lake Tahoe's economy is the tourist-based service industry. Casino workers, ski instructors, hotel employees, and restaurant workers play an essential role in the Tahoe Basin's resort economy. Many of these service industry employees earn low wages, and may require rental housing, both year-round and seasonal.

A limited number of employers offer housing for their seasonal employees. The units provided are few compared to the number of employees hired. Heavenly Ski Resort and several other large employers in the area provide housing for their workforce. Workers that are not provided a bed in the workforce housing units must find alternative lodging during their stay in Lake Tahoe.

Interestingly, many large employers (on both the California and Nevada sides) have taken to recruiting employees from outside the United States (e.g., Australia, Eastern Europe, Latin America) to make up their seasonal workforce. In general, these people must pay for their own visas and find and pay for their own housing. They often find a disparity between the costs of rent compared to the wages they receive.

In addition, Sierra-at-Tahoe and Kirkwood ski resorts are both outside of the Tahoe Basin, in Alpine and unincorporated El Dorado Counties, respectively, within 45 minutes of South Lake Tahoe. Neither resort has a bed base that fully supports their employee requirements. Consequently, South Lake Tahoe is also providing housing for many of these seasonal employees.

In addition to working with the larger ski resort employers (e.g., Kirkwood, Heavenly Mountain Resort, and Sierra-at-Tahoe), the City could work with larger casinos (e.g., Harvey's and Harrah's), and hotels located within the city and just across the Nevada border, to create affordable employee housing for full-time city residents and seasonal employees working in tourist-based industries.

4.2.4.7.11 Workforce Housing Needs

There is another backbone to the South Lake Tahoe community that is lacking housing opportunities in the city. As in any community, police officers, teachers, firefighters, and nurses—referred to as "hero workers"—are key members of the workforce. Nationwide, these workers are having difficulty finding safe, affordable homes in the communities that they serve. The housing needed for these workers is most likely for-purchase attached and detached single-family homes and condominiums. A police officer in South Lake Tahoe earning around $100,730 can afford to spend approximately $460,535 to purchase a home. With a 2021 median home sales price of $620,000, a police officer would have difficulty purchasing a home. In South Lake Tahoe, the homes that these workers can afford are often substandard and do not meet their expectations. Many of these middle-income workers commute more than an hour each way from communities outside of the Basin where they can find higher-quality affordable homes. These commutes, especially during the harsh Tahoe winters, are not only long but dangerous as well. During emergency situations, firefighters, police officers, and other emergency response workers living off the mountain have difficulty responding to emergencies in the Tahoe communities that they serve. Teacher turnover is increasing as long commutes encourage teachers to find jobs closer to home.

In South Lake Tahoe, there is a recognized need for workforce housing, which refers to housing that is affordable to working households that do not qualify for publicly subsidized housing and cannot afford market-rate housing in their own community. The General Plan defines workforce housing as "Housing that is affordable to working households that do not qualify for publicly subsidized housing, and cannot afford market-rate housing in their own community. Ideally, workforce housing in South Lake Tahoe will satisfy the housing needs of family households earning between 60 and 180 percent of the median-household income [AMI]." Depending on local market conditions, the upper-income cap may need to be adjusted. AMI for El Dorado County in 2021 is $91,100.

One way to establish the upper-income cap for workforce housing is to calculate the annual income that would be required to afford a median-priced home in the community. In South Lake Tahoe, the median home sales price in 2021 was $620,000. Assuming a loan that is 10 percent of the total sales price and a mortgage interest rate of 4 percent, the annual income required to purchase a $620,000 home is $131,500. This is almost 45 percent more than the 2021 AMI. Ideally, workforce housing in South Lake Tahoe will satisfy the housing needs of family households earning between 60 and 180 percent of the median household income.

4.2.5 Future Housing Needs

4.2.5.1 Regional Fair-Share Allocation

In December 2019, HCD notified the City of South Lake Tahoe of its allocation of regional housing needs for December 31, 2021, through June 30, 2027. Required by state law, the Regional Housing Needs Allocation Plan (RHNP) is part of a statewide statutory mandate to address housing issues that are related to future growth. The RHNP allocates to cities and counties each jurisdiction's "fair share" of the region's projected housing needs by household income group over the upcoming housing element planning period. The housing element planning period for TRPA jurisdictions, including South Lake Tahoe, is June 30, 2022, through June 30, 2027.

The core of the RHNP is a series of tables that indicate for each jurisdiction the distribution of housing needs for each of the four household income groups. The tables also indicate the projected new housing unit targets by income group for the ending date of the plan. These measures of units define the basic new construction that needs to be addressed by individual city and county housing elements. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for ensuring that adequate sites and zoning are available to accommodate at least the number of units allocated.

HCD applied a different housing element planning period for jurisdictions in the Tahoe Basin than that used for other nearby jurisdictions. This changed TRPA's designation from a non-attainment Metropolitan Planning Agency (MPO) to an attainment MPO. California Government Code Section 65588(e)(3) specifies that attainment MPOs without a four-year Regional Transportation Plan (RTP) election must have a housing element update schedule at five-year intervals. For South Lake Tahoe to return to an eight-year cycle in the future, the MPO must adopt the RTP on a four-year schedule. TRPA has notified HCD that the local RTP will be adopted on four-year cycles in the future, which will position South Lake Tahoe for an eight-year cycle in the future.

The 2019 South Shore Region Housing Needs and Opportunities Report assessed housing needs by income category for South Lake Tahoe by reviewing the income distribution of in-commuters looking to move to the Region and current residents searching for homes, as determined from the 2019 Household and Employee Survey. This report presents a different regional housing need than the one identified in the RHNP. The 2019 South Shore Region Housing Needs and Opportunities Report was conducted locally and tailored to South Lake Tahoe conditions, so the RHNP allocation is not an accurate assessment of the actual needs of the city's residents by income group. Table 4-~~42~~ 43 shows the RHNP allocation for South Lake Tahoe, El Dorado County as a whole, and the SACOG region. As shown in the table, the RHNP allocated 289 new housing units to South Lake Tahoe for the planning period. Of 289 housing units, 162 units are to be affordable to moderate-income households and below, including 35 extremely low-income units, 35 very low-income units, 50 low-income units, and 42 moderate-income units.

TABLE 4-4243
REGIONAL HOUSING NEEDS ALLOCATION BY INCOME
South Lake Tahoe, El Dorado County, and SACOG Region
2022–2027

	TOTAL	Extremely Low[1]	Very Low[1]	Low	Moderate	Above Moderate
South Lake Tahoe						
RHNP Allocation	**289**	35	35	50	42	127
Percentage of Total	**100.00%**	12.1%	12.1%	17.3%	14.5%	44.0%
El Dorado County, Unincorporated Tahoe Basin						
RHNP Allocation	**359**	45	46	55	63	150
Percentage of Total	**100.00%**	12.5%	12.8%	15.3%	17.5%	41.8%
SACOG Region						
RHNP Allocation	**153,512**	19,500	19,500	23,503	26,993	64,017
Percentage of Total	**100.00%**	12.7%	12.7%	15.3%	17.6%	41.7%

Source: Sacramento Area Council of Governments, Regional Housing Needs Plan 2021–2029 (March 2020).

[1] *It is assumed that 50% of very low income is extremely low.*

As previously stated, the median income for a family in South Lake Tahoe at the time of the 2015-2019 Census ACS was $49,390 and $83,377 for El Dorado County. South Lake Tahoe's median family income was lower than the County median income, suggesting that the city's actual housing need for very low-, low-, and moderate-income households greatly exceeds the projected housing need assigned by SACOG. The City recognizes that the RHNP allocation underestimates the actual needs of city residents. The City will strive to create opportunities above and beyond what is required by housing element law.

4.2.6 Assessment of Fair Housing

AB 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, affirmatively furthering fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

To comply with AB 686, the City has completed the following outreach and analysis.

4.2.6.1 Outreach

As discussed in the Public Participation section of the Housing Element, the City hosted two community workshops (one virtual and one in-person) to which they invited community members, stakeholders, planning commissioners, and other interested parties. In an effort to reach all segments of the community for these workshops, the City advertised the events in the local newspaper, follow-up emails with stakeholders and community leaders, fliers posted at various public facilities, Facebook posts, Twitter feeds, and Newsflash broadcasting on the City's website and emailed to subscribers. Flyers were distributed in English and Spanish to increase accessibility for all residents. The workshop was also offered in English and Spanish and the presentation was posted on the City's website. At each workshop, the City provided an overview of the Housing Element update and solicited public input on the element and process. Comments emphasized a need for smaller, more affordable housing units and prioritizing maintaining workforce housing rates at an affordable level rather than supporting construction of more housing for above moderate-income households. The City provides all public meeting advertisements, City Council agendas, and Planning Commission agendas in both English and Spanish. The City has included Program 5-1 to conduct targeted outreach to underrepresented and underserved populations to encourage them to participate in the planning process and apply to committees, as they are formed.

The City also conducted one-on-one consultation meetings with housing advocates, housing and service providers, and community organizations who serve the general public and special-needs groups. As with the workshops, the purpose of these consultations was to solicit direct feedback on housing needs, barriers to fair and affordable housing, and opportunities for development from all community groups, not just those who are able to attend the study session and public hearings. The primary concerns that stakeholders raised related to fair housing included:

- A severe shortage of rental housing affordable to the workforce;
- Low service industry wages that have not kept pace with increasing home prices; and
- Rising home prices that result in a declining rental stock.

The issues raised by stakeholders identified barriers to fair housing in the form of housing mobility opportunities and market trends that lead to displacement of low- and moderate-income households. The collection process for this qualitative data is described in greater detail in the Public Participation section of this Housing Element.

El Dorado County Fair Housing does not track fair housing complaints overall due to staffing and funding shortages, but the fair housing provider still provides the opportunity for the public to submit their complaint before referring them to the Department of Consumer Affairs, Legal Services of Northern California or to El Dorado County Senior Legal Services. When the City receives calls on the Housing Hotline related to fair housing issues they refer the callers to Legal Services of Northern California to address the complaints.

The primary fair housing issues identified by El Dorado County Fair Housing were poor housing conditions, particularly for lower-income units, and rent increases that force displacement of occupants. El Dorado County Fair Housing noted that they receive very few discriminatory fair housing complaints; however, housing condition and displacement due to rent prices present barriers to safe and equal housing opportunities. The City will continue to operate the Multiple-Family Dwelling Inspection and Maintenance

Program, and will enforce City codes to combat substandard housing conditions, improve fire resiliency, and promote energy efficiency upgrades (Programs 3-2 and 3-5).

The local data and knowledge gathered during the workshops and consultations was used to inform this assessment of fair housing issues, reveal barriers to fair housing, and identify factors that contribute to these issues (Table 4-~~46~~47). In an effort to gather ongoing local input and data and to encourage all residents to participate in planning processes, the City has included Program 5-1 to meet annually with fair housing providers to discuss local fair housing issues and concerns, offer translation services to improve accessibility for all residents, conduct targeted outreach to underrepresented groups, and meet with service providers for special needs and underrepresented groups.

4.2.6.2 Fair Housing Issues

California Government Code Section 65583(10)(A)(ii) requires the City of South Lake Tahoe to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. According to the 2021 California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Maps, South Lake Tahoe does not include any areas of high segregation or poverty, or areas of low access to resources (Figures 4-4A and 4-4B). TCAC identifies areas within the city limits of South Lake Tahoe as primarily "Moderate Resource" and "Moderate (Rapidly Changing) Resource;" however, census tracts that are largely outside of city limit and are designated as "High Resource" do overlap with South Tahoe High School and small areas of Conservation and Recreation along city boundaries. The remainder of these "High Resource" tracts are national forest land outside of the city limit. While the moderate resource designations may reflect the level of access to opportunity in South Lake Tahoe compared to other jurisdictions, the high resource designation outside of the city limit does not accurately reflect this area. Some of the indicators included in TCAC and HCD's methodology to determine the final resource designation include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. These indicator scores decrease as the level of designation decreases until "Low Resource" areas, which typically have limited access to education and employment opportunities and may have poor environmental quality. However, while the 2015-2019 ACS reports a higher median income in areas outside of the city, this is likely due to a higher number of seasonal residents and retirees occupying second homes than in the city limit. Outside of the city limit is largely uninhabited forestland. For example, Washoe Meadows State Park is designated as high resource; however, this area has no housing, jobs, or other resources that should qualify it as high resource. After careful review, the City has confirmed that while there may be varying degrees of access to resources within the city (see Sites Inventory Analysis), all areas within the city limit have greater access to employment and educational resources than outside of the city limit.

In addition to the sites analysis, the City also individually analyzed several factors, described below, to assess patterns that may further fair housing issues independently of resource area categorization and has identified actions to combat these. "High opportunity areas" as described throughout this assessment and its associated programs (see Table 4-~~46~~47) are those that have one or more of the following conditions: a concentration of employment opportunities, strong public transit or pedestrian infrastructure, access to high performing educational facilities, positive environmental conditions, generally good housing conditions, or low rates of overpayment and overcrowding compared to other areas of the city. The indicators that contribute to high opportunity areas are those that are discussed in Section 4.2.7.2.2 Access to Opportunity and Section 4.2.7.2.3 Disproportionate Housing Need and Displacement Risk. In contrast, the indicators

analyzed in Section 4.2.7.2.1 Patterns of Integration and Segregation identify existing conditions and historic trends as they relate to socioeconomic status.

The following maps and analysis rely on data provided at the Census Tract and Block Group levels by various state and federal agencies, including the TCAC and HCD,[9] 2010 Census,[10] 2010-2014[11] and 2015-2019[12] ACS, 2014 Longitudinal Employer-Household Dynamics (LEHD),[13] and the California Health and Human Services Agency.[14] It is worth noting that all of the data presented visually and analyzed quantitatively is only available at the Census Tract and Block Group levels and, therefore, may not necessarily apply to all neighborhoods within the tract or block. All data presented in the maps included in this assessment was collected through the AFFH Data Viewer mapping tool, a tool developed and approved by HCD for use in assessment of fair housing analyses as the most current and accurate data available.[15] This approach was developed in consultation with HCD and in conjunction with efforts to develop standardized state-wide datasets for fair housing analyses.

4.2.6.2.1 Patterns of Integration and Segregation

Income

Since 2014, the percentage of South Lake Tahoe residents who earn an income below the federal poverty line has decreased throughout most of the city, with the exception of the area east of Ski Run Boulevard. In this area, the percentage of the population below the poverty line remained relatively stable, but saw a notable decrease in other neighborhoods. Despite the appearance of more stable incomes, South Lake Tahoe remains unaffordable for many residents, as described throughout this assessment. The concentration of poverty east of Ski Run Boulevard corresponds with a larger percentage of non-White residents and renters, likely many of those who are employed in the commercial area east of Ski Run Boulevard South Lake Tahoe and in Stateline, Nevada. Further west, the Tahoe Keys neighborhood and areas adjacent to the Lake Tahoe Golf Course have significantly higher median incomes. In Tahoe Keys, the median income in 2019 according to ACS ranged from $89,148 to $93,261, compared to $30,435 to $42,679 east of Ski Run Boulevard (see Figure 4-5). TCAC has designated the western portion of South Lake Tahoe, which includes Tahoe Keys, as “moderate, rapidly changing,” which may be a result of the decreasing poverty rates and increasing median income in this area. The trends in the last decade indicate growing income gaps between the area east of Ski Run Boulevard and other South Lake Tahoe neighborhoods, which may have additional impacts on overpayment, overcrowding, and other fair housing issues.

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9 California Tax Credit Allocation Committee and Housing and Community Development Department, 2020. *2020 TCAC/HCD Opportunity Map*. https://belonging.berkeley.edu/tcac-opportunity-map-2020.

10 U.S. Census Bureau, 2020. *2010 Decennial Census*. https://hudgis-hud.opendata.arcgis.com/.

11 U.S. Census Bureau, 2014. *2010-2014 American Community Survey*. https://hudgis-hud.opendata.arcgis.com/.

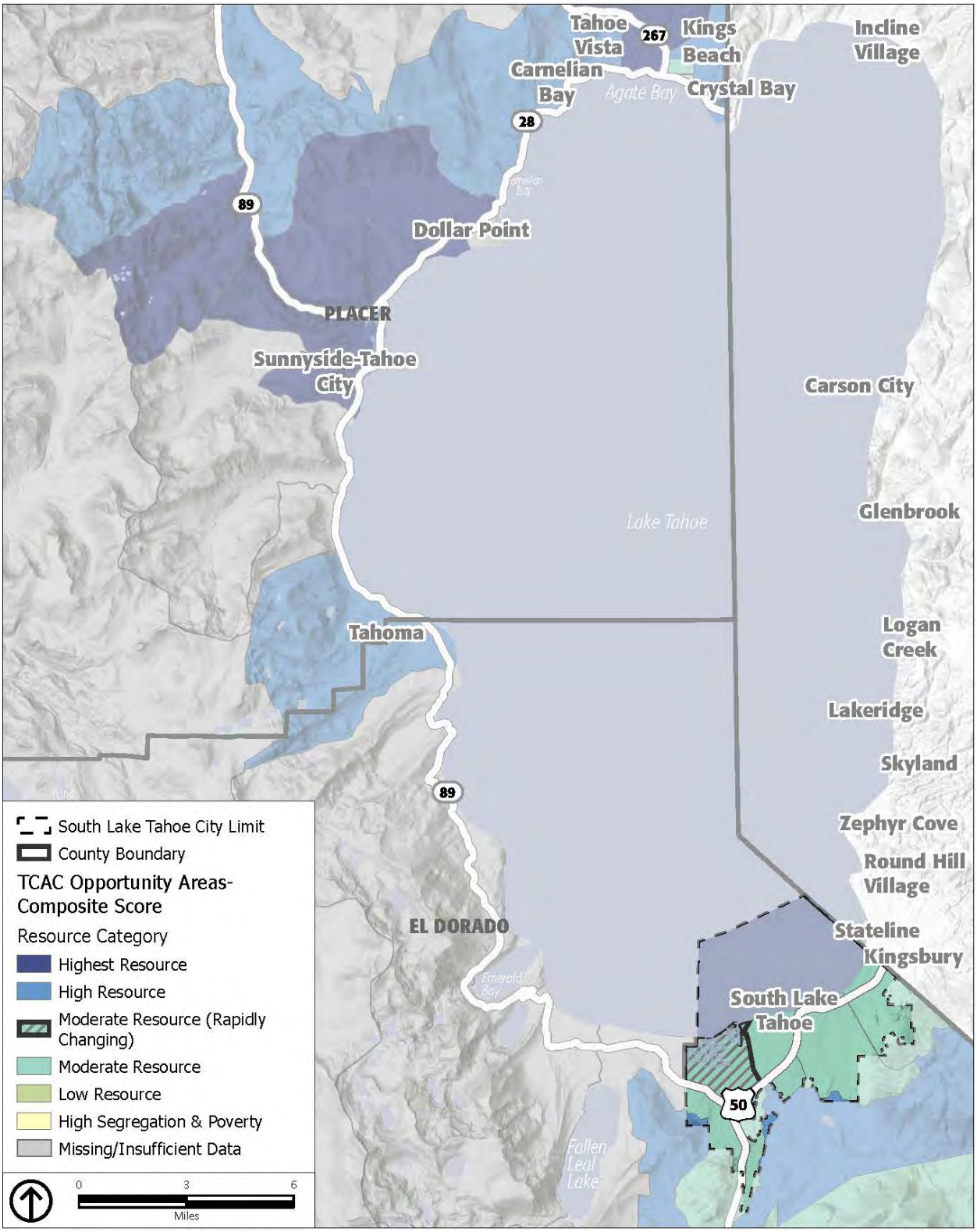
12 U.S. Census Bureau, 2019. *2015-2019 American Community Survey*. https://hudgis-hud.opendata.arcgis.com/.

13 U.S. Census Bureau, 2014. *Longitudinal Employer-Household Dynamics*. https://lehd.ces.census.gov/.

14 California Health & Human Services Agency, October 2020. *Percent of Household Overcrowding (> 1.0 persons per room) and Severe Overcrowding (> 1.5 persons per room).* https://data.chhs.ca.gov/dataset/housing-crowding.

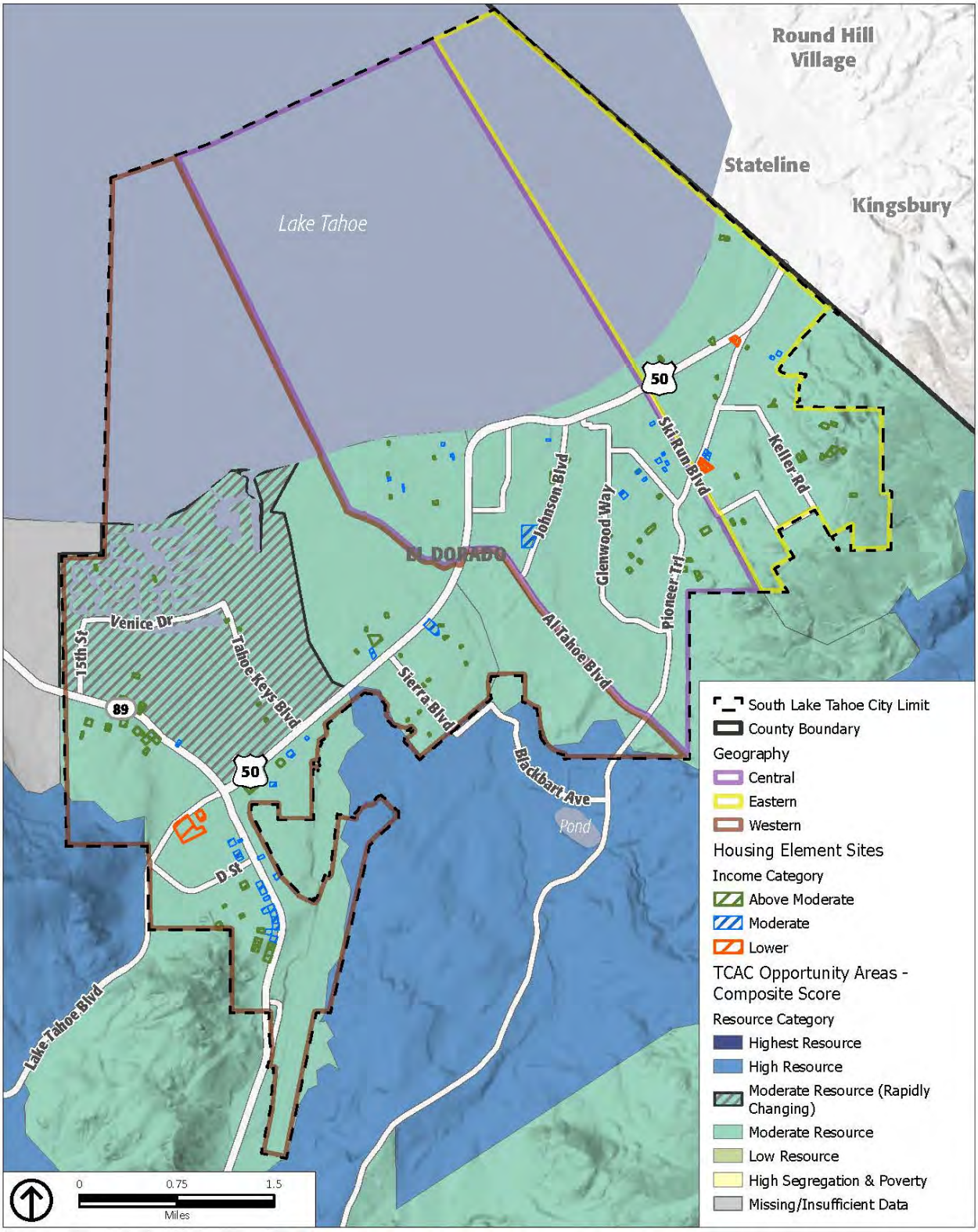
15 California Department of Housing and Community Development, 2021. *Affirmatively Furthering Fair Housing Data and Mapping Resources*. https://affh-data-resources-cahcd.hub.arcgis.com/.

FIGURE 4-4A: TCAC/HCD RESOURCE AREA DESIGNATIONS, REGION



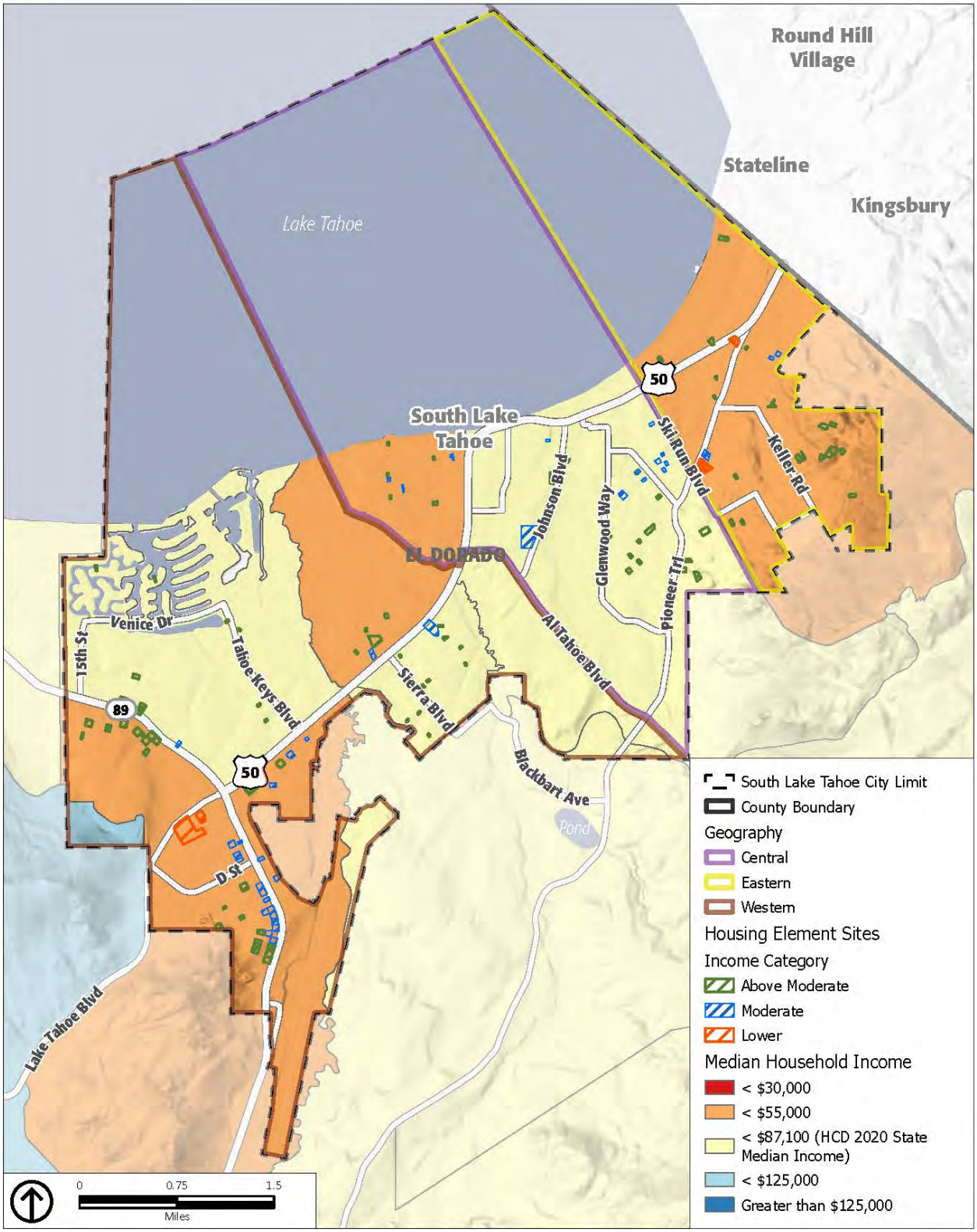
Source: TCAC 2021, census tracts

FIGURE 4-4B: TCAC/HCD RESOURCE AREA DESIGNATIONS, LOCAL



Source: TCAC 2021, census tracts

FIGURE 4-5: MEDIAN INCOME



Source: ACS 2015-2019, census tracts

As discussed in the Housing Characteristics and Trends section, the median income in South Lake Tahoe is significantly lower than in El Dorado County and has increased at a slightly slower rate. The median income in South Lake Tahoe increased an annual average of 1.3 percent between 2010 and 2019, compared to an annual average increase of 2.1 percent across El Dorado County. The median income in South Lake Tahoe in 2019 was $49,390 according to ACS, compared to $83,377 in El Dorado County. The discrepancy in income levels and rate of increase suggest that housing is unaffordable, and becoming more unaffordable, for residents of South Lake Tahoe. Given the differences in median income between neighborhoods in the city, it is likely that the economic burden is concentrated in the area east of Ski Run Boulevard, though not exclusively.

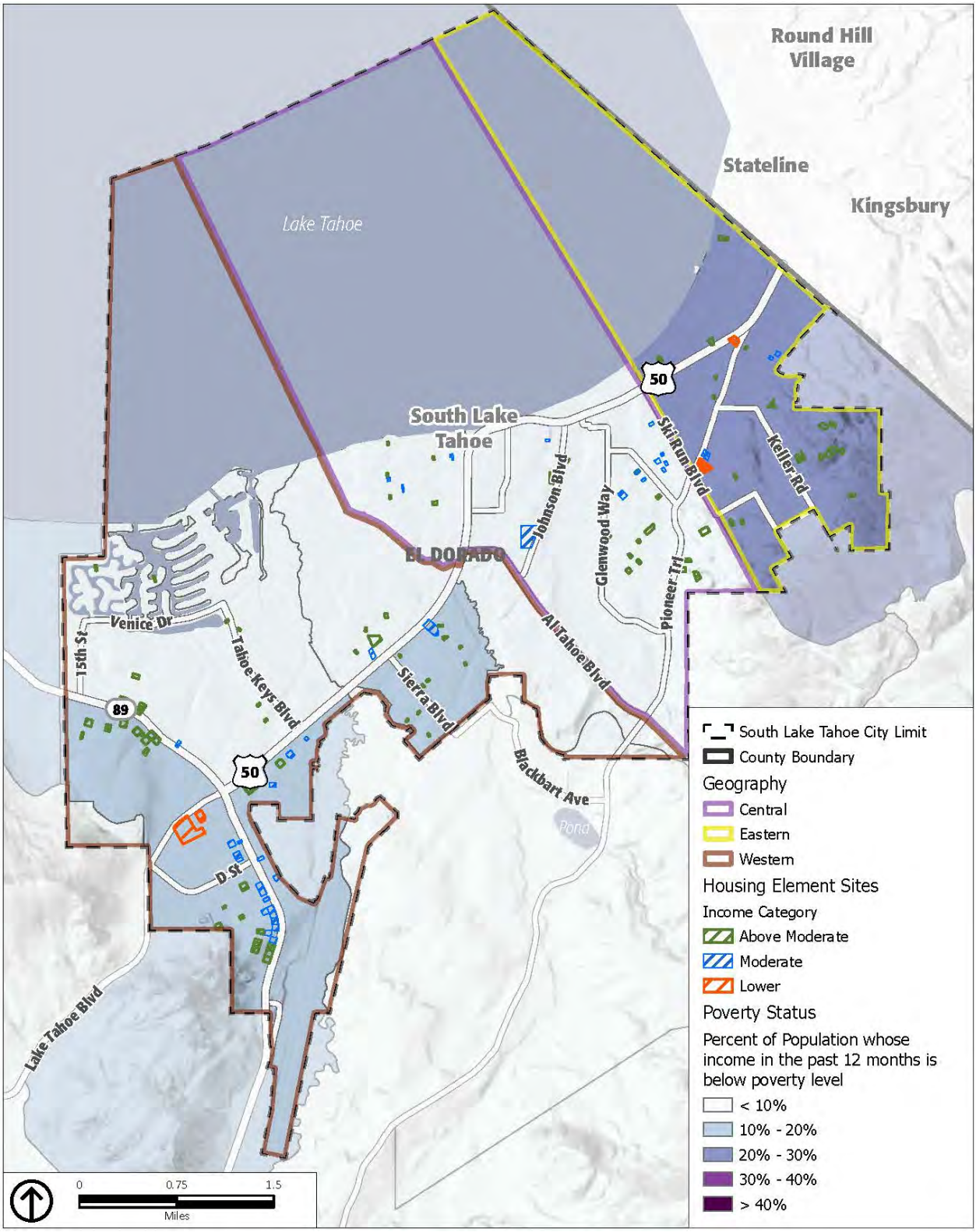
In the California portion of the TRPA region the area east of Ski Run Boulevard neighborhood of South Lake Tahoe has a higher rate of poverty than all communities and jurisdictions, with the exception of the area between Homewood and Tahoma (see Figure 4-6). The Homewood-Tahoma area saw a significant increase in poverty rates from 10 percent of the population in 2014 to nearly 34 percent in 2019. The area east of Ski Run Boulevard has seen a more stable poverty level, even experiencing a slight drop from 22 to 21 percent in this timeframe. The TRPA region is home to a large seasonal workforce and second homes that create a disconnect between wages and affordable housing, which South Lake Tahoe has experienced as well. The trends of income segregation as a result of where seasonable jobs, and affordable housing, are located in the TRPA region reflect the trends in South Lake Tahoe. Where there are more short-term rentals and second homes, incomes tend to be higher throughout the region. In contrast, where more long-term rentals are available, the median income is lower. Lower-income persons and households may be priced out of their neighborhoods because of the cost of housing.

Several programs have been identified in Table 4-~~46~~ 47 to increase the supply of affordable and workforce housing in the city and facilitate integration of a variety of units to promote mixed-income neighborhoods.

Race and Ethnicity

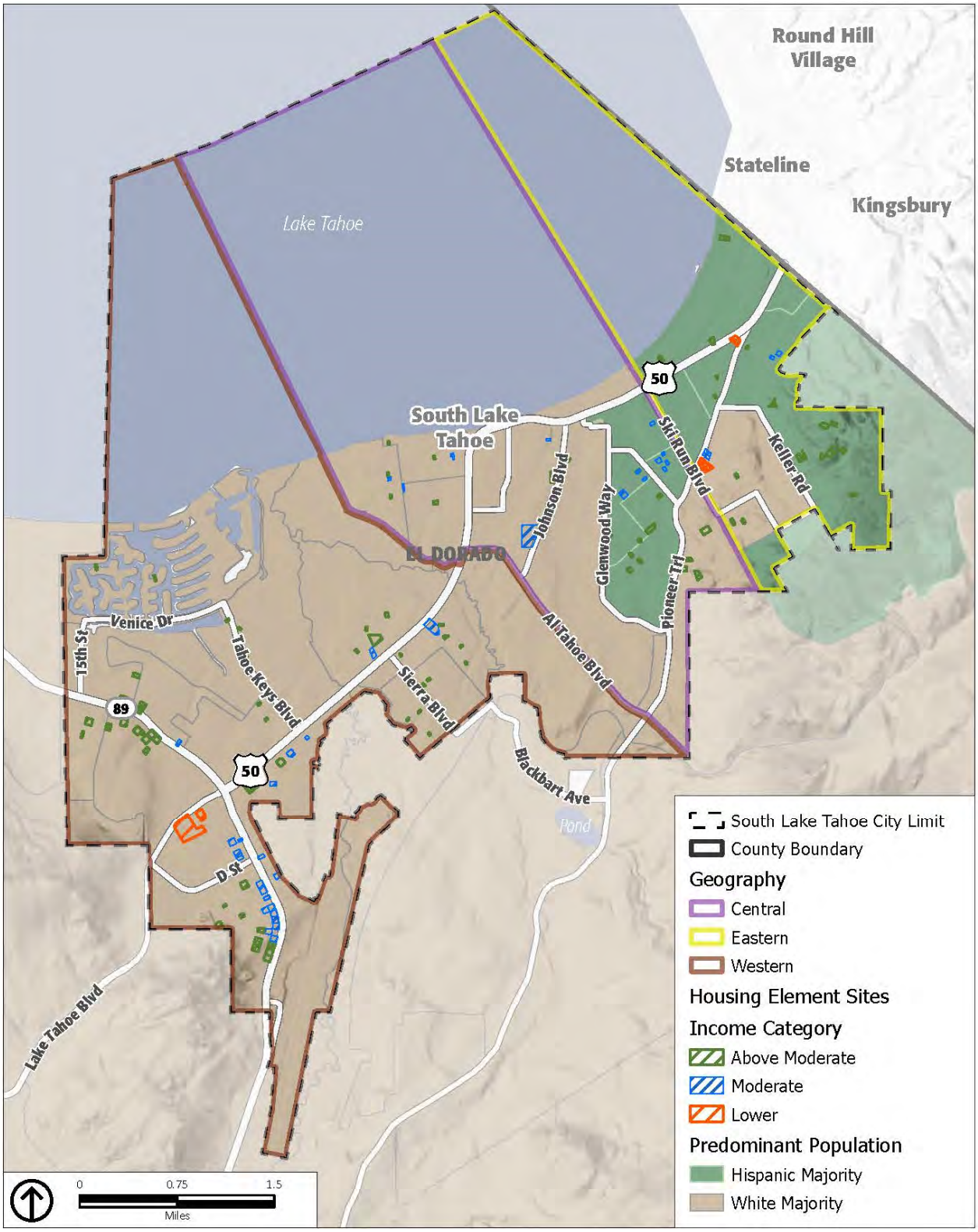
As presented in Table 4-6, approximately 84 percent of residents in South Lake Tahoe identify as White and approximately 70 percent of residents identify as non-Hispanic or Latino, this is reflected in Figure 4-7. There is a concentration of residents that identify as Hispanic or Latino in the area east of Ski Run Boulevard and west in the Bijou Acres area, where this population is the majority. In line with this, the diversity index in South Lake Tahoe is highest in the area east of Ski Run Boulevard, with a score greater than 85 (with 100 being perfect diversity) and a greater share of the population that is non-White (see Figure 4-8). In the area east of Ski Run Boulevard, approximately 37 percent of the population was Hispanic or Latino in 2018 according to Esri estimates with ACS data. This area also has the highest concentration of poverty in the city, with 21 percent of the population earning an income below the federal poverty line. A racially and ethnically concentrated area of poverty (R/ECAP) is defined by HUD as an area in which 50 percent or more of the population identifies as non-white and 40 percent or more of households are earning an income below the federal poverty line. Therefore, while this area is not a R/ECAP by definition, it is an area with a concentration of Hispanic and Latino residents, a high rate of poverty and overcrowding, and significant rates of overpayment.

FIGURE 4-6: POVERTY STATUS



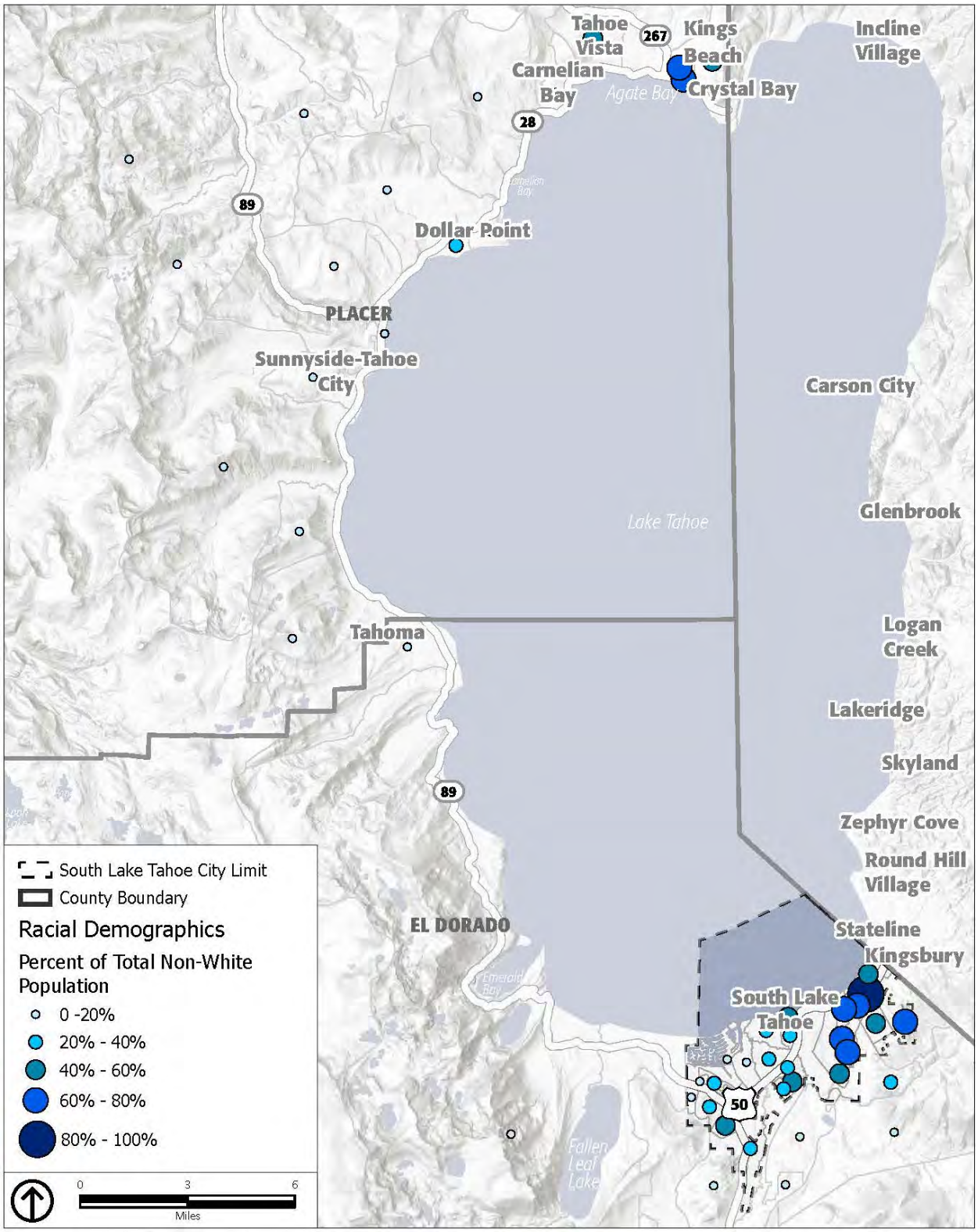
Source: ACS 2015-2019, block groups

FIGURE 4-7: PREDOMINANT POPULATIONS



Source: ACS 2015-2019, block groups

FIGURE 4-8: RACIAL DEMOGRAPHICS



Source: ACS 2015-2019, block groups

In contrast to the area east of Ski Run Boulevard, the lowest diversity index is in the Tahoe Keys neighborhood, where nearly 82 percent of residents identify as White. However, despite this concentration of residents that identify as White, this area does not meet the definition of a racially or concentrated area of affluence (RCAA). An RCAA is defined as a census tract in which 80 percent or more of the population is White and has a median income greater than $125,000 annually. While more than 80 percent of the population in Tahoe Keys is White, the median income was $89,148 in 2019. However, according to the 2010-2014 and 2015-2019 American Community Survey results, this is a significant increase (59.6 percent) in median income since 2014, which, if the trend continues, may result in an RCAA in this neighborhood. Additionally, the area immediately south of the Heavenly Valley neighborhood meets the definition of an RCAA, though this area is outside of the city limit. While the City does not directly plan for this neighborhood, it is close enough to influence, and be influenced by, planning decisions in South Lake Tahoe. The City will combat this possible segregation and affirmatively further fair housing by facilitating the construction of accessory dwelling units (ADUs) and deed restricted affordable housing to increase the supply of more affordable housing types throughout the city and promote a mixed-income neighborhood (Program 2-9 and 3-2).

Familial Status

Female-headed households are identified as a special-needs group due to the challenges of working full-time as a single parent. However, in South Lake Tahoe, the highest concentration of female-headed, single-parent households is in the Tahoe Keys neighborhood, where the median income is also higher than any neighborhood within the city limit. In contrast, in the area east of Ski Run Boulevard, where the poverty rate is approximately 21 percent, over 80 percent of children live in a married-couple household. However, in both of these neighborhoods, approximately 40 to 60 percent of households are occupied by single adults living with a spouse. While no neighborhoods are occupied by a majority of one family type, concentrations are present. Families are located in the area of the city with the highest percentage of renters, high rates of poverty, and overcrowding. This suggests that the area east of Ski Run Boulevard has the most affordable housing options but may not meet the living condition needs of some occupants. To address this, the City will ~~meet with developers~~ work with homeowners with second homes and spare rooms in the city to identify opportunities to, and promote, ~~construction~~ conversion of ~~affordable units with three or more bedrooms~~single-family homes in the residential portions of the area east of Ski Run Boulevard long term rentals that would to accommodate ~~families~~ lower-income and moderate-income households who wish to stay in their neighborhood, as well as promote ~~construction~~ conversion of ~~these units~~second homes throughout the city to provide mobility opportunities (Program 3~~4~~-9~~2~~).

Familial trends mirror the TRPA region closely, with higher rates of families with children near places of employment, such as the area east of Ski Run Boulevard, Homewood, and Tahoe City and a similar distribution of adults living alone and adults living with spouses. However, South Lake Tahoe has the only concentration of female-headed households in the region. This may be due to availability of services, proximity to transit, or employers who provide childcare assistance, among other factors. To assist all families with children to access jobs, the City will provide incentives for the ~~development~~ conversion of ~~three- and four-bedroom multifamily~~second homes ~~units~~ in high-opportunity areas and near job centers (Program ~~4~~3-~~2~~9) to long term rental units.

Disability

As shown in Table 4-34, approximately 16 percent of South Lake Tahoe's noninstitutionalized population in 2017 had at least one disability, and 38 percent of those individuals were seniors, who are more likely to have an ambulatory, visual, or hearing disability. Since 2014, the percentage of the population with a disability has increased slightly across the city, but still reflects the SACOG and TRPA regions and there are no high concentrations of persons with disabilities within the city. The City supports facilities and transit services for persons with disabilities, as described in the Access to Opportunity section that follows. The City will work with TRPA to amend the City and TRPA zoning regulations to specify that residential care facilities (group homes) of all sizes are allowed by right in all residential districts (Program 1-6).

4.2.6.2.2 Access to Opportunity

Mobility

This assessment analyzes two types of mobility – transit and housing. Transit mobility refers to an individual's ability to navigate the city and region on a daily basis to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit. Housing mobility refers to an individual's or household's ability to secure affordable housing in areas of high opportunity, move between neighborhoods, and purchase a home if they so choose. Indicators of housing mobility include distribution of Housing Choice Vouchers (HCVs), availability of rental and ownership opportunities throughout the city, and vacancy rates.

South Lake Tahoe residents are served by two transit routes operated by the Tahoe Transportation District and the South Tahoe Airporter. Routes 50 and 55 operated by the Tahoe Transportation District run from the South Y Transit Center in South Lake Tahoe to the Stateline Transit Center and Kingsbury Transit Center, respectively. Route 50 offers 20- to 40-minute headways, and Route 55 offers one-hour headways. Both Tahoe Transportation District routes operate seven days per week and the South Lake Tahoe Airporter, which connects residents to the Reno airport, operates three times per day. With these transit opportunities, transit mobility is not considered a barrier to fair housing in the city. However, according to All Transit, a data tool that measures access to transit, connectivity, and service availability, South Lake Tahoe has a transit performance score of 2.9, compared to 1.3 for El Dorado County and 3.9 for the SACOG region as a whole. This suggests that while South Lake Tahoe may have better transit opportunities than the immediate vicinity, there are stronger transit options elsewhere in the region. Therefore, the City will meet biannually with the Tahoe Transportation District to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions (Program 5-1). Additionally, the City will ensure that projects needed to develop infrastructure improvements to support housing and residents without vehicles will continue to be included in the City's Capital Improvement Plan.

As discussed in the Tenure section of the Needs Assessment, approximately 59.0 percent of households are renters. The rental vacancy rate in South Lake Tahoe is 4.3 percent, while the ownership unit vacancy rate is 1.1 percent (see Table 4-7). This indicates there is a shortage of affordable ownership units for renters that may be seeking this economic opportunity. Additionally, while renters are the dominant tenure in South Lake Tahoe and are distributed across the city, HCV holders are concentrated primarily in the Bijou and airport neighborhoods. Beginning January 1, 2020, under California Government Code Section12927(i), landlords must accept HCVs as an acceptable source of income for tenants. Therefore, the concentration of

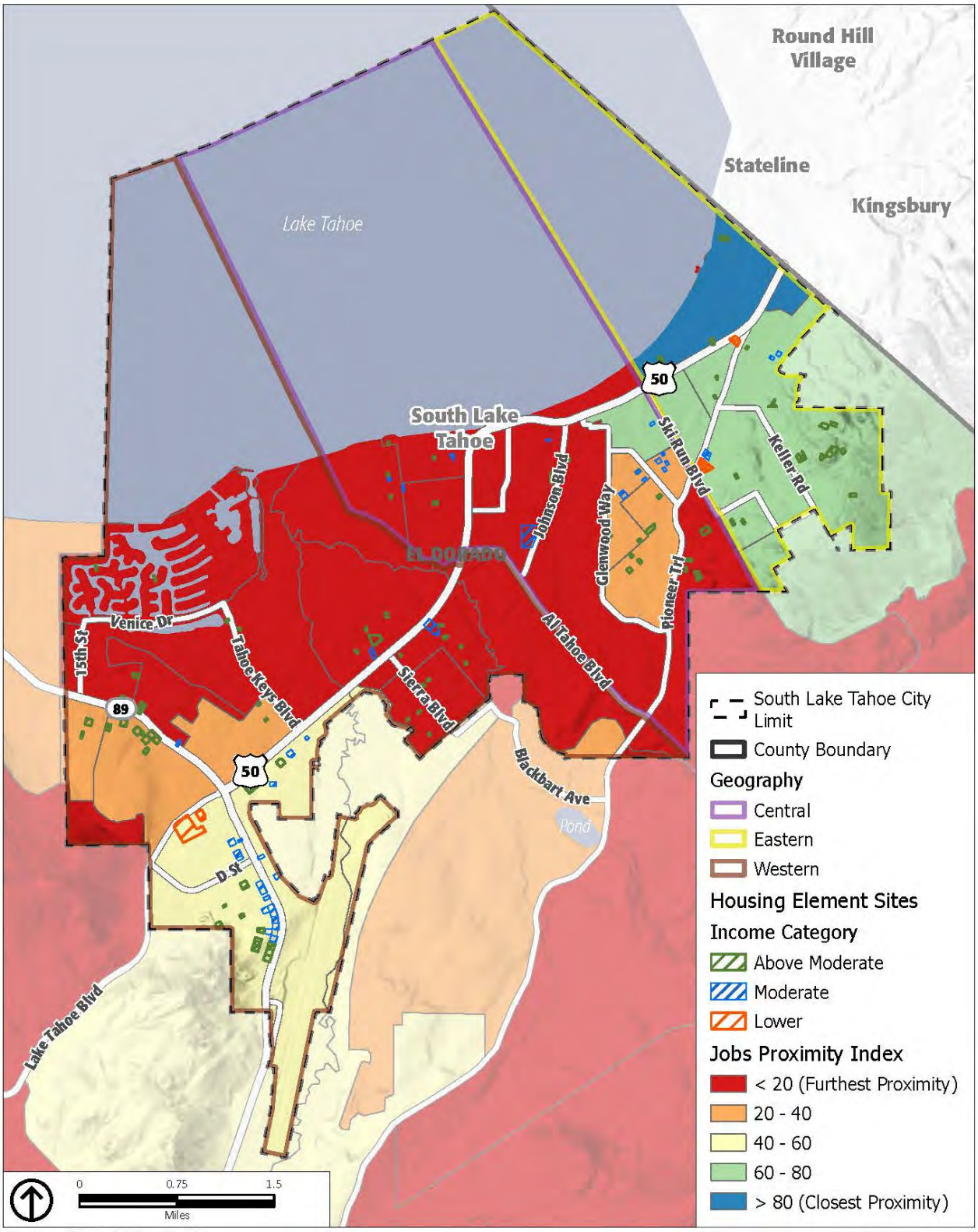
voucher recipients may be due to the availability of housing that is affordable with a voucher, meets the condition requirements of the voucher, or that landlords in other areas of the city are unaware of the requirement to accept vouchers. As shown in Table 4-27, the average rent in South Lake Tahoe ranges from $1,510 for a one-bedroom unit to $4,150 for a four-bedroom unit. All of these average rents are $500 to nearly $1,000 more than HUD's established fair-market rent for El Dorado County as part of the Sacramento-Roseville-Arden-Arcade Metro Area, indicating that even with healthy vacancy rates for rental units, many units are unattainable to lower-income households without Section 8 assistance. To improve housing mobility for residents, the City will initiate discussions with other agencies and organizations to identify one who can administer a first-time homebuyers to aid eligible households in locating housing opportunities (Program 2-7), encourage lot consolidation to facilitate the development of affordable housing with an emphasis on high opportunity areas (Program 1-7), promote the construction of a variety of housing options throughout the city, emphasizing typically more affordable units such as ADUs (Programs 2-9), and educate landlords on the benefits on advertising their units to Section 8 voucher holders (Program 5-1).

Employment Opportunities

As shown in Figure 4-9, HUD has identified most of South Lake Tahoe as being located far from jobs. As identified in Table 4-10, TRPA estimates that there were 26,880 jobs in the South Shore Region in 2019 and projects just a 1.1-percent increase in this total to 29,110 jobs in 2026. While this appears to be sufficient jobs for South Lake Tahoe residents, the South Shore Region includes Douglas County (Nevada), South Lake Tahoe, and unincorporated El Dorado County. While this would be a sufficient supply of jobs for South Lake Tahoe residents, the jobs are not all located close to the city and also available to residents of Douglas and El Dorado Counties. Given the shortage of jobs for the population of the entire South Shore Region, there is likely a jobs-housing imbalance in South Lake Tahoe. This can be partially explained by the number of second homes and retirees in South Lake Tahoe as well as a seasonal job industry that results in surges of temporary jobs. However, the Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES) data reported by the U.S. Census indicates that nearly 63 percent of employed residents in South Lake Tahoe work within 10 miles of home, suggesting that they must work either within the city, in Stateline, Nevada, or in other nearby employment centers. LODES also indicates that nearly 22 percent of residents travel more than 50 miles southwest to their place of employment, likely in the Sacramento area, suggesting that not all employment needs are met in close proximity to the city. The highest concentration of jobs in South Lake Tahoe are in the commercial portion of the area east of Ski Run Boulevard and in the South Y Shopping Center and Tahoe Keys Marina & Yacht Club. During peak tourism seasons, the number of job opportunities may increase to meet demand, but there is still a pressing need for workforce housing and jobs to meet the need of the existing population.

While jobs and housing are imbalanced throughout El Dorado County and the TRPA region, South Lake Tahoe has a more significant imbalance than areas such as Tahoe City and the Town of Truckee. El Dorado County and TRPA have both identified the dominance of short-term rental units and second homes as skewing the availability of housing for the workforce as well as inflating the population in comparison to the number of available jobs. This has been a growing issue in the region as tourism continues to be a dominant industry at Lake Tahoe and in surrounding national forest land. However, in 2018, South Lake Tahoe voters approved Measure T to place a moratorium on the conversion of housing in residential areas to Vacation Home Rentals (VHRs) in an effort to preserve the housing stock for long-term rental needs. As this moratorium is relatively new, the City will monitor its impact on the cost of housing to determine whether it is an effective approach to preserving or increasing the rental stock (Program 3-7).

FIGURE 4-9: JOBS PROXIMITY INDEX



Source: HUD 2014-2017, block group

Educational Opportunities

Each year, the California Department of Education (DOE) publishes performance metrics for each school in the state, including student assessment results for English Language Arts and Mathematics as they compare to the state on meeting grade-level standards. South Lake Tahoe and surrounding areas have six schools reported on by the DOE, including three elementary schools, one middle school, one high school, and one continuation school. Scores are not reported for Mt. Tallac High, the continuation school. In 2018, Mt. Tallac High had 15 enrolled students, 87 percent of whom were socioeconomically disadvantaged and 47 percent are English learners. Lake Tahoe Unified School District provides bus routes for students from all neighborhoods in South Lake Tahoe to schools. As shown in Table 4-~~43~~44, only one school scored moderately high in mathematics (Sierra House Elementary). The shortage of high-performing schools is further supported by TCAC/HCD's educational score, an attribute of the opportunity area maps, which identifies all of South Lake Tahoe in the 25th to 50th percentile for anticipated positive educational outcomes. The status of school performance is reflective of El Dorado County overall outside of El Dorado Hills but is notably lower than expected educational outcomes in the Tahoma neighborhood, Tahoe City, and other areas in the northern portion of the TRPA region. Tahoma scores in the 56th percentile, while Tahoe City and the surrounding area score in the 76th percentile. Throughout the TRPA and SACOG regions, higher educational outcomes are often expected in areas with higher median incomes, though not exclusively.

TABLE 4-~~43~~44
SCHOOL PERFORMANCE SCORES, 2018

School	English Language Arts Score	Mathematics Score
Bijou Community Elementary		
South Lake Middle		
Sierra House Elementary		
Tahoe Valley Elementary		
South Tahoe High		

Source: City of South Lake Tahoe, 2021

Highest Performing *Lowest Performing*

Access to proficient schools begins with improving school performance throughout the City. Given the high cost of housing in the Tahoe Basin, it is difficult for teachers and other school faculty to secure housing, therefore limiting the ability for teachers to serve the schools of South Lake Tahoe. To address poor performance that may result from a teacher shortages or turnover, the City has included Program 2-2 to work with Lake Tahoe Community College and Lake Tahoe Unified School District to develop new affordable housing affordable to lower- and moderate-income persons, including teachers, as well as develop programs to remove barriers to accessing housing such as first month's rent and deposits. The three elementary schools that currently serve South Lake Tahoe students are distributed across the city, with

Bijou Community Elementary in the eastern area, Sierra House Elementary in the central area, and Tahoe Valley Elementary in the western area. With this distribution, and with similar performance scores at each of the schools, elementary-aged students have equal access to educational opportunities. In the area with the highest risk of displacement due to overcrowding and overpayment, in the area east of Ski Run Boulevard, students have access to Bijou Community Elementary, and therefore similar education opportunities as students of other neighborhoods, regardless of socioeconomic status. With available bussing, all students have access to South Lake Middle School. However, while bussing is also available for high school students, the location of South Tahoe High on the far western side of the City, presents a greater barrier to access for students that reside in the area east of Ski Run Boulevard, where there are higher rates of poverty, overpayment, and other indicators of disproportionate housing need. For normal school hours, students are able to get to school via available transit and school bus systems, but access may be more limited for activities and study hours outside of standard school hours, which provide additional educational opportunities for teenagers. To improve access to high school opportunities for students of households that face disproportionate housing needs, the City has identified capacity for 248 lower-income units approximately a half-mile walk from South Tahoe High School. Additionally, the City has included Program 5-1 to meet with Lake Tahoe Unified School District to identify barriers to high performing schools and support and assist the District in addressing barriers through a variety of strategies, which may include identifying sites for housing affordable on a teacher's salary, expanding bussing for students, supporting training programs for classroom aides, and more.

Environmental Health

In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores. A community within the 75th percentile or above, is one with higher levels of pollution and other negative environmental indicators and is considered a disadvantaged community. There are no disadvantaged communities in South Lake Tahoe; however, the area east of Ski Run Boulevard falls into the 40th percentile and the area near the airport falls into the 42nd percentile (see **Figure 4-10**). The decreased environmental conditions in these areas are likely due to a concentration of traffic in commercial areas and proximity to the airport. Despite these slightly lower environmental conditions, all residents of South Lake Tahoe have similar access to healthy environmental conditions, likely stemming from the prominence of open space in the semi-rural community on Lake Tahoe and recreational and park opportunities. South Lake Tahoe has a similar environmental score as the cities of Placerville and Auburn, which are comparable in size and development.

Disability Services

While there are no licensed assisted living facilities for the elderly or adult residential care facilities in South Lake Tahoe, according to the California Department of Social Services (CDSS), there are four assisted living facilities and three support and in-home assistance organizations. Kelly Ridge and Tahoe Senior Plaza are both residential care facilities for low-income persons aged 62 and over, Sky Forest Acres is a residential care facility for adults with disabilities, and Barton Skilled Nursing Facility provides 48 long-term care beds for any resident who needs their services as well as in-home care. A Hand at Home provides caregivers for in-home care to support seniors who want to remain in their home and Elder Options, Inc. provides a variety of services for seniors, including home care, respite care, and assisted living care coordination. Choices Person Centered Services provides supported living services, independent living services, and day services to adults with developmental disabilities. In addition to these facilities, the Tahoe Transportation District operates a free paratransit service for residents within one mile of fixed routes on a

reservation basis from origin to destination. The City also requires new developments to comply with Title 24 of the 2019 California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the City ensures that older housing that may not meet the same accessibility requirements can be adapted as needed by amending the City's reasonable accommodation procedure (Program 4-1), discussed in the Constraints section of this Housing Element, and by administering the Rehabilitation Loan Program for both single-family and multifamily units (Program 3-1).

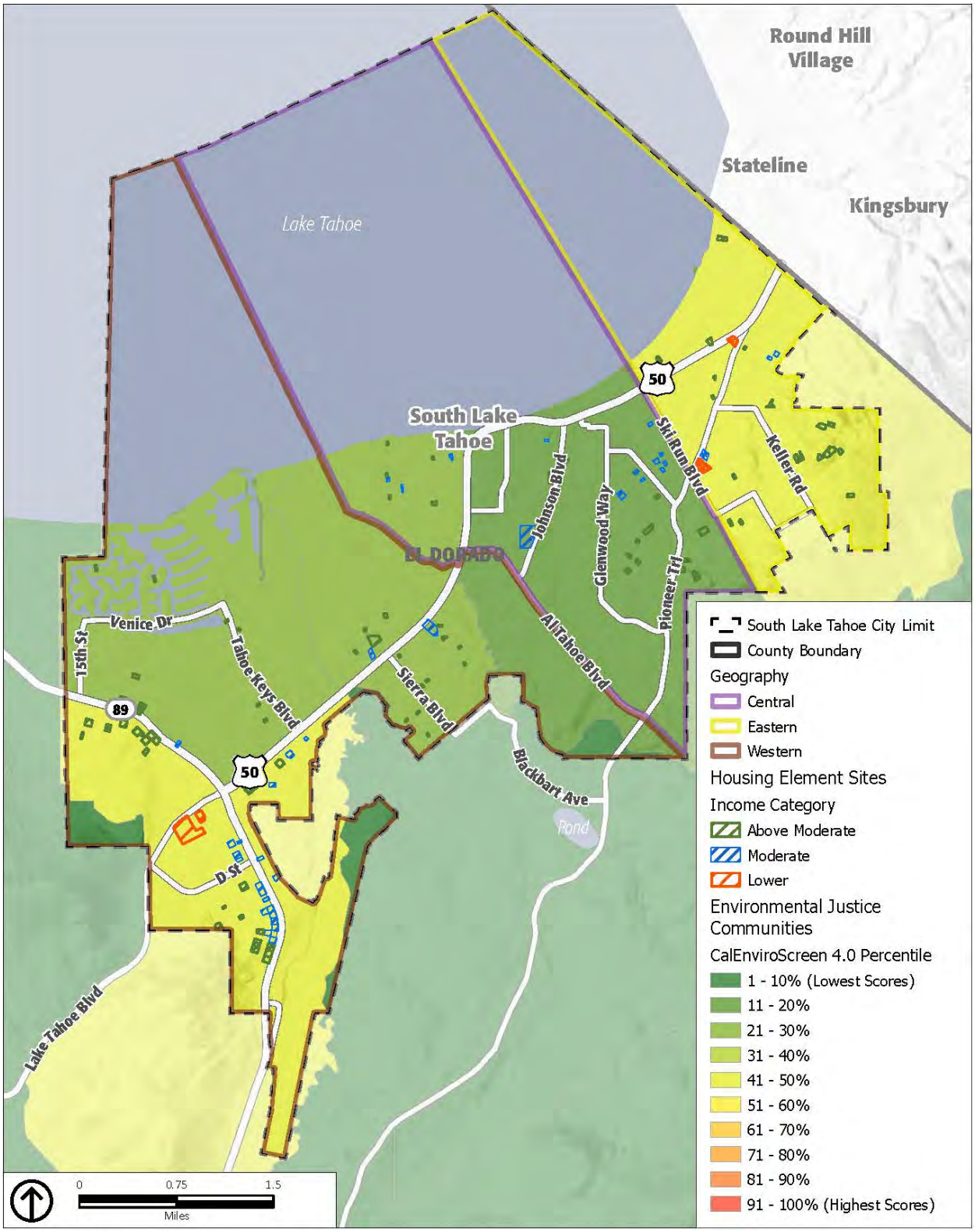
4.2.6.2.3 Disproportionate Housing Need and Displacement Risk

Overcrowding

As shown in Table 4-15, overcrowding is a more significant problem among renters than owners in South Lake Tahoe, despite a decline in this housing issue since 2010. In 2017, 7.7 percent of renters and 1.7 percent of owners living in overcrowded situations, compared to 14.3 and 5.0 percent, respectively, in 2010. Additionally, according to California Health and Human Services (CHHS), the rate of overcrowding is significantly higher in the area east of Ski Run Boulevard (23.9 percent of households), followed by the Bijou neighborhood (15.7 percent of households) than other areas of the city (Figure 4-11). The commercial portion of the Tourist Core Area Plan has a significant number of service industry positions, which are typically low wage, and may employ residents ~~in~~ from the residential areas east of Ski Run Boulevard. The concentration of low-wage jobs has likely resulted in the need for residents to "double up" with other families or live in units too small to comfortably fit their household to afford rent. Overcrowding typically means that either appropriately sized housing is unaffordable or unavailable to current residents. In either case, this results in an increased risk of displacement for households living in unit types that do not meet their needs.

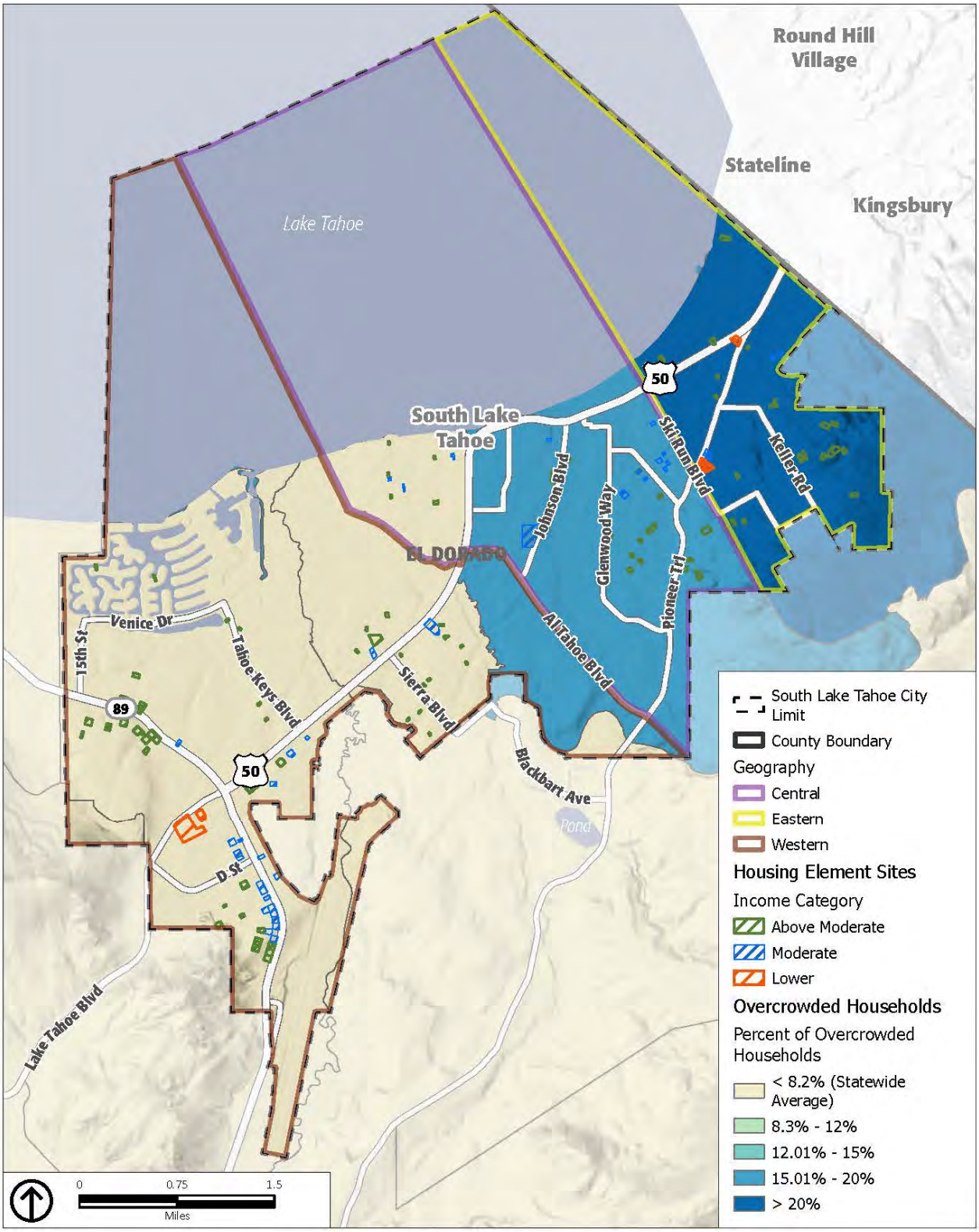
While the rate of overcrowding is low in other areas of South Lake Tahoe, there is a disconnect between housing unit size and family size in the residential portion of the area east of Ski Run Boulevard, likely tied to affordability. The area east of Ski Run Boulevard and Bijou have more high-density residential and smaller housing units, on average, than other neighborhoods in South Lake Tahoe, such as Tahoe Keys and Al Tahoe. The area east of Ski Run Boulevard also has the highest rate of children in married couple households and the highest rate of renter-occupied households in the city, which may contribute to overcrowding, particularly in smaller dwelling units. Further, with the highest rates of poverty and non-White residents, this area indicates patterns of concentration of minority and low-income households facing displacement risk due to a variety of fair housing concerns. While overpayment rates are higher elsewhere in the city, many residents here are still cost burdened, compounding the displacement risk presented by overcrowding.

FIGURE 4-10: ENVIRONMENTAL JUSTICE COMMUNITIES



Source: CalEPA Office of Environmental Health Hazard Assessment 2021, census tracts

FIGURE 4-11: OVERCROWDED HOUSEHOLDS



Source: California Health and Human Services 2020, census tracts

While overcrowding exists throughout the Tahoe and El Dorado County regions, it is largely concentrated in South Lake Tahoe. On the Western Slope, rates of overcrowding range from less than one percent of households to approximately six percent of households, with significantly lower rates found in communities along the Highway 50 corridor toward Sacramento than in South Lake Tahoe. West of the City of South Lake Tahoe limit, CHHS reports than no units are overcrowded, likely due to the increased number of short- term rental units and larger housing units in general. Throughout the SACOG region, overcrowding rates have stayed relatively stable and low since 2010, though South Lake Tahoe, and El Dorado County overall, are the only areas in which both renter and owner overcrowding have decreased since 2010. To continue to reduce incidence of overcrowding and reduce displacement risk as a result of overcrowding, the City will continue facilitating the construction of ADUs (Program 2-8), provide incentives for conversion of second homes to affordable units (Program 3-9), and will provide information to landlords on the benefits of advertising their units to Section 8 voucher holders and avoiding discrimination based on income (Program 5-1). ~~***and smaller housing units, on average, than other neighborhoods in South Lake Tahoe, such as Tahoe Keys and Al Tahoe. To address overcrowding as a result of doubling up, unaffordable housing options, multi-generational households, or other reasons, the City will continue facilitating the construction of ADUs (Program 2-8), will provide incentives for three- and four-bedroom units (Program 43-29), and will provide information to landlords on the benefits of advertising their units to Section 8 voucher holders and avoiding discrimination based on income (Program 5-1).***~~

Overpayment

A household is considered to be "overpaying" when they are spending more than 30 percent of their income on housing costs. This increases the risk of displacing residents who are no longer able to afford their housing costs. Several stakeholders identified rising rent prices as a fair-housing concern that contributes to an increase in overpayment among renters. As shown in Figures 4-12 and 4-13, overpayment is a widespread issue throughout South Lake Tahoe. According to CHAS, in 2017, approximately 43.6 percent of all households were paying more than 30 percent of their income on housing, and of these, 50 percent were severely overpaying (paying more than 50 percent of their income). Throughout the city, 47.2 percent of renters and 39.2 percent of owners are overpaying for housing. While this presents a citywide barrier to fair housing, Figure 4-12 demonstrates that overpayment among owners is particularly significant in the area east of Ski Run Boulevard, where poverty rates are higher, and a majority of the population identifies as non-White. This is a shift from 2014 when overpayment among owners was concentrated in the Al Tahoe neighborhood. While there is a current high rate of overpayment in the area east of Ski Run Boulevard, City staff report that the Tahoe Meadows neighborhood likely has a lower rate of overpayment despite its location within this tract, as this area has a higher median income than other portions of the tract. In contrast to the geographic shift seen for owner overpayment, renters shifted from a concentration of overpayment in Bijou to an even, but significant, distribution of overpayment throughout the city (see Figure 4-13). While concentrations of overpayment have moved over time, overpayment is still a pressing issue in South Lake Tahoe, particularly among the workforce, as was identified by stakeholders in community workshops and consultations.

Throughout the TRPA and SACOG regions, overpayment is prevalent among both renter and owner households, though has been an increasing problem for renters in the last decade. Overpayment in the TRPA

region is more significant in areas of concentrated tourism where the service industry is a major employer, as is the case in South Lake Tahoe. Low wages and seasonal jobs have expanded the issue over time throughout the region. While overpayment is slightly lower outside of tourism centers, this is likely because of a shortage of rental housing and distance from jobs rather than the presence of more affordable housing options.

To address displacement risks from overpayment, the City has included several programs to increase the supply of affordable housing (see Table 4-~~46~~47).

Substandard Housing

In addition to extensive overpayment, approximately 87 percent of the housing stock in South Lake Tahoe is older than 30 years and may need repairs. As discussed previously, the City conducted a housing condition survey in 2019 and found that approximately 3.8 percent of the housing stock needs minor repairs, and 1.2 percent need moderate to substantial repairs. Just 0.1 percent were considered dilapidated. The most common structural issue (48 percent) was the poor condition of driveways; only 17 percent of structural issues were regarding habitability issues (e.g., siding, roof, foundation, and windows). The Tahoe Sierra neighborhood was found to have the highest incidence of homes needing repair or rehabilitation, though this was just 0.5 percent of surveyed units. This indicates that the need for repairs is relatively evenly distributed across the city, with no significant concentrations of rehabilitation need that would indicate a disproportionate displacement risk.

However, El Dorado County Fair Housing reported in their consultation with the City that one of the primary complaints that they receive are regarding poor home condition, typically from deferred maintenance on older homes or absentee owners that are resistant to making repairs. This feedback is consistent with issues raised in the City's Housing Hotline and Multi-family Inspection Programs. The Housing Division receives approximately 700 calls annually through the Housing Hotline. A substantial number of these calls are referred to other agencies for assistance such as Legal Services, El Dorado County Environment Management and Behavioral Health, City Code Enforcement, and the California Apartment Association. Additionally, a large number of complaints are resolved through mediation conducted by Housing Staff without escalated enforcement. However, approximately 20 complaints a year do require escalated and prolonged enforcement, the process of which can extend for a series of months. In December 2021, the Housing Hotline reported that the primary complaints received regarding substandard housing conditions were related to mold, lack of heating, pest infestations, lack of smoke or carbon monoxide detectors, water intrusion, and electrical issues. Representatives from the Hotline reported that the age of the housing stock in South Lake Tahoe, paired with extreme weather, has resulted in deterioration in many structures, though not all. In an effort to address concerns of substandard housing conditions, the City operates the Multi-family Inspection Program for all developments with 6 or more units and has successfully improved the overall quality of the housing stock. Units in the city are selected at random for inspection. As part of this program, 123 properties were inspected in 2021 and 225 units were certified. When a unit fails an inspection, an inspection report is provided to the owner with a deadline to comply. Coordination between the Housing Hotline and Multi-family Inspection Program results in timely resolution of many substandard housing issues.

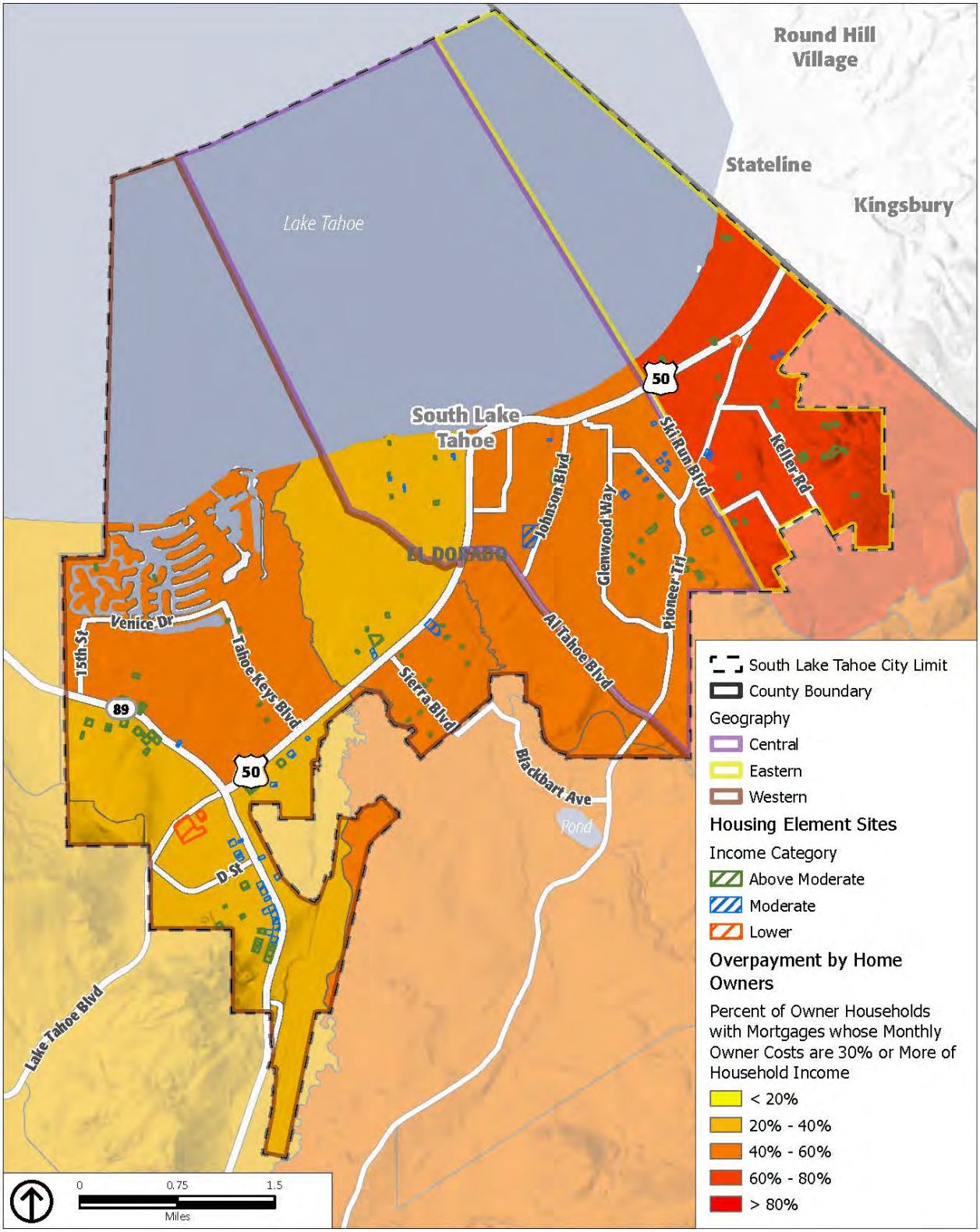
Due to the scarcity of affordable housing, some tenants may be hesitant to submit maintenance requests to their landlord or property manager for fear of retaliation, such as unjust eviction or rent increases, and therefore cases may be underreported to El Dorado County Fair Housing. Lower-income renters are

particularly at risk of displacement as a result of poor housing conditions if retaliation occurs, as there are limited alternative housing options. The City is aware of this concern residents may have and aims to proactively address substandard housing conditions through the Multi-Family Inspection Program, which result in the City requiring maintenance by the home or property owner rather than a request from the tenant.

For those homes that do need moderate to substantial repairs, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable or during rehabilitation. To prevent displacement of these occupants, the City will develop a program to provide financial assistance for residential rehabilitation (Program 3-1) and will proactively inspect multifamily housing projects for rehabilitation need (Program 3-2), and will partner with organizations, employers, and non-profits to establish a multifamily acquisition and rehabilitation program (Program 3-8).

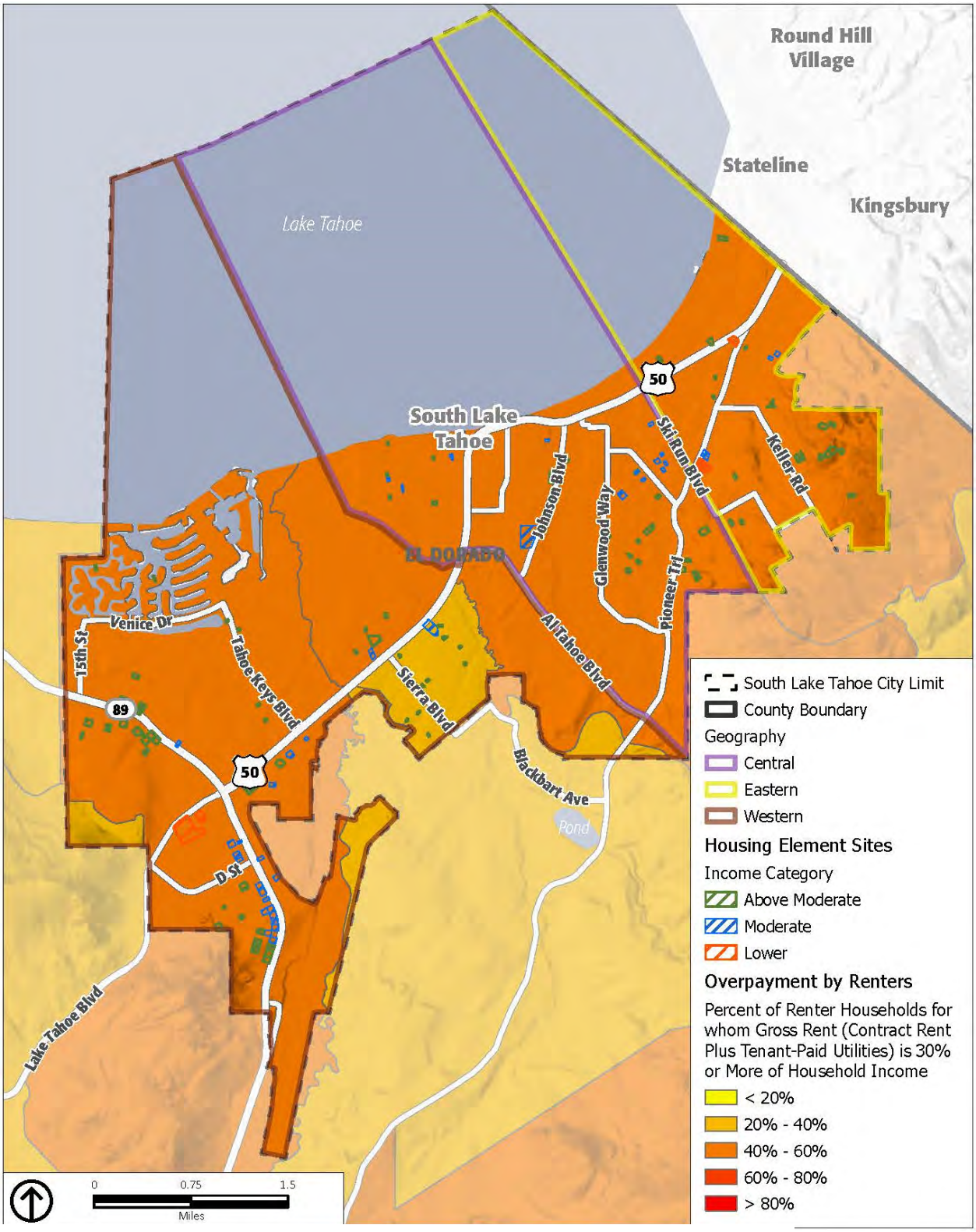
Across El Dorado County, nearly three-quarters of the housing stock is older than 30-years. This percent includes the relatively new communities of Cameron Park and El Dorado Hills, where winter weather is also milder. North of the suburban communities that largely serve the Sacramento region, such as Cameron Park and El Dorado Hills, the housing stock in El Dorado County is aging. While CHAS data on substandard housing is incomplete in El Dorado County, it can be assumed that South Lake Tahoe's housing rehabilitation need is similar to, or lower, than most communities within the Tahoe Basin part of the El Dorado County region due to a relatively high median income, meaning many homeowners can afford repairs.

FIGURE 4-12: HOMEOWNERS OVERPAYING FOR HOUSING



Source: ACS 2015-2019, census tracts

FIGURE 4-13: RENTERS OVERPAYING FOR HOUSING



Source: ACS 2015-2019, census tracts

~~common structural issue (48 percent) was the poor condition of driveways; only 17 percent of structural issues were regarding habitability issues (e.g., siding, roof, foundation, and windows). The Tahoe Sierra neighborhood was found to have the highest incidence of homes needing repair or rehabilitation, though this was just 0.5 percent of surveyed units. This indicates that the need for repairs is relatively evenly distributed across the city, with no significant concentrations of rehabilitation need that would indicate a disproportionate displacement risk. However, El Dorado County Fair Housing reported in their consultation with the City that one of the primary complaints that they receive are regarding poor home condition, typically from deferred maintenance on older homes or absentee owners that are resistant to making repairs. This feedback is consistent with issues raised in the City's Housing Hotline and Multi-family Inspection Programs. For those homes that do need moderate to substantial repairs, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable or during rehabilitation. To prevent displacement of these occupants, the City will develop a program to provide financial assistance for residential rehabilitation (Program 3-1) and will proactively inspect multifamily housing projects for rehabilitation need (Program 3-2), and will partner with organizations, employers, and non-profits to establish a multifamily acquisition and rehabilitation program (Program 3-8).~~

Homelessness/At-Risk Housing Units

As discussed in the Special Housing Needs section of the Assessment of Fair Housing section, there are approximately ~~358~~ 435 unsheltered homeless persons living in ~~South Lake Tahoe~~El Dorado County according to a ~~2017~~ 2020 point-in-time count of the homeless population (see Table 4-1). This count was conducted in January when it is expected that the city's homeless population is at its lowest, compared to summer months when the population increases. While the point-in-time does not identify the homeless population specific to the City of South Lake Tahoe, the Tahoe Coalition for the Homeless reports that slightly less than half of the homeless population in El Dorado County resides on the Western Slope. However, the homeless population is relatively transient based on weather, and as such demographic characteristics for the entire population may represent those that reside in South Lake Tahoe on any given day.

According to the El Dorado County Continuum of Care, in 2020, approximately 25.8 percent of the total homeless population in El Dorado County identified as Hispanic or Latino, 9.0 percent identified as a race other than White, 13.6 percent were severely mentally ill, and 6.9 percent were veterans. While homeless persons did not identify as other protected classes, minority populations are not disproportionately represented in the homeless population compared to the total population of South Lake Tahoe, though persons with cognitive disabilities are disproportionately represented, indicating a need for targeted assistance and outreach for this population. As such, the City has identified Program 4-3 to work with at least one organization that provides services to persons with developmental disabilities and/or the Alta California Regional Center to identify specific strategies to address displacement risk and homeless services for persons with developmental disabilities.

~~However, regardless of the time of year, there are very limited~~Currently, services for homeless persons are limited in South Lake Tahoe. There are no shelters in the city and most persons experiencing homelessness rely on motels and camping for places to stay. The Tahoe Coalition for the Homeless (TCH) estimates that slightly more than half of the homeless population in El Dorado County resides in the Tahoe Basin; while this is not exclusively South Lake Tahoe, it indicates that the homeless population is likely larger in South Lake Tahoe than in other unincorporated communities and cities in the county. ~~Additionally~~However, the ~~2017~~ point-in-time homeless estimate collected by HUD's Continuum of Care (CoC) Homeless Assistance

Programs Homeless Populations and Subpopulations Reports for South Lake Tahoe is significantly ~~higher~~ smaller than ~~most jurisdictions in the SACOG~~the homeless estimate on the western slope of the ~~region, particularly in cities of a similar size~~county. Regardless, t~~T~~o compensate for the lack of emergency shelters, in 2021, TCH obtained CARE and HomeKey funds to purchase three motels in South Lake Tahoe to offer a non-congregate option, and the 59 beds within the three motels effectively serve as permanent supportive housing.

The City has committed to increasing the availability of services for those experiencing homeless by working with jurisdictions to address the needs of homeless residents and identify potential sites for an emergency shelter (Program 4-~~4~~3).

Displacement Risk

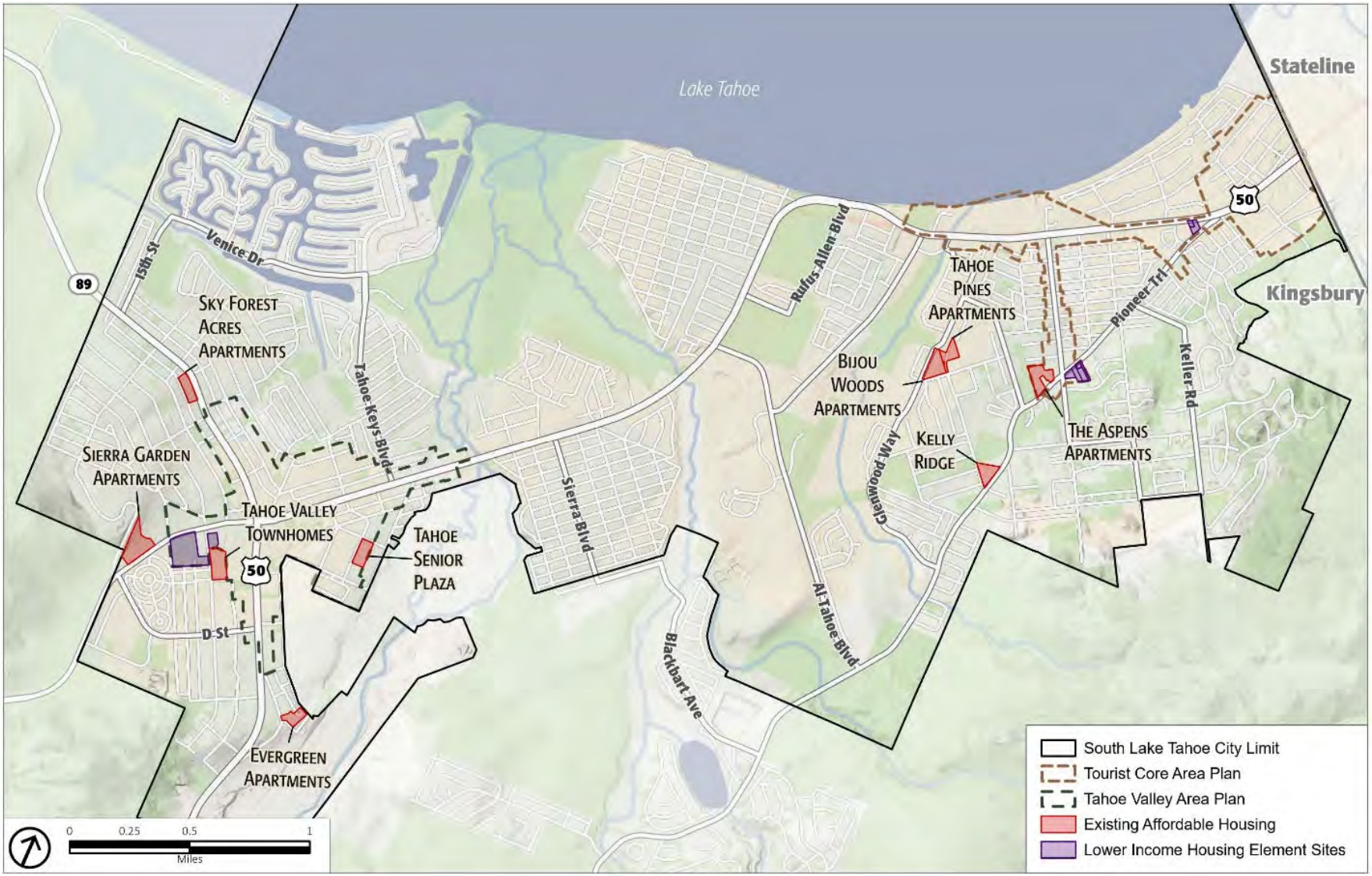
Displacement occurs when a household is no longer able to remain in their home for any number of reasons. There are several indicators of displacement risk that include overcrowding, overpayment, and substandard housing conditions. Other key indicators include an increase in home prices and rents, low vacancy rates, and wage increases that are less than home price increases. Displacement can result in the loss of home, or the loss of community if there are no alternative housing options.

Availability and Location of Housing

Shortage of affordable housing units can also increase displacement risk as households seek units that align more closely with available income. The shortage of vacant and affordable units creates barriers to housing mobility opportunities. As discussed previously, while the 2013-2017 American Community Survey reports stable vacancy rates in South Lake Tahoe, nearly half of the units identified as vacant are seasonal homes or short-term rentals for tourists. This inflated vacancy rate makes it appear that housing should be available for all permanent residents, while this may not actually be the case. A low vacancy rate may result in households that are currently living in overcrowded situations, substandard housing conditions, or overpaying for housing to be unable to move to a more suitable location due to lack of availability. This barrier to mobility can result in households being at an increased risk of displacement from their home or community because of lack of housing options.

Figure 4-14 identifies the locations of existing deed-restricted affordable housing in the city, as well as the sites identified in this Housing Element to meet the City's lower-income RHNA. The areas where lower income sites are located, both current and projected, are close to amenities and transit and in the most walkable areas of the community, deemed Town Centers. The Tourist Core Area Plan and Tahoe Valley Area Plan identify Town Centers in the City. The City has multiple programs in place to incentivize development in these areas due to their proximity to services and amenities, as well as due to the appropriate zoning to allow for higher density development, which is more financially feasible for affordable housing development. While the sites for deed-restricted affordable housing are primarily located in two areas of the city, lower-income housing will also be promoted throughout the City through promotion of ADUs (Program 2-9), incentives to provide long-term rentals of second homes and spare rooms to low- and moderate-income households (Program 3-9), and encouraging property managers and landlords of existing rental units to advertise them to Section 8 Voucher holders (Program 5-1). Through the sites identified for new lower-income development and these programs, the City has adequate sites to accommodate lower income development across the city in a manner that will promote access to services and resources as well as increase mobility opportunities and reduce displacement risk from each resident's chosen community within South Lake Tahoe.

FIGURE 4-14: LOCATION OF AFFORDABLE HOUSING



Source: City of South Lake Tahoe, 2022

Investment Patterns

Investment can be for routine maintenance of public infrastructure, such as roadways, as well as larger projects that address public need, such as parks and recreation facilities, office buildings, and more. Historically, investment in the City of South Lake Tahoe has been prioritized based on need, which has prevented disinvestment in any particular area of the city.

Priority maintenance of roadways is determined by the City's Public Works Department, using a Pavement Management System that is a database of existing conditions of the roadway structure. A field inspection of the roadway provides an assessment of the pavement distress. Distresses are then quantified by segment and a score is assigned. This system allows the Department to analyze roadway maintenance and rehabilitation needs at proper intervals. A similar process is used for other maintenance projects which ensures that public infrastructure remains in similar condition throughout the City.

Public and private investment in larger projects, such as a new park or community facility, also occurs throughout the City. This investment is based on public demand and benefits all residents. Recent and ongoing projects that invest in the community include:

- Lake Tahoe Boulevard Bike Trail: Construction of a class 1 bike trail, ADA compliant ramps, and streetlights near the South Y Shopping Center. This improves multi-modal access to services, amenities, and employment opportunities located at the intersection of Highways 89 and 50, and reduced vehicle reliance adjacent to sites where affordable housing is located.

- Sierra Boulevard Streetscape: Rehabilitation of a stretch of Sierra Boulevard, including redesign of the roadway, bike lanes, paths, pedestrian infrastructure and other streetscape improvements. The project is intended to result in a complete street that provides a connection between a future Greenway Bike Trail and Lake Tahoe Bikeway, improving accessibility through the city and recreational amenities for all residents to use.

- Pioneer Trail Pedestrian Upgrades: Construction of 1.25 miles of sidewalks along both sides of Pioneer Trail between U.S. Highway 50 and Pioneer Trail. Includes installation of lighting, transit stop improvements, and class II bike lanes. The pedestrian improvements provide increased walkability between adjacent neighborhoods and employment centers in the Tourist Core Town Center.

These projects, among others, improve connections between neighborhoods, to necessary services, and improve environmental health through reduced reliance on vehicular transportation and improved water quality through erosion control. The City will continue public investment throughout the city, and will encourage the same from private investment, so all residents have access to improved transportation, safer streets, additional recreational amenities, and other outcomes of public and private investment. In instances where infrastructure improvements are required to support housing and residents without vehicles, the City will ensure these projects are included in the City's Capital Improvement Plan (Program 5-1).

Housing Costs

Since 2015, Zumper, a rental research tool, found that there have been significant annual increases in rent prices in South Lake Tahoe (see Table 4-~~44~~45). Similarly, Zillow found that there has been an annual average increase in home prices of 14.7 percent, increasing from $278,000 in August 2012 to $646,000 in

July 2021. In contrast to this rapid increase in the cost of housing, wages have increased by just 1.3 percent annually since 2010. In 2019, the median income in South Lake Tahoe was $49,390, according to ACS. At this income, a household could afford a monthly rent of $1,235 or to purchase a home valued at $308,284. In 2019, an affordable rental unit for this household would have been a one-bedroom unit. This demonstrates the discrepancy between income and the cost of living, which increases displacement risk from overcrowding and overpayment as rents and home prices continue to increase while wages lag behind.

TABLE 4-~~44~~45
INCREASES IN RENTAL RATES, 2015-2021

Unit Type	Average Annual Increase
Studio	2.5%
1 Bedroom	15.9%
2 Bedroom	15.3%
3 Bedroom	138.6%

Source: Zumper.com, 2021

Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants. In South Lake Tahoe, overpayment rates are higher in areas with a lower median income, as identified in the analysis of overcrowding. As discussed under Patterns of Integration and Segregation, there are higher rates of poverty in the area east of Ski Run Boulevard, adjacent to the California-Nevada border where there are increased rates of overpayment (see Figures 4-6, 4-12, and 4-13). As a result, displacement risk from overpayment for low-income renter households is notably higher in the area east of Ski Run Boulevard. The City has included Program 2-7 to work with local agencies and organizations to administer a first-time homebuyer program to connect lower-income households with mobility opportunities that reduce cases of overcrowding.

In the Tahoe Region, housing costs have increasingly become prohibitive to lower- and moderate-income households. For example, approximately 28 percent of households in unincorporated El Dorado County, 31 percent in the Town of Truckee, and 53 percent in the community of Tahoe Vista are overpaying for housing according to the 2014-2018 ACS. While cost burden varies slightly between communities~~y~~ in the Tahoe Region and greater SACOG region, housing prices have increased rapidly, pricing out many workforce households. The discrepancy between housing costs and wages that has~~ve~~ increased displacement risk in South Lake Tahoe can be found throughout the region.

~~Shortage of affordable housing units can also increase displacement risk as households seek units that align more closely with available income. The shortage of vacant and affordable units creates barriers to housing mobility opportunities. As discussed previously, while the 2013-2017 American Community Survey reports stable vacancy rates in South Lake Tahoe, nearly half of the units identified as vacant are seasonal homes or short-term rentals for tourists. This inflated vacancy rate makes it appear that housing should be available for all permanent residents, while this may not actually be the case. A low vacancy rate may result in households that are currently living in overcrowded situations, substandard housing conditions, or overpaying for housing to be unable to move to a more suitable location due to lack of availability. This barrier to mobility can result in households being at an increased risk of displacement from their home or community because of lack of housing options.~~

Environmental Disasters

Almost all of the City of South Lake Tahoe is considered a Very High Fire Hazard Severity Zone (VHFHSZ) according to CalFire, due to its location at the Wildland-Urban Interface (WUI). Those areas that have not been identified as a VHFHSZ are Tahoe Keys, a waterfront community, and the Truckee Marsh, both of which have been identified as regulatory floodways by the Federal Emergency Management Agency (FEMA). However, the Tahoe Keys community, built in the 1960s, was constructed with flood prevention standards for home protection and to reduce flood risk, and the Truckee Marsh is an undevelopable wetland habitat. As such, although localized flooding in areas of poor drainage may occur, flooding associated with identified floodways does not present a large scale risk in South Lake Tahoe. Further, the median income in the Tahoe Keys is approximately, $90,000, indicating that protected groups are not at risk of displacement due to flood disasters.

Wildfires, however, present a significant threat to infrastructure and housing in the City, influencing development capacity due to the boundaries of the Tahoe National Forest, and affordability as homeowners face increasing fire insurance rates. Displacement risk as a result of fires affects all households, but particularly those at the edges of the City and for those unable to afford the cost of fire insurance. Lower-income households are disproportionately burdened by the cost of insurance, which may result in these households being unable to afford homeownership or being displaced from the City outright. While disasters are outside of the City's control, the City will continue to implement the *Lake Tahoe Basin Multi-Jurisdictional Wildfire Prevention Strategy*, and has included an action in Program 5-1 to promote organizations and programs that assist landowners to protect their home from fires such as the National Fire Protection Association's Firewise USA program and CalFire's Landowners Assistance and wildfire preparedness informational tools. Further, the City will enforce vegetation management risk of fires moving from wildland areas to developed properties and reduce property loss during fire events.

In the SACOG region, there are many areas that have been designated by CalFire as High or Very High Fire Hazard Severity Zones. In August 2019, the Sacramento Business Journal surveyed rural homeowners in Placer County and reported that 42 percent have experienced an increase of 25 percent to 50 percent in the cost of their fire insurance rates, with another 20 percent saying their rates had more than doubled. In many cases throughout the SACOG region, homeowners have been dropped from their fire insurance plans only to find that new plans are more than twice the cost. The cost of fire insurance, as well as the threat of destruction due to fire, presents a significant displacement risk for homeowners throughout the SACOG region, including the City of South Lake Tahoe. The *Lake Tahoe Basin Multi-Jurisdictional Wildfire Prevention Strategy* and actions identified in Program 5-1 are steps the City intends to take to help reduce the threat of home loss due to environmental disasters.

4.2.6.2.4 Other Relevant Factors

History of TRPA and~~,~~ Development~~, and Investment~~

South Lake Tahoe is within the Tahoe Basin and has a unique regulatory system enforced by both TRPA and the City. The city's location within a high tourism area has resulted in many fair housing issues identified in this assessment, including:

- Seasonal employment peaks tied with a shortage of workforce and affordable housing;

- Dominance of short-term rentals and seasonal homes depleting the housing stock; and
- Concentrations of low wage service industry jobs that have not kept pace with rising housing costs.

Many of these issues likely stem from the history of tourism in the Tahoe Basin, including South Lake Tahoe. South Lake Tahoe saw its first significant wave of growth in the 1960s when several motels were constructed to serve as lodging for the 1960 Olympics in Squaw Valley. Following this event, tourism continued to grow in the city as skiing became a popular winter recreational activity and people began to retreat to Lake Tahoe for other recreational opportunities. Given this history, historic public investment was largely focused on maintaining quality infrastructure to support the tourism industry.~~.~~ However, while tourism has supported ongoing public investment prioritized based on need throughout the community, vacation home rentals (VHRs) in addition to second homes also became a dominant force that influenced access to housing for permanent and seasonal residents.

VHRs have always been a part of the tourism industry but there was a notable increase in the supply of these units in the 2000s with the boom of online short-term rental platforms such as VRBO and AirBnB, among others. As managing VHRs became a more streamlined process for homeowners, the supply increased. Other factors that further increased the presence of second homes (some of which were VHRs) in the rental market included the economic downturn of the mid- to late-2000s, during which housing prices dropped and some homeowners were able to purchase second homes for personal or rental purposes. The COVID-19 pandemic resulted in a more recent spike in demand for rental units in the Tahoe Basin as schools moved to remote learning and more jobs allowed employees to work remotely, allowing households to move out of urban areas into more rural communities.

To address the constraints on the housing market due to the presence of VHRs, the voters passed Measure T in 2018, which effectively bans vacation home rentals in residentially zoned areas within the city limit following December 31, 2021. The intent of this measure is to reverse the trend of converting seasonal homes and other housing units to short-term rentals that could otherwise be used to house permanent residents and seasonal workers. This is an effort to combat fair housing issues stemming from a housing shortage and a lack of long-term rental units. In addition to Measure T, the City has adopted policy to distribute one third of its residential allocations provided by TRPA to the development of new multi-family units. Residential allocations are a component of TRPA's growth management policies that limit the number of residential units that may be built in each jurisdiction in the Tahoe Basin, including South Lake Tahoe. In 2020, the City was allocated 33 new market-rate units, with 11 of those going to multifamily units. TRPA also distributes residential bonus units for development of new residential units restricted to low-income, moderate-income or achievable income residents. These processes ensure that multifamily units are added to the housing stock and incentivize development dedicated to residents with qualifying incomes.

While historic development and market trends have resulted in a dominance of lower-density unaffordable housing, the objective of actions such as Measure T and new unit allocation policies is to move in the direction of reversing these impacts and promoting the development of much-needed workforce housing.

Discriminatory Lending

Data related to home loan applications is made available annually through the Consumer Financial Protection Bureau, through the Home Mortgage Disclosure Act (HMDA). The Consumer Financial Protection Bureau provides mortgage data specific to census tracts as opposed to jurisdiction boundaries, so data for South Lake Tahoe includes small portions of unincorporated El Dorado County in tracts that expand beyond the city limit.

In 2020, White applicants accounted for 38 percent of all mortgage loan applications for home purchase and 59 percent of all originated loans in South Lake Tahoe. While Hispanic residents make up approximately 30 percent of South Lake Tahoe's ethnic composition, Hispanic and Latino applicants made up approximately 2 percent of loan applications and 3 percent of originated loans. Black applicants represented less than 1 percent of both loan applications and originated loans and Asian applicants represented approximately 4 percent of loan applications and 6 percent of originated loans, and other applicants represented the remainder of loan applications and originated loans (approximately 55 and 31 percent, respectively), reflecting a higher representation than in South Lake Tahoe's population.

In 2020, applicants applied for three types of loans for home purchase: conventional, Federal Housing Administration (FHA), and Veterans Administration (VA) loans. For conventional loans, the denial rate was approximately 7 percent for White applicants, 13 percent for Hispanic and Latino applicants, 0 percent for Black applicants, and 9 percent for Asian applicants. No applicants were denied for FHA loans and VA loans only had White applicants, none of whom were denied. Denial rates indicate that Hispanic or Latino residents may have had greater challenges securing loans than other racial and ethnic groups. However, the low participation rate by residents of minority groups may suggest difficulty building capital necessary to pursue home ownership presenting a greater barrier to economic mobility.

To address the disparities in access to financial resources for underrepresented populations, the City will coordinate with employers, service providers, and legal service providers to educate residents on rehabilitation and homeownership assistance programs, as well as other programs, to assist in financial independence (Programs 2-2, 2-7, 3-1, 3-2, and 5-1).

4.2.6.3 Enforcement and Outreach Capacity

The City enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of City policies and code for compliance with state law and referring fair housing complaints to appropriate agencies.

Any updates or revisions to the City Zoning Ordinance that are needed to comply with fair housing laws have been identified in the Housing Element programs. The City will continue to regularly review land use policies, permitting practices, and building codes for compliance with state and federal fair-housing laws.

In addition to assessing fair housing issues related to development standards, fair housing issues can include disproportionate loan rates by race, housing design that is a barrier to individuals with a disability, discrimination against race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit, and more. The City ensures dissemination of fair housing information and available services through the City's Housing website. The City will continue to make fair housing information available, updating annually or as needed, on the City's website and through annual distribution of printed materials at City buildings and making materials available at community meetings. (Program 5-1).

Legal Services of Northern California (LSNC) is another resource available to low-income and senior residents of El Dorado County, including South Lake Tahoe. LSNC provides services for many civil cases, including fair housing cases. LSNC staff asserted that the lack of affordable housing is one of the greatest problems their clients face, often resulting in segregation based on income in housing. They identify that the most significant barriers to fair housing include equal access to services in all communities, supply of affordable housing, and diversity in affordable housing to meet all needs. Housing supply and segregation are furthered by the presence of single-family zoning and cumbersome permitting procedures. These issues are not unique to South Lake Tahoe, but LSNC expressed the need to address these issues by affirmatively furthering fair housing in this RHNA planning period.

In their *2019 Annual Report*, the California Department of Fair Employment and Housing (DFEH) reported that they received just three housing complaints from residents of El Dorado County, less than 1 percent of the total number of cases in the state that year (934). As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO). HUD FHEO reported that six cases were filed by residents of South Lake Tahoe between January 1, 2013, and April 25, 2021. Of these six cases, four resulted in a no-cause determination and two were closed through conciliation or settlement. Five cases alleged discrimination based on disability, two alleged discriminations due to retaliation, one alleged discrimination based on race, one based on religion, one based on sex, and one based on familial status. Four of the six cases alleged discrimination on more than one protected class, resulting in more alleged cases than total number of individual cases. In addition to these cases, 14 inquiries about discrimination were sent to HUD to determine whether a case would be valid. Ten of these inquiries did not report which protected class the discriminatory behavior was against, three identified discriminations based on disability, and one based on race. Of these inquiries, five inquirers failed to respond to HUD's follow-up and nine resulted in a finding that there was no valid basis or issue. No inquiries or cases were made against the City or public housing authority.

As a result of a lack of specific origin data for the cases filed at each fair housing organization or agency, the City was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the city.

~~4.2.6.3~~4.2.6.4 Sites Inventory Analysis

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity to foster inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. As stated above, TCAC and HCD have designated most of South Lake Tahoe as moderate resource, with an area of moderate resource, rapidly changing in the Tahoe Keys neighborhood. However, as discussed in this assessment, high opportunity areas generally correspond with the Town Center General Plan designation and the Tourist area east of Ski Run Boulevard. While the area east of Ski Run Boulevard has many of the characteristics of a R/ECAP, it also is walkable, has a large commercial area that offers jobs, and has other services that many residents need and has therefore been identified as an area to promote development of workforce housing and facilitate place-based revitalization.

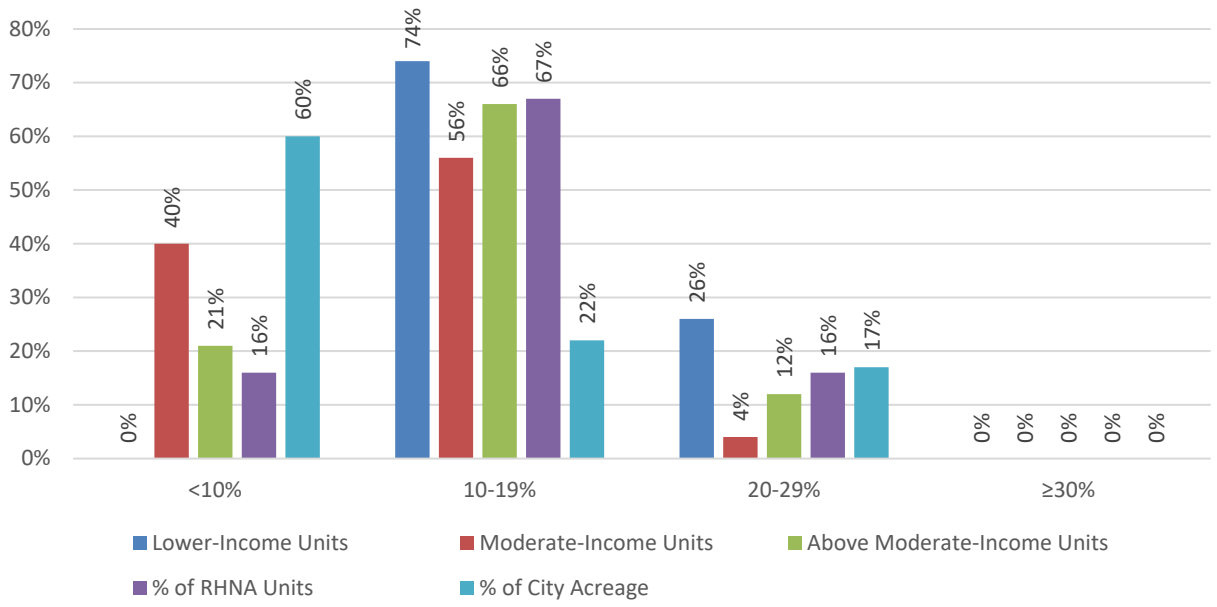
~~4.2.6.3.1~~4.2.6.4.1 Potential Effect on Patterns of Integration and Segregation

The sites identified to accommodate the lower-income housing need are located along Ski Run Boulevard and behind South Y Center. As discussed previously in the analysis of displacement risk, these sites are close to amenities and transit and in the most walkable areas of the community. However, as shown in Figure 4-14, existing affordable housing in the City is also located in close proximity to the Town Centers, potentially concentrating lower-income households. However, high density development is the most likely to result in deed-restricted affordable housing, a housing type that is sorely needed in South Lake Tahoe and proximity to Town Centers provides the opportunity for residents to have reduced transportation costs associated with access to employment centers and daily amenities.

While the area east of Ski Run Boulevard, is considered a moderate resource area in South Lake Tahoe by TCAC and HCD, it has high rates of poverty and overcrowding that result in high demand for additional affordable housing in this area. The sites identified on Ski Run Boulevard will facilitate construction of new lower-income units to increase housing mobility opportunities that may alleviate pressure on the existing housing stock that has resulted in overcrowding and low vacancy rates and will aid in preventing displacement of residents from the community. The sites for lower-income housing identified behind the South Y Center are located in a moderate resource area within the city, thus encouraging mixed-income neighborhoods and facilitating housing mobility opportunities in higher resource areas for lower-income households. By identifying sites to meet the lower-income RHNA across the community, the City aims to combat potential income segregation spurred by available housing that may have resulted in existing patterns of poverty concentration.

As shown in ~~Appendix A and Figure 4-16~~Figure 4-15, the City has identified slightly greater capacity for lower-income units in areas with high poverty rates, compared to moderate- and above moderate-income capacity. However, this distribution is intended to reduce displacement risk in the areas of greatest need for affordable housing and prevent gentrification that may occur if a larger share of above moderate-income units were sited here. ~~the sites identified to meet the moderate- and above moderate-income RHNA are distributed throughout the city, including in the area east of Ski Run Boulevard where there are more indicators of fair housing issues. Ensuring that suitable land is available throughout the city for a range of housing types encourages development of mixed-income neighborhoods and facilitates housing mobility for all households to reduce concentrations of poverty, overcrowding, and overpayment.~~

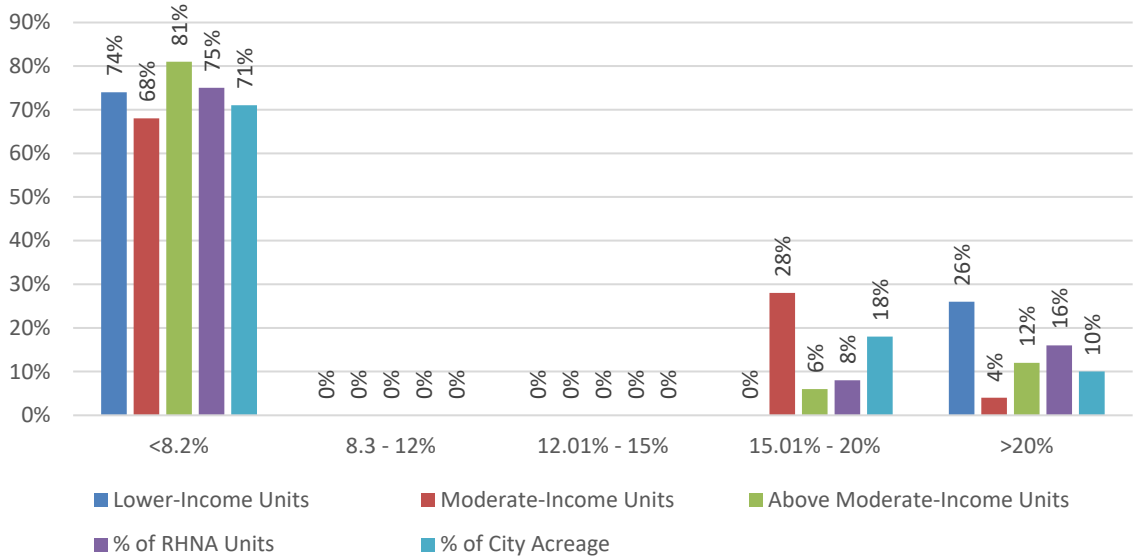
FIGURE 4-15: UNIT DISTIRUBTION BY POVERTY RATE



Source: 2015-2019 ACS; City of South Lake Tahoe, 2021

Additionally, the location of sites to meet the lower-income RHNA will directly address overcrowding that may be occurring as a result of doubling up or roommate situations to meet housing costs (Figure 4-16). Overcrowding in the City is highest where there are high rates of poverty and overpayment, particularly east of Ski Run Boulevard. The location of 26 percent of lower-income units in areas with more than 20 percent of households living in overcrowded situations will help to alleviate the shortage of affordable options which may be a cause of overcrowding.

FIGURE 4-16: UNIT DISTRIBUTION BY RATE OF OVERCROWDING



Source: CHHS, 2020; City of South Lake Tahoe, 2021

~~As shown in Appendix A and Figure 4-16, the sites identified to meet the moderate- and above moderate-income RHNA are distributed throughout the city, including in the area east of Ski Run Boulevard where there are more indicators of fair housing issues. Ensuring that suitable land is available throughout the city for a range of housing types encourages development of mixed-income neighborhoods and facilitates housing mobility for all households to reduce concentrations of poverty, overcrowding, and overpayment.~~

Table 4-~~45~~ 46 contains a breakdown of anticipated realistic capacity of sites and affordability levels by geographic area. The western portion of the city has fewer jobs but a higher median income and access to schools, resulting in possibly better access to opportunity than the eastern portion of the city, adjacent to Stateline, where there are more jobs but also more fair housing concerns. The sites identified to meet the lower- through above moderate-income unit allocation will combat existing patterns of segregation by alleviating cost burden in areas of concentrated poverty and expanding housing mobility opportunities for low-income households and will facilitate integration through development of mixed-income communities by encouraging above moderate-income housing and lower-income housing throughout the city. Beyond these sites, the City has included Program 2-9 to encourage the construction of ADUs in residential areas to further promote housing mobility opportunities.

TABLE 4-~~45~~46
UNITS BY RESOURCE AREA DESIGNATION

Income Category	Geographic Area of the City					
	Eastern[1]		Central[2]		Western[3]	
	Units	Percent	Units	Percent	Units	Percent
Lower-Income	92	74.2%	0	0.0%	248	45.8%
Moderate-Income	6	4.8%	19	51.4%	115	21.2%
Above Moderate-Income	26	21.0%	18	48.6%	179	33.0%
Total	**124**	**100%**	**37**	**100%**	**542**	**100%**

[1] *The eastern portion of the city, for purposes of this Assessment of Fair Housing, is considered areas east of Ski Run Boulevard.*

[2] *The central portion of the city, for purposes of this Assessment of Fair Housing, is considered the area bounded by Ski Run Boulevard to the east and El Dorado Avenue/Al Tahoe Boulevard to the west.*

[3] *The western portion of the city, for the purposes of this Assessment of Fair Housing, is considered the area west of El Dorado Avenue/Al Tahoe Boulevard.*

As discussed, the location of the sites to meet the lower-income RHNA will help to address a range of fair housing concerns in the areas with greatest need. However, to address the potential for concentration of lower-income households that results from these sites, and to facilitate additional housing opportunities for those households that do not need housing in the most walkable parts of the City, several programs have been included in this Housing Element. These include:

- Program 2-9: Promotion of ADUs throughout the City to create housing opportunities in mixed-income neighborhoods;
- Program 3-9: Incentives to provide long-term rentals of second homes and spare rooms to low- and moderate-income households to address the current shortage while integrating lower- and moderate-income opportunities in all residential areas; and

- Program 5-1: Encouraging property managers and landlords of existing rental units to advertise them to Section 8 Voucher holders.

Programs such as these will supplement the sites inventory by encouraging mixed-income communities, even in neighborhoods that are largely built-out already. The sites for dedicated, high density affordable housing will promote access to services and reduce displacement risk for lower-income households while additional programs will encourage mobility to other neighborhoods in the City and areas of concentrated affluence.

~~4.2.6.3.2~~4.2.6.4.2 Potential Effect on Access to Opportunity

While the area east of Ski Run Boulevard has the highest concentration of jobs in the city, many of these are in the service industry and some may be seasonal. This suggests that there may be a concentration of lower-income households either living in this area or commuting here. The commercial portion of this area offers access to economic opportunities for lower-income households, largely within walking distance of the residential neighborhood. In an effort to provide access to resources available elsewhere in the City, however, sites for lower-income units have also been identified in the western portion of the City, where there are additional employment opportunities, educational facilities, and services available. While the western portion of the City is not as walkable as the eastern portion, the sites identified in this area are in close proximity to the South Y Shopping Center and South Tahoe High School.

Moderate- and above moderate-income sites have been identified throughout the City, as shown in Figure 4-16, including the area east of Ski Run Boulevard that has a higher rate of poverty than other areas of the City. This distribution of moderate- and above moderate-income households will help to facilitate mixed-income communities and ensure equitable access for lower- and higher-income households to access economic, educational, and recreational opportunities. However, in an effort to ensure the incorporation of these higher-income housing units do not displace current residents in lower-income areas, the City has included Programs 3-4 and 3-8 in this Housing Element to provide assistance with acquisition and rehabilitation of affordable units and Program 7-1 to work with community groups to maintain neighborhood character and accessible housing options for lower-income households. These programs are intended to preserve and expand affordable housing while also investing in place-based revitalization of lower-income areas.

In order to improve access to resources throughout the city and encourage economic mobility for all residents, the City has included Programs 3-1 and 3-2 to assist with rehabilitation and repair of housing for low-income households and Program 1-7 to facilitate lot consolidation for affordable housing development. Additionally, the City will work with transit agencies to assess demand to expand their routes to connect residents to resources (Program 5-1).

~~4.2.6.3.3~~4.2.6.4.3 Potential Effect on Displacement Risk

As discussed in the assessment of disproportionate housing need, overpayment is a significant issue for nearly half of South Lake Tahoe residents. Residents in the area east of Ski Run Boulevard, who are predominantly renters, face the highest rate of overpayment in the city, likely a result of the cost of housing paired with high poverty rates. The area east of Ski Run Boulevard currently has the largest stock of workforce-accessible housing; however, by identifying site capacity for lower-income housing in other areas of the city, the sites inventory could help to alleviate the concentration of overpayment through additional affordable housing opportunities throughout the city. The addition of new lower-income

households will also expand the housing stock and may reduce overcrowding rates in the area east of Ski Run Boulevard by increasing the supply of available housing for these households. Additionally, Program 2-9 is aimed at facilitating the construction of ADUs in South Lake Tahoe, which may further address demand for affordable housing opportunities, thus decreasing displacement risk as a result of housing shortage, overpayment, and overcrowding. The City will also implement Measure T to ban vacation home rentals and preserve the rental stock for long-term occupants.

~~4.2.6.4~~4.2.6.5 Contributing Factors

Through discussions with stakeholders, fair housing advocates, and the assessment of fair housing issues, the City identified several factors that contribute to fair housing issues in South Lake Tahoe, as shown in Table 4-~~46~~47. However, the priority area identified through this assessment of fair housing is the area east of Ski Run Boulevard to the California-Nevada border. This area has the highest rate of poverty in the city, one of the highest in the TRPA area and has a concentration of Hispanic and Latino residents with a large percentage of residents living in this area living in overcrowded situations and overpaying for housing. This culmination of fair housing issues has made this a focus area for the City to target fair housing programs identified in Table 4-~~46~~47. The priority contributing factors that have resulted in this concentration of fair housing issues are listed in **bold** and associated priority actions are shown in ***bold and italics***.

TABLE 4-4647
FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES IN SOUTH LAKE TAHOE

AFH Identified Issue	Contributing Factors	Meaningful Actions
Displacement risk due to economic burden	Concentration of overcrowded households the area east of Ski Run Boulevard. **Low vacancy rates that reduce housing options.** **Rising cost of rents and home prices that outpaces wage increases.** Shortage of jobs for total population.~~Concentration of overcrowded households the area east of Ski Run Boulevard.~~ ~~Low vacancy rates that reduce housing options.~~ ~~Rising cost of rents and home prices that outpaces wage increases.~~ ~~Shortage of jobs for total population.~~	Promote density incentives for affordable and workforce housing (Program 1-4). ***Work with large employers to develop workforce housing (Program 2-2).*** ***Develop a program with employers to provide deposit and first-month's rent assistance to employees (Program 2-2).*** Assess potential of developing workforce housing on federal and state lands (Program 2-4). Provide technical and financial support to affordable housing providers to increase supply (Program 2-6). Develop a linkage program to connect new development to housing demand (Program 2-11). ***Continue to incentivize long-term rental of second homes and spare rooms to low-income and moderate-income households (Program 3-9).***~~Promote density incentives for affordable and workforce housing (Program 1-4).~~ ~~Work with large employers to develop workforce housing (Program 2-2).~~ ~~Assess potential of developing workforce housing on federal and state lands (Program 2-4).~~ ~~Provide technical and financial support to affordable housing providers to increase supply (Program 2-6).~~ ~~Develop a linkage program to connect new development to housing demand (Program 2-11).~~ ~~Provide incentives for 3- and 4-bedroom multifamily units (Program 4-2).~~

TABLE 4-~~46~~47
FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES IN SOUTH LAKE TAHOE

AFH Identified Issue	Contributing Factors	Meaningful Actions
Limited housing mobility opportunities for lower-income households.	**Shortage of affordable housing.** Low vacancy rates. **High cost of ownership units.** **Dominance of vacation home rentals.**~~Shortage of affordable housing.~~ ~~Low vacancy rates.~~ ~~High cost of ownership units.~~ ~~Dominance of vacation home rentals.~~	Incentivize development housing in mixed use projects (Program 1-1). ***Support lot consolidation to increase the availability of suitable land for affordable multi-family housing (Program 1-7).*** ***Work with local agencies and organizations to initiate a first-time and/or moderate-income homebuyer program (Program 2-7).*** Promote ADUs throughout the City to facilitate housing mobility opportunities and mixed-income neighborhoods (Program 2-9). Require mitigation of housing loss for mobile home park conversions and/or demolitions (Program 3-3). ***Continue to incentivize long-term rental of second homes and spare rooms to low-income and moderate-income households (Program 3-9).*** Educate property managers and landlords on avoiding income discrimination and the benefits of advertising units to Section 8 voucher holders (Program 5-1).~~Incentivize development housing in mixed use projects (Program 1-1).~~ ~~Support lot consolidation to increase the availability of suitable land for affordable multi-family housing (Program 1-7).~~ ~~Work with local agencies and organizations to initiate a first-time and/or moderate-income homebuyer program (Program 2-7).~~ ~~Promote ADUs and a variety of other housing types in high opportunity and resource areas (Program 2-9).~~ ~~Require mitigation of housing loss for mobile home park conversions and/or demolitions (Program 3-3).~~ ~~Educate property managers and landlords on avoiding income discrimination and the benefits of advertising units to Section 8 voucher holders (Program 5-1).~~

TABLE 4-~~46~~47
FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES IN SOUTH LAKE TAHOE

AFH Identified Issue	Contributing Factors	Meaningful Actions
Displacement risk due to overcrowding and overpayment, particularly in the area east of Ski Run Boulevard.	**Concentration of workforce housing.** Concentration of overcrowded households. Low vacancy rates that reduce housing options. **Rising cost of rents and home prices that outpaces wage increases.** Shortage of jobs for total population (jobs-housing imbalance). Proximity to typically low-wage service industry jobs. Concentration of poverty. **Shortage of affordable rental units.**~~Concentration of workforce housing.~~ ~~Concentration of overcrowded households.~~ ~~Low vacancy rates that reduce housing options.~~ ~~Rising cost of rents and home prices that outpaces wage increases.~~ ~~Shortage of jobs for total population (jobs-housing imbalance).~~ ~~Proximity to typically low-wage service industry jobs.~~ ~~Concentration of poverty.~~ ~~Shortage of affordable rental units.~~	Promote density incentives for affordable and workforce housing (Program 1-4). ***Work with large employers to develop workforce housing (Program 2-2).*** ***Assess potential of developing workforce housing on federal and state lands (Program 2-4).*** Provide technical and financial support to affordable housing providers to increase supply (Program 2-6). Promote ADUs throughout the City to facilitate housing mobility opportunities and mixed-income neighborhoods (Program 2-9). Develop a linkage program to connect new development to housing demand (Program 2-11). ***Continue to incentivize long-term rental of second homes and spare rooms to low-income and moderate-income households (Program 3-9).***~~Promote density incentives for affordable and workforce housing (Program 1-4).~~ ~~Work with large employers to develop workforce housing (Program 2-2).~~ ~~Assess potential of developing workforce housing on federal and state lands (Program 2-4).~~ ~~Provide technical and financial support to affordable housing providers to increase supply (Program 2-6).~~ ~~Develop a linkage program to connect new development to housing demand (Program 2-11).~~ ~~Continue to incentivize long-term rental of second homes and spare rooms (Program 3-9).~~ ~~Provide incentives for 3- and 4-bedroom multifamily units (Program 4-2).~~

TABLE 4-4647
FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES IN SOUTH LAKE TAHOE

AFH Identified Issue	Contributing Factors	Meaningful Actions
Displacement due to substandard housing conditions.	Deferred maintenance on older housing units. Cost of repairs and rehabilitation. **Absentee landlords.**~~Deferred maintenance on older housing units.~~ ~~Cost of repairs and rehabilitation~~ ~~Absentee landlords.~~	Provide information on substandard parcels in an online GIS database (Program 1-2). Develop a housing rehabilitation program (Program 3-1). ***Proactively inspect multi-family housing projects to identify, and assist with, rehabilitation needs (Program 3-2).*** Enforce City codes to improve the condition of the existing housing stock (Program 3-5). ***Establish multifamily acquisition and rehabilitation program (Program 3-8).***~~Provide information on substandard parcels in an online GIS database (Program 1-2).~~ ~~Develop a housing rehabilitation program (Program 3-1).~~ ~~Proactively inspect multi-family housing projects to identify, and assist with, rehabilitation needs (Program 3-2).~~ ~~Enforce City codes to improve the condition of the existing housing stock (Program 3-5).~~ ~~Establish multifamily acquisition and rehabilitation program (Program 3-8).~~
Shortage of services for homeless and extremely low-income residents.	No emergency shelters in the city limit.	Preserve multi-family units and SROs (Program 3-2). Work with neighboring jurisdictions to identify potential sites for an emergency shelter and other needs of homeless residents (Program 4-~~3~~43).

Source: City of South Lake Tahoe, 2021

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4.3 Resource Inventory

This section assesses the availability of land and services to meet the needs documented in the previous section. This section inventories South Lake Tahoe's available residentially designated land and reviews the adequacy of services to support future housing development.

4.3.1 Availability of Land and Services

Consistent with California Government Code Section 65583(a)(3), the purpose of this section is to identify specific sites suitable for residential development to compare the city's new construction need by affordability category with the total capacity for residential development. A land inventory was conducted to enable the City to determine whether additional actions are needed to provide an adequate amount of suitable sites to support needed housing development.

Land suitable for residential development includes characteristics appropriate for housing construction. These include desirable physical features, as well as locations close to transit, job centers, and public services. Additional required analysis includes assessing the suitable sites for the realistic number of dwelling units that could be constructed and the areas that can accommodate the city's share of the regional housing need for all income levels.

4.3.1.1 South Lake Tahoe's Setting, Zoning, and Development Procedures

South Lake Tahoe is geographically bounded by mountains, Lake Tahoe, and the Nevada border. The City has few options to significantly increase the acreage of vacant land for affordable housing, as much of the upland area of the city is protected as part of the National Forest system and TRPA prohibits development outside of the urban boundaries in the Basin. The unincorporated portion of El Dorado County within the city's urban services boundary may provide a potential area for future annexation however is almost exclusively available for single-family residential development.

Section 4.4, Potential Housing Constraints, of this Housing Element discusses specifics of local and regional development standards and how these requirements contribute to the economic feasibility of producing housing in South Lake Tahoe. It also briefly describes the nontraditional "zoning mechanism" used by the City.

Concurrent with its 1999 General Plan update, the City adopted TRPA's system of Plan Area Statements (PAS) and Community Plans (CPs) in lieu of its previous, traditional zoning. This change was made to eliminate inconsistencies between the City's zoning and TRPA's system of permissible uses, provide clarity for project applicants, and to streamline regulatory processes. Previously, in some cases, the two systems were contradictory and the most restrictive prevailed. This potential inconsistency was often a source of confusion to project applicants. Since the 2012 TRPA Regional Plan update, local jurisdictions within TRPA may develop area plans to replace existing CPs and PAS to implement the TRPA Regional Plan. The City adopted the Tourist Core Area Plan (TCAP) in 2013 and later adopted the Tahoe Valley Area Plan (TVAP) for this purpose in 2015.

Each parcel of land within the city is geographically assigned to a PAS, Area Plan (AP), or CP (see Table 4-~~47~~48), which effectively serve as the "zoning" mechanism for TRPA and the City of South Lake Tahoe. Each of these documents defines the "permissible uses" for any given area and describes how that area should be used to achieve regional and local environmental and land use objectives. They describe:

- The primary land use classification and zoning designation of the area (such as residential).
- The environmental management strategy.
- Special designations (such as a receiving area for transfer of development rights or multi-residential incentives program).
- A statement of the overall land use/environmental management policy for the area.
- A description of planning considerations related to the environment and existing permissible uses.
- Permissible uses within defined sub-areas.
- General development standards, such as for maximum density and noise.

However, a proposed project that is a permissible use (or "A" use in Table 4-48) may still require several approvals. While the City may allow by-right residential development through a ministerial objective design review process, TRPA does not technically have by-right zoning because all development will require TRPA project review. If a proposed project is new construction or an addition to an existing building and does not meet the City's objective development and design standards, it requires both City Design Review and TRPA approval. For City Design Review, the application may be considered minor or major depending on the extent of the project and whether new coverage is proposed. For single-family, duplex, triplex and multi-family residential projects that are designed in one of three architectural styles pre-approved by the City, City Design Review is not required and the project can be approved through ministerial review for project compliance with the objective Residential Development and Design Standards.

-The City has attempted to streamline dual review by consolidating the review process into one City-led review for projects that meet the standards outlined in the Memorandum of Understanding (MOU). If it is a smaller project (as listed in the MOU with TRPA and described in Section 4.4.1.3, Zoning), the City can review the project on behalf of TRPA. This means that City staff applies the requirements of the TRPA Code of Ordinances and TRPA Policies and Procedures in the project review as well as the City Code. Although City Code may allow for a ministerial review, any discretionary review required by TRPA is conducted by City staff. Applicants may appeal the City's ruling on the TRPA application to the TRPA governing board. Although city and TRPA processes may be different, to date TRPA has not denied a permit that the City approved. Once City and TRPA review are complete, the project may be submitted to the City Building Division for a Building Permit application.

If the project does not fall under the MOU, then the applicant must submit separate applications to the City and TRPA and they are reviewed by each agency separately.

In contrast, an "S" permit (as listed in Table 4-48) requires both a Special Use Permit from TRPA and a Special Use Permit from the City. Special use permits require discretionary review by both the City and TRPA. In order for TPRA to approve a Special Use Permit, TRPA must conduct a public hearing and make the following findings, pursuant to section 21.2.2 of the Code of Ordinances:

- The project to which the use pertains is of such a nature, scale, density, intensity, and type to be an appropriate use for the parcel on which and surrounding area in which it will be located;
- The project to which the use pertains will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners; and
- The project to which the use pertains will not change the character of the neighborhood, or detrimentally affect or alter the purpose of the applicable local plan, and specific or master plan, as the case may be.

The City of South Lake Tahoe regulates the approval of a Special Use Permit in Section 6.55.620 of the Zoning Code. The Planning Commission may approve a Special Use Permit in a public hearing if findings are made that the use applied for is:

- Necessary or desirable on a specific parcel;
- Not injurious to the neighborhood;
- Consistent with the intent of the City's Zoning Code; and
- Consistent with the permitted uses in the plan area.

Amendments to the AP, PAS, or CP require approval by both the City Council and TRPA Governing Board. The PAS method of zoning tailors uses to what is appropriate for the area, thus various residential (or other) uses are often permissible without requiring such amendments (rezoning).

There are eight categories of potentially permissible residential uses:

- Employee Housing: Residential units owned and maintained by public or private entities for purposes of housing employees of said public or private entity. (Measured in persons per acre. For uses that denote density by "persons per acre," one residential unit is required for every 2.5 people accommodated.)
- Mobile Home Dwelling: A home built entirely in the factory on a non-removable steel chassis that is transported to the building site on its own wheels and was installed prior to June 15, 1976, when the Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect. (Measured in units per acre. Mobile homes are different from recreational vehicles.)

- Multi-Person Dwelling: A building designed primarily for permanent occupancy by individuals unrelated by blood, marriage, or adoption in other than single-family dwelling units or transient dwelling units. A multi-person dwelling includes, but is not limited to, facilities such as dormitories and boarding houses, but not such facilities as hotels, motels, and apartment houses. (Measured in persons per acre. For uses that denote density by "persons per acre," one residential unit is required for every 2.5 people accommodated.)

- Multiple-Family Dwelling: More than one residential unit located on a parcel. Multiple-family dwellings may be contained in separate buildings, such as two or more detached houses on a single parcel, or in a larger building on a parcel such as a duplex, a triplex, or an apartment building. One detached accessory dwelling unit (ADU) is included under ADU.[16] (Measured in units per acre.)

- Nursing and Personal Care: Residential establishments providing nursing and health-related care as a principal use with in-patient beds such as skilled nursing care facilities, extended care facilities, convalescent and rest homes, and board and care facilities. (Measured in persons per acre. For uses that denote density by "persons per acre," one residential unit is required for every 2.5 people accommodated.)

- Residential Care: Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self-care, but where medical care is not a major element. Including, but not limited to, children's homes, halfway houses, orphanages, rehabilitation centers, and self-help group homes. Note: The City and TRPA treat group homes of six or fewer clients residing in a residence as a "family," not as a residential-care facility. They are authorized wherever single-family homes are authorized. (Measured in persons per acre. For uses that denote density by "persons per acre," one residential unit is required for every 2.5 people accommodated.)

- Single-Family Dwelling: One residential unit located on a parcel. A single-family dwelling unit may be contained in a detached building, such as a single-family house, or in a subdivided building containing two or more parcels, such as a townhouse condominium. A caretaker residence is included under ADU.

- Summer Home: A cabin-type single-family house intended primarily for intermittent vacation use and located in United States Forest Service summer home tracts or other remote recreation sites. Such structures are generally located in areas of restricted winter access. Affordable Housing is defined by Chapter 90 of the TRPA Code of Ordinances as:

  Residential housing, deed restricted to be used exclusively for lower-income households (income not in excess of 80 percent of the respective county's median income) and for very low-income households (not to exceed 50 percent of the respective county's median income). Such housing units shall be made available for rental or sale at a cost that does not exceed the recommended state and federal standards. Each county's median income will be determined according to the income limits published annually by the US Department of Housing and Urban Development and the California Department of Housing and Community Development.

[16] TRPA uses the term "secondary residence" for accessory dwelling units.

Moderate-Income Housing is defined by Chapter 90 of the TRPA Code of Ordinances as:

> *Residential housing, deed-restricted to be used exclusively as a residential dwelling by permanent residents with an income not in excess of 120 percent of the respective county's median income. Such housing units shall be made available for rental or sale at a cost that does not exceed the recommended state and federal standards. Each county's median income will be determined according to the income limits published annually by the US Department of Housing and Urban Development and, if applicable, the California Department of Housing and Community Development.*

Achievable Housing is defined by Chapter 90 of the TRPA Code of Ordinances as:

> *Single or multi-family residential development to be used exclusively as a residential dwelling by permanent residents with an income not in excess of the respective county's achievable area median income (AMI) percentage, using the following methodology:*
>
> 1. *Determine the county's median income where the housing development will be located using income limits for a family of three published annually by the US Department of Housing and Urban Development and, if applicable, the California Department of Housing and Community Development.*
> 2. *Determine the county's median single or multi-family housing price, as applicable, where the housing development will be located using median housing prices published annually by the TRPA.*
> 3. *Divide the median single or multi-family housing price, as applicable, (determine in Step 2) by 3.79 (buying power) to determine the annual income needed to afford an achievable housing unit.*
> 4. *Divide the annual income needed (calculated in Step 3) by the median income (determined in Step 1) to determine the achievable AMI percentage.*
>
> *This calculation may be periodically adjusted to reflect changes in the affordability gap between median income and median home price within the Lake Tahoe Basin. Maximum AMI per county per household to be eligible for an achievable bonus unit will be available upon request from TRPA. Achievable housing units shall meet the criteria and restrictions in accordance to Chapter 52: Bonus Unit Incentive Program.*

Some PAS, AP, or CP districts, or portions thereof, are designated Preferred Affordable Housing Areas. Plan areas with the preferred affordable housing area designation are preferred locations for affordable housing and are eligible for special incentives and exemptions found in the TRPA Code of Ordinances pursuant to Chapters 50 (e.g., allocation exemption) and 52 (e.g., bonus-unit assignment). Figure 4-6 shows the Preferred Affordable Housing Areas in South Lake Tahoe. Some plan areas are designated as eligible for the Multi-Residential Incentive Programs. Plan areas with this designation are eligible for the multi-residential incentive program pursuant to Chapter 52 of the TRPA Code of Ordinances, which essentially allows "bonus units" to be substituted for needed development rights for multifamily housing. Figure 4-15 shows the areas of South Lake Tahoe that are designated as eligible for the Multi-Residential Incentive Program.

Single-family and multifamily housing that is deed-restricted for affordable, moderate, or achievable income households may obtain "bonus units" to substitute for their needed development rights and are exempt from the need for an allocation. To receive bonus units, the affordable, moderate, or achievable income project must meet the following criteria:

- Prohibit the unit from being used as a second home or vacation rental through deed restriction.
- Limit the unit for which the bonus unit was awarded to the approved use and restrict the occupants' household income to affordable, moderate, or achievable housing limits.
- Agree to submit an annual compliance report to TRPA annually during operation.
- Locate the housing project within one half mile of existing transit stops or a transit stop that will be existing concurrent with the completion of the project.

Projects that meet this criterion and proposed within a CP area or provide affordable employee housing are prioritized for bonus units. The bonus unit(s) may also be used as an ADU. The 2019 South Shore Region Housing Needs and Opportunities Report indicated that 859 of the 1,452 remaining residential bonus units from the TRPA pool are reserved for affordable, moderate, and achievable housing units and an additional 260 residential bonus units must be used for affordable, moderate, or achievable housing units in Town Centers; the remaining 333 residential bonus units from the TRPA pool are available for above-moderate units. In addition, Chapter 50.5.1 of the TRPA Code provides an exemption from the need for an allocation for residential development for all affordable, moderate, or achievable income housing units approved after January 1, 1986.

Table 4-~~47~~ 48 is a summary table of the PAS/CP districts in the city. Each parcel in South Lake Tahoe is located in a PAS, CP, or AP district. The table describes whether the residential-use categories are permissible and if any special designations apply. It indicates the total number of acres in each area and the maximum density for each permissible use. Uses marked with an "A" are allowable ~~by right~~ if they meet local and regional standards; uses marked with an "S" require a use permit from both the City of South Lake Tahoe and TRPA. As shown in Table 4-48, most permittable housing types are allowed and do not require an "S" permit.

TABLE 4-~~4748~~
PLAN AREA STATEMENTS AND COMMUNITY PLAN DISTRICTS RESIDENTIAL IMPLICATIONS

South Lake Tahoe
2021

PAS/CP			DESIGNATIONS				TDR RECEIVING AREA		PERMISSIBLE USE BY RESIDENTIAL USE CATEGORY											
Name PAS/CP	Sub-Unit or District (if any)	Acres	Land Use	Pref. AH Area?	Multi-Res. Incentive Program?	Bonus Units for AH?	Existing Develop-ment?	Multi-Res.?	SF	MF (units/ acre)	Multi-Pers. (pers/ acre)	Employee Housing (units/ acre)	Mobile Homes (units/ acre)	Res. Care ≤ 6 persons (pers/acre)	Res. Care > 6 persons (pers/acre)	Nurs./ Pers. Care (pers/ acre)	ADU	Emergency Shelter**	Single-room Occupancy Unit*	Transitional Housing.	Supportive Housing
Lakeview Heights #085	Total	558.32	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	517.27		No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	41.06		No	No	No	No	Yes	A	A, 15	No	No	No	S, 25	No	No	A(3)	No	Yes	No	No
Heavenly Valley CA #087	–	2,367.10	Recreation	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Lakeside Park #089	–	47.00	Residential	No	No	No	No	Yes	A	S, 15	No	No	No	No	No	No	A(3)	A	Yes	No	No
Tahoe Meadows #090	–	104.69	Residential	No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
Pioneer/ Ski Run #092	–	179.90	Residential	Yes	Yes	Yes	Yes	Yes	A	A, 15	S,25	S, 15	No	No	No	No	A(3)	No	No	No	No
Bijou #093	Total	166.23	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	111.52		Yes	Yes	Yes	Yes	Yes	A	A, 15	S, 25	S, 15	No	No	No	No	A(3)	No	No	No	No
	SA #1	54.71		Yes	Yes	Yes	Yes	Yes	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
Glenwood #094	Total	301.80	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	295.17		No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	6.63		No	No	No	No	No	A	No	No	No	A, 8	No	No	No	A(3)	No	No	No	No
Trout/ Cold Creek #95	–	8,884.35	Conservation	No	No	No	No	No	S	No	No	S, 15	No	No	No	No	No	No	No	No	No
Pioneer Village #096	–	29.17	Residential	No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
Bijou Pines #097	Total	91.20	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	84.49		No	No	No	No	Yes	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	6.71		No	No	No	No	Yes	A	A, 15	No	No	No	No	No	No	A(3)	No	No	No	No
Al Tahoe #099	Total	322.5	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	174.05		Yes	No	No	Yes	Yes	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	148.45		Yes	No	Yes	Yes	Yes	No	A, 15	A, 25	No	No	No	No	No	A(3)	No	Yes	No	No

TABLE 4-~~4748~~
PLAN AREA STATEMENTS AND COMMUNITY PLAN DISTRICTS RESIDENTIAL IMPLICATIONS
South Lake Tahoe
2021

PAS/CP			DESIGNATIONS				TDR RECEIVING AREA		PERMISSIBLE USE BY RESIDENTIAL USE CATEGORY												
Name PAS/CP	Sub-Unit or District (if any)	Acres	Land Use	Pref. AH Area?	Multi-Res. Incentive Program?	Bonus Units for AH?	Existing Develop-ment?	Multi-Res.?	SF	MF (units/ acre)	Multi-Pers. (pers/ acre)	Employee Housing (units/ acre)	Mobile Homes (units/ acre)	Res. Care ≤ 6 persons (pers/acre)	Res. Care > 6 persons (pers/acre)	Nurs./ Pers. Care (pers/ acre)	ADU	Emergency Shelter**	Single-room Occupancy Unit*	Transitional Housing.	Supportive Housing
Truckee Marsh #100		1083.01	Conservation	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Bijou Meadow #101	Total	520.86	Recreation	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	486.38		No	No	No	No	No	S	No	No	No	No	No	No	No	No	No	No	No	No
	SA #1	34.48		No	No	No	No	No	S	No	No	No	No	No	No	No	No	No	No	No	No
Tahoe Keys #102	Total	494.91	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	401.29		No	No	Yes	Yes	Yes	A	No	No	No	No	No	No	No	A(3)	S	No	No	No
	SA #1	43.4		No	No	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	S	No	No	No
	SA #2	50.22		No	No	Yes	Yes	Yes	A	A, 15	No	No	No	No	No	No	A(3)	S	No	No	No
Sierra Tract Commercial #103		67.26	Commercial/ Public Service	No	No	No	Yes	No	S	S, 15	No	S, 15	S, 8	S, 25	No	S, 25	No	A	Yes	No	No
Highland Woods #104	Total	107.47	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	261.94		No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	193.88		No	No	No	No	No	A	A, 12	No	No	No	No	No	No	A(3)	No	No	No	No
Sierra Tract #105	Total	68.06	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	25.09		Yes	Yes	Yes	Yes	Yes	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	494.91		Yes	Yes	Yes	Yes	Yes	A	A, 12	No	No	No	No	No	No	A(3)	No	No	No	No
Winnemucca #108		401.29	Residential	No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
So. "Y" #110	See Tahoe Valley Area Plan																				
Tahoe Island #111	Total	524.72	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SAs	431.58		Yes	Yes	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	14.63		Yes	Yes	No	Yes	No	A	A, 8	No	No	No	No	No	No	A(3)	No	Yes	No	No
	SA #2	78.51		Yes	Yes	No	Yes	Yes	A	A, 8	No	No	No	S, 25	No	S, 25	A(3)	No	Yes	No	No
Gardner Mountain #112	Total	328.48	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SAs	317.72		No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	10.76		No	No	No	No	No	A	A, 8	No	No	No	S, 25	No	S, 25	A(3)	No	No	No	No
Bonanza #114	Total	254.66	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	124.93		Yes	No	No	No	Yes	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	68.29		Yes	Yes	Yes	No	Yes	A	A, 15	No	No	S, 8	A, 25	No	A, 25	A(3)	S	Yes	No	No

TABLE 4-~~4748~~
PLAN AREA STATEMENTS AND COMMUNITY PLAN DISTRICTS RESIDENTIAL IMPLICATIONS

South Lake Tahoe
2021

PAS/CP			DESIGNATIONS				TDR RECEIVING AREA		PERMISSIBLE USE BY RESIDENTIAL USE CATEGORY												
Name PAS/CP	Sub-Unit or District (if any)	Acres	Land Use	Pref. AH Area?	Multi-Res. Incentive Program?	Bonus Units for AH?	Existing Develop-ment?	Multi-Res.?	SF	MF (units/ acre)	Multi-Pers. (pers/ acre)	Employee Housing (units/ acre)	Mobile Homes (units/ acre)	Res. Care ≤ 6 persons (pers/acre)	Res. Care > 6 persons (pers/acre)	Nurs./ Pers. Care (pers/ acre)	ADU	Emergency Shelter**	Single-room Occupancy Unit*	Transitional Housing.	Supportive Housing
	SA #2	52.26		Yes	No	Yes	No	Yes	A	S, 15	No	No	A, 8	No	No	No	A(3)	No	Yes	No	No
	SA #3	9.18		Yes	No	Yes	No	Yes	A	A, 8	No	No	No	No	No	No	A(3)	No	No	No	No
Airport #116	–	344.38	Commercial/ Public Service	No	No	No	Yes	No	No	S, 15	No	S, 15	No	No	No	No	No	S	Yes	No	No
Industrial CP	–	67.05	Commercial/ Public Service	No	No	No	Yes	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Bijou/Al Tahoe CP	Total	371.78	Commercial/ Public Service	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	1	34.48		No	Yes	No	Yes	Yes	S	S, 15	S, 25	S(1), 15	No	No	No	No	No	S	No	No	No
	2	9.64		No	Yes	No	Yes	Yes	S	S, 15	No	S(1), 15	No	No	No	No	No	S	No	No	No
	3	19.14		No	Yes	No	Yes	Yes	No	No	No	No	No	No	No	No	No	S	No	No	No
	4	286.42		No	Yes	No	Yes	Yes	No	A(1/5), 15	No	S(1), 15	No	A (1/5)	No	No	A(3)	A	No	No	No
Tourist Core Area Plan	Total	303.91	Tourist	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	TSC-C	64.73		Yes	Yes	Yes	Yes	Yes	A(2)	A,25	S	S	No	No	No	No	A(3)	No	No	No	No
	TSC-MU	104.83		Yes	Yes	Yes	Yes	Yes	A	A,25	S	S	No	No	No	No	A(3)	No	No	No	No
	TSC-MUC	42.04		Yes	Yes	Yes	Yes	Yes	A	A,25	S	A	No	No	No	No	A(3)	A	No	No	No
	TSC-NMX	2.89		Yes	Yes	Yes	Yes	Yes	A	A,25	S	S	No	No	No	No	A(3)	No	No	No	No
	TSC-G	67.39		Yes	Yes	Yes	Yes	Yes	A	A,25	S	S	No	No	No	No	A(3)	A	No	No	No
	REC	5.57		Yes	Yes	Yes	Yes	Yes	S(2)	No	No	A	No	No	No	No	No	No	No	No	No
	OS	16.46		Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	No	No	No	No
Tahoe Valley Area Plan	Total	336.52	Residential/Tourist/Commercial/Public Service/Recreation/Conservation	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	TC-C	54.54		Yes	Yes	Yes	Yes	Yes	A(2)	A, 25	No	A, 25	No	No	No	No	A(3)	No	A	No	No
	TC-MUC	78.55		Yes	Yes	Yes	Yes	Yes	A(2)	A, 25	No	A, 25	No	No	No	No	A(3)	A	A	No	No
	TC-G	58.37		Yes	Yes	Yes	Yes	Yes	A(2)	A, 25	No	No	S, 8	No	No	No	A(3)	A	A	No	No
	TC-NP	32.88		Yes	Yes	Yes	Yes	Yes	A(4)	A, 25	A, 25	A, 25	S, 8	A(5), 25	A(5), 25	A(5), 25	A(3)	A	A	No	No
	TC-HC	30.15		Yes	Yes	Yes	Yes	Yes	S	A, 25	A, 25	A, 25	S	A(5), 25	A(5), 25	A(5), 25	A(3)	No	S	No	No
	CMX-S	61.84		Yes	Yes	Yes	Yes	Yes	S(3)	S(3), 25	S, 25	S, 25	S, 8	No	No	No	S(3, 8)	A	No	No	No
	OS	20.19		Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	No	No	No	No

TABLE 4-4748
PLAN AREA STATEMENTS AND COMMUNITY PLAN DISTRICTS RESIDENTIAL IMPLICATIONS
South Lake Tahoe
2021

PAS/CP			DESIGNATIONS				TDR RECEIVING AREA		PERMISSIBLE USE BY RESIDENTIAL USE CATEGORY											
Name PAS/CP	Sub-Unit or District (if any)	Acres	Land Use	Pref. AH Area?	Multi-Res. Incentive Program?	Bonus Units for AH?	Existing Develop-ment?	Multi-Res.?	SF	MF (units/ acre)	Multi-Pers. (pers/ acre)	Employee Housing (units/ acre)	Mobile Homes (units/ acre)	Res. Care ≤ 6 persons (pers/acre)	Res. Care > 6 persons (pers/acre)	Nurs./ Pers. Care (pers/ acre)	ADU	Emergency Shelter**	Single-room Occupancy Unit*	Transitional Housing.	Supportive Housing

Sources: TRPA Plan Area Statements; Tourist Core Area Plan; Tahoe Valley Area Plan; Bijou/Al Tahoe Community Plan; City of South Lake Tahoe 2021.

Notes: *CP = Community Plan*

AH = Affordable Housing

A = Allowed Use

S = Special Use

SA = Special Area

(1) = Allowed with CSLT and TRPA Design Review (Bijou/Al Tahoe CP)

(1/5) = Allowed with CSLT Design Review on Specific Parcels Only

(2) = For condominiums only

(3) = As of August 2021, up to two accessory dwelling units (ADUs) can be developed on each residential parcel (to accommodate one detached ADU and one attached ADU), subject to local jurisdiction rules and regulations, including existing coverage regulations and development right requirements.. If the parcel is within a half-mile of an existing transit stop, half- mile from a Town Center, or within an area zoned for multifamily housing, the property owner is eligible to receive a bonus unit at no cost to construct the ADU.

(4) =ADUs require CSLT Design Review

(5) = Portions of the Tahoe Valley Area Plan lie within the safety zones established by the Lake Tahoe Airport Comprehensive Land Use Plan (CLUP). Uses within these zones may be further restricted by the CLUP. Users of this Area Plan should refer to the CLUP to determine if additional restrictions are applicable to the property they are interested in or consult with the City of South Lake Tahoe Planning Division

(6) = Special Use with CSLT and TRPA Design Review

(7) = Caretaker residence only

(8)= Allowed as part of a mixed-use project only

** Single-room Occupancy Units are allowed in any zone that permits Tourist Accommodations.*

*** Emergency shelters are called "Social Service Organizations" in the City of South Lake Tahoe and TPRA documents.*

FIGURE 4-~~14~~17: PREFERRED AFFORDABLE HOUSING AREA

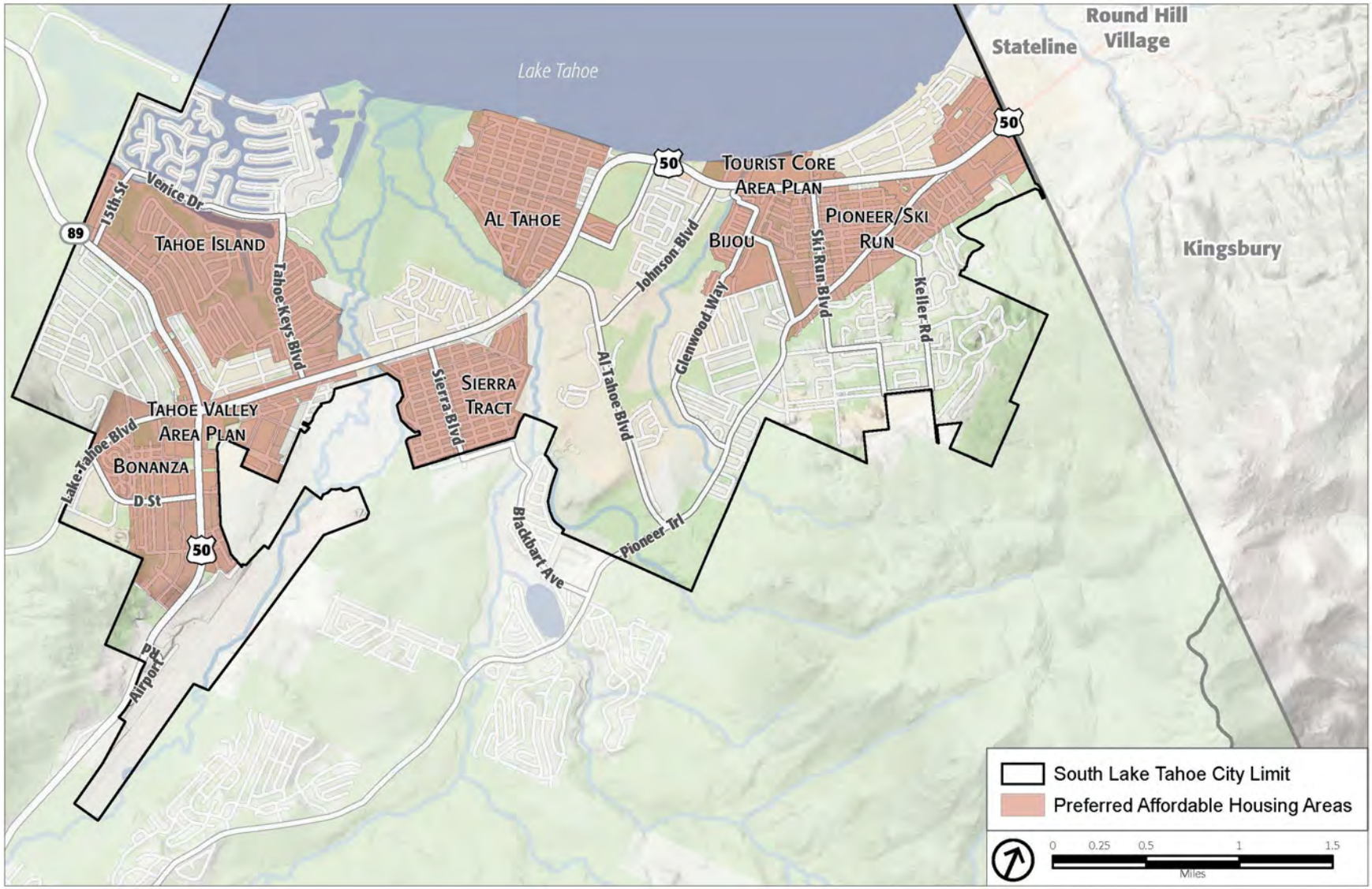
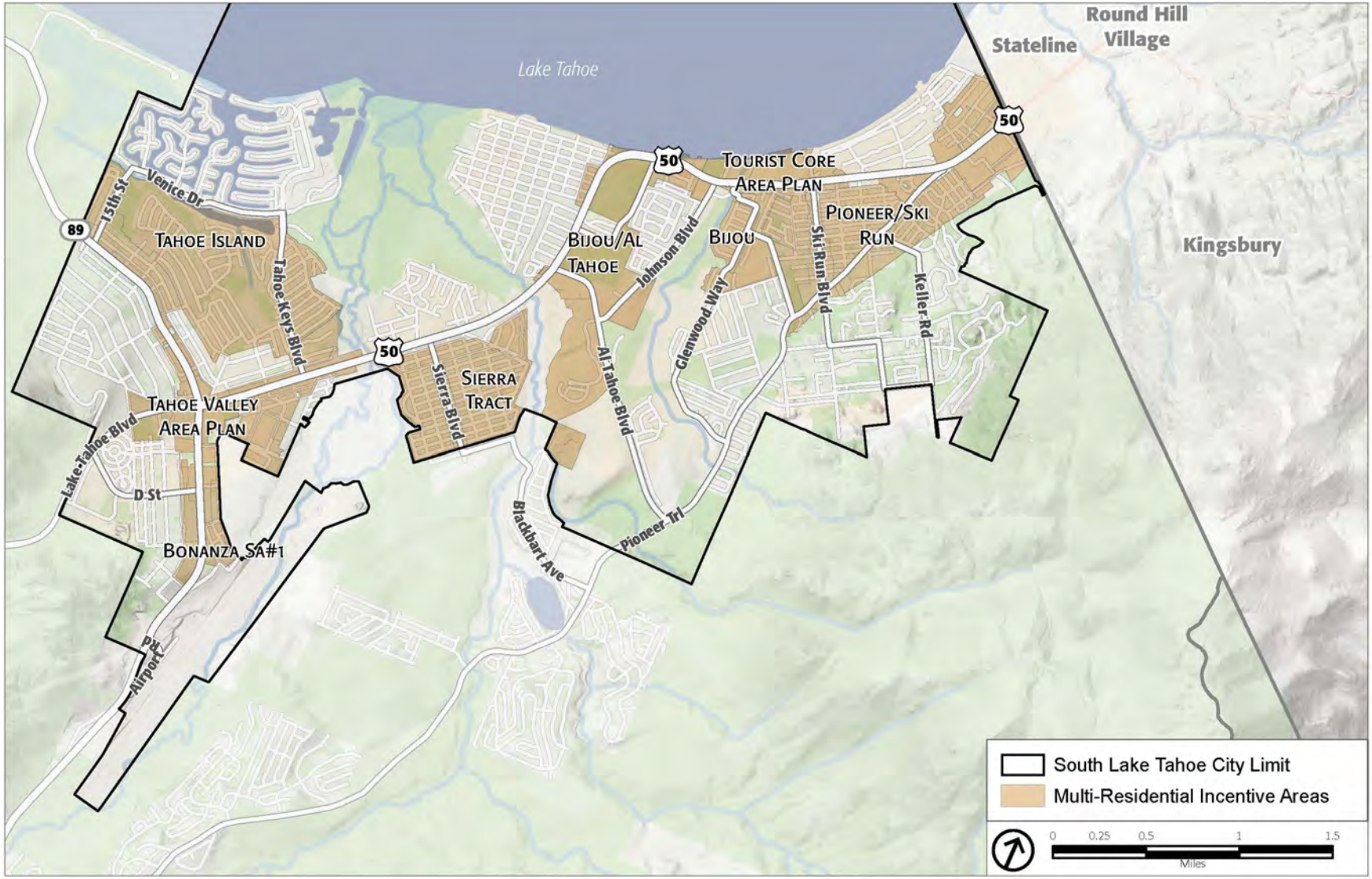


FIGURE 4-~~15~~18: MULTI-RESIDENTIAL INCENTIVE AREAS



4.3.1.1.1 Survey of Available Land

Description of Criteria for Identifying Housing Sites

Housing Element law requires an inventory of land suitable for residential development to meet the RHNA (Government Code, Section 65583(a)(3)). HCD provided a RHNA unit count to the City of South Lake Tahoe, divided by affordability tiers. An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

In assessing the potential for achieving the development of housing consistent with regional and local needs, some assumptions were made:

- **Extremely Low-, Very Low-, and Low-Income Target:**
  - Based on construction and land development costs in South Lake Tahoe, it is assumed that new construction housing affordable to very low- and low-income households will primarily be deed-restricted multifamily attached housing constructed using bonus units.
- **Moderate-Income Target:**
  - With rising housing costs, it is assumed that moderate-income ownership (likely condominiums) and rental housing (e.g., small multifamily, such as duplexes and triplexes) will be provided through development of vacant lots using multifamily residential allocations (and a few of the single-family allocations) obtained through the allocation list and rehabilitation of the limited existing, moderately priced housing stock.
- **Above Moderate-Income Target:**
  - It is assumed that new above-moderate housing will be constructed on vacant parcels using residential single-family allocations, multifamily allocations set aside by the City, bonus units for deed restricted achievable housing, and/or allocations transferred from retired environmentally sensitive parcels.

In addition, ADUs are expected to address housing needs in all of the income categories. In conducting an evaluation of specific potential sites, two categories of sites with affordable housing development potential were identified. Given the diminishing availability of developable land, the City identified specific housing opportunity sites, incentives, and other advantages that could facilitate affordable housing development:

- Vacant parcels
- Sites with parcel consolidation potential

The following considerations were used as "screening criteria" in evaluating potential sites:

- Suitability of parcel for the construction of affordable housing because of location, development standards, and site accessibility with respect to transportation and services.
- Availability or potential availability of infrastructure and public services.
- Environmental conditions affecting development capability of the land.
- Current ownership.

Realistic Development Potential on Vacant and Underutilized Sites

The assumed realistic capacity for housing development for all parcels in the land inventory is a proportional share of the maximum densities allowed. Realistic units are rounded down to the next lowest whole number. However, all of the parcels in the land inventory can accommodate at least one unit per parcel, so parcels that would round down to zero units are instead rounded up to allow one unit on the parcel.

A parcel's lot coverage standards are dictated by its TRPA defined Land Capability or Individual Parcel Evaluation Systems and zoning district. The identified developable acres for parcels account for lot coverage of either 70-percent in community or area plan areas (which are the TCAP and TVAP areas) or 30-percent in areas outside the community or area plan areas. Lower-income, moderate-income, and above-moderate income sites may occur within or outside community plan areas, so sites within each income category may vary in terms of lot coverage maximums.

Realistic Capacity of Sites Outside Community Plans

A very substantial majority of parcels outside community plan areas are listed to accommodate one unit per parcel. On parcels outside the community plan areas that could accommodate more than one unit per parcel, realistic capacity is ~~80 percent of~~determined by the allowable lot coverage outside the community plan areas, which is 30-percent. Therefore, realistic capacity is 30-percent of the maximum allowed density ~~with 30 percent land coverage, which results in 24 percent of maximum allowed density~~. Incorporating these lot coverage variations is required in order to present a realistic interpretation of the development likely to occur on these sites. This is a conservative assumption based on the development standards and historic development trends on vacant sites in these zoning districts. Appendix A displays each parcel's CP designation, maximum allowed capacity, and realistic development capacity when the parcel's lot coverage requirement is included in the unit estimate calculation.

Realistic Capacity of Sites Inside Community Plans

Realistic capacity varies by parcel and the maximum presented for the TCAP and TVAP parcels is 70 percent of maximum allowed density due to 70-percent land coverage allowances in the community and area plan areas. ~~Given that realistic development is assumed to be 70 percent of allowed density (given lot coverage allowances in the community plan areas, where all lower-income sites are located) and the maximum density on the sites to address the lower income RHNA is 25 dwelling units per acre, the realistic unit capacity of these parcels would be at densities of 17 units per acre.~~

In accordance with AB 1397, the site-specific details in Appendix A and the following discussion are included to demonstrate the feasibility of private sector development of sites addressing the lower-income RHNA allocation with new multifamily homes. All lower-income sites in Appendix A are located in area plan areas.

~~The city continues to build residential units, and demand and prices remained high in 2021. Multiple residential or mixed-use projects have been developed in the city since 2005 (see Table 4-48 49 for representative projects). More than half are on parcels that were consolidated from smaller sites. Densities on approved and pending projects with residential in the city range from 8 to 25 dwelling units per acre with most projects developing at 100 percent residential. Most of these projects have affordable units in them and many have high numbers of affordable units. Based on these trends, the City has included two~~

~~parcels smaller than 0.5 acres in the list of sites suitable for lower-income RHNA. These types of sites have parcels with the same owner so there is a strong likelihood that the group of parcels will develop together. Examples of recently approved or constructed residential projects on sites consolidated from smaller parcels include Evergreen Apartments, Sky Forest Acres, and The Aspens.~~

Both mixed-use and 100-percent residential development are allowed on all of the parcels in the TCAP and TVAP areas. While it isn't realistic to assume all sites in the TCAP and TVAP areas would develop as 100-percent residential, the number of parcels included in this inventory is a small subset of the properties included in the TCAP and TVAP areas. The TCAP and TVAP areas allow greater building heights and greater land coverage than have historically been allowed in other areas of the city. Based on the analysis in this Housing Element, realistic development capacity on the TCAP and TVAP sites may be up to the maximum density within the allowed land coverage. Densities of up to 25 units per acre at 100 percent of maximum density are allowed on these sites. Based on City staff and consultant analysis, these parcels have the highest potential suitability for multifamily development. This analysis was conducted parcel by parcel and considered the allowed coverage, environmental constraints, and development standards. The City considered and evaluated the implementation of its current multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements) to determine approximate density and unit capacity. ~~Realistic capacity varies by parcel and the maximum presented on the TCAP and TVAP parcels is 100 percent of maximum allowed density with 70-percent land coverage. The average built percent of allowed density on all projects listed in Table 4-48 is 70 percent of maximum allowed density. The resulting overall realistic capacity assumption of 70 percent on the parcels inside of community plans is supported by past and current trends showing development at an average of 70 percent of the maximum allowed density.~~

The city continues to build residential units, and demand and prices remained high in 2021. Multiple residential or mixed-use projects have been developed in the city since 2005 (see Table 4-49 for representative projects). The average percent of maximum allowed density of all projects listed in Table 4-49 is 71 percent, and the average percent of maximum allowed density for the projects with affordable units in the table is 74 percent. The realistic capacity assumption of 70 percent on the parcels inside of community plans is more conservative than these development trends.

More than half of the projects in Table 4-49 were developed on sites that were consolidated from smaller parcels. Based on these trends, the City has included two parcels smaller than 0.5 acres in the list of sites suitable for lower-income RHNA. These types of sites have multiple parcels with the same owner so there is a strong likelihood that the group of parcels will develop together. Examples of recently approved or constructed residential projects on sites consolidated from smaller parcels include Evergreen Apartments, Sky Forest Acres, and The Aspens. Additional information on sites that would need to be consolidated that are proposed to meet the 6th Cycle RHNA can be found in Appendix A.

~~Given that realistic development is assumed to be 70 percent of allowed density (given lot coverage allowances in the community plan areas, where all lower-income sites are located) and the maximum density on the sites to address the lower-income RHNA is 25 dwelling units per acre, the realistic unit capacity of these parcels would be at densities of 17 units per acre.~~

~~Several~~ Two of the projects in Table 4-~~48~~ 49 were approved/built in Stateline/ Ski Run zone, which is now the TCAP area~~s~~ that allows 100-percent residential, mixed use, and 100-percent nonresidential

development. In addition, the TCAP and TVAP areas include the following incentives to encourage residential development:

- It is designated as a Preferred Affordable Housing Area, which makes projects eligible for special incentives and exemptions found in the TRPA Code of Ordinances pursuant to Chapters 50 (e.g., allocation exemption) and 52 (e.g., bonus-unit assignment).
- It is part of the area eligible for the Multi-Residential Incentive Program, which allows "bonus units" to be substituted for needed development rights for multifamily housing, pursuant to Chapter 52 of the TRPA Code of Ordinances.
- Of the bonus unit allocations available in the TRPA pool, 60 percent are reserved for affordable, moderate, and achievable housing units and an additional 30 percent of that subset must be used in the Town Centers (which includes the TCAP and TVAP areas). The remaining 333 residential bonus units from the TRPA pool must be made available for above-moderate units.
- The City has not established a cap on the number of residential allocations that can be used in the TCAP and TVAP areas.
- The City sets aside allocations for housing development specifically within the TCAP and TVAP areas in order to prioritize development in Town Centers.
- The TRPA Code of Ordinances allows discretionary increases to building heights in the TCAP and TVAP areas of up to 56 feet or 95 feet, depending on the parcel's location within the area plan area.
- Property owners in the TCAP and TVAP areas are eligible to receive a bonus unit at no cost to construct an affordable or achievable income ADU.
- The developer can forgo TRPA project review and rely solely on City staff review if the residential project is proposed in the TCAP and TVAP areas and meets the size requirements listed in Section 4.4.1.3, Zoning, of this Housing Element.

~~That has not prevented~~Given these incentives, which are discussed in more detail throughout this Housing Element, residential projects are encouraged and incentivized in the TCAP and TVAP areas~~ from being developed in that type of zone~~. ~~In addition, past trends of approving and building projects on small sites are provided through the project list in Table 4-48. The table indicates when a project resulted from consolidation of multiple parcels. It also includes the number of affordable units on projects that included affordable units. Additional information on sites that would need to be consolidated that are proposed to meet the 6th Cycle RHNA can be found in Appendix A.~~

TABLE 4-4349
REPRESENTATIVE PROJECTS
South Lake Tahoe

Project Name	Acres/ Developable Acres	Address	Small Site?	Plan Area/ Zone	Previous Use	Project Description	Total Dwelling Units	Lower Income Units	Project Density (DU/ acre)	% Allowed Density	Similar Sites in Appendix A	Zone Allows 100% Non-Residential Uses?
Evergreen Apartments	2.6	1342 Melba Drive	Consolidated from multiple smaller sites	Bonanza (Residential)	Vacant	Apartment complex for very low- and low-income households	26	26	10	66%	Lower-Income Sites	No
Sky Forest Acres	3.0	750 Emerald Bay Road	Consolidated from multiple smaller sites	Gardner Mountain (Residential)	Vacant	Affordable units for very low-income persons with disabilities	17	17	5.6	70%	Lower-Income Sites	No
Kelly Ridge	3.2	1447 Herbert Avenue	No	Glenwood (Residential)	Vacant	Affordable units for very low- and low-income seniors	33	33	10.3	94%	Lower-Income Sites	No
Tahoe Woods	1.9	3987 Manzanita Avenue	No	Stateline/ Ski Run (Residential)	Mobile home park	Market-rate condominium, garages, and common area[1]	28	0	14.7	100%	Above Moderate-Income Sites	Yes
The Aspens	4.9	3521 and 3541 Pioneer Trail	Consolidated from multiple smaller sites	Stateline/ Ski Run (Residential)	Vacant	Affordable units for very low- and low-income households	48	47	9.8	64%	Lower-Income Sites	Yes
Wildwood Commons	5.0	1201 Wildwood Avenue	No	Pioneer/ Ski Run and Lakeview Heights	3 existing residential units	Market rate condominium	23	0	4.6	30%	Above Moderate-Income Sites	No
Average for Lower-Income Sites										74%		
Average for All Sites										71%		

[1] *Parcels with Assessor's Parcel Numbers through 029-631-029 are part of a deed-restricted "project area." These parcels are permanently deed restricted to be treated as if the parcels had not been subdivided but remained legally consolidated for purposes of land coverage calculations. Parcel area, land capability, existing and banked coverage, and existing and banked development rights for all 29 parcels have been combined.*

Inventory of Vacant and Underutilized Sites

Potential for Lower-Density Dwellings

TRPA has inventoried each vacant single-family residential development-eligible parcel under its Individual Parcel Evaluation System (IPES). This system evaluates the "buildability" of each lot based on slope, soil type, water influence, etc. The IPES scoring system sets a minimum point value, also called an "IPES line." Development is permitted only on parcels that are above the IPES line. Prior to 2003, the IPES line was set at 726; however, TRPA lowered the IPES line within certain jurisdictions that implemented water quality improvement projects. Because of the implementation of these improvement projects, TRPA has set the IPES line to "1" in most jurisdictions in the Basin, including the City of South Lake Tahoe. Therefore, all vacant parcels in the city that have an IPES score above "1" can apply for a building allocation.

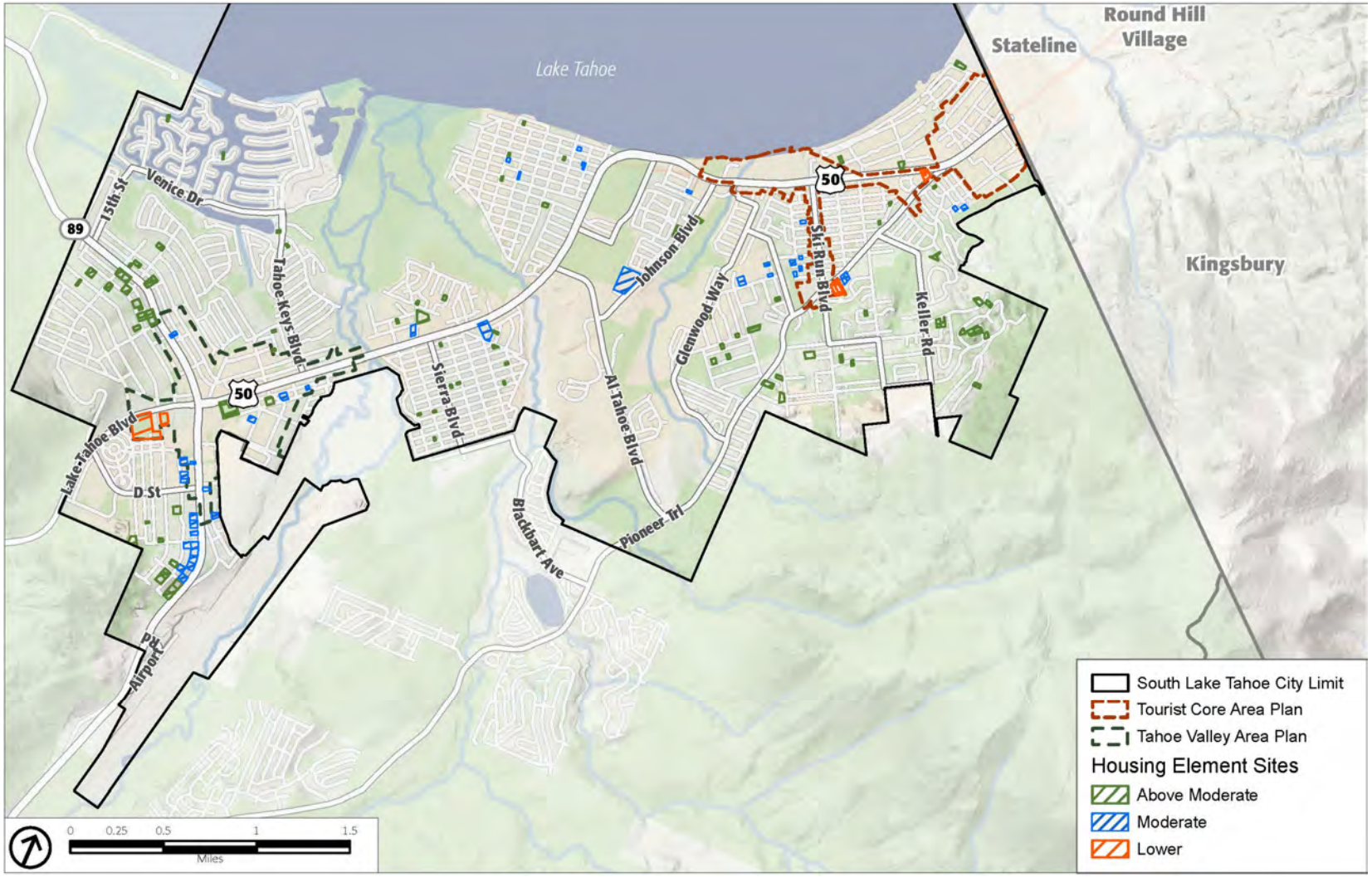
The following assumptions were made in determining which vacant lots have development potential:

- If it has an IPES score greater than 1, the vacant lot is developable.
- If it has an IPES score of zero, it is not developable.

Alternatively, the Bailey Land Capability Classification System, in place since 1971, regulates land coverage for multifamily housing development. The Bailey classification system scores land between one and seven. Low-capability scores (i.e., less suitable for development) range between one and three, and high-capability scores (i.e., more suitable for development) range from four to seven. This system also generally limits the amount of land coverage for most developable parcels to a maximum of 30-percent impervious land coverage, except in the TVAP and TCAP areas, which allow a maximum of 70-percent impervious land coverage.

The site inventory in Appendix A summarizes the potential for development of vacant lots in South Lake Tahoe based on data provided by TRPA and the City of South Lake Tahoe. All of the parcels in the land inventory can accommodate at least one unit per parcel. As shown in the table, 1,188 undeveloped lots are eligible for residential development in South Lake Tahoe, provided that they obtain a residential allocation for each unit developed. Of these 1,188 lots, there are 487 parcels (or 106.1 acres) allowing a maximum of one unit per parcel, and multifamily residential development is allowed on 112 parcels (or 66.5 acres). Of the total vacant lots identified in Appendix A, 515 parcels (or 149.6 acres) are considered highly developable, with IPES scores greater than 726 or Bailey scores of 6 or 7. These "highly developable" lots would be able to build with a base land coverage of at least 30 percent. Highly developable vacant parcels are shown in Figure 4-1~~9~~6.

FIGURE 4-1~~69~~: VACANT HOUSING INVENTORY



Source: City of South Lake Tahoe, 2021.

Analysis of Above Moderate-Income Housing Opportunities on Vacant or Underutilized Land

Two parcels are pending City approval for development with achievable housing (income-restricted housing up to 160 percent of Area Median Income), and they are anticipated to produce 90 achievable-income units. About 70 of these units are part of a mixed-use project proposed on a property owned by the California Tahoe Conservancy. As of December 2021, the project is under design review. ~~While the number of units to be built under both projects exceeds the realistic capacity assumptions for these parcels, they both have active development proposals that the City anticipates approving under the proposed design specifications and the unit estimates are based on those proposals.~~ The other 20 units are part of a multi-family project and recently received design review approval. While the number of units to be built under both projects exceeds the realistic capacity assumptions for these parcels, they both have active development proposals that the City anticipates approving under the proposed design specifications and the unit estimates are based on those proposals. ~~In addition, one non-vacant site is identified to help meet the above-moderate income Regional Housing Needs Allocation (RHNA) which contains underutilized commercial uses and is located in the Tourist Core Area Plan. The City has identified this site as a good candidate for redevelopment~~All above-moderate sites are vacant. The parcels designated for above-moderate income development in Appendix A accommodate 215 housing units.

There are an adequate number of vacant single-family and small multiple-family parcels to meet the City's "fair share" of regional housing needs for above moderate-income housing (127 units). TRPA restricts the number of housing unit permits for local jurisdictions within the Basin. In the past, jurisdictions received a fixed number of allocations each year. In 2003, TRPA changed the allocation system by tying it directly to a jurisdiction's accomplishments of environmental improvements. The number of allocations that TRPA will make available to South Lake Tahoe will likely fluctuate in the future. In 2021, the City received 33 residential allocations (22 single-family and 11 multifamily).

TRPA distributes residential allocation to local jurisdictions every two years based on residential permit review, code compliance, and Total Maximum Daily Load (TMDL) implementation, pursuant to TRPA Code (Section 50.5.2.E). The system includes criteria for evaluating conformance with the Lahontan Regional Water Quality Control Board and Nevada Department of Environmental Protection and short-term rental neighborhood compatibility guidelines. Each jurisdiction is provided with a base allocation, which may be reduced incrementally based on TRPA's evaluation of these criteria. The City's minimum allocation may be reduced to 10 allocations with deductions. Based on past performance, it is likely that the City will continue to receive the full base allocation of 33 allocations per year. The realistic development within this five-year planning period, based upon allocations, is 165 units: 110 new single-family homes and 55 new multifamily units (some of which may be subdivided into condominiums).

Different jurisdictions have different methods of distributing allocations to property owners. The City of South Lake Tahoe sets aside 33.3 percent of its allocations for multifamily housing developments (including condominiums). Because the market value of transferable allocations is about $35,000, it would be reasonable to expect that only people constructing above moderate-income homes would elect to obtain their allocations by purchasing them on the private market instead of waiting on the City's waiting list. Consequently, with the purchase of approximately 27 transferable allocations, a total of 137 new above moderate housing units, both single-family and multifamily units, are estimated to be constructed within the five-year planning period. Based on staff assumptions and the affordability analysis described earlier in this section, it is reasonable to expect that the majority of these units will be affordable only to people with

above-moderate incomes. This number of projected above moderate-income units satisfies the City's remaining above moderate-income RHNA of 127 units.

Analysis of Moderate-Income Housing Opportunities on Vacant or Underutilized Land

There are three sites in the Al Tahoe area which the City donated to the St. Joseph Community Land Trust for development with moderate-income housing. These three sites, listed in Appendix A, are proposed to accommodate one unit per parcel and contribute to the moderate-income RHNA.

There are multifamily parcels listed in Appendix A that could be used to create affordable ownership opportunities for moderate-income families who have made South Lake Tahoe their home. Of these parcels, 61 (or 38.86 acres) allow densities between 12 and 15 units per acre, appropriate for moderate-income development. Two of these parcels are pending City approval for development with achievable housing, so they are anticipated to produce 17 above-market rate units, constrained to 160 percent of the region's AMI (as discussed in the prior subsection). Another 18 parcels are entitled for single-family development, so they are anticipated to produce another 22 above-moderate income units.

For the remaining 41 multi-family sites listed in Appendix A, these parcels could produce 156 moderate-income units. All moderate-income parcels in Appendix A are vacant. One additional parcel that allows densities up to 25 units per acre is proposed to accommodate nine moderate-income units. That parcel is owned by the California Tahoe Conservancy. The City has a~~n~~ RHNA allocation of 42 moderate-income units. The 42 available parcels are sufficient to accommodate the moderate-income RHNA. Moderate-income units approved or constructed during the planning period will also be subject to annual allocation restrictions described previously. While this is a significant amount of the annual allocation allotted to the City, more affordable units can be developed than the annual allocation due to bonus units granted from unit affordability. As described in Section 4.4.5.4, Growth Controls, TRPA does not require allocations for the construction of deed-restricted housing units that meet the criteria of affordable housing (low- and very low-income categories, moderate-income category, or achievable-income category units).

Analysis of Extremely Low-, Very Low-, and Low-Income Housing Opportunities on Vacant or Underutilized Land

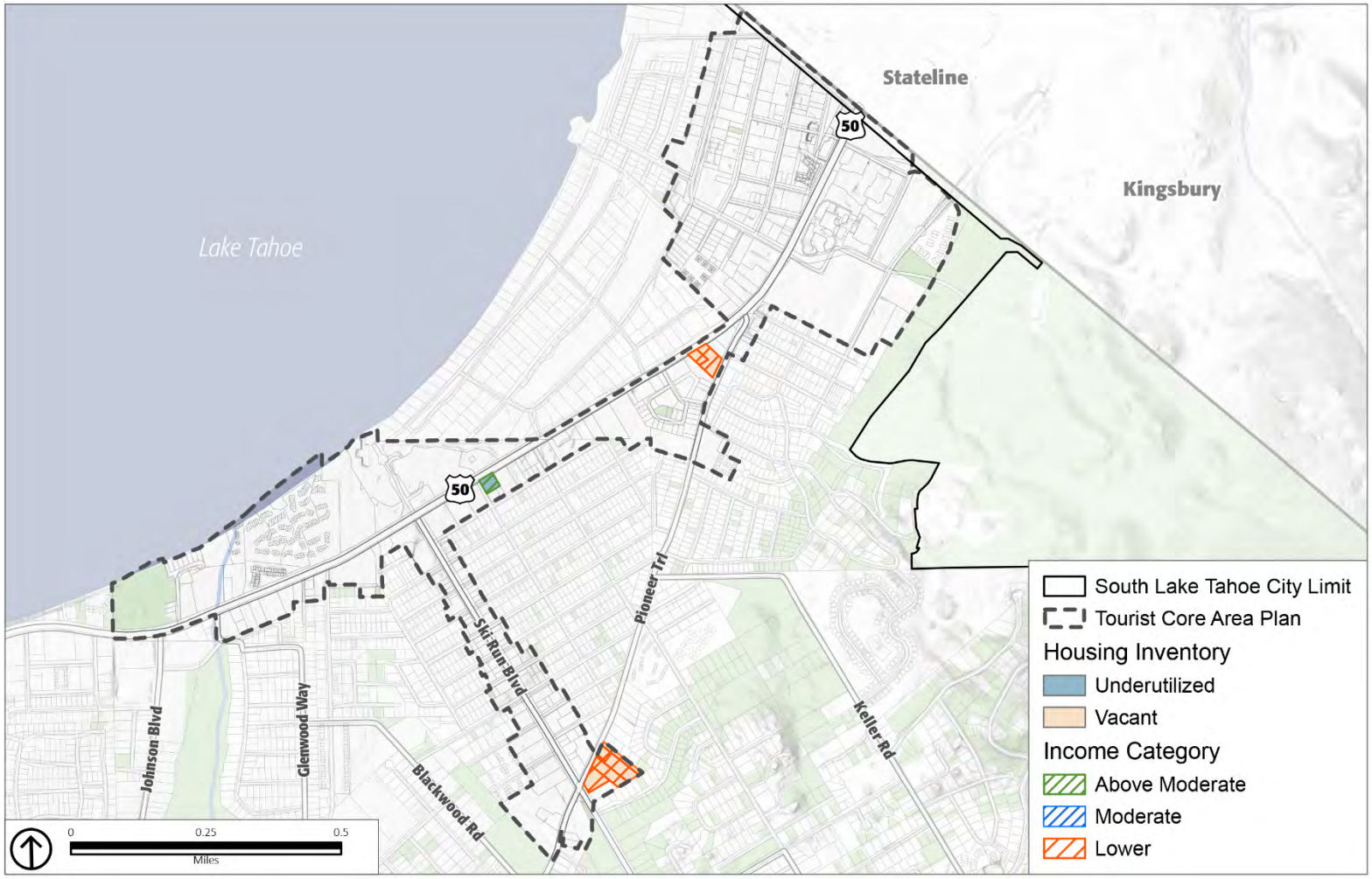
Consideration of sites suitable for development of lower-income housing is based on properties that have suitable land use designations, densities, and conditions to be considered likely to develop with affordable housing. As allowed by the state, the City is considering sites that allow at least 20 dwelling units per acre to have suitable density for lower-income housing development. There are nine parcels that allow multifamily development up to a maximum of 25 units per acre (summarized in Appendix A) in the TCAP and TVAP areas, which would be suitable for lower-income development. All nine properties comprise 16 acres, have the regulatory and physical conditions suitable for facilitating affordable housing development, and have not been included in the inventories of the past two housing elements. Below are additional specifics about the subset of the parcels that are government owned:

- Two parcels are owned by the South Tahoe Redevelopment Agency, and the City Council has expressed recent interest in developing affordable housing on the parcels.
- Two of the parcels are approximately 10 total acres in size. The State of California owns the sites and is in pre-application discussions with the City. These two parcels are proposed for lot consolidation, and one is currently paved but underutilized. The sites are located in the TVAP area,

and the property owner is interested in developing high-density residential units (248 dwelling units). These parcels would be developed to 99 percent of its maximum development capacity upon City approval with the current assumptions for the potential project. This assumption is also reasonable because this site is in an area plan that allows 70 percent land coverage.

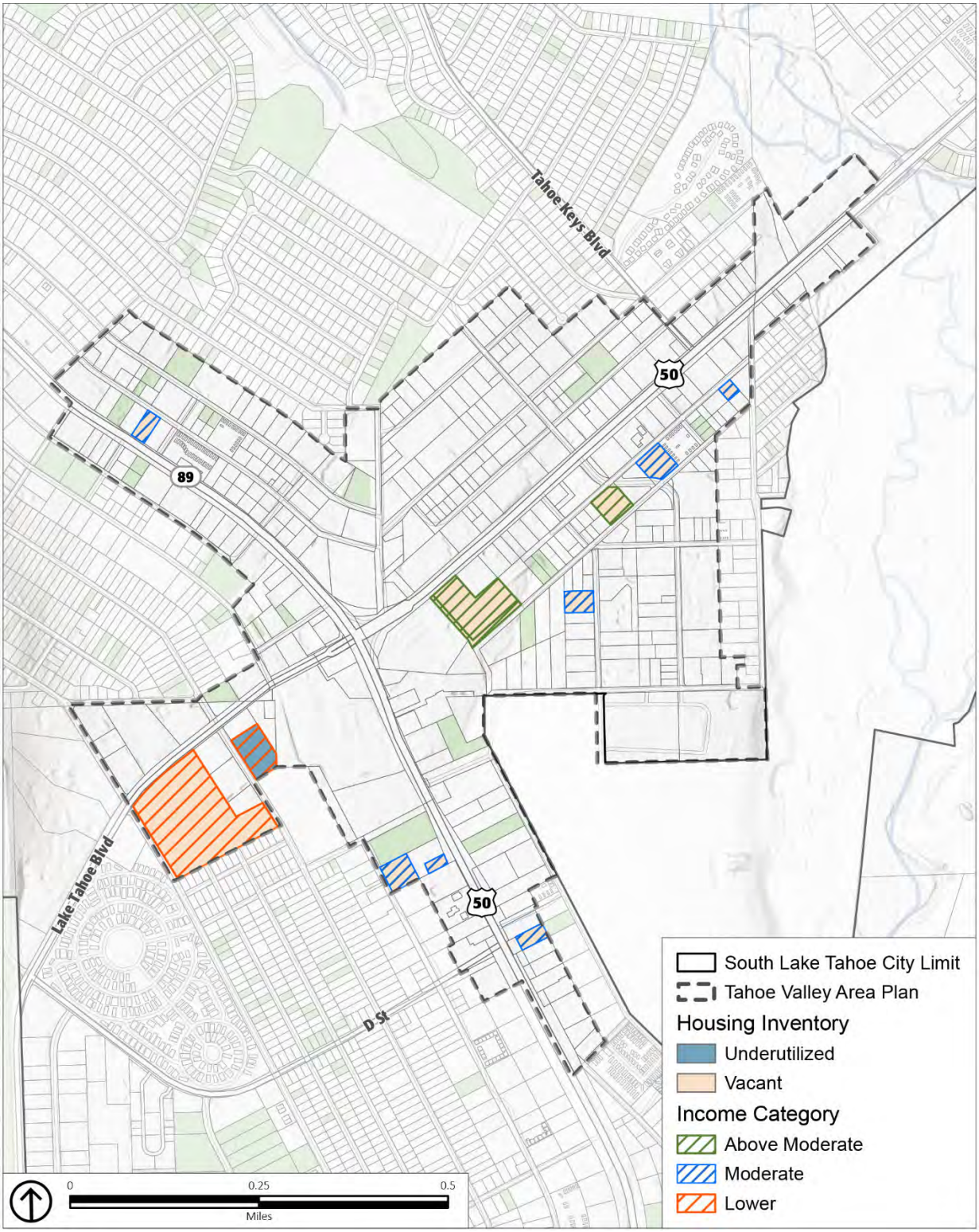
The City has a RHNA allocation of 120 lower-income units. The nine parcels are proposed to accommodate 337 lower-income units when land coverage and environmental restrictions are considered, and they are sufficient to accommodate the lower-income RHNA.

FIGURE 4-2017: VACANT HOUSING INVENTORY INSIDE THE TOURIST CORE AREA



Source: City of South Lake Tahoe, 2021.

FIGURE 4-~~18~~21: VACANT HOUSING INVENTORY INSIDE THE TAHOE VALLEY AREA



Source: City of South Lake Tahoe, 2021.

Densities on approved and pending projects with residential in the city range from 8 to 25 dwelling units per acre with most projects developing at 100-percent residential. Most of these projects have affordable units in them and many have a high numbers of affordable units.

All of the developable acreage on vacant sites in the TCAP area and the majority of the developable acreage in the TVAP area are less than one acre per site. Consolidation of existing development to create affordable housing for people of lower incomes can be expensive. It can be challenging to consolidate properties to make a re-use project financially feasible and to create reasonably secure investments for a developer. However, lot consolidation could increase the financial feasibility opportunities for affordable multifamily housing developments. Program 1-8 commits the City to allow and encourage lot consolidation and to work with the development community to promote awareness of lot consolidation opportunities.

Conclusions

Because of the maximum densities allowed by the TRPA Regional Plan, South Lake Tahoe has limited sites where development at densities conducive to feasible affordable housing projects can occur. These limited sites are often small and constrained. Currently, only the TCAP and TVAP areas allow densities above 15 units per acre and land coverage above 30%. However, the city currently has sufficient vacant land appropriately zoned to meet all RHNA income categories. A summary of the total development potential shown in the land inventory is provided in Table 4-~~49~~50. A detailed table of all of the sites is provided in the sites inventory (Appendix A). The City will continue to strive to meet its housing production goals within the constraints of TRPA's allocation process and constraints to development related to Basin-wide restrictions.

TABLE 4-~~49~~50
ADDRESSING THE 6TH CYCLE RHNA
South Lake Tahoe

Income Category	RHNA	RHNA Buffer (+15%)	6th-Round Sites Unit Capacity	Surplus
Extremely Low	35	41	337	197
Very Low	35	41		
Low	50	58		
Moderate	42	49	165	116
Above Moderate	127	147	215	68
Total	**289**	**336**	**717**	**381**

Source: HCD, 2021; PlaceWorks, 2021.

4.3.1.1.2 Adequacy of Public Facilities, Services, and Infrastructure

This section addresses the adequacy of public facilities, services, and infrastructure to accommodate planned residential growth through the end of the Housing Element planning period (to June 30, 2027).

Water

The South Tahoe Public Utility District (STPUD, District) provides water service to the majority of South Lake Tahoe. The water supply originates from 11 active wells and four standby wells, which, as of 2021, supply more than 14,235 homes and businesses. Since 1997, MTBE (methyl tert-butyl ether) contamination has been responsible for the closure of 15 STPUD drinking wells. However, the District was the first in

California to employ progressive advanced oxidation MTBE treatment technology approved by the California Department of Health Services. This treatment has significantly reduced the MTBE contamination in the water supply, and none was detected in any wells as of 2020. Currently, there is a known tetrachloroethylene (PCE) plume within the west-central portion of the Tahoe Valley South Sub-basin northeast of Emerald Bay Road and the South Y Area, which has impacted the beneficial use of groundwater in that area. The District has evaluated various remediation options and plans to use targeted pumping to control or remove the contaminant and prevent its migration.

The available groundwater for extraction in the Tahoe South Subbasin is 32,050 acre-feet per year. The District operates well below this value and is expected to remain within the sustainable yield until at least 2045. The District estimates that it could serve up to 7,000 additional housing units with existing infrastructure and currently issues Intent to Serve letters for current and future development projects. While the District has small waterlines within the existing distribution system, these rarely present a problem for standard residential construction. High-density projects may require upgrading existing undersized waterlines however, these types of projects are typically in more developed areas that tend to have larger waterlines. Future capital projects are planned and will be implemented to improve reliability, efficiency, and community-wide access to fire flow. The District reports that no projects are currently planned to increase its storage capacity, as capacity is not a limiting factor for anticipated buildout conditions. Therefore, there are enough connections available to address the sites inventory identified in this Housing Element.

Three smaller water providers (and several individual private wells) also serve South Lake Tahoe. These private water companies are mostly built out and serve approximately 2,600 total connections. The status of each provider is below:

- Tahoe Keys has three wells, with two taken offline recently due to uranium contamination. The Lukins Brothers Water Company (LBWC) and Tahoe Keys are currently partnering to install an inter-tie that will provide Tahoe Keys with additional water supply while Tahoe Keys prepares a long-term facility plan. Tahoe Keys anticipates it will take about two years to complete necessary facility improvements to fully treat and eradicate the uranium.

- The LBWC, a privately owned water-supply system, has 986 connections and less than 100 remaining buildable lots within its territory. LBWC and the City of South Lake Tahoe have a Franchise Agreement for system infrastructure rehabilitation through 2026. Since 2014, the LBWC has begun replacing 4-inch water mains with 12-inch water mains. Over 6,000 feet of water mains have been completed to date, and 20 fire hydrants have also been constructed. In addition, LBWC has built a water filtration plant to treat PCE contamination and another 98,000 gallons of storage capacity. LBWC issues Intent to Serve letters for any serviceable lots in their territory. With the updates planned at the LBWC, it is anticipated that they will have capacity to serve the remaining lots available within its territory.

- Lakeside Park has the ability to filter lake water and to bypass the filter if necessary to meet fire flows. The water is pumped from a pump station on Lakeside Beach to a treatment plant on Pine Boulevard. Once treated, the water is stored on-site in a 210,000-gallon storage tank ready to use. Lakeside Park also has a well and an eight-inch tie-in with STPUD in case of an emergency. As of September 2021, Lakeside Park had 139 domestic water connections, and a water model planned

for 2021-2022 will detail how many additional connections the system can accommodate at the existing design capacity. Given the availability of lake water, groundwater, and STPUD water for emergencies, Lakeside Park will have capacity to serve the remaining lots available within its territory.

Sewer

STPUD also provides wastewater collection, treatment, and export for Tahoe's South Shore within El Dorado County. The system provides effluent water at state water standards, but the Lahontan Regional Water Quality Control Board prohibits the use of recycled water within the Tahoe Basin. Therefore, after advanced secondary treatment, STPUD pumps the effluent outside of the Lake Tahoe Basin to a reservoir in Alpine County for agricultural purposes. The facilities have a permitted capacity of 7.7 million gallons per day serving 18,237 connections, and receive an average daily flow of 4.0 million gallons per day, 100 percent of which is recycled. The wastewater treatment plant could accommodate 30,729 additional sewer connections. Sewer capacities are not expected to be a problem unless a high-density project is planned in an underperforming part of the collection system. The District reports that that would not be an insurmountable obstacle, as sewer lines can typically be upsized to accommodate increased flows. Regardless, there are enough connections available to address the sites inventory identified in this Housing Element.

Infrastructure Financing

Because of the already high cost of TRPA fees associated with development in South Lake Tahoe, the City does not collect impact fees from developers to finance infrastructure improvements as other cities may do. Infrastructure needs can also be assessed and financed on a case-by-case basis during individual project review. On large projects, specific mitigation required under the California Environmental Quality Act (CEQA) may include off-site infrastructure improvement.

Dry Utilities

Dry utilities are available to serve all the sites in the inventory.

Summary

The City of South Lake Tahoe has adequate public facilities, services, and infrastructure to accommodate planned residential growth within the existing the city limit during the time frame of this Housing Element. The STPUD has water and sewer capacity to accommodate projected residential demand.

Improvements are underway to resolve the uranium contamination in the primarily built-out Tahoe Keys' district. With uranium treatment and eradication in progress and emergency water supplies secured from another nearby water provider, this is a near-term issue and not deemed to be a long-term constraint to population growth. In general, the facilities in South Lake Tahoe are adequate to meet population growth associated with the development of South Lake Tahoe's share of the regional housing sites identified in this Housing Element.

4.3.2 Inventory of Local, State, and Federal Housing and Financing Programs

4.3.2.1 Current City Programs

The City has very limited financial resources of its own to allocate for housing. Instead, funds for affordable housing and rehabilitation come primarily from the state and federal governments. The programs discussed in this section are implemented by the City of South Lake Tahoe.

4.3.2.1.1 Rental Housing New Construction Program

Of all of the City's housing programs, the Rental Housing New Construction Program has been the most effective for creating deed-restricted affordable housing for very low- and low-income households in South Lake Tahoe. The City works with developers to create quality affordable housing and allocates funds to support such projects. The City has partners with developers to create 400 deed restricted affordable housing units in eight projects throughout the city. The most recent affordable housing development project in the city was The Aspens project, which opened in 2014 and includes 48 rental units, 47 of which are assisted units occupied by low- and very low-income households. The other unit is a moderate-income manager's unit. The City had a Loan Agreement with SLT Pacific Associates for the construction of The Aspens project. The loan was for $3,000,000 of HOME Program funds (Standards Agreement 10-HOME-6347).

The City is currently working with the California Tahoe Conservancy and Related California to develop Sugar Pine Village, an affordable housing project that will yield 248 low-income housing units. The project is at 1860 Lake Tahoe Boulevard and 1029 Tata Lane. The City has contributed over $2.5 million in HOME program income, Redevelopment Agency program income and general fund dollars and is supporting the project with applications for HOME, Affordable Housing and Sustainable Communities, Infill Infrastructure Grant, and Permanent Local Housing Allocation funds to finance Sugar Pine Village.

The City has also supported the development of moderate income housing by donating land to the St. Joseph Land Trust to develop three moderate income single-family residences in the Al Tahoe neighborhood. The three homes have approved building permits and are expected to be developed in 2022.

4.3.2.1.2 Illegal Unit Conversion Program

Since adoption of TRPA regulations, a number of illegal ADUs have been built in South Lake Tahoe. In April 1993, the City adopted an ordinance authorizing certain illegally constructed units to become legalized if they meet specific criteria. The program was created specifically to help meet the city's affordable housing needs. The criteria for legalization include:

- Cannot have been illegally constructed since the ordinance was adopted in April 1993.
- May contain one unit beyond permissible density (detached, attached, or within the legal dwelling).
- Must conform to height, setbacks, and design standards.
- Must meet health and safety standards.
- Parcel must contain 1.5 parking spaces per unit.
- Must pay STPUD all costs for the illegal sewer hook-ups.
- Must be deed restricted as lower-income housing.

Through the Illegal Unit Conversion Program, the City has authorized the conversion of 34 illegally constructed units (as of April 2015) which have been brought into compliance with health and safety standards and other applicable codes. The cost of bringing the illegal unit up to code is paid by the property owner.

4.3.2.1.3 Single-Room Occupancy Unit Conversion and Inspection Program

On June 16, 2015, the City Council of South Lake Tahoe moved to adopt an ordinance that established standards for residential single-room occupancy (SRO) units as permissible in the city. The ordinance applies to owners of motel properties who offer long-term stays of 29 days or more for lower-income or unhoused residents in an effort to encourage more healthful and sanitary living conditions. Emergency shelters or other uses intended purely for transient lodging are exempt from these requirements. In terms of living standards, the ordinance requires that SRO units offer, at the very minimum, access to kitchen facilities (one in each SRO if a common kitchen does not exist); a bathroom with a toilet, sink, and bathtub or shower; and functioning smoke and carbon monoxide detectors. It also establishes minimum habitable floor-area requirements based on household size, as follows:

- For a single occupant: 120 square feet;
- For two occupants: 170 square feet;
- For three occupants: 220 square feet; and
- For four occupants: 270 square feet.

The ordinance requires that motel owners designating a certain portion of their rooms as SRO units to obtain a permit for all necessary improvements. The ordinance also establishes a process for conducting inspections of these SRO units (see City Code Section 6.15.750). The City inspects each permitted SRO unit on an annual basis or more frequently as needed. The SRO unit or units at a specific property must comply with the standards in force when the permit was originally issued. If any SRO unit poses a health risk to the degree that a tenant must seek relocation, relocation costs are imposed on the property owner.

Unless otherwise occupied and used for transient housing, all designated SRO units remain as tourist accommodation units (TAU) as their default use. Since adoption of the SRO ordinance, the City has helped to certify at least 188 SRO units across the city.

4.3.2.1.4 Housing Issues Hotline

The City of South Lake Tahoe administers the Housing Issues Hotline to assist residents with landlord-tenant concerns. The Housing Issues Hotline is a phone number that residents can call to get information, locate resources, request assistance, or potentially file a complaint regarding the condition of their rental unit. The hotline tracks substandard housing complaints and works alongside the City's SRO Inspection Program and multi-family inspection requirements to address substandard housing issues in a timely manner. The program also offers information on the City's website about tenant rights and provides step-by-step instructions to filing a housing complaint.

4.3.2.1.5 Long Term Rental Incentive Grant Pilot Program

In October 2021, the City approved the Long-Term Rental Incentive Grant Pilot Program, which will encourage property owners to convert their vacant homes and/or rooms into long-term rentals for local employees seeking housing. The program incentivizes homeowners to participate by offering funds awarded to the City from the American Rescue Plan Act and attempts to tap into the large stock of second homes that sit vacant for a large part of the year. Homeowners can earn income on their second homes in return for helping to house local employees.

The program is administered by Landing Locals, a Truckee-based company that connects vacation homeowners with local renters to provide both seasonal or long-term, stable housing in resort towns. The program was approved for one year and will be revisited after the professional services agreement with Landing Locals expires.

4.3.2.2 Current El Dorado County Programs

El Dorado County implements the following programs.

4.3.2.2.1 The Housing Choice Voucher Program

The Housing Choice Voucher Program (formerly Section 8) helps low-income residents of El Dorado County afford safe, decent, and sanitary housing. The Department of Housing and Urban Development (HUD) provides funds to the El Dorado County Public Housing Authority to administer the program. As of June 18, 2021, the Housing Authority has granted 67 active vouchers to households in South Lake Tahoe. The waitlist for additional vouchers is currently closed.

4.3.2.2.2 Mortgage Credit Certificate Program

El Dorado County's Mortgage Credit Certificate Program is available to provide home purchase assistance to low-income residents (earning 80 percent or less of the AMI) in South Lake Tahoe and the unincorporated areas of El Dorado County. The Mortgage Credit Certificate Program reduces the amount of federal income taxes a homebuyer pays, allowing the homebuyer to qualify for a larger mortgage loan by increasing the household income. The mortgage credit certificate is a 15-percent tax credit that is in effect for the life of the loan as long as the property remains owner-occupied.

4.3.2.3 Private, State, and Federal Funding Programs

In addition to the funding programs available through the City and County, there are several state and federal funding programs that assist first-time homebuyers, build affordable housing, and help special-needs groups, such as seniors and large households (see Table 4-~~50~~ 51 for a list of these programs). In most cases, other entities, including for-profit and nonprofit developers, apply for funds or other program benefits. For example, developers apply directly for Section 202 grants. In general, the City relies on the private sector to develop new affordable units.

TABLE 4-~~5051~~ FINANCIAL RESOURCES FOR HOUSING ACTIVITIES		
Program Name	**Description**	**Eligible Activities**
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants available to the City on a competitive basis for a variety of housing and community development activities. City competes for funds through the state's allocation process.	- Acquisition - Rehabilitation - Homebuyer Assistance - Economic Development - Homeless Assistance - Public Services
Federal Emergency Shelter Grants	Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing, and other supportive services.	- New Construction - Rehabilitation - Homeless Assistance - Public Services
Home Investment Partnership Program (HOME)	Grants available to the City on a competitive basis for a variety of housing activities. City competes for funds through the state's application process.	- Homebuyer Assistance - Rehabilitation - New Construction - Rental Assistance
Housing Choice Voucher Program (Section 8)	Assistance program that provides direct funding for rental subsidies for very low-income families.	- Rental Assistance
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	- New Construction
Housing Rehabilitation Program	Provides financial assistance to low-income homeowners for health and safety improvements.	- Rehabilitation
Continuum of Care/Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH)	Funding through the HEARTH Act of 2009 to provide necessary resources for development of programs to assist homeless individuals and families.	- Homeless Assistance - New Construction
Housing Opportunities for Persons with AIDS (HOPWA)	The HOPWA program provides housing assistance and supportive services for low-income people with HIV/AIDS and their families.	- Rental assistance
Home Investment Partnership Program (HOME)	Provides grants to local governments and nonprofit agencies, through the State of California, for many homeowner and renter needs.	- Homebuyer assistance - Rehabilitation - New construction - Rental assistance

TABLE 4-~~5051~~
FINANCIAL RESOURCES FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
2. State Programs		
Permanent Local Housing Allocation (PLHA)	PLHA provides a permanent source of funding for all local governments in California to help cities and counties implement plans to increase the affordable housing stock. The two types of assistance are: formula grants to entitlement and non-entitlement jurisdictions, and competitive grants to non-entitlement jurisdictions.	- Predevelopment - Development - Acquisition - Rehabilitation - Preservation - Matching Funds - Homelessness Assistance - Accessibility Modifications - Homeownership Assistance - Fiscal Incentives
Local Early Action Planning (LEAP) Grants	The Local Action Planning Grants (LEAP), provides over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that: - Accelerate housing production - Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.	- Housing Element updates - Updates to zoning, plans, or procedures to increase/accelerate housing production - Pre-approved architectural and site plans - Establishing State-defined pro-housing policies - See complete list in program materials online
Senate Bill 2 Technical Assistance Grants	Financial and technical assistance to local governments to update planning documents and zoning ordinances to streamline housing production, including, but not limited to, general plans, community plans, specific plans, implementation of sustainable communities strategies, and local coastal programs.	- Technical assistance - Planning document updates
Affordable Housing Partnership Program (AHPP)	Provides lower-interest rate California Housing Finance Agency (CHFA) loans to homebuyers who receive local secondary financing.	- Homebuyer Assistance
Building Equity and Growth in Neighborhoods (BEGIN)	A state-funded program administered by HCD that provides low- and moderate-income households up to $30,000 for a down payment.	- Homebuyer Assistance
Cal Home	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	- Homebuyer Assistance - Rehabilitation
Single-Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below-market interest rate loans can be issued to first-time homebuyers.	- Homebuyer Assistance

TABLE 4-~~50~~51
FINANCIAL RESOURCES FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
Housing and Disability Advocacy Program (HDAP)	Services to assist disabled individuals who are experiencing homelessness apply for disability benefit programs while also providing housing assistance. HDAP has four core requirements: outreach, case management, disability advocacy, and housing assistance	- Rental assistance
No Place Like Home	Loans to counties or developers in counties for permanent supportive housing for those with mental illness who are homeless or at risk of homelessness.	- New construction
Mental Health Services Act (MHSA)	Funding through MHSA of 2004 available to counties to spend toward mental health services.	- New construction - Special-needs programs
Homeless Emergency Aid Program (HEAP)	A block grant program designed to provide direct assistance to cities, counties, and Continuums of Care (CoCs) to address the homelessness crisis throughout California.	- Identified homelessness needs - Capital improvements related to homelessness - Rental assistance
California Emergency Solutions and Housing (CESH)	Provides funds for activities to assist persons experiencing or at risk of homelessness. Program funds are granted in the form of five-year grants to eligible applicants.	- Homelessness service system administration - New construction - Rental assistance
Low-Income Housing Tax Credits	A 4% annual tax credit that helps owners of rental units develop affordable housing.	- New construction
3. Private Resources/Financing Programs		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	- New construction - Rehabilitation - Acquisition
Federal National Mortgage Association (Fannie Mae)	- Fixed-rate mortgages issued by private mortgage insurers. - Mortgages that fund the purchase and rehabilitation of a home. - Low down payment mortgages for single-family homes in underserved low-income and minority cities.	- Homebuyer Assistance - Rehabilitation - Homebuyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Homebuyer Assistance
Affordable Housing Program (Federal Home Loan Bank)	Loans (and some grants) to public agencies and private entities for a wide variety of housing projects and programs. Participation is by Federal Home Loan Bank participating lenders.	-New Construction -Homebuyer Assistance -Rehabilitation -Housing Supportive Services

Source: PlaceWorks, 2021

4.3.2.3.1 Assisted-Housing Projects in South Lake Tahoe

In addition to the resources listed above, there are eight multifamily rental housing complexes in South Lake Tahoe that receive government assistance from specific programs. Table 4-~~51~~52, Assisted Housing Stock, lists these projects by address, assisted/total units, funding sources, and their earliest years of converting to market-rate prices (expiration date). The predominant funding source for assisted housing units in South Lake Tahoe is Low-Income Housing Tax Credits (LIHTCs). The project that could potentially convert to market-rate housing at the earliest would be the Tahoe Senior Plaza, with a covenant expiration date of 2039. Section 4.3.3, Preserving At-Risk Units, describes these housing projects in further detail.

4.3.3 Preserving At-Risk Units

State law requires that housing elements include an inventory of all publicly assisted multifamily rental housing projects within the local jurisdiction that are at risk of conversion to uses other than low-income residential within 10 years of the beginning of the current planning period (prior to June 30, 2032).

Thousands of privately owned affordable rental housing units have been constructed in California with the assistance of federal, state, and local funding (loans or grants) that restrict rents and/or occupancy of units to lower-income households for specified periods. In general, once the period of restricted rent/occupancy expires, a property owner may charge market rents for the previously restricted units. There is a threat that low-income occupants may have to find alternative housing if rents rise to market levels, although in properties with Housing Assistance Payments (HAP) vouchers, those residents are provided "enhanced" vouchers to subsidize their rent in market-rate projects.

There are eight assisted housing developments in South Lake Tahoe, providing 400 assisted units, that receive government assistance from specific programs. The projects receive assistance from the following funding sources: HUD, California Housing Financing Agency (CalHFA), and LIHTC. Units are considered "at risk" if they will be eligible, within the next 10 years, to change to market-rate housing due to termination (opt-out) of a rent subsidy contract (e.g., Section 8), mortgage prepayment, or expiring use restrictions. Although these projects are required by law to be listed as at risk of converting to market-rate housing, it is not a very good indicator of whether these units will actually convert. The inventory of assisted units required to be reported in the Housing Element includes all multifamily rental units regulated by federal, state, and/or local programs. Such units include those developed under HUD programs, tax-exempt mortgage revenue bond programs, LIHTC, redevelopment programs, inclusionary housing programs, and density-bonus programs that are eligible for conversion to market rate through June 30, 2027.

As demonstrated in Table 4-~~51~~52, no subsidized housing units are considered at risk of converting to market-rate units within 10 years of the beginning of this Housing Element planning period. California Government Code Section 65583 requires each city and county to adopt analysis and programs for preserving assisted housing developments. Program 3-4 states that the City will maintain a list of all dwellings in the city that are subsidized by government funding or low-income housing developed through local regulations or incentives, and that the City will contact all property owners and notify them of the legal requirements to provide notice prior to the conversion of any units for lower-income households to market-rate units.

TABLE 4-~~51~~52
ASSISTED HOUSING STOCK
South Lake Tahoe
2020

Facility Name	Address	Assisted Units	Total Units	Funding Sources	Expiration Date
Tahoe Senior Plaza	1101 3rd Street	44	44	HOME, HUD PBRA, RDA	2039
Sky Forest Acres	750 Emerald Bay Road	17	17	HOME, HUD PBRA, RDA	2048
Tahoe Pines Apts.	3431 Spruce Avenue	27	28	HOME, LIHTC	2048
Tahoe Valley Townhomes	1055 Tata Lane	68	70	HOME, LIHTC, CalHFA, CDBG	2053
Kelly Ridge	1447 Herbert Avenue	32	33	HOME, LIHTC, CalHFA, RDA	2063
The Aspens at South Lake	3521 Pioneer Trail	47	48	HOME, LIHTC, CalHFA	2067
Bijou Woods Apartments	3421 Spruce Avenue	90	92	HUD PBRA, LIHTC	2055
Sierra Garden Apartments	1801 Lake Tahoe Boulevard	75	76	HOME, HUD PBRA, LIHTC, CDBG	2070
Evergreen Apartments	1342 Melba	26	26	HOME, RDA	2059
Total		**426**	**434**	**--**	**--**

Source: HCD October 2019 (SACOG Housing Element Data Profile 2020).

Notes:
HUD PBRA = Department of Housing and Urban Development Project-Based Rental Assistance Program
LIHTC = Low-Income Housing Tax Credit
CalHFA = California Housing Finance Agency

Deed restrictions and affordability covenants are commonly used to preserve affordable units in publicly assisted housing. These methods ensure that the units are available to lower-income households long-term. Over time, the City may face the risk of losing some of its affordable units due to the expiration of covenants and deed restrictions. If market rents continue to increase, property owners may become inclined to discontinue public subsidies and convert the assisted units to market-rate housing to increase profits.

Conversion risk was assessed for the units in Table 4-~~51~~52 based on information from HUD and the California Housing Partnership Corporation (CHPC). As stated previously, no units within South Lake Tahoe are at risk of converting into non-affordable housing projects in the near future. The following is an analysis of the preservation and replacement options of these housing projects.

4.3.3.1 Federal Programs to Preserve At-Risk Units

For below-market properties, Section 8 preservation tools include the Mark-Up-to-Market program, which provides incentives for for-profit property owners to remain in the Section 8 program after their contracts expire. The Mark-Up-to-Market program authorizes eligible Section 8 properties to increase rents, the difference of which is paid to the property owner by HUD, in exchange for a guaranteed five-year affordability term. The Mark-Up-to-Budget program allows nonprofit owners to increase below-market

rents to acquire new property or make capital repairs while preserving existing Section 8 units. For above-market properties, Mark-to-Market provides owners with debt restructuring in exchange for renewal of Section 8 contracts for 30 years.

For Section 236 properties, Interest Reduction Payment (IRP) Retention/Decoupling enables properties to retain IRP subsidy when new or additional financing is secured.

Section 515 enables the US Department of Agriculture to provide deeply subsidized loans directly to developers of rural rental housing. Loans have 30-year terms and are amortized over 50 years. The program gives first priority to individuals living in substandard housing.

A range of resources are available for preservation of Section 515 resources. Nonprofits can acquire Section 515 properties and assume the current mortgage or receive a new mortgage to finance acquisition and rehabilitation of the structures. Section 538 Rental Housing Loan Guarantees are available for the Section 514 and 516 loans and grants are also available for purchase and rehabilitation of Section 515 properties that are occupied by farmworkers. Section 533 provides a Housing Preservation Grant Program, currently closed, which funds rehabilitation, but not acquisition.

Due to the termination of two major federal preservation programs (Low-Income Housing Preservation and Resident Homeownership Act and Emergency Low-Income Housing and Preservation Act), and the limitations of existing federal tools, such as Mark-to-Market, state and local programs must assume a greater role in preserving HUD-assisted properties.

4.3.3.2 State Programs to Preserve At-Risk Units

At the state level, the California Housing Finance Agency (CHFA) offers low-interest loans to preserve long-term affordability for multifamily rental properties through its Preservation Acquisition Finance Program.

The HOME Investment Partnerships Program provides grants to cities and counties and low-interest loans to state-certified community housing development organizations to create and preserve affordable housing for single-family and multifamily projects benefitting lower-income renters or owners.

4.3.3.3. Local Programs to Preserve At-Risk Units

To help preserve housing for very low-, low-, and moderate-income households, the City can pursue direct negotiations with at-risk project owners to extend affordability restriction terms. In addition, the City applies for and receives HOME and CDBG funds that it can direct through grants and loans to extend affordability covenants on expiring properties.

Community Housing Development Organizations can apply directly to the state for HOME funds for preservation. The only local group in this category is the St. Joseph Community Land Trust, but it has not pursued HOME funds for preservation purposes.

Qualified entities are nonprofit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. Following is a list of qualified entities for El Dorado County:

- El Dorado County Housing Authority (Placerville)
- Eskaton Properties Inc. (Carmichael)
- ROEM Development Corporation (Santa Clara)
- Rural California Housing Corporation (West Sacramento)
- Volunteers of America (Sacramento)

4.3.4 Energy Conservation Opportunities

State housing element law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs, such as shelter, food, and energy. In addition, energy price increases since 2001, combined with rolling electricity blackouts, have led to a renewed interest in energy conservation.

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy-Efficiency Standards for Residential and Nonresidential Buildings). These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. They were established in 1978 and most recently updated in 2019 (effective date of January 1, 2019) and included a Green Building Code. Through the building permit process, local governments enforce energy-efficiency requirements. All new construction must comply with the standards in effect on the date a building permit application is made. The standards found in Title 24 create energy savings of approximately 25 percent over residential construction practices used prior to the standards. South Lake Tahoe is enforcing the provisions of Title 24. Additionally, the City adopted a Climate Action Plan on October 20, 2020, with the ultimate aim of reducing the greenhouse gas emissions produced by the city. This plan includes such goals as 50-percent municipal renewable energy by 2025, 100-percent municipal energy by 2032, and 100-percent community renewable electricity by 2032. The implementation work to reduce emissions is just now beginning and will continue.

El Dorado County oversees the Home Weatherization Program. The federally funded program is available to low-income owners and renters in El Dorado County. The program offers free services, including home repairs and installation of energy-saving measures or devices.

Liberty Utilities offers the California Energy Savings Assistance Program (formerly known as the California Low-Income Energy-Efficiency Weatherization Program). For 2019, the qualifying annual household income limits used to determine eligibility for the program were as follows:

- 1-person household: $34,840
- 2-person household: $34,840
- 3-person household: $43,920
- 4-person household: $53,000
- 5-person household: $62,080

- 6-person household: $71,160
- 7-person household: $80,240
- 8-person household: $89,320
- Each additional person in household: Add $9,080

The California Energy Savings Assistance Program provides qualified customers with no-cost, energy-saving improvements, such as caulking, door weather-stripping, low-flow showerheads, and water heater blankets.

"Attachment R," TRPA's standard conditions of approval for residential projects, includes requirements for water-conservation devices on all fixtures and sets strict emissions requirements for gas water and space heaters, as well as wood stoves and inserts, which ensure that equipment installed is some of the most energy-efficient on the market. The City of South Lake Tahoe enforces Attachment R on projects reviewed by the City on behalf of TRPA through a memorandum of understanding.

City Code Title 6, Section 80, contains additional water-efficiency landscaping regulations consistent with the state Model Water Efficient Landscape Ordinance. The regulations describe the maximum applied water allowance throughout the year that can be used for landscaping and requires development applicants to prepare and submit a landscape design plan, irrigation design plan, and a grading design plan to the City for review.

However, because the majority of housing stock in South Lake Tahoe is older, additional consideration has to be given to the rehabilitation of older dwelling units. Many of these homes were originally built for summer-only occupancy and are now being resided in year-round. The City is currently investigating opportunities to re-establish its rehabilitation loan program for homes in its jurisdiction and could include energy conservation retrofit projects as an important component in this program. Energy conservation retrofits would help to greatly reduce monthly utility costs.

There are also various programs available in South Lake Tahoe to assist low-income households with utility costs. El Dorado County administers the Home Energy Assistance Program, which is a federally funded program that assists income-eligible households in offsetting the cost of heating and/or cooling their homes. Program recipients may either have specific payment amounts credited to their utility accounts or receive assistance in obtaining firewood or heating fuel. Priority is given to the elderly and disabled applicants. The Southwest Gas Corporation offers the California Alternate Rates for Energy Program, which provides a 20-percent discount on energy bills to households with qualifying incomes.

The STPUD—the main supplier of water and sewage treatment in South Lake Tahoe—started the Helping Hands Outreach program to assist customers who need help paying utility bills, but are ineligible for, or have exhausted, all other financial assistance. Programs 6-1 through 6-4 address energy conservation needs in the city. The TVAP and TCAP includes the City of South Lake Tahoe's Green Building Program, which includes two levels for residential projects. Level 1 includes a "Priority Plan Check," which pertains to a set of feasible measures that developers of residential projects could implement to increase their sustainability. Level 2 includes a "Priority Plan Check and Recognition," which pertains to green building certification involving a third-party.

4.4 Potential Housing Constraints

4.4.1 Tahoe Regional Planning Agency Potential and Actual Governmental Constraints

This section analyzes the potential constraints to the production of housing in South Lake Tahoe imposed by TRPA. California Government Code defines two categories of constraints: governmental and non-governmental constraints. In South Lake Tahoe, governmental constraints include ordinances, policies, and procedures of both TRPA and the City. When constraints within the City's realm of control are identified, the City is required to take action to remove or mitigate the constraints.

In South Lake Tahoe, development is subject to two levels of regulations: TRPA regulations and City of South Lake Tahoe regulations. This section addresses potential TRPA constraints on housing.

4.4.1.1 Background and Regional Authority − The Bi-State Compact

The Tahoe Regional Planning Compact (California Government Code Section 66801 or Public Law 96-551, 93 Stat. 3233, revised December 19, 1980), or "Bi-State Compact," authorized TRPA to have both planning functions (Article V) and enforcement functions (Article VI). Of these functions, the planning powers are broader than the enforcement powers. Regulations that do not further the realization of the Regional Plan can neither be adopted nor enforced by the agency. However, regulations furthering the realization of the Regional Plan can preempt state law.

Both the states of California and Nevada delegated police powers to TRPA to enforce their ordinances and regulations to effectuate the Regional Plan. In coordination with the US Forest Service, the Lahontan Regional Water Quality Control Board, and the Nevada Division of Environmental Protection, TRPA adopted an updated Regional Plan in 2012. The police power given to TRPA by the states of California and Nevada allows TRPA to regulate or prohibit the use of property where necessary for the public welfare.

The findings and declarations of the Bi-State Compact are weighted with a concern for the protection of the natural resources of the Lake Tahoe Basin. TRPA's Regional Plan is "the long-term general plan for the development of the (Lake Tahoe) region." The Bi-State Compact dictates the required elements of the Regional Plan: a land use plan, a transportation plan, a conservation plan, a recreation plan, and a public services and facilities plan. The land use plan, in particular, was intended by Congress for "the integrated arrangement and general location and extent of, and the criteria and standards for, the uses of land, water, air, space and other natural resources within the region, including but not limited to, an indication or allocation of maximum population densities." TRPA was given the power to enforce its land use plan. In fact, only the federal government is legally exempt from TRPA's "zoning regulations." The Bi-State Compact also required TRPA to adopt all necessary rules, regulations, ordinances, and policies to implement the Regional Plan. These include regional standards for subdivision, zoning, tree removal, grading, and the like, without limitation on the subject matter.

The Bi-State Compact directs TRPA to "take account of" and "seek to harmonize" regional needs, and the plans and planning activities of local jurisdictions within the Basin, such as the City of South Lake Tahoe. TRPA is to "seek the cooperation and consider the recommendations of…cities" and other governmental entities and other individuals and organizations (Article V[6]). TRPA is specifically granted the power to "initiate, negotiate, and participate in contracts and agreements among the local governmental authorities of the region."

In matters where it has jurisdiction, TRPA establishes the minimum standards for the Basin; political subdivisions like the City of South Lake Tahoe can enact equal or higher standards. The Bi-State Compact gives TRPA the explicit authority to sue local jurisdictions—not the states nor federal government—to ensure compliance with the Regional Plan and ordinances (Article VI[e]).

Under the requirements of the Bi-State Compact, TRPA is to address general, regional matters; local governments retain their power over purely local matters (Article V[b]). Almost immediately after TRPA became operational, both the Nevada and California Supreme Courts had occasion to clarify the local/regional relationship when they acted on constitutional attacks regarding TRPA. This case law stresses the necessity for a regional approach. Both courts recognized that a regional plan or regulation may have had a local impact and still are within TRPA's power if it is not local in nature and purpose. [People of the State of CA, ex rel. Younger v. County of El Dorado, 5 Cal. 3d 480, 487 P. 2d 193 (1971); and NV, ex rel. List v. County of Douglas, et al., 524 P. 2d 1271 (1974).] The former case recognizes TRPA's purpose and responsibility to protect the delicate environment of the Lake Tahoe Basin and to provide for orderly development and provides this purpose as the basis for TRPA's exercise of police power.

4.4.1.2 Housing Goals and Policies of the Existing Regional Plan

TRPA updated its 20-year Regional Plan and adopted it on December 12, 2012. The Land Use Element of the Regional Plan includes a Housing Sub-element with a purpose of assessing the housing needs of the Basin and to make provisions for adequate housing. The goals and policies recognize that the Bi-State Compact does not specifically mandate this sub-element and that it is not addressed by the Environmental Threshold Carrying Capacities. However, because both California and Nevada require housing to be addressed as part of a general plan, it was included to address housing issues on a regional basis, with local plans handling the specifics of implementation.

The three housing goals of the Regional Plan are:

1. Promote housing opportunities for full-time and seasonal residents as well as workers employed within the region.

2. 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.

3. Regularly evaluate housing needs in the region and update policies and ordinances if necessary to achieve state, local, and regional housing goals.

4.4.1.3 Zoning

Overview

As discussed previously, the "zoning" mechanism of TRPA and the City of South Lake Tahoe is through PAS, CPs, and APs. In a particular PAS, CP, or AP area, a use is considered either an "allowed use" or a "special use." A proposed project that is an allowed use may still require several approvals. If it is new construction or an addition to an existing building, it requires a City Design Review and TRPA approval. For the City Design Review, the application may be considered minor or major depending on the extent of the project and whether new coverage is proposed. If it is a smaller project (residential within a Regional

Center with less than 100,000 square feet of new floor area, residential within a Town Center with less than 50,000 square feet of new floor area, residential outside a Regional Center or Town Center with less than 25,000 square feet of new floor area, commercial within a Regional Center with less than 80,000 square feet of new floor area, commercial within a Town Center with less than 40,000 square feet of new floor area, commercial outside a Regional Center or Town Center with less than 12,500 square feet of new floor area, or other project listed in the Memorandums of Understanding [MOU] with TRPA), the City can review the project on behalf of TRPA. This means that City staff applies the requirements of the TRPA Code of Ordinances in the project review as well as the City Code. If the project does not fall under the MOU, then the applicant must submit separate applications to the City and TRPA. City Planning Division staff conducts the Design Review and, if necessary, TRPA review. If a variance or Code Amendment is necessary for the project, that must be completed prior to applying for a building permit. Variances to City Code requirements must be approved by the City, and Code Amendments must be approved by the City and TRPA. Once these are complete, the project may be submitted to the City Building Division for a Building Permit application.

Design review findings for TRPA are defined in the Design Review Guidelines as "standards" which must be met. The Design Review Guidelines do not create new standards but rather compile all design standards featured in the Code in one place. These standards are described in Section 4.4.1.6, Design Standards. The City also adopted objective Residential Development and Design Standards for both single-family and multi-family residential development that comply with all TRPA design guidelines in 2021. The purpose of the design standards and guidelines is to describe permit requirements in residential areas, identify any supplemental land use regulations applicable to residential areas, and establish development standards for the same. Refer to Section 4.4.1.6 for a summary of the residential lot design standards for single-family residential and multi-family residential developments, as outlined in the adopted objective design guidelines.

If the project is just an interior remodel, it does not require Design Review and can be submitted directly to the Building Division for a building permit. The project is routed to other City departments (Planning, Engineering, Fire, etc.) for review during the plan check process. The City also conducts TRPA review of these projects.

Projects may also require transfers of coverage, commercial floor area, tourist accommodation units, residential units of use, residential development rights, etc. This process involves the City Planning and Building Divisions and TRPA. It is typically done during the building permit plan check process.

Where a use is a "special use," a Special Use Permit is required, and standard review procedures are followed. If the building already exists, the procedures relate primarily to the transportation-related impacts of a change of use. For example, is there adequate parking for the use? In addition, there is a neighbor-notification requirement for a 300-foot radius and use permit findings must be made. The City's use permit findings are found in Title 6 (Section 6.55.620) of the City Code. All of these findings must be made to approve a special use:

- The use is necessary or desirable on a specific parcel.
- The use is not injurious to the neighborhood.
- The use is consistent with the intent of Chapter 6.55 of the City Code.
- The use is consistent with the permitted uses in the plan area.

If a new building is proposed, design review requirements also apply. In either case, CEQA-related environmental analysis is required. The level of analysis varies depending on the circumstances related to the application.

The use permit and/or design review application will be reviewed and decided upon by the Development Services Director, Zoning Administrator or the City Planning Commission depending on the type, size and location of the project. In either case, the staff person preparing the review documents will offer the decision-maker his or her recommendation related to the proposal. The applicant, or others, can appeal the decision or specific conditions of approval to the City Council pursuant to Chapter 2.35 of the City Code within five business days from the date of this decision.

The PAS, CP, and AP methods of zoning tailors uses to what is appropriate for the area; various residential uses are often permissible without requiring rezoning. In some cases, large parcels eligible for multifamily development are also eligible for one single-family home or a single-family home with an ADU. There is a risk that such parcels could be underutilized through development as single-family "estate" housing. This risk is lessened, however, by the limited land availability of multifamily parcels and the high prices that these parcels currently command.

Specific residential uses allowed in the PAS, AP, and CP areas in the city are detailed in Table 4-~~47~~48.

TRPA regulates the type, location, density, and scale of residential development. Land coverage limitations and height standards are described in detail later in this section (see Sections 4.4.5.5 and 4.4.5.8).

Conclusions

There is no actual constraint related to housing associated with the zoning mechanism of TRPA and the City. The flexible zoning mechanism provides for a wide range of permissible uses. Amending the Regional Plan to encourage affordable and other housing has proven achievable based on the several amendments undertaken in the past to promote such development.

Enhancements to the PAS are feasible. The TVAP has minimum-density policies for multifamily-eligible parcels of a certain size to eliminate the risk of such parcels being used for single-family housing. While not all of the areas where multifamily housing is permissible allow the use "by right," historically the use permit process has been handled efficiently when public hearings have been required due to the special-use permit requirements.

4.4.1.4 Growth Controls

Overview

The TRPA Code defines "additional residential units" as dwelling units created after January 1, 1986, with living, cooking, sleeping, and eating facilities in one or more rooms designed to be permanently occupied by a family or household. New residential units either require an allocation (to be matched with a development right for each unit) or a specific TRPA Code exemption from the need for an allocation pursuant to Chapter 50 of the TRPA Code. Each market-rate residential unit requires an allocation; therefore, development of a 25-unit multifamily housing project would require 25 allocations and 25 additional development rights.

Allocation of residential units within the Tahoe Basin is the responsibility of TRPA (Chapter 50 of the TRPA Code of Ordinances). The number of market-rate allocations that TRPA makes available to the local jurisdictions is restricted, and the different jurisdictions have different methods for their distribution to property owners desiring to build. TRPA does not require allocations for the construction of deed-restricted housing units that meet the criteria of affordable housing (low- and very low-income categories, moderate-income category, or achievable-income category units).

The City receives up to 33 residential allocations annually. The number of allocations distributed each year fluctuates, as they are allocated pursuant to a performance-based system directly tied to accomplishments of environmental improvements. The Regional Plan update assessed the allocations used in different allocation categories (e.g., residential, tourist bonus, and commercial square feet) during the period of the first Regional Plan from 1987 through 2012. Table 50.4.1-1 of the Regional Plan provides details of units allocated from 1987–2012, remaining units, and new allocations made in 2013. The Regional Plan also calls for additional releases of allocations during the current Regional Plan planning period in four-year increments up to a maximum of 20 percent of the 2013 additional allocations. Requirements for traffic monitoring accompany the additional allocation releases. The most recent release was in 2021.

The City distributes the allocations it receives to separate waiting lists for single-family and multifamily developments. This split was created to ensure that multifamily units would be consistently added to the supply of housing. From 1990 to 2021, 30 percent of all allocations received were assigned only to the creation of multifamily housing. The City adopted new procedures in 2021 increasing the multifamily allocation to 33.3 percent of all residential allocations received from TRPA if there are 55 or more unit allocations available in the Town Center pool. If there are less than 55 allocations available in the Town Center pool, 49 percent of residential allocations are assigned to Town Centers, and the remaining residential allocations received from TRPA are assigned to any area of the city in the same 66.6 percent single-family and 33.3 percent multifamily proportions. Multifamily allocations can only "roll over" to other multifamily housing projects (not single-family). South Lake Tahoe is the only local jurisdiction in the Lake Tahoe Basin that sets aside allocations solely for multifamily housing development. It should be noted that approved new condominium projects receive their allocations from the multifamily list.

There are four other mechanisms of obtaining allocations for market-rate residential development:

- **Environmentally Sensitive Parcel Retirement.** Environmentally sensitive parcels may be permanently retired in exchange for a transferable residential allocation. This option has seen a lot of interest in the city because of the length of the allocation waiting list in South Lake Tahoe. The price of both transferable allocations is approximately $1,500 to $35,000 depending on the type of development right and the jurisdiction in which the development is located.[17] In 2020, the California Tahoe Conservancy processed 40 transactions. In 2003, retirement of lots due to this program and state and federal sensitive lot acquisition programs led to the first movement of the El Dorado County "IPES line," described in Section 4.3, Resource Inventory. Consequently, the "shortage" of allocations from pent-up demand and longer waiting lists for allocations have increased the use of this alternative program for obtaining allocations.

[17] California Tahoe Conservancy, 2018.

- **Replace Existing Housing Unit.** Each residential unit has an associated "residential unit of use" (RUU), which is essentially both a development right and an allocation. When a residential unit is torn down and removed, the original RUU can be used to rebuild on-site or can be transferred off-site. Transferring RUUs allows the buyer of the RUU to bypass the allocation process and proceed directly to the permitting process. To make this option of obtaining an allocation financially feasible for local developers, typically the least expensive housing, which is often the smallest, most substandard units are torn down. While residential units are ultimately rebuilt in South Lake Tahoe with the "banked" RUU (e.g., there is no net loss of housing unit numbers), there are no local or regional restrictions, beyond the basic land coverage, height, and design standards, as to size or type of housing that can be reconstructed. In addition, TRPA and the City do not have a quantified mitigation requirement related to the replacement of units that are torn down. In 2018, RUUs were selling for as much as $35,000.[18] The cost of an RUU is still too expensive for developers of affordable multifamily housing. RUUs can be purchased and transferred from outside the city, such as from Douglas County

- **Existing or Banked Development Rights.** The Lake Tahoe Regional Plan required that developers obtain development rights for any property constructed after 1987, so development rights may already exist on a property developed on or after that year. Unused or underutilized existing development rights, potential RUUs, or land coverage can be banked on a property to be used at a later date or sold to another property. For example, an excessively large asphalt parking area or unoccupied lodging units may be candidates for verified or banked development rights.

- **Multi-Residential Bonus Units.** As described in Chapter 52 of the TRPA's Code of Ordinances, TRPA allows "bonus units" to be substituted for the market-rate residential units of use associated with existing multifamily housing if the property meets, or is upgraded to meet, local government habitability and design requirements. This option is only available for properties that are located in PAS or CP districts that have the appropriate designations needed to obtain bonus units. For example, an existing market-rate apartment of 40 units, which is substandard and consequently collecting rents at or below affordable rates, could upgrade to meet local requirements, deed-restrict the units as affordable housing, substitute in bonus units, and ultimately have 40 market-rate units of use available for an off-site development. The off-site development would not require an allocation to build. The subsequent development project(s) are restricted to the construction of market-rate, multifamily housing of two units or more, which can never be subdivided into condominiums. In early 2019, TRPA had 2,374 residential allocations and 1,452 residential bonus units left to distribute throughout the Tahoe Basin through the year 2032. Of the total bonus units, 859 of the remaining residential bonus units from the TRPA pool must be used for affordable, moderate, or achievable housing units, and an additional 260 residential bonus units must be used for affordable, moderate, or achievable housing units in Town Centers.

[18] Tahoe Regional Planning Agency, 2018.

- **Conversion of Tourist Accommodation Units and Commercial Floor Area.** TRPA allows the "conversion" of units of use from or to a residential use in very specific circumstances. The following types of development rights are eligible for conversion: Commercial Floor Area (CFA), Multi- or Single-Family RUUs, and Tourist Accommodation Units (TAUs). These conversions are subject to exchange rates as shown in Table 4-~~52~~53. These exchange rates ensure that there is no increased environmental impact from the change of land use. For example, 300 square feet of commercial floor area could be converted into 1.5 multifamily residential units of use, or one TAU could be converted to one Single-Family RUU.

TABLE 4-~~52~~53
CONVERSION EXCHANGE RATES

Existing Development Rights	Equivalent Development Rights			
	CFA	TAU	Single-Family RUU	Multifamily RUU
300 square feet CFA	300 square feet	1	1	3/2
1 TAU	300 square feet	1	1	3/2
1 Single-Family RUU	300 square feet	1	1	3/2
1 Multifamily RUU	300 square feet	2/3	2/3	1

Source: Tahoe Regional Planning Agency, 2019.

Note: Any remaining development right square feet or unit fractions that result from a conversion shall not be rounded up or down to the nearest whole number.

Conclusions

Although TRPA has made several amendments to growth management regulations that allow more opportunity to utilize bonus units and to convert development rights from commercial and tourist accommodation to residential, there remains an "actual constraint" related to housing associated with the growth-control mechanism of TRPA. Obtaining necessary development rights for residential projects can add cost and delays in securing project entitlements. The limitation on the total amount of new development in the Tahoe Basin can influence market prices for land and development rights and create uncertainty. However, these growth-control mechanisms are the foundation of the Regional Plan. In the meantime, the City's performance related to implementation of environmental improvements can allow the City to continue earning the maximum number of residential allocations. In addition, continued City participation in the TRPA Tahoe Living Working Group, will contribute to discussions and recommendations on potential Regional Plan amendments to achieve housing goals.

4.4.1.5 Land Coverage Limitations

Overview

Two systems regulate land coverage in the Lake Tahoe Basin. The Bailey Land Capability Classification System, in place since 1971, regulates land coverage for all uses except single-family housing development. Single-family housing falls under the Individual Parcel Evaluation System (IPES), which was adopted by TRPA under the 1987 Regional Plan.

Both systems generally limit the amount of land coverage for most developable parcels to a maximum of 30-percent impervious land coverage. These limits were deemed necessary to protect the clarity and water quality of Lake Tahoe and are based on site factors such as soils, slope, proximity to surface water, and other environmental factors.

The Bailey classification system scores land between one and seven. Low-capability scores (i.e., less suitable for development) range between one and three, and high-capability scores (i.e., more suitable for development) range from four to seven. The IPES, used only for vacant residential parcels, scores land between 0 and 1,200, with scores under 726 considered low-capability and above 726 considered high-capability. Landowners are permitted to cover between 1 and 30 percent of a parcel's surface with "base coverage" depending on the Bailey classification or IPES score.

Chapter 30 of the TRPA's Code of Ordinances describes the land coverage requirements for the Basin. There are two elements of that chapter related to housing that are important to clarify. First, there is recognition that a certain minimum amount of land coverage is required to build a home. As a result, if a lot has a buildable IPES score, but only has a small permissible amount of "base land coverage," property owners can transfer in additional land coverage up to a specific maximum based on the parcel size. This transferred land coverage is not free, but it can be purchased either privately or from the land bank in accordance with hydrologic transfer area restrictions. These rules enable coverage to be moved around within a sub-watershed but remain within the cap that was created to protect Lake Tahoe.

There are different types of coverage that can be transferred. "Potential" coverage refers to the unused allowable base coverage on residential land that can be transferred to other residential property. Any land that is undeveloped or developed to a lesser extent than allowed by the Bailey or IPES system has potential coverage that it can use or sell. "Existing" coverage refers to the impacted surface of a parcel that can be restored to its near-natural state and then transferred to another parcel. There are two types of existing coverage—"hard" and "soft." Hard coverage refers to existing impervious surface and can be transferred in all cases. Soft coverage refers to soil that is compacted but not covered with impervious surface. Soft coverage can be transferred in all cases, except for transfers relating to commercial or tourist accommodation use; however, exceptions can be made in some areas of the South Y Industrial Tract CP area.

For multifamily parcels within adopted CP areas, there is an additional land-coverage transfer opportunity. For multifamily housing projects of five units or more, properties can transfer in up to 70 percent of land coverage based on the parcel size, to high land capability districts only. This incentive is available for both market-rate and affordable multifamily housing of at least five units. APs may also include the ability to transfer up to 70-percent coverage on to high-capability lands. The transferred land coverage is not free, and it must be purchased either privately or from the land bank in accordance with hydrologic transfer-area restrictions. In addition, there are limited numbers of undeveloped, large parcels in the AP and CP areas.

There is an advantage of developing on existing property where there is excess coverage. As mentioned previously in this section, some parcels, which were developed prior to TRPA land coverage regulations, have excess coverage beyond that which would currently be allowed by TRPA. This excess coverage is "grandfathered." If a developer chooses to demolish and rebuild on a previously developed parcel with grandfathered excess coverage, the developer has the option to build to the previously existing coverage, as long as the developer implements certain mitigation measures, such as payment of a mitigation fee. In

many cases, the option to use grandfathered excess land coverage with certain mitigation measures can be beneficial to developers.

Land coverage limitations often pose a constraint to the achievement of maximum residential density for multifamily uses. When land coverage limitations are combined with setbacks, parking requirements, and height limitations, the ability to build to maximum density is more limited, especially for projects proposing larger units. The Sugar Pine Village development project, an affordable housing project currently under construction, will be built at a density of over 21 units per acre in an Area Plan with a maximum permissible density of 25 units per acre. If built to maximum density, the project could have provided roughly 283 units, rather than the 248 units that are actually being built. Plans for the project indicated that there the land coverage was 57 percent on the East Village portion of the site (1029 Tata Lane) and 66 percent on the West Village portion of the site (1860 Lake Tahoe Boulevard), signifying that coverage limitations limited the project to a density lower than what is otherwise allowed.

The City's 2013 TCAP and 2015 TVAP implement the allowed development standards from the TRPA Regional Plan update. The standards implemented in the TCAP and TVAP include allowing mixed-use development and allowing 70-percent land coverage on high-capability lands further than 300 feet from Lake Tahoe, allowing additional height in some districts, and allowing transfer bonuses for residential unit transfers into the TCAP and TVAP areas.

For single-family housing, land coverage limitations tend to result in multi-story structures to minimize the footprint of the building and maximize building square footage in relation to the amount of impervious land coverage. As a consequence, most homes do not implement universal design concepts.

The key advantage to the land coverage limitations is that they ensure that there is considerable open space available in the project area. This tends to make new development projects more attractive and gives children residing in family housing projects open space on-site where they can play. (Note that true play structures may create land coverage.) New deed-restricted affordable housing projects in South Lake Tahoe tend to be models for attractive development and break down the myth of affordable housing as substandard development that destroys neighborhoods and reduces property values.

Note that Chapter 12 of the TRPA Code of Ordinances specifically provides for the amendment of CP boundaries to facilitate deed-restricted affordable housing projects.

Conclusions

There is an "actual constraint" related to housing associated with TRPA's land coverage limitations. Past reports have called land coverage restrictions the "biggest single impediment" to the development of affordable housing. However, land coverage is a concept intrinsic to the Regional Plan. TRPA believes that limiting the amount of impervious surfaces is essential to improving water quality and maintaining the clarity of Lake Tahoe. A global amendment to the Regional Plan to eliminate land coverage regulations entirely is unlikely at this time. The City works with applicants to direct them to AP and CP areas where incentives are already in place to allow for the additional coverage that could help them achieve the densities necessary to make a project pencil out. The City also provides City banked development commodities, including land coverage to affordable housing projects at no cost.

4.4.1.6 Water Quality Requirements

Overview

In addition to the land coverage requirement, the implementation of best management practices (BMPs) is also a requirement intended to protect water quality in the Basin. TRPA requires property owners to install infiltration facilities designed to protect water quality by ensuring that runoff from up to the 20-year, one-hour storm is contained on-site for all development in the Lake Tahoe Basin. BMPs have long been required for new construction projects. Existing development in South Lake Tahoe, mainly located within Priority 2 watersheds, was required to be BMP compliant by October 15, 2006. The western edge of the city is within Priority 3 watersheds, where development was required to be BMP compliant by October 15, 2008.

The City is also subject to the requirements of its municipal National Pollutant Discharge Elimination System (NPDES) permit and a recently adopted Total Maximum Daily Load (TMDL) program that includes requirements to reduce stormwater pollution to meet milestone targets every five years. This includes stormwater runoff from all land within city boundaries, public and private.

The City of South Lake Tahoe adopted a Drainage Master Plan in February 2008 that identifies the public storm drain improvements necessary to serve a major portion of the city at build-out.

Conclusions

There is an "actual constraint" related to housing associated with TRPA's BMP requirements. BMPs for some existing properties are costly to implement and maintain, especially for developments such as mobile home parks. However, the treatment of runoff is essential for the implementation of the Regional Plan. The installation of area-wide BMPs would remove much of the financial burden from individual homeowners. The City continues to construct additional area-wide treatment systems, such as the Bijou Park Creek Stream Environment Zones (SEZ)/Watershed Restoration Project and the Upper Bijou Park Creek Restoration Project. The City is also currently developing a 320-acre drainage area and multi-benefit stormwater treatment system as part of the Tahoe Valley Stormwater and Greenbelt Improvement Project. These are examples of area-wide systems that treat stormwater from multiple parcels as well as public land.

4.4.1.7 Density

Overview

Table 4-~~53~~ 54 summarizes the maximum allowable densities in the Tahoe Basin.

TABLE 4-~~5354~~
TRPA DENSITY LIMITATIONS FOR RESIDENTIAL USES
Tahoe Basin
2020

Residential Use	Maximum Density
Single-family Dwelling (parcels smaller than 1 acre)	1 unit per parcel
Single-family Dwelling (parcels larger than 1 acre)	2 units per parcel (provided one unit is an authorized secondary residence)
Summer Home	1 unit per parcel or lease site
Multiple-family Dwelling	15 units per acre
Multiple-family Dwelling in Special Height Districts	25 units per acre
Multiple-family Dwelling in Area Plans	25 units per acre
Mobile Home Dwelling	8 units per acre
Multi-person Dwelling, nursing and personal care, and residential care	25 persons per acre

Source: TRPA Code of Ordinances, Chapter 31, 2012, amended September 30, 2020.

Basin-wide, the maximum permissible density for multifamily housing is 15 units per acre. However, as described in Chapters 31, 37, and 13 of the TRPA Code of Ordinances, densities may be increased in Special Height Districts and Area Plans. The TCAP was the first Area Plan adopted in the city (November 2013) and allows densities up to 25 units per acre. The TVAP, adopted in 2015, also allows densities up to 25 units per acre. In some specific PAS areas, that density is as low as eight (and sometimes 12) units per acre to maintain consistency with neighborhood character. Where mobile home parks are permissible, maximum density is eight units per acre. Multi-person density, and density for other residential uses measured by persons per acre, is 25 persons per acre, which equates to roughly 10 dwelling units per acre based on typical household size. Affordable housing is allowed a 25-percent density bonus (i.e., 18 units per acre) when the following two specific findings can be made: (1) the project, at the increased density, satisfies a demonstrated need for additional affordable housing; and (2) the additional density is consistent with the surrounding area.

However, as described in Section 4.4.5.5, Land Coverage Limitations, codified densities and density bonuses are typically not achievable because of other site conditions that limit land coverage availability. Developers new to the Tahoe Basin sometimes assert that permissible densities are too low to support new affordable housing projects. They suggest that 20 to 30 units per acre are required for financially viable projects, and even higher densities are often necessary for workforce housing, SROs, and tiny homes. The City's success with affordable multifamily developments has been rooted in deep subsidies that have made projects financially feasible. These past success stories have made project developers interested in participating in additional projects in South Lake Tahoe.

When multifamily housing is developed as part of a mixed-use project, the number of units that can be developed is allowed according to the proportion of project area devoted to the multifamily use in relation to the entire project area. The maximum density for a multifamily dwelling, multi-person dwelling, or other tourist accommodation use is the maximum density for the given residential or tourist accommodation use multiplied by the ratio of the floor area of that use to the total floor area in the project area. The maximum density for mixed-use development is the proportional share of the maximum densities for the combined uses, rounded to the next lowest whole number. This reduces multifamily development potential on mixed-use sites if the site is not fully designated for multifamily development. Additional information on densities in mixed-use projects can be found in Chapter 31 of the TRPA Code of Ordinances.

The City reports that parcels identified in the housing element are typically developed at close to maximum density taking into account land coverage allowances. There are some parcels in the existing housing element inventory that developed with a lower number of units than were included in the inventory (and some that developed with more units). While a higher number of units could have been accommodated on the parcels that developed with a lower number of units, the applicant chose to propose a lower number of units.

Conclusions

There is an "actual constraint" related to housing associated with density limitations. However, the requirement to reduce residential density for a mixed-use project has been revised to allow an increased allowable maximum density for affordable housing projects. If the affordable project satisfies a demonstrated need for housing and the additional density is consistent with the surrounding area, TRPA allows a density increase by up to 25 percent, which may negate any units lost in the calculation of maximum-density allowances. Regardless, the City would like for affordable multifamily housing to be developed at the maximum allowable density as if it were a stand-alone project when the mixed-use project is otherwise consistent with height, coverage, and other development standards. Program 1-1 addresses constraints to mixed-use development in the city. Program 2-8 proposes to work with TRPA to allow more residential development in mixed-use projects than is currently allowed.

There are other density issues that do not pose an actual constraint. In recently constructed affordable housing projects approved for South Lake Tahoe, no one has proposed a project to maximum density, let alone proposed the use of permissible density bonuses. The ability to build high-density developments tends to be constrained more by regional land coverage limitations than by density limitations. Permissible density and potential for density bonuses can actually mislead developers into thinking that they will be able to construct more units than is physically possible. The possibility of building to the maximum density is increased for projects proposed to reuse existing "over-covered" project areas or in CP areas where there are land coverage transfer incentives. Rather than being available only for very low- and low-income affordable housing projects, the density bonus program is available for mixed-use projects that provide a percentage of its units to lower- and moderate-income residents or seniors.

4.4.1.8 Height Standards

Overview

Chapter 37 of TRPA's Code of Ordinances assigns maximum building heights based upon the slope of the parcels in combination with the pitch of the roof. For example, a building with a 5:12 roof pitch on a parcel consisting of a 10-percent slope is assigned a maximum building height of 32 feet and -6 inches. Additional height findings must be made for residential buildings more than 26 feet tall.

Buildings outside of ~~town~~ Town and R~~r~~egional ~~center~~ Center areas containing a residential use, including mixed-use developments, are limited to two stories. This height limitation, combined with land coverage and setback restrictions, limits the feasibility of affordable housing and mixed-use projects.

The TRPA Regional Plan update allowed increased heights in the ~~town~~ Town and ~~regional~~ Regional ~~center~~ Center areas of the city. To implement these allowed increases, the City adopted the TCAP and TVAP in 2013 and 2015, respectively. Heights up to 56 feet are allowed in Town Centers and up to 95 feet in the Regional Center. To minimize impacts related to height, projects of three stories or greater in Town Centers and the Regional Center are required to comply with Findings 1, 3, 5, and 9 from Section 37.7 of the TRPA Code of Ordinances.

Conclusions

There is an "actual constraint" related to housing associated with regional height standards in areas of the city outside the TCAP and TVAP. Sites located within Area Plan districts which allow greater height do not have a constraint associated with height standards. Mixed use and housing projects are incentivized in Town Centers through increased allowable land coverage, increased density, and the ability to obtain residential allocations, residential units of use, and land coverage rights from the City. Mixed-use projects outside Town Centers that contain residential and commercial uses are limited to two stories. These strict height restrictions limit the feasibility of mixed-use projects outside of Town Centers, which are a potential source of affordable housing. Program 1-4 directs the City to provide more information regarding available incentives, and Program 1-1 directs the City to continue to create incentives for mixed use and housing projects.

4.4.1.9 Design Standards

Overview

Excellent project design enhances the appearance and reputation of local affordable housing development projects, as well as the neighborhoods in which they are located. Chapter 36 of TRPA's Code of Ordinances provides design standards to ensure consistency with the Land Use Element of its Regional Plan. In addition, TRPA provides Design Review Guidelines which define design and site planning methods and techniques that are applied during project review. Design Guidelines are provided for the following topics: screening, site design, building height, view protection, drainage and grading, building design, historic resources, setbacks, parking and driveways, on-site circulation (including emergency vehicle access), snow storage, landscaping, exterior lighting, signs, and water conservation. Additional area-specific standards regulate design in scenic highway corridors and the shorezone area.

Chapter 6.10, Citywide ~~Standards and Guidelines for~~ Design~~, Signage, Parking Driveway, and Loading~~ Standards, of the City Code substitute for TRPA's design standards in South Lake Tahoe, except for in the TCAP and TVAP, where the development and design standards of the Area Plans apply. The City adopted objective residential development and design standards (City Code Section 6.85) in 2021, which clearly and precisely establishes the basic objective site and structure regulations that apply to all single-family, duplex, or triplex projects ~~housing~~ and multi-family projects that are designed into one of three architectural styles pre-approved by the City~~developments~~. All residential projects, including projects in the TCAP and TVAP areas, must meet the standards listed in City Code Section 6.85 to be reviewed ministerially.

Flexible local design standards enable the use of a variety of materials, although affordable housing projects have elected high-quality details such as cedar siding and real rock accents. Most design standards, such as retention of natural vegetation outside of the project's construction area, do not add to developer costs.

Single-family, duplex, and triplex applications that conform with the standards set forth in Section 6.85 of the City Code are ministerially approved by the City and are therefore exempt from Design Review. Design requirements include standards to ensure that units are equipped to handle Tahoe's special climatic challenges. The design standards also specifically allow for single-family manufactured housing on a permanent foundation, outside of mobile home parks, when design and building standards are met. Multifamily development and design standards for development with four or more units, including mobile home parks, multi-person dwelling units, and nursing care and residential facilities, are clearly defined in Section 6.85 of the City Code. If a multifamily residential project is within plan areas where the use is allowed and complies with the architectural styles and other design standards of the City Code, the project is permitted by right and not subject to discretionary review. Approved architectural styles were refined through an extensive community engagement process and include Alpine and European Chalet, Tahoe Rustic/Historic Parkitecture, and Mountain Modern and Contemporary. These styles allow the City to preserve the community character while providing an interchangeable set of options for developers, and they guide the design process to streamline approvals.

Approval of a housing project requires compliance with the objective design standards. The one required finding is listed below:

- The proposed project must comply with the standards listed in Chapter 6.85, Residential Development and Design Standards.

Section 6.10.090 of the City Code identifies the review authority responsible for permits where the development and design standards apply and the appeal authority for each type of application. Either the Director of Development Services or Planning Commission may be the review authority of single-family or multi-family project design review applications. The approval, denial, or approval with conditions is based on the projects adherence to form, massing, roof design, and other aesthetic elements identified in the City's Objective Residential Development and Design Standards. Exceptions to these standards and guidelines may occur under four circumstances at the discretion of the Director of Development Services, Planning Commission, or City Council:

- Projects for which the cost of public improvements may be prohibitive, based on a case-by-case review, may submit schedules for compliance.

- Projects which are in assessment districts (or are contained in approved public works projects) which are committed to implement the public improvements.
- Projects for which the City has found the standard not to be applicable as a result of the City variance process (SLTCC 6.55.630). The City shall consult with the TRPA regarding exceptions and required TRPA findings, including those which may affect the scenic thresholds on Highway 50, 89 and Pioneer Trail. (Note: the TRPA cannot approve a variance to a scenic threshold if it affects the scenic threshold rating.)
- Exterior remodeled structures shall only be required to comply with those standards which are directly affected by the construction.

The objective design standards allow all single-family, duplex or triplex projects to be reviewed ministerially requiring only a building permit. The objective design standards also allow for residential projects with more than three units to be reviewed ministerially if they are designed in one of three architectural styles. The Director of Development Services is the review authority for both single-family and multi-family projects that fall into these categories. The review is ministerial and does not require a public hearing, but the applicant may appeal the decision to the Planning Commission.

For multi-family projects that do not adhere to any of the pre-approved architectural styles, the developer may obtain a design review permit. In that event, both TRPA and the City's Planning Commission are the review authorities for two separate approval processes. The applicant may appeal the Planning Commissions' decision to the City Council, if desired.

Design standards are available online on the City website and at the City's Planning Department counter. TRPA has designated Highway 50, Highway 89, and Pioneer Trail scenic highway corridors. The main purpose for this designation is to improve and maintain the scenic quality of the view from these roads. All projects located along scenic corridors must meet certain design standards above and beyond the standards imposed by the City and TRPA's design standards. These standards include placing all electrical and communication lines underground, additional massing requirements, screening requirements, and additional landscaping requirements.

Conclusions

There is no "actual constraint" related to affordable housing associated with local design standards. The design standards in South Lake Tahoe were updated in 2021 to streamline residential development proposals by minimizing discretionary review and developing objective standards. These design standards were prepared through extensive community engagement, which solicited feedback at a community workshop and via interviews with local developers and design professionals. Using the direction on appropriate design components outlined in these standards, developers have clear guidance to provide a complete application for approval on the first submittal, reducing time and resources expended as part of development costs. Furthermore, the high-quality designs of recent affordable housing projects in South Lake Tahoe have helped to decrease the stigma previously associated with affordable housing and gained community support. The 2019 South Shore Region Housing Needs and Opportunities Report found that employers and residents support affordable housing, and several local groups are engaged and interested in collaboration to provide affordable housing, including Barton Hospital, Vail Resorts, Lake Tahoe Community College, and the Tahoe Transportation District.

4.4.1.10 Building Season Limitations/Grading Requirements

Overview

The building season in South Lake Tahoe is affected by winter conditions that reduce the number of days construction can occur. The building season is further limited by the regulatory context in which land development can proceed. To protect water quality, the grading season in Lake Tahoe is May 1 to October 15. It should be noted that TRPA has the authority to grant limited exceptions to the grading season. Construction sites must be "winterized," or have BMPs in place that prevent soil and runoff from leaving the project area during storm events. Outside of the grading season, no grading that disturbs cumulatively more than three cubic yards of soil may occur without TRPA and Lahontan Regional Water Quality Control Board-issued grading ordinance exceptions. Many construction projects get their grading and framing done during the grading season and work inside all winter. However, there is an additional burden for developers to carefully plan their construction schedule, as unforeseen events or poor planning can delay a development project an entire season.

Conclusions

There is no "actual constraint" related to housing associated with the building season limitations and grading requirements. Grading limitations are inherent to the water quality protections required by the Regional Plan.

4.4.1.11 Impediments to Housing for Persons with Disabilities

Overview

Most of the housing in South Lake Tahoe is not accessible to persons with disabilities. For example, areas with the mountainous terrain make for changes in grade that require steps or stairs, and land coverage restrictions encourage builders to reduce the building footprint by constructing multiple-story homes. Universal design is generally not being used in new residential construction except when required by the Building Code for multifamily housing.

Chapter 30, Land Coverage, of TRPA's updated Code of Ordinances includes an opportunity for reasonable accommodation for persons with disabilities. Specifically, development that is required to be compliant with the Americans with Disabilities Act (ADA) is exempt from the calculation of land coverage. However, this exemption does not apply to the land coverages associated with parking and other vehicular uses nor to single-family dwellings or multifamily dwellings with three or fewer units. This accommodation allows for greater ADA accessibility in public/commercial facilities and multifamily residences.

Sky Forest Acres, a 17-unit affordable housing project, is available exclusively to persons with disabilities. The developers were required to get permits from both the City and TRPA. For this project, TRPA signed a contract review agreement with the City to enable the City's planners to conduct the review on behalf of TRPA. Consequently, TRPA has been open to innovative opportunities to expedite project review and reduce duplication of efforts.

Group homes for persons with disabilities, and all other group homes, fall under the use category of "residential-care facilities." These are defined as establishments primarily engaged in the provision of residential, social, and personal care for children, the elderly, and special categories of persons with limited ability for self-care, but where medical care is not a major element. The latter would be classified as

"nursing and personal care facilities." While the definition does not clarify the required number of occupants necessary to qualify a residence as a residential-care facility, the City and TRPA have a track record of treating group homes of six or fewer clients as a "family," not as a residential-care facility. In these cases, the residential-care facilities with six or fewer clients are authorized wherever single-family homes are authorized. There are no regional or local restrictions regulating a minimum distance required between group homes. Program 1-7 is proposed to amend the zoning code to comply with state guidance allowing both residential-care facilities for six or fewer and residential-care facilities for more than six by right in all residential districts.

Conclusions

There is an "actual constraint" related to housing for persons with disabilities, similar to constraints for other housing projects related to land coverage limitations. The TRPA Regional Plan update put land coverage exemptions in place for ADA compliance in new and existing homes giving equal housing opportunity to persons with disabilities. While the City adopted a reasonable accommodation procedure to exempt persons with disabilities from carport structure requirements, neither TRPA nor the City have other specific processes in place for requesting a reasonable accommodation nor residential-care facility permitting.

4.4.1.12 Employee Housing

Overview

State law asserts that employee housing for six persons or less shall be allowed in the same way residential structures are allowed in zones allowing residential uses and that employee housing for up to 12 units or 36 beds shall be deemed an agricultural use and must be subject to the same regulations as any other agricultural use in the same zone. "No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone" (Employee Housing Act, California Health and Safety Code Sections 17021.5, 17021.6, and 17021.8).

The TRPA Code of Ordinances defines "employee housing" as residential units owned and maintained by public or private entities for purposes of housing employees of said public or private entity. While the definition does not provide explicit limitations on unit or bed count, the Code states that projects proposing employee housing with more than four units requires the review and approval by the Hearings Officer. Neither the TRPA Code nor the City's Development Code addresses instances in which employee housing would be deemed an agricultural use, but the city does not have any agriculturally zoned land.

Conclusions

There is an "actual constraint" regarding employee housing in South Lake Tahoe. While the "employee housing" definition and use do not allow the use in agricultural zones, there is no agricultural land use designation in South Lake Tahoe. Therefore, California Health and Safety Code Sections 17021.6 and 17021.8 do not apply within the city. However, employee housing (housing for six or fewer persons) is not considered a single-unit residential use nor is it permitted by right in the districts that permit single-unit residential uses. Program 4-~~4~~2 is proposed to allow housing in full compliance with the Employee Housing Act.

4.4.1.13 Subdivision and Condominium Requirements

Overview

Chapter 39 of the TRPA Code of Ordinances contains TRPA's subdivision ordinances. Subdivisions that would create new development potential are prohibited in the Tahoe Region. Under TRPA code, both pre- and post-1987 multifamily structures may be converted to condominiums, under specific circumstances, if they do not exceed the density standards by more than 10 percent. While there is a general prohibition or mitigation requirement for subdivisions of existing low-income residential units, housing units in South Lake Tahoe are exempt from these requirements since the City has a housing program that addresses low-income housing needs. The City allows the conversion of multifamily rental units to condominiums with a stipulation that a portion of the units be deed-restricted for low- and moderate-income households. The remaining units must be deed-restricted for owner-occupancy and price-capped at the maximum price of the First-Time Homebuyer Program with the intent of serving middle-income residents.

Condominium density must be consistent with the multifamily housing density described in the applicable PAS, AP, or CP areas. Where multifamily housing is prohibited, new condominiums are also prohibited. New condominiums in areas designated preferred affordable housing areas are prohibited unless the local jurisdiction is meeting its portion of the regional fair share of low- and very low-income housing.

Conclusions

The City Council adopted condominium ordinances and policies stricter than TRPA's to preserve rental housing. These are described in the section related to City of South Lake Tahoe constraints. Consequently, TRPA ordinances are less restrictive than the City's and are not an "actual constraint." The City's condominium ordinance is also not a constraint for affordable housing. The City's ordinance allows more opportunities for homeownership for residents of all income levels by promoting deed-restricted affordable housing.

4.4.1.14 Fees and Other Exactions

Overview

TRPA's filing fee schedule categorizes residential projects into two groups: single-family and multifamily new construction, but affordable housing projects (including lower-, moderate-, and achievable-income sites) are exempt from application fees. Table 4-~~54~~ 55 shows the base fees for the two groups of residential developments.

TABLE 4-~~54~~55 TRPA BASE FEES FOR NEW RESIDENTIAL CONSTRUCTION Tahoe Basin Effective January 25, 2021	
Residential Use Category	**Base Fee**
Single-family Dwelling, Summer Home, Secondary Residence, one Mobile Home Dwelling, and one Employee Housing unit	$1.38 per sq. ft. of floor area covered by roof $690 min.[1]
Multiple-family Dwelling, Multiple-person Dwelling, Nursing and Personal Care, Residential care, more than one Employee Housing unit, more than one Mobile Home Dwelling	$3,034 + $56/unit[1]

Source: Tahoe Regional Planning Agency Application Filing Fee Schedule (Effective January 25, 2021)

[1] *All application fees are waived with projects that use new affordable, moderate, or achievable housing bonus unit(s). Other fees would still be applicable.*

Depending on the required level of review (i.e., staff, hearing officer, or governing board review) and the location of the project, the total fee may be greater than the base fee. The majority of projects are reviewed at the staff level. The TRPA Hearings Officer or Governing Board generally only review residential projects identified as a "Special Use" in the applicable PAS. Fees for revisions to a permitted project are also determined by applying a multiplier to the original project fee. Table 4-~~55~~ 56 summarizes TRPA's fee multipliers.

TABLE 4-~~55~~56 TRPA FEE MULTIPLIERS Tahoe Basin Effective January 25, 2021	
Level of Review	**Multipliers**
Staff Level Review	1.00
Hearing Officer Review	1.40
Governing Board Review	1.80
Plan Revisions	
Minor—A non-substantive change to a permitted project. A project that will not cause changes to any TRPA permit conditions, does not require new field review by TRPA staff, does not require a public hearing, and does not involve any modifications to building size, shape, land coverage, location, or scenic rating score.	0.40
Major— A substantial change that does not significantly exceed the original scope of the project. Revisions that significantly exceed the original scope of a project, or which require a public hearing, shall be treated as new or modified projects, as the case may be.	0.70
Special Planning Area	
For projects located in an adopted community plan area, or subject to an adopted redevelopment, specific, or master plan.	1.25

Source: Tahoe Regional Planning Agency Application Filing Fee Schedule (Effective January 25, 2021)

Projects are subject to other TRPA filing fees such as the $121 Information Technology Surcharge applied to each application for maintenance of the TRPA database, and the $552 Shoreland Scenic Review Fee applied to projects located in the Shoreland area of Lake Tahoe. Table 4-~~56~~ 57 lists these and other fees charged by TRPA in the land development process.

TABLE 4-~~5657~~
OTHER TRPA FEES
Tahoe Basin
Effective January 25, 2021

Category	Fee
Shoreland Scenic Review Fee—For new construction projects, and additions and other construction modifications to existing structures located in the shoreland area of Lake Tahoe.	$552
Best Management Practices Fee – For new construction projects and additions, and other construction modifications to existing structures.	$133
Information Technology Surcharge—applied to all applications.	$121
Bonus Unit Allocation Transfer	$731 minimum fee, deposit account
Land Coverage Transfer	$731 minimum fee, deposit account
Lot Line Adjustment	$1,324 (2 lots) + $138 per add. lot

Source: Tahoe Regional Planning Agency Application Filing Fee Schedule (Effective January 25, 2021)

In addition to the project application fees, mitigation fees are required by TRPA for all projects in the Lake Tahoe Basin. No exemptions for affordable housing are provided, but the mobility mitigation fee may be waived. These fees are the same for single-family or multiple-family housing:

- **Water quality mitigation fee:** $1.86 per square foot of land coverage.
- **Off-site land coverage mitigation fee:** $8.50 per square foot of coverage created in the public right-of-way (dependent upon project location).
- **Excess land coverage mitigation fee:** $8.50 per square foot of land coverage; $200 minimum (dependent on project location).
- **Mobility mitigation fee:** $196.20 per average daily vehicle mile travelled.

Together, TRPA mitigation fees for a 2,000-square-foot, single-family home would cost an estimated $10,198, assuming that the site is not built in a public right-of-way and does not exceed the base allowable land coverage on the parcel.

Conclusions

While TRPA exempts affordable housing projects from application fees, there is an "actual constraint" related to the development of affordable housing associated with TRPA's mitigation costs. Past reports have suggested reduction or elimination of such fees for affordable housing projects. Such suggestions have not been implemented by TRPA. The City works with project proponents to redevelop existing developed

sites, such as RV parks, for affordable housing, as existing developed sites have grandfathered land coverage and a certain number of recognized daily vehicle trip ends that reduce mitigation fees. In recognition of TRPA's high development fees, the City of South Lake Tahoe maintains fees lower than those of most jurisdictions. The lower City fee schedule reduces the amount of money available in the City's budget and limits the ability of the City to provide supporting infrastructure and services.

4.4.1.15 Project Processing and Permit Procedures

Overview

Permissible uses that are allowable in the PAS or CP district are approved at staff level. Special uses require neighbor notification, public hearings, and issuance of a use permit. Design review is conducted in either case for residential projects that propose alternative architectural styles or modifications to the City's Residential Development and Design Standards. To expedite project review and remove duplication, the City and TRPA have executed an MOU that delegates the responsibility for TRPA permitting to the City. The City reviews and approves all single-family and multifamily residential projects of four units or less throughout the City on behalf of TRPA per an MOU signed in 2014. The City also reviews residential projects with:

- Less than 50,000 square feet of new floor area in Town Centers,
- Less than 100,000 square feet of new floor area in Regional Centers, and
- Less than 25,000 square feet of new floor area in other areas within the boundary of an area plan.

~~For multi-family projects proposing four or more units, City staff find that typical project timing is the same as other smaller multi-family projects.~~ Projects reviewed under the MOU are still required to comply with all TRPA regulations and procedures which may require a hearing and decision by TRPA's Hearings Officer or Governing Board. Review of typical CEQA-exempt projects reviewed under the MOU takes approximately three months. Review of projects requiring CEQA review not reviewed under the MOU takes approximately six months. For multi-family projects proposing four or more units, City staff find that typical project timing is the same as other smaller multi-family projects.

While the City does not yet have significant development trend history to assess the impact of the Residential Development and Design Standards (adopted in 2021) on project timing, the City expects that single-family, duplex, and triplex projects and multi-family projects complying with the residential objective design standards will have shorter review times moving forward.

Typical turnaround time after receiving planning entitlements until requesting a building permit is driven by market and funding availability. Building permits are typically requested within a year after receiving planning approval.

TRPA conducts audits of City permitting under the MOU. Audit results related to delegated authority in an area plan is reported to the TRPA Governing Board annually (TRPA Code of Ordinances Section 13.8.3) and audits related to the Performance Review System (TRPA Code of Ordinances Section 50.5.2.E) affect the number of residential allocations distributed to the City as part of the Allocation of Development system (TRPA Code of Ordinances, Chapter 50).

Conclusions

There is an "actual constraint" related to the permitting process. The complicated regulatory environment in the Lake Tahoe Basin and the audited oversight process associated with the MOU require substantial staff resources to ensure compliance, resulting in longer application review times. Larger multifamily housing projects that are not within the delegated authority of the MOU require separate TRPA and City permit processes that can create redundancy resulting in procedural delays and increased development costs.

4.4.1.16 TRPA Preemption of State Housing Law

TRPA regulations that further the realization of the Regional Plan can preempt state law. In the past, TRPA has made efforts to eliminate conflicts with state law where a modification that enabled compliance would not compromise the Regional Plan. For example, TRPA staff has interpreted its code consistent with California law that licensed group homes with six or fewer residents are treated no differently than other family housing and can move into any single- or multiple-family dwelling unit. In addition, TRPA recently updated ADU regulations to become more consistent with state law.

4.4.1.16.1 Accessory Dwelling Units

Overview

California has adopted multiple laws in recent years to clarify and improve various provisions to promote the development of ADUs and junior ADUs (JADUs). These include allowing ADUs and JADUs to be built concurrently with a single-family dwelling, opening areas where ADUs can be created to include all zoning districts that allow single-family and multifamily uses, modifying fees from utilities such as special districts and water corporations, limited exemptions or reductions in impact fees, and reduced parking requirements. The California Government Code, Section 65583(c)(7), requires that cities and counties develop a plan that incentivizes and promotes the creation of ADUs in compliance with State law. These laws intended to simplify the process for obtaining ADUs to increase California's supply of affordable housing. Cities must either establish specific development and design standards for ADUs or apply the state's enumerated standards. In either case, the standards must be applied ministerially and no public hearing can be held.

With the advent of recent ADU legislation, in July 2021, TRPA removed the one-acre limit on parcel size to allow ADUs in more areas of the city and removed requirements for noticing to adjacent neighbors. TRPA also lifted the requirement of only one ADU per parcel because ADUs are typically located in close proximity to transit and Town Centers, so allowing two ADUs per parcel would support walkability goals. The updated rules also waive application filing fees for ADUs that are deed-restricted for affordability. In addition, mitigation fee reductions are permitted if the proposed ADU is within a half-mile of an existing transit stop, half-mile from a Town Center, or within an area zoned for multifamily housing. This gives the City the authority to regulate ADU construction similar to City regulation of other single-family home construction through area plans and the development and building codes. ADUs are still required to comply with TRPA's land coverage, height, and growth-management regulations. This amendment does remove TRPA requirement for noticing of multifamily projects or remove the requirement for the ADU to obtain a "residential unit of use" or bonus unit allocation, just like a single-family residence. In addition, TRPA does not exempt ADUs from mitigation fees. Therefore, TRPA still requires noticing for ADUs when constructed on a property with existing or proposed multifamily residential uses. TRPA is considering

lifting this requirement for noticing for ADUs. As ADUs would be allowed on all single-family parcels, the construction of an ADU would not be an exception to the rule; therefore, it would not require special notice.

Conclusions

There is an "actual constraint" related to ADUs. While TRPA's changes in ADU regulation helps South Lake Tahoe comply with state law, which allows multiple ADUs and JADUs per parcel, these changes to regulations do not completely bring the City into compliance with state law. The complicated regulatory system and the environmental constraints in the Lake Tahoe Basin pose challenges to the feasibility of ADU construction that are not experienced in other parts of the state.

Program 2-9 proposes to further facilitate the development of ADUs through changes to regulations. These regulations are consistent with California Government Code Section 65852.2, which allows the designation of locations where ADUs may be permitted. There are no special ADU standards related to height, coverage, required development rights or mitigation fees; they must be consistent with other residential design review standards. In many cases, the TRPA Code restricts ADUs and "granny flats" to a greater extent than what state law allows. This poses an "actual constraint" for the City of South Lake Tahoe in its ability to meet the requirements of state law without creating confusion for the public (e.g., if the City amended its code to meet the requirements of state law, but the TRPA Code remains more restrictive).

4.4.1.16.2 Density Bonus

Overview

Multiple bills have passed since the adoption of the 2014-2021 Housing Element, which revised California's density bonus statutes by increasing the density bonus percentages and number of incentives and concessions awarded to developers and offering additional incentives for 100-percent affordable housing projects. Density bonuses are given when a project has a density increase of a minimum required under state law for the project type/affordability level (minimum of 5 percent) up to a maximum of 50 percent, in exchange for developing affordable and other types of housing. For example, the developer must construct at least 10 percent of the total units of the housing development for low-income households and 5 percent for very low-income households, including senior housing. In another example, the developer must designate 10 percent of the units for moderate-income households in a development with moderate-income units. Concessions and incentives are offered with the state density bonus and can be requested by applicants. Regulatory concessions include reductions in development standards or modifications of zoning requirements that result in identifiable cost reductions, such as reductions in setbacks, lot size, and parking requirements, and an additional bonus density. In addition, the laws have expanded the definition of projects eligible for density bonuses to include student housing.

Recent legislation also imposes statewide parking standards that a jurisdiction must grant upon request from a developer of an affordable housing project that qualifies for a density bonus, in some cases waiving any required parking, with most exceptions due to proximity to transit.

Conclusions

TRPA allows a 25-percent density bonus to affordable housing developments provided that the project satisfies specific TRPA requirements. First, the project, at the higher density, must satisfy a demonstrated need for additional affordable housing. Second, the additional density must be consistent with the surrounding area. These requirements are subjective and open to interpretation by TRPA. While TRPA

does, in some cases, allow affordable housing developers to take advantage of a density bonus, TRPA's treatment of the density bonus is not consistent with state law. This poses an "actual constraint" for the City of South Lake Tahoe in its ability to meet the requirements of state law without creating confusion for the public (e.g., if the City amended its Code to meet the requirements of state law, but the TRPA Code remains more restrictive). Although current regulations pose challenges to taking advantage of what is allowed under state density bonus law in the City of South Lake Tahoe, Program 1-5 commits the City to continuing to work with TRPA and other Tahoe Basin agencies to advocate for the option to allow density bonuses in the City compliant with state government code.

4.4.1.16.3 General Plan

Overview

In 2019, SB 166 or the 'no net loss' statute, amended the law to require that all local governments maintain enough sites to accommodate their remaining unmet RHNA per income category at all times throughout the housing planning period. Local governments cannot take any action that would reduce a parcel's residential density unless it simultaneously identifies alternative and adequate sites that would account for any initial loss in the housing supply by income category. If the City approves a housing development on a Housing Element site that provides fewer units and/or at different income levels than designated in the Housing Element, the City must demonstrate that enough adequate sites remain in the jurisdiction to address all units and income categories of its remaining RHNA.

Conclusions

This is not an "actual constraint," as any amendment proposal could be required to be submitted in hand with another amendment request to re-zone another area.

4.4.2 City of South Lake Tahoe Potential and Actual Governmental Constraints

In South Lake Tahoe, governmental constraints include ordinances, policies, and procedures of both TRPA and the City. This section addresses the potential constraints related directly to the City.

The City of South Lake Tahoe's 2011 General Plan, APs, and CPs, along with the PAS, establish the amount and distribution of land allocated for the different types of residential uses. These documents also provide the City's framework for creating and fostering a viable local economy. While housing production is primarily constrained by the TRPA Regional Plan, the City's own land use controls, development processing procedures, fees, off-site improvement requirements, and building codes also affect development potential.

4.4.2.1 Land Use Controls

The discussion found in the TRPA section related to zoning, densities, and design also applies to the City of South Lake Tahoe, as the City has adopted the TRPA PAS and CPs as its zoning. This was done to ensure consistency and reduce confusion for applicants. Regional growth controls, grading standards, and land coverage standards have not been codified by the City but nevertheless apply region-wide due to TRPA's special regional government status. The City's zoning and development standards are available online as part of the City's municipal code.

Citywide, CP and AP design standards have been mutually adopted by both the City and TRPA, superseding the requirement of Chapter 36 of the TRPA Code. These design standards incorporate by reference the TRPA Code Chapter 37 height requirements. In addition, the City has adopted objective residential design standards, which streamline project review within the City. Conversely, TRPA's Code incorporates the City's parking standards, described in Section 4.4.6.15, Parking Standards. This discussion, and the discussions related to "Impediments to Persons with Disabilities" (Section 4.4.5.11), which includes reasonable accommodations and residential-care facilities, "Project Processing and Permit Procedures" (Section 4.4.5.15), density bonuses, and ADUs, also apply to the City and will not be duplicated here. Land use controls either not imposed within the city because of the regional regulations or different from the regional regulations are discussed below.

4.4.2.2 Airport Safety Areas

Overview

The South Lake Tahoe Airport has three airport safety zones that affect land uses within the city. These regulations were required by the Federal Aviation Administration (FAA) to ensure no net increase of such uses exposed to safety risks associated with the aircraft take-off and landing.

No residential areas are located in airport safety zone #1, which is incompatible with all types of residential development. Safety zone #2 indicates that residential development is generally inconsistent unless the building density is two or less dwelling units per acre. Safety zone #3 is compatible with residential development, with a limitation that custodial care facilities are restricted to no more than six persons. In both zones 2 and 3, infill of vacant parcels, changes of use, and reconstruction within areas of existing development not ordinarily permitted by the airport land use plan can be permitted if the following specific findings are made:

- The use is consistent with the PAS, CP, and related City land use provisions, and there are similar uses within the area of existing development.
- The project would not extend the perimeter of the area of existing development with incompatible uses, and there is no increase in the "concentration of people."

New construction or expansion of incompatible uses is limited to uses that relocate development rights associated with other incompatible uses from within the safety zone and where the sending parcel is restricted to open space. Incompatible uses and their rights can be relocated from zone 2 to zone 3, but not from zone 3 to zone 2. On April 14, 2020, the City adopted an ordinance to require that the City refer land use actions that involve adoption or amendment of the General Plan, a specific plan, plan area statement, area plan, community plan or zoning ordinance to the Airport Land Use Commission for review and approval, even if such actions are compliant with the adopted Airport Land Use Commission Plan.

The City of South Lake Tahoe can overrule the guidelines where there is a finding made that the hardships outweigh the public health, safety, and welfare objectives of the airport plan.

Safety zone #2 within the city includes over 100 single- and multifamily parcels with IPES scores or land capability classifications that would otherwise make them eligible for development. Note that residential parcels, particularly in the Sierra Tract portions of the zone, are typically smaller than one-half acre. Since the airport safety zones were established, City planning has permitted residential development of duplexes and single-family units as "infill" consistent with the PAS (103, 104, and 105) and adjacent development within flight zone #2. Duplexes (two dwellings per parcel) and single-family dwellings at one unit per residential parcel have been approved. These projects have not extended the area of existing development with incompatible uses. The residential construction that has occurred has been constructed using "new" residential allocations, not relocating existing units of use, and therefore has moderately increased the intensity of uses in the area.

Planning staff responded to FAA safety concerns by limiting infill to two units or less. The FAA was concerned with safety factors related to concentrating large numbers of people in one building. The two-unit infill limitation was a compromise that addressed the FAA's safety concerns while still providing some land use options for the city.

Conclusions

There is no "actual constraint" associated with the airport safety zone requirements, as interpreted as infill development. If they were interpreted as new construction, undeveloped lots in the affected portions of Sierra Tract and Highland Woods would not be eligible for development from allocations received from the allocation list because they do not relocate incompatible uses from within the zone; however, this is not the case. Lots in Sierra Tract and Highland Woods are allowed to use allocations for either a single-family dwelling or a duplex, if permitted in the PAS.

4.4.2.3 Annexation Restrictions

Overview

Possibilities for annexation are limited by the geographic and physical boundaries surrounding South Lake Tahoe to the north and east. However, there are no annexation restrictions limiting annexation of unincorporated El Dorado County land.

Conclusions

There is no "actual constraint" associated with annexation restrictions.

4.4.2.4 Mobile Homes/Mobile Home Parks

Overview

Chapter 6.55 of the City Code includes standards for new or enlarged mobile home parks. In reality, all existing parks are very dense and have no room for expansion. All existing mobile home parks in the city have some nonconforming elements, whether they are a nonconforming use, or have nonconforming land coverage, density, setbacks, etc. Only the Tahoe Verde Mobile Home Park was constructed since City incorporation in 1965. No one has inquired about construction of a new park, but if a new park were constructed, the PAS/APs/CPs permissible uses matrices would apply. In March 2021, the City reduced the minimum mobile home park lot size requirements from 10 to 5 acres. Three PAS include areas that allow construction of new mobile home parks. Where permissible, TRPA limits new mobile home park densities to eight units per acre.

While manufactured homes that comply with local design standards can be placed on a permanent foundation outside of mobile home parks to serve as permanent residences, mobile homes and travel trailers cannot, as prohibited by City Code. Mobile homes and travel trailers are limited to designated mobile home or RV parks. ~~Minimum lot size for new mobile home parks is 10 acres and for RV parks is 5 acres.~~

The California Department of Housing and Community Development's (HCD's) Division of Codes and Standards is the enforcement agency for the mobile home parks within South Lake Tahoe. The City has the option, but has not assumed enforcement responsibilities, for parks within its jurisdiction. Most South Lake Tahoe mobile home parks are overly dense and predate City incorporation; therefore, they tend not to meet City standards in at least some aspects. All parks are required to comply with the Mobile Home Parks Act and the regulations contained in the California Code of Regulations, Title 25, Division I, Chapter 2, commencing with Section 1000. HCD is required to ensure compliance with the act.

Even so, under state law, the City becomes involved prior to the conversion of a mobile home park to another use or prior to either the closure of a mobile home park or cessation of use of the property as a mobile home park. Some California local jurisdictions have codified the local requirements created to implement the conversion of a mobile home park to another use. Since the City has not done so, the requirements of the California Government Code apply. This law applies only to mobile home parks. The city's two RV parks, considered under TRPA's use definitions to be a recreation use similar to camping and not residential units of use, have conversion standards pursuant to state RV park law, but they do not include a relocation requirement.

Specifically, Section 65863.7 of the California Government Code requires the person or entity proposing to close a mobile home park or otherwise change the use to file a report with the City, prior to initiating the change. The report must document the impact of the change on the residents of the park. The term "residents" includes both owners and tenants of park coaches. The report must specifically address the availability of adequate replacement housing and the costs of relocation to mitigate the adverse effects of the conversion/closure/cessation of use. This report must be provided to each park resident. In writing this report, the feasibility of moving the coaches should be assessed. Many older coaches are not moveable (either because of condition or due to lack of replacement mobile home parks that will accept older coaches) and as a result may need to be appraised and acquired by the person or entity proposing the change.

The City Council would review the report before any change of use is approved. Payment of relocation assistance/moving expenses to park residents may be required. The costs of relocating residents—whether owners or occupants—would be borne by the person or entity proposing the change. In addition, an administrative fee for processing the change/closure/cessation of use can be charged. However, the City has not yet established such a fee.

After the change of use is approved, park management must give homeowners six months or more written notice of the termination of tenancy. If no local government permit is required to change the use, then notice must be given 12 months or more before the change of use occurs. This notice triggers response requirements on the part of the mobile home owners pursuant to Section 798.56a of the Civil Code.

The ability to do acquisition/rehab or conversion/rebuild projects is impeded by the high cost of relocation of residents. Pursuant to the City's nonconforming use requirements (and those of TRPA), if a subsequent multifamily housing project or other use is proposed on a converted mobile home park site, nonconforming densities and setbacks will not be grandfathered as part of the new project. Legally existing excess land coverage may remain, but it must be mitigated pursuant to the requirements of Chapter 30 of the TRPA Code of Ordinances.

Many members of the community concerned about substandard mobile home park conditions in South Lake Tahoe suggest that these should be priority sites for park conversion and replacement with quality affordable housing projects. As stated previously, subsequent projects built to appropriate densities typically reduce the amount of housing, creating a replacement housing need.

Conclusions

There is no "actual constraint" associated with the mobile home park design standards and land use controls. The recent reduction by the City of the minimum mobile home park lot size to five acres was based on an evaluation of constraints to housing development and community engagement and feedback. However, as part of Program 3-10 the City will assess other mobile home issues that may be constraints to development, including the following:

- City regulations do not address the conversion of mobile home parks. The City Council could consider codifying the specifics regarding what constitutes a change of use (quantifying the definition of "cessation," such as all or part of a park, immediately or gradually, etc.), when relocation payment is required, etc. The City could also evaluate the appropriateness of TRPA's restriction for the reuse of any units of use that originate from a mobile home park. These may be appropriate for single-family workforce housing.

- City regulations for new and enlarged parks should include design and required amenities, any fencing requirements, and an assessment of affordability. Further, it could consider identifying those mobile home parks that are most desirable or feasible to preserve as long-term, permanent housing. These mobile home parks could be targeted for park-wide improvement with the necessary infrastructure and residents could be part of a special program for rehabilitation or replacement of older coaches.

4.4.2.5 Motel Conversion Regulations

Overview

The motel conversion and bonus unit substitution program is an option to assist the City of South Lake Tahoe in meeting its affordable housing obligations and ensuring a long-term supply of affordable housing for city residents. The City Code of Ordinances Section 6.55.370 establishes the criteria for the conversion of motels to affordable multifamily rental housing and the substitution of bonus units allowed by Chapter 52 of the TRPA Code of Ordinances (see TRPA Constraints, Growth Controls). The motel rooms (TAU) that become residential units of use (RUU) are excess-rights eligible for sale or transfer. These new RUUs can be used as multifamily residential units, single-family or transitional housing. As of 2020, the fee for transferring the unit of use is $852 per unit (includes a $121 IT surcharge).

- Opportunities for motel conversions are limited by the building and locational criteria provided in the City Code. The motel buildings must meet certain building criteria, such as ceiling height, roof covering standards, electric system standards, and heating and cooling system standards. Motel properties abutting Lake Tahoe Boulevard or Emerald Bay Road located within certain PAS or CPs, all of which have either a commercial or tourist land use designation, are not eligible for conversion. Approximately one-third of the city's motels are ineligible because of their location. The excluded PAS/CP areas are as follows:

- PAS 103 (Sierra Tract commercial)

- PAS 110 (Tahoe Valley Area Plan area)

- PAS 116 (airport)

- The Bijou/Al Tahoe CP

- The Stateline/Ski Run CP (Tourist Core Area Plan)

Properties that are in the excluded PAS/CP areas but do not directly abut Lake Tahoe Boulevard or Emerald Bay Road are still eligible to apply for conversions to affordable housing. Also, motel conversions may occur in the excluded areas when the conversion project is a mixed-use project that combines affordable housing with a commercial or public service component.

Conclusions

There is no "actual constraint," but rather the motel conversion ordinance serves as an affordable housing incentive. However, the conversion of motels to affordable housing has proven to be difficult to accomplish. While TRPA regulations support this conversion, health and safety standards limit the feasibility of many motel-conversion projects due to the age of most motels in the city.

4.4.2.6 Transitional and Supportive Housing

Overview

Health and Safety Code Section 50675.2 defines transitional housing as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. Typically, supportive housing is targeted to a certain population, as defined in Health and Safety Code Section 53260—i.e., low-income persons with mental disabilities, AIDS, substance abuse, or chronic health conditions, or persons whose disabilities originated before the age of 18. The types of support services that can be provided include medical and mental health care, vocational and employment services, substance abuse treatment, childcare, and independent-living skills training. To encourage the development of more supportive housing and to address increasing levels of homelessness statewide, the State Assembly passed AB 2162 in 2018, which limits the discretionary review for supportive housing projects in certain zones. AB 2162 requires

jurisdictions to permit the development of supportive housing by right in areas zoned for either multifamily or mixed-use development. By requiring ministerial approval in these circumstances, the development of certain supportive housing would also fall under the CEQA exemption for ministerial approval.

The City currently defines transitional housing in the Development Code and allows conversion of motel units to transitional housing facilities pursuant to Section 6.55.370. This facilitated the work of the Tahoe Coalition of Homeless to convert three motels to transitional housing for homeless and at-risk of homeless individuals in South Lake Tahoe in 2020. The City treats these motels as SROs for the purpose of land use regulations. However, the motels function more realistically as transitional housing due to the services that TCH provides on-site. The three motels, the Red Lodge, Bear's Den, and El Nido, are active today and provide 59 beds within the transitional housing facilities. The City does not define supportive housing in the Development Code, and the TRPA Code of Ordinances neither identifies nor defines either use or where they are permitted within the Tahoe Basin.

Conclusions

There is an "actual constraint" related to housing associated with TRPA and City regulations, or lack thereof, in place for transitional and supportive housing. Without clarification that transitional and supportive housing are allowed ministerially in areas allowing residential development, the City is out of compliance with state law. While TRPA is the regulating body for land use and zoning in the Tahoe Basin, Program 2-9 proposes to include definitions of transitional and supportive housing in the City's Development Code, and it calls for the City to work with TRPA to allow each of these residential uses as required by state law.

4.4.2.7 Emergency Shelter

Overview

The California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay." SB 2 (Cedillo, 2007) requires jurisdictions to allow emergency shelters without a conditional use permit.

The City has worked with TRPA to confirm that the "Social Service Organization" use in the TRPA Code of Ordinances includes emergency shelter uses. The TRPA definition for Social Service Organization is "Public and quasi-public establishments providing social services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged. The use includes organizations soliciting funds to be used directly for these and related services. The use also includes establishments engaged in community improvement and neighborhood development."

The City does not regulate Social Services Organizations beyond how they are allowed and neither TRPA nor the City has adopted any operational standards for this use. Therefore, emergency shelters are known as Social Service Organization by TRPA and interpreted as such in the Code of Ordinances. This use is allowed without a ~~conditional~~ special use permit in five PAS/APs/CPs or subareas in the city. The five areas include Sierra Tract Commercial, South "Y," Subdistrict 4 of the Bijou/Al Tahoe CP, and the TSC-MUC

and TSC-G subdistricts of the TCAP. The five areas have 51 vacant parcels totaling 46.9 acres. All of these areas are located close to transit and services.

Conclusions

There is no "actual constraint" to the development of emergency shelters in South Lake Tahoe, as they are allowed in multiple areas of the city. However, the correlation between the definitions for "Social Service Organization" and "emergency shelter" could be improved to minimize confusion, if any exists, amongst developers and the community. Therefore, Program 2-9 proposes to include the term "emergency shelter" and definition of emergency shelters in the City's Development Code with reference to the alternative "Social Service Organization" term.

4.4.2.8 Vacation Rental Regulations

Overview

In 2003, the City Council first adopted an ordinance (City Code Chapter 3.50) to regulate vacation rentals in South Lake Tahoe. Some area homeowners have used their Tahoe residences as their vacation property, renting it to other vacationers when not used by them. As property values have risen, this use has generally provided owners with an income stream that helps them pay for and maintain their properties. Large homes in prime areas can "vacation" rent for more than the price that owners could receive from a permanent rental while preserving for the owners their ability to also use the property.

Since adoption of the last Housing Element, much work has been done in the community and by the City to address the issue of vacation rentals and the different viewpoints on that use in the city. The City updated their Vacation Home Rental Ordinance (most recently in 2017) and conducted studies about the impacts of vacation rentals to inform the ordinance updates. This remains a controversial issue in the community.

In 2018, voters passed Measure T, which prohibits vacation rentals in the city's residential zones beginning in 2021 onwards. Since all vacation rental permits are required to be renewed on an annual basis, the City is removing all vacation rentals in residential zones by denying vacation rental permit renewal applications. Presumably, all vacation rentals in residential zones, with the exception of Qualified Vacation Rentals rented less than 30 days in a year, will become illegal no later than December 31, 2021, assuming that the last permit for a vacation rental in a residential zone was renewed on December 31, 2020. Program 3-7 commits the City to monitoring impacts of vacation home rentals as the impacts of the moratorium unfold.

Conclusions

Vacation rental regulations are not an "actual constraint" to providing housing for all income levels in South Lake Tahoe at the current level of use. The City's prohibition on vacation rentals in residential zones may incentivize some property owners to sell these housing units, which may expand the availability of housing supply available to all income levels in the city, or rent these units long term. The City has also initiated the Long Term Rental Incentive Grant Pilot Program that provides grants to motivate vacation rental and second home owners to rent their homes long term to residents earning 125% of area median income or less.

4.4.2.9 "Illegal Unit" Program

Overview

Chapter 6.25 of the City Code provides an opportunity for certain unauthorized ADUs to become legalized if they meet specific criteria. This complaint-based program, created specifically to help meet the City's affordable housing needs with decent, safe, and sanitary housing units, only applies if units are deed-restricted as affordable housing and are rented only to a lower-income person(s).

The criteria for legalization include:

- Cannot have been illegally constructed since the ordinance was adopted in April 1993.
- May contain one unit beyond permissible density (detached, attached, or within the legal dwelling).
- Must conform to height, setbacks, and design.
- Must meet health and safety standards.
- Parcel must contain 1.5 parking spaces per unit.
- Must pay STPUD all costs for the illegal sewer hook-ups.
- Must be deed-restricted as lower-income housing.
- Must meet the TRPA illegal unit criteria.

Since its adoption in April 1993, 137 potential illegal units were evaluated, 23 were "legalized" and deed-restricted as lower-income housing, 28 substandard units were removed, and the balance were determined not to contain an illegal unit after investigating the property's history. No units were legalized and deed-restricted as lower-income housing or removed since 2014. As of July 2021, the fee for illegal unit review is $963 per unit.

Conclusions

Since the program to legalize nonconforming units is codified, it doesn't currently have an impact on the development of housing in the city. The Illegal Unit Program provides an opportunity for certain unauthorized ADUs to become legalized if they meet specific criteria, creating housing and increasing favorable opportunities to increase the housing stock. Therefore, the Illegal Unit Program is not a constraint on housing in South Lake Tahoe.

4.4.2.10 Building Height, Setback, and Minimum Lot Size Requirements

Overview

Setbacks have been codified in Chapter 6.85 of the City Code, as have minimum lot sizes and building heights. Standard setback requirements, building height, and minimum lot sizes are listed in Table 4-~~57~~58.

Chapter 37 of TRPA's Code assigns maximum building heights based on the slope of the parcels in combination with the pitch of the roof. Generally, buildings containing a residential use, including mixed-use developments, are limited to two stories, except in Town Centers. This height limitation, combined with land coverage and setback restrictions, limits the feasibility of affordable housing and mixed-use projects. The TRPA Regional Plan update allowed increased heights in the Town and Regional Center areas of the city. To implement these allowed increases, the City has adopted the TCAP and the TVAP. Heights from 24 to 42 feet are allowed depending on the ratio of the slope to the building volume, with exceptions of up to 56 feet in Town Centers and 95 feet in Regional Centers. To minimize impacts related to height, projects of three stories or greater in Town Centers and the Regional Center are required to comply with Findings 1, 3, 5, and 9 from Section 37.7 of the TRPA Code of Ordinances:

Finding 1: When viewed from major arterials, scenic turnouts, public recreation areas, or the waters of Lake Tahoe, from a distance of 300 feet, the additional height will not cause a building to extend above the forest canopy, when present, or a ridgeline. For height greater than that set forth in Table 37.4.1-1 for a 5:12 roof pitch, the additional height shall not increase the visual magnitude beyond that permitted for structures in the shoreland as set forth in subsection 66.3.7, Additional Visual Magnitude, or Appendix H, Visual Assessment Tool, of the Design Review Guidelines.

Finding 3: With respect to that portion of the building that is permitted the additional height, the building has been designed to minimize interference with existing views within the area to the extent practicable.

Finding 5: The portion of the building that is permitted additional building height is adequately screened, as seen from major arterials, the waters of lakes, and other public areas from which the building is frequently viewed. In determining the adequacy of screening, consideration shall be given to the degree to which a combination of the following features causes the building to blend or merge with the background.

A. The horizontal distance from which the building is viewed;

B. The extent of screening; and

C. Proposed exterior colors and building materials.

Finding 9: When viewed from a TRPA scenic threshold travel route, the additional building height granted a building or structure shall not result in the net loss of views to a scenic resource identified in the 1982 Lake Tahoe Basin Scenic Resource Inventory. TRPA shall specify the method used to evaluate potential view loss.

TABLE 4-~~5758~~
CITY DEVELOPMENT STANDARDS
South Lake Tahoe

	City Guidelines	
	Single-Family, Duplex, or Triplex	**Multifamily**
Building Height		24-95 ft.*
Setbacks		
Front	20 ft.	20 ft.
Side (parcel < 80 ft. wide)	5 ft.	15 ft.
Side (parcel > 80 ft. wide)	10 ft.	5 ft.
Side, Street	15 ft.	15 ft.
Rear	15 ft.	15 ft.
Rear, Corner	5 ft.	5 ft.
Rear, Street	5 ft. when no vehicle access; 15 ft. when vehicle access is provided	
Minimum Lot Size		
Residential Development	6,000 sq. ft.	6,000 sq. ft.
Minimum Width	60 ft.	60 ft.
Minimum Depth	100 ft.	100 ft.
Mobile Home Park Sites	5 acres	5 acres

Source: South Lake Tahoe Municipal Code. http://www.codepublishing.com/ca/southlaketahoe/; Tahoe Regional Planning Agency, Code of Ordinances. 2020; Tahoe Valley Area Plan 2015.

Note:

** Depending on lot slope and roof pitch. See Table 37.4.1-1 of TRPA Code of Ordinances*

The minimum residential lot size in South Lake Tahoe is 6,000 (60 x 100) square feet. However, the City recognizes all legal residential lots. In older subdivisions such as Sierra Tract, the typical lot size is 5,000 square feet. Consequently, the primary purpose of the minimum lot size relates to lot line adjustments. An adjustment that reduces an existing lot to below the minimum lot size would not be permissible.

Table 4-~~58~~ 59 shows several exceptions to the setback requirements listed previously in Table 4-~~5859~~. For example, if a lot was established prior to April 30, 1962, and is 5,000 square feet or less in size, then the rear yard setback is reduced from 15 to 10 feet. Another example is for the use of residential pools and spas. When these are developed, the rear-yard setback is reduced from 15 to 5 feet.

TABLE 4-5859 SETBACK EXCEPTIONS South Lake Tahoe	
Condition	**Exception**
Lot established prior to April 30, 1962, and 5,000 sq.ft. or less	Reduce rear yard setback 10 ft.
Garage or carport site with slope greater than 1:4	Setback can be either 20 ft. or 0 ft.
Swimming pool and spas	Reduce rear setback to 10 ft.
Cornices, eaves, fireplaces or similar architectural features	May extend into any required yard by not more than 50 percent of the required width or depth.
First floor decks (not including freestanding decks), patios, and canopies	Reduce rear setback to 5 ft.
First floor stairs, landings, or decks	May encroach into front yard setback provided they do not exceed a height of 30 in. and encroach no more than 5 ft.
Second story cantilever	May encroach into the front or rear setback by a maximum of five feet as long as a minimum five-foot setback exists
Accessory buildings	Maximum building size of 120 square feet and maximum eight-foot sidewall height may exist three feet from the side or rear property lines.
Play equipment allowed in yard	Must be temporary, less than 7 ft. tall, less than 115 sq.ft., and 3 ft. from property line
Garage, Carport, or Parking Pad Replacement	Shall be setback a minimum of 20 feet from the front
Residential Carport for Residents with Disabilities	May be granted an exception to accommodate persons with disabilities, provided that the structure meet building code requirements for safety, snow load, wind load, City design standards, and fire code.

Source: South Lake Tahoe Municipal Code. http://www.codepublishing.com/ca/southlaketahoe, 2021

Conclusions

City setbacks, building heights, and minimum lot size are not an "actual constraint." They are comparable to other jurisdictions and, since they have been in place since City incorporation, they preserve community character.

4.4.2.11 Condominium Regulations

Overview

Existing Development: Chapter 6.55 of the City Code describes lot and setback requirements for condominiums. In addition, the City created regulations for condominium conversions that are more restrictive than TRPA's regional regulations. While the TRPA's Code of Ordinances allows conversion of existing multifamily residential development to condominiums, the City Code in Chapter 6.55 establishes stricter criteria for such conversions. Previously, the City Code prohibited the conversion to condominiums of multifamily rental properties; however, in 2004, the City amended the code to allow the conversion of multifamily rental units to condominiums with a stipulation that a portion of the units be deed-restricted for low- and moderate-income households. The remaining units must be deed-restricted for owner-occupancy and price-capped at the maximum price of the City's First-Time Homebuyer Program with the intent of

serving middle-income residents. This change was made with the intent of increasing local homeownership for local area residents, specifically the local workforce, who are being priced out of the local market. However, to protect the city's supply of rental housing, eligible properties were limited to multifamily rental properties with 10 or fewer units.

In 2008, the City further amended the code after discovering financing issues that arose in the tightened housing market. Previously, the code restricted the converted units to owner-occupied condominiums. This restriction made obtaining financing difficult since lenders who may have to foreclose on a unit want the ability to rent the condominium pending a resale after foreclosure. The City amended the code to confirm that a foreclosing lender has the ability to rent a condominium pending their resale to income-qualified buyers.

In spring 2007, Fernwood Village was successfully converted from an eight-unit multifamily rental property to eight single-family condominiums. Of the eight condominium units, six units are limited to middle-income households, and two units are limited to moderate-income households.

New Development: In 1998, the City Council modified the way allocations were distributed to condominium projects. Previously, people had to obtain such allocations from the single-family list. Since no one can receive more than one single-family allocation each year, it would have taken two or more years to obtain enough allocations from the list to construct a project. Consequently, the City Council amended the allocation policy to enable such allocations to come from the multifamily list. The developer must identify his or her intent to construct condominiums at the outset.

Conclusion

Existing Development: City restrictions on condominiumization of existing development to preserve rental housing do not pose an "actual constraint" to providing housing in South Lake Tahoe. The City Code allows more opportunities for homeownership for residents of all income levels by promoting deed-restricted affordable housing; however, regardless of the incentives, many developers in South Lake Tahoe are still reluctant to build affordable housing so preserving existing affordable housing is critical.

New Development: Since 2014, the City has encouraged the proliferation of condominiums in the City's Town Centers and has not established a cap on the number of residential allocations that can be used in a Town Center. Timeshare Conversion Regulations

Overview

Chapter 6.60 of the City Code prohibits conversion of existing residential dwellings to timeshares. There is also a moratorium on converting existing visitor lodging uses to timeshares. This section of the code has been interpreted as prohibiting the tear-down and reconstruction of either existing residential (through conversion) or motels as timeshares.

Conclusion

City prohibitions on conversion of residential units to timeshares are not an "actual constraint" to providing housing for all income levels in South Lake Tahoe. The legislative intent of the timeshare ordinance was to protect the city's housing stock. There is a clear nexus between the loss of residential units and preservation of housing stock, but that is not true for the loss of motel units. While there may be other compelling reasons to prohibit conversion of motels to timeshares, they are unrelated to housing needs.

4.4.2.12 Building Codes and Their Enforcement

Overview

Through building codes and other land use requirements, local governments influence the style, quality, size, and costs of residential development. Building codes and their enforcement can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, buildings codes and their enforcement act as a constraint on the amount of housing and its affordability.

State law prohibits modifications to building codes except where local variations are necessary for reasons of climate, geology, or topography (Health and Safety Code Section 17958.5). The City has adopted the 2019 California Building Code, which determines the minimum residential construction requirements throughout California. The City also has adopted a Green Building Code that encourages sustainable materials and practices in new buildings. Because of Tahoe's high elevation, susceptibility to fire, and snowy climate, local amendments have been made to adopt special requirements for snow loads, wind shear, fire protection (sprinklers and smoke detectors), and frost line/freeze protection listed in the 2019 California Fire Code.

The state's Uniform Housing Code regulates the condition of habitable structures (health and safety standards) and provides for the conservation and rehabilitation of housing. The City responds to code enforcement problems on a complaint basis. Based on community dialogue from previous Housing Element updates, the City learned that there is a community perception that code enforcement has, in the past, been lax. The City initiated the Housing Issues Hotline as a forum for code enforcement complaints. Because much of the least expensive, market-rate housing stock is older, often not well maintained, substandard, or owned by absentee landlords who are not responsive to tenants' complaints, the hotline has proven valuable to tenants. Staff receives complaints related to mold, no heat, pests infestation, no smoke or carbon monoxide detectors, water intrusion, and electrical issues. The usual process is for a building inspector to conduct a field investigation after a complaint has been submitted. If the complaint is determined to be valid, the immediacy and severity of the problem is evaluated. There is no indication that code enforcement practices have unduly penalized older structures.

Conclusion

City building code modifications and code enforcement are not an "actual constraint" to providing housing for all income levels in South Lake Tahoe. There is no indication that code enforcement practices have unduly penalized older structures. Should the City take over mobile home park enforcement, there needs to be enough code enforcement staff to adequately address the concerns. If a building must be vacated for violation of housing and building codes, tenants may be left without housing. The Housing Issues Hotline will continue to be administered during the 2022–2027 planning period (see Program 5-1).

4.4.2.13 On-/Off-Site Improvements

Site improvements cover the range of water, sewer, circulation, and other services and infrastructure needed to facilitate residential developments. South Lake Tahoe requires the installation of certain on- and off-site improvements to ensure the safety and livability of its neighborhoods. Requirements include parking, streets, curb, gutter, and sidewalk improvements.

Street improvements are described in Chapter 6.10 of the City Code and require all new road construction projects or the repair of existing improvements within the publicly owned right-of-way to comply with the City of South Lake Tahoe Public Improvement Engineering Standards, which were established in 2009 and are posted on the City's website. The City does not have subdivision standards, so Chapter 6.10 of the City Code and the Public Improvement Engineering Standards regulate improvements in the right-of-way.

If a residential project is subject to a discretionary review, the City may condition the construction of other reasonable on- and off-site improvements to serve a residential project. Public and private projects are required to construct off-site improvements (including curb, gutter, sidewalk, and other improvements) consistent with the standards in the City Code when:

- The project is processed as a Special Use permit and is determined by the City Public Works Department that the off-site improvements are necessary for the orderly development of the area;
- A public project, not subject to the Special Use permit process, is determined by the City Public Works Department that the off-site improvements are necessary for the orderly development of the area.

The required street right-of-way improvements for projects requiring off-site improvements may include:

- Curb and gutter shall be constructed of concrete in a design and specification approved by the City.
- Sidewalks shall be constructed of asphalt and be a minimum of five feet wide, in a design and specification approved by the City. The placement of the sidewalk must be a minimum of three feet from the curb and have a meandering layout. If not enough public land is available, a pedestrian easement over the private land is desirable. As a last resort, the sidewalk shall be placed adjoining the curb.
- Road fixtures shall be limited to the minimum length, height, and bulk necessary to adequately provide for the safety of the user, as determined by the City with input from appropriate State and Federal agencies as necessary.
- Color of road fixtures shall be of an earth-tone color of dark shades and have a flat finish. New and replacement guardrails shall not have a shiny and reflective finish.
- Signal poles and their ancillary equipment and sign structures shall be painted "midnight green" or an approved equivalent and installed per City specification.
- Retaining walls and other erosion control devices shall conform to the BMP Handbook.

Requiring developers to make site improvements increases the cost of housing and impacts the affordability of the homes; however, they are standard for most jurisdictions. Moreover, site improvements are necessary to maintain the quality of life desired by city residents and ensure that public services and facilities are in place at the time of need.

4.4.2.14 Parking Standards

Overview

Since off-street parking often requires large amounts of land, parking requirements are one of the development standards that can most negatively impact the development of affordable housing. Off-street parking requirements increase the cost of development, limiting the funds available for providing housing. Many municipalities have adopted parking standards that exceed the actual parking needs of the population. Table 4-~~59~~ 60 summarizes the City's parking requirements associated with residential uses.

TABLE 4-~~59~~60
PARKING STANDARDS FOR RESIDENTIAL USES
South Lake Tahoe
2013

Residential Use	Parking Requirements
Single-family	1 space for one bedroom or studio; 2 spaces for 2 bedrooms or more
Multifamily	1 space for one bedroom or studio; 2 spaces for 2 bedrooms or more; and 1 guest space per 4 units
Mobile Home Park	2 spaces per unit; or 1 space per unit and 3 guest spaces per 4 units
Employee housing	1 space for one bedroom or studio; 2 spaces for 2 bedrooms or more; and 1 guest space per 4 units
Multi-person dwelling	1 space per 2 beds and 1 guest parking space for every 10 beds
Nursing and personal care facility	1 space per 3 beds; 1 space per employee
Residential care	1 space per 4 beds; 1 space per live-in employee; and 1 space per 5 beds (guest parking)
ADU	1 off-street parking space is required per ADU[1]

Source: City of South Lake Tahoe Municipal Code 2021.

[1] Exceptions for ADU parking are as follows: When a garage, carport, or covered parking structure providing required parking for the primary residence or residences is demolished to allow for the construction of an ADU or is converted to an ADU, those parking spaces are not required to be replaced. Additional parking for the ADU is not required if the ADU is within one-half mile walking distance of public transit (including transit stations and bus stations), if the ADU is within a historic district, if the ADU is part of the proposed or existing primary residence or an accessory structure, when on-street parking permits are required but not offered to the occupant of the ADU, or when there is a designated car-share vehicle parking space within one block of the ADU.

The City of South Lake Tahoe has developed parking standards with the intent to better align parking requirements with the actual needs of residents. The parking requirement for studio and one bedroom units has been reduced to one parking space and additional parking reductions can be approved for multi-family projects where the property owner assumed responsibility for parking management (City Code Section 6.85.030.6.c.xiii) to prevent environmental impacts associated with parking in non-paved areas and safety impacts associated with parking long term on public streets during snow removal operations. Deed restrictions placed on properties approved for reduced parking will allow for enforcement of parking management if necessary.

For multi-family properties, the City Code allows a reduction of parking requirements up to 20% with the submittal of a justification for the case-by-case reduction of parking requirements and a parking management plan. A deed restriction is placed on properties the approved parking reductions to insure property owner responsibility for parking management. All parking reductions granted must consider snow removal conditions, during which vehicles parked on the street are towed, as they interfere with snow-removal activities. Therefore, creating too little parking adversely affects residents, which is why case-by-case analysis of the use is important as to whether reductions should be granted. Design standards do not include requirements to provide a garage.

Conclusions

There is no "actual constraint" related to housing associated with South Lake Tahoe's parking standards. The City's parking standards are similar to those in other jurisdictions, and therefore do not represent a development constraint above and beyond that of other local jurisdictions. However, parking standards in most jurisdictions have been arbitrarily established and do not necessarily represent the needs of the people living in the developments. This is especially true for senior and affordable housing developments where occupants are less likely to require more than one parking space.

The cost of land associated with parking, in addition to the costs of construction, paving, and maintenance, drive up the overall cost of development, reducing funds available for the development of affordable housing. The City's efforts to match parking requirements with parking demand should help decrease the cost of housing construction for all income categories, thereby increasing the viability of affordable housing.

4.4.2.15 Streets

Overview

The City's current street standards are contained in the City of South Lake Tahoe Public Improvement and Engineering Standards. The City requires that all public streets within the city shall have a minimum width of 24 feet (12 feet per lane). The City ensures that the design, construction, and maintenance of roads are performed in accordance with the 2006 State of California Department of Transportation Standard Specifications.

Conclusions

The City's street standards are comparable to other jurisdictions and are not an "actual constraint" on the production of housing.

4.4.2.16 Other Improvements

Overview

All projects require off-site improvements if requested by the City Engineer. Required improvements may include curb, gutter, and sidewalk.

Conclusions

In conclusion, on- and off-site improvement requirements for special-use projects are not an "actual constraint" for affordable housing projects, although they can increase project costs. The amenities that required improvements provide for residents typically justify the expense.

4.4.2.17 City Fees and Other Exactions

Overview

Table 4-~~60~~ 61 summarizes the City of South Lake Tahoe planning-related fees. The City fee schedule is available on the City website. Fees are the same for single-family or multifamily projects. Building permit fees are based on the valuation of the project. The valuation is determined by the type of construction and square footage based on the building standards publication. The cost is 2 percent of the computed valuation (minimum $60). The City collects a technology fee of $10 per permit and a general plan maintenance fee of $1 per $1,000 valuation. In addition to City fees, other public agencies collect fees in South Lake Tahoe, including:

- For permits with valuation over $3,850, a California "Strong Motion Instrumentation Program" fee of $13 per $100,000 of valuation is also collected.
- The State Building Standards Fee is $1 per $25,000 of valuation.
- The Lake Tahoe Unified School District has a developer fee collected on all new residential development of $3.30 per square foot of habitable space.
- The STPUD charges$2,745.00 per sewer unit with a minimum of three sewer units per residence ($8,235.00) and a sewer permit fee of $150.
- The STPUD charges $5,000 per water connection, a $6,833 water capacity charge, and a $150 administration fee.
- TRPA administers $1.38 per square foot for single-family units and ADU and $3,034 plus $56 per unit for multi-family development. In addition, TRPA applies a Shoreline Scenic Review Fee and a BMP Fee, based on the project location, and an IT surcharge. As discussed in Section 4.4.1.14, TRPA application fees are waived for affordable housing projects.

The City Code provides nonprofit developers the opportunity to request a waiver of the planning fees for their project. Such a waiver was granted to Accessible Space Inc. for the Sky Forest Acres project when it filed for a PAS amendment to add multifamily housing as a permissible use.

TABLE 4-~~6061~~ PLANNING APPLICATION FEE SCHEDULE South Lake Tahoe 2021	
Allocations	
Deposit	$1,000
Residential Permit Processing	$682/Unit
General Permits	
Major General Planning Application (variance, special use permit, major design review, wireless communications facilities, small wireless communications facilities)	$2,802
Minor General Planning Application (minor variance, minor design review, eligible facilities request)	$887
Permit Revision and/or Permit Extension	$522
Categorical Exemption	$71
Negative Declaration Review	$3,843
Negative Declaration Preparation	$6,957
EIR/EIS	Cost of consultant + 25%
Other Permits	
Fence Permits	$253
Home Occupation Permit	$128
Minor Sign Review and Approval	$140
Major Sign Review and Approval	$348
Sign Application Revision	$140
Locally Unique Sign Application	$2,802
Major Temporary Activity Permit	$400
Temporary Use Permit	$600
Temporary Arts & Crafts Show	$616
Certificate of Compliance (Subdivision Map Act)	$773
Tentative Subdivision Map	$5,093
Condominiumization of Existing Residential Development	$5,238
Vacation Home Rentals	
Vacation Home Rental Application	$477
Vacation Home Rental Permit – Annual Fee (Varies based on number of occupants)	$250 - $1,325
Vacation Home Rental Permit Master Report	$60
Hosted Rental Fees	
Hosted Rental Permit	$250
Hostel Rental Annual Renewal Fee	$250
Planning Documents	
General Plan Amendment / City Code	$8,495
Community Plan / Area Plan / PAS Amendment	$8,495

TABLE 4-~~60~~61 PLANNING APPLICATION FEE SCHEDULE South Lake Tahoe 2021	
Annexation	
Annexation	Fully burdened hourly staff cost
Other Services	
Zoning Letter	$221
Planning Review of Building Permits	$111
Admin Fee for Cost of Collection on Liens, Nuisance, etc.	25%
Special Event Review/Permit	$2,374
Full Size Plan Copies for Customers (plus printing costs)	$83
Historic Determination	$207
Public Notice Label Preparation	$204

Source: City of South Lake Tahoe Planning Division Service Fee 2021

Based on these fee schedules and estimated construction costs for South Lake Tahoe, Table 4-~~61~~ 62 presents typical fees and costs for single- and multifamily housing development in the city. When compared to the cost of construction and land, the combined fees levied by the City, TRPA, and other agencies for a single-family unit is 17.7 percent of the estimated development cost and for a multifamily unit is 22.7 percent of the estimated development cost. However, the fees administered by other agencies comprise the majority of these fees. The City fees for a single-family unit is 2.5 percent of the estimated development cost and for a multifamily unit is 2.7 percent of the estimated development costs. The City-administered costs do not pose a constraint to residential development in the city.

TABLE 4-~~61~~62
TOTAL PROCESSING AND IMPACT FEES FOR SINGLE- AND MULTIFAMILY UNITS
South Lake Tahoe

Housing Type	City Fees[3]	Other Agency Fees[4]	Total Fees	Estimated Development Cost per Unit[5]	Estimated Proportion of Fees to Development Costs per Unit
Single-family unit[1]	$7,376	$44,246	$51,622	$292,000	17.7%
Multifamily unit[2]	$5,672	$41,731	$41,404	$208,500	22.7%

Source: City of South Lake Tahoe, 2021.

Notes:

[1] *A single-family unit is assumed to be 2,000 square feet with a 400-square-foot garage and a 200-square-foot deck.*

[2] *A multifamily unit is assumed to be 1,500 square feet with a 400-square-foot garage.*

[3] *Includes a building permit fee, residential permit processing fee, encroachment fee, fire sprinklers fee, and City technology fee.*

[4] *Includes the Lake Tahoe School District impact fee, State Building Standards fee, General Plan Maintenance Fee, TRPA fees (air quality mitigation, water quality mitigation, excess coverage mitigation, refundable security deposit, and application fee), and the South Tahoe Public Utility District.*

[5] *The construction costs for the single-family unit are $146 per square foot and $139 per square foot for the multifamily unit.*

Conclusions

City fees are not an "actual constraint" as they are reasonable and customary. In fact, since developers must pay TRPA fees in addition to City fees, the City's planning-related fees are much lower than the fees of other comparable cities in California. Affordable housing projects by nonprofit developers can request a planning fee waiver.

4.4.2.18 Density Bonus

Overview

A density bonus is the allocation of development rights that allows a parcel to accommodate additional residential units beyond the maximum for which the parcel is zoned. Since 2014, multiple bills have revised state density bonus laws to increase bonuses under specific scenarios, including proximity to transit and the type of affordable housing proposed, to increase density bonus percentages and the number of incentives and concessions permitted. In addition, a significantly higher density bonus is now permitted for 100-percent affordable housing projects (see Section 4.4.5.16, TRPA Preemption of State Law, Density Bonus).

Currently, the TRPA offers a 25-percent density bonus to developers of affordable housing. ~~Although the City does not have a specific SB 35 process, which streamlines approval of density bonuses and other financial incentives to homebuilders proposing to include a minimum specified percentage of low- and moderate-income dwelling units within residential developments, T~~the City processes applications requesting review under SB 35 in compliance with SB 35 and completed updating its Residential Development and Design Standards for compliance with SB 35 in 2021. The City completed the ministerial application review of the Sugar Pine Village project, a 248 unit affordable housing project in compliance with SB 35 in 2021.

The City has also not adopted specific SB 330 regulations, which prevents local jurisdictions from effectively capping new housing or delaying housing development via administrative or regulatory barriers. The City follows State requirements for both SB 35 and SB 330 and documents that via ministerial review of projects that meet SB 35 eligibility requirements. As previously stated in the TRPA Constraints Section, codified densities and density bonuses are typically not achievable due to other site conditions that limit land coverage availability. Increasing the density bonus would not likely change the actual density to which developers could build.

Conclusions

The City's density bonus poses no "actual constraint" to the development of affordable housing. State law requires jurisdictions to provide a maximum 50-percent density bonus, or no maximum density bonus for 100-percent affordable projects within a half-mile of a major transit stop, and a maximum of four incentives to affordable housing developers. The City processes applications requesting review under SB 35 in compliance with State law, as exemplified by the Sugar Pine Village project. However, TRPA restricts the allowable density bonus to 25 percent in the Tahoe Basin, and without changes to the TRPA's Code of Ordinances, the City cannot codify increases to the density bonus that it offers developers. Program 1-~~45~~45 commits the City to continuing to work for basin-wide change, which would allow the City to comply with state density bonus law without conflicting with TRPA regulations.

4.4.2.19 Development, Maintenance, and Improvement of Housing for Persons with Disabilities

Overview

In accordance with SB 520 (Chapter 671, Statutes of 2001), the City has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities. South Lake Tahoe has adopted the California Building Code, including Title 24 regulations of the code dealing with accessibility for persons with disabilities. The City has not adopted any additional universal design elements in its building code beyond Title 24 requirements. In addition, neither the City nor TRPA have adopted standards that regulate the spacing or concentration of housing for persons with disabilities.

As discussed earlier in this document, Chapter 30 of TRPA's code includes an opportunity for reasonable accommodation for persons with disabilities. Specifically, development that is required to be compliant with the ADA is exempt from the calculation of land coverage. However, this exemption does not apply to the land coverages associated with parking and other vehicular uses. This accommodation allows for greater ADA accessibility in existing public/commercial facilities and private residences.

In addition, the City's Residential Development and Design Standards grant an exception for carport structure requirements for persons with disabilities. The City and TPRA do not impose any special requirements or prohibitions on the development of housing for disabled persons beyond the requirements of ADA. However, neither TRPA nor the City have a reasonable accommodations process in compliance with state law. Program 4-1 proposes to amend the City Code to add a reasonable accommodation procedure in compliance with state law, and Program 4-1 calls for the City to work with TRPA to bring the TRPA Code of Ordinances into compliance with state law.

The City defines "family" in the Municipal Code as "an individual, or two or more persons related by blood, marriage or adoption, or a group of not more than five persons who are not related by blood, marriage or adoption or a combined group of related and unrelated persons where the number of unrelated persons does not exceed five in number." The definition limits the size of a household unit, perpetuating exclusion for households greater than five persons. In addition, the definition should not distinguish between related and unrelated persons and therefore may serve as a constraint to persons with disabilities. Therefore, Program 4-5 will require the City to update the definition of family to remove potential barriers to subpopulations with special needs.

Conclusions

While the addition of the ADA exemption to the TRPA Code provides some opportunity for reasonable accommodation, the City additionally proposes Program 4-1 to amend the City Zoning Code to specifically allow reasonable accommodation for persons with disabilities in compliance with state law. Such an ordinance will create a codified process for persons with disabilities to request a modification to or exception from zoning and building laws, and permit processing procedures through a standard application and administrative review process. In addition, as part of Program 4-1 the City will work with TRPA to bring the TRPA Code of Ordinances into compliance with state law by including appropriate reasonable accommodation procedures.

4.4.2.20 Buy-Out Programs

Overview

The US Forest Service Lake Tahoe Basin Management Unit and the California Tahoe Conservancy (CTC) have legislatively mandated buy-out programs primarily for sensitive lands within the Lake Tahoe Basin, including South Lake Tahoe. Some people believe that these acquisition programs have removed important development potential from the city's land supply. However, both programs stem from a mandate to retire sensitive parcels ineligible for development in the Tahoe Basin and have provided financial relief to people who might otherwise find limited economic value associated with their undevelopable lots.

These buy-out programs have occasionally resulted in the acquisition of lands that would otherwise be capable of development, such as when they were part of a "package" acquisition that included sensitive lands. These are the minority of the total number held by the agencies. In some cases, the CTC has indicated a willingness to use non-sensitive properties to meet CP and AP objectives. There may be some parcels owned by the CTC that would be appropriate for affordable or workforce housing.

Conclusions

There is an "actual constraint" associated with the buy-out programs. In some cases, they decrease the supply of developable, non-sensitive parcels, which limits the City's ability to provide affordable housing, and could affect the price of remaining vacant land. However, the CTC makes land available for housing development through their Tahoe Livable Communities (TLC) Program. The TLC Program refocuses the CTC's land acquisition initiatives to acquire and restore environmentally sensitive lands while transferring the development rights to Town Centers and selling, leasing, or exchanging the CTC's asset lands to Town Centers. This increases the supply of land, thereby balancing the price of remaining vacant land in the city.

4.4.2.21 Article 34

Overview

Article 34 of the California Constitution requires voter approval for specified low-rent housing projects that involve certain types of public agency participation. Generally, a project is subject to Article 34 if more than 49 percent of its units will be rented to low-income persons. If a project is subject to Article 34, it will require an approval from the local electorate. This can constrain the production of affordable housing, since the process to seek ballot approval for affordable housing projects can be costly and time-consuming, with no guarantee of success.

The provisions of Article 34 allow local jurisdictions to seek voter approval for "general authority" to develop low-income housing without identifying specific projects or sites. If the electorate approves general parameters for certain types of affordable housing development, the local jurisdiction will be able to move more quickly in response to housing opportunities that fall within those parameters.

Thus far, the City of South Lake Tahoe has not built housing itself, so it has not needed Article 34 authorization. Historically, most affordable housing projects have been built by private developers, who sought financial assistance from the City's Housing Division.

Conclusions

The lack of Article 34 authorization has not served as a constraint to the development of affordable housing.

4.4.3 Potential Non-Governmental Constraints

Non-governmental constraints include factors outside of governmental control, such as land and construction costs, availability of financing, and local public opinions regarding development. Non-governmental constraints are primarily market-driven and generally outside of direct governmental control. By understanding these market forces, however, local governments can try to influence and offset the negative impacts upon the maintenance, improvement, or development of housing for all income levels through responsive and effective programs and policies.

4.4.3.1 Land Costs

Land prices in South Lake Tahoe that were relatively stable in the 1980s and early 1990s have significantly increased since about 1998. In Spring 2021, city lots started at $99,000 and cost as much as $1,600,000. The average per-acre cost of lots is $1,203,078.[19] All lots except one were less than half an acre in size. High land costs within the urban areas are exacerbated because the supply of developable land is more limited, especially for large parcels. Property values of large parcels that allow multifamily dwellings have prices reflective of the range of potential uses.

Rehabilitation and consolidation of existing units to create affordable housing is another alternative to building on vacant land, but it can also be expensive. It is not easy to consolidate residential properties to make a rehabilitation project financially feasible and to create reasonably secure investments for a developer. Rehabilitation of older units can require the relocation of existing residents, loan/grant application processes, and unforeseen construction complications due to the condition of older buildings. These factors, and the limited building season (which leads to labor shortages and increased labor costs), create higher costs for repairing substandard housing than in other California communities.

4.4.3.2 Availability of Financing and Insurance

The average interest rate for a 30-year fixed-rate mortgage was 2.71 percent in July 2021.[20] Overall, financing for single-family and multifamily housing (four units or less) is available in the community. The exceptions have been in cases in which the homes require major repairs, such as lacking permanent foundations, or are located on private, unpaved roads. Since financing for multifamily housing of more than four units is considered commercial, obtaining financing can be more challenging.

Insuring South Lake Tahoe properties, however, is more difficult than obtaining financing. Residents of South Lake Tahoe are likely to pay higher insurance rates since the mountain community is surrounded by national forest. This desirable setting has risks due to the high fire danger. The threat of a large conflagration taking out entire neighborhoods makes insurance companies want to reduce their risk of having to pay a large number of claims at one time. This problem is exacerbated by the number of older dwellings with shake roofs. Some property owners have been noticing that their policies will not be renewed unless their roofs are replaced. The City's fire-safe building codes related to existing development includes installation of sprinklers for residential units (including manufactured units) and requirements for smoke detector installation. The City has initiated a robust defensible space program, which encourages homeowners to develop a buffer on their property between the building and landscaping or any wildland area that surround

[19] Based on search of properties listed for sale on Zillow.com, April 20, 2021.

[20] Calculated with the assumption of a $620,000 home sales price using http://www.zillow.com/mortgage-rates/30-year-fixed/.

the structure. This space slows or stops wildfire spread, helps protect structures from catching fire, and it gives firefighters a space to work in while battling fires. The City hired two defensible space inspectors in 2021 to ensure that homes throughout the community are equipped to avoid wildfire damage. The inspectors review properties systematically throughout the city, and they respond to calls, similar to code enforcement complaints. The City will work with property owners to bring their properties into compliance with defensible space protocols. Finally, as in other areas, concern about health effects related to mold is leading to policy cancellations. People believe that their claims related to water damage, while paid, have led to non-renewal of their policy.

For credit-worthy projects, residential construction loan rates are relatively low. However, since interest rates reflect deliberate monetary policy selected by the Federal Reserve Board, it is not possible to forecast what will happen to interest rates during the upcoming Housing Element planning period. With the COVID-19 pandemic spurring the Federal Reserve Board to drop interest rates, it is very likely that future interest rate increases will occur. If interest rates rise, not only will it make new construction more costly (since construction period loans are short-term and bear a higher interest rate than amortized mortgages), but it will also lower the sales price that buyers can afford to pay. In the affordability examples presented earlier in this document, a 7-percent interest rate was used.

4.4.3.3 Development Costs

Development is a costly venture in the Lake Tahoe Basin. CEQA and TRPA environmental analyses, expensive vacant land, and permitting costs are all constraining factors to development in California. In many communities, large, unconstrained sites are available and have relatively low environmental concerns. South Lake Tahoe differs in that few large parcels exist to accommodate significant numbers of housing units. Developers tend to prefer larger, undeveloped parcels because it is more cost-effective to distribute the costs of development over more housing units. Further, the city's geography and location increase the expense of bringing materials into the basin, which contributes to the cost of building or rehabilitating housing. Over the long term, utility, building maintenance, and repair costs are higher than in areas with mild climates.

Construction costs alone are currently (2021) $146 per square foot for single-family development and $139 per square foot for multifamily development in the Tahoe Basin. This cost does not include land cost, fees, and entitlement costs, and it does not take into account the sudden spike in prices induced in 2021 by a shortage of labor and materials. The shortage caused in part by the COVID-19 pandemic has resulted in an increase in labor and material costs. Anecdotally, a local developer with experience building affordable housing in the Tahoe Basin estimated that building materials cost three times more than they did in 2019. However, this shortage is based on market fluctuations associated with COVID-19, and labor and materials prices are expected to stabilize upon recovery from the pandemic.

4.4.3.4 Environmental Constraints

South Lake Tahoe's ability to grow outward is constrained by the political and environmental boundaries surrounding the city. Because of the city's physical limitations, future housing development will occur almost entirely through infill and redevelopment.

As discussed in Section 4.5, Resources Inventory, the sites identified in Appendix A and Figure 4-1~~9~~6 all have development potential based on TRPA's development standards and regulations. None of these sites are further limited by environmental constraints than identified and analyzed in the tables and accompanying narrative.

4.4.3.5 Prevailing Wage

When private development projects receive government subsidies they are classified as public works projects. Any public works project must pay workers the prevailing wage, or the minimum wage rates payable to construction workers who are employed on public works projects in California. The hourly work rates are published quarterly by the California Department of Industrial Relations (DIR). In general, prevailing wage requirements have caused labor costs to increase anywhere between 5 and 30 percent in urban areas and up to 40 percent in rural areas.

Under state law, prevailing wages must be paid to all workers employed on a public works project when the public works project is more than $1,000. When an awarding body has a labor compliance program, the prevailing wages are not required to be paid for any public works project of $25,000 or less when the project is for construction work, or for any public works project of $15,000 or less when the project is for alteration, demolition, repair, or maintenance work.

4.4.3.6 Developer Trends

With higher profitability in the upper-end ownership market, for-profit builders tend to focus more on luxury housing development rather than on the first-time homebuyer market and the rental market. Many of the newer houses in the city are the product of speculative development geared to out-of-area, upper-income buyers. The housing market has not been responsive to the needs of the city's year-round residents but is driven more by the demand for vacation rentals and second homes. The South Shore Region Housing Needs and Opportunities Report (2019) found that at the time of the report, all under-construction or planned development in the region was market-rate or luxury development, and no local resident homes under $500,000 were proposed. Affordable housing development in South Lake Tahoe has required cooperation with nonprofits and deep subsidies to be effective.

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4.5 Evaluation

4.5.1 2014 to 2021 Accomplishments

The last five years have continued to be a difficult time to develop housing with the increase in second homes in the Tahoe Basin and the lack of consistent State funding for affordable housing development throughout that time period. In addition, City resources have remained limited, making it difficult for the City to administer housing programs and provide funding for housing projects. The City has continued to be proactive when possible in dealing with housing issues. Opportunities to fund City-administered programs have increased significantly in the last two to three years resulting in the establishment or re-establishment of quite a few housing programs.

4.5.2 Review of Existing Housing Element

Table 4-~~62~~ 63 summarizes the City's RHNA for the period from June 2014 through June 2022 (numbers are updated as of the end of 2020) and the number of housing units built or approved during that time period. During that time frame the City constructed or approved 239 units. Of these units 48 were for lower income households.

TABLE 4-~~6263~~
PROGRESS DURING PREVIOUS PLANNING PERIOD
South Lake Tahoe
June 15, 2014 through June 15, 2022

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
2014-2022 RHNA	27	27	38	63	181	336
Units Constructed 2014-2022	0	10	38	19	172	239

Source: City of South Lake Tahoe 2021.

The City worked diligently to address the housing needs of special needs groups. Some of the accomplishments are highlighted below:

- In order to streamline residential development permitting and increase development affordability and certainty, the City adopted residential development and design standards that accommodate a variety of housing types to meet various housing needs and provide opportunities for ministerial review.
- The City created incentives for mixed-use development in the Tourist Core and Tahoe Valley Area Plans to encourage production of multiple housing types to meet a variety of household needs and sizes.
- The City worked with TRPA to permit the conversion of commercial use or tourist use development rights to residential use development rights in order to promote construction of new units and increase housing options in the city.

- The City adopted policies to prioritize affordable housing development on City-owned land and utilizing City-owned commodities. The City donated land and sewer units to St. Joseph Community Land Trust which will result in the construction of three deed-restricted moderate-income homes.
- The City partnered with Related California to develop the Sugar Pine Village affordable housing project, which will provide 248 low-income units to residents once constructed.
- Through the Multi-Family Inspection Program, the City partnered with Vail Resorts and Lake Tahoe Community College to ensure safe and sanitary housing conditions for students and the local workforce. From 2019 through 2020, the City certified 825 multi-family units. The City also expanded the program to inspect single room occupancy units (SROs) in hotels and motels that were being used for long-term rentals.
- The City participated in the TRPA Housing and Community Revitalization Group, which supported code amendments for ADUs in 2021 in order to increase the affordable housing stock in the city and the Tahoe Basin.
- The City has partnered with the California Tahoe Conservancy to develop 70 "achievable" housing units (125% of Median Income) as part of a mixed-use development on CTC Asset Lands.
- The City provided technical services and worked with non-profits to maintain and preserve Sierra Gardens, an existing subsidized apartment complex.
- The City maintained the Housing Issues Hotline to assist residents with tenant-landlord concerns and substandard housing units.
- The City enforced Measure T, passed in 2018, which prohibits vacation rentals in residential zones with the goal of preserving the existing housing stock for local residents and increase housing options long-term.
- The City partnered with Tahoe Coalition for the Homeless to obtain Community Development Block Program CV-2 and CV-3 funds for rehabilitation of properties purchased with HomeKey program funds.
- The City adopted a process for converting motels to SRO properties to increase the affordable housing stock. Since adoption, the City has certified at least 188 SRO units.
- The City incentivized housing development within the Tourist Core and Tahoe Valley Area Plans where transit and commercial amenities are walkable for residents.

The following section reviews and evaluates the City's progress in implementing the 2014–2022 Housing Element. It reviews the results and effectiveness of policies, programs, and objectives for the previous Housing Element planning period. Table 4-~~63~~ 64 provides an evaluation of the 2014–2022 South Lake Tahoe Housing Element's implementation programs.

TABLE 4-~~63~~64 EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS			
Implementation Program Summary	**Status**	**Evaluation**	**Continue/ Modify/Delete**
Program 1-1 MIXED USE DEVELOPMENT. The City shall continue to create incentives (i.e., alternative parking requirements, streamlined permitting) to encourage production of housing in non-traditional (i.e., commercial) areas where residential use is appropriate to the setting and where mixed-use projects could either address job and housing needs or the desires of second homeowners. The incentives have been included in the Tourist Core Area Plan and will be included in the Tahoe Valley Area Plan. The City shall provide information regarding the incentives at City Planning Division offices and on the City website, and an information packet will be distributed to local developers. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Tourist Core Area Plan was adopted in 2013; expected adoption of Tahoe Valley Area Plan in late 2014.	The City encourages mixed-use development within the Tourist Core and Tahoe Valley Area Plans and allows maximum density for mixed-use projects within Town Centers. For example, in most parts of the city, the City regulates development capacity with allocation limits. The City doesn't limit the number of residential allocations permitted in a Town Center, while developers are capped at eight allocations per project in other parts of the city. Furthermore, the City adopted a policy in 2019 that distributes development rights at no cost for mixed-use projects within Town Centers if the residential component is affordable and rents to local employees. The Area Plans and Ordinances are posted on the City website.	The City will update/modify the program to more clearly display the Area Plans and Ordinances on the City website as incentives for developers and continue the program.	Modify and continue.
Program 1-2 CONDOMINIUMIZATION OF NEW DEVELOPMENT. The City shall codify City policies related to construction of new market-rate condominiums (currently defined as clusters of at least two attached units). The City shall modify the allocation process so that the criteria for using multi-family allocations from the City's list for condominium development are based on a minimum density rather than whether the condominium is attached or detached. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** By the end of 2014	The City has modified the residential allocation process to reserve residential allocations for use within the City's Town Centers and encourages conversion to condominiums of these units. In addition, there is no cap on the number of residential allocations that can be used in a Town Center. The City did not codify policies related to the construction of new market-rate condominiums.	With the City's new policy to set aside residential allocations for housing projects in Town Centers to incentivize any type of housing in these areas, there is no longer a need to modify processes or City Code.	Delete

TABLE 4-~~63~~64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 1-3 REDUCE ALLOCATION BACKLOG. The City shall meet with the TRPA Governing Board annually to find solutions that reduce the current backlog for residential allocations as needed. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Annually	The City participated in the revision of Tahoe Regional Planning Agency (TRPA) policy on the allocation of new residential development in the Tahoe Basin in 2014. The City has reduced the backlog for residential allocations.	This program is no longer needed since there is no longer an allocation backlog.	Delete.
Program 1-4 VACANT LAND INVENTORY. The City shall maintain an updated inventory of vacant, buildable land. The City shall make this information available to the public by providing the inventory at the Planning Department counter and on the City's website. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 14/15 and ongoing	The City continued to maintain a geographic information system (GIS) database of all parcels, including vacant parcels on the City's website.	The City will continue to maintain the information on vacant parcels as part of their online GIS database. This program is no longer needed as a Housing Element program.	Delete.
Program 1-5 DEVELOPMENT OF SUBSTANDARD/ UNDERUTILIZED SITES. The City shall maintain an inventory of the underutilized sites with development potential identified in the Housing Element Background Report. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 14/15 and ongoing	The City included information on underutilized sites in the Tourist Core Area Plan (2013) and the Tahoe Valley Area Plan (2015). The City has not updated this list since inclusion in the Tourist Core Area Plan and the Tahoe Valley Area Plan.	The City will continue and modify this program to explore the feasibility of maintaining information on substandard/underutilized parcels as part of their online GIS database.	Modify and continue.

TABLE 4-~~63~~64 EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS			
Implementation Program Summary	**Status**	**Evaluation**	**Continue/ Modify/Delete**
Program 1-6 PARKING BEST PRACTICES. The City shall continue to research best practices for parking standards, and continue to allow more flexible parking standards for mixed-use and other housing projects on a case-by-case basis. The City's flexible parking standards could include one or more of the following practices: • Continuing to allow parking reductions for affordable and mixed-use projects. • Promoting shared parking for mixed-use projects located in commercial areas. • Allowing and encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units. • Allowing affordable housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing, as projects are processed through the Planning Division.	~~.~~The Residential Development and Design Standards, approved in March 2021, reduce parking ratios and shared parking requirements for residential development to better align parking requirements with the actual needs of residents. Multifamily parking ratios and single-family parking ratios are differentiated to meet the distinct parking demands for each type of housing. The new standards allow for one space for studio and one-bedroom units and allows further reduction with a deed restriction that requires the property owner to implement a parking management plan and holds them accountable. Deed restrictions placed on properties approved for reduced parking will allow for enforcement of parking management if necessary. In addition, the standards require that employee parking be designated through a transit management plan, development of staggered work schedules, and other flexible parking methods.	Reduced parking requirements for residential projects were included in the Residential Development and Design Standards adopted in March 2021. The parking management plan could include public transportation incentives, rental of parking spaces, restrictions in leases, etc. The City has incorporated these standards into the Tahoe Valley Area Plan and will incorporate them into the Tourist Core Area Plan during the next planning period.	Modify and continue.
Program 1-7 UTILIZING DENSITY INCENTIVES. The City shall work with affordable, workforce, and other multi-family housing proponents to direct them to Community Plan or Area Plan areas where incentives are already in place to allow for the additional coverage that could enable achievement of the densities necessary to make a project "pencil out." The City has incorporated incentives into the recently adopted Tourist Core Area Plan and will also incorporate incentives into the Tahoe Valley Area Plan, currently in progress. The City shall produce an informational packet which describes all of the incentives for multi-family and affordable housing for extremely low-, very	The City continued to encourage development within the Tourist Core and Tahoe Valley Area Plans where higher density is permitted. TRPA issues allocations for residential units to local jurisdictions biannually. The City has adopted a policy to set aside an established percentage of the allocation for development in a Town Center. In addition, the City adopted a policy that governs the development of City-owned commodities	This program has been successful, and the City will amend this program to continue working with TRPA to incorporate State law regarding the density bonus within the framework of the Regional Plan.	Modify and continue.

TABLE 4-~~63~~64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
low-, and low-income households, including bonus units, land coverage within Community Plans, and/or density bonuses. The information will be available at the City Planning Division offices and on the City website, and the information packet will be distributed to local developers. In addition, the City will continue to work with TRPA and other Tahoe Basin agencies toward amending Basin-wide regulations to allow the City to offer density bonuses consistent with the State Density Bonus Law (GC Section 65915, et seq.). **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** June 2015	and land. For example, developers that request to purchase development rights from the City must meet City-established criteria that prioritize development of affordable housing. In addition, TRPA has adopted a program permitting conversion of development rights from commercial uses or tourist accommodations to residential uses, permitting residential development on lots previously slated for commercial uses. The City has not yet updated Title 6 to permit density bonuses consistent with state law, but the City enforces density bonus regulations pursuant to State law, as possible. TRPA has separate, different density bonus regulations, which are not consistent with State law. TRPA's density bonus includes increases in maximum density by up to 25 percent for qualified affordable housing developments, by a factor of 2.5 for a timeshare use, and by a factor of three in special height districts. TRPA has also created an income category for households with an income of up to 160% area median income (AMI). This new category is termed "achievable" housing, and TRPA awards bonus units (i.e., bonus unit allocations) to housing developments that provide deed-restricted achievable units. Given TRPA's jurisdiction in the City of South Lake Tahoe, the City is regulated by TRPA density bonus regulations, despite the differences in the regulations, and		

TABLE 4-~~63~~64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
	cannot incorporate state density bonus regulations that don't align with TRPA regulations into area plans. Therefore, City resources have not been expended to update Title 6 to include density bonus regulations. The City intends to work with TRPA to update the regional density bonus regulations to become compliant with State density bonus law. The Area Plans and density bonus zoning regulations are posted on the City's website.		
Program 1-8 CLARIFYING THE DEVELOPMENT PROCESS. The City shall continue to provide information on the City website to clarify the development process for developers/builders who are looking to construct housing in South Lake Tahoe and are unfamiliar with the process. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing, updated as needed.	The City continued to meet with developers and builders to discuss the development process, including the new TRPA conversion program.	This program is ongoing and will be continued.	Continue.
Program 1-9 CLARIFY HOW RESIDENTIAL-CARE FACILITIES ARE ALLOWED PER STATE LAW. The City will amend the zoning code to specify that residential care facilities (group homes) for six persons or fewer are allowed by right in all residential districts. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Amend code by the end of 2015.	As it is currently written, the TRPA Code of Ordinances defines residential care facilities (or "residential care") but does not specify the number of beds, and TRPA requires a Special Use Permit (noted with an "S" in the Code). The City has continued to work on the update of Title 6, Development Services, in the City Code, which will bring residential care facilities into conformance with State law once adopted. The City has attempted to enforce State regulation while preserving	Zoning is jointly adopted by the City and TRPA. Residential Plan Area Statements have not been amended. The City will work with TRPA to adopt this zoning change when TRPA next amends the Residential Plan Area Statements.	Modify and continue.

TABLE 4-~~63~~64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
	Title 6 to be consistent with TRPA regulations. The City recognizes that recent updates to State law continue to depart from TRPA regulations, and the City commits to updating Title 6 to be fully compliant with State law. The City will adopt changes to State law into Title 6, but the process for approval by TRPA will remain the same.		
Program 1-10 SMALL LOT CONSOLIDATION. To ensure that there is a sufficient supply of multi-family zoned land to meet the City's RHNA, the City will encourage lot consolidations to combine small residential lots into larger developable lots by meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units and making applicants aware of these opportunities at the planning counter. In addition the City will allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following incentives on a project-by-project basis: • Lessen set-backs. Note that any reduction in setbacks would require a public hearing and noticing. • Reduce parking requirements. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Establish program in FY 14/15 and as applicants come forward.	The City processes lot consolidation applications ministerially. In addition, parking requirements were reduced in the Residential Development and Design Standards adopted in March 2021. Setback exceptions are also included in the Residential Standards. The City also modified permit requirements for duplexes and triplexes to be ministerially reviewed, and therefore exempt from Design Review. No specific incentives for lot consolidation were included that allowed Accessory Dwelling Units (ADUs).	The City has modified the procedure to encourage small lot consolidation and intends to encourage the practice through current procedures and additional modifications in the future.	Modify and continue.

TABLE 4-~~63~~64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 1-11 TAHOE VALLEY AREA PLAN. The City is currently preparing the Tahoe Valley Area Plan. In addition to the City's vision for the plan area, this plan will implement new regulations from the updated TRPA Regional Plan. As part of the planning process the City will evaluate appropriate sites for housing in the plan area and will consider allowing densities up to 25 units per acre or minimum density standards for some of the sites in the plan area. **Responsible Party:** Planning Division **Funding:** Staff time **Timeframe:** Adoption expected in late 2014.	The City has adopted the Tahoe Valley Area Plan, which now allows densities of up to 25 units per acre for multifamily residential development and 40 units per acre for tourist accommodation units.	This plan has been adopted. This program is no longer needed.	Delete.
Program 2-1 PURSUE STATE AND FEDERAL FUNDS. To support the creation of quality, affordable housing options for extremely low-, very low-, and low-income households, the City shall seek and when appropriate and feasible pursue grant opportunities for state and federal funds. **Responsible Party:** Planning Division **Funding:** Section 811 funds, Section 202 funds, state and federal tax credits, CDBG funds, CalHome funds, HOME funds **Timeframe:** FY 14/15 and every two years thereafter	The City monitored grant opportunities and worked on strategies to use Community Development Block Grant (CDBG) and HOME program income. The City pursued Senate Bill 2 and LEAP/REAP grant funding through the state to support planning work supporting housing objectives. Senate Bill 2 funds were used to prepare the Residential Development and Design standards. The City was also granted LEAP funds for the Housing Element update. The City has also entered into a Memorandum of Understanding ~~is also currently in negotiations~~ with the Sacramento Area Council of Governments (SACOG) to obtain REAP funds that the State mistakenly allocated to SACOG rather than the City of South Lake Tahoe. The City ~~is~~ has also ~~currently~~ applied~~ying~~ for and been awarded Affordable Housing and Sustainable Communities Program and Permanent Local Housing Allocation funds	This program is ongoing and will be continued.	Continue.

TABLE 4-~~63~~64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
	in partnership with Related California for the Sugar Pine Village affordable housing project. The project will provide 248 units to low-income households. The City also provided pre-development funding for this project using Redevelopment Agency and HOME Program Income Funds. The City also provided a $1.25 million dollar loan from General Fund to Related California for the purchase of land coverage for the project. In addition, the City is partnering with the Tahoe Coalition for the Homeless on use of CDBG Program CV-2 and CV-3 funds for rehabilitation of properties purchased with HomeKey program funds. The City anticipates applying for HOME funds this year for Sugar Pine Village.		
Program 2-2 LINKAGE PROGRAM. The City shall analyze appropriate fees, thresholds of significance, standards, and criteria for a linkage program, which would connect new development to the housing demand that it creates. Once the City establishes appropriate fees and standards, the City shall consider adopting a linkage ordinance, and the fees collected from the program shall be placed in a housing trust fund to provide housing for the South Lake Tahoe workforce. The City shall consider offering developers of applicable projects one or more of the following options: • Developers shall build affordable workforce housing units. • Developers shall contribute land for the production of affordable and/or workforce housing.	This program has not yet been considered by the City. However, the City has requested to fund consultant analysis of potential on-going funding (fees, taxes, etc.) sources for housing projects/programs as part of the 2021-2022 budget consideration. The City will have more information on the status of this effort with budget adoption in September 2021, but will continue to pursue options to study the feasibility of a linkage program regardless of 2021-2022 budget approval.	This program will be augmented to include a new Local Funding Feasibility Study and continued.	Modify and continue.

TABLE 4-~~63~~64 EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS			
Implementation Program Summary	**Status**	**Evaluation**	**Continue/ Modify/Delete**
• Developers shall pay an in-lieu of fee into the housing trust fund to help finance the production of affordable and/or workforce housing. • The City shall consider offering incentives to developers participating in the program. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 15/16			
Program 2-3 PARTNERSHIPS FOR WORKFORCE HOUSING. The City shall continue to work with larger employers in the City (e.g., Barton Hospital, the Lake Tahoe Community College, and resorts) to develop new affordable seasonal employee housing and workforce housing opportunities for employees through public-private partnerships between the employers, developers, and local government. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City continued to work with many stakeholders to develop new housing, including Lake Tahoe Community College, the Tahoe Prosperity Center, and St. Joseph Community Land Trust. The City's partnership with SJCLT via land donation will result in three moderate-income homes expected to begin construction in 2021. The City's partnership with the Tahoe Prosperity Center on the 2019 South Shore Housing Needs Assessment and Action Plan generated specific regional actions resulting in City and TRPA Code amendments to streamline the development of housing. The City has also worked with Vail Resorts and Lake Tahoe Community College through the Multi-Family Inspection Program to ensure compliant housing conditions on properties used to house employees and students.	This program has been successful and will be continued.	Continue.

TABLE 4-~~63~~64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 2-4 INTER-JURISDICTIONAL COOPERATION FOR WORKFORCE HOUSING. The City shall continue to meet with surrounding jurisdictions in the Tahoe Basin to discuss workforce housing issues and develop cooperative strategies that address identified workforce housing needs. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City continued to work with TRPA and to remove regulatory barriers to the development of housing in South Lake Tahoe. In 2019, the City and TRPA partnered to produce the Tahoe Prosperity Center *South Shore Region Housing Needs and Opportunities and Action Plan* reports, which analyzes the current conditions of the housing market and defines an implementable partnership framework to improve housing options for South Shore residents. The City has been a member of the TRPA Housing and Community Revitalization Group, established in 2020. This new TRPA initiative is developing housing action priorities to bring to the TRPA Governing Board, including code amendments related to secondary residences (ADUs).	This program continues to be important regionally and will be continued.	Continue.
Program 2-5 ANALYSIS OF FEDERAL AND STATE LANDS. The City shall continue discussing the potential for developing quality workforce and affordable housing on non-environmentally sensitive lands owned by the California Tahoe Conservancy (CTC) and the United States Forest Service (USFS). The City shall ensure that important natural resources are protected and only pursue surplus lands that these agencies have determined do not have a clear and compatible conservation or recreation purpose consistent with agency goals. **Responsible Party:** Planning Division **Funding:** General fund **Timeframe:** Ongoing	The City has worked with the California Tahoe Conservancy (CTC) to develop its asset lands. The City and CTC are currently processing applications for 248 units of deed-restricted affordable housing, processed under SB 35. In addition, the City is ~~developing~~ working with~~a~~ CTC on development of an identified ~~-~~asset parcel with mixed-use development that will include 70 units of deed-restricted "achievable" housing (125% of AMI).	This program has been successful and will be continued.	Continue.

TABLE 4-~~63~~64 EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS			
Implementation Program Summary	**Status**	**Evaluation**	**Continue/ Modify/Delete**
Program 2-6 STUDENT HOUSING. The City shall provide assistance to the Lake Tahoe Community College to examine the need for, and feasibility of, developing student housing. The City shall help identify opportunities for reuse of existing off-campus properties as permanent student housing. The City and college shall explore alternative management solutions to minimize the role of the College in maintaining student housing. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 15/16	The City continued to support Lake Tahoe Community College (LTCC) in their planning for future student and employee housing. The Tahoe Prosperity Center Reports state that LTCC executed a 5-year lease for 30 beds of student housing plus a Residential Assistant unit on a property about 1 mile from campus. In addition, LTCC completed a study in 2019 to evaluate the feasibility of developing student housing at the college to help LTCC move forward addressing student housing needs. The City worked with LTCC through the Multi-Family Inspection Program to ensure compliant housing conditions on properties used to house students.	This program has been successful and will be continued.	Continue.
Program 2-7 ASSIST NONPROFIT HOUSING DEVELOPERS. The City shall provide technical and financial support (when feasible) to local, regional, and statewide not-for-profit housing sponsors that facilitate the creation of affordable housing. Such support can include the donation of City-owned sites, the use of existing City housing programs for project clients when appropriate, the prompt processing of needed applications, and the preparation of funding applications. **Responsible Party:** Planning Division **Funding:** Staff time, surplus property **Timeframe:** Ongoing, as projects are processed through the Planning Division. Contact developers annually to inform them of City assistance options.	The City has continued to support housing developers for developing and maintaining affordable housing, such as the 76-unit Sierra Gardens. The City also provided three City-owned parcels to St. Joseph Community Land Trust for the development of three single-family homes for moderate-income households.	This program has been successful and will be continued.	Continue.

TABLE 4-~~63~~64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 2-8 FIRST-TIME HOMEBUYER PROGRAM ADMINISTRATION PARTNERING. To support the creation of quality, affordable ownership housing, the City has historically administered the First-Time Homebuyer program. Currently, the City does not have resources to administer the program. The City will initiate discussions with other agencies or organizations that may be able to take on the administration of a first-time homebuyer program for residents of the city. **Responsible Party:** Planning Division **Funding:** N/A **Timeframe:** FY 14/15	The City discussed the potential for El Dorado County to administer the First-Time Homebuyer Program within City limits, but the County did not show interest. The City is currently working to identify ~~has not identified~~ additional agencies or organizations interested in administering ~~the First-Time~~ Homebuyer Assistance Programs.	This program has not resulted in interest in administration of a first-time homebuyer program amongst other agencies or organizations, but the program remains a priority for the City. The City will amend this program to seek funding opportunities for City administration of the First-Time Homebuyer Program.	Modify and continue.
Program 2-9 MITIGATION OF TRPA REGULATIONS. If not already addressed in the 2012 TRPA Regional Plan update and through the Tourist Core Area Plan, the City shall continue to recommend that TRPA make the following changes to reduce restrictions on affordable, workforce, and mixed-use housing developments: • Allow mixed-use development in all Community Plans (CP), Area Plans and Plan Area Statements (PAS) that allow commercial uses. • Enable mixed-use projects with an affordable multi-family housing component to be developed at maximum allowable density as if a stand-alone project rather than reducing the number of units that can be developed according to the ratio of the project area devoted to housing. • Offer fee reductions or fee deferrals for nonprofit affordable housing projects. • Allow bonus unit substitution to include deed-restricted workforce housing. • Facilitate development of second units by allowing them on parcels smaller than one acre, encouraging the use of bonus	The City worked with TRPA on the Regional Plan update, the Area Plans, a Memorandum of Understanding (MOU) delegating permitting authority, and other planning efforts to reduce restrictions and provide incentives for affordable housing. The City now allows mixed-use development in all Community Plan and Plan Area Statement areas that allow commercial uses. The City continued to work with TRPA to remove barriers to affordable housing development. The new TRPA conversion program expands the ability to acquire bonus units from TRPA for affordable housing. TRPA now permits bonus unit substitution to include deed-restricted employee housing and ADUs and provides bonus units for all multifamily mixed-use development projects in Town or Regional Centers. TRPA waived fees for construction of new affordable housing	This program has been successful, and the City will amend this program to continue working with TRPA to incorporate State law regarding density bonus, streamlined review for housing, ADUs, and other standards within the framework of the Regional Plan.	Modify and continue.

TABLE 4-~~63~~64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
units for creation of deed-restricted affordable second units, and reducing fees. • Allow the subdivision of property for the development of affordable low- and moderate-income rental and owner-occupied housing. • Provide bonus units for all multi-family mixed use development projects in Town or Regional Centers. • Based on future changes to current TRPA regulations, the City shall explore potential incentives for affordable housing developers. • To clarify that transitional and supportive housing are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow residential development add definitions of transitional and supportive housing to Chapter 21 of the TRPA Code of Ordinances. These uses such uses shall be allowed in the same way and subject to the same restrictions that apply to other residential uses of the same type in the same zone. The definitions will be included as defined in Government Code Sections 65582(f), (g) and (h). • To clarify that emergency shelters are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow Social Service Organization uses, add a definitions of emergency shelter to Chapter 21 of the TRPA Code of Ordinances. • Create a simple process for the conversion of TAUs to RUUs in motels providing long term (30 days or longer) occupancies where the property meets all minimum building, housing and property maintenance code standards as well as limited development standards without requiring the property to meet all TRPA Code development standards.	projects or addition and modification of existing affordable housing projects. TRPA has updated the Code of Ordinances to allow ADUs on parcels smaller than one acre if the parcel is restricted to lower-, moderate-, or achievable-income housing. TRPA also adopted ADU regulations in 2021 that allow second units on parcels smaller than one acre with no income category conditions. In addition, while fees still apply to non-deed restricted ADUs at this time, TRPA has committed to reexamining application fees ~~in 2021 to reduce barriers to~~for affordable housing projects. Through TRPA's Housing and Community Revitalization Group, the City continued to reform noticing and coverage requirements in TRPA Code for secondary residences (ADUs). TRPA also allows property subdivision for affordable housing development. TRPA also created a process to convert tourist accommodation units (TAUs) to residential units of use (RUUs) in motels. TRPA has also adopted a simple process for the conversion of motels to single-room occupancy (SRO) properties providing long-term (30 days or longer) rent. TRPA has not yet clarified that transitional and supportive housing are allowed ministerially in areas allowing residential development, and the definitions for each have not been added to the TRPA Code of Ordinances. The City recognizes that recent		

TABLE 4-~~63~~64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
• Create a simple process for the conversion of motels to single room occupancy (SRO) properties providing long term (30 days or longer) rent where the property meets all minimum building, housing and property maintenance code standards as well as limited development standards without requiring the property to meet all TRPA Code of Ordinances development standards. A definition of SRO will be added to the TRPA Code of Ordinances and single room occupancy units shall be allowed with a conditional use permit. The areas of the City where SROs will be allowed shall be determined based on the conclusions from the TRPA process and a public process to determine the appropriate criteria for allowing motel conversion to SROs. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** June 2014 for TRPA Regional Housing Needs Study, June 2015 for follow up on actions not addressed by the study or actions to be taken by the City as a result of the study, and ongoing	updates to State law continue to depart from TRPA regulations, and the City commits to updating Title 6 to be fully compliant with State law. The Plan Area Statements, Area Plans, and Community Plans have not been explicitly updated to clarify that emergency shelters are allowed ministerially in areas that allow Social Service Organization uses nor has the definition been added to the TRPA Code of Ordinances. However, the City and TRPA have made a formal agreement to interpret the Code to permit emergency shelters pursuant to State law.		
Program 2-10 PUBLIC EDUCATION. The City shall continue to provide information that describes the myths and realities of multi-family and affordable housing development. Information is available on the City website, and, when needed, the City makes this presentation/slide show available to housing advocates and to developers involved in local affordable housing projects. The City shall continue to encourage local housing advocates to make presentations to local builders and developers, Chamber of Commerce, civic groups, and the local community. Additionally, the City shall publicize the Affordable Housing Resources page of the City's website as a source of information on housing programs (e.g., brochure available at the planning counter). **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City continued to work with property owners and the public at large concerning affordable housing opportunities, including ADUs and TRPA bonus units for affordable housing. The City provided the general public with information about affordable housing through the Permit Center, planning inquiries, and the City's website.	This program is ongoing and will be continued.	Continue.

TABLE 4-~~63~~64 EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS			
Implementation Program Summary	**Status**	**Evaluation**	**Continue/ Modify/Delete**
Program 2-11 PUBLICIZE AVAILABLE PROGRAMS. The City shall continue to publicize programs such as energy efficiency programs and state and federal funding programs currently available to South Lake Tahoe residents by making brochures available at the Planning Division offices, posting information on the City's website, and distributing information to an e-mail contact database. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City continued to work with property owners and the public at large concerning affordable housing opportunities, including ADUs and TRPA bonus units for affordable housing. The City provided the general public with information about affordable housing through the Permit Center, planning inquiries, and the City's website.	This program is ongoing and will be continued.	Continue.
Program 3-1 REHABILITATION LOAN PROGRAM ADMINISTRATION PARTNERING. The City shall continue to regularly complete an application for rehabilitation funds to serve City residents. The City has historically administered the Rehabilitation Loan Program to both single- and multi-family dwellings occupied by lower-income households. Currently, the City does not have resources to administer the program. The City will initiate discussions with other agencies or organizations that may be able to take on the administration of rehabilitation loans for residents of the city. **Responsible Party:** Planning Division **Funding:** N/A **Timeframe:** Ongoing	The City discussed the potential for El Dorado County to administer the Rehabilitation Loan Program within city limits, but the County did not show interest. The City has not identified agencies or organizations interested in administering a Rehabilitation Loan Program.	The City is interested is pursuing establishment of a rehabilitation loan program independent from the County. This program will be amended and continued.	Modify and continue.

TABLE 4-~~63~~64 EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS			
Implementation Program Summary	**Status**	**Evaluation**	**Continue/ Modify/Delete**
Program 3-2 MULTIPLE FAMILY DWELLING INSPECTION AND MAINTENANCE PROGRAM. Continue the Multiple Family Dwelling Inspection and Maintenance Program on multi-family projects of six units or more (or smaller projects if approved by City Council) to identify blighted and deteriorated housing stock and to provide for the rehabilitation of housing that does not meet minimum building, housing and property maintenance code standards, and site maintenance standards as well as citywide design standards, or is not safe to occupy, and further, to preserve and enhance the quality of life for residents of the city living in multi-family dwelling units. **Responsible Party:** Building Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City continued to carry out a robust multifamily inspection program that applies to all properties with six or more units. From 2019 through 2020, the City certified 825 multifamily units. The City also expanded the program to inspect single-room occupancy units in hotels and motels that were being used for long-term rentals with Ordinance 1088 in 2015.	This program has been successful and has been expanded.	Continue.
Program 3-3 MOBILE HOME PARKS ORDINANCES. The City shall modify the mobile home parks ordinances to: • Address conversion of mobile home parks to other uses (quantifying what constitutes a change of use, the definition of "cessation," such as all or part of a park, immediately or gradually when relocation payment is required, etc.). • Reduce the 10-acre new park requirement to a size appropriate for development of a quality park with amenities for its residents (possibly five acres). • Consider taking over the Title 25 mobile home park inspection program/enforcement, while ensuring that the City can afford to do so within state-prescribed fees. • Address design and amenities required in new and enlarged parks, such as fencing requirements. **Responsible Party:** Planning Division and Building Division **Funding:** Staff time, general fund **Timeframe:** FY 14/15	The City continued to work on the update of Title 6, Development Services, in the City Code, and plans to reexamine mobile home park requirements, including design and amenities, once adopted. The new Residential Development and Design Standards adopted in March 2021 reduced the minimum parcel size for mobile home parks from 10 to 5 acres. The City is not considering taking over the Title 25 mobile home park inspections.	This program was partially completed and will be amended to remove the completed portions and consideration of mobile home inspection responsibilities and continued.	Modify and continue.

TABLE 4-~~63~~64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 3-4 ACQUISITION OF AT-RISK PROPERTIES. The City shall continue to provide technical and financial assistance to the St. Joseph Community Land Trust and other nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the at-risk (185 units) or substandard properties to maintain, or create, long-term, affordable rental housing. **Responsible Party:** Planning Division **Funding:** Staff time **Timeframe:** 2-14 and ongoing	The City continued to provide technical services and work with non-profits to maintain and preserve existing subsidized rental housing in the City, such as Sierra Gardens. In 2016, the City authorized the change in ownership structure for the Sierra Garden Apartments with a California Debt Limit Allocation Committee application to refinance and rehabilitate the units. In 2019, the City approved an exception to the City's subordination policy to allow loan refinancing for the subsidized Evergreen Apartments. Cash-out refinancing was used for property improvements. The City also purchased a property and donated it to the St. Joseph Community Land Trust to ~~re~~develop with three moderate-income deed restricted homes. These units are currently in the permitting process.	This program has been successful and will be continued. Recent updates to State law will result in modifications to this program.	Modify and continue.
Program 3-5 ANALYSIS OF BARRIERS TO MOTEL CONVERSIONS. The City shall analyze the barriers to converting motel properties to deed-restricted, affordable housing that meets health and safety standards for long term residences. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 15/16	The City conducted an analysis for motel conversion to single-room occupancy units and adopted a Single-Room Occupancy (SRO) ordinance to allow the use of hotel units as long-term rentals if they meet specified criteria. Since adoption, the City has certified at least 188 SRO units. Furthermore, the City also established a process for inspections of SRO units as part of Ordinance 1088 in 2015.	This program has been completed.	Delete.

TABLE 4-~~63~~64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 3-6 HOUSING CONDITION SURVEY. Continue to enforce City building, fire, health, and zoning codes to remedy existing pockets of blight and deterioration to conserve and improve the condition of existing housing stock in coordination with rehabilitation and other infrastructure improvement programs. Conduct a Housing Condition Survey prior to completion of the 6th cycle Housing Element update. **Responsible Party:** Planning Division and Building Division **Funding:** Staff time, general fund **Timeframe:** Ongoing and by 2022 for Housing Condition Survey.	The City continued to enforce the City Codes, including Housing, Health and Safety, and City Codes, primarily through the multifamily dwelling inspection program and housing hotline. A new Housing Condition Survey was carried out in 2019 and was used to inform the preparation of the 2022 Housing Element update.	This program has been successfully implemented and will be continued.	Continue.
Program 4-1 REASONABLE ACCOMMODATION AND LAND COVERAGE. The City shall review and amend its Code of Ordinances or prepare a written procedure to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. This procedure will include but will not be limited to the existing City procedure to grant exception for carport structures for persons with disabilities. This procedure will be a ministerial process subject to approval by the Director of Development Services. The City shall also continue to work with TRPA to address any needs for accommodation by persons with disabilities for additional land coverage for necessary site improvements beyond the additional land coverage allowances for ADA improvements in Chapter 30 of the TRPA Code of Ordinances. **Responsible Party:** Building Division, Planning Division **Funding:** Staff time, general fund **Timeframe:** The City shall adopt a reasonable accommodation ordinance or procedure and create a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website in FY 14/15.	The City continued to work on the update of Title 6, Development Services, which will include a new section on reasonable accommodation, once adopted by the TRPA Code of Ordinances to be compliant with both regional regulations and State law.	This program has been successful, and the City will amend this program to continue working with TRPA to incorporate State law regarding the reasonable accommodation procedures within the framework of the Regional Plan.	Modify and continue.

TABLE 4-~~63~~64 EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS			
Implementation Program Summary	**Status**	**Evaluation**	**Continue/ Modify/Delete**
Program 4-2 UNIVERSAL DESIGN. The City shall adopt specific universal design standards for new construction and rehabilitation to encourage accessibility to the greatest extent possible. **Responsible Party:** Planning Division and Building Division **Funding:** Staff time, general fund **Timeframe:** FY 14/15	The City continued to work on the update of Title 6, Development Services, which will include universal design standards and/or visitability standards once adopted.	This program has not been fully implemented due to regulatory barriers to implementation~~and is not a current high priority in the city and therefore will not be continued~~.	Delete.
Program 4-3 FAMILY HOUSING. The City shall provide regulatory incentives (e.g., parking reductions) to developers of single-family and multi-family housing projects that include three- and four-bedroom units. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City continued to seek additional incentives for development of three- and four-bedroom units. The City adopted the Residential Development and Design standards in March 2021, which allows for parking reduction on multifamily properties where a deed restriction requiring implementation of a parking management plan is in place.	This program has been successful and will be continued.	Continue.
Program 4-4 EMPLOYEE HOUSING ACT COMPLIANCE. To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend the zoning code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The zoning code will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 2015	The City continued to work on the update of Title 6, Development Services, which will include the definition of agricultural uses as it relates to employee housing regulations, once adopted into the TRPA Code of Ordinances, and which should be compliant with both regional regulations and State law.	The City will amend this program to continue working with TRPA to incorporate State law regarding the definition of agricultural uses to be considered an allowable use within the framework of the Regional Plan to be compliant with State law regarding employee housing.	Continue.

TABLE 4-~~63~~64 EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS			
Implementation Program Summary	**Status**	**Evaluation**	**Continue/ Modify/Delete**
Program 4-5 SPECIAL NEEDS HOUSING. Work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, those with extremely low incomes, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. Program 1-7 contains incentives the City plans to implement. In addition, the City may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with physical and developmental disabilities, and persons at risk for homelessness. The City shall also hold discussions with surrounding jurisdictions to determine how to address the needs of homeless residents, and identify potential sites and funding sources for an emergency shelter. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 14/15 for discussions with surrounding jurisdictions and ongoing	The City issued an MOU and Operating Agreement with Tahoe Coalition for the Homeless for the operation of ~~the~~ three properties purchased by Tahoe Coalition for the Homeless with HomeKey funds to provide housing for homeless persons. The City also partnered with Tahoe Coalition for the Homeless to prepare CDBG CV-2 and CV-3 grant applications for rehabilitation of Bear's Den Inn, which provides beds for the homeless. The City also partnered with Related California for the Sugar Pine Village affordable housing project, which will provide 248 units affordable to low-income households.	This program has been successful and will be continued.	Continue.
Program 5-1 HOUSING ISSUES HOTLINE. The City shall continue to use the bilingual Housing Issues Hotline and/or other effective means to ensure the dissemination of fair housing information and available services. The City shall continue to disseminate fair housing information through radio ads, local newspapers, distribution of printed materials, and/or at community meetings. The City shall provide appropriate follow-through in response to housing concerns and complaints through	The City continued to provide the bilingual Housing Issues Hotline. The City did not share fair-housing information through radio ads, local newspapers, distribution of printed materials, and/or at community meetings.	This program is ongoing and will be continued.	Amend to address current State fair housing law and continue.

TABLE 4-~~63~~64 EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS			
Implementation Program Summary	**Status**	**Evaluation**	**Continue/ Modify/Delete**
either Building Division inspections or appropriate housing referrals to: • Existing affordable housing projects within the city. • The El Dorado County Community Services/Housing Choice Voucher Program (when available). • The State of California's Landlord/Tenant Dispute line or Mobile Home Park Ombudsman. • The Legal Services Center (low-cost legal assistance in resolving housing issues). • The Women's Center for transitional housing opportunities for women escaping violent situations. • The El Dorado County Health Department. • The California Department of Fair Housing and Employment. **Responsible Party:** Planning Division **Funding:** General Fund **Timeframe:** Ongoing			
Program 6-1 GREEN BUILDING INCENTIVE PROGRAM. The City shall continue to implement its green building incentive program that rewards developers for building green projects. **Responsible Party:** Planning Division, Building Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City incorporated the Green Building Incentive Program into the Tourist Core Area Plan and the Tahoe Valley Area Plan. The City continued to provide priority access to residential allocations for earning green building certifications throughout the planning period.	This program is ongoing and will be continued.	Continue.

TABLE 4-~~63~~64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 6-2 ENERGY CONSERVATION. The City shall continue to require applicants for building permits to demonstrate compliance with the state energy conservation requirements at the time building plans are submitted. Additionally, the City will consider including weatherization and energy conservation as eligible activities should housing rehabilitation efforts resume. The City will provide information and refer eligible property owners to other programs offered by Liberty Utilities and nonprofit organizations. The City will also refer interested individuals to energy rebate and conservation assistance programs offered by others and maintain information on these programs at City Hall. **Responsible Party:** Planning and Building Divisions **Funding:** Permit Fees **Timeframe:** Ongoing	The City continued to enforce the Building Code and Green Code energy conservation regulations throughout the planning period. The City also provided information regarding energy conservation programs at the Permit Center. The City adopted a Climate Action Plan (CAP) in 2020, which includes new policy urging the City to adopt a REACH Code. The City will prepare an economic impact analysis of the implications for housing costs with a stricter Building Code. The City expects to prepare for this change upon adoption of the next Building Code Update. ~~If the study concludes that housing costs will increase with REACH Code implementation, City staff will likely recommend that the City Council preserve lower housing costs and reject adoption of the REACH Code.~~ The City is currently considering incorporating the action items from adopted CAP as appropriate: • Partner with TRPA, neighboring jurisdictions, Lake Tahoe Unified School District, and energy providers (e.g., Liberty Utilities, NV Energy, Southwest Gas) to educate residents, second homeowners, students, lodging facilities, and visitors about energy efficiency and conservation practices. • Perform outreach and provide an educational program that highlights existing resources that low-income	This program has been successful and will be modified to adopt appropriate CAP action items as they relate to housing.	Modify and continue.

	residents can use to improve energy efficiency and save money. • Launch a comprehensive social marketing campaign that leverages available tools from the social sciences to influence behaviors that reduce energy demand and promote conservation. • Work with Liberty Utilities and Southwest Gas to continue developing and promoting free energy audit and retrofit programs, which currently support low-income households. • Explore the feasibility and benefits of developing a regional energy network with other jurisdictions in the Tahoe Basin to administer the program. • Identify key regional partners and establish a robust self-sustaining local or regional energy efficiency program. • Ensure that adequate outreach is conducted to low-income communities for these programs. With the utilities, expand these services to all residents and businesses, making sure to include second homeowners. • Begin the program by providing incentives, such as rebates for home and building controls, and then explore a transition to retrofit requirements, such as replacing old natural gas boilers with new high-efficiency models and installing solar water heating. • Promote the installation of energy-efficient air-source heat pumps and explore the viability of ground source heat pumps for the region.		

TABLE 4-~~63~~64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
	• Explore and evaluate natural gas–fired heat pumps as an alternative heat source. Work with Liberty Utilities and Southwest Gas to provide rebates and incentives. • Obtain third-party HVAC commissioning and verification of energy savings in HVAC systems. • Partner with HOAs to develop residential retrofit programs to bring homes up to code. Create a program that incentivizes existing homes to get up to energy code. • Develop a policy roadmap to achieve decarbonization of the applicable existing building stock by 2030, without additional cost burden or displacement risk to vulnerable community members. In the meantime, renewable natural gas will be incorporated into the pipeline to aid in the overall transition.		
Program 7-1 MAINTAINING NEIGHBORHOOD CHARACTER. The City shall work with project proponents and community special interest groups to integrate affordable and workforce housing into existing neighborhoods—including smaller duplex and triplex projects—while addressing local concerns and maintaining the character and environmental quality of the surrounding area. **Responsible Party:** Planning Division **Funding:** Staff time, general fund	The adopted Tahoe Valley Area Plan specifically addresses the requirement to develop consistent with existing community character through policy and design standards. The City also adopted a new chapter of Title 6 - Chapter 6.85 Residential Development and Design Standards in March 2021 to create objective design standards for the City in compliance with State law. These standards were developed with public engagement to	This program has been successful, and the City will amend this program to continue working with TRPA to implement these standards within the framework of the Regional Plan.	Modify and continue.

TABLE 4-~~63~~64 EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS			
Implementation Program Summary	**Status**	**Evaluation**	**Continue/ Modify/Delete**
Timeframe: Ongoing	ensure the standards are widely accepted by the community. Single-family homes, duplexes, and triplexes, as defined by Title 6, are approved ministerially if compliant with the objective design standards. In addition, the City adopted an ADU Ordinance in March 2021, providing standards for the development of ADUs on single- and multifamily properties throughout the city. Furthermore, voters passed Measure P in 2020, which prohibits vacation rentals in residential zones as of 2021. Permits for vacation rentals are required to be renewed annually, and the City will continue to deny these permits on a rolling basis until all vacation rentals in residential zones have been revoked. The intent of this change to City policy is to help maintain neighborhoods for residential purposes.		
Program 7-2 AMENITIES FOR NEW RESIDENTIAL DEVELOPMENT. The City shall modify design guidelines to address and/or include requirements for residential projects of eight units or more to include appropriate amenities. The City shall ensure that the modified guidelines do not unduly impact the cost of development and approval certainty, or otherwise unfairly burden the developer. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 15	The City adopted the Residential Development and Design standards in March 2021, which requires amenities be provided for residential development with eight or more units.	This program has been completed.	Delete.

TABLE 4-~~63~~64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 8-1 IMPLEMENTATION TRACKING MATRIX. The City shall use the Implementation Tracking Matrix (see Table HE-2) to continually track the progress of Housing Element programs. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City tracked progress of the 2014 Housing Element.	The City will continue to track implementation via the annual progress report to HCD and the Implementation Tracking Matrix. This does not need to be included as a Housing Element implementation program moving forward.	Delete.
Program 8-2 STAFF MEETINGS. The City staff members involved in the implementation of Housing Element programs shall review progress in addressing housing issues, especially issues relating to workforce housing during weekly Planning and Building Division staff meetings. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Weekly	Throughout the planning period, the City discussed projects implementing the Housing Element during Development Review Team Meetings and weekly staff meetings.	City staff will continue to address housing issues as needed during meetings. This does not need to be included as a Housing Element implementation program moving forward.	Delete.
Program 8-3 REPORTING HOUSING ELEMENT IMPLEMENTATION. The City shall annually review and report on the implementation of Housing Element programs and the City's effectiveness in meeting the programs' objectives. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Annually	The City annually submitted the Annual Progress Report to review and report on Housing Element implementation and the City's progress toward programs' objectives.	The City will continue to track implementation via the annual progress report to HCD and the Implementation Tracking Matrix. This does not need to be included as a Housing Element implementation program moving forward.	Delete.

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APPENDIX A:

SITES INVENTORY

Address/ Intersection	Zip Code	APN	PAS/CP	Zoning	Minimum Density Allowed (units/ acre)	Maximum Density Allowed (units/acre)	Preferred AH	Multi-Unit Incentive	Total Parcel Size (Acres)	Total Parcel Size (SF)	Developable Acreage from Lot Coverage Allowances [5]	Maximum Units Allowed	Existing Use/ Vacancy	Infrastructure	Ownership	Additional Ownership Info for Some Sites	Repeat Site?	Site Status[1]	Lower Income Capacity	Moderate Income Capacity	Above Moderate Capacity	Total Capacity	Notes
Above Moderate Units																							
661 James Ave	96150	023-141-21	Tahoe Island	Residential	n/a	8	Yes	Yes	0.50	21832.10	0.15	4.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
644 Emerald Bay Rd	96150	023-142-03	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	1.00	43752.51	13125.75	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
707 Emerald Bay Rd	96150	023-151-21	Tahoe Island	Residential	n/a	8	Yes	Yes	0.79	34501.85	0.24	6.3	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
711 James Ave	96150	023-151-35	Tahoe Island	Residential	n/a	8	Yes	Yes	0.48	20826.83	0.14	3.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
715 Glorene Ave	96150	023-152-04	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.99	42913.18	12873.95	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
660 Emerald Bay Rd	96150	023-152-06	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	1.00	43689.61	13106.88	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
766 Emerald Bay Rd	96150	023-162-02	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	1.00	43772.85	13131.85	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
782 Emerald Bay Rd	96150	023-162-03	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	1.01	44090.44	13227.13	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
730 Roger Ave	96150	023-162-04	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.99	42998.58	12899.58	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
780 Roger Ave	96150	023-162-06	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.97	42436.84	12731.05	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
628 Glorene Ave	96150	023-321-04	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	1.00	43682.77	13104.83	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
680 Glorene Ave	96150	023-331-22	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.71	31097.77	9329.33	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
794 Glorene Ave	96150	023-341-12	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.48	21111.89	6333.57	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2101 12Th St	96150	023-554-10	Tahoe Island	Residential	n/a	1 unit per parcel	Yes	Yes	0.57	25026.27	7507.88	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1359 Herbert Ave	96150	025-021-79	Glenwood	Residential	n/a	1 unit per parcel	No	No	1.00	43550.40	13065.12	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
n/a	96150	025-201-20	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.40	17217.50	5165.25	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1308 Gilmore Lake Rd	96150	025-291-08	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.43	18925.13	5677.54	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
n/a	96150	025-580-14	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	1.13	49124.20	14737.26	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1442 Price Rd	96150	025-670-04	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.38	16480.40	4944.12	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3490 Pony Express Way	96150	025-670-21	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.99	43071.01	12921.30	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3024 Oakland Ave	96150	026-115-02	Al Tahoe	Residential	n/a	1 unit per parcel	Yes	No	0.36	15704.48	4711.34	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1101 Johnson Blvd	96150	027-241-30	Bijou Pines	Residential	n/a	1 unit per parcel	No	No	0.56	24403.77	7321.13	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1140 Johnson Blvd	96150	027-251-01	Bijou Pines	Residential	n/a	1 unit per parcel	No	No	0.93	40717.63	12215.29	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1152 Johnson Blvd	96150	027-251-18	Bijou Pines	Residential	n/a	1 unit per parcel	No	No	0.82	35572.58	10671.77	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3902 Crest Rd	96150	028-111-04	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.62	26800.56	8040.17	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3916 Crest Rd	96150	028-111-06	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.44	19328.84	5798.65	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
4043 Saddle Rd	96150	028-152-40	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.38	16706.88	5012.06	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
4022 Crest Rd	96150	028-153-05	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.42	18350.45	5505.14	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
4011 Crest Rd	96150	028-154-02	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.78	34043.67	10213.10	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1468 Ledge Ct	96150	028-161-10	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.86	37568.35	11270.50	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1476 Ledge Ct	96150	028-161-11	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.82	35621.61	10686.48	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
4273 Saddle Rd	96150	028-161-14	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.39	17028.83	5108.65	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
n/a	96150	029-105-28	Tahoe Meadows	Residential	n/a	1 unit per parcel	No	No	0.59	25892.90	7767.87	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3781 Azure Ave	96150	029-106-05	Tahoe Meadows	Residential	n/a	1 unit per parcel	No	No	0.37	16007.85	4802.35	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3587 Rocky Point Rd	96150	029-300-14	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.48	20997.48	6299.24	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3675 Regina Rd	96150	030-352-30	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.35	15375.90	4612.77	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1648 Sherman Way	96150	030-403-02	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.45	19504.22	5851.27	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1226 Bonanza Ave	96150	032-152-06	Bonanza	Residential	n/a	1 unit per parcel	No	No	1.00	43669.77	13100.93	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1356 Bonanza Ave	96150	032-162-06	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.63	27334.72	8200.42	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1424 Emerald Bay Rd	96150	032-171-01	Bonanza	Residential	n/a	1 unit per parcel	No	No	1.00	43672.65	13101.79	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1440 Emerald Bay Rd	96150	032-171-02	Bonanza	Residential	n/a	1 unit per parcel	No	No	1.00	43681.44	13104.43	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1983 H St	96150	032-171-03	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.90	39066.79	11720.04	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1404 Bonanza Ave	96150	032-173-02	Bonanza	Residential	n/a	1 unit per parcel	No	No	1.00	43656.69	13097.01	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1384 Bonanza Ave	96150	032-173-06	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.50	21828.16	6548.45	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1392 Bonanza Ave	96150	032-173-07	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.50	21821.01	6546.30	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3708 Lake Tahoe Blvd	96150	027-072-32	Tourist Core Area Plan	TSC-MU	n/a	25	Yes	Yes	0.52	22651.20	0.36	13.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			14	14	
2160 Barton Ave	96150	023-241-42	Tahoe Valley Area Plan	Residential	n/a	15	Yes	Yes	0.98	42762.57	0.69	14.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			14	14	
941 Silver Dollar Ave	96150	031-290-12 [3]	Highland Woods	Residential	n/a	12	No	No	2.08	90517.91	0.62	24.9	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			20	20	The realistic capacity of this site is based on the active development permit under review by the City.
2070 Lake Tahoe Blvd	96150	023-231-003 and 023-381-001	Tahoe Valley Area Plan	TC-C	n/a	25	Yes	Yes	3.67	159865.20	2.6	91.8	Vacant	Yes - Current	YES – Other Publicly Owned	n/a	n/a	Available			70	70	The realistic capacity of this site is based on the active development permit under review by the City.
2494 Conestoga St	96150	031-284-004	Highland Woods	Residential	n/a	12	No	No	0.18	7695.00	0.05	2.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			2	2	
1232 Heather Lake Rd	96150	025-252-004	Bijou	Residential	n/a	15	Yes	Yes	0.27	11624.00	0.08	4.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2688 William Ave	96150	031-132-003	Sierra Tract Commercial	Residential	n/a	15	No	No	0.24	10307.00	0.07	3.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			2	2	
1044 Williams Ave	96150	031-092-004	Sierra Tract Commercial	Residential	n/a	15	No	No	0.17	7387.00	0.05	2.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			2	2	

Address/ Intersection	Zip Code	APN	PAS/CP	Zoning	Minimum Density Allowed (units/ acre)	Maximum Density Allowed (units/acre)	Preferred AH	Multi-Unit Incentive	Total Parcel Size (Acres)	Total Parcel Size (SF)	Developable Acreage from Lot Coverage Allowances [5]	Maximum Units Allowed	Existing Use/ Vacancy	Infrastructure	Ownership	Additional Ownership Info for Some Sites	Repeat Site?	Site Status[1]	Lower Income Capacity	Moderate Income Capacity	Above Moderate Capacity	Total Capacity	Notes
3054 Fresno Ave	96150	026-104-005	Al Tahoe	Residential	n/a	15	Yes	No	0.14	6000.00	0.1	2.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			2	2	
738 Roger Ave.	96150	023-162-012	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.24	10384.00	3115.20	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1280 Julie	96150	032-311-001	Bonanza	Residential	n/a	1 unit per parcel	No	No	1.16	50547.00	15164.10	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3700 Regina Road	96150	030-353-005	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.24	10445.00	3133.50	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3820 Forest Ave.	96150	027-141-010	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.12	5296.00	0.04	1.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2588 Knox Ave	96150	031-153-001	Sierra Tract Commercial	Residential	n/a	15	No	No	0.11	5006.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1329 Keller	96150	028-070-028	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.23	10019.00	3005.70	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3376 Woodland	96150	025-226-003	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.27	11547.00	3464.10	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1165 Lodi Avenue	96150	031-181-008	Sierra Tract Commercial	Residential	n/a	15	No	No	0.11	4999.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1316 Heather Lake Rd	96150	025-261-009	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.27	11580.00	3474.00	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2689 Osborne Ave	96150	031-166-015	Sierra Tract Commercial	Residential	n/a	15	No	No	0.12	5016.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
821 Stateline Ave	96150	029-010-015	Lakeside Park	Residential	n/a	1 unit per parcel	No	No	0.87	37736.00	0.26	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1169 Stockton Ave	96150	031-182-010	Sierra Tract Commercial	Residential	n/a	15	No	No	0.11	4999.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
910 San Jose	96150	026-081-004	Al Tahoe	Residential	n/a	1 unit per parcel	Yes	No	0.11	5006.00	1501.80	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2279 Texas Ave	96150	023-753-004	Tahoe Island	Residential	n/a	1 unit per parcel	Yes	Yes	0.13	5622.00	1686.60	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1911 F Street	96150	032-252-030	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.15	6513.00	1953.90	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
438 Christi	96150	022-171-042	Tahoe Keys	Residential	n/a	1 unit per parcel	No	No	0.17	7352.00	2205.6	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1110 Charles Ave	96150	031-162-019	Sierra Tract Commercial	Residential	n/a	15	No	No	0.11	5006.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2258 Coloardo Ave	96150	023-744-028	Tahoe Keys	Residential	n/a	1 unit per parcel	No	No	0.17	7348.00	2204.4	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
4273 Saddle Rd	96150	028-161-014	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.39	17048.00	5114.40	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3421 Woodland	96150	025-682-001	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.20	8747.00	2624.10	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3525 Saddle Rd	96150	025-510-097	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.82	35869.00	10760.70	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2572 Palmira	96150	031-076-009	Sierra Tract Commercial	Residential	n/a	15	No	No	0.11	4992.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
946 Linda Ave	96150	023-683-001	Tahoe Island	Residential	n/a	1 unit per parcel	Yes	Yes	0.15	6519.00	1955.70	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1101 Johnson Blvd	96150	027-241-030	Bijou Pines	Residential	n/a	1 unit per parcel	No	No	0.56	24405.00	7321.50	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1152 Johnson Blvd	96150	027-251-018	Bijou Pines	Residential	n/a	1 unit per parcel	No	No	0.82	35610.00	10683.00	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1927 Kokanee Wy	96150	022-251-029	Tahoe Keys	Residential	n/a	1 unit per parcel	No	No	0.24	10349.00	3104.7	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
00 Ski Run Blvd	96150	025-580-014	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	1.13	49177.00	14753.10	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2768 Springwood Dr	96150	031-341-012	Highland Woods	Residential	n/a	12	No	No	0.15	6745.00	0.05	1.9	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
648 James Ave	96150	023-141-029	Tahoe Island	Residential	n/a	1 unit per parcel	Yes	Yes	0.13	5457.00	1637.10	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3112 Fresno Ave	96150	026-074-003	Al Tahoe	Residential	n/a	1 unit per parcel	Yes	No	0.12	5011.00	1503.30	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3387 Aloha Rd	96150	025-201-008	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.26	11535.00	3460.50	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
936 Tanglewood Dr	96150	031-313-017	Highland Woods	Residential	n/a	12	No	No	0.29	12739.00	0.09	3.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
644 Tata Ln	96150	023-442-011	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.23	9972.00	2991.60	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3792 Aspen Ave	96150	027-144-016	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.11	5000.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1251 Margaret Ave	96150	032-282-017	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.12	5015.00	1504.50	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
662 Tahoe Keys Blvd	96150	022-023-003	Tahoe Island	Residential	n/a	1 unit per parcel	Yes	Yes	0.18	7762.00	2328.60	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
805 Lakeview Ave	96150	026-031-012	Al Tahoe	Residential	n/a	1 unit per parcel	Yes	No	0.11	5000.00	1500.00	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3760 Terraace Dr	96150	028-052-004	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.23	10016.00	3004.80	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1917 F St	96150	032-252-029	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.15	6518.00	1955.40	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
905 Linda Ave	96150	023-682-026	Tahoe Island	Residential	n/a	1 unit per parcel	Yes	Yes	0.15	6724.00	2017.20	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2499 Pinter Ave	96150	031-211-014	Sierra Tract Commercial	Residential	n/a	15	No	No	0.11	4988.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2568 Knox Ave	96150	031-153-006	Sierra Tract Commercial	Residential	n/a	15	No	No	0.12	5020.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3683 Primrose Ln	96150	029-371-020	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.11	4994.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
Total Above Moderate Units									**51.9**												**215**	**215**	
Moderate Units																							
2200 Barton Ave	96150	023-241-44	Tahoe Valley Area Plan	Residential	n/a	15	Yes	Yes	0.95	41320.39	0.66	14.2	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		9		9	
2252 Barton Ave	96150	023-251-25	Tahoe Valley Area Plan	Residential	n/a	15	Yes	Yes	0.25	10954.42	0.18	3.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	
1072 4Th St	96150	023-391-08	Tahoe Valley Area Plan	Residential	n/a	15	Yes	Yes	0.70	30583.99	0.49	10.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		7		7	
3461 Spruce Ave	96150	025-241-08	Bijou	Residential	n/a	15	Yes	Yes	1.05	45623.20	0.31	15.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1232 Heather Lake Rd	96150	025-252-04	Bijou	Residential	n/a	15	Yes	Yes	0.27	11611.43	0.08	4.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
1260 Heather Lake Rd	96150	025-252-08	Bijou	Residential	n/a	15	Yes	Yes	0.27	11618.17	0.08	4.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
941 Merced Ave	96150	026-045-20	Al Tahoe	Residential	n/a	15	Yes	No	0.26	11121.32	0.08	3.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3100 Fresno Ave	96150	026-077-01	Al Tahoe	Residential	n/a	15	Yes	No	0.28	12014.40	0.08	4.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3068 Nevada Ave	96150	026-102-26	Al Tahoe	Residential	n/a	15	Yes	No	0.28	12010.03	0.08	4.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3616 Alder Ave	96150	027-124-04	Bijou	Residential	n/a	15	Yes	Yes	0.34	14987.64	0.10	5.2	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3604 Tamarack Ave	96150	027-313-17	Bijou	Residential	n/a	15	Yes	Yes	0.29	12632.40	0.09	4.4	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3591 Spruce Ave	96150	027-321-02	Bijou	Residential	n/a	15	Yes	Yes	0.51	22217.21	0.15	7.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	

Address/ Intersection	Zip Code	APN	PAS/CP	Zoning	Minimum Density Allowed (units/ acre)	Maximum Density Allowed (units/acre)	Preferred AH	Multi-Unit Incentive	Total Parcel Size (Acres)	Total Parcel Size (SF)	Developable Acreage from Lot Coverage Allowances [5]	Maximum Units Allowed	Existing Use/ Vacancy	Infrastructure	Ownership	Additional Ownership Info for Some Sites	Repeat Site?	Site Status[1]	Lower Income Capacity	Moderate Income Capacity	Above Moderate Capacity	Total Capacity	Notes
3604 Spruce Ave	96150	027-322-03	Bijou	Residential	n/a	15	Yes	Yes	0.28	12028.05	0.08	4.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3593 Terry Ln	96150	027-322-18	Bijou	Residential	n/a	15	Yes	Yes	0.30	12860.01	0.09	4.4	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
1049 Takela Dr	96150	027-364-17	Bijou Pines	Residential	n/a	15	No	No	0.25	11010.21	0.08	3.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3622 Pioneer Trl	96150	028-121-24	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.55	24104.98	0.17	8.3	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	
3618 Pioneer Trl	96150	028-121-25	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.61	26566.34	0.18	9.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	
1094 Echo Rd	96150	029-362-08	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.43	18924.57	0.13	6.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3718 Montreal Rd	96150	029-364-03	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.32	13996.18	0.10	4.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
1069 O Malley Dr	96150	031-241-14	Sierra Tract Commercial	Residential	n/a	15	No	No	3.11	135483.25	0.93	46.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		13		13	
972 Silver Dollar Ave	96150	031-290-29 [3]	Sierra Tract Commercial	Residential	n/a	15	No	No	0.94	40894.45	0.28	14.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1122 Emerald Bay Rd	96150	032-141-04	Tahoe Valley Area Plan	Residential	n/a	15	Yes	Yes	0.26	11189.55	0.18	3.9	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	
1161 Bonanza Ave	96150	032-141-10	Bonanza	Residential	n/a	15	No	Yes	0.50	21853.00	0.15	7.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	
1149 Bonanza Ave	96150	032-141-11	Bonanza	Residential	n/a	15	No	Yes	1.00	43666.91	0.30	15.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1117 Bonanza Ave	96150	032-141-18	Tahoe Valley Area Plan	Residential	n/a	15	No	Yes	0.95	41502.81	0.67	14.3	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		10		10	
1242 Emerald Bay Rd	96150	032-151-04	Bonanza	Residential	n/a	15	No	Yes	1.00	43702.50	0.30	15.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1258 Emerald Bay Rd	96150	032-151-05	Bonanza	Residential	n/a	15	No	Yes	1.00	43702.47	0.30	15.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1286 Emerald Bay Rd	96150	032-151-07	Bonanza	Residential	n/a	15	No	Yes	0.50	21803.91	0.15	7.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	
1306 Emerald Bay Rd	96150	032-161-01	Bonanza	Residential	n/a	15	No	Yes	0.93	40462.25	0.28	13.9	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1320 Emerald Bay Rd	96150	032-161-02	Bonanza	Residential	n/a	15	No	Yes	0.98	42664.04	0.29	14.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1332 Emerald Bay Rd	96150	032-161-03	Bonanza	Residential	n/a	15	No	Yes	0.98	42576.36	0.29	14.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1344 Emerald Bay Rd	96150	032-161-04	Bonanza	Residential	n/a	15	No	Yes	0.98	42589.96	0.29	14.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1368 Emerald Bay Rd	96150	032-161-06	Bonanza	Residential	n/a	15	No	Yes	0.89	38953.07	0.27	13.4	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1357 Bonanza Ave	96150	032-161-08	Bonanza	Residential	n/a	15	No	Yes	0.82	35891.59	0.25	12.4	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		3		3	
1307 Bonanza Ave	96150	032-161-12	Bonanza	Residential	n/a	15	No	Yes	0.85	37243.70	0.26	12.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		3		3	
1189 Emerald Bay Rd	96150	032-192-06	Tahoe Valley Area Plan	Residential	n/a	15	Yes	Yes	0.50	21803.91	0.35	7.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		5		5	
1248 Melba Dr	96150	032-201-08	Bonanza	Residential	n/a	15	No	Yes	0.75	32881.37	0.23	11.3	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		3		3	
1300 Johnson Blvd [4]	96150	025-010-041	Bijou/Al Tahoe	Residential	n/a	15	No	Yes	7.60	330948.00	2.28	114.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		34		34	
962 San Jose	96150	026-082-014	Al Tahoe	Residential	n/a	15	Yes	No	0.12	5227.20	0.04	1.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Entitled		1		1	
958 San Jose	96150	026-082-013	Al Tahoe	Residential	n/a	15	Yes	No	0.12	5227.20	0.04	1.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Entitled		1		1	
3141 Riverside Ave	96150	026-082-015	Al Tahoe	Residential	n/a	15	Yes	No	0.12	5227.20	0.04	1.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Entitled		1		1	
833 Emerald Bay Rd	96150	023-171-009	Tahoe Valley Area Plan	TC-G	n/a	25	Yes	Yes	0.50	21780.00	0.35	12.5	Vacant	Yes - Current	YES – State-Owned	STATE OF CALIFORNIA & CALIFORNIA TAHOE CONSERVANCY	n/a	Available		9		9	
Total Moderate Units									**33.6**											**165**		**165**	
Lower Units																							
1860 Lake Tahoe Blvd	96150	032-291-028 [2]	Tahoe Valley Area Plan	TC-MUC	n/a	25	Yes	Yes	10.03	436906.80	7.02	250.8	Vacant	Yes - Current	YES – State-Owned	STATE OF CALIFORNIA	No	Entitled	248			248	Pending application for 248 lower income units on this site. Parcels are under common ownership and would be consolidated. The current use on the underutilized parcel is a parking lot on a portion of the site.
1029 Tata Ln	96150	032-291-031 [2]	Tahoe Valley Area Plan	TC-MUC	n/a	25	Yes	Yes	1.60	69696.00	1.12	40.0	Under-utilized Commercial	Yes - Current	YES – State-Owned	STATE OF CALIFORNIA	No	Entitled					
3584 Pioneer Trl	96150	028-081-007 [2]	Tourist Core Area Plan	TSC-MUC	n/a	25	Yes	Yes	0.83	36154.80	0.58	20.8	Vacant	Yes - Current	NO – Privately Owned	PACIFIC DEVELOPMENT GROUP CA INC	Yes [6]	Available	70			70	These five parcels are under common ownership.
3574 Pioneer Trl	96150	028-081-006 [2]	Tourist Core Area Plan	TSC-MUC	n/a	25	Yes	Yes	0.75	32864.00	0.53	18.9	Vacant	Yes - Current	NO – Privately Owned	PACIFIC DEVELOPMENT GROUP CA INC	No	Available					
n/a	96150	028-081-015 [2]	Tourist Core Area Plan	TSC-MUC	n/a	25	Yes	Yes	0.43	18730.80	0.30	10.8	Vacant	Yes - Current	NO – Privately Owned	PACIFIC DEVELOPMENT GROUP CA INC	No	Available					
3594 Pioneer Trl	96150	028-081-004 [2]	Tourist Core Area Plan	TSC-MUC	n/a	25	Yes	Yes	0.26	11325.60	0.18	6.5	Vacant	Yes - Current	NO – Privately Owned	PACIFIC DEVELOPMENT GROUP CA INC	No	Available					
n/a	96150	028-081-002 [2]	Tourist Core Area Plan	TSC-MUC	n/a	25	Yes	Yes	0.93	40364.53	0.65	23.2	Vacant	Yes - Current	NO – Privately Owned	PACIFIC DEVELOPMENT GROUP CA INC	No	Available					
3908 Lake Tahoe Blvd	96150	029-170-002 [2]	Tourist Core Area Plan	TSC-NMX	n/a	25	Yes	Yes	0.82	35719.00	0.57	20.5	Vacant	Yes - Current	YES – Other Publicly Owned	SOUTH TAHOE REDEVELOPMENT AGENCY	No	Available	14			14	These two parcels are under common ownership

Address/ Intersection	Zip Code	APN	PAS/CP	Zoning	Minimum Density Allowed (units/ acre)	Maximum Density Allowed (units/acre)	Preferred AH	Multi-Unit Incentive	Total Parcel Size (Acres)	Total Parcel Size (SF)	Developable Acreage from Lot Coverage Allowances [5]	Maximum Units Allowed	Existing Use/ Vacancy	Infrastructure	Ownership	Additional Ownership Info for Some Sites	Repeat Site?	Site Status[1]	Lower Income Capacity	Moderate Income Capacity	Above Moderate Capacity	Total Capacity	Notes
3900 Lake Tahoe Blvd	96150	029-170-001 [2]	Tourist Core Area Plan	TSC-NMX	n/a	25	Yes	Yes	0.34	14898.00	0.24	8.6	Vacant	Yes - Current	YES – Other Publicly Owned	SOUTH TAHOE REDEVELOPMENT AGENCY	No	Available	5			5	
Total Lower Units									**16.0**										**337**			**337**	
Total Units									**101.5**										**337**	**165**	**215**	**717**	

[1] Available means the site has not been entitled for development

[2] This site is adjacent to other sites on this list with the same owner and is a candidate for lot consolidation.

[3] This site is within an airport overlay zone with a safety ranking of 2, 3, or 4 and will require City of South Lake Tahoe Airport Land Use Commission review for development approval.

[4] Requires design review.

[5] This is either based on the 30-percent or 70-percent lot coverage allowance that applies to each parcel. Parcels in TCAP and TVAP permit 70-percent lot coverage. All other parcels have a 30-percent lot coverage allowance. These percentages are equal to or more conservative than historic development trends in terms of percent of a parcel that has been developed historically.

[6] The City allows ministerial review on this property with their objective Residential Development and Design Standards. If the project proposes single-family, duplex, or triplex residential units then it is subject to ministerial review. If the project proposes a multi-family residential development, it must be proposed in one of three architectural styles (which are common to South I

APPENDIX B:

HOUSING ELEMENT PUBLIC COMMENTS AND RESPONSES

Comment	Commenter	Response
AB686, AFFH Concerns: In reviewing the Sites Inventory it is clear that the majority of the Lower Income sites are clustered in a few large sites near US Highway 50 and California Highway 89, while Moderate Income sites are on smaller sites directly along California Highway 89 and throughout the community. Sites within existing residential neighborhoods are reserved for Moderate and Above Moderate sites. HCD guidelines for housing elements state: "sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing." Currently the housing element for South Lake Tahoe appears to be out of compliance with this guideline. The Lower Income sites are along major thoroughfares and highways, not distributed within existing neighborhoods. I **recommend other sites throughout the community and within existing residential neighborhoods be allocated Lower Income.**	Maxwell Davis	The areas where lower income sites are located are closer to amenities and transit. Furthermore, these are the most walkable areas of the community, deemed Town Centers, and the City has multiple programs in place to incentivize development in these areas. These are also the areas of the community with zones that allow for higher density development, which is more financially feasible for affordable housing development. HCD's Housing Element Site Inventory Guidebook (Memorandum dated June 10, 2020) identifies that zoning appropriate to accommodate low- and very low- income RHNA for must allow for a density of at least 20 units per acre and parcel size should be between 0.5 acre and 10 acres for affordable housing projects to be financially feasible. Affordability by density will be met on these sites, however lower-income housing will also be promoted throughout the City through promotion of ADUs (Program 2-9), incentives to provide long-term rentals of second homes and spare rooms to low- and moderate-income households (Program 3-9), and encouraging property managers and landlords of existing rental units to advertise them to Section 8 Voucher holders (Program 5-1). Through the sites identified for new lower-income development and these programs, the City has adequate sites to accommodate lower income development across the city in a manner that will promote access to services and resources as well as increase mobility opportunities.
AB1397, Reuse of sites: AB1397 requires reused and non-vacant sites in a previous housing element to be rezoned for by-right development of 20% low-income projects. If the proposed site is vacant and reused from the previous two cycles, it must also be rezoned for by-right approval. Sixty of the sites in the 6th Housing Element are reused. These sites were present in the 5th Cycle Housing Element and were in zones in the 4th Cycle as areas for development(though the 4th cycle did not explicitly state all APNs). The city must include a program to rezone these sites.	Maxwell Davis	Per conversation with City zoning should already be in place for this parcel due to the objective design standards. The City's objective Residential Development and Design Standards, adopted in 2021, allow housing on this parcel with ministerial review, so the parcel's zoning is compliant with State law and does not require additional zoning changes at the City level.

Comment	Commenter	Response
Height restrictions: The city restricts building heights to two stories in most of the city and acknowledges that “This height limitation, combined with land coverage and setback restrictions, limits the feasibility of affordable housing and mixed-use projects” It is unlikely that most affordable housing projects would be feasible when limited to two story buildings.The city cannot list sites for low income housing that are impossible for low income housing. Therefore, the city must remove the height maximums and setback restrictions that make low income housing financially infeasible.	Maxwell Davis	Sites identified in the Site Inventory as suitable for low and very low income housing are located within Area Plan districts which allow height greater than two stories. One of the sites is located within the Tourist Core Area Plan Tourist Center Neighborhood Mixed-Use district which allows development up to 36' (3 stories), one is located in the Tourist Core Area Plan Tourist Center Mixed-Use district which allows development up to 56' (4 stories), and two are located in the Tahoe Valley Area Plan Town Center Mixed-Use Corridor district which allos development up to 42' (3 stories). Height is not a constraint to development in these areas.
Parking: The city acknowledges that "The cost of land associated with parking, in addition to the costs of construction, paving, and maintenance, drive up the overall cost of development, reducing funds available for the development of affordable housing" and that parking minimums are "arbitrarily established". Therefore, having concluded that parking minimums are both arbitrary and financially burdensome, the city must include a program to remove or reduce them.	Maxwell Davis	Parking standards are not an actual constraint on the development of housing. See revised text providing clarification on page 4-162. Text added: The City of South Lake Tahoe has developed parking standards with the intent to better align parking requirements with the actual needs of residents. The parking requirement for studio and one bedroom units has been reduced to one parking space and additional parking reductions can be approved for multi-family projects where the property owner assumed responsibility for parking management (City Code Section 6.85.030.6.c.xiii) to prevent environmental impacts associated with parking in non-paved areas and safety impacts associated with parking long term on public streets during snow removal operations. Deed restrictions placed on properties approved for reduced parking will allow for enforcement of parking management if necessary.

Comment	Commenter	Response
City government has a duty and obligation to identify constraints to the development of housing for all income groups, and City officials have a duty to overcome these constraints and not simply say that TRPA or some other Federal or State agency will not let us do it.	David M. Jinkens, Good Government Advocate	The Tahoe Regional Planning Agency was established through a Bi-State Compact between the governments of California and Nevada which was ratified by the US Congress in 1969. The Bi-State Compact as revised in 1980 gives TRPA authority to adopt environmental quality standards and to enforce ordinances designed to achieve these standards. As an incorporated city within the jurisdiction of the TRPA, the City of South Lake Tahoe must work within the regulatory environment of the TRPA as well as the State of California and Federal goverment. Constraints to housing development due to TRPA regulations are identified in the Housing Element and acknowldgement of the City's obligation to work towards agreeable changes to TRPA regulations to reduce these constraints is included in Program 2-8.
In Lieu Payments- Should a State or Federal governmental agency wish to acquire developable residential, commercial, or industrial lands land within the City limits for any purpose, City officials will insist that the State or Federal government pay the City an in-lieu tax for its removal from the property tax roll and the funds from these in lieu payments shall be deposited in an affordable housing fund to support implementation of the Housing Element.	David M. Jinkens, Good Government Advocate	The requestor's suggestion is beyond the City's authority. General law cities like the City of South Lake Tahoe require statutory authority to impose taxes under California Constitution Article XIII, § 24. State-owned property is exempt from local taxes under California Constitution Article XIII, §3(a). There is no state law provision requiring the state to pay a city fees in lieu of property taxes. Under federal law (31 U.S.C. § 6902 *et seq.* , counties are the recipients of in-lieu fees for federally owned property (known as "Payment in Lieu of Taxes" or PILTs) and counties are not required to distribute these fees to other governmental agencies within their boundaries. *See Lawrence County v. Lead-Deadwood Sch. Dist. No. 40-1* , 469 U.S. 256 (1985).
Safety of Acquired Lands – In order to protect the safety and welfare of existing affordable and workforce housing (and all existing housing) from the threat of catastrophic fire, the City shall require that all publicly owned vacant lands within the city are annually inspected by a fire professional and action taken to remove dangerous fuels from these vacant parcels in a timely manner and in a manner acceptable to the Fire Department.	David M. Jinkens, Good Government Advocate	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire.

Comment	Commenter	Response
Compliance with the General Plan and Housing Element – All acquisition of residential and other lands within the City limits by another Federal. State, or local agency will require the party to have the proposed acquisition reviewed by the Planning Commission and City Council that will determine and make appropriate written findings that the acquisition is consistent with the City's General Plan and Housing Element.	David M. Jinkens, Good Government Advocate	The requestor's suggestion is beyond the City's authority. State and federal governmental agencies have independent authority to acquire and dispose of property and the City does not have discretion to approve or deny these actions. Development proposals from these governmental agencies, on the other hand, may be subject to City discretionary review and permitting depending on the circumstances.
Adequate Fire Protection Required – All providers of domestic water service will be required to submit a plan and timeline for ensuring that there is adequate water pressure (as established by the NFPA) to charge existing fire hydrants so that in the event of a fire emergency impacting residential and affordable housing units, first fire responders will have adequate water to fight the fire. This adequate fire flow protection for our community is a safety imperative. In this regard, the City of South Lake Tahoe will assist water agencies to seek Federal and State funds to make the much-needed improvements.	David M. Jinkens, Good Government Advocate	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire. Policy HS-2.4, Fire Flow Adequacy, addresses this comment.

Comment	Commenter	Response
Undergrounding of All Utilities in Residential Areas- In order to provide the highest degree of protection for existing and proposed housing in the City limits, the City will actively pursue Federal and State grants and loans to ensure that all electrical, telephone, and cable facilities are placed underground. No cell towers or cell facilities will be installed in or near residential areas unless a comprehensive environmental impact assessment is done on the overall facilities plan and the safety of these facilities is determined, and appropriate mitigation measures are taken to ensure the safety of persons living here. The goal here is to see that these radiation producing facilities are placed underground. Undergrounding is a viable alternative to above ground cell towers and facilities.	David M. Jinkens, Good Government Advocate	The Public/Quasi-Public Facilities and Services Element of the adopted City General Plan addresses energy and telecommunications infrastructure. Policies PQP-8.2 and PQP-8.6 address underground utilities and Policy-8.4 directs the City to coordinate with utility providers to design systems to minimize environmental, aesthetic, and safety impacts. Under the federal Telecommunications Act, local agencies like the City are limited in their ability to deny applications for wireless communication facilities where they are needed to close a significant gap in service, and are prohibited from regulating these facilities based on environmental impacts from radiofrequency (RF) emissions. 47 U.S.C. §§ 332(c)(7)(B)(i), (iv); *MetroPCS, Inc. v. San Francisco* , 400 F.3d 715, 732-34 (9th Cir. 2005).
In the table of actions and programs item 2-8 deals with the 1st time homebuyer program administration and it states that no entities expressed an interest in administering this program. We have had a few conversations where we discussed that this would be an appropriate role for SJCLT and we have been awaiting the RFP to respond. I have been meaning to ask about the status since we were hoping that the program would be up and running in time for the Riverside Project sales. What is the status? Why does this indicate that no entity had expressed interest when we have been discussing this?	Jean Diaz, St. Joseph Community Land Trust	When this program was adopted in 2014, the idea was to approach the County for assistance since they administer first time homebuyer programs as well. That was done and they were not interested. I certainly acknowledge that we have had more recent discussions with SJCLT about the potential for SJCLT administering a moderate-income homebuyer program and some funding has been secured so this text could be revised to better reflect that. On page HE-9, the City proposes to continue this effort through the next Housing Element cycle (2022-2027). Program 2-7 (Moderate Income Homebuyer Program) is proposed in this Housing Element Update to address this comment.
Make the following edits shown to Policy 1-3: The City shall work with the California Department of Housing and Community Development, ~~and through~~ the California Legislature<u>, and through other appropriate legal means</u> to remove unreasonable barriers to the implementation of the goals, policies, and programs of the City's Housing Element and to maintain consistency with state law.	David M. Jinkens, Good Government Advocate	In response to this comment the suggested revision to Policy 1-3 has been made.

Comment	Commenter	Response
Make the following edits shown to Policy 1-7: The City shall direct high-density residential development (to the extent that they are available) to sites within walking distance of public transit and services. The City shall consider minimum density requirements in these areas.	David M. Jinkens, Good Government Advocate	The commentor's suggested edit is appreciated. However, the additional text is not necessary since all development is limited by the availability of sites. Sites identified in the Sites Inventory have been selected based on their access to amenities such as public transit and other services. Policies and Programs included in the Housing Element are intended to increase the availability and feasibility of sites to be developed to meet the City's housing needs.
Protect Existing Affordable Housing Opportunities – The City shall make every reasonable effort to protect existing affordable housing opportunities within the City limits from their conversion to other uses by either a private party or other governmental agency.	David M. Jinkens, Good Government Advocate	The City has included the following Policies and Programs in the Housing Element to support this comment: Policies 3-4, 3-7, Programs 3-2: Multi-family Dwelling and Single-Room Occupancy Inspection and Maintenance Program, Program 3-3: Mobile Home Parks Ordinances, Program 3-4: Preservation and Acquisition of At-Risk Properties, Program 3-6: Replacement of Lost Units From Residential Demolitions and Program 3-10, Mobile Home Park Preservation. To further respond to this comment, the City has revised Program 3-10 to add a new bullet as follows: "Work with HCD Mobilehome and Special Occupancy Parks Program to gather and maintain data on resident complaints, inspections and code violations."
Edit to Policy 2-4: The City shall inform and educate the public regarding the myths and realities of multifamily housing and affordable housing. The City shall also ensure that multi-family housing development have responsible onsite management.	David M. Jinkens, Good Government Advocate	California Code of Regulations, Title 25, Article 5, Section 42 requires that properties with sixteen or more units have an on-site manager. In addition, the City conducts the Multi-family Inspection Program that requires an annual inspection of all properties with six or more units. The purpose of the inspection is to ensure compliance with building, fire, property maintenance and health and Safety Code requirements.

Comment	Commenter	Response
Make the following edits shown to Policy 1-9: The City shall take all reasonable and legal means to ensure that existing affordable and workforce housing opportunities are protected and preserved, and discourage the demolition of existing affordable housing sites. All Federal and State land acquisitions within the City limits must be reviewed to determine their compliance with the City's adopted General Plan and Housing Element and this review must include written findings by the Planning Commission and City Council~~. .support the efforts of the California Tahoe Conservancy in the Tahoe Livable Communities program to remove blighted properties and repurpose associated development commodities. The City shall encourage the use of residential commodities for affordable housing located in or near Town Centers~~.	David M. Jinkens, Good Government Advocate	The commentor's suggested edit is appreciated and in response the City has included the following new policy in the Housing Element: Policy 3-9: The City shall take all reasonable means to ensure that existing affordable and workforce housing opportunities are protected and preserved, and discourage the demolition of existing affordable housing sites without adequate mitigation. State and federal governmental agencies have independent authority to acquire and dispose of property and the City does not have discretion to approve or deny these actions. Development proposals from these governmental agencies, on the other hand, may be subject to City discretionary review and permitting depending on the circumstances.
Make the following edits shown to Policy 1-10: The City shall actively seek opportunities to obtain federal, state, and local funding for affordable housing and funding to ensure that all public lands adjacent to existing housing is made fire safe~~and community development~~.	David M. Jinkens, Good Government Advocate	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire. In addition, the City has made the following revision to Policy 1-10: Policy 1-10: The City shall actively seek opportunities to obtain federal, state, and local funding for affordable housing and implementation of General Plan policies and programs to support housing affordability, community development and safety.
Add a new policy: The City shall pursue funding and collaborative efforts to ensure that all overhead utilities are placed underground including cell facilities to better protect residents from fire and exposure to radiation from cell facilities.	David M. Jinkens, Good Government Advocate	The Public/Quasi-Public Facilities and Services Element of the adopted City General Plan addresses energy and telecommunications infrastructure. Policies PQP-8.2 and PQP-8.6 address underground utilities and Policy-8.4 directs the City to coordinate with utility providers to design systems to minimize environmental, aesthetic, and safety impacts.

Comment	Commenter	Response
Add a new policy: The City shall require that all public land acquisitions within the City limits by Federal and/or State agencies pay an in-lieu of property tax for removing these parcels off of the tax rolls with the funds from these in lieu payments being deposited with the City in a Housing Element Implementation Fund.	David M. Jinkens, Good Government Advocate	The requestor's suggestion is beyond the City's authority. General law cities like the City of South Lake Tahoe require statutory authority to impose taxes under California Constitution Article XIII, § 24. State-owned property is exempt from local taxes under California Constitution Article XIII, §3(a). There is no state law provision requiring the state to pay a city fees in lieu of property taxes. Under federal law (31 U.S.C. § 6902 et seq., counties are the recipients of in-lieu fees for federally owned property (known as "Payment in Lieu of Taxes" or PILTs) and counties are not required to distribute these fees to other governmental agencies within their boundaries. See *Lawrence County v. Lead-Deadwood Sch. Dist. No. 40-1* , 469 U.S. 256 (1985).
Edit Program 1-3 to add one additional bullet as shown below: The City shall continue to research best practices for parking standards and continue to allow more flexible parking standards and shared parking for mixed-use and other housing projects. Additional updates to parking standards could include one or more of the following practices: •Encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units. •Allowing housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements. •<u>In no case, however, shall the City waive the requirements for off-street parking if in doing so there are insufficient parking spaces onsite to accommodate the development and create overflow parking problems on City streets.</u>	David M. Jinkens, Good Government Advocate	See revised text on page 4-162 providing clarification on adopted City parking standards. Text added: The City of South Lake Tahoe has developed parking standards with the intent to better align parking requirements with the actual needs of residents. The parking requirement for studio and one bedroom units has been reduced to one parking space and additional parking reductions can be approved for multi-family projects where the property owner assumes responsibility for parking management (City Code Section 6.85.030.6.c.xiii) to prevent environmental impacts associated with parking in non-paved areas and safety impacts associated with parking long term on public streets during snow removal operations. Deed restrictions placed on properties approved for reduced parking will allow for enforcement of parking management if necessary.

Comment	Commenter	Response
Question on Policy 2-8: This policy needs further explanation and discussion) Who is the college supposed to serve and for whom is housing on campus being built?	David M. Jinkens, Good Government Advocate	Policy 2-5 supports LTCC planning and development of housing for students, faculty and employees. The LTCC 2020-2030 Campus Master Plan includes potential sites for residential student living and mixed residential living and LTCC has conducted more detailed analysis of options to finance the development of student and workforce housing in the "Due Diligence and Concept Developmetn of P3 Opportunitites for Resdiential Student Living" (August 30, 2019).
Edit to Program 2-9: The City shall continue to provide information that describes the myths and realities of multifamily and affordable housing development. This will include promoting ADUs as a housing option in the city where appropriate and ere it does not disrupt or overload existing neighborhoods). The City will also continue to publicize programs, such as energy-efficiency programs and state and federal funding programs currently available to South Lake Tahoe residents. Information is available on the City's website and, when needed, the City makes....	David M. Jinkens, Good Government Advocate	In March 2021 the City adopted an ordinance to allow ADUs on parcels zoned to allow single-family or multifamily dwelling residential uses and that includes a proposed or existing dwelling (City Code Section 6.85.050. The policy as originally written is consistent with the recently adopted ordinance.
Edit to Policy 3-2: The City shall continue to ensure that housing in the city is decent, safe, and sanitary for its occupants and ensure that Federal and State lands adjacent to existing housing is made fire safe and regularly maintained.	David M. Jinkens, Good Government Advocate	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire. In addition, the City has made the following revision to Policy 1-10: Policy 1-10: The City shall actively seek opportunities to obtain federal, state, and local funding for affordable housing and implementation of General Plan policies and programs to support housing affordability, community development and safety.

Comment	Commenter	Response
Edit and question on Program 3-4: The City shall continue to provide technical and financial assistance ~~to the St. Joseph Community Land Trust and other~~ nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the assisted or substandard properties to maintain, or create, long-term, affordable rental housing. (preferred agents should not be mentioned in this plan) Housing so rehabilitated should be made available on a priority basis to existing City residents in need,	David M. Jinkens, Good Government Advocate	In response to this comment, the City revised Program 3-4 as follows: The City shall continue to provide technical and financial assistance to the St. Joseph Community Land Trust and other nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the assisted or substandard properties to maintain, or create, long-term, affordable rental housing. The City may consider adopting a policy that prioritizes local residents for housing rehabilitation services.
Deed restrictions/oversight - as the City moves forward with deed restrictions we must keep in mind that creating a deed restriction and enforcing a deed restriction, are two different things. We are in the process of cataloging deed restrictions in the Incline Village portion of Tahoe where deed restrictions are willingly ignored because there's no fear of enforcement. Given this regional history of not enforcing deed restrictions, we recommend working with the TRPA to ensure the required staffing (including the creative opportunity for a consulting contract) is in place to manage any current and future deed restrictions.	Tahoe Prosperity Center	In response to this comment the City has included the following new Housing Element policy: Policy 2-10: The City shall ensure that deed restrictions placed on affordable housing are monitored and enforced.

Comment	Commenter	Response
The Housing Element states that “height standards are an ‘actual constraint’ related to housing, especially with Mixed-use projects that contain residential and commercial uses since they are limited to two stories.” Since the impact is on the financial feasibility of a mixed use project, perhaps the City could use funds to help these types of projects pencil. It’s our understanding that redevelopment at the Crossings didn't pencil for this very reason. Given the dire need for local housing, the City could consider using funds to offer an incentive to developers - fund the financing gap, a zero interest loan, or some other creative means. If the City offered the right incentives, these types of projects could be a particularly valuable type of development in select parts of the City - for example the two parcels at 3900 and 3908 Lake Tahoe Blvd appear to be a prime potential location for mixed use.	Tahoe Prosperity Center	Sites located within Area Plan districts which allow greater height do not have a constraint associated with height standards. Mixed use and housing projects are incentivized in Town Centers through increased allowable land coverage, increased density and the ability to obtain residential allocations, RUUs and land coverage rights from the City. Program 1-4 directs the City to provide more information regarding available incentives and Program 1-1 directs the City to continue to create incentives for mixed use and housing projects.
It’s noted in the report that City building code enforcement is not an “actual constraint” to providing housing, and this surprises us. We’ve had numerous conversations with realtors and developers who feel that because of minimal code enforcement, we have an environment where there’s no incentive for owners of old, poorly maintained housing to either fix or sell their properties. We’d like to see increased enforcement of building codes on the owners of dilapidated properties, whether they be apartments, SRO’s, or even single family homes. Increased enforcement combined with City program 3.1, the rehabilitation loan program, could be a great stick AND carrot approach to incentivizing improvements and providing a path for property owners to do it.	Tahoe Prosperity Center	Housing Element Program 3.5 addresses continued enforcement of building, fire, health and zoning codes to improve the condition of existing housing stock. In addition, the City addresses maintenance of the quality of the existing housing stock in Program 3-1. In response to this comment, the City clarified text in Program 3-1 as follows: "The City shall develop a housing rehabilitation program to serve city residents in order to incentivize improved housing conditions, harden homes against wildfire threats, and make energy efficiency upgrades while maintaining affordability."

Comment	Commenter	Response
The report shows that since the last housing element, only 19 of the targeted 63 RHNA units were built in the "moderate income" category. This is the second biggest miss, next to the "extremely low income" category. This moderate income category is what the term "missing middle" refers to, and we'd like to encourage a particular focus on this income category so we don't continue to lose our non-service industry workforce. As Barton Hospital and others have pointed out, even good paying medical and legal jobs aren't being filled because there's virtually no housing available at even the moderate price point. We recommend the City to again consider ways to incentivise the very important but frequently overlooked segment of the market with things like no permit fees, by-right development, ministerial review of design standards, bonus units (beyond TRPA) if a project stays fully in moderate AMI, streamlined permitting (similar to by-right, but a true accelerated plan review within 30 days), and anything else that might ensure we reach those RHNA goals in the next couple of years.	Tahoe Prosperity Center	In response to this comment the City has revised Program 2-1 as follows: Program 2-1: Pursue State and Federal Funds To support the creation of quality, affordable housing optionf for extremely low-, very low-, low-, and moderate-income households, the City shall continue to seek and pursue grant opportunities for state and federal funds, when appropriate and feasible. Implementation of this policy along with Program 2-11 is intended to provide funding for the City to create additional incentives to develop housing for all income categories. In March 2021 the City adopted objective residential development and design standards that reduce permitting requirements for housing projects up to four units, requiring ministerial review only. These standards also provide the opportunity to larger housing projects to be reviewed ministerially if they are designed consistent with the objective development and design standards specified (City Code Chapter 6.85).
In light of the extraordinary changes to our housing market in the last two years, this might be a good time to readdress the concept of a Vacancy tax for 2nd homeowners. This could spur 2nd homeowners to action, serving two potential purposes: a) create a sustainable pool of funds that could be earmarked specifically for housing initiatives in the City, and b) incentivize owners of older 2nd homes that are rarely if ever used, to put their home to better use whether that be listing their house on the market to increase supply, or renting to a local.	Tahoe Prosperity Center	The City is commiting to evaluating the feasibility of creating a vacancy tax as well as other local housing revenue mechanisms in Program 2-11.

Comment	Commenter	Response
Two related tools that were listed in the South Shore Action Plan and have had proven impact in other communities, but are not listed in this report, are inclusionary zoning and residential/commercial linkage policies. We recommend considering both of these types of policies, including in-lieu fees, for future development, to help ensure the RHNA numbers are met across the income spectrum.	Tahoe Prosperity Center	In response to this comment the City has revised Program 2-11 as follows: Program 2-11: Local Funding Source Feasibility Study and Linkage Program The City shall conduct a feasibility study to explore local funding options to support affordable housign projects and programs. Examples of options to pursue include vacancy tax, housing transfer tax, sales tax, transient occupancy tax, linkage fees, impact fees, inclusionary housing in-lieu fees, and housing investment or trust funds...
Under Student Housing - for whom is student housing intended?	Housing Element Workshop, February 7, 2022	Policy 2-5 supports LTCC planning and development of housing for students, faculty and employees. The LTCC 2020-2030 Campus Master Plan includes potential sites for residential student living and mixed residential living and LTCC has conducted more detailed analysis of options to finance the development of student and workforce housing in the "Due Diligence and Concept Development of P3 Opportunitites for Resdiential Student Living" (August 30, 2019).
I know the RHNA numbers are set, but are there more higher-income housing than lower-income units projected in the RHNA? Did you say higher income units were set because some of the higher income housing could be used as commercial? Or why is the higher income housing so much higher than the lower income housing?	Housing Element Workshop, February 7, 2022	The City recognizes that the numbers that the state provided in the above moderate category are higher than what we expected compared to the other categories. Through our data analysis and public outreach, we've heard to address a higher need for lower income housing than what the State addresses. Therefore, our sites inventory has a larger amount of units identified for lower income housing. Policies and programs included in the Housing Element are focused on creating more housing opportunities and housing units for very low, low and moderate-income residents.
Consider a vacancy tax to incentivize homeowners to rent long term	Housing Element Workshop, February 7, 2022	The City is commiting to evaluating the feasibility of creating a vacancy tax as well as other local housing revenue mechanisms in Program 2-11.
Why does the draft Housing Element state that code enforcement is not a constraint to housing? Code enforcement should be a higher priority. Address dilapidated properties to avoid overall effects on the community.	Housing Element Workshop, February 7, 2022	Housing Element Program 3.5 addresses continued enforcement of building, fire, health and zoning codes to improve the condition of existing housing stock.

Comment	Commenter	Response
Rehabilitation Programs need more focus on how they could be implemented.	Housing Element Workshop, February 7, 2022	The City has added more specifics per HCD comment to timing of this program. The City will explore the best ways to support housing rehabilitation as part of Program 3-1. In addition, the City has clarified the language in Program 3-1 as follows: "The City shall develop a housing rehabilitation program to serve city residents in order to incentivize improved housing conditions, harden homes against wildfire threats, and make energy efficiency upgrades while maintaining affordability."
Fair housing issues - landlord/tenanta mediation needed for issues with landlords charging illegal fees - e.g. related to credit check, issues with evictions. More efforts are needed to make sure renters are aware of their rights.	Housing Element Workshop, February 7, 2022	The City of South Lake Tahoe has created a Housing Issues Hotline to assist residents with landlord-tenant concerns. The Housing Issues Hotline is a phone number residents can call and get information, locate resources, request assistance, or potentially file a complaint regarding the condition of your rental unit. The City also provides inspection and compliance services to address substandard housing issues and provides resource references for tenants to address other concerns, including legal assistance. The City offers information on fair housing issues in Spanish at the planning counter as well. In response to this comment, the City has revised Program 5-1 to add one additional bullet as follows: "[The City will] continue the Housing Issues Hotline service to assist residents with substandard housing and fair housing concerns."
Would like the City to institute a rental housing inspection program for ALL rental housing. Another attendee agreed and said this program should be highest priority.	Housing Element Workshop, February 7, 2022	California Code of Regulations, Title 25, Article 5, Section 42 requires that properties with sixteen or more units have an on-site manager. In addition, the City conducts the Multi-family Inspection Program that requires an annual inspection of all properties with six or more units. The purpose of the inspection is to ensure compliance with building, fire, property maintenance and health and Safety Code requirements. In addition, Housing Element Program 3.5 addresses continued enforcement of building, fire, health and zoning codes to improve the condition of existing housing stock.
Address demographic trends in the community as future planning take place. School enrollment and number of registered voters in the City has been declining	Housing Element Workshop, February 7, 2022	School district enrollment data was added to the Housing Element as new Section 4.2.2.9. Information about voter registration in South Lake Tahoe was not readily available for inclusion in the Housing Element.

Comment	Commenter	Response
Partnerships with large employers to address how they can participate in solutions to housing being a barrier to attracting and retaining employees. Program ideas include: o Partnerships with property management companies to provide employers notification and first right of refusal as units become available. o Making first time homebuyer programs available to employees.	Housing Element Workshop, February 7, 2022	The commenter's suggestions have been added as examples of additional programs to pursue in Program 2-2.
Assistance to employees that initially need to rent when they move to town but ideally want to purchase a home for the long term.	Housing Element Workshop, February 7, 2022	The commenter's suggestions have been added as examples of additional programs to pursue in Program 2-2.
Renter displacement is a concern	Housing Element Workshop, February 7, 2022	The City agrees that the recent trend of increased renter displacement and homes are sold is a concern. The City has initiated the Lease to Locals program, which provides incentives to second homeowners to rent their home long term, in order to increase the availability of rental properties in the City.
Consider changing how VHRs are defined to longer than 30 days, possibly 6 months.	Housing Element Workshop, February 7, 2022	The current definition of a VHRs as the rental of a dwelling for a period of less than 30 consecutive calendar days stems from California Revenue and Taxation Code 7280 which allows the collection of transient occupancy tax on lodging rented for thirty days or less. If the definition of VHR includes rentals for longer than thirty days, transient occupancy tax would not be able to be collected on these lodging services. Transient Occupancy Tax revenues would not be available to administer an expanded VHR program. The City's focus is on providing incentives, through the Lease to Locals Program, to property owners that rent their properties for long term. These incentives are only available to owners that rent their home or a room in their home for at least one year.

Comment	Commenter	Response
Issue of mistmatch between median income and the cost of market-rate housing. What Housing Element programs work to create more affordable units?	Housing Element Workshop, February 7, 2022	Many programs in the draft Housing Element work together towards creation of affordable housing. Programs 1-1 and 1-4 direct the City to develop incentives for the development of new housing units. Programs 2-1 through 2-13 direct the City to support and reduce barriers to the development to housing specifically for low-income, moderate-income and workforce residents. Programs 3-1 through 3-10 focus on the preservation and rehabilitation of existing housing units and increasing the availability and affordability of these units.

Comment	Commenter	Response
People are afraid to report landlords who don't keep things up to code because they won't have a place to live	Housing Element Workshop, February 7, 2022	The City is sensitive to this concern that residents have when responding to housing condition complaints. In response to this comment the City has included the following text in the discussion of Fair Housing and Displacement Risk. As discussed in Section 4.2.6.2.3, complaints about poor home condition due to deferred maintenance or absentee landlords is one of the primary issues reports to El Dorado County Fair Housing. However, with the scarcity of affordable housing, some tenants may be hesitant to submit maintenance requests to their landlord or property manager for fear of retaliation, such as unjust eviction or rent increases. Lower-income renters are particularly at risk of displacement as a result of poor housing conditions if retaliation occurs, as there are limited alternative housing options. The City is aware of this concern residents may have and aims to proactively address substandard housing conditions through the Multi-Family Inspection Program, which will result in the City requiring maintenance by the homeowner rather than a request from the tenant. Additionally, the City has included Program 3-1 to provide rehabilitation assistance which will reduce barriers to maintenance and is intended to enable landlords and property managers to proactively address safety issues and reduce the burden on tenants to submit a request. Many Programs contained in the Housing Element are designed to address the shortage of affordable housing units in the City, which as the commentor noted, increases concerns of being displaced.
Enhanced fire safety policies, would that belong in the Housing Element?	Housing Element Workshop, February 7, 2022	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire.

Comment	Commenter	Response
Does the City have any control over setting the RHNA?	Housing Element Workshop, February 7, 2022	In response to this comment, the City has added a discussion of the RHNA process and how it is determined in Section 4.3.1.1.1, Survey of Available Land, of the Housing Element (page 4-109). The Housing Element now describes that the RHNA is set by the State and the City does not have input when the RHNA is set.
Program 2-6, Assist Nonprofit Housing Developers – *priority*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	Program 2-6 has been included in the Housing Element with an ongoing timeframe that is continuous.
Program 2-11 LOCAL FUNDING SOURCE FEASIBILITY STUDY AND LINKAGE PROGRAM – *LOVE, extra priority*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	Program 2-11 has been included in the Housing Element with a timeframe that calls for completion of the funding feasibility analysis by September 2022 and adoption of an ordinance by September 2023.
Rehabilitation/conservation – *like, prioritize this whole category* •» Program 3-4, Preserva. on and Acquisition of At-Risk Properties – *like, extra priority* •Program 3-5 PRESERVATION OF HOUSING CONDITIONS – *like* •Program 3-6 REPLACEMENT OF LOST UNITS FROM RESIDENTIAL DEMOLITIONS – *like, extra priority* •*Like all of these*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	These programs have been included in the Housing Element with ongoing timeframes that will be continuous.
Energy Conservation Opportunities – yes, prioritize all to help implement CAP and meet renewable energy resolution.	Gavin Feiger, Planning Commission Meeting, February 10, 2022	These programs have been included in the Housing Element with ongoing timeframes that will be continuous.
Program 6-1 GREEN BUILDING INCENTIVE PROGRAM – *include coverage free or discounted from City pool if available?*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	In response to this comment Program 6-1 has been revised as follows:: Program 6-1: Green Buidling Incentive Program The City shall continue to implement its Green Building Incentive Program that rewards developers for building green projects. <u>The City shall also evaluate opportunities to provide additional incentives for green building projects.</u>

Comment	Commenter	Response
POLICY 6-1 The City shall ensure that new construction meets Title 24 energy conservation requirements and shall retrofit older summer seasonal housing to be made suitable for year-round occupancy. – *include reference to Reach code for when it is finalized?*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	In response to this comment, Policy 6-1 has been revised as follows: Policy 6-1: The City shall ensure that new construction meets or exceeds Title 24 energy conservation requiremetns and shall require retrofits of older summer seasonal housing to be made suitable for year-round occupancy.
Missing Middle: Policy 2-5 states "The City recognizes that it will become difficult to attract employees if they cannot afford to purchase or rent housing in South Lake Tahoe. The City shall encourage and support programs and activities that create a robust local economy that provides residents with good paying employment and the means to purchase or rent housing in the city." *Not sure how the City can do this, but with all of the market-rate being approved, and seemingly that is the trend, need to directly assist renters. Like Program 2-7, but for renters. The community also seemed to ask for this based on the input and poll results Zach presented. If not a whole new program, maybe it could be added to 2-7, or somehow integrated with 2-11.*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	The City added a new Program 2-15 to address this comment as follows: "The City shall seek funding to establish a rental assistance program. The rental assistance program would provide financial assistance for initial rental deposits for lower-income households in South Lake Tahoe. Renters in the program would gradually repay the deposit to the City in installments as part of a pre-established payment plan."

Comment	Commenter	Response
Program 1-3, Parking Best Practices – *I would like to prioritize this, like the intent to allow more shared parking and flexible parking standards. I like the direction you went with the new residential design standards.* • Encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units. • Allowing housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements •*Like both of these, but what about getting rid of parking minimums for some projects like affordable housing or commercial in Town Centers? Also, straightforward parking exemption form/tool. Make TVAP parking policies City-wide, reduced or no parking minimums for bonus units or in bonus unit boundary areas.*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	Parking standards are not an actual constraint on the development of housing. See revised text providing clarification on page 4-162. Text added: The City of South Lake Tahoe has developed parking standards with the intent to better align parking requirements with the actual needs of residents. The parking requirement for studio and one bedroom units has been reduced to one parking space and additional parking reductions can be approved for multi-family projects where the property owner assumed responsibility for parking management (City Code Section 6.85.030.6.c.xiii) to prevent environmental impacts associated with parking in non-paved areas and safety impacts associated with parking long term on public streets during snow removal operations. Deed restrictions placed on properties approved for reduced parking will allow for enforcement of parking management if necessary.
Program 2-2, Partnerships for Workforce Housing – I would like to prioritize this, but not as proposed. Its a good idea, but how is it implementing proposed Policy 2-7 (which states "The City shall encourage employers with a large seasonal workforce located in or near South Lake Tahoe to develop or acquire employee housing for their workers, especially the quantified objective to Facilitate the development of 40 workforce and seasonal housing units to facilitate housing mobility and reduce displacement due to overcrowding and overpayment"). The program only seems to be proposing a loan for first/deposit. Policy 2-7 is the same policy from 2014-2022 and the review for this update says the program has been successful but only points to 3 homes built in the whole 8 years and no direct link to workforce besides a mention of LTCC being a partner. Student housing provides a better example of what I'd like to see with Program 2-5 implementing Policy 2-8.	Gavin Feiger, Planning Commission Meeting, February 10, 2022	The City added more specific strategies or tools as options in Program 2-2 to address this comment: "Additional partnerships with large employers will be considered, such as: •Partnering with property management companies to provide employers notification and first right of refusal as units become available. •Making the homebuyer programs available to employees. •Providing financial assistance or other support to employees that initially need to rent upon relocation to the city." In addition, the City added a new Program 2-15 to seek funding to provide financial assistance to low-income renters in the city.

Comment	Commenter	Response
One other missing program - Inclusionary Zoning and/or requirements. As we approve all of these market-rate units, it would be great to get a few affordable units too. I just saw that Truckee is considering an exchange of STR permits for deed-restricted units. Their language is "Town Council also directed staff to develop a program that would incentivize the private sector to contribute to workforce housing by setting aside a limited pool of short-term rental registration certificates. Potentially, a developer could approach the town to propose deed restricting one or more housing units for workforce housing in exchange for the ability to access an agreed-to number of short-term rental certificates." While our STR situation is different here, I thought it was a creative approach to getting some affordable housing out the high-demand residential that is largely what is being proposed.	Gavin Feiger, Planning Commission Meeting, February 10, 2022	In response to this comment the City has revised Program 2-11 as follows: Program 2-11: Local Funding Source Feasibility Study and Linkage Program The City shall conduct a feasibility study to explore local funding options to support affordable housign projects and programs. Examples of options to pursue include vacancy tax, housing transfer tax, sales tax, transient occupancy tax, linkage fees, impact fees, inclusionary housing in-lieu fees, and housing investment or trust funds... Due to restrictions on VHRs in residential areas and multi-family units a program to allow them in exchange for deed restricting units would require voter approval to modify regulations of Measure T.
Potential for workshop around GP Annual Report to discuss implementation of Housing Element each year.	Gavin Feiger, Planning Commission Meeting, February 10, 20232	In response to this comment the following program has been added to the Housing Element: Program 1-8: The City shall annually conduct a public workshop or public meeting to discuss progress on housing programs and to solicit feedback.
Mobile home parks have high levels of poverty and poor conditions	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	Comment included in the record. To respond to this comment, the City has revised Program 3-10 to add a new bullet as follows: "Work with HCD Mobilehome and Special Occupancy Parks Program to gather and maintain data on resident complaints, inspections and code violations."
Housing Element plans haven’t come to fruition	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	Comment included in the record.

Comment	Commenter	Response
Multi-family projects being subdivided as condominiums and becoming VHRs	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	VHRs are prohibited in non-commercially zoned areas, but are allowed in commercially zoned areas which have been identified as appropriate for lodging and short term rentals through voter approval of Measure T.
TRPA policy needs to follow state law	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	The Housing Element analysis acknowledges that some TRPA regulations are a barrier to the development of affordable housing. The City has included Program 2-8 in the Housing Element directing continued efforts to advocate for changes to TRPA regulations that would reduce these barriers.
Enforcement of formerly permitted VHRs, especially in multi-family properties, is needed	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	In response to this comment, Program 3-7 has been revised as follows: Program 3-7 MONITORING IMPACTS OF VACATION HOME RENTALS ON LONG-TERM RENTAL SUPPLY South Lake Tahoe voters approved Measure T in late 2018 to prohibit vacation home rentals in many areas of the city where they were previously allowed. Full implementation of Measure T began in 2021 when all existing vacation home rental permits in residential areas expired. The City <u>shall continue enforcement of Measure T regulations and</u> will monitor the effects of limiting vacation home rentals during the course of the Housing Element planning period as the impacts unfold after 2021. The City will report to the City Council on any identifiable impacts to the supply and cost of long-term rental housing by the end of 2023.
Acquiescence to realtors a big part of problem	Ed Mosur (public comment), Planning Commission	Comment included in the record.

Comment	Commenter	Response
Sites Inventory – Are low-income sites all high density multi-family?	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	The areas where lower income sites are identified are areas of the community with zones that allow for higher density development, which is more financially feasible for affordable housing development. HCD's Housing Element Site Inventory Guidebook (Memorandum dated June 10, 2020) identifies that zoning appropriate to accommodate low- and very low- income RHNA for must allow for a density of at least 20 units per acre and parcel size should be between 0.5 acre and 10 acres for affordable housing projects to be financially feasible.
Incentives for developers on high density parcels. Increased density or available coverage.	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	Mixed use and housing projects are incentivized in Town Centers through increased allowable land coverage and increased density. The City also provides incentives that allow affordable housing developers to obtain residential allocations, RUUs and land coverage rights from the City. Program 1-4 directs the City to provide more information regarding available incentives and Program 1-1 directs the City to continue to create incentives for mixed use and housing projects.
Tiny Homes and ADUs considered affordable housing stock?	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	Pursuant to Government Code section 65400, an ADU or a tiny home may be used to meet either the lower-income or moderate-income RHNA if it meets the following criteria: 1.The unit meets the State's definition of a housing unit. A housing unit is "a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall." 2.The unit is reported to the California Department of Finance upon development. 3.The unit is assigned a price that fits within the HCD income limits for El Dorado County for either lower-income housing or moderate-income housing.

Comment	Commenter	Response
Since Tax map doesn't show inequality that really exists does that affect the City's ability to obtain funding?	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	In response to this comment, the following Program has been added to the Housing Element: Program 2-14: The City shall participate in state processes to provide input on the TCAC Opportunity Areas mapping with the goal of improving the mapping accuracy in identifying low, moderate and high opportunity areas.
Public transit is not discussed in Housing Element – Housing and Transit are tied together.	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	Public transit, and associated mobility opportunities, are discussed in Section 4.2.6.2.2 of the Assessment of Fair Housing. Additionally, the City has included an action in Program 5-1 to meet biannually with the Tahoe Transportation District to assess if any new and unmet transit needs have developed and, if so, will provide assistance in applying for state and federal funding for expanded services. In response to this comment, the City has expanded Program 5-1 to include the following text regarding transit accessibility: <u>The City shall ensure that projects needed to develop infrastructure improvements to support housing and residents without vehicles will continue to be included in the City's Capital Improvement Plan.</u>
Potential for program to address illegal VHR code enforcement	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	In response to this comment, Program 3-7 has been revised as follows: Program 3-7 MONITORING IMPACTS OF VACATION HOME RENTALS ON LONG-TERM RENTAL SUPPLY South Lake Tahoe voters approved Measure T in late 2018 to prohibit vacation home rentals in many areas of the city where they were previously allowed. Full implementation of Measure T began in 2021 when all existing vacation home rental permits in residential areas expired. The City <u>shall continue enforcement of Measure T regulations and</u> will monitor the effects of limiting vacation home rentals during the course of the Housing Element planning period as the impacts unfold after 2021. The City will report to the City Council on any identifiable impacts to the supply and cost of long-term rental housing by the end of 2023.

Comment	Commenter	Response
Fire safety should be addressed or referenced to the Safety Element in the Housing Element	Keith Roberts, Planning Commission Meeting, February 10, 2022	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire.
City involvement in TRPA Working Group	Natalie Yanish, Contractor's Association of Truckee Tahoe (public comment), Planning Commission Meeting, February 10, 2022	In response to this comment the following revision to Program 2-8 has been made: If not already addressed ~~in the 2012 TRPA Regional Plan update and~~ through the Tourist Core Area Plan, the City shall continue to advocate~~recommend~~ for ~~that TRPA make the following~~ changes to TRPA regulations in order to reduce restrictions on affordable, workforce, and mixed-use housing developments. The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance the following changes to TRPA regulations: ...
Incentives to builders to address housing needs are appreciated due to the cost of building in Tahoe	Natalie Yanish, Contractor's Association of Truckee Tahoe (public comment), Planning Commission Meeting, February 10, 2022	Mixed use and housing projects are incentivized in Town Centers through increased allowable land coverage and increased density. The City also provides incentives that allow affordable housing developers to obtain residential allocations, RUUs and land coverage rights from the City. Program 1-4 directs the City to provide more information regarding available incentives and Program 1-1 directs the City to continue to create incentives for mixed use and housing projects.
CATT is resource to provide technical advice on remodeling and upgrading existing housing	Natalie Yanish, Contractor's Association of Truckee Tahoe (public comment), Planning Commission Meeting, February 10, 2022	Comment included in the record.

Comment	Commenter	Response
There are many different types housing units being constructed. Sugar Pine Village as large scale with property management and ADUs as small scale examples. Each unit counts.	Natalie Yanish, Contractor's Association of Truckee Tahoe (public comment), Planning Commission Meeting, February 10, 2022	Comment included in the record.

PART II

CITY OF SOUTH LAKE TAHOE

HOUSING ELEMENT POLICY DOCUMENT

TABLE OF CONTENTS

INTRODUCTION **HE-1**
NEW CONSTRUCTION **HE-2**
GOAL HE-1 ..... HE-2
AFFORDABLE HOUSING **HE-7**
GOAL HE-2 ..... HE-8
REHABILITATION/CONSERVATION **HE-16**
GOAL HE-3 ..... HE-17
SPECIAL-NEEDS HOUSING **HE-23**
GOAL HE-4 ..... HE-24
EQUAL OPPORTUNITY HOUSING AND DISCRIMINATION PREVENTION **HE-27**
GOAL HE-5 ..... HE-27
ENERGY CONSERVATION OPPORTUNITIES **HE-30**
GOAL HE-6 ..... HE-30
NEIGHBORHOOD PRESERVATION **HE-32**
GOAL HE-7 ..... HE-32
QUANTIFIED OBJECTIVES **HE-33**

LIST OF TABLES

TABLE HE-1 SUMMARY OF QUANTIFIED OBJECTIVES HE-33
TABLE HE-2 IMPLEMENTATION TRACKING MATRIX HE-35

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Introduction

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes seven goal statements. Under each goal statement, the element sets out policies that amplify each goal statement. Implementation programs are listed at the end of the corresponding group of policies and briefly describe the proposed action, the City departments with primary responsibility for carrying out the program, the funding source, the time frame for accomplishing the program, and for some programs, the quantified housing objectives associated with that program.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

Goal: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: Specific statement guiding action and implying clear commitment.

Implementation Program: An action, procedure, program, or technique that carries out a policy. Specifies primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the fiscal year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on City staffing and budgetary considerations.

Quantified Objective: The number of housing units that the City expects to be constructed, conserved, or rehabilitated, or the number of households the City expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over a five-year time frame.

The following list shows the definition of housing income limits as they are applied to housing units in South Lake Tahoe.

- **Extremely Low-Income Housing:** Affordable to households whose combined income is equal to or less than 30 percent of the median income for El Dorado County.
- **Very Low-Income Housing**: Affordable to households whose combined income is between 31 percent and 50 percent of the county median income.
- **Low-Income Housing**: Affordable to a household whose combined income is between 51 percent and 80 percent of the county median income.

- **Moderate-Income Housing**: Affordable to a household whose combined income is between 81 percent and 120 percent of the county median income.
- **Above Moderate-Income Housing:** Affordable to a household whose combined income is above 120 percent of the county median income.
- **Workforce Housing:** For South Lake Tahoe, workforce housing is intended to meet the needs of working family households earning between 60 and 180 percent of the median-household income.

New Construction

New construction in South Lake Tahoe is limited by the Tahoe Regional Planning Agency's (TRPA's) residential allocation system, which regulates the number of new housing units that can be within the Tahoe Basin. In the 2021-2022 distribution cycle, the City received 66 residential allocations (33 allocations per year) for distribution within the city limits. Consistent with adopted policy, 1/3 of the allocations are reserved for multi-family development while 2/3 are reserved for single-family development. 55 allocations remain in the Town Center pool to incentivize residential development in Town Centers and close to transit. While TRPA's growth-control mechanisms act as a constraint on the production of new housing, they are the foundation of the Regional Plan. TRPA and the local governments in the region have worked together in recent years to address housing-related constraints. The City strives to find environmentally appropriate solutions to its housing problems.

Goal HE-1	To increase housing opportunities for South Lake Tahoe residents of all economic levels.

POLICIES

Policy 1-1 The City shall adopt programs, ordinances, incentives, land use plans, and other regulatory mechanisms that provide opportunities for the private sector to address the housing needs of citizens of all economic levels.

Policy 1-2 The City shall work with TRPA to expeditiously process residential development proposals that conform to the City's Housing Element policies.

Policy 1-3 The City shall work with the California Department of Housing and Community Development, ~~and through~~ the California Legislature, and through other appropriate legal means to remove unreasonable barriers to the implementation of the goals, policies, and programs of the City's Housing Element and to maintain consistency with state law.

Policy 1-4 The City shall encourage the consolidation of parcels to facilitate more effective multifamily residential development.

Policy 1-5 The City shall encourage development that reuses infrastructure associated with existing underutilized sites to help developers benefit from "grandfathered" excess land coverage, existing sewer units, air quality mitigation fee reductions, and other benefits associated with the redevelopment of existing lots.

Policy 1-6 The City shall encourage the production of housing as part of mixed-use projects in commercial nodes, in Town Centers, in Regional Centers, and in any other high-density.

Policy 1-7 The City shall direct high-density residential development to sites within walking distance of public transit and services. The City shall consider minimum density requirements in these areas.

Policy 1-8 The City shall support the establishment of Pedestrian and Transit-Oriented Development districts in which developers of mixed-use and high-density residential developments shall receive incentives (i.e., increased density, height, commercial floor area, residential allocations, and the ability to subdivide into condominiums).

Policy 1-9 The City shall support the efforts of the California Tahoe Conservancy in the Tahoe Livable Communities program to remove blighted properties and repurpose associated development commodities. The City shall encourage the use of residential commodities for affordable housing located in or near Town Centers.

Policy 1-10 The City shall actively seek opportunities to obtain federal, state, and local funding for affordable housing and community development and implementation of General Plan policies and programs to support housing affordability, community development and safety.

PROGRAMS

Program 1-1 MIXED-USE DEVELOPMENT

The City shall continue to create incentives (i.e., alternative parking requirements, streamlined permitting) to encourage production of housing in areas where residential use is appropriate to the setting and where mixed-use projects could address job and housing needs. Incentives have been included in the Tourist Core Area Plan and Tahoe Valley Area Plans as well as for affordable residential development throughout the City. The City provides information regarding the incentives at City Planning Division offices and on the City's website.

Responsible Party:	Planning Division
Funding:	Staff time, general fund
Time Frame:	Make initial website updates by 2023 and ~~ongoing~~ review opportunities for additional incentives annually ~~there~~after that
Quantified Objective:	Encourage the construction of 50 units in Town Centers to facilitate housing mobility opportunities.

Program 1-2 DEVELOPMENT OF SUBSTANDARD/UNDERUTILIZED SITES

The City will provide information on substandard or underutilized parcels as part of the City's online GIS database. The City will update the database annually.

Responsible Party:	Planning Division
Funding	Staff time, general fund
Time Frame:	~~Fiscal year (FY) 22/~~By September 2023 and ~~ongoing~~ annually ~~if determined to be feasible~~after that
Quantified Objective:	Support rehabilitation efforts for at least 4 substandard or underutilized parcels to encourage place-based revitalization, particularly in low resource areas.

Program 1-3 PARKING BEST PRACTICES

The City shall continue to research best practices for parking standards and continue to allow more flexible parking standards and shared parking for mixed-use and other housing projects. The City's objective Residential Development and Design Standards allow parking requirement reductions for ~~deed restricted~~studio and one bedroom units and multi-family projects that commit to parking management measures. The City will continue to strive to balance requests for parking requirement reductions to encourage housing development with environmental and safety impacts associated with a lack of sufficient parking. Additional updates to parking standards could include one or more of the following practices:

- Encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units.
- Allowing housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements.

Responsible Party:	Planning Division
Funding	Staff time, general fund
Time Frame:	Ongoing, as projects are processed through the Planning Division.

Program 1-4 USING LOCAL INCENTIVES

The City shall work with affordable, workforce, and other multifamily housing proponents to direct them to Community Plan or Area Plan areas where ~~local~~ incentives are already in place to allow for the additional coverage that could enable achievement of the densities necessary to make a project "pencil out." Increased densities would allow for a larger stock of affordable housing to prevent displacement risk for residents. The City shall produce an informational handout and have one, central hub on the City website that describes all of the City-offered incentives for multifamily and affordable housing for extremely low-, very low-, and low-income households, including bonus units, land coverage within Community Plans, and/or density bonuses in addition to incentives and options offered by TRPA. The handout will briefly summarize the local incentives and provide links to the City's website.

The information will be available on the City's website and also at the City Planning Division offices.

In addition, the City will continue to work with TRPA and other Tahoe Basin agencies as part of Program 2-8 toward amending Basin-wide regulations to allow the City to offer density bonuses and other allowances consistent with the state density bonus law (Government Code Section 65915, et seq.). This will be added to the City's workplan to coordinate with TRPA. The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance these changes to TRPA regulations.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Create informational handout and website updates by 2023. Conduct outreach to local developers at least annually. Add this program to the City's efforts to work with TRPA by September 2022. See Program 2-8 for timing objectives regarding Basin-wide regulation amendments.
Quantified Objective:	Incentivize the development of 15 lower-income units to reduce displacement risk; targeting development in the area east of Ski Run Blvd.

Program 1-5 CLARIFYING THE DEVELOPMENT PROCESS

The City shall continue to provide information on the City's website to clarify the development process for developers/builders who are looking to construct housing in South Lake Tahoe and are unfamiliar with the process.

Responsible Party:	Planning Division and Building Division
Funding:	Staff time, general fund
Time Frame:	Ongoing, updated as needed.

Program 1-6 CLARIFY HOW RESIDENTIAL-CARE FACILITIES ARE ALLOWED UNDER STATE LAW

The City will work with TRPA to amend the City and TRPA zoning regulations to specify that residential care facilities (group homes) of all sizes are allowed by right in all residential districts when TRPA and City next amend the Residential Plan Area Statements. This will be added to the City's workplan to coordinate with TRPA.

Responsible Party:	Planning Division
Funding:	Staff time, general fund

Time Frame: If possible, within the TRPA regulatory framework, the City will make amendments to City regulations by 2023. The City will work with TRPA with a goal of amendments to TRPA regulations by 2025. Add this program to the City's efforts to work with TRPA by September 2022. See Program 2-8 for timing objectives regarding Basin-wide regulation amendments.

Program 1-7 SMALL LOT CONSOLIDATION

To ensure that there is a sufficient supply of multifamily zoned land to meet the City's Regional Housing Needs Allocation (RHNA), the City will continue to encourage lot consolidations to combine small residential lots into larger developable lots by proactively reaching out to local developers (as part of Program 1-4) and meeting with local developers to discuss development opportunities and advertise incentives for lot consolidation to accommodate affordable housing units and making applicants aware of these opportunities at the planning counter. In addition, the City will continue to allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following local incentives on a project-by-project basis given property owners' and developers' needs:

- Continue to d~~D~~iscuss consolidation opportunities with property owners of adjacent parcels identified in Appendix A. This incentive is currently in place.
- Implement a process to g~~G~~uide property owners through the lot consolidation (lot line adjustment) application process, and waive the fee for this particular entitlement when the resulting project includes ~~designated~~ deed-restricted affordable units.
- Continue to a~~A~~ssist property owners in identifying and applying for financial resources for projects which incorporate affordable units. This incentive is currently in place.

Responsible Party: Planning Division, Housing Division and Public Works Department

Funding: Staff time, general fund

Time Frame: Establish program to guide property owners through the lot consolidation process and waive the fee for designated affordable units ~~in FY 22/~~by September 2023, and then implement the program as applicants come forward. Reach out to local developers annually as part of Program 1-4.

Quantified Objective: Encourage lot consolidation to support the development of 50 affordable housing units to facilitate housing mobility, prioritizing lots in near Town Centers.

Program 1-8 HOUSING ELEMENT IMPLEMENTATION PROGRESS

The City shall annually conduct a public workshop or public meeting to discuss progress on housing programs and to solicit feedback.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Meet annually as part of the development of the Housing Element Annual Report to HCD.

Affordable Housing

There is a general disparity between wages and the cost of housing in South Lake Tahoe. Many of the city's year-round residents who live and work in the city find it difficult to afford housing. While the city's year-round population is growing slowly, the city continues to be a popular resort destination and tourist-based employment continues to expand. Low-wage service industry jobs create a need for affordable[1] low-income housing. Middle-income residents also experience difficulty affording safe and decent housing.

The shortage of affordable housing is an issue facing many communities in California and throughout the nation, especially resort communities with high-end real estate and low-paying jobs. There is no single best strategy for providing affordable housing in resort locations. Cities can address the problem with a mix of incentives and restrictions. Unlike other communities, South Lake Tahoe's ability to provide incentives for affordable housing, such as additional height and land coverage, and reduction of TRPA mitigation fees, is limited by TRPA regulations. The City and TRPA have addressed some of these issues through changes to TRPA regulations for certain housing types like accessory dwelling units (ADUs) and increases in ways development commodities can be received, in particular for affordable projects. The City can continue to address the affordable housing shortage through the creative use of funds, development of new partnerships with both the public and private sectors, and by working with TRPA on recommendations for changes to TRPA housing regulations and policies.

[1] Under state and federal statutes, "affordable housing" is defined as housing that costs no more than 30 percent of gross household income. The California Department of Housing and Community Development's (HCD) definition of affordable housing applies to housing for moderate-income households and below. TRPA's definition of "affordable housing" includes the state and federal definition but refers exclusively to deed-restricted housing for lower-income households (income not in excess of 80 percent of the county's median income) and very low-income households (income not in excess of 50 percent of the county's median income). In general, this section uses HCD's definition of "affordable housing;" however, when discussing TRPA-related programs, "affordable housing" is based on TRPA's definition.

Goal HE-2	To encourage construction and maintenance of affordable and workforce housing in South Lake Tahoe.

POLICIES

Policy 2-1 The City shall ensure a stable community by helping tenants to become homeowners and preserving the ability for residents to afford housing in the community where they grew up.

Policy 2-2 The City shall enable opportunities for deed-restricted affordable housing ownership to ensure long-term affordability.

Policy 2-3 The City shall encourage a range of housing options so that people who work in South Lake Tahoe can choose to live in the city.

Policy 2-4 The City shall inform and educate the public regarding the myths and realities of multifamily housing and affordable housing.

Policy 2-5 The City recognizes that it will become difficult to attract employees if they cannot afford to purchase or rent housing in South Lake Tahoe. The City shall encourage and support programs and activities that create a robust local economy that provides residents with good paying employment and the means to purchase or rent housing in the city.

Policy 2-6 The City shall ensure that deed-restricted affordable housing is created using attractive, long-lasting, low-maintenance materials.

Policy 2-7 The City shall encourage employers with a large seasonal workforce located in or near South Lake Tahoe to develop or acquire employee housing for their workers.

Policy 2-8 The City shall support the efforts of the Lake Tahoe Community College in planning for and developing affordable student, faculty, and employee housing on campus.

Policy 2-9 The City shall strive to provide housing opportunities that are affordable for workers earning between 60 and 180 percent of the area median income. The City recognizes that police and fire personnel, schoolteachers, nurses, and other public service employees are an essential component of the local workforce.

Policy 2-10 The City shall ensure that deed restrictions placed on affordable housing are monitored and enforced.

PROGRAMS

Program 2-1 PURSUE STATE AND FEDERAL FUNDS

To support the creation of quality, affordable housing options for extremely low-, very low-, ~~and~~ low-, and moderate-income households, the City shall continue to seek and pursue grant opportunities for state and federal funds, when appropriate and feasible. The City will prioritize use of these funds to encourage construction of lower- and moderate-income housing– in Town Centers near services and amenities or integrate lower- and moderate-income housing into neighborhoods determined to be Racially or Concentrated Areas of Affluence (RCAA).

Responsible Party: Housing Division
Funding: Section 202 funds, state and federal tax credits, Community Development Block Grant (CDBG) funds, CalHome funds, HOME funds, Permanent Local Housing Allocation (PLHA), Affordable Housing Sustainable Communities (AHSC), Infill Infrastructure Grant (IIG)
Time Frame: ~~FY 22/~~By September 2023 and every year thereafter

Program 2-2 PARTNERSHIPS FOR WORKFORCE HOUSING

The City shall continue to work with larger employers in South Lake Tahoe (e.g., Barton Hospital, Lake Tahoe Community College, Lake Tahoe Unified School District, and resorts), St. Joseph Community Land Trust, and other organizations to develop new affordable housing opportunities for employees through public-private partnerships between the employers, developers, and local government, prioritizing sites close to employment centers. The City will work with the larger employers on a pilot program to develop a model policy for employers to provide first month's rent and rental deposit, which would be re-paid through payroll deduction, to remove barriers to access for lower- and moderate-income households and thus promote housing mobility. Outreach efforts will be made with employers to provide education and to gather information to help create the program. The City will establish the guidelines for the policy that each employer would comply with to standardize how the employer, landlords and employee/tenant would enter into an agreement. The City will also recruit employers to participate once the policy is established.

Additional partnerships with large employers will be considered, such as:

- Partnering with property management companies to provide employers notification and first right of refusal as units become available.
- Making the homebuyer programs available to employees.
- Providing financial assistance or other support to employees that initially need to rent upon relocation to the city.

Responsible Party: Housing Division
Funding: Staff time, general fund, housing funding sources identified through Program 2-12

Time Frame:	Ongoing and establish model policy to implement pilot program by 2024.
Quantified Objective:	Facilitate the development of 40 workforce and seasonal housing units to facilitate housing mobility and reduce displacement due to overcrowding and overpayment.

Program 2-3 INTER-JURISDICTIONAL COOPERATION FOR HOUSING

The City shall continue to meet with surrounding jurisdictions in the Tahoe Basin, TRPA, and other organizations to discuss housing issues and develop cooperative strategies that address identified housing needs. This shall include meeting regularly with regional groups and other specific efforts. The outcomes of these future meetings should build regional capacity to identify State and regional grant opportunities and inform the City's future Housing Element policies and programs.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Attend meetings quarterly and report back to the City Council on potential actions the City can take to follow up on the meetings

Program 2-4 ANALYSIS OF ~~FEDERAL AND~~ STATE LANDS

The City shall continue discussing the potential for developing quality workforce and affordable housing on non-environmentally sensitive lands owned by the California Tahoe Conservancy (CTC), through the Tahoe Livable Communities program, and other state and federal agencies as opportunities arise~~and the United States Forest Service (USFS)~~. The City shall meet with CTC on a regular basis to discuss opportunities for land transfers or partnerships to develop quality workforce and affordable housing. The City shall ensure that important natural resources are protected and only pursue surplus lands that these agencies have determined do not have a clear and compatible conservation or recreation purpose consistent with agency goals. The City shall also coordinate housing efforts with local, regional, and statewide fire safety and transit efforts to ensure housing is safe and accessible.

Responsible Party:	Planning Division and Housing Division
Funding	Staff time, General fund
Time Frame:	Assess opportunities at least annually and meet with CTC quarterly to encourage property ownership exchanges.
Quantified Objective:	300 workforce housing (including TRPA-defined achievable) units to reduce displacement risk for lower- and moderate-income households

Program 2-5 STUDENT AND FACULTY HOUSING

In support of the Lake Tahoe Community College (LTCC) opportunities study regarding development of student and faculty housing, the City shall continue to provide assistance to the Lake Tahoe Community College (LTCC) to examine the need for, and feasibility of, developing student and faculty housing. The City shall help identify opportunities to overcome the barriers to permanent student and faculty housing identified in the study. The City will continue to work with LTCC to monitor housing conditions on properties used to house students.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Work together on an ongoing basis, hold meetings at least annually

Program 2-6 ASSIST NONPROFIT HOUSING DEVELOPERS

The City shall provide technical and financial support (when feasible) to local, regional, and statewide not-for-profit housing sponsors that facilitate the creation of affordable housing, prioritizing projects that locate affordable housing in Town Centers near services and amenities or integrate affordable housing into affluent neighborhoods. Such support can include the donation of City-owned sites, the use of existing City housing programs for project clients when appropriate, the prompt processing of needed applications, and the preparation of funding applications.

Responsible Party:	Housing Division
Funding:	Staff time, surplus property, housing funding sources identified through Program 2-12
Time Frame:	Ongoing, as projects are processed through the Planning Division. Contact developers annually to inform them of City assistance options.
Quantified Objective:	Support the development of 50 lower-and moderate-income units to prevent displacement.

Program 2-7 HOMEBUYER ASSISTANCE PROGRAM ADMINISTRATION PARTNERING

The City ~~will~~ has initiated discussions with other agencies ~~or~~ and organizations that may be able to take on the administration of a first-time homebuyer and/or moderate income homebuyer program for residents of the city. The City released a Request for Proposals in March 2022 for partnership with an external consultant to administer a moderate-income homebuyer program, and the City will initiate solicitation and contracting with other agencies and organizations to assist the City in administering the program.

Responsible Party:	Housing Division
Funding:	PLHA funds, staff time, general fund, housing funding sources identified through Program 2-12

Time Frame:	Establish program ~~FY 22/b~~By September 2023 and ongoing
Quantified Objective:	Assist 10 eligible households locate potential homeownership opportunities to reduce displacement risk and facilitate mobility throughout the community.

Program 2-8 MITIGATION OF TRPA REGULATIONS

~~If not already addressed in the 2012 TRPA Regional Plan update and through the Tourist Core Area Plan, the~~ The City shall continue to ~~recommend that TRPA make the following~~advocate for changes to TRPA regulations in order to reduce restrictions on affordable, workforce, and mixed-use housing developments. The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance the following changes to TRPA regulations:

- Allow the City to offer density bonuses and other allowances consistent with the state density bonus law (Government Code Section 65915, et seq.). This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 1-4.

- Specify that residential care facilities (group homes) of all sizes are allowed by right in all residential districts. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 1-6.

- Provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing as feasible in accordance with State law. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 4-1.

- Amend definitions to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 4-2.

- Enable mixed-use projects with an affordable multifamily housing component to be developed at maximum allowable density as if a standalone project rather than reducing the number of units that can be developed according to the ratio of the project area devoted to housing in all areas where mixed-use projects are permitted.

- Increase allowed maximum residential density in zones that currently allow eight dwelling units per acre to allow 15 dwelling units per acre.

- Accessory Dwelling Units and Junior Accessory Dwelling Units

  - Facilitate development of ADUs by reducing fees for ADUs.

  - Allow bonus units to be used for ADU development without restriction on affordability.

  - Allow conversion of existing space to an ADU (e.g., JADU or existing approved accessory living facility over a garage) and exempt this type of unit from requiring an allocation, Potential Residential Units of Use, or bonus units.

- To clarify that transitional and supportive housing are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow residential development, add definitions of transitional and supportive housing to Chapter 21 of the TRPA Code of Ordinances. These uses shall be allowed in the same way and subject to the same restrictions that apply to other residential uses of the same type in the same zone. The definitions will be included as defined in Government Code Sections 65582(g), (i), and (j). In addition, per Assembly Bill (AB) 2162, the law requires that supportive housing be allowed without discretionary review in areas zoned for residential use in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily uses. This will be added to the City's workplan to coordinate with TRPA. ~~This will be added to the workplan with TRPA.~~

- To clarify that emergency shelters are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow Social Service Organization uses, add a definition of emergency shelter to Chapter 21 of the TRPA Code of Ordinances. Per AB 101, California law requires that low-barrier navigation centers for the homeless be allowed without discretionary review in areas zoned for mixed-use and nonresidential zones permitting multifamily uses. This will be added to the City's workplan to coordinate with TRPA. ~~This will be added to the workplan with TRPA.~~

Responsible Party:	Planning Division
Funding:	Staff time, general fund
Time Frame:	Meet with TRPA staff at least annually to work on the items in this program with the goal of achieving some of them every year during the planning period. In addition, meet with the Housing & Community Revitalization Working Group quarterly and the TRPA Governing Board and the TRPA Advisory Planning Commission monthly to advance the components of this~~is~~ program.

Program 2-9 PUBLIC EDUCATION

The City shall continue to provide information that describes the myths and realities of multifamily and affordable housing development. This will include promoting ADUs as a housing option in the city. The City will also continue to publicize programs, such as energy-efficiency programs and state and federal funding programs currently available to South Lake Tahoe residents. Information is available on the City's website and, when needed, the City makes the presentation/slide show on myths and realities of multifamily and affordable housing development available to housing advocates and to developers involved in local affordable housing projects. The City shall continue to encourage local housing advocates to make presentations to local builders and developers, Chamber of Commerce, civic groups, and the local community. Additionally, the City shall publicize the Affordable Housing Resources page of the City's website as a source of information on housing programs, in addition to providing information in response to inquiries via phone, email, and at the Permit Center.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Ongoing

Program 2-10 ~~TINY~~ MOVEABLE TINY HOMES ~~ON WHEELS~~

The City will consider City Code amendments to allow tiny homes on wheels/on a chassis and work with TRPA to provide this type of housing as an option in residential areas of the City.

Responsible Party:	Planning Division, Building Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	2022

Program 2-11 LOCAL FUNDING SOURCE FEASIBILITY STUDY AND LINKAGE PROGRAM

The City shall conduct a feasibility study to explore local funding options to support affordable housing projects and programs. The City released a Request for Proposals in March 2022 for partnership with an external consultant to conduct this feasibility study, and the City will initiate solicitation and contracting with other agencies and organizations to assist the City in conducting this study. Examples of options to pursue include vacancy tax, housing transfer tax, sales tax, transient occupancy tax, linkage fees, impact fees, inclusionary housing in-lieu fees, and housing investment or trust funds. In addition, the City shall analyze thresholds of significance, standards, and criteria for a linkage program, which would connect new development to the housing demand that it creates. ~~Once the City establishes appropriate fees and standards, the City shall consider adopting a linkage ordinance, and the fees~~ The City shall consider a linkage program ordinance that would require development to mitigate housing impacts. Revenues collected ~~from~~ for the ~~program~~ ordinance shall be placed in a housing ~~trust~~ fund to provide housing and associated

childcare for the South Lake Tahoe workforce.~~—~~. ~~The~~ Based on the results and recommendations from the study, the City will choose one or more implementation measures which may include one of the following options below:~~shall consider offering developers of applicable projects one or more of the following options~~:

- Developers ~~shall~~ build affordable workforce housing units.
- Developers ~~shall~~ contribute land for the production of affordable and/or workforce housing.
- Developers ~~shall~~ pay an in-lieu of fee into the housing trust fund to help finance the production of affordable and/or workforce housing.
- The City will ~~shall~~ consider offering incentives to developers participating in the program.

Responsible Party:	Planning Division and Housing Division
Funding:	Regional Early Action Planning (REAP) grant, staff time, general fund
Time Frame:	Complete feasibility study in ~~FY~~ September 20~~1~~22; Adopt linkage ordinance ~~in FY 22/~~by September 2023
Quantified Objective:	Encourage housing mobility and reduce displacement risk by facilitating the development of 20 units, as needed, linked with new demand.

Program 2-12 INTER-AGENCY HOUSING PROGRAM COORDINATION

The City shall work with housing providers, managers, and non-profits to build capacity to administer and monitor affordable housing programs. These efforts should include:

- Identify the primary management organization or person that would lead administration of programs. Identifying funding to support this work.
- Consider contracting with additional organizations to provide housing services and information for special-needs groups within the City.
- Meet with organizations to identify sites for affordable housing and provide technical assistance, when requested, in identifying funding to subsidize units.
- Conduct outreach to local housing developers annually to advertise sites identified for affordable housing.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund, grants
Time Frame:	Identify primary management organization or person by 2024. Attend meetings quarterly. Conduct outreach to housing developers annually once sites are identified.

Program 2-13 STREAMLINE AFFORDABLE HOUSING

The City has updated its zoning regulations to comply with Senate Bill 35 to streamline affordable housing development. The City will continue to implement and advertise streamlined ministerial review for housing projects in compliance with objective development and design standards.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Ongoing

Program 2-14 TAX CREDIT ALLOCATION MAP PROCESS

The City shall participate in state processes to provide input on the TCAC Opportunity Areas mapping with the goal of improving the mapping accuracy in identifying low, moderate and high opportunity areas.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, g~~G~~eneral f~~F~~und
Time Frame:	Contact the State annually to discuss revisions to TCAC methodology and mapping to align with local characteristics.

Program 2-15 RENTAL ASSISTANCE PROGRAM

The City shall seek funding to establish a rental assistance program. The rental assistance program would provide financial assistance for initial rental deposits for lower-income households in South Lake Tahoe. Renters in the program would gradually repay the deposit to the City in installments as part of a pre-established payment plan.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund, grants
Time Frame:	Pursue program funding by September 2023. If funds are secured and allocated by the City Council, establish this program by September 2024 and then administration will be ongoing

Rehabilitation/Conservation

While it is important to encourage the development of new affordable housing, reinvestment in the existing supply of housing is equally important. A large percentage of the city's existing housing stock needs some form of rehabilitation. Based on findings from the 2019 Housing Conditions Survey, almost five percent, or 200 units, of the properties that were surveyed (a total of 4,009) needed rehabilitation. Three-quarters of all properties identified for rehabilitation needed minor repairs. The most common problem found during the survey was cracked driveways or driveways needing major repairs, primarily due to the harsh winter conditions which can accelerate driveway erosion.

Goal HE-3	To preserve and enhance the existing supply of housing.

POLICIES

Policy 3-1 The City shall encourage private reinvestment in residential neighborhoods and private rehabilitation of housing.

Policy 3-2 The City shall continue to ensure that housing in the city is decent, safe, and sanitary for its occupants.

Policy 3-3 The City shall support good property management practices, long-term maintenance, and improvement of existing housing through follow-up to complaints left on the Housing Issues Hotline and code enforcement activities.

Policy 3-4 The City shall take all reasonable steps to ensure that proposed redevelopment, mobile home park closures, or subdivisions do not result in the displacement of persons of low and moderate incomes. In the case of displacement, project applicants shall be required to relocate low- and moderate-income tenants and/or replace the lost low- and moderate-income housing units.

Policy 3-5 The City shall consider the feasibility of converting substandard mobile home parks and motels to higher-density affordable housing and/or mixed-use developments when such conversions could create additional affordable housing opportunities.

Policy 3-6 The City shall continue inspection programs for multifamily projects with more than six units and motels providing long-term (30 days or longer) occupancies. The purpose of these programs is to identify substandard units, fulfilling housing needs and to provide for the rehabilitation of units that do not meet minimum building, housing, property maintenance code standards, and city-wide design standards, or are not safe to occupy.

Policy 3-7 The City shall incentivize the reuse of existing housing stock for long-term rentals to increase rental options in the city for residents and the local workforce. A grant program will be pursued to fund a long-term rental incentives program.

Policy 3-8 City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire.

Policy 3-9 The City shall take all reasonable means to ensure that existing affordable and workforce housing opportunities are protected and preserved, and discourage the demolition of existing affordable housing sites without adequate mitigation. See also Program 3-6.

PROGRAMS

Program 3-1 REHABILITATION LOAN PROGRAM ADMINISTRATION PARTNERING

The City shall develop a housing rehabilitation program to serve city residents in order to incentivize improved housing conditions, harden homes against wildfire threats, and make energy efficiency upgrades while maintaining affordability and reducing displacement risk against substandard housing conditions. Within 3 months of developing the program, the City will provide printed informational flyers in City buildings and post information on the City's website for all residents to access. The City will also prioritize marketing of this program in areas of concentrated rehabilitation need, such as the Tahoe Sierra neighborhood, and areas of concentrated poverty, such as the area east of Ski Run Boulevard by making flyers available in community gathering spots such as libraries or grocery stores at least annually.

Responsible Party:	Housing Division
Funding:	CDBG, HOME, USDA, FEMA, general fund, housing funding sources identified through Program 2-12
Time Frame:	~~FY 22/~~Pursue program funding by September 2023. If funds are secured and allocated by the City Council, establish this program by September 2024 and then administration will be ongoing
Quantified Objective:	Facilitate place-based revitalization and increased community resiliency opportunities by assisting at least 20 eligible households through rehabilitation loans.

Program 3-2 MULTIPLE-FAMILY DWELLING AND SINGLE-ROOM OCCUPANCY INSPECTION AND MAINTENANCE PROGRAM

Continue the Multiple-Family Dwelling Inspection and Maintenance Program on multifamily projects of six units or more (or smaller projects if approved by City Council) and single-room occupancy (SRO) units in hotels and motels to identify substandard housing stock and to provide for the rehabilitation of housing that does not meet minimum building, housing, and property maintenance code standards, and site maintenance standards as well as citywide design standards, or is not safe to occupy, and further, to preserve and enhance the quality of life for residents of the city living in multifamily dwelling units.

Responsible Party:	Housing Division and Building Division
Funding:	Staff time, general fund
Time Frame:	Ongoing
Quantified Objective:	Promote place-based revitalization and reduce displacement due to substandard conditions by inspecting 1,000 multi-family and 200 single room occupancy properties annually facilitate quality housing options.

Program 3-3 MOBILE HOME PARKS ORDINANCES

The City shall modify the mobile home parks ordinances to:

- Address conversion of mobile home parks to other uses (quantifying what constitutes a change of use, the definition of "cessation," such as all or part of a park, immediately or gradually when relocation payment is required, etc.).

- Require mitigation of housing loss associated with mobile home park conversions and/or demolitions.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	September ~~FY 24/~~2025

Program 3-4 PRESERVATION AND ACQUISITION OF AT-RISK PROPERTIES

The City shall continue to provide technical and financial assistance to the St. Joseph Community Land Trust and other nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the assisted or substandard properties to maintain, or create, long-term, affordable rental housing. The City may consider adopting a policy that prioritizes local residents for housing rehabilitation services.

The City will monitor the list of all dwellings in the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at least, the number of units, the type of government program, and the date on which the units are at risk to convert to market rate. The City did not identify any units at risk of converting to market rate within 10 years of the beginning of the sixth-round Housing Element planning period. The City has over 300 subsidized units, and the City will work to reduce the potential conversion of any units to market rate through the following actions:

- Monitor the status of affordable projects, rental projects, and mobile homes in South Lake Tahoe. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to ensure long-term affordability.

- If conversion of units is likely, work with local service providers to subsidize the at-risk units to ensure continued affordability. Funding sources may include state or local sources.

- Pursuant to California law (Government Code Sections 65853.10, 65863.11, and 65863.13), owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring to all prospective tenants, existing tenants, and the City at 3 years, 12 months, and 6 months before the scheduled expiration of rental restrictions. In addition, the City or owner will provide notice to HUD, the California Department of Housing and Community Development (HCD), the El Dorado County

Housing Authority, and the local legal aid organization. Owners shall also refer tenants of at-risk units to educational resources regarding:

- Tenant rights
- Conversion procedures
- Information regarding Section 8 rent subsidies
- Any other affordable housing opportunities in the city

In addition, notice shall be required prior to conversion of any units to market rate for any additional deed-restricted lower-income units that were constructed with the aid of government funding, that were part of a project granted a density bonus, or that were part of a project that received other incentives.

If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing.

When necessary, the City shall continue to work with property owners of deed-restricted affordable units who need to sell within 45 years of initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity-sharing provisions are established (pursuant to the affordable housing agreement for the property), whereby the difference between the affordable and market values is paid to the City to eliminate any incentive to sell the converted unit at market rate. Funds generated would be used to develop additional affordable housing in the city. The City shall continue tracking all residential projects that include affordable housing to ensure that the affordability is maintained for at least 45 years for owner-occupied units and 55 years for rental units, and that any sale or change of ownership of these affordable units prior to satisfying the 45- or 55-year restriction shall be "rolled over" for another 45 or 55 years to protect "at-risk" units.

Responsible Party:	Housing Division
Funding:	California Housing Finance Agency (CalHFA) Help Program; Multifamily Housing Program; HOME, CalHFA (preservation acquisition financing); mortgage insurance for purchase/refinance (HUD)
Time Frame:	Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis—particularly at the time of change of ownership. Track through the Annual Report to HCD.

Program 3-5 PRESERVATION OF HOUSING CONDITIONS

Continue to enforce City building, fire, health, and zoning codes to remedy existing properties that are experiencing deterioration or are in need of fire resiliency protection or energy efficiency upgrades, and improve the condition of existing housing stock in coordination with rehabilitation and other infrastructure improvement programs. In order to reduce displacement risk resulting from substandard housing conditions, the City will provide information on rehabilitation assistance programs to eligible households found in violation of City codes.

Responsible Party:	Planning Division and Building Division
Funding:	Staff time, general fund
Time Frame:	Ongoing.
Quantified Objective:	Reduce displacement risk and facilitate place-based revitalization by targeting marketing of rehabilitation programs to properties experiencing deterioration or are in need of fire resiliency protection or energy efficiency upgrades and connecting at least 30 eligible households with assistance.

Program 3-6 REPLACEMENT OF LOST UNITS FROM RESIDENTIAL DEMOLITIONS

In accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished.

Responsible Party:	Planning Division
Funding:	General Fund
Time Frame:	Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

Program 3-7 MONITORING IMPACTS OF VACATION HOME RENTALS ON LONG-TERM RENTAL SUPPLY

South Lake Tahoe voters approved Measure T in late 2018 to prohibit vacation home rentals in many areas of the city where they were previously allowed. Full implementation of Measure T began in 2021 when all existing vacation home rental permits in residential areas expired. The City shall continue enforcement of Measure T regulations and will

monitor the effects of limiting vacation home rentals during the course of the Housing Element planning period as the impacts unfold after 2021. The City will report to the City Council on any identifiable impacts to the supply and cost of long-term rental housing by the end of 2023.

Responsible Party:	Planning Division
Funding:	General Fund
Time Frame:	Monitor impacts resulting from vacation home rental moratorium and summarize in report to City Council by end of 2023.

Program 3-8 MULTI-FAMILY ACQUISITION AND REHABILITATION PROGRAM

The City will partner with organizations, employers, and non-profits to establish a multi-family acquisition and rehabilitation program to increase quality of housing for low income residents and ensure long term affordability. The City will encourage acquisition of multi-family housing in areas of concentrated affluence and outside of areas with concentrations of existing affordable housing to promote housing mobility and affordability in high income neighborhoods.

Responsible Party:	Planning Division
Funding:	General Fund, staff time, housing funding sources identified through Program 2-12
Time Frame:	Establish program by September 2024; Ongoing communication with organizations, employers, and service providers that could administer program.
Quantified Objective:	Reduce displacement risk for lower- and moderate-income households by facilitating rehabilitation of 15 multi-family units.

Program 3-9 LANDLORD/TENANT MATCHING PROGRAM

Continue the program to incentivize long term rental of second homes and spare rooms to promote the availability of low and moderate income rental housing for existing employees in the city. The City has been conducting a multi-faceted marketing campaign through press releases, internet-based outreach, media outreach/interviews, direct mailing to property owners and with advertisements published in the local paper of general circulation.

Responsible Party:	Housing Division
Funding:	Staff time, general fund
Time Frame:	Ongoing
Quantified Objective:	Restrict 2 low-income units and 2 moderate-income units each year.

Program 3-10 MOBILE HOME PARK PRESERVATION

The City shall promote the longevity and quality of life at existing and new mobile home parks by:

- Codifying regulations for mobile home park conversions.
- Evaluating TRPA's restrictions on the reuse of any residential units of use that originate from a mobile home park, and considering their reuse for ~~single family~~ workforce housing.
- Reviewing City regulations for new and enlarged mobile home parks to consider adding design, fencing, and amenity requirements and requiring an affordability assessment.
- Conducting an inventory of mobile home parks to identify those that are most desirable or feasible for long-term preservation.
- Work with HCD Mobilehome and Special Occupancy Parks Program to gather and maintain data on resident complaints, inspections and code violations.
- Targeting mobile home parks for park-wide infrastructure improvements or select coach rehabilitation or replacement.

Responsible Party:	Housing Division
Funding:	Staff time, general fund
Time Frame:	Ongoing; conduct inventory by 2024
Quantified Objective:	n/a

Special-Needs Housing

Within the general population, there are several groups of people who have special housing needs. These special needs can make it difficult for members of these groups to locate suitable housing. In South Lake Tahoe, special-needs groups include single female-headed households, seasonal workers, students, seniors, disabled persons (including those with developmental disabilities), homeless persons, and large families.

Disabled persons often require special housing features to accommodate physical limitations. The City has processes in place for persons with disabilities to request reasonable accommodation for exceptions for placement of carports and when needed at City facilities. While the City has shown a commitment to the creation of housing that is accessible to persons with disabilities, the City continues to evaluate other types of accommodation needed by those with disabilities.

Although there are a number of services available to homeless residents of South Lake Tahoe, there is a lack of emergency shelters. However, the Tahoe Coalition for the Homeless (TCH) operates three motels as permanent supportive housing, and motel vouchers provide some relief for homeless residents seeking shelter from harsh winter weather.

Goal HE-4	To provide a range of housing services for households with special needs within South Lake Tahoe.

POLICIES

Policy 4-1 The City shall ensure equal access to housing by requiring reasonable accommodation for individuals with disabilities. The City shall also provide a more comprehensive process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the City's various land use, zoning, or building laws, rules, policies, practices, and/or procedures.

Policy 4-2 The City shall work with surrounding jurisdictions to address the causes of homelessness and the needs of transient homeless persons on a regional basis. The City shall support TCH and El Dorado County Community Services and in its countywide programs that address the needs of homeless persons.

Policy 4-3 The City shall encourage the development of rental units for large families in roughly the same proportion as the percentage of large family renter households within the total renter population.

Policy 4-4 The City shall provide priority permit processing of projects that are targeted toward special-needs groups, such as seniors, the disabled (including the developmentally disabled), and the homeless, including priority for building plan check, subdivision map review, improvement plans for roadways and utilities, and environmental impact analysis.

Policy 4-5 The City shall consider special-needs housing in City-partnered affordable housing projects based on existing demand. The City shall incorporate universal design concepts whenever possible to meet the needs and special requirements of our community.

Policy 4-6 The City shall strive to address the unique housing needs of seniors, large families, single female-headed households, the homeless, persons with disabilities (including developmental disabilities), extremely low-income persons, seasonal employees, and students.

PROGRAMS

Program 4-1 REASONABLE ACCOMMODATION AND LAND COVERAGE

The City shall complete the process of reviewing and amending its Code ~~of Ordinances~~ to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing as feasible in coordination with TRPA. This will be added to the City's workplan to coordinate with TRPA. This procedure will include, but will not be limited to, the existing City procedure to grant exception for carport structures for persons with disabilities and other uncodified City process for reasonable accommodation. This procedure will be a ministerial process subject to approval by the Director of Development Services. The City shall also continue

to work with TRPA to facilitate reasonable accommodation requests within the framework of the Regional Plan to address any needs for accommodation by persons with disabilities for additional land coverage for necessary site improvements beyond the additional land coverage allowances for Americans with Disabilities Act (ADA) improvements in Chapter 30 of the TRPA Code of Ordinances.

Responsible Party: Building Division, Planning Division
Funding: Staff time, general fund
Time Frame: The City shall adopt a reasonable accommodation ordinance and create a public information brochure on reasonable accommodation and provide that information on the City's website by September ~~in FY~~ 20~~23~~/234. Add this program to the TRPA workplan by September 2022. See Program 2-8 for timing objectives regarding Basin-wide regulation amendments.

~~**Program 4-2 FAMILY HOUSING**~~

~~The City shall continue to provide regulatory incentives to developers of multifamily housing projects that include three- and four-bedroom units.~~

~~**Responsible Party:** Planning Division~~
~~**Funding:** Staff time, general fund~~
~~**Time Frame:** Ongoing~~
~~**Quantified Objective:** Encourage the construction of 20 larger multi-family housing units to reduce displacement risk for families, prioritize development in and near Town Centers.~~

Program 4-~~3~~2 EMPLOYEE HOUSING ACT COMPLIANCE

To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8), the City will continue working with TRPA on definitions in their regulations and amend the City's zoning code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). This will be added to the City's workplan to coordinate with TRPA. The City is in compliance with the rest of the Employee Housing Act (Sections 17021.6 and 17021.8) as there are no agricultural zones or uses in the City.

Responsible Party: Planning Division
Funding: Staff time, general fund
Time Frame: If possible, within the TRPA regulatory framework, the City will make amendments to City regulations by 2023. ~~FY 2024~~Add this program to the City's workplan to coordinate with TRPA by September 2022. See Program 2-8 for timing objectives regarding Basin-wide regulation amendments.

Program 4-~~4~~3 SPECIAL-NEEDS HOUSING

Continue to work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, those with extremely low incomes, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of incentives, zoning standards, new housing construction programs, and supportive services programs. The City will conduct outreach to affordable housing developers and service providers annually to identify and pursue development opportunities, in tandem with developer outreach conducted as part of Program 1-4. Program 1-5 contains additional incentives the City plans to implement. The City may also seek funding under the federal 202 Senior Housing Program-Supporting Housing for the Elderly, California Child Care Facilities Finance Program, California Homebuyer's Downpayment Assistance Program, and other state and federal programs designated specifically for special-needs groups such as seniors, extremely low-income households, persons with physical and developmental disabilities, and persons at risk for homelessness as determined by the needs in the community.

The City shall continue to hold discussions with surrounding jurisdictions to determine how to address the needs of homeless residents and identify potential sites and funding sources for an emergency shelter. The City shall also meet with at least one organization that provides services to persons with developmental disabilities and/or the Alta California Regional Center by June 2023 to identify specific strategies to address displacement risk and homeless services specifically for persons with developmental disabilities.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Annually for discussions with surrounding jurisdictions and outreach with affordable housing developers and service providers and ongoing
Quantified Objective:	Incentivize the development of 10 units for special-needs groups to reduce displacement risk.

Program 4-~~5~~4 CHILDCARE AND INTERGENERATIONAL FACILITIES

Consider establishing a program to address the following housing needs in the city:

- Affordable housing developments that include on-site childcare.
- Promoting intergenerational facilities.

After studying these options, determine whether a program will be established and establish and publicize program if initiated.

Responsible Party:	Planning Division
Funding:	Staff time, general fund

Time Frame: Study program by early 2026; determine whether program will be established and initiate by the end of 2026.

Program 4-5 DEFINITION OF FAMILY

Update the definition of "family" in the City's zoning regulations to be compliant with State law.

Responsible Party: Planning Division
Funding: Staff time, general fund
Time Frame: Complete by September 2023.

Equal Opportunity Housing and Discrimination Prevention

According to California law, all households in South Lake Tahoe have the right to rent or purchase housing without discrimination. The City has continued to ensure equal housing opportunity through the enforcement of fair housing practices and the dissemination of fair housing information throughout the community. The Housing Issues Hotline has proven to be an effective means for addressing housing issues and ensuring fair housing in the city. In compliance with AB 686, the City will increase its efforts to address fair housing issues.

Goal HE-5	To provide decent housing and quality living environments for all South Lake Tahoe residents, regardless of age, race, religion, gender, sexual orientation, marital status, ancestry, national origin, disability, or economic level.

POLICIES

Policy 5-1 The City shall promote housing opportunities for all persons regardless of source of income, age, race, religion, gender, sexual orientation, marital/familial status, national origin, disability, economic level, or other barriers that prevent choice in housing.

Policy 5-2 The City shall cooperate with community-based organizations that provide services or information to victims of housing discrimination.

Policy 5-3 The City shall provide a Spanish language translator at community housing events and provide informational materials to the community in Spanish.

PROGRAMS

Program 5-1 FAIR HOUSING

To comply with AB 686, the City will implement the following actions:

- Implement the following previously identified programs to affirmatively further fair housing:
  - Place-based revitalization strategies: Programs 1-2, 3-1, 3-2, and 3-5
  - Strategies to facilitate housing mobility: Programs 11-1, 1-7, 2-2, 2-7, and 2-11
  - Strategies to expand affordable housing in high opportunity areas, such as Town Centers and east of Ski Run Boulevard: Programs 1-1, 1-7, 2-2, 2-6, 2-7, and 2-11
  - Strategies to reduce or prevent displacement risk: Programs 1-1, 1-4, 2-2, 2-4, 2-6, 2-11, 3-2, 3-5, 3-8, 4-1, and 4-4
- Continue to use the City's Housing website to distribute information on fair housing information and available services, updating annually, or as needed. The City will also distribute printed materials at least annually at community meetings and make available in City buildings.
- ~~Meet annually with fair housing providers to discuss local fair housing issues and concerns.~~
- As fair housing complaints are received at the City, refer cases to the appropriate fair housing agency or address through inspections, as appropriate. Meet annually with fair housing providers to discuss local fair housing issues and concerns, identifying strategies to increase fair housing enforcement in key areas as needed.
- Continue the Housing Issues Hotline service to assist residents with substandard housing and fair housing concerns.
- Meet ~~biannually~~ with the Tahoe Transportation District by December 2022, and biannually thereafter, to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions.
- Ensure that projects needed to develop infrastructure improvements to support housing and residents without vehicles will continue to be included in the City's Capital Improvement Plan.

- Meet with Lake Tahoe Unified School District by May 2023 to determine what, if any, outside factors impede student performance that can be alleviated, such as stable housing opportunities, childcare opportunities for working parents, access to before- and after-school resources and events, and more. If such a need for such a program or specific issues are identified, the City will pursue solutions, which may include:

  - Meeting with developers to identify sites suitable for housing affordable on a teacher salary;

  - Facilitating coordination between school districts and transit agencies to increase the availability of bussing and transportation (including safe routes to schools and potentially covering transportation costs), as needed, for students to/from school, childcare, athletic events, or other school programs;

~~Continue the Housing Issues Hotline service to assist residents with substandard housing and fair housing concerns.~~ ~~Meet annually with fair housing providers to discuss local fair housing issues and concerns.~~

- By December 2022, ~~distribute information~~send mailers or virtual information to landlords and property managers about the Housing Choice Voucher (Section 8) program and avoiding discriminatory practices based on income or other protected classes. Include information about the benefits on advertising their units to voucher holders. Resend information annually and coordinate with the Public Housing Authority of El Dorado County to track whether the number of available units has increased.

- Conduct targeted outreach to underrepresented and underserved groups by recruiting them to participate in the planning process and apply to committees by, at least annually, coordinating with service providers, sending recruitment information to community groups or organizations, and posting information in public locations such as grocery stores.

- Promote the availability of multilingual resources by ensuring that City-provided services and materials are available in languages other than English or that they make clear the availability of interpretation or translation services. Translate materials and make them available by December 2022.

- The City will take the following actions to reduce displacement risk due to environmental disasters, and to aid in measures to reduce flood and fire insurance costs that present displacement risk:

  - Maintain information on organizations and programs that are available to landowners to assist them in meeting defensible space goals and taking other steps that may decrease flood and fire insurance rates to reduce disaster displacement risk. These programs may include the National Fire Protection Association's Firewise USA program and CalFire's Landowners Assistance and wildfire preparedness informational tools. Provide links to these resources on the City's

website by October 2022 and update annually, or as programs change or new programs become available.

Responsible Party:	Planning Division, Housing Division, and Public Works Department
Funding:	Staff time, General Fund
Time Frame:	Refer to each strategy in the Affirmatively Furthering Fair Housing (AFFH) program for specific timeframes.
Quantified Objective:	See individual strategies bulleted in Program 5-1 above with specific targets.

Energy Conservation Opportunities

Energy efficiency has direct application to affordable housing. The more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy.

Many of South Lake Tahoe's homes were originally built for summer-only occupancy and are now being resided in year-round. Consequently, energy conservation retrofits are an important component of City rehabilitation loan programs. Such retrofits can benefit residents through reduced monthly utility costs.

Goal HE-6	To ensure energy efficiency and appropriate weatherization for all new and existing housing.

POLICIES

Policy 6-1 The City shall ensure that new construction meets or exceeds Title 24 energy conservation requirements and shall require retrofits of older summer seasonal housing to be made suitable for year-round occupancy.

Policy 6-2 The City shall encourage the use of energy conservation devices and passive design concepts that make use of natural climate to increase energy efficiency and reduce housing costs.

Policy 6-3 The City shall encourage and promote green building practices during the development review process and implement the City's Green Building Incentive Program.

PROGRAMS

Program 6-1 GREEN BUILDING INCENTIVE PROGRAM

The City shall continue to implement its green building incentive program that rewards developers for building green projects. The City shall also evaluate opportunities to provide additional incentives for green building projects.

Responsible Party:	Planning Division, Building Division
Funding:	Staff time, general fund
Time Frame:	Ongoing

Program 6-2 ENERGY REGULATIONS

The City shall continue to require applicants for building permits to demonstrate compliance with the state energy conservation requirements at the time building plans are submitted. The City will also explore potential "Reach" codes that include energy efficiency measures beyond state requirements for new construction. In addition, the City will continue to ~~adopt~~ implement appropriate Climate Action Plan strategies as they relate to housing.

Responsible Party:	Planning and Building Divisions
Funding:	Permit Fees, staff time, general fund
Time Frame:	Adopt Reach code by ~~FY 22/~~September 2023; other activities are ongoing

Program 6-3 ENERGY CONSERVATION ASSISTANCE FOR LOW-INCOME HOUSEHOLDS

The City shall consider including weatherization and energy conservation as eligible activities should housing rehabilitation efforts resume.

Responsible Party:	Planning and Building Divisions
Funding:	Staff time, general fund
Time Frame:	Ongoing

Program 6-4 ENERGY CONSERVATION

The City will provide information and refer eligible property owners to other programs offered by Liberty Utilities and nonprofit organizations and will refer interested individuals to energy rebate and conservation assistance programs offered by others and maintain information on these programs at City Hall.

Responsible Party:	Planning and Building Divisions
Funding:	Staff time, general fund
Time Frame:	Ongoing

Neighborhood Preservation

The Lake Tahoe Basin is renowned for its unique natural beauty. The character of South Lake Tahoe's built environment should complement the Basin's distinctive natural environment. This character is essential to the city's sense of place and economic vitality as a tourist attraction. New development needs to be sensitive to the city's distinctive character.

There is sometimes public anxiety based on the misperception that affordable housing will devalue the neighborhoods in which they are established. Careful design and enforcement of design standards can ensure compatibility with surrounding neighborhoods and reduce opposition. Recent affordable housing projects in South Lake Tahoe have helped to dispel misperceptions of affordable and multifamily housing by maintaining high-quality, Tahoe-sensitive design standards.

Goal HE-7	To provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.

POLICIES

Policy 7-1 The City shall continue to promote quality design and appearance of all new multifamily and affordable housing projects so that they blend in with the existing community fabric, add value to the community's built environment, and strengthen acceptance by the local community.

Policy 7-2 The City shall encourage compatibility of physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.

Policy 7-3 The City shall strive to raise and enforce current design standards for all rental properties in the community.

Policy 7-4 The City shall ensure that adequate provisions are made in new housing developments for amenities, such as tot lots, play yards, childcare, computer centers, etc., appropriate to the targeted resident population.

Policy 7-5 To create a balanced community, the City shall promote mixed-income neighborhoods by encouraging innovative design (e.g., accessory dwelling units, co-housing, halfplexes, zipper lots, zero-lot lines, alley-loaded parking, six-pack subdivisions, live-work units).

Policy 7-6 The City shall improve infrastructure to foster private investment and rehabilitation of older neighborhoods.

Policy 7-7 The City shall consider using HOME funds to support the development of mixed-income housing.

PROGRAMS

Program 7-1 MAINTAINING NEIGHBORHOOD CHARACTER

The City shall work with project proponents and community special interest groups to integrate affordable and workforce housing into existing neighborhoods—including smaller duplexes, triplexes, and accessory dwelling units—while addressing local concerns and maintaining the character and environmental quality of the surrounding area. The City will also work with TRPA to implement these objectives within the framework of the Regional Plan.

Responsible Party: Planning Division
Funding: Staff time, general fund
Time Frame: Meet with TRPA at least twice per year and ongoing

Quantified Objectives

One of the requirements of state law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing need identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The City has established a target for the maximum number of housing units for each income category that can be constructed, rehabilitated, and conserved over a five-year time period based on available resources (see Table HE-1).

TABLE HE-1
SUMMARY OF QUANTIFIED OBJECTIVES

Objective Category/Program	Extremely Low	~~Extremely Low/~~ Very Low	Low	Moderate	Above Moderate	Total
QUANTIFIED OBJECTIVES						
New Construction[1]	35	35~~70~~	50	42	127	289
Rehabilitation[2]	2	3~~5~~	15	-	-	20
Conservation/Preservation[3]	40	126~~3~~	263	-	-	426
TOTAL	**77**	**161~~238~~**	**328**	**42**	**127**	**735**

[1]. Corresponds to the RHNA
[2]. Corresponds to quantified objectives in Program 3-1
[3]. The 426 units to be conserved/preserved correspond to the assisted units in the City (see Table 4-50 in the Background Report).

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TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
NEW CONSTRUCTION																		
1-1	**MIXED-USE DEVELOPMENT** The City shall continue to create incentives (i.e., alternative parking requirements, streamlined permitting) to encourage production of housing in areas where residential use is appropriate to the setting and where mixed-use projects could address job and housing needs. Incentives have been included in the Tourist Core Area Plan and Tahoe Valley Area Plans as well as for affordable residential development throughout the City. The City provides information regarding the incentives at City Planning Division offices and on the City's website.	**M**			✓					✓	**$**				Policy 1-6			1
1-2	**DEVELOPMENT OF SUBSTANDARD/UNDERUTILIZED SITES** The City will provide information on substandard or underutilized parcels as part of the City's online GIS database. The City will update the database annually.	**M**			✓	✓			✓	✓	**$**				Policy 1-5			1
1-3	**PARKING BEST PRACTICES** The City shall continue to research best practices for parking standards and continue to allow more flexible parking standards and shared parking for mixed-use and other housing projects. The City's objective Residential Development and Design Standards allow parking requirement reductions for studio and one bedroom units and multi-family projects that commit to parking management measures. The City will continue to strive to balance requests for parking requirement reductions to encourage housing development with environmental and safety impacts associated with a lack of sufficient parking. Additional updates to parking standards could include one or more of the following practices: • Encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units. • Allowing housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements.	**M**				✓	✓		✓		**$**				Policies 1-3, 1-7			3
1-4	**USING LOCAL INCENTIVES** The City shall work with affordable, workforce, and other multifamily housing proponents to direct them to Community Plan or Area Plan areas where ~~local~~ incentives are already in place to allow for the additional coverage that could enable achievement of the densities necessary to make a project "pencil out." Increased densities would allow for a larger stock of affordable housing to prevent displacement risk for residents. The City shall produce an informational handout and have one, central hub on the City website that describes all of the City-offered incentives for multifamily and affordable housing for extremely low-, very low-, and low-income households, including bonus units, land coverage within Community Plans, and/or density bonuses in addition to incentives and options offered by TRPA. The handout will briefly summarize the local incentives and provide links to the City's website. The information will be available on the City's website and also at the City Planning Division offices. In addition, the City will continue to work with TRPA and other Tahoe Basin agencies as part of Program 2-8 toward amending Basin-wide regulations to allow the City to offer density bonuses and other allowances consistent with the state density bonus law (Government Code Section 65915, et seq.). This will be added to the City's workplan to coordinate with TRPA. The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance these changes to TRPA regulations.	**M**				✓				✓	**$**				Policies 1-1, 1-6, 1-7, 1-8			2

TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
1-5	**CLARIFYING THE DEVELOPMENT PROCESS** The City shall continue to provide information on the City's website to clarify the development process for developers/builders who are looking to construct housing in South Lake Tahoe and are unfamiliar with the process.	S	M						✓		$				Policy 1-1			1
1-6	**CLARIFY HOW RESIDENTIAL-CARE FACILITIES ARE ALLOWED PER STATE LAW** The City will work with TRPA to amend the City and TRPA zoning regulations to specify that residential care facilities (group homes) of all sizes are allowed by right in all residential districts when TRPA and the City next amends the Residential Plan Area Statements. This will be added to the City's workplan to coordinate with TRPA.	M					✓				$				Policy 1-3			3
1-7	**SMALL LOT CONSOLIDATION** To ensure that there is a sufficient supply of multifamily zoned land to meet the City's Regional Housing Needs Allocation (RHNA), the City will continue to encourage lot consolidations to combine small residential lots into larger developable lots by proactively reaching out to local developers (as part of Program 1-4) and meeting with local developers to discuss development opportunities and advertise incentives for lot consolidation to accommodate affordable housing units and making applicants aware of these opportunities at the planning counter. In addition, the City will continue to allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following local incentives on a project-by-project basis given property owners' and developers' needs: • Continue to d~~D~~iscuss consolidation opportunities with property owners of adjacent parcels identified in Appendix A. This incentive is currently in place. • Implement a process to g~~G~~uide property owners through the lot consolidation (lot line adjustment) application process, and waive the fee for this particular entitlement when the resulting project includes ~~designated~~ deed-restricted affordable units. • Continue to a~~A~~ssist property owners in identifying and applying for financial resources for projects which incorporate affordable units. This incentive is currently in place.	M			~~✓~~	✓			~~✓~~	✓	$				Policy 1-4			1
1-8	**HOUSING ELEMENT IMPLEMENTATION PROGRESS** The City shall annually conduct a public workshop or public meeting to discuss progress on housing programs and to solicit feedback.	M								✓	$				Policy 1-1			5
AFFORDABLE HOUSING																		
2-1	**PURSUE STATE AND FEDERAL FUNDS** To support the creation of quality, affordable housing options for extremely low-, very low-, ~~and~~ low-, and moderate-income households, the City shall continue to seek and pursue grant opportunities for state and federal funds, when appropriate and feasible. The City will prioritize use of these funds to encourage construction of lower- and moderate-income housing- in Town Centers near services and amenities or integrate lower- and moderate-income housing into neighborhoods determined to be Racially or Concentrated Areas of Affluence (RCAA).	M			~~✓~~	✓				✓		$	$	$	Policy 2-2			1

TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
2-2	**PARTNERSHIPS FOR WORKFORCE HOUSING** The City shall continue to work with larger employers in South Lake Tahoe (e.g., Barton Hospital, Lake Tahoe Community College, Lake Tahoe Unified School District, and resorts), St. Joseph Community Land Trust, and other organizations to develop new affordable housing opportunities for employees through public-private partnerships between the employers, developers, and local government, prioritizing sites close to employment centers. The City will work with the larger employers on a pilot program to develop a model policy for employers to provide first month's rent and rental deposit, which would be re-paid through payroll deduction, to remove barriers to access for lower- and moderate-income households and thus promote housing mobility. Outreach efforts will be made with employers to provide education and to gather information to help create the program. The City will establish the guidelines for the policy that each employer would comply with to standardize how the employer, landlords and employee/tenant would enter into an agreement. The City will also recruit employers to participate once the policy is established. Additional partnerships with large employers will be considered, such as: • Partnering with property management companies to provide employers notification and first right of refusal as units become available. • Making the homebuyer programs available to employees. • Providing financial assistance or other support to employees that initially need to rent upon relocation to the city.	M				✓			✓		$				Policies 2-7, 2-8			2
2-3	**INTER-JURISDICTIONAL COOPERATION FOR HOUSING** The City shall continue to meet with surrounding jurisdictions in the Tahoe Basin, TRPA, and other organizations to discuss housing issues and develop cooperative strategies that address identified housing needs. This shall include meeting regularly with regional groups and other specific efforts. The outcomes of these future meetings should build regional capacity to identify State and regional grant opportunities and inform the City's future Housing Element policies and programs.	M							✓		$				Policies 2-3, 2-4			2
2-4	**ANALYSIS OF ~~FEDERAL AND~~ STATE LANDS** The City shall continue discussing the potential for developing quality workforce and affordable housing on non-environmentally sensitive lands owned by the California Tahoe Conservancy (CTC), through the Tahoe Livable Communities program, and other state and federal agencies as opportunities arise~~and the United States Forest Service (USFS)~~. The City shall meet with CTC on a regular basis to discuss opportunities for land transfers or partnerships to develop quality workforce and affordable housing. The City shall ensure that important natural resources are protected and only pursue surplus lands that these agencies have determined do not have a clear and compatible conservation or recreation purpose consistent with agency goals. The City shall also coordinate housing efforts with local, regional, and statewide fire safety and transit efforts to ensure housing is safe and accessible.	M							✓	✓	$				Policy 2-2			3
2-5	**STUDENT AND FACULTY HOUSING** In support of the Lake Tahoe Community College (LTCC) opportunities study regarding development of student and faculty housing, the City shall continue to provide assistance to the Lake Tahoe Community College (LTCC) to examine the need for, and feasibility of, developing student and faculty housing. The City shall help identify opportunities to overcome the barriers to permanent student and faculty housing identified in the study. The City will continue to work with LTCC to monitor housing conditions on properties used to house students.	M							✓	✓	$				Policy 2-8			5

TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
2-6	**ASSIST NONPROFIT HOUSING DEVELOPERS** The City shall provide technical and financial support (when feasible) to local, regional, and statewide not-for-profit housing sponsors that facilitate the creation of affordable housing, prioritizing projects that locate affordable housing in Town Centers near services and amenities or integrate affordable housing into affluent neighborhoods. Such support can include the donation of City-owned sites, the use of existing City housing programs for project clients when appropriate, the prompt processing of needed applications, and the preparation of funding applications.	**M**							✓	✓	**$**			Surplus Property	Policies 2-2, 2-5			5
2-7	**HOMEBUYER ASSISTANCE PROGRAM ADMINISTRATION PARTNERING** The City ~~will~~ has initiated discussions with other agencies ~~or~~ and organizations that may be able to take on the administration of a first-time homebuyer and/or moderate income homebuyer program for residents of the city. The City released a Request for Proposals in March 2022 for partnership with an external consultant to administer a moderate-income homebuyer program, and the City will initiate solicitation and contracting with other agencies and organizations to assist the City in administering the program.	**M**				✓			✓		-	-	-	-	Policy 2-1			2
2-8	**MITIGATION OF TRPA REGULATIONS** ~~If not already addressed in the 2012 TRPA Regional Plan update and through the Tourist Core Area Plan, the~~ The City shall continue to ~~recommend that TRPA make the following~~advocate for changes to TRPA regulations in order to reduce restrictions on affordable, workforce, and mixed-use housing developments. The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance the following changes to TRPA regulations: • Allow the City to offer density bonuses and other allowances consistent with the state density bonus law (Government Code Section 65915, et seq.). This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 1-4. • Specify that residential care facilities (group homes) of all sizes are allowed by right in all residential districts. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 1-6. • Provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing as feasible in accordance with State law. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 4-1. • Amend definitions to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 4-2. • Enable mixed-use projects with an affordable multifamily housing component to be developed at maximum allowable density as if a standalone project rather than reducing the number of units that can be developed according to the ratio of the project area devoted to housing in all areas where mixed-use projects are permitted. • Increase allowed maximum residential density in zones that currently allow eight dwelling units per acre to allow 15 dwelling units per acre. • Accessory Dwelling Units and Junior Accessory Dwelling Units o Facilitate development of ADUs by reducing fees for ADUs.	**M**							✓	✓	**$**				Policy 2-2			1

TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
	o Allow bonus units to be used for ADU development without restriction on affordability. o Allow conversion of existing space to an ADU (e.g., JADU or existing approved accessory living facility over a garage) and exempt this type of unit from requiring an allocation, Potential Residential Units of Use, PRUU or bonus units • To clarify that transitional and supportive housing are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow residential development, add definitions of transitional and supportive housing to Chapter 21 of the TRPA Code of Ordinances. These uses shall be allowed in the same way and subject to the same restrictions that apply to other residential uses of the same type in the same zone. The definitions will be included as defined in Government Code Sections 65582(g), (i), and (j). In addition, per Assembly Bill (AB) 2162, the law requires that supportive housing be allowed without discretionary review in areas zoned for residential use in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily uses. This will be added to the City's workplan to coordinate with TRPA. ~~This will be added to the workplan with TRPA.~~ • To clarify that emergency shelters are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow Social Service Organization uses, add a definition of emergency shelter to Chapter 21 of the TRPA Code of Ordinances. Per AB 101, California law requires that low-barrier navigation centers for the homeless be allowed without discretionary review in areas zoned for mixed-use and nonresidential zones permitting multifamily uses. This will be added to the City's workplan to coordinate with TRPA. ~~This will be added to the workplan with TRPA.~~.																	
2-9	**PUBLIC EDUCATION** The City shall continue to provide information that describes the myths and realities of multifamily and affordable housing development. This will include promoting ADUs as a housing option in the city. The City will also continue to publicize programs, such as energy-efficiency programs and state and federal funding programs currently available to South Lake Tahoe residents. Information is available on the City's website and, when needed, the City makes the presentation/slide show on myths and realities of multifamily and affordable housing development available to housing advocates and to developers involved in local affordable housing projects. The City shall continue to encourage local housing advocates to make presentations to local builders and developers, Chamber of Commerce, civic groups, and the local community. Additionally, the City shall publicize the Affordable Housing Resources page of the City's website as a source of information on housing programs, in addition to providing information in response to inquiries via phone, email, and at the Permit Center.	**M**							✓		**$**				Policy 2-4			4
2-10	~~**TINY**~~ **MOVEABLE TINY HOMES** ~~**ON WHEELS**~~ The City will consider City Code amendments to allow tiny homes on wheels/on a chassis and work with TRPA to provide this type of housing as an option in residential areas of the City.	**M**			✓						**$**				Policy 2-3			1
2-11	**LOCAL FUNDING SOURCE FEASIBILITY STUDY** The City shall conduct a feasibility study to explore local funding options to support affordable housing projects and programs. The City released a Request for Proposals in March 2022 for partnership with an external consultant to conduct this feasibility study, and the City will initiate solicitation and contracting with other agencies and organizations to assist the City in conducting this study. Examples of options to pursue include vacancy tax, housing transfer tax, sales tax, transient occupancy tax, linkage fees, impact fees, inclusionary housing in-lieu fees, and housing investment or trust funds. In addition, the City shall analyze thresholds of significance, standards, and criteria for a linkage program, which would connect new development to the housing demand that it creates. ~~Once the City establishes appropriate fees and standards, the City shall consider adopting a linkage ordinance, and the fees.~~ The City shall consider a linkage program ordinance that would ~~link~~require development to mitigate housing impacts. Revenues collected ~~from~~ for the ~~program~~ ordinance shall be placed in a housing ~~trust~~ fund to provide housing and associated	**M**			✓						**$**			**$**	Policies 2-2, 2-6			1

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	childcare for the South Lake Tahoe workforce.~~.~~ ~~The~~ Based on the results and recommendations from the study, the City will choose one or more implementation measures which may include one of the following options below:~~shall consider offering developers of applicable projects one or more of the following options~~: • Developers ~~shall~~ build affordable workforce housing units. • Developers ~~shall~~ contribute land for the production of affordable and/or workforce housing. • Developers ~~shall~~ pay an in-lieu of fee into the housing trust fund to help finance the production of affordable and/or workforce housing. • The City ~~shall~~ consider offering incentives to developers participating in the program.																	
2-12	**INTER-AGENCY HOUSING PROGRAM COORDINATION** The City shall work with housing providers, managers, and non-profits to build capacity to administer and monitor affordable housing programs. These efforts should include: • Identify the primary management organization or person that would lead administration of programs. Identifying funding to support this work. • Consider contracting with additional organizations to provide housing services and information for special-needs groups within the City. • Meet with organizations to identify sites for affordable housing and provide technical assistance, when requested, in identifying funding to subsidize units. • Conduct outreach to local housing developers annually to advertise sites identified for affordable housing.	**M**					✓		✓	✓	**$**			Grants	Policies 2-3, 2-4			3
2-13	**STREAMLINE AFFORDABLE HOUSING** The City has updated its zoning regulations to comply with Senate Bill 35 to streamline affordable housing development. The City will continue to implement and advertise streamlined ministerial review for housing projects in compliance with objective development and design standards.	**M**							✓		**$**				Policies 2-2, 2-4, 2-6			1
2-14	**TAX CREDIT ALLOCATION MAP PROCESS** The City shall participate in state processes to provide input on the TCAC Opportunity Areas mapping with the goal of improving the mapping accuracy in identifying low, moderate and high opportunity areas.	**M**								✓	**$**				Policies 2-2, 2-3, 2-9			4
2-15	**RENTAL ASSISTANCE PROGRAM** The City shall seek funding to establish a rental assistance program. The rental assistance program would provide financial assistance for initial rental deposits for lower-income households in South Lake Tahoe. Renters in the program would gradually repay the deposit to the City in installments as part of a pre-established payment plan.	**M**				✓			✓		**$**			**$**	Policies 2-1, 2-3, 2-4			2

TABLE HE-2
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REHABILITATION/CONSERVATION																	
3-1 **REHABILITATION LOAN PROGRAM ADMINISTRATION PARTNERING** The City shall develop a housing rehabilitation program to serve city residents in order to incentivize improved housing conditions, harden homes against wildfire threats, and make energy efficiency upgrades while maintaining affordability and reducing displacement risk against substandard housing conditions. Within 3 months of developing the program, the City will provide printed informational flyers in City buildings and post information on the City's website for all residents to access. The City will also prioritize marketing of this program in areas of concentrated rehabilitation need, such as the Tahoe Sierra neighborhood, and areas of concentrated poverty, such as the area east of Ski Run Boulevard by making flyers available in community gathering spots such as libraries or grocery stores at least annually.	**M**			✓	✓			✓		**$**				Policy 3-3			1
3-2 **MULTIPLE-FAMILY DWELLING AND SINGLE-ROOM OCCUPANCY INSPECTION AND MAINTENANCE PROGRAM** Continue the Multiple-Family Dwelling Inspection and Maintenance Program on multifamily projects of six units or more (or smaller projects if approved by City Council) and single-room occupancy (SRO) units in hotels and motels to identify substandard housing stock and to provide for the rehabilitation of housing that does not meet minimum building, housing, and property maintenance code standards, and site maintenance standards as well as citywide design standards, or is not safe to occupy, and further, to preserve and enhance the quality of life for residents of the city living in multifamily dwelling units.		**M**					✓		**$**				Policy 3-6			2
3-3 **MOBILE HOME PARKS ORDINANCES** The City shall modify the mobile home parks ordinances to: • Address conversion of mobile home parks to other uses (quantifying what constitutes a change of use, the definition of "cessation," such as all or part of a park, immediately or gradually when relocation payment is required, etc.). • Require mitigation of housing loss associated with mobile home park conversions and/or demolitions.	**M**	**S**				✓				**$**				Policy 3-4			3
3-4 **PRESERVATION AND ACQUISITION OF AT-RISK PROPERTIES** The City shall continue to provide technical and financial assistance to the St. Joseph Community Land Trust and other nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the assisted or substandard properties to maintain, or create, long-term, affordable rental housing. The City may consider adopting a policy that prioritizes local residents for housing rehabilitation services. The City will monitor the list of all dwellings in the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at least, the number of units, the type of government program, and the date on which the units are at risk to convert to market rate. The City did not identify any units at risk of converting to market rate within 10 years of the beginning of the sixth-round Housing Element planning period. The City has over 300 subsidized units, and the City will work to reduce the potential conversion of any units to market rate through the following actions: • Monitor the status of affordable projects, rental projects, and mobile homes in South Lake Tahoe. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to ensure long-term affordability. • If conversion of units is likely, work with local service providers to subsidize the at-risk units to ensure continued affordability. Funding sources may include state or local sources. • Pursuant to California law (Government Code Sections 65853.10, 65863.11, and 65863.13), owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring to all prospective tenants, existing tenants, and the City at 3 years, 12 months,	**M**							✓				**$**	**$**	Policy 3-4			5

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	and 6 months before the scheduled expiration of rental restrictions. In addition, the City or owner will provide notice to HUD, the California Department of Housing and Community Development (HCD), the El Dorado County Housing Authority, and the local legal aid organization. Owners shall also refer tenants of at-risk units to educational resources regarding: – Tenant rights – Conversion procedures – Information regarding Section 8 rent subsidies – Any other affordable housing opportunities in the city In addition, notice shall be required prior to conversion of any units to market rate for any additional deed-restricted lower-income units that were constructed with the aid of government funding, that were part of a project granted a density bonus, or that were part of a project that received other incentives. If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing. When necessary, the City shall continue to work with property owners of deed-restricted affordable units who need to sell within 45 years of initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity-sharing provisions are established (pursuant to the affordable housing agreement for the property), whereby the difference between the affordable and market values is paid to the City to eliminate any incentive to sell the converted unit at market rate. Funds generated would be used to develop additional affordable housing in the city. The City shall continue tracking all residential projects that include affordable housing to ensure that the affordability is maintained for at least 45 years for owner-occupied units and 55 years for rental units, and that any sale or change of ownership of these affordable units prior to satisfying the 45- or 55-year restriction shall be "rolled over" for another 45 or 55 years to protect "at-risk" units.																	
3-5	**PRESERVATION OF HOUSING CONDITIONS** Continue to enforce City building, fire, health, and zoning codes to remedy existing properties that are experiencing deterioration or are in need of fire resiliency protection or energy efficiency upgrades and improve the condition of existing housing stock in coordination with rehabilitation and other infrastructure improvement programs. In order to reduce displacement risk resulting from substandard housing conditions, the City will provide information on rehabilitation assistance programs to eligible households found in violation of City codes.	**M**	**S**				✓		✓		**$**				Policies 3-2 and 3-3			3
3-6	**REPLACEMENT OF LOST UNITS FROM RESIDENTIAL DEMOLITIONS** In accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: • Non-vacant sites • Vacant sites with previous residential uses that have been vacated or demolished.	**M**							✓		**$**				Policy 3-4			4

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3-7	**MONITORING IMPACTS OF VACATION HOME RENTALS ON LONG-TERM RENTAL SUPPLY** South Lake Tahoe voters approved Measure T in late 2018 to prohibit vacation home rentals in many areas of the city where they were previously allowed. Full implementation of Measure T began in 2021 when all existing vacation home rental permits in residential areas expired. The City shall continue enforcement of Measure T regulations and will monitor the effects of limiting vacation home rentals during the course of the Housing Element planning period as the impacts unfold after 2021. The City will report to the City Council on any identifiable impacts to the supply and cost of long-term rental housing by the end of 2023.	**M**				✓					**$**				Policy 3-3			2
3-8	**MULTI-FAMILY ACQUISITION AND REHABILITATION PROGRAM** The City will partner with organizations, employers, and non-profits to establish a multi-family acquisition and rehabilitation program to increase quality of housing for low-income residents and ensure long term affordability. The City will encourage acquisition of multi-family housing in areas of concentrated affluence and outside of areas with concentrations of existing affordable housing to promote housing mobility and affordability in high income neighborhoods.	**M**					✓		✓		**$**			**$**	Policy 3-7			2
3-9	**LANDLORD/TENANT MATCHING PROGRAM** Continue the program to incentivize long term rental of second homes and spare rooms to promote the availability of low- and moderate-income rental housing for existing employees in the city. The City has been conducting a multi-faceted marketing campaign through press releases, internet-based outreach, media outreach/interviews, direct mailing to property owners and with advertisements published in the local paper of general circulation.	**M**						✓			**$**				Policy 4-6			4
3-10	**MOBILE HOME PARK PRESERVATION** The City shall promote the longevity and quality of life at existing and new mobile home parks by: • Codifying regulations for mobile home park conversions. • Evaluating TRPA's restrictions on the reuse of any residential units of use that originate from a mobile home park, and considering their reuse for ~~single-family~~ workforce housing. • Reviewing City regulations for new and enlarged mobile home parks to consider adding design, fencing, and amenity requirements and requiring an affordability assessment. • Conducting an inventory of mobile home parks to identify those that are most desirable or feasible for long-term preservation. • Work with HCD Mobilehome and Special Occupancy Parks Program to gather and maintain data on resident complaints, inspections and code violations. • Targeting mobile home parks for park-wide infrastructure improvements or select coach rehabilitation or replacement.	**M**					✓		✓		**$**				Policy 3-4			4
SPECIAL NEEDS HOUSING																		
4-1	**REASONABLE ACCOMMODATION AND LAND COVERAGE** The City shall complete the process of reviewing and amending its Code ~~of Ordinances~~ to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing as feasible in coordination with TRPA. This will be added to the City's workplan to coordinate with TRPA. This procedure will include, but will not be limited to, the existing City procedure to grant exception for carport structures for persons with disabilities. This procedure will be a ministerial process subject to approval by the Director of Development Services. The City shall also continue	**S**	**M**			✓					**$**				Policy 4-1			2

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	to work with TRPA to facilitate reasonable accommodation requests within the framework of the Regional Plan to address any needs for accommodation by persons with disabilities for additional land coverage for necessary site improvements beyond the additional land coverage allowances for Americans with Disabilities Act (ADA) improvements in Chapter 30 of the TRPA Code of Ordinances.																	
~~4-2~~	~~**FAMILY HOUSING**~~ ~~The City shall continue to provide regulatory incentives to developers of multifamily housing projects that include three- and four-bedroom units.~~	~~**M**~~							~~✓~~		~~**$**~~				~~Policies 4-3, 4-6~~			~~3~~
4-~~2~~3	**EMPLOYEE HOUSING ACT COMPLIANCE** To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8), the City will continue working with TRPA on definitions in their regulations and amend the City's zoning code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). This will be added to the City's workplan to coordinate with TRPA. The City is in compliance with the rest of the Employee Housing Act (Sections 17021.6 and 17021.8) as there are no agricultural zones or uses in the City.	**M**				✓					**$**				Policy 4-6			2
4-~~3~~4	**SPECIAL NEEDS HOUSING** Continue to work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, those with extremely low incomes, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of incentives, zoning standards, new housing construction programs, and supportive services programs. The City will conduct outreach to affordable housing developers and service providers annually to identify and pursue development opportunities, in tandem with developer outreach conducted as part of Program 1-4. Program 1-5 contains additional incentives the City plans to implement. The City may also seek funding under the federal 202 Senior Housing Program-Supporting Housing for the Elderly, California Child Care Facilities Finance Program, California Homebuyer's Downpayment Assistance Program, and other state and federal programs designated specifically for special-needs groups such as seniors, extremely low-income households, persons with physical and developmental disabilities, and persons at risk for homelessness as determined by the needs in the community. The City shall continue hold discussions with surrounding jurisdictions to determine how to address the needs of homeless residents and identify potential sites and funding sources for an emergency shelter. The City shall also meet with at least one organization that provides services to persons with developmental disabilities and/or the Alta California Regional Center by June 2023 to identify specific strategies to address displacement risk and homeless services specifically for persons with developmental disabilities.	**M**				~~✓~~			✓	✓	**$**				Policies 4-2, 4-4, 4-6			2
4-~~4~~5	**CHILD-CARE & INTERGENERATIONAL FACILITIES** Consider establishing a program to address the following housing needs in the city: • Affordable housing developments that include on-site childcare. • Promoting intergenerational facilities. After studying these options, determine whether a program will be established and establish and publicize program if initiated.	**M**						✓			**$**				Policy 4-6			5
4-5	**DEFINITION OF FAMILY** Update the definition of "family" in the City's zoning regulations to be compliant with State law.	**M**				✓					**$**				Policy 4-1			1

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EQUAL OPPORTUNITY HOUSING & DISCRIMINATION PREVENTION																	
5-1 **FAIR HOUSING** To comply with AB 686, the City will implement the following actions: • Implement the following previously identified programs to affirmatively further fair housing: • Place-based revitalization strategies: Programs 1-2, 3-1, 3-2, and 3-51 • Strategies to facilitate housing mobility: Programs 1-1, 1-7, 2-2, 2-7, and 2-11-1, 1-10, 2-2, and 3-1 • Strategies to expand affordable housing in high opportunity areas, such as Town Centers and east of Ski Run Boulevard: Programs 1-1, 1-7, 2-2, 2-6, 2-7, and 2-11 • Strategies to reduce or prevent displacement risk: Programs 1-1, 1-4, 2-2, 2-4, 2-6, 2-11, 3-2, 3-5, 3-8, 4-1, and 4-41 • Continue to use the City's Housing website to distribute information on fair housing information and available services, updating annually, or as needed. The City will also distribute printed materials at least annually at community meetings and make available in City buildings. • ~~Meet annually with fair housing providers to discuss local fair housing issues and concerns.~~ • As fair housing complaints are received at the City, refer cases to the appropriate fair housing agency or address through inspections, as appropriate. Meet annually with fair housing providers to discuss local fair housing issues and concerns, identifying strategies to increase fair housing enforcement in key areas as needed. • Continue the Housing Issues Hotline service to assist residents with substandard housing and fair housing concerns. • Meet ~~biannually~~ with the Tahoe Transportation District by December 2022, and biannually thereafter, to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions. • Ensure that projects needed to develop infrastructure improvements to support housing and residents without vehicles will continue to be included in the City's Capital Improvement Plan. • Meet with Lake Tahoe Unified School District by May 2023 to determine what, if any, outside factors impede student performance that can be alleviated, such as stable housing opportunities, childcare opportunities for working parents, access to before- and after-school resources and events, and more. If such a need for such a program or specific issues are identified, the City will pursue solutions, which may include: – Meeting with developers to identify sites suitable for housing affordable on a teacher salary; – Facilitating coordination between school districts and transit agencies to increase the availability of bussing and transportation (including safe routes to schools and potentially covering transportation costs), as needed, for students to/from school, childcare, athletic events, or other school programs; ~~Continue the Housing Issues Hotline service to assist residents with substandard housing and fair housing concerns. Meet annually with fair housing providers to discuss local fair housing issues and concerns.~~ • By December 2022, ~~distribute information~~send mailers or virtual information to landlords and property managers about the Housing Choice Voucher (Section 8) program and avoiding discriminatory practices based on income or other protected classes. Include information about the benefits on advertising their units to voucher holders. Resend information annually and coordinate with the Public Housing Authority of El Dorado County to track whether the number of available units has increased.	**M**			✓			✓	✓	**$**				Policies 5-1, 5-2, 5-3			1

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	• Conduct targeted outreach to underrepresented and underserved groups by recruiting them to participate in the planning process and apply to committees by, at least annually, coordinating with service providers, sending recruitment information to community groups or organizations, and posting information in public locations such as grocery stores.. • Promote the availability of multilingual resources by ensuring that City-provided services and materials are available in languages other than English or that they make clear the availability of interpretation or translation services. Translate materials and make them available by December 2022. • The City will take the following actions to reduce displacement risk due to environmental disasters, and to aid in measures to reduce flood and fire insurance costs that present displacement risk: – Maintain information on organizations and programs that are available to landowners to assist them in meeting defensible space goals and taking other steps that may decrease flood and fire insurance rates to reduce disaster displacement risk. These programs may include the National Fire Protection Association's Firewise USA program and CalFire's Landowners Assistance and wildfire preparedness informational tools. Provide links to these resources on the City's website by October 2022 and update annually, or as programs change or new programs become available.																	
ENERGY CONSERVATION OPPORTUNITIES																		
6-1	**GREEN BUILDING INCENTIVE PROGRAM** The City shall continue to implement its green building incentive program that rewards developers for building green projects. The City shall also evaluate opportunities to provide additional incentives for green building projects.	M	S						✓		$				Policy 6-3			4
6-2	**ENERGY REGULATIONS** The City shall continue to require applicants for building permits to demonstrate compliance with the state energy conservation requirements at the time building plans are submitted. The City will also explore potential "Reach" codes that include energy efficiency measures beyond state requirements for new construction. In addition, the City will continue to ~~adopt~~ implement appropriate Climate Action Plan strategies as they relate to housing.	M	S			✓			✓		$			Permit Fees	Policies 6-1, 6-2			4
6-3	**ENERGY CONSERVATION ASSISTANCE FOR LOW-INCOME HOUSEHOLDS** The City shall consider including weatherization and energy conservation as eligible activities should housing rehabilitation efforts resume.	M	S						✓		$				Policies 6-1, 6-2			4
6-4	**ENERGY CONSERVATION** The City will provide information and refer eligible property owners to other programs offered by Liberty Utilities and nonprofit organizations and will refer interested individuals to energy rebate and conservation assistance programs offered by others and maintain information on these programs at City Hall.	M	S						✓		$				Policies 6-1, 6-2			4
NEIGHBORHOOD PRESERVATION																		
7-1	**MAINTAINING NEIGHBORHOOD CHARACTER** The City shall work with project proponents and community special interest groups to integrate affordable and workforce housing into existing neighborhoods—including smaller duplexes, triplexes, and accessory dwelling units—while addressing local concerns and maintaining the character and environmental quality of the surrounding area. The City will also work with TRPA to implement these objectives within the framework of the Regional Plan.	M							✓		$				Policy 7-5			4

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CITY OF SOUTH LAKE TAHOE

2022-2027 HOUSING ELEMENT

Revised Public Draft,
March 2022

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for the **City of South Lake Tahoe**

PLACEWORKS

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PART I

CITY OF SOUTH LAKE TAHOE

HOUSING ELEMENT BACKGROUND REPORT

TABLE OF CONTENTS

4.1 INTRODUCTION 4-1
4.1.1 OVERVIEW OF STATE REQUIREMENTS 4-1
4.1.2 GENERAL PLAN AND HOUSING ELEMENT CONSISTENCY 4-3
4.1.3 TAHOE REGIONAL PLANNING AGENCY OVERVIEW 4-3
4.1.4 CONSISTENCY WITH SOUTH LAKE TAHOE'S REDEVELOPMENT IMPLEMENTATION PLAN 4-4
4.1.5 NOTIFICATION TO RETAIL WATER/SEWER PROVIDERS 4-4
4.1.6 PUBLIC PARTICIPATION 4-5
4.1.6.1 Stakeholder Input 4-8
4.1.6.2 Community/Stakeholder Input 4-9
4.1.6.3 Public Draft Housing Element 4-9
4.1.6.4 Response to Input Received 4-11

4.2 NEEDS ASSESSMENT 4-13
4.2.1 HOUSING STOCK AND DEMOGRAPHIC PROFILE 4-13
4.2.2 DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS AND TRENDS 4-13
4.2.2.1 Local Housing Needs in the Context of the Lake Tahoe Basin 4-13
4.2.2.2 Population 4-16
4.2.2.3 Age Distribution 4-18
4.2.2.4 Race/Ethnicity 4-19
4.2.2.5 Household Characteristics 4-19
4.2.2.6 Tenure 4-19
4.2.2.7 Household Income 4-21
4.2.2.8 Existing and Projected Employment 4-22
4.2.2.9 School Enrollment 4-26
4.2.3 HOUSING CHARACTERISTICS AND TRENDS 4-26
4.2.3.1 Housing Inventory/Supply 4-26
4.2.3.2 Vacancy Rates and Rental Housing 4-28
4.2.3.3 Overcrowded Housing 4-29
4.2.3.4 Household Size 4-30
4.2.4 DEVELOPMENT TRENDS 4-31
4.2.4.1 Housing Conditions 4-31
4.2.4.2 2019 Housing Conditions Survey 4-32
4.2.4.3 Housing Affordability 4-35
4.2.4.4 Housing Cost Burdens 4-36
4.2.4.5 Ability to Pay for Housing 4-38
4.2.4.6 Housing Costs 4-42
4.2.4.7 Existing Housing Needs 4-45
4.2.5 FUTURE HOUSING NEEDS 4-64
4.2.5.1 Regional Fair-Share Allocation 4-64
4.2.6 ASSESSMENT OF FAIR HOUSING 4-65
4.2.6.1 Outreach 4-66
4.2.6.2 Fair Housing Issues 4-67
4.2.6.3 Enforcement and Outreach Capacity 4-97

4.2.6.4 Sites Inventory Analysis....4-98
4.2.6.5 Contributing Factors....4-102

4.3 RESOURCE INVENTORY....4-105
4.3.1 AVAILABILITY OF LAND AND SERVICES....4-105
4.3.1.1 South Lake Tahoe's Setting, Zoning, and Development Procedures....4-105
4.3.2 INVENTORY OF LOCAL, STATE, AND FEDERAL HOUSING AND FINANCING PROGRAMS....4-132
4.3.2.1 Current City Programs....4-132
4.3.2.2 Current El Dorado County Programs....4-134
4.3.2.3 Private, State, and Federal Funding Programs....4-134
4.3.3 PRESERVING AT-RISK UNITS....4-138
4.3.3.1 Federal Programs to Preserve At-Risk Units....4-139
4.3.3.2 State Programs to Preserve At-Risk Units....4-140
4.3.3.3. Local Programs to Preserve At-Risk Units....4-140
4.3.4 ENERGY CONSERVATION OPPORTUNITIES....4-141

4.4 POTENTIAL HOUSING CONSTRAINTS....4-143
4.4.1 TAHOE REGIONAL PLANNING AGENCY POTENTIAL AND ACTUAL GOVERNMENTAL CONSTRAINTS 4-143
4.4.1.1 Background and Regional Authority − The Bi-State Compact....4-143
4.4.1.2 Housing Goals and Policies of the Existing Regional Plan....4-144
4.4.1.3 Zoning....4-144
4.4.1.4 Growth Controls....4-146
4.4.1.5 Land Coverage Limitations....4-149
4.4.1.6 Water Quality Requirements....4-152
4.4.1.7 Density....4-153
4.4.1.8 Height Standards....4-155
4.4.1.9 Design Standards....4-155
4.4.1.10 Building Season Limitations/Grading Requirements....4-158
4.4.1.11 Impediments to Housing for Persons with Disabilities....4-158
4.4.1.12 Employee Housing....4-159
4.4.1.13 Subdivision and Condominium Requirements....4-160
4.4.1.14 Fees and Other Exactions....4-160
4.4.1.15 Project Processing and Permit Procedures....4-163
4.4.1.16 TRPA Preemption of State Housing Law....4-164
4.4.2 CITY OF SOUTH LAKE TAHOE POTENTIAL AND ACTUAL GOVERNMENTAL CONSTRAINTS....4-166
4.4.2.1 Land Use Controls....4-166
4.4.2.2 Airport Safety Areas....4-167
4.4.2.3 Annexation Restrictions....4-168
4.4.2.4 Mobile Homes/Mobile Home Parks....4-168
4.4.2.5 Motel Conversion Regulations....4-170
4.4.2.6 Transitional and Supportive Housing....4-171
4.4.2.7 Emergency Shelter....4-172
4.4.2.8 Vacation Rental Regulations....4-173
4.4.2.9 "Illegal Unit" Program....4-174
4.4.2.10 Building Height, Setback, and Minimum Lot Size Requirements....4-174
4.4.2.11 Condominium Regulations....4-177

4.4.2.12 Building Codes and Their Enforcement 4-179
4.4.2.13 On-/Off-Site Improvements 4-179
4.4.2.14 Parking Standards 4-181
4.4.2.15 Streets 4-182
4.4.2.16 Other Improvements 4-182
4.4.2.17 City Fees and Other Exactions 4-183
4.4.2.18 Density Bonus 4-186
4.4.2.19 Development, Maintenance, and Improvement of Housing for Persons with Disabilities 4-187
4.4.2.20 Buy-Out Programs 4-188
4.4.2.21 Article 34 4-188
4.4.3 POTENTIAL NON-GOVERNMENTAL CONSTRAINTS 4-189
4.4.3.1 Land Costs 4-189
4.4.3.2 Availability of Financing and Insurance 4-189
4.4.3.3 Development Costs 4-190
4.4.3.4 Environmental Constraints 4-190
4.4.3.5 Prevailing Wage 4-191
4.4.3.6 Developer Trends 4-191

4.5 EVALUATION 4-193
4.5.1 2014 TO 2021 ACCOMPLISHMENTS 4-193
4.5.2 REVIEW OF EXISTING HOUSING ELEMENT 4-193

Appendices

APPENDIX A - SITES INVENTORY A-1
APPENDIX B - HOUSING ELEMENT PUBLIC COMMENTS AND RESPONSES B-1

List of Tables

TABLE 4-1 PLACE OF RESIDENCE OF DOUGLAS COUNTY AND SOUTH LAKE TAHOE EMPLOYEES 4-14
TABLE 4-2 PLACE OF EMPLOYMENT FOR LOW-INCOME WORKERS 4-15
TABLE 4-3 POPULATION, HOUSEHOLDS, HOUSING SIZE, AND HOUSING UNITS 4-17
TABLE 4-4 POPULATION PROJECTIONS 4-18
TABLE 4-5 POPULATION BREAKDOWN BY AGE 4-18
TABLE 4-6 POPULATION BREAKDOWN BY RACE AND ETHNICITY 4-19
TABLE 4-7 VACANT UNITS BY TYPE OF VACANCY 4-20
TABLE 4-8 HOUSEHOLD INCOME DISTRIBUTION 4-21
TABLE 4-9 LARGE EMPLOYERS 4-23
TABLE 4-10 EMPLOYMENT PROJECTIONS 4-24
TABLE 4-11 PROJECTED EMPLOYMENT BY OCCUPATION AND WAGE 4-25
TABLE 4-12 HOUSING STOCK BY TYPE 4-27
TABLE 4-13 HOUSING-JOBS RATIO 4-28
TABLE 4-14 HOUSING UNIT PROJECTIONS 4-28
TABLE 4-15 OVERCROWDED HOUSING 4-30
TABLE 4-16 HOUSEHOLD SIZE BY TENURE 4-31
TABLE 4-17 AGE OF HOUSING STOCK & HOUSING STOCK CONDITIONS 4-32
TABLE 4-18 OVERALL STRUCTURAL SCORE 4-34
TABLE 4-19 HOUSING CONDITIONS BY STRUCTURAL ISSUE 4-34

TABLE 4-20 MEDIAN HOUSEHOLD INCOME BY HOUSEHOLD SIZE 4-36
TABLE 4-21 HOUSING COST BURDEN BY HOUSEHOLD INCOME CLASSIFICATION 4-37
TABLE 4-22 HOUSING PROBLEMS BY HOUSEHOLD INCOME CLASSIFICATION 4-38
TABLE 4-23 HCD INCOME LIMITS BASED ON PERSONS PER HOUSEHOLD 4-39
TABLE 4-24 ABILITY TO PAY FOR HOUSING BASED ON HCD INCOME LIMITS 4-40
TABLE 4-25 HUD FAIR MARKET RENT 4-41
TABLE 4-26 MEDIAN CONTRACT RENT AND MEDIAN GROSS RENT 4-42
TABLE 4-27 AVERAGE RENTS 4-43
TABLE 4-28 MEDIAN SALES PRICE OF SINGLE-FAMILY HOMES 4-44
TABLE 4-29 MEDIAN LISTING PRICE BY NUMBER OF BEDROOMS 4-45
TABLE 4-30 MEDIAN SALES PRICE OF SINGLE-FAMILY HOMES 4-45
TABLE 4-31 HOMELESSNESS 4-47
TABLE 4-32 HOMELESS FACILITIES 4-48
TABLE 4-33 FARMWORKERS 4-50
TABLE 4-34 PERSONS WITH DISABILITY BY EMPLOYMENT STATUS 4-52
TABLE 4-35 PERSONS WITH DISABILITIES BY DISABILITY TYPE 4-53
TABLE 4-36 POPULATION WITH A DEVELOPMENTAL DISABILITY 4-54
TABLE 4-37 DEVELOPMENTALLY DISABLED RESIDENTS BY RESIDENCE TYPE 4-54
TABLE 4-38 SENIOR POPULATIONS AND HOUSEHOLDS 4-57
TABLE 4-39 SENIOR HOUSEHOLDS BY INCOME GROUP 4-57
TABLE 4-40 HOUSING UNIT SIZES 4-59
TABLE 4-41 FEMALE-HEADED HOUSEHOLDS 4-60
TABLE 4-42 EXTREMELY LOW-INCOME HOUSEHOLDS 4-61
TABLE 4-43 REGIONAL HOUSING NEEDS ALLOCATION BY INCOME 4-65
TABLE 4-44 SCHOOL PERFORMANCE SCORES, 2018 4-80
TABLE 4-45 INCREASES IN RENTAL RATES, 2015-2021 4-94
TABLE 4-46 UNITS BY RESOURCE AREA DESIGNATION 4-101
TABLE 4-47 FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES IN SOUTH LAKE TAHOE 4-103
TABLE 4-48 PLAN AREA STATEMENTS AND COMMUNITY PLAN DISTRICTS RESIDENTIAL IMPLICATIONS 4-111
TABLE 4-49 REPRESENTATIVE PROJECTS 4-121
TABLE 4-50 ADDRESSING THE 6TH CYCLE RHNA 4-129
TABLE 4-51 FINANCIAL RESOURCES FOR HOUSING ACTIVITIES 4-135
TABLE 4-52 ASSISTED HOUSING STOCK 4-139
TABLE 4-53 CONVERSION EXCHANGE RATES 4-149
TABLE 4-54 TRPA DENSITY LIMITATIONS FOR RESIDENTIAL USES 4-153
TABLE 4-55 TRPA BASE FEES FOR NEW RESIDENTIAL CONSTRUCTION 4-161
TABLE 4-56 TRPA FEE MULTIPLIERS 4-161
TABLE 4-57 OTHER TRPA FEES 4-162
TABLE 4-58 CITY DEVELOPMENT STANDARDS 4-176
TABLE 4-59 SETBACK EXCEPTIONS 4-177
TABLE 4-60 PARKING STANDARDS FOR RESIDENTIAL USES 4-181
TABLE 4-61 PLANNING APPLICATION FEE SCHEDULE 4-184
TABLE 4-62 TOTAL PROCESSING AND IMPACT FEES FOR SINGLE- AND MULTIFAMILY UNITS 4-185
TABLE 4-63 PROGRESS DURING PREVIOUS PLANNING PERIOD 4-193
TABLE 4-64 EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS 4-195

List of Figures

FIGURE 4-1: OWNER-OCCUPIED AND RENTER-OCCUPIED HOUSING UNITS, 2019 4-20
FIGURE 4-2: EMPLOYEES BY MAJOR INDUSTRY 4-22
FIGURE 4-3: HOUSING STOCK CHARACTERISTICS 4-27
FIGURE 4-4A: TCAC/HCD RESOURCE AREA DESIGNATIONS, REGION 4-69
FIGURE 4-4B: TCAC/HCD RESOURCE AREA DESIGNATIONS, LOCAL 4-70
FIGURE 4-5: MEDIAN INCOME 4-71
FIGURE 4-6: POVERTY STATUS 4-73
FIGURE 4-7: PREDOMINANT POPULATIONS 4-74
FIGURE 4-8: RACIAL DEMOGRAPHICS 4-75
FIGURE 4-9: JOBS PROXIMITY INDEX 4-79
FIGURE 4-10: ENVIRONMENTAL JUSTICE COMMUNITIES 4-83
FIGURE 4-11: OVERCROWDED HOUSEHOLDS 4-84
FIGURE 4-12: HOMEOWNERS OVERPAYING FOR HOUSING 4-88
FIGURE 4-13: RENTERS OVERPAYING FOR HOUSING 4-89
FIGURE 4-14: LOCATION OF AFFORDABLE HOUSING 4-92
FIGURE 4-15: UNIT DISTIRUBTION BY POVERTY RATE 4-99
FIGURE 4-16: UNIT DISTIRUBTION BY RATE OF OVERCROWDING 4-100
FIGURE 4-17: PREFERRED AFFORDABLE HOUSING AREA 4-115
FIGURE 4-18: MULTI-RESIDENTIAL INCENTIVE AREAS 4-116
FIGURE 4-19: VACANT HOUSING INVENTORY 4-123
FIGURE 4-20: VACANT HOUSING INVENTORY INSIDE THE TOURIST CORE AREA 4-127
FIGURE 4-21: VACANT HOUSING INVENTORY INSIDE THE TAHOE VALLEY AREA 4-128

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4.1 Introduction

A State housing element law (California Government Code Section 65580) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. This section provides current information on household characteristics, housing needs, housing supply, land inventory for new development, housing programs, constraints, and incentives for new housing development. It also evaluates progress made since the last Housing Element was adopted in 2014.

The housing element is one of eight state-mandated elements that every general plan must contain. Although the housing element must follow all the requirements of the general plan, the housing element has several state-mandated requirements that distinguish it from other general plan elements. Whereas the state allows local governments the ability to decide when to update their general plan, state law sets the schedule for periodic update (five- or eight-year time frame) of the housing element. Local governments are also required to submit draft and adopted housing elements to the California Department of Housing and Community Development (HCD) for state law compliance review. This review ensures that the housing element meets the various state mandates. Should the city satisfy these requirements, the state will "certify" that the element is legally adequate. Failing to comply with state law could result in potentially serious consequences, such as reduced access to infrastructure, transportation, and housing funding and vulnerability to lawsuits.

The current (2022–2027) Housing Element is a comprehensive update of the 2014 Housing Element. The planning period is for June 30, 2022, through June 30, 2027. The City of South Lake Tahoe (City) last updated its Housing Element in May 2014. That Housing Element had a planning period from June 15, 2014, to June 15, 2022. Prior to the 2014 Housing Element, the City adopted a 2008 Housing Element.

4.1.1 Overview of State Requirements

State law recognizes the vital role local governments play in the supply and affordability of housing. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans, local housing elements in particular.

The purpose of the housing element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by HCD for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special-needs groups, such as persons with disabilities and homeless persons.

State housing law (California Government Code Section 65580) requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs. The assessment and inventory must include all of the following:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- Analysis of fair housing trends including areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity (i.e., living-wage jobs and high-quality schools), and disproportionate housing needs, including displacement risk.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and City services to these sites.
- The identification of a zone or zones where farmworker housing, residential care facilities, transitional housing, supportive housing, emergency shelters, and low-barrier navigation centers are allowed as a permitted use without a conditional use or other discretionary permit.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- Analysis of local efforts to remove governmental constraints.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special-housing needs for the elderly; persons with disabilities, including those with developmental disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter.
- Analysis of opportunities for energy conservation with respect to residential development.
- Analysis of "at-risk" assisted housing developments that are eligible to change from low-income housing uses within 10 years of the beginning of the housing element planning period.

The Housing Element Background Report identifies the nature and extent of the city's housing needs, which in turn provides the basis for the City's response to those needs in the Housing Element Policy Document. In addition to identifying housing needs, the Background Report also presents information on the setting in which the needs occur, which provides a better understanding of the community and facilitates planning for housing.

The Background Report satisfies state requirements and provides the foundation for the goals, policies, implementation programs, and quantified objectives. The Background Report draws on a broad range of informational sources. Information on population, housing stock, and economics comes primarily from the data sets prepared by the Sacramento Area Council of Governments (SACOG) with sources from the 2010

US Census, American Community Survey, California Department of Finance, and regional sources. In addition to the SACOG packet, data was drawn from the California Employment Development Department, Tahoe Regional Planning Agency (TRPA, Agency), City of South Lake Tahoe records, and the 2019 South Shore Region Reports. Information on available services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in South Lake Tahoe comes from City staff, other public agencies, and a number of private sources.

4.1.2 General Plan and Housing Element Consistency

This Housing Element is a component of the General Plan, which provides guiding policy for all growth and development within South Lake Tahoe. The General Plan consists of nine elements that address both state-mandated planning issues plus optional subjects that are of particular concern within South Lake Tahoe. These elements are:

- Land Use and Community Character Element
- Economic Development Element
- Transportation and Circulation Element
- Housing Element
- Natural and Cultural Resources Element
- Public/Quasi-Public Facilities and Services Element
- Recreation and Open Space Element
- Health and Safety Element
- Noise Element

State law requires consistency among elements of the general plan. As such, goals and policies contained within the Housing Element have been developed to be consistent with the goals and policies of the 2011 General Plan. The City will continue to assess consistency between the Housing Element and other General Plan elements so that policies introduced in one element are consistent with other elements. If it becomes apparent that, over time, changes to any element are needed for internal consistency, such changes will be proposed for consideration by the Planning Commission and City Council.

4.1.3 Tahoe Regional Planning Agency Overview

Lake Tahoe was designated as an *Outstanding National Resource Water* under the Clean Water Act. The Tahoe Regional Planning Agency (TRPA) was formed in 1969 through a bi-state compact between Nevada and California. TRPA's mission is to preserve, restore, and enhance the Lake Tahoe Basin (Basin, Tahoe Basin). TRPA's Regional Plan is the long-term plan for the development of the Basin. In some cases, regulations that further the realization of the Regional Plan can preempt California and Nevada state law. One of TRPA's main tools for protecting the environment is growth-control regulations, which limit the amount of development that can occur in the Basin. While TRPA employs some measures to promote affordable housing in the Basin, many of the environmental regulations limit the feasibility of affordable housing projects for lower-income (those who are included in the extremely low, very low or low-income income categories) residents.

TRPA completed a comprehensive update to its Regional Plan and its associated Code of Ordinances in December 2012. The Regional Plan update process involved a collaboration between TRPA, the US Forest Service, the Lahontan Regional Water Quality Control Board, and the Nevada Division of Environmental Protection to update their 20-year planning documents. The intent of the Regional Plan update was for these agencies to work together to streamline regulations and create common goals for protecting Lake Tahoe. The City of South Lake Tahoe, along with other local jurisdictions, was involved throughout the process. The City continuously voiced the need to balance the housing needs of local residents with the need to protect and improve the clarity of Lake Tahoe. The Regional Plan was most recently amended in September 2021.

The Regional Plan includes some regulations that affect affordable housing in the Basin. TRPA has altered some regulations to promote affordable housing opportunities, including allowing mixed-use development, 70-percent coverage in town and regional centers, additional height with adoption of an area plan, income-restricted housing up to 160 percent of Area Median Income (termed the "achievable" income category), conversion of commercial and tourist-serving development rights to residential development rights, and transfer bonuses for residential unit transfers into town or regional centers. These changes allow denser development in town and regional centers, including housing development. The Regional Plan also allows local jurisdictions within TRPA to develop area plans to replace existing community plans and plan area statements. The City adopted the Tourist Core Area Plan (TCAP) in 2013 and the Tahoe Valley Area Plan in 2014 for this purpose. However, many of the existing regulations that act as constraints to the production of affordable housing remain. The City continues to seek creative solutions to provide affordable housing opportunities that work within the framework of TRPA regulations and is part of the current TRPA process to provide recommendations on potential changes to TRPA affordable housing policies to address these constraints.

4.1.4 Consistency with South Lake Tahoe's Redevelopment Implementation Plan

Per AB X1 26, the South Lake Tahoe Redevelopment Agency was dissolved on June 27, 2011. This dissolution action eliminated the primary funding mechanism by which the redevelopment agency funded affordable housing and infrastructure development. The City continues to fulfill grant reporting, loan servicing, and administration requirements of programs previously operated by the Redevelopment Agency. There will be no future funds available for affordable housing or infrastructure via the former redevelopment agency.

4.1.5 Notification to Retail Water/Sewer Providers

In compliance with California Government Code Section 65589.7, upon adoption of the 2022–2027 Housing Element, the City of South Lake Tahoe will distribute a copy of the element to local water and sewer providers. The City will contact the following service providers:

- South Tahoe Public Utility District (1275 Meadowcrest, South Lake Tahoe, CA 96150)
- Lukins Brothers Water Company, Inc. (2031 West Way, South Lake Tahoe, CA 96150)
- Lakeside Park Water District (4077 Pine Boulevard, South Lake Tahoe, CA 96150)
- Tahoe Keys Water Company (356 Ala Wai Boulevard, South Lake Tahoe, CA 96150)

4.1.6 Public Participation

As part of the Housing Element process, the City implemented the state's public participation requirements in housing element law, indicated in California Government Code Section 65583 (c)(6)(B), that jurisdictions "shall make a diligent effort to achieve participation of all economic segments of the community." City staff and consultants solicited input from individuals and organizations in the community, including local residents, housing developers, nonprofit housing development, management, and advocacy organizations, social service providers, the local community college, medical providers, major employers, transportation agencies, and conservation groups. The City distributed announcements of the community workshop to a mailing list that includes the stakeholder groups listed below.

The City advertised the community/stakeholder workshop in English and Spanish using a variety of methods, including an advertisement in the local newspaper, emails to stakeholders and community leaders, social media posts, and fliers posted on the City website. In addition, the City placed a meeting announcement on the City website.

Invitations were also sent to the following stakeholders:

- Karen Fink, TRPA
- El Dorado County, Brendan Ferry
- Tahoe Transportation District Board
- Jessica Wackenhut Lomeli, California Tahoe Conservancy
- St. Joseph Community Land Trust, Jean M. Diaz
- Lake Tahoe Community College, Jeff Defranco
- El Dorado County Housing Authority, Paula Lamden
- Tahoe Coalition for the Homeless, Cheyenne Purrington
- El Dorado Community Foundation, William Roby
- South Tahoe Chamber, Amanda Adams
- Tahoe Chamber
- League to Save Lake Tahoe
- Family Resource Center, Bill Martinez
- Tahoe Prosperity Center, Heidi Hill Drum
- South Shore Region Housing Advisory Group
- Accessible Space Inc., Ken Berry
- Related California, Meea Kang

- Heavenly Ski Resort
- South Lake Tahoe Live Violence Free Sheltering Program, Chelsee Thomas
- Tahoe Community Church
- Christmas Cheer
- Bread & Broth/St. Theresa Catholic Church, Myee Costanzo
- El Dorado County Food Bank
- Tahoe Home Connection, Shannon Witt
- Barton Hospital, Chris Proctor
- Realtors Association, Sharon Kerrigan

As outlined here, the City's public outreach program is designed to obtain input from residents representing all income groups, nonprofit and for-profit residential developers, and businesses.

Date Nature of Meeting

10/12/21 ***Community Workshop #1***—The City hosted a virtual meeting on Zoom, an online video/audio conference platform, due to COVID-19 pandemic health concerns. The meeting began with a presentation to the general public and local stakeholders, giving them an overview of the update process, outlining state housing law, and describing the required components of the Housing Element Background Report and Policy Document. During and after the presentation, meeting facilitators gave the public and stakeholders an opportunity to identify key housing issues and concerns in the city. About 18 community members joined, including representatives from the California Tahoe Conservancy, Tahoe Prosperity Center, Lake Tahoe Community College, TRPA, Barton Hospital, and St. Joseph Community Land Trust.

Input received from the public included an interest in tiny homes and artists' lofts that offer small-scale, and affordable housing for smaller households. The public also expressed concern in the large proportion of above-moderate income units in the RHNA allocation, noting that many residents need housing in the other income categories. In response, City staff noted that the RHNA is calculated by the State and does not reflect the needs expressed by the community. One attendee recommended that affordable housing be electrified to reduce variable energy costs for occupants, and another encouraged the City to prioritize development that includes child care services to support working residents. The public largely agreed that major employers should have a role in addressing housing and affordability. Several commenters encouraged the City to focus on improving the condition of the existing housing stock, especially affordable rental housing units.

10/14/21 ***Joint Planning Commission Meeting/Community Workshop #2***—The City and consultant provided a presentation to update the Planning Commission and the public in attendance on the Housing Element Update. Topics of presentation included the functions of housing elements, the Regional Housing Needs Allocation, State housing laws, fair housing, and a discussion of next steps.

Members of the public were encouraged to participate via public comment, and one public comment was made. The commenter was concerned about the large RHNA allocation for above-moderate income units in comparison to lower-income categories. The Planning Commissioners had questions about how HCD is supporting local jurisdictions to make affordable development attractive to developers and also recommended that grants, linkage fees, a vacancy tax, a real estate transfer tax, or financial incentives be sought out. The Commissioners recognized that the city has a large need for workforce housing and a variety of housing types and affordability levels. They noted that many residents need smaller, one-bedroom units, and there is a missing market to house these smaller households. One commissioner observed that the cost of housing is increasing due to vacant owners and was interested in incentivizing occupancy on those properties while preserving ownership rights. The Commissioners agreed that the City should rehabilitate and maintain the existing housing stock to create affordable housing while also focusing on new affordable housing construction in Town Centers. The Planning Commissioners echoed a sentiment heard at a previous meeting that tiny homes and mobile tiny homes are an attractive solution to address some housing concerns in the region. There was no action required on the Housing Element Update at this study session.

11/16/21 ***Housing Subcommittee Meeting***—On November 16, 2021, the City held a study session at a regularly-scheduled Housing Subcommittee meeting. The Housing Subcommittee is an ad hoc group comprised of a subset of city councilmembers and planning commissioners. City staff and the consultants provided a presentation to update the Housing Subcommittee on the Housing Element Update. Topics of discussion included:

- The ability to meet the moderate-income RHNA with new TRPA incentives for achievable-income housing.
- The types of housing that help meet the RHNA.
- Various housing opportunities:
  - A City-administered moderate-income homebuyer program.
  - Rehabilitation and conversion of older multi-family units to deed-restricted affordable housing.
  - Linkage fees as a funding source for workforce housing.
  - The new Landing Locals program, which links vacant second homes with the local workforce seeking rental housing.
  - The Chamber of Commerce's interest in supporting housing for the local workforce.
- The role employers should play in housing.
- The impacts of second homeownership on the existing housing stock supply and prices.

There was no action required on the Housing Element Update at this study session.

4.1.6.1 Stakeholder Input

In June through December 2021, six consultations were conducted with stakeholders to offer opportunities to provide one-on-one input. Representatives from the following stakeholders were interviewed:

- Family Resources Center on June 15, 2021
- El Dorado County Housing Authority Section 8 on June 18, 2021
- El Dorado County Fair Housing on June 18, 2021
- St. Joseph Community Land Trust on June 23, 2021
- Tahoe Coalition for the Homeless on June 29, 2021
- Housing Issues Hotline on December 15, 2021

In each of the consultations, the stakeholders were asked some or all of the following questions, depending on the type of organization interviewed:

- What services do you currently provide?
- What are your organization's funding sources (federal funds, EDHSA funds, grants from foundations, donations, etc.)?
- What are the three top opportunities you see for the future of housing in this jurisdiction? What are your three top concerns for the future of housing in this jurisdiction?
- What types of housing types do your clients prefer? Is there adequate rental housing in the community? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
- What are the biggest barriers to finding affordable, decent housing? What are the unmet housing needs in this jurisdiction?
- How would you characterize the physical condition of housing in this jurisdiction? What opportunities do you see to improve housing in the future?
- How many homeless individuals are in the jurisdiction? Is the point-in-time count accurate?
- What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
- How has COVID affected the housing situation?

Through these interviews, the stakeholders expressed concerns over current challenges and barriers to housing in the city. These included local low wages for the service industry, the high cost of living outpacing local salaries across various industries, aging housing stock, and limited availability of rental housing, including accessible units, affordable units, and workforce housing. The few existing affordable housing complexes have two-year waitlists. Furthermore, tenants don't have the funds needed for first and last months' rent and a security deposit. Stakeholders have also observed that there is limited City staff capacity to partner with local organizations on big projects. The housing stock in the city is aging, and the Housing Issues Hotline receives complaints related to mold, no heat, pest infestation, no smoke or carbon monoxide detectors, water intrusion, and electrical issues. In addition, stakeholders noted that high rental unit application fees and heightened demand for the limited rental housing stock results in housing choice voucher discrimination among landlords. However, the stakeholders also identified several opportunities to address these concerns moving forward. The stakeholders discussed the additional housing vouchers allocated to El Dorado County in the past year, and opportunities for collaborative partnerships with multiple agencies and non-profit organizations. Stakeholders recommended providing incentives to property owners to rehabilitate older housing stock, streamlining approval of new unit production to incentivize development, and engaging landlords to eliminate voucher discrimination. Stakeholders recommended that the City prioritize production of duplexes and triplexes with two- and three-bedroom units, as opposed to single-family units. In light of the COVID-19 pandemic, stakeholders identified a trend of Bay Area residents moving to the Tahoe area, driving up housing prices. Increased housing prices have spurred homeowners to sell rental units that previously would have been available to long term renters, which may have been housing choice voucher holders. Stakeholders also observed that the pandemic made it difficult for property owners and managers unable to provide ongoing property maintenance, and there are more civil issues reported between landlords and tenants. It also highlighted the needs of the local homeless community due to their clear inability to "shelter-in-place" and generally vulnerable condition.

4.1.6.2 Community/Stakeholder Input

Based on community and stakeholder input gathered during the public participation process, the consultants identified the following issues as being of the greatest importance to the participants. These issues are addressed in this Housing Element update:

- Affordability of housing for the workforce
- Unsafe and unsanitary conditions of long term rentals
- Funding of housing projects
- Alternative housing options, such as tiny homes, to address unmet housing needs

4.1.6.3 Public Draft Housing Element

The public draft Housing Element was released on December 23, 2021. The City specifically notified stakeholders listed earlier in this section who represent all economic segments of the community, those who participated in outreach on the project so far, and other interested persons. The draft was posted on the City's website. and the availability of the draft was advertised on social media, through English and Spanish advertisements in the Tahoe Daily Tribune and South Tahoe Now.

2/7/22 ***Community Workshop #3***—The City hosted a virtual meeting on Zoom, an online video/audio conference platform, due to COVID-19 pandemic health concerns. The meeting began with a presentation to the general public and local stakeholders, giving them an overview of the update process, outlining the regional housing need and sites inventory, and describing the Housing Element Programs and major findings presented in the Housing Element Background Report. During and after the presentation, meeting facilitators gave the public and stakeholders an opportunity to identify programs missing from the Housing Element, programs that should be removed from the Housing Element, and programs that should be prioritized for implementation timing. The facilitators also asked meeting attendees to voice any questions or concerns about the Public Draft Housing Element. About 11 community members joined, including representatives from the Tahoe Prosperity Center, TRPA, Barton Hospital, the Sierra Nevada Alliance, the Tahoe Coalition for the Homeless and the South Tahoe Public Utility District.

Input received from the public included support for a vacancy tax to incentivize homeowners to rent their units long-term, implementation of the fair housing programs in the Housing Element, programs to support affordable housing creation, and stricter code enforcement and enforcement for illegal vacation home rentals. In addition, one attendee recommended that vacation home rentals be defined as rentals that are leased for up to six months rather than 30 days. Attendees requested additional focus on how rehabilitation programs could be implemented, with one attendee recommending the City institute a rental housing inspection program for all rental housing, not just multi-family projects of six or more units and SROs. Attendees also supported partnerships with large employers to address barriers to employee housing and offered ideas including property management company partnerships and prioritizing homebuyer programs for local workers. They also thought employers could provide rental assistance to employees relocating to the town. Another workshop attendee noted that school enrollment and the number of registered voters in the city has declined in recent years. Members of the public voiced concerns about renter displacement, noting that renters are afraid to report housing condition issues due to landlord retaliation. Another commenter wanted enhanced fire safety policies listed in the Housing Element, rather than the Safety Element.

2/10/22 ***Joint Planning Commission Meeting/Community Workshop #4***—The City and consultant provided a presentation to update the Planning Commission and the public in attendance on the Housing Element Update. Topics of presentation included the functions of housing elements, the Regional Housing Needs Allocation, the sites inventory, Housing Element programs, and major findings presented in the Housing Element. During the presentation, the Planning Commission gave the public and commissioners an opportunity to identify programs missing from the Housing Element, programs that should be removed from the Housing Element, and programs that should be prioritized for implementation timing. The Planning Commission Chairperson also asked meeting attendees to voice any questions or concerns about the Public Draft Housing Element.

Members of the public were encouraged to participate via public comment, and three verbal public comments were provided. The commenters supported programs that monitor illegal vacation home rentals, provide incentives for developers to construct housing on high-density parcels, encourage tiny homes and ADUs, and continue the City's involvement within the TRPA Working Group. One commenter requested that the City increase the emphasis on the relationship between housing and transit, and another commenter noted that TRPA policies need to conform with State law. The Planning Commission voiced support for assisting nonprofit housing developers, a local funding source feasibility study and linkage program, housing rehabilitation and conservation programs, and energy conservation opportunities. One Planning

Commissioner requested that the City augment an energy conservation program to evaluate opportunities for additional green build incentives. The Planning Commissioners requested additional language in the Housing Element to assist renters in securing housing, similar to the homebuyer program for ownership options. One Planning Commissioner recommended that the City remove minimum parking requirements to encourage affordable housing and augment strategies to create partnerships for workforce housing. A Planning Commissioner requested that the City evaluate the feasibility of an inclusionary housing ordinance and that the City staff schedule a meeting to discuss the Housing Element annually. Written comments that has been previously submitted to City staff were also submitted to the Planning Commission.

4.1.6.4 Response to Input Received

The City of South Lake Tahoe compiled all public comments received in response to the Public Draft Housing Element into a matrix. The matrix lists all public comments and explains how each comment was addressed in the revised Housing Element. That matrix is included as Appendix B of this Housing Element Update.

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4.2 Needs Assessment

This section describes housing and demographic characteristics of the current population and discusses the existing housing needs of the residents of South Lake Tahoe based on these characteristics. The section also includes a description of the city's future housing needs based on the Regional Fair Share Allocation and an assessment of fair housing in the city.

4.2.1 Housing Stock and Demographic Profile

The purpose of this section is to establish "baseline" population, employment, and housing characteristics for the City of South Lake Tahoe. The Sacramento Area Council of Governments (SACOG) compiled data to analyze housing needs in the greater Sacramento region, including South Lake Tahoe and El Dorado County. This data packet has been pre-approved by the California Department of Housing and Community Development (HCD) as the best data to use for those subject areas. The US Census Bureau is the main source of information for the assessment of housing needs. Other available data and reports, including the California Department of Finance (DOF) housing and population estimates, were used to supplement the US Decennial Census 2010 and American Community Survey (ACS) data.

Data for the city is presented wherever possible alongside comparable data for El Dorado County. This facilitates an understanding of the city's characteristics by illustrating how the city is similar to, or differs from, the county in various aspects related to demographic, employment, and housing characteristics and needs. Trends between 2010 and the most recent available data are also discussed.

4.2.2 Demographic and Employment Characteristics and Trends

4.2.2.1 Local Housing Needs in the Context of the Lake Tahoe Basin

South Lake Tahoe is in the Lake Tahoe Basin and surrounded by a variety of jurisdictions on the local and state level. Placer and El Dorado Counties comprise the California portion of the Tahoe Basin, and Douglas and Washoe Counties make up the Nevada side. South Lake Tahoe is the only incorporated city in the Lake Tahoe Basin and is an important center for housing and services in the region. Carson City, close to the Nevada portion of the Basin, is another significant population center in the area and is not part of Washoe or Douglas County.

Two-thirds of the Basin lies in California and one-third in the state of Nevada. In Nevada, the hourly minimum wage is $9.75 (for employees who are not offered qualifying health benefits; it is $8.75 for those offered qualifying health benefits), and in California, it is $14.00 for employers with 26 or more employees, it is $13.00 for employers with 25 or fewer employees). Housing law requirements also differ between the two states.

Lake Tahoe Basin's housing markets operate across jurisdictional lines. In recognition of the inextricable links between South Tahoe Basin communities, in 2019 the City participated along with TRPA, El Dorado County, and Douglas County in a collaborative effort led by the Tahoe Prosperity Center, to prepare a report titled "South Shore Region Housing Needs and Opportunities Report" (SSRHNO Report). The purpose of the report was to assist the South Tahoe Basin communities in assessing their affordable housing needs in the context of the Lake Tahoe Basin and attributing responsibility for that need. The report indicates that the decreasing ability to house local residents and employees can be attributed primarily to the loss of resident-occupied homes because residents cannot compete for homes as strongly as wealthy second

homeowners. The inability to compete is due to the high price point of new development, the loss of existing local resident housing units inducing a relative housing shortage, growth caps, reduced incentives for rental property maintenance due to a captive market reliant upon a limited number of competitive rental suppliers, shifting demographics, and other factors. The report helps the community establish housing strategies and policies that will provide more opportunities for local employees to live in the South Tahoe Basin area and help support the local community character and economy. The report recognizes that these goals require coordination on a common vision for meeting housing needs and on priorities and strategies to get there.

The state line between South Lake Tahoe and neighboring communities in Douglas County, Nevada, is a political boundary across which many residents travel daily for jobs, shopping, and housing. Table 4-1 shows travel patterns in the area, which serves as an indicator of jobs/housing balance. Communities with extended commute distances generally have poor jobs/housing balances, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households, who must spend a larger portion of their overall income on fuel.

The SSRHNO Report indicates that 25 to 31 percent of employees commute into the South Shore Region for work. This reflects average year-round commuting, meaning it includes employees filling year-round and seasonal jobs. This equates to between 4,480 and 5,555 workers traveling into the South Shore Region for work, with Carson City as the most common residence of in-commuters. The report found that over the course of a year, employees commuting into the South Shore Region will travel 10,000 miles more than resident South Shore Region employees. About 40 percent of in-commuters would prefer to move to the South Shore Region if suitable affordable housing was available.

Table 4-1 indicates that a little more than half (53.2 percent) of South Lake Tahoe residents work in the city. Almost one fourth (24.6 percent) of South Lake Tahoe residents work outside California, further indicating that many travel over the state line for work. This is substantially higher than the 10.2 percent of Douglas County residents who work outside Nevada. Of Douglas County's 20,908 residents, 45.9 percent work in unincorporated Douglas County, and another 25.4 percent work outside the county. About 12 percent of South Lake Tahoe's residents work in El Dorado County outside the city limits.

TABLE 4-1
PLACE OF RESIDENCE OF DOUGLAS COUNTY AND SOUTH LAKE TAHOE EMPLOYEES
2019

Place of Work	Residents of Douglas County		Residents of South Lake Tahoe	
	Number	Percentage	Number	Percentage
Working in South Lake Tahoe	--	--	6,127	53.2%
Working in unincorporated county of residence[1]	9,597	45.9%	1,428	12.4%
Working outside county of residence	5,311	25.4%	1,117	9.7%
Working outside state of residence	2,133	10.2%	2,833	24.6%
TOTAL[2]	**20,908**	--	**11,516**	--

Source: 2015-2019 ACS 5-Year Estimate.
[1] There are no incorporated cities in Douglas County.
[2] These totals may not equal the sum of employed residents due to other places of work not included in this list.

This analysis indicates that a majority of the jobs are within 20 miles of the city. However, travel through 20 miles of harsh weather conditions, commonplace in South Lake Tahoe during the winter months, is more difficult than similar travel distances in good weather conditions. In 2019, the SSRHNO Report observed that many South Lake Tahoe employees, especially the workforce, choose housing outside of the Basin. This choice appears based on either the desire to obtain the least expensive housing, a desire to live where there is less snow, or an opportunity to obtain larger and newer housing for their housing dollar as compared to living inside the Basin. For the people who make this choice, the half-hour commute is an acceptable trade-off. For many who live "off the hill," it is a lifestyle choice, especially if they have had the opportunity to profit from their equity of past home ownership due to the escalation in Tahoe Basin housing prices in recent decades. For others, it is a choice borne out of necessity because housing prices in the Tahoe Basin skyrocketed upon recovery from the 2008 recession. However, for the lowest-income people, or those without reliable transportation, a commuter lifestyle is not an option.

The data presented in Table 4-2 validates, to some extent, that South Lake Tahoe is bearing the brunt of housing other jurisdictions' low-income employees. However, the data also indicates that much of South Lake Tahoe's housing burden is being created by the lack of employment opportunities within the city. Specifically, over 30 percent of residents in El Dorado County earn less than $49,000 annually, which falls into the lower-income category for a family of four, while over half (50.7 percent) of residents in South Lake Tahoe earn less than $49,000. An annual income of $49,000 is far below the threshold for lower-income households in El Dorado County, which is $72,500 based on the 2021 HCD Income Limits. The data shows that South Lake Tahoe has a higher percentage of residents working in low-paying jobs.

TABLE 4-2
PLACE OF EMPLOYMENT FOR LOW-INCOME WORKERS
El Dorado County and South Lake Tahoe
2019

	Residents of El Dorado County	Residents of South Lake Tahoe
Earning Less than $49,000 Annually	21,505	4,529
Percentage of Workforce	30.3%	50.7%
TOTAL WORKFORCE	**70,974**	**8,932**

Source: 2015-2019 ACS 5-Year Estimates.

This housing "shortage," in spite of a high number of vacant units in the communities, is partly caused by the Tahoe area's resort atmosphere and particularly its predominance of second home ownership. The high cost of housing in many of California's urban areas may make housing costs in South Lake Tahoe seem relatively less expensive and more attractive to owners of second homes—and sometimes first homes for those who are out-priced in the area where they reside. In addition, more new residents have moved to South Lake Tahoe during the COVID-19 pandemic with the ability of some people to work remotely and the desire to relocate to a less dense area for social distancing reasons.

The Tahoe Basin's supply of housing stock is used inefficiently. Many workers, particularly seasonal workers, reside in older motel rooms that are less appealing to visitors and were never intended for permanent occupancy. While some people allege that vacation home rentals "cut into" the demand and market for motel rooms, others observe that many of the motels providing housing for some area residents would not appeal to the visitor market without substantial rehabilitation/investment.

Increasing the supply of housing in this type of environment does not necessarily correlate with ensuring that housing will be available for local residents of all income levels to purchase or rent. Consequently, to provide housing for residents of all income levels, special requirements, such as affordable deed restrictions, may be necessary when the housing is developed. Efforts to designate certain unit pools or allocations has helped prioritize affordable housing and other specific housing types.

An additional factor related to the regional context in which South Lake Tahoe is located is that land and housing prices are lower in South Lake Tahoe compared to elsewhere in the Tahoe Basin. While the North Lake Tahoe Area median sales price for single-family homes was $818,250 in 2021, the median sales price in South Lake Tahoe was $620,000.[1] Further, according to the SSRHNO Report, the California side of the south shore (South Lake Tahoe and unincorporated portions of El Dorado County) has greater amounts of vacant private land than the Nevada side of the South Shore Region. Consequently, developers in neighboring Douglas County often seek to construct higher-end housing or tourist accommodation projects there, sometimes on existing developed land. The least expensive developed land sometimes contains the most inexpensive, market-rate rental housing serving the community. In some instances, such developers and large-scale Nevada-side employers are working with realtors to secure properties in South Lake Tahoe to satisfy housing mitigation or employee housing needs. South Lake Tahoe properties, at least in the short term, will be consistently less expensive than the Nevada portion of the Tahoe Basin. Population/Demographic Trends and Employment Characteristics and Trends

4.2.2.2 Population

Table 4-3 shows population, households, average household size, and housing units for South Lake Tahoe and El Dorado County for 2000, 2010, and 2019. The table also shows 2000-2010 and 2010–2019 average annual growth rates (AAGR).

Since 2010, South Lake Tahoe's population has grown at a slightly faster rate than that of El Dorado County. As shown in Table 4-3, the AAGR for South Lake Tahoe's population between 2010 and 2019 was 6.5 percent compared to 6.0 percent for El Dorado County.

[1] Tahoe Realty, North Tahoe, https://www.tahoerealty.com/market-report/North-Lake-Tahoe-Homes/, March 2021.

TABLE 4-3
POPULATION, HOUSEHOLDS, HOUSING SIZE, AND HOUSING UNITS
South Lake Tahoe and El Dorado County
2000, 2010, and 2019

	South Lake Tahoe			El Dorado County		
	2000	2010	2019	2000	2010	2019
Population						
Number	23,609	21,403	22,800	156,299	181,058	191,848
Growth from Previous Period	–	-2,206	1,397	–	24,759	10,790
% AAGR from Previous Period	–	-9.3%	6.5%	–	15.8%	6.0%
Households						
Number	9,410	8,918	8,880	58,939	70,223	70,050
Growth from Previous Period	–	-492	-38	–	11,284	-173
% AAGR from Previous Period	–	-5.2%	-0.4%	–	19.1%	-0.2%
Average Household Size	2.5	2.4	2.4	2.7	2.6	2.7
Housing Units						
Number	14,050	15,087	15,831	71,278	88,159	91,987
Growth from Previous Period	–	1,037	744	–	16,881	3,828
% AAGR from Previous Period	–	7.4%	4.9%	–	23.7%	4.3%

Source: 2019 DOF estimate (SACOG Housing Element Data Profile 2020); South Shore Housing Needs Report, 2020.

South Lake Tahoe's housing stock showed little growth between 2010 and 2019, with an increase of 0.55 percent. Comparatively, El Dorado County's housing stock, as a whole, at a similar rate of 0.48 percent from 2010 to 2019. The city's slow rate of housing unit production is due, in part, to strict TRPA growth regulations that limit housing construction. While the housing statistics do not show a large net increase in housing units, the city saw a steady amount of residential development through 2008. The rate of development slowed from 2009 to 2012 due to the economic downturn but has exceeded pre-2009 levels in 2019.

As shown in Table 4-4, the Tahoe Region is predicted to grow by about 12.4 percent between 2018 and 2045 according to TRPA 2020 Regional Transportation Plan. Population growth statistics were not available for individual jurisdictions, so the Tahoe Region growth rate has been applied to the City of South Lake Tahoe and El Dorado County. This results in an increase of 131 people in the City of South Lake Tahoe and 1,125 people in El Dorado County through 2045. However, it is expected that some areas in the Tahoe Region will accommodate more growth and some areas will experience less growth than the average 12.4 percent anticipated for the whole region.

TABLE 4-4 POPULATION PROJECTIONS South Lake Tahoe and El Dorado County 2018-2045		
Jurisdiction	**2018**	**2045**
South Lake Tahoe[1]	1,057	1,189
El Dorado County[2]	9,048	10,172
Tahoe Region[3]	51,624	58,041

Source: 2020 TRPA Regional Transportation Plan; 2014-2018 ACS 5-Year Estimates.

[1] Data for South Lake Tahoe was extrapolated from projections for the TRPA region.

[2] Data for El Dorado County was extrapolated from projections for the TRPA region.

[3] Tahoe Region consists of El Dorado, Placer, Douglas, and Washoe Counties.

4.2.2.3 Age Distribution

South Lake Tahoe has a relatively young population. Table 4-5 shows the age breakdown of the city's population in 2010 and 2017. In 2017, children under 18 made up 16.79 percent of South Lake Tahoe's population, a decrease from 20.62 percent in 2010. This proportion was relatively the same as the proportion of children under 18 in El Dorado County in 2017 (20.63 percent). Over two-thirds of South Lake Tahoe's population (67.76 percent) was between ages 18 and 64 in 2019, a slight decrease for this group from 68.87 percent in 2010.

Seniors over age 65 made up 15.5 percent of the city's population in 2017, compared to 18.9 percent of El Dorado County's population. This represents a significant increase since 2010, when the senior population made up 10.5 percent of South Lake Tahoe's population. The increasing senior population is because of a combination of aging residents and migration, with about 25 percent of buyers identified as retirees interested in moving to the South Lake Tahoe Basin.[2]

TABLE 4-5 POPULATION BREAKDOWN BY AGE South Lake Tahoe and El Dorado County								
Age Distribution	**2010**				**2017**			
	South Lake Tahoe		**El Dorado County**		**South Lake Tahoe**		**El Dorado County**	
	Number	**% of Total**	**Number**	**% of Total**	**Number**	**% of Total**	**Number**	**% of Total**
Under 5	1,570	7.1%	9,848	5.5%	1,164	5.4%	8,571	4.6%
Age 5 to 17	2,985	13.5%	32,230	18.0%	2,477	11.4%	29,592	16.0%
Age 18 to 34	6,479	29.3%	29,902	16.7%	6,181	28.5%	32,432	17.5%
Age 35 to 64	8,735	39.5%	82,364	46.1%	8,509	39.3%	79,470	43.0%
Over 64	2,322	10.5%	24,530	13.7%	3,349	15.5%	34,950	18.9%
TOTAL	**22,091**	**00.0%**	**178,874**	**100.0%**	**21,680**	**100.0%**	**185,015**	**100.0%**
Median Age	**35.6**	–	**42.6**	–	**38.0**	–	**45.5**	–

Source: 2013-2017 ACS 5-Year estimate

[2] South Shore Regional Housing Needs and Opportunities, October 2019, page 4.

4.2.2.4 Race/Ethnicity

Table 4-6 summarizes South Lake Tahoe's population by race and ethnicity. In 2019, over 84 percent of South Lake Tahoe's population was white. This percentage is lower than that of El Dorado County. About 31 percent of the city's population was of Hispanic origin, and 8.1 percent were Asian. Less than 2 percent of the city's population was either American Indian or Alaska Native or Black or African American, and less than half of 1 percent of residents were Native Hawaiian and Pacific Islander. Over 7 percent of the population identified as some "Other" race.

TABLE 4-6
POPULATION BREAKDOWN BY RACE AND ETHNICITY
South Lake Tahoe and El Dorado County
2019

Racial/Ethnic Category	South Lake Tahoe		El Dorado County	
	Number	% of Total	Number	% of Total
White	18,450	84.1%	173,397	89.9%
Black or African American	431	2.0%	2,781	1.4%
American Indian and Alaska Native	413	1.9%	4,517	2.3%
Asian	1,786	8.1%	12,722	6.6%
Native Hawaiian and Pacific Islander	102	0.5%	681	0.4%
Other	1,611	7.3%	6,009	3.1%
Hispanic or Latino (of any race)	6,693	30.5%	25,378	13.2%
TOTAL[1]	**21,939**	100.0%	**192,843**	100.0%

Source: 2015-2019 ACS 5-Year Estimate

[1] The total many not equal the sum of each category because some people may identify as more than one race or ethnicity.

4.2.2.5 Household Characteristics

A household consists of all persons who occupy a housing unit and share household functions. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone. Family households, as defined by the US Census Bureau, comprise two or more individuals who live together and are related by birth, marriage, or adoption. Unmarried or domestic partners are not counted by the US Census Bureau as related individuals for the purpose of reporting on the number and characteristics of family households. The 2017 ACS counted 8,882 households in the City of South Lake Tahoe. About 52.9 percent (4,702) of the households were family households.

4.2.2.6 Tenure

South Lake Tahoe has a high proportion of renter-occupied housing units. Of the 8,882 occupied housing units counted during the 2015-2019 ACS, 5,270 units (59.0 percent) were rental units, while only 3,662 units (41.0 percent) were owner-occupied units. As shown in Figure 4-1, homeownership in South Lake Tahoe is much lower than in El Dorado County, where 75.73 percent of occupied housing units were owner-occupied.

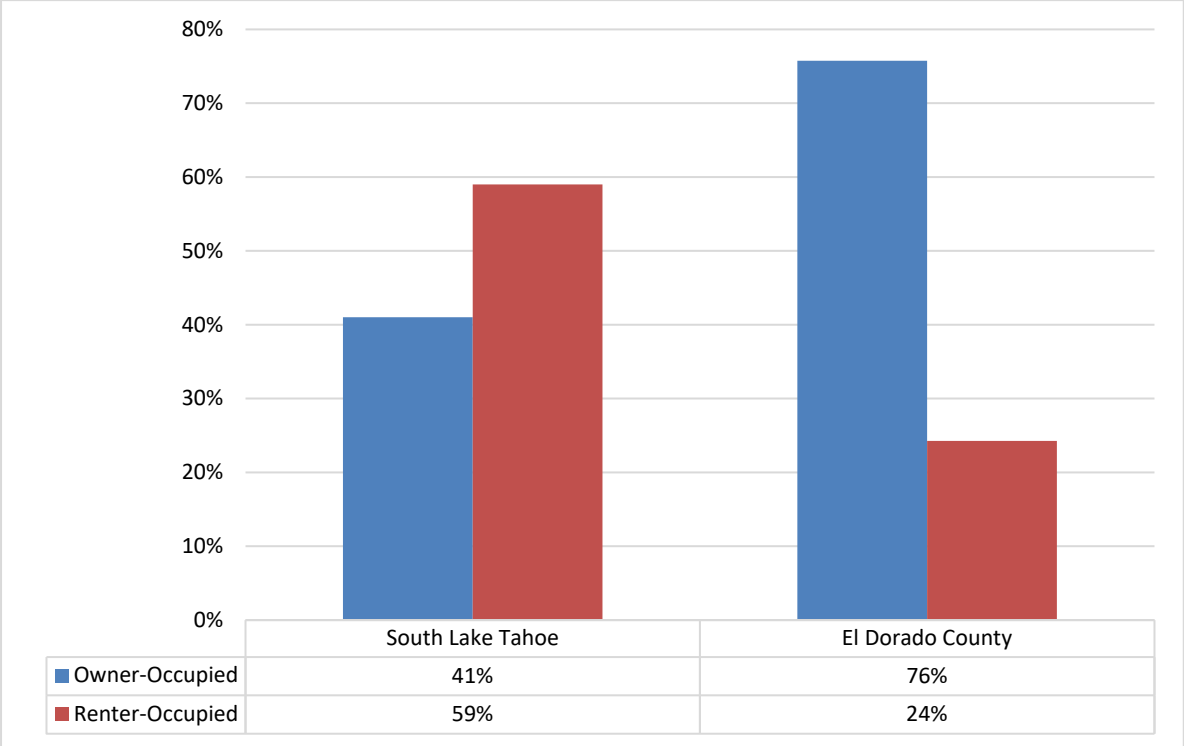
Since the ACS is collected from January through June in the Tahoe Basin, it can be assumed that the occupied housing units represent the housing stock occupied by year-round residents. As shown in Table 4-7, in 2017, there were 8,832 vacant units in South Lake Tahoe. Over 84 percent (7,435) of the housing units were considered for seasonal, recreational, or occasional use. This means 49.9 percent of South Lake Tahoe's housing stock is seasonal or occasional use housing. The proportion of vacant seasonal or occasional use units decreased slightly from 54.5 percent in 2010.

TABLE 4-7
VACANT UNITS BY TYPE OF VACANCY
South Lake Tahoe and El Dorado County
2017

Vacancy Status	South Lake Tahoe		El Dorado County	
	Number	Percentage	Number	Percentage
For rent	383	4.3%	903	4.3%
For sale only	99	1.1%	691	3.3%
Rented or sold; not occupied	87	1.0%	413	2.0%
For seasonal; recreational; or occasional use	7,435	84.2%	16,858	79.5%
Other vacant	828	9.4%	2,337	11.0%
TOTAL VACANT UNITS	**8,832**	**100.0%**	**21,202**	**100.0%**

Source: ACS 2013-2017 Tables B25002 and B25004 (SACOG Housing Element Data Profile 2020).

FIGURE 4-1: OWNER-OCCUPIED AND RENTER-OCCUPIED HOUSING UNITS, 2019



Source: 2015-2019 ACS 5 Year Estimates

4.2.2.7 Household Income

Table 4-8 shows median income and the distribution of household income for South Lake Tahoe based on data from the 2015–2019 ACS. The median household income in South Lake Tahoe in 2019 was $49,390, which was lower than the median income for El Dorado County ($83,377), as listed in the 2019 ACS. Just over 18.5 percent of all households in South Lake Tahoe earned under $20,000 in 2019, compared to 10.9 percent in the county. A much higher percentage of renter households earn less than $50,000 (60.6 percent), compared to owners (36.6 percent), which is typical in resort areas. At the other end of the income spectrum, only 9.2 percent of households in South Lake Tahoe earned over $150,000, compared to 23.0 percent in El Dorado County. Many of the city's year-round residents that live and work in the city find it difficult to afford housing due to the high cost and low incomes.

TABLE 4-8
HOUSEHOLD INCOME DISTRIBUTION
South Lake Tahoe
2019

Income Category	South Lake Tahoe	
	Number	Percentage of Total
Renter-Occupied		
Less than $20,000	1,247	23.7%
$20,000 to $34,999	1,213	23.0%
$35,000 to $49,999	734	13.9%
$50,000 to $74,999	898	17.0%
$75,000 to $99,999	565	10.7%
$100,000 to $149,999	404	7.7%
$150,000 or more	209	4.0%
TOTAL	**5,270**	**100.0%**
Owner-Occupied		
Less than $20,000	409	11.2%
$20,000 to $34,999	471	12.9%
$35,000 to $49,999	462	12.6%
$50,000 to $74,999	560	15.3%
$75,000 to $99,999	482	13.2%
$100,000 to $149,999	665	18.2%
$150,000 or more	613	16.7%
TOTAL	**3,662**	**100.0%**
Median Income	**$49,390**	–

Source: 2015-2019 ACS 5-Year Estimates.

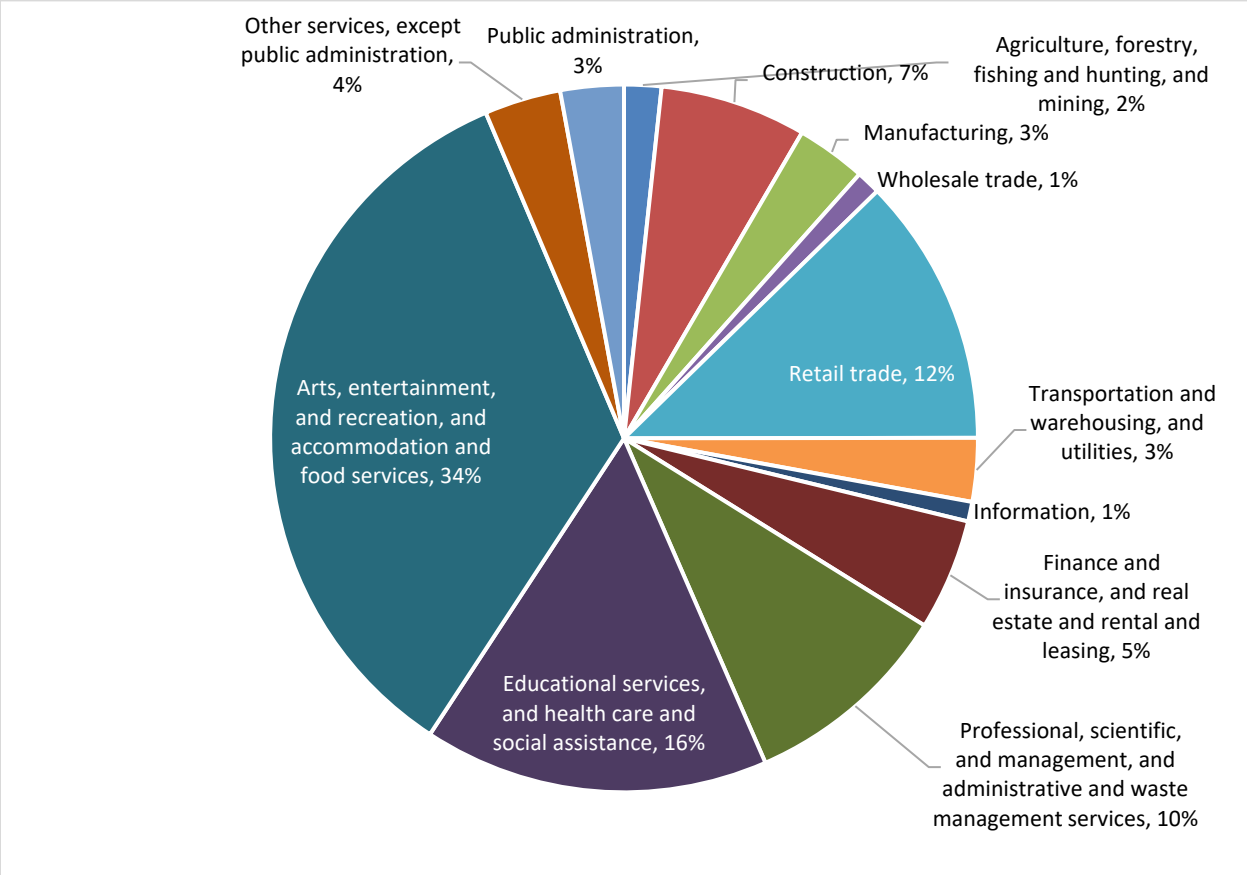
4.2.2.8 Existing and Projected Employment

South Lake Tahoe is primarily a tourism-based economy. The city's proximity to the larger Bay Area, Sacramento, and Reno population centers makes Lake Tahoe an attractive place for day trippers or weekenders seeking to escape the summertime heat or spend a day on the ski slopes. This situation creates a low-paid, seasonal workforce. Jobs paying minimum wage plus tips are not uncommon.

As is typical in destination resort areas, the economy tends to be seasonal in nature, climate-dependent, and trending toward instability. Between Labor Day and ski season and in the spring, hours of employment tend to be cut back, and in some cases, full season layoffs occur. Some people work "dual" seasonal employment, such as Forest Service firefighting in the summer and ski patrolling in the winter.

While South Lake Tahoe's year-round resident population is growing slowly, the city continues to be a popular resort destination, and tourist-based employment will continue to grow. Figure 4-2 shows the number of employees by major industry in South Lake Tahoe. Lower-wage service industry jobs create a need for affordable low-income housing. At the same time, the City recognizes the need to diversify its economy. To create opportunities for non-service sector employees, there is also a need to provide quality, moderate-income housing for year-round residents.

FIGURE 4-2: EMPLOYEES BY MAJOR INDUSTRY



Source: 2017 ACS, 5-Year Estimates (SACOG Housing Element Data Profile 2020)

The top employers in the city by number of employees are shown in Table 4-9. In both fiscal years (FY) 2010–2011 and 2019–2020, Barton Memorial Hospital was the city's largest employer with 4.7 percent of total employees in FY 2010–2011 and 7.5 percent of employees in FY 2019–2020. The total number of jobs in South Lake Tahoe decreased from 15,247 in FY 2010–2011 to 11,706 in FY 2019-2020, an indicator of the slow economy during the last decade.

TABLE 4-9
LARGE EMPLOYERS
South Lake Tahoe
2010–2020

	2010-2011		2019-2020	
	Number	Percentage of Workforce	Number	Percentage of Workforce
Barton Memorial Hospital	720	4.7%	875	7.5%
Lake Tahoe Unified School District	352	2.3%	407	3.5%
El Dorado County	247	1.6%	254	2.2%
United States Forest Service	240	1.6%	112	1.0%
Heavenly Mountain Resort	239	1.6%		0.0%
Lake Tahoe Community College	221	1.4%	232	2.0%
Marriott Corporation	195	1.3%	189	1.6%
City of South Lake Tahoe	189	1.2%	200	1.7%
Raley's Supermarket	164	1.1%	114	1.0%
South Tahoe Public Utility District	113	0.7%	118	1.0%
Lake Tahoe Resort Hotel	-	-	142	1.2%
All Other Employers	12,567	82.4%	9,063	77.4%
Total Workforce	**15,247**	**100.0%**	**11,706**	**100.0%**

Source: City of South Lake Tahoe, Comprehensive Annual Financial Report, 2020.

Table 4-10 shows the SSRHNO Report job forecasts for the South Shore Region in 2026 compared to the 2019 baseline job estimates. Employment projections were not available for individual cities. From 2019 to 2026, the South Shore Region is expected to add 2,230 jobs, a 1.1-percent increase per year. El Dorado County will have a similar annual growth rate of 1.2 percent, or approximately 6,790 jobs are forecast to be added from 2019 to 2026. Overall, it is expected that some areas in the South Shore Region will accommodate more job growth and some areas will experience less job growth than the average annual growth rate anticipated for the whole region.

TABLE 4-10
EMPLOYMENT PROJECTIONS
El Dorado County, Douglas County, and South Shore Region[1]
2019-2026

Jurisdiction	2019	2026	Annual Growth Rate
El Dorado County	79,820	86,610	1.2%
Douglas County	28,680	30,880	1.1%
South Shore Region	26,880	29,110	1.1%

Source: 2020 TRPA Regional Transportation Plan; 2014-2018 ACS 5-Year Estimates.

[1] *The South Shore Region includes the Tahoe regions of Douglas County, the City of South Lake Tahoe, and unincorporated areas of El Dorado County, including Tahoma, in the South Tahoe area.*

As shown in Table 4-11, the State Economic Development Department (EDD) produces yearly occupational employment and wage data by metropolitan statistical area (MSA) that reports employment projections out to 2028 related to job growth for the Sacramento-Roseville-Arden Arcade MSA, which includes the El Dorado, Placer, Sacramento, and Yolo Counties. During the 10-year period (2018–2028), new employment in the Sacramento-Roseville-Arden Arcade MSA is expected in a variety of occupations. The three occupation groups expected to have the most growth are personal care and service, healthcare support, and healthcare practitioners and technical occupations. When comparing annual incomes to the median El Dorado County income in 2021 for a family of four of $91,100 (see Table 4-20), only five of the occupational groups in Table 4-11 offer mean salaries above this median income.

Of the 22 occupational groups, the highest mean annual salaries are in the management occupations and legal occupations at $121,473 and $119,663, respectively. The lowest annual salary is in the food preparation and serving-related occupations at $29,635.

TABLE 4-11
PROJECTED EMPLOYMENT BY OCCUPATION AND WAGE
Sacramento-Roseville-Arden Arcade Metropolitan Statistical Area
2020

Occupations of Residents	Mean Hourly Wage	Mean Annual Salary	Estimated Employment 2018	Projected Employment 2028	Percentage Change
Management Occupations	$58.40	$121,473	68,940	74,250	7.7%
Business and Financial Operations Occupations	$37.93	$78,885	86,760	93,410	7.7%
Computer and Mathematical Occupations	$47.24	$98,253	33,650	35,790	6.4%
Architecture and Engineering Occupations	$49.15	$102,227	19,670	20,820	5.8%
Life, Physical, and Social Science Occupations	$38.62	$80,337	15,250	16,630	9.0%
Community and Social Service Occupations	$29.07	$60,460	18,810	20,750	10.3%
Legal Occupations	$57.53	$119,663	10,230	10,670	4.3%
Educational Instruction and Library Occupations	$31.43	$65,373	64,400	68,270	6.0%
Arts, Design, Entertainment, Sports, and Media Occupations	$29.77	$61,910	16,230	17,250	6.3%
Healthcare Practitioners and Technical Occupations	$53.73	$111,757	52,030	60,990	17.2%
Healthcare Support Occupations	$16.52	$34,373	23,510	27,930	18.8%
Protective Service Occupations	$30.16	$62,731	23,280	24,230	4.1%
Food Preparation and Serving Related Occupations	$14.25	$29,635	90,660	104,000	14.7%
Building and Grounds Cleaning and Maintenance Occupations	$17.75	$36,907	35,430	38,940	9.9%
Personal Care and Service Occupations	$16.21	$33,724	71,020	86,920	22.4%
Sales and Related Occupations	$22.20	$46,183	97,630	98,710	1.1%
Office and Administrative Support Occupations	$21.80	$45,344	154,060	153,050	-0.7%
Farming, Fishing, and Forestry Occupations	$14.93	$31,059	7,480	7,370	-1.5%
Construction and Extraction Occupations	$28.74	$59,779	59,640	65,990	10.6%
Installation, Maintenance, and Repair Occupations	$26.82	$55,794	34,360	36,700	6.8%
Production Occupations	$21.02	$43,710	32,070	32,820	2.3%
Transportation and Material Moving Occupations	$18.79	$39,072	65,170	75,090	15.2%

Source: EDD, 2021.

4.2.2.9 School Enrollment

South Lake Tahoe is served by three elementary schools, one middle school, and one high school as part of the Lake Tahoe Unified School District. In addition, the district introduced an alternative online learning option for students in Fall 2020. Enrollment in the school district has decreased by approximately six percent since 2016 as shown below:

- School Year (SY) 2016-17: 3,951 students
- SY 2017-18: 3,906 students
- SY 2018-19: 3,872 students
- SY 2019-20: 3,905 students
- SY 2020-21: 3,725 students

If the trend in decreasing school enrollment continues, family housing will decrease in demand in relation to other types of housing in South Lake Tahoe.

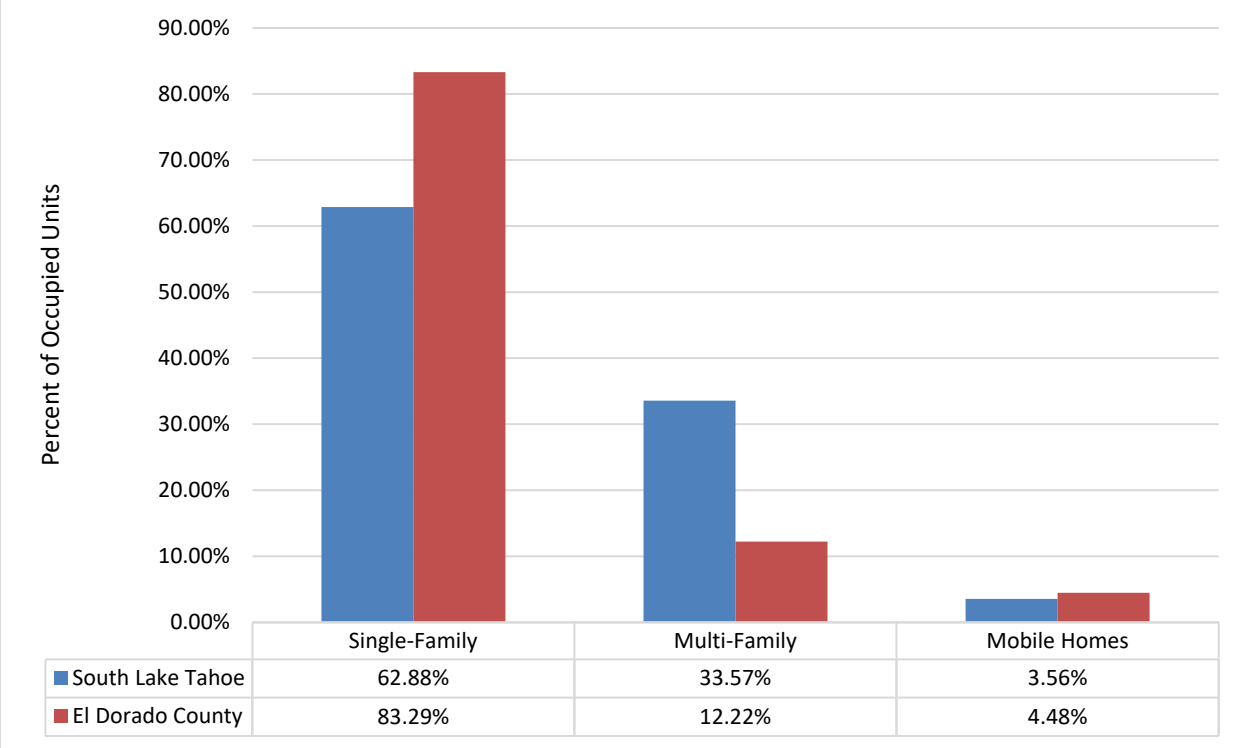
4.2.3 Housing Characteristics and Trends

4.2.3.1 Housing Inventory/Supply

Table 4-12 and Figure 4-3 present comparative data on the housing stock in the City of South Lake Tahoe and El Dorado County. The table summarizes the total housing stock according to the type of housing structure.

As shown in Table 4-12, single-family detached housing units account for the majority of housing in the city and county. The city has a significantly smaller proportion of single-family detached homes compared to El Dorado County. In 2019, 60.32 percent of the city's housing stock was single-family detached compared to 81.78 percent for the county. The majority of this difference between the city and county is made up by multifamily developments. South Lake Tahoe had a total of 33.57 percent of its housing in multifamily developments in 2019, whereas the county had only 12.22 percent of its housing in this type.

FIGURE 4-3: HOUSING STOCK CHARACTERISTICS



Source: 2019 DOF estimate (SACOG Housing Element Data Profile 2020).

TABLE 4-12
HOUSING STOCK BY TYPE
South Lake Tahoe and El Dorado County
2010 and 2019

Year		Total Units	Single-Family		Multifamily		Mobile Homes
			Detached	Attached	2 to 4	5 plus	
City of South Lake Tahoe							
2010	#	15,087	9,476	376	2,454	2,218	563
	%	100.00%	62.81%	2.49%	16.27%	14.70%	3.73%
2019	#	15,831	9,550	404	2,454	2,860	563
	%	100.00%	60.32%	2.55%	15.50%	18.07%	3.56%
El Dorado County							
2010	#	88,159	72,312	1,322	4,862	5,585	4,078
	%	100.00%	82.02%	1.50%	5.52%	6.34%	4.63%
2019	#	91,987	75,227	1,393	4,870	6,372	4,125
	%	100.00%	81.78%	1.51%	5.29%	6.93%	4.48%

Source: 2019 DOF estimate (SACOG Housing Element Data Profile 2020).

Table 4-13 shows the number of housing units and employed residents in the city and county in 2010 and 2019. The ratio of these figures is known as the housing-jobs ratio and can be used to evaluate the balance between job opportunities and housing availability in the city. In 2019, the housing-jobs ratio was 0.7 in the city and 0.9 in the county. This indicates that there are slightly fewer jobs than homes in the city and the county, and residents may need to commute outside their local jurisdiction to find employment. Keeping housing and jobs in balance and near each other helps to reduce energy used for commuting.

TABLE 4-13
HOUSING-JOBS RATIO
South Lake Tahoe and El Dorado County
2010 and 2019

	South Lake Tahoe		El Dorado County	
	2010	2019	2010	2019
Housing Units	15,087	15,831	88,159	91,987
Employed Residents	12,223	11,800	84,829	85,101
Jobs-Housing Ratio	0.8	0.7	1.0	0.9

Source: 2019 DOF estimate (SACOG Housing Element Data Profile 2020); 2019 ACS 5-Year Estimates

TRPA housing unit projections for 2045, published in 2020, updated projections for population, households, and jobs for 2045 using 2018 as the baseline for comparison. Table 4-14 reports the growth as a 9.7-percent increase in housing units in the Tahoe Basin, from 47,655 housing units in 2018 to 52,273 units in 2045. It is expected that some areas in the Tahoe Region will accommodate more housing unit growth and some areas will experience less housing unit growth than the average 9.6 percent anticipated for the whole region. The growth rate in South Lake Tahoe is slightly higher at 14.2-percent from 2018 to 2045.

TABLE 4-14
HOUSING UNIT PROJECTIONS
South Lake Tahoe and Tahoe Basin
2018-2045

Jurisdiction	2018	2045
South Lake Tahoe	15,684	17,914
Tahoe Region[1]	15,684	17,914

Source: TRPA Project Impact Assessment Guidelines, 2021; 2020 RTP Projected Development Data, 2020.[1] Tahoe Region consists of El Dorado, Placer, Douglas, and Washoe Counties.

4.2.3.2 Vacancy Rates and Rental Housing

The vacancy rate is an important factor in the availability of housing. Where vacancy rates are high, housing prices and rents tend to be lower. A vacancy rate of 5 percent or lower for rental housing and 2 percent or lower for ownership housing indicates a “tight housing market,” meaning that it is harder to find available units in any particular area or price range. In 2019, DOF reported the South Lake Tahoe homeowner vacancy rate to be 2.4 percent, with a rental vacancy rate of 7.3 percent.

The local tourist economy creates an attractive market for buying houses as second homes. Tourists come to the city and infuse substantial amounts of disposable income into the local economy, which has positive aspects for South Lake Tahoe. The city benefits from the generation of transient occupancy taxes from the local motels, hotels, and vacation rental units.

There are several concerns associated with the high percentage of seasonal and tourist units. In 2019, 49.9 percent of housing units in South Lake Tahoe were considered "vacant" according to the Census. Of these vacant units, 84.2 percent were for seasonal, recreational, or occasional use, as shown previously in Table 4-7. Vacant units that were available for rent in 2017 constituted 4.3 percent of vacancies.

The use of housing as vacation rentals may reduce the number of available rental units for the local workforce; however, Measure T went into effect in January 2022, and vacation rentals are only permitted in commercial areas of the city. These homes would not likely be available as full-time rentals if they were not used as vacation rentals, as they are located in non-residential areas. While the second home market in South Lake Tahoe increases competition for homebuyers and is a force that drives up prices, Measure T has curbed this type of competition in residential areas.

As mentioned previously, some individuals and families resort to renting motel rooms rather than renting residential units when they cannot save enough money for refundable security deposits (typically two months' rent for damages or unpaid rent), or if they have a poor rental history and are unable to compete for a rental. At weekly room rental rates ranging between $322 and $3,493 per week (or $1,288 to $13,972 monthly) depending on the season and motel, the motel rate can cost more than an equivalent market-rate studio residential unit, making it difficult to save the money needed to break out of the motel-room cycle. Units are sometimes overcrowded, either with families or sometimes with seasonal workers stretching their housing dollars by "hot bedding" (the practice of sharing a unit with others who work opposite shifts such that there is always someone sleeping in the bed).

However, for many motel residents, motel living is a lifestyle choice. These residents may prefer to live in motels because of amenities such as maid service and the ease of paying a single bill each month. Others may be mentally or physically disabled and prefer a less independent style of living offered at motels with cleaning services and other basic amenities. Also, some of the residents live and work at the same motel.

4.2.3.3 Overcrowded Housing

Overcrowding is a measure of the capacity of the housing stock to adequately accommodate residents. Too many individuals living in a housing unit with inadequate space and number of rooms can result in unhealthy living arrangements, as well as accelerated deterioration of the housing stock. The concept of overcrowding is partly determined by cultural preferences. In the United States, housing providers typically consider a household as overcrowded if there is more than one person per room or two persons per bedroom. When calculating the number of people per room, bathrooms and kitchens are excluded. "Extreme overcrowding" is defined as more than 1.5 persons per room. This definition of overcrowding does not consider the size of a dwelling unit or bedroom or the practice of extended family living that is common in some cultures.

Overcrowding can result when the cost of available housing with a sufficient number of bedrooms for larger families exceeds the family's ability to afford such housing, or when unrelated individuals share dwelling units due to high housing costs. Table 4-15 shows the number of persons per room for renter- and owner-occupied housing units in South Lake Tahoe and El Dorado County. Of the city's occupied housing units in 2017, approximately 1.1 percent were extremely overcrowded, compared to 0.5 percent in El Dorado County. Extreme overcrowding occurred slightly more in owner-occupied housing than rental housing in South Lake Tahoe, while it was more common in rental housing in El Dorado County. Overall, there was a 6.4-percentage point decrease in extreme overcrowding from 2010, when 7.5 percent of the city's households were extremely overcrowded. The City has observed an increase in overcrowding as housing prices rose during the COVID-19 pandemic.

TABLE 4-15
OVERCROWDED HOUSING
South Lake Tahoe and El Dorado County
2010 and 2017

Persons per Room	South Lake Tahoe				El Dorado County			
	Rental Units		Owner Units		Rental Units		Owner Units	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
2010								
1 or less	3,876	85.7%	3,698	95.0%	15,057	92.7%	50,913	98.2%
1.01 to 1.50	412	9.1%	104	2.7%	869	5.4%	779	1.5%
1.51 or more	233	5.2%	90	2.3%	320	2.0%	180	0.4%
TOTAL	**4,521**	**100.0%**	**3,892**	**100.0%**	**16,246**	**100.0%**	**51,872**	**100.0%**
2017								
1 or less	4,425	92.3%	4,015	98.3%	15,386	95.4%	51,239	98.6%
1.01 to 1.50	322	6.7%	26	0.6%	589	3.7%	544	1.1%
1.51 or more	49	1.0%	45	1.1%	161	1.0%	165	0.3%
TOTAL	**4,796**	**100.0%**	**4,086**	**100.0%**	**16,136**	**100.0%**	**51,948**	**100.0%**

Source: 2017 ACS 5-Year Estimate (SACOG Housing Element Data Profile 2020); 2008–2010 Census ACS.

4.2.3.4 Household Size

Table 4-16 summarizes average household size and number of persons per housing unit for South Lake Tahoe and El Dorado County in 2017. According to the ACS, the proportion of households occupied by one person in South Lake Tahoe (36.6 percent) was larger than the proportions of one-person households in El Dorado County (23.6 percent). Households with two to four people made up 57.3 percent of all households in South Lake Tahoe in 2017. This proportion was lower in the city than in El Dorado County (68.5 percent). Renter-occupied households had a slightly higher proportion of one-person households (41.6 percent) and households with five or more people (6.3 percent) than owner-occupied households (30.9 percent and 5.8 percent, respectively). Owner-occupied households had a higher proportion of households with two to four people (63.4 percent) than renter households (52.2 percent).

TABLE 4-16
HOUSEHOLD SIZE BY TENURE
South Lake Tahoe and El Dorado County
2017

	South Lake Tahoe		El Dorado County	
	Number	Percentage	Number	Percentage
Owner-Occupied				
1 Person	1,261	30.9%	10,636	20.5%
2-4 People	2,589	63.4%	37,421	72.0%
5 + Persons	236	5.8%	3,891	7.5%
TOTAL	**4,086**	**100.0%**	**51,948**	**100.0%**
Renter-Occupied				
1 Person	1,993	41.6%	5,412	33.5%
2-4 People	2,501	52.2%	9,227	57.2%
5 + Persons	302	6.3%	1,497	9.3%
TOTAL	**4,796**	**100.0%**	**16,136**	**100.0%**
Total Households				
1 Person	3,254	36.6%	16,048	23.6%
2-4 People	5,090	57.3%	46,648	68.5%
5 + Persons	538	6.1%	5,388	7.9%
TOTAL	**8,882**	**100.0%**	**68,084**	**100.0%**

Source: 2017 ACS 5-Year Estimate (SACOG Housing Element Data Profile 2020).

4.2.4 Development Trends

As the next section describes, housing prices have increased significantly in the last few decades, and it is true that people are no longer building 860-square-foot "Tahoe cabins." Developers find higher profitability in the upper-end ownership market than in first-time homebuyer market and rental market, causing builders to focus on that market in their speculative development.

However, the City's method of distributing 30 percent of the limited market-rate residential allocations it receives from TRPA to new multifamily units ensures that multifamily housing is also constructed. In the past, these units have tended to be used for smaller multifamily rental housing (typically four units or fewer with two bedrooms per unit) or small individual ownership condominiums that can benefit the first-time homebuyer. This new construction adds diversity to what would likely otherwise be aging multifamily rental housing stock. Since TRPA began offering bonus units for low, moderate, and achievable-income units, the City has seen an increase ranging from 15 to 30 achievable-income units per multi-family project.

4.2.4.1 Housing Conditions

The US Census provides limited data that can be used to make inferences about the condition of South Lake Tahoe's housing stock. For example, the ACS reports on whether housing units have complete plumbing and kitchen facilities. Since less than one percent of all housing units in South Lake Tahoe were lacking either complete plumbing facilities or complete kitchen facilities in 2017 (see Table 4-17), these indicators do not reveal much about overall housing conditions.

Housing stock age and condition are generally correlated, so one variable in the ACS that provides an indication of housing conditions is the age of a community's housing stock. Table 4-17 shows the median year built and the decade built for owner-occupied and renter-occupied housing units in South Lake Tahoe and El Dorado County in 2017. As shown in the table, South Lake Tahoe's housing stock is older than El Dorado County housing stock. Over 79 percent of South Lake Tahoe's housing units were built before 1980, compared to 48 percent for El Dorado County. With Tahoe's winter climate, older houses require more investment to keep them properly maintained.

TABLE 4-17
AGE OF HOUSING STOCK & HOUSING STOCK CONDITIONS
South Lake Tahoe and El Dorado County
2013–2017 Estimate

Total Occupied Housing Units	South Lake Tahoe		El Dorado County	
	Number	Percentage	Number	Percentage
Built 2014 or later	54	0.30%	425	0.48%
Built 2010 to 2013	82	0.46%	773	0.87%
Built 2000 to 2009	1,004	5.67%	14,343	16.06%
Built 1990 to 1999	1,170	6.60%	14,635	16.39%
Built 1980 to 1989	1,381	7.80%	16,253	18.20%
Built 1970 to 1979	5,080	28.68%	20,654	23.13%
Built 1960 to 1969	4,828	27.26%	10,362	11.61%
Built 1950 to 1959	2,893	16.33%	6,617	7.41%
Built 1940 to 1949	843	4.76%	2,714	3.04%
Built 1939 or earlier	379	2.14%	2,510	2.81%
TOTAL	**17,714**	**100.00%**	**89,286**	**100.00%**
Median Year Built	1971	-	1982	-
Units Lacking Complete Plumbing Facilities	12	0.13%	151	0.21%
Units Lacking Complete Kitchen Facilities	46	0.52%	347	0.49%

Source: ACS 2013-2017 5-Year Estimates (SACOG Housing Element Data Profile 2020).

4.2.4.2 2019 Housing Conditions Survey

In 2019, the City of South Lake Tahoe contracted with Michael Baker International to evaluate the amount of existing housing stock needing rehabilitation and replacement. The housing conditions survey was modeled after the HCD Sample Housing Survey[3] with additional features such as fire safety defensible space and drainage. The survey included 4,009 units, compared to 5,166 units surveyed in 2002. The survey findings present a snapshot of all the neighborhoods across the city surveyed; these samples are not necessarily representative of each sub-area or of the city as a whole.

[3] https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics/docs/samplehousingconditionsurvey.pdf

4.2.4.2.1 Survey Methodology

The 2019 Housing Conditions Survey used the DOF E-5 Population and Housing Estimates for Cities (January 2019), and it was determined that South Lake Tahoe had a total of 15,831 housing units. The survey sample size was at least 25 percent of the total housing stock in each neighborhood. Of the 4,009 units surveyed, 75 percent were single-family units, 13 percent were multifamily housing units, 4 percent were condominiums, 5 percent were mobile homes, 4 percent were Single-Room Occupancy (SRO) units, and less than 1 percent were "other" types of housing, including senior housing and multiple residences on one property. While neighborhoods were identified prior to field surveys, no individual housing structures were specifically targeted to ensure that no bias was involved in the final count. The only exception to this were SROs that City staff had indicated a need to observe all SROs within South Lake Tahoe. Housing units in all six census tracts in South Lake Tahoe were surveyed and each neighborhood contributed between 10 and 26 percent of the total units surveyed.

Information on housing conditions was conducted on a parcel-by-parcel basis and in accordance with the requirements of California Government Code Section 65583.[4] Data was collected through a "windshield survey," a drive-by assessment of exterior housing conditions. While a drive-by inspection can determine if a housing unit needs a new foundation, roof, or paint, it cannot identify substandard interior conditions, such as faulty plumbing or wiring. By assessing the condition of the exterior electrical box, however, a correlation between substandard interior conditions and a damaged or faulty electrical box can be made. Housing units that require exterior rehabilitation often require interior rehabilitation as well.

The survey noted the following housing characteristics: address, address visibility, appearance of vacancy, structure type, construction type, frontage improvements, curbs, roof gutters, sidewalks, driveway, adequate site drainage, garage, garage type, defensible space, types of defensible space issues, type of siding, foundation, roofing, side condition, windows, landscaping, and condition of driveway. Housing conditions were evaluated based on a point rating system devised by HCD. Each unit was rated with a numbered assessment based on the condition of six exterior conditions (foundation, windows, roofing, siding, landscaping, and condition of driveway). "Electrical" from the HCD survey was removed from the final survey as it was determined to be difficult to accurately score electrical boxes/conditions from the road during a windshield survey. The total point score for the six rated conditions comprises the total rating for each housing unit. Based on the total point score, each unit was categorized as sound; needing minor rehabilitation, moderate rehabilitation, or substantial rehabilitation; or dilapidated (infeasible to rehabilitate).

4.2.4.2.2 Survey Results

Of the six Census tracts surveyed, Tract 303.01 (primarily consisting of the Tahoe Sierra neighborhood) was found to have the highest incidence (0.5 percent of all units surveyed within the same tract) of units in need of moderate or substantial repairs and/or dilapidated homes. Tract 304.02 (which includes the Bonanza, Barron, and Gardener Mountain neighborhoods) and Tract 304.01 (which includes the Tahoe Keys and the Tahoe Island neighborhoods) each had 0.1 percent units in need of moderate or substantial repairs and/or dilapidated homes of all units surveyed within the same tract. Table 4-18 summarizes the

[4] https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=3.&article=10.6.

overall structural score for all housing units surveyed in South Lake Tahoe as of the 2019 Housing Conditions Survey and Table 4-19 lists housing conditions by structural issues.

TABLE 4-18
OVERALL STRUCTURAL SCORE
South Lake Tahoe
2019

Score	Total Units	Percentage
Sound	3,809	95.0%
Minor Repairs Needed	151	3.8%
Moderate Repairs Needed	44	1.1%
Substantial Repairs Needed	3	0.1%
Dilapidated	2	0.1%
TOTAL	**4,009**	**100%**

Source: 2019 Housing Conditions Survey, Michael Baker International.

TABLE 4-19
HOUSING CONDITIONS BY STRUCTURAL ISSUE
South Lake Tahoe
2019

Structural Issue	Units	Percentage
Driveway fair, poor, or needs replacement	1,754	48.0%
Siding needing paint, repair, or replacement	391	10.0%
Landscaping with weeds, trash, poorly maintained or needs replacement	286	7.0%
Roof needing repair or replacement	193	5.0%
Foundation needing repair or installation	65	2.0%
Windows needing repair or replacement	22	0.1%
TOTAL	**2,711**	--

Source: 2019 Housing Conditions Survey, Michael Baker International.
Note: % of total is based on the total number of homes surveyed that has that type of structure. The % of total is based on the total repairs or replacement needed.

Foundation Condition

The building foundation bears the load of the building, isolates it from ground moisture, and anchors the structure to ensure safety during earthquakes. Of the units surveyed, three structures had no foundation, and six structures had a partial foundation. In addition, 65 housing units (2 percent of the units surveyed) had foundation issues. Mobile homes were excluded from scoring in this category since they typically don't have foundations.

Roofing Condition

Damaged roofs contribute to the deterioration of the interior and exterior of a housing unit, and 193 units (5 percent) of all units surveyed needed roof repairs. The most common issue was missing shingles. Seven units needed roof replacement, while 40 units needed re-roofing. Of the roofs in need of replacement, the large majority had wood-shingle roofs.

Siding Condition

The most common siding type is wood, or a combination of wood and another siding type. The most common issues found with siding was the need to repaint the exterior, which correlates to the wood siding type due to the cold climate conditions in South Lake Tahoe. Of the housing units surveyed, 391 units (10 percent) have siding repairs needed, of those, 24 units (0.6 percent) needed siding replaced entirely. The 24 housing units that needed replacement and painting of their siding spanned most housing types, excluding condominiums because they typically have Homeowners Association (HOAs) that maintain elements such as siding. The largest percentage (32 percent) of housing units that need siding replacement and painting are in Tract 303.01.

Window Condition

Only 1 percent (22 units) of all housing units surveyed had any issues with windows. Of those, only three needed windows replaced.

Landscaping Condition

While landscaping was not part of the HCD Sample Survey, the City reviewed landscaping conditions as another component that can affect housing conditions. Many of the housing units surveyed in South Lake Tahoe opted to keep their landscaping natural (i.e., pine trees, indigenous brush), which is categorized as "maintained/natural landscaping." An overgrowth of weeds, or combustible material/vegetation within 10 feet of the structure is categorized as "poorly maintained/weeds/trash." Overall, 7 percent of the housing units surveyed had landscaping issues, with 1.4 percent that were poorly maintained or needed replacement. The bulk of these housing units were almost evenly divided between Tract 303.01 (23 housing units) and Tract 304.02 (22 housing units).

Driveway Condition

Weather plays a large part in a housing unit's driveway conditions. Extreme cold weather can accelerate erosion of materials, such as asphalt, cement, and brick. Of all the scored conditions of the housing units surveyed, driveways had the highest occurrence of issues. Of the 4,009 housing units surveyed, 3,630 (91 percent) had paved driveways. There were 1,754 (48 percent) units whose driveways had issues - either some cracks, large cracks, or major repairs needed.

4.2.4.3 Housing Affordability

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by HCD. Table 4-20 shows the median household income for various sized households in the county in 2021. A four-person household in El Dorado County had a median annual income of $91,100. Overall, the median household income in South Lake Tahoe was $44,217 and $70,000 in the county.

TABLE 4-20
MEDIAN HOUSEHOLD INCOME BY HOUSEHOLD SIZE
El Dorado County
2021

	El Dorado County
	Median Income
1-Person Household	$63,750
2-Person Household	$72,900
3-Person Household	$82,000
4-Person Household	$91,100
5-Person Household	$98,400
6-Person Household	$105,700
7+ Person Household	$112,950

Source: HCD 2021 Income Limits

4.2.4.4 Housing Cost Burdens

HCD calls for an analysis of the proportion of "lower-income" households "overpaying for housing." Lower-income households are defined as those that earn 80 percent or less of the area median income (AMI). This is a share of income approach to measure housing affordability in terms of the percentage of income that a household spends on its housing.

An assessment of housing cost burdens requires that information about household size be combined with information on household income for each household individually. The United States Department of Housing and Urban Development (HUD) creates a special Census tabulation for use in Consolidated Plans.[5] The data in this section uses this Comprehensive Housing Affordability Strategy (CHAS) data from HUD's State of the Cities Data Systems website.

A "moderate cost burden" is defined by HUD as gross housing costs between 31 and 50 percent of gross income. A "severe cost burden" is defined as gross housing costs exceeding 50 percent of gross income. For renters, gross housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

[5] The Comprehensive Housing Affordability Strategy (CHAS) data file is a detailed tabulation of the decennial Census sponsored by HUD. It includes extensive data on a variety of physical and financial housing characteristics and needs categorized by HUD-defined income limits (30, 50, and 80 percent of area median income) and HUD-specified household types. As with the long form in the decennial Census, CHAS indicators are estimates based on a sample of households. These special tabulation data are used by local governments for housing planning as part of the Consolidated Planning process and by HUD for various allocation formulas to distribute funds to localities.

Income groups are shown in the CHAS tabulation based on the HUD-adjusted area median family income. The area median family income is based on the Sacramento Metropolitan Statistical Area, encompassing El Dorado, Placer, Sacramento, and Yolo Counties. In 1974, Congress defined "low income" and "very low income" for HUD rental programs as incomes not exceeding 80 and 50 percent, respectively, of the area median family income, as adjusted by HUD.[6]

Table 4-21 shows the CHAS special tabulation data from the 2012–2016 Census ACS regarding the percentage of lower-income households with a housing cost burden greater than 30 percent and greater than 50 percent by tenure and for extremely low-income households with a cost burden greater than 50 percent in South Lake Tahoe.

TABLE 4-21
HOUSING COST BURDEN BY HOUSEHOLD INCOME CLASSIFICATION
South Lake Tahoe
2016

	South Lake Tahoe		
	Owners	**Renters**	**Total**
Household Income ≤ 30% MFI (Extremely Low Income [ELI])			
Total households in jurisdiction	375	1,065	1,440
Number of ELI households w/ cost burden > 50%	310	730	1,040
Percentage w/ cost burden > 50%	82.7%	68.5%	72.2%
Household Income < 80% MFI (Lower Income)			
Total households in jurisdiction	1,590	3,190	4,780
Number of lower-income households w/ cost burden > 30%	1,080	2,105	3,185
Percentage w/ cost burden > 30%	67.9%	65.99%	66.6%
Number of lower-income households w/ cost burden > 50%	730	1,050	1,780
Percentage w/ cost burden > 50%	45.9%	32.9%	37.2%
Total Lower-Income Households with Cost Burden	**1,560**	**2,180**	**3,740**
Percentage of Total Lower-Income Households with Cost Burden	**98.1%**	**68.3%**	**78.2%**

Source: 2012-2016 CHAS Data (SACOG Housing Element Data Profile 2020).

Approximately 72.2 percent of extremely low-income households had a housing cost burden greater than 50 percent in 2016. In all three of the lower-income categories (extremely low-income, very low-income, and low-income households), 66.6 percent had a cost burden greater than 30 percent and 37.2 percent had a cost burden greater than 50 percent. The percentage of owners with this cost burden was higher than renters in both categories (extremely low-income and lower incomes combined). Cost burdens affect a large number of South Lake Tahoe residents. Of all city households, 44.5 percent were cost burdened in 2016.

[6] Statutory adjustments now include upper and lower caps for areas with low or high ratios of housing costs to income and, for each non-metropolitan county, a lower cap equal to its state's non-metropolitan average. Estimates of the median family income and the official income cutoffs for each metropolitan area and non-metropolitan county are based on the most recent decennial Census results and are updated each year by HUD. Each base income cutoff is assumed to apply to a household of four, and official cutoffs are further adjusted by household size: one person, 70 percent of base; two persons, 80 percent; three persons, 90 percent; five persons, 108 percent; six persons, 116 percent; etc.

Table 4-22 shows the number of households by tenure that has any housing problems according to the 2013-2017 ACS-based CHAS database. A housing problem includes conditions such as lack of kitchen or plumbing, more than one person per room, or a cost burden greater than 30 percent of the AMI by income category. As shown in Table 4-22, housing problems are experienced by the majority of extremely low- and very low-income households. Overall, 2,565 households (79.4 percent) of the total very low- and extremely low-income households reported having any of the housing problems. Of extremely low- and very low-income owners, 78.9 percent reported having any housing problem, and 79.7 percent of renter-occupied households also experienced any of the housing problems.

TABLE 4-22
HOUSING PROBLEMS BY HOUSEHOLD INCOME CLASSIFICATION
South Lake Tahoe
2017

	South Lake Tahoe		
	Owners	Renters	Total
Household income ≤ 30% AMI with any housing problem	375	830	1,205
Household income > 30% ≤ 50% AMI with any housing problem	445	915	1,360
Percentage of households (≤50% AMI) with any housing problem	78.9%	79.7%	79.4%

Source: 2013-2017 CHAS.

4.2.4.5 Ability to Pay for Housing

The following section compares 2013 income levels and ability to pay for housing with actual housing costs. Housing is classified as "affordable" if households do not pay more than 30 percent of income for payment of rent (including a monthly allowance for water, gas, and electricity) or monthly homeownership costs (including mortgage payments, taxes, and insurance). Since above moderate-income households do not generally have problems locating affordable units, affordable housing is usually defined as units that are reasonably priced for low- and moderate-income households. The list below shows the definition of housing income limits as they are applied to housing units in South Lake Tahoe.

- **Extremely Low-Income Unit:** Affordable to households whose combined income is between the floor set at the minimum Supplemental Security Income and 30 percent of the median income for South Lake Tahoe as established by HUD (using El Dorado County statistics).
- **Very Low-Income Unit**: Affordable to households whose combined income is at or lower than 50 percent of the median income for South Lake Tahoe as established by HUD.
- **Low-Income Unit**: Affordable to a household whose combined income is at or between 51 and 80 percent of the median income for South Lake Tahoe as established by HUD.
- **Median-Income Unit:** Affordable to a household whose combined income is at or between 81 and 100 percent of the median income for South Lake Tahoe as established by HUD. Note that HCD defines the median income as 100-percent AMI.
- **Moderate-Income Unit**: Affordable to a household whose combined income is at or between 81 and 120 percent of the median income for South Lake Tahoe as established by HUD.

- **Above Moderate-Income Unit**: Affordable to a household whose combined income is above 120 percent of the median income for South Lake Tahoe as established by HUD.

According to HCD, the median family income for a four-person household in El Dorado County was $91,100 in 2021. Income limits for larger or smaller households were higher or lower, respectively, and are calculated using a HUD formula. The income limits are shown in Table 4-23.

TABLE 4-23
HCD INCOME LIMITS BASED ON PERSONS PER HOUSEHOLD
El Dorado County
2021

Income Categories	Persons per Household				
	1	2	3	4	5
Extremely Low Income	$19,050	$21,800	$24,500	$27,200	$31,040
Very Low Income	$31,750	$36,250	$40,800	$45,300	$48,950
Low Income	$50,750	$58,000	$65,250	$72,500	$78,300
Median Income	$63,750	$72,900	$82,000	$91,100	$98,400
Moderate Income	$76,500	$87,450	$98,350	$109,300	$118,050

Source: HCD FY 2021 El Dorado County Income Limits

The HCD income limits for extremely low-, very low-, and low-income households are used to determine if households qualify for certain housing programs, including the Section 8 Housing Choice Voucher program. It is important to note that the median income in South Lake Tahoe is significantly lower than the income used to establish the income limits applied by HCD. At the time of the 2015-2019 Census ACS, South Lake Tahoe's median family income was $49,390 compared to $83,377 for El Dorado County.[7]

Table 4-24 shows the 2021 HCD household income limits for El Dorado County by the number of persons in the household for the lower four income categories discussed previously. The table also shows maximum affordable monthly rents and maximum affordable purchase prices for homes. For example, a three-person household was classified as low-income (80 percent of median) with an annual income of up to $65,250 in 2021. A household with this income could afford to pay a monthly gross rent (including utilities) of up to $1,631 or to purchase a house priced at or below $308,000.

[7] The 2015-2019 ACS estimate of median family income is $83,377 and the 2021 HCD Income Limit estimate of median household income for a family of four is $91,100. For the sake of the analysis in this section, a comparison between the City and County data from the same source (2015-2019 ACS) is more accurate. However, the State has approved the 2021 HCD Income Limits, so that data source is used as the primary estimate of median household income in this Housing Element.

TABLE 4-24
ABILITY TO PAY FOR HOUSING BASED ON HCD INCOME LIMITS
El Dorado County
2021

Extremely Low-Income Households at 30% of 2021 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$19,050	$21,800	$24,500	$27,200	$31,040	$35,580
Max. Monthly Gross Rent[1]	$476	$545	$613	$680	$776	$890
Max. Purchase Price[2]	$89,900	$102,900	$115,600	$128,400	$146,500	$167,900
Very Low-Income Households at 50% of 2021 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$31,750	$36,250	$40,800	$45,300	$48,950	$52,550
Max. Monthly Gross Rent[1]	$794	$906	$1,020	$1,133	$1,224	$1,314
Max. Purchase Price[2]	$149,900	$171,100	$192,600	$213,800	$231,000	$248,000
Low-Income Households at 80% of 2021 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$50,750	$58,000	$65,250	$72,500	$78,300	$84,100
Max. Monthly Gross Rent[1]	$1,269	$1,450	$1,631	$1,813	$1,958	$2,103
Max. Purchase Price[2]	$239,500	$273,700	$308,000	$342,200	$369,600	$396,900
Moderate-Income Households at 120% of 2021 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$76,500	$87,450	$98,350	$109,300	$118,050	$126,800
Max. Monthly Gross Rent[1]	$1,913	$2,186	$2,459	$2,733	$2,951	$3,170
Max. Purchase Price[2]	$361,100	$412,700	$464,200	$515,900	$557,200	$598,500

Sources: HCD FY 2021 El Dorado County Income Limits; PlaceWorks, 2021.

[1] *Assumes that 30% of income is available for either monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.*

[2] *Maximum housing purchase prices are based on the following assumed variables: a down payment that is 10% of the total cost, 1.2% annual property taxes, and 30-year fixed-rate mortgage at 4.00% annual interest rate.*

Table 4-25 shows HUD-defined fair market rent levels (FMR) for El Dorado County in 2021. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities.[8] HUD uses FMRs for a variety of purposes: FMRs determine the eligibility of rental housing units for the Section 8 Housing Assistance Payments program; Section 8 Rental Certificate program participants cannot rent units whose rents exceed the FMRs; and FMRs also serve as the payment standard used to calculate subsidies under the Rental Voucher program.

As stated previously, a three-person household classified as low income (80 percent of median) with an annual income of up to $65,250 could afford to pay $1,631 monthly gross rent (including utilities). The 2021 FMR for a two-bedroom unit in El Dorado County was $1,330. Therefore, a low-income household at the top of the income range could afford to rent a unit at the FMR level, assuming that such a unit is available for rent.

However, a three-person household classified as very low income (50 percent of median) with an annual income of up to $40,800 could afford to pay only $1,020 for monthly gross rent. This household could not afford the FMR of $1,330 for a two-bedroom unit nor the FMR of $1,060 for a one-bedroom unit. Households with incomes below 50 percent of the median would have even less income to spend on rent.

As previously stated, given the disparity between the median incomes of El Dorado County and South Lake Tahoe, the HUD-defined income limits and FMR for the county are not entirely accurate indicators of the rents that low-income residents in South Lake Tahoe can afford.

TABLE 4-25
HUD FAIR MARKET RENT
El Dorado County
2021

Bedrooms in Unit	Fair Market Rent (FMR)
Studio	$940
1 Bedroom	$1,060
2 Bedrooms	$1,330
3 Bedrooms	$1,900
4 Bedrooms	$2,300

Source: HUD User Data Sets: 2021 FY FMR

[8] According to HUD, "the level at which FMRs are set is expressed as a percentile point within the rent distribution of standard-quality rental housing units. The current definition used is the 40th percentile rent, the dollar amount below which 40 percent of the standard-quality rental housing units are rented. The 40th percentile rent is drawn from the distribution of rents of all units occupied by recent movers (renter households who moved to their present residence within the past 15 months). Public housing units and units less than 2 years old are excluded."

4.2.4.6 Housing Costs

4.2.4.6.1 Average Monthly Rents

Typical rents in South Lake Tahoe have been increasing. The seasonal nature of the Lake Tahoe workforce leads to considerable turnover of housing units in the city. With frequent turnover in units, landlords are able to raise rents more easily and more often than if the residents stayed for longer periods. This pattern of "unit hopping," combined with the lack of new rental unit development, has allowed the cost of rental housing to increase much faster than local workers' incomes.

Table 4-26 shows the median contract rents and median gross rents for households in South Lake Tahoe and El Dorado County at the time of the 2015-2019 Census ACS. The split between gross rent (which includes all utilities payments) and contract rent (the amount paid to the property manager) can differ among areas not just because of different utility prices, but also because contract rents may or may not include utilities, while gross rents always do. For most housing analysis, comparing gross rents rather than contract rents is a better choice since gross rents are a more comprehensive measure of renters' costs and using it ensures that the same housing cost components are included for all renters.

The median gross rent in 2019 for South Lake Tahoe was $1,020. As shown in Table 4-26, the median contract rent in South Lake Tahoe in 2019 ($931) was lower than El Dorado County ($1,114). The median gross rent in South Lake Tahoe in 2019 ($1,020) was also lower than the county ($1,260). While rents were slightly more affordable in South Lake Tahoe, median incomes in the city were significantly lower than incomes in El Dorado County, as discussed previously.

TABLE 4-26
MEDIAN CONTRACT RENT AND MEDIAN GROSS RENT
South Lake Tahoe and El Dorado County
2019

	South Lake Tahoe	El Dorado County
Median contract rent	$931	$1,114
Median gross rent	$1,020	$1,260

Source: US Census 2015-2019 ACS 5-Year Estimates

It should be noted that South Lake Tahoe's median rent levels shown in Table 4-26 are not influenced by the large number of seasonal homes, some of which are vacation rentals. While some data sources, such as the American Housing Survey, estimate the contract rents of vacant units, rents on vacant units from the Census are unavailable and are therefore excluded.

Table 4-27 shows the average monthly rents for 2021 for apartments and homes in South Lake Tahoe. These current average rents were estimated based on rental listings in May 2021. The majority of rents do not include utility costs. Average monthly rents for all size units are lower than the HUD FMR figures shown in Table 4-25. At these rent levels, an average one-bedroom rental ($1,510 monthly rent) would likely be affordable (depending on utility costs) to a two-person moderate-income household (can afford $1,823 monthly rent and utilities).

Unlike the cost of homeownership in South Lake Tahoe, rents are more affordable to households with median and low incomes; however, market rents are still out of reach to individuals and families with very low incomes. As shown in Table 4-24, an extremely low-income family of four can afford to spend a maximum of $680 for monthly rent and utilities. The average rent for a three-bedroom apartment or house ($3,800) is over five times the affordable price limit for an extremely low-income family.

TABLE 4-27
AVERAGE RENTS
South Lake Tahoe
2021

Number of Bedrooms	Average Rent	Range	Number of Listings
Studio	$1,098	$1,000 to $1,195	2
1 Bedroom	$1,510	$1,200 to $2,000	11
2 Bedrooms	$2,581	$1,499 to $4,000	14
3 Bedrooms	$3,800	$2,000 to $8,000	9
4 Bedrooms	$4,150	$2,750 to $6,500	3
5 Bedrooms	$3,350	$3,200 to $3,500	2

Source: Craigslist.com, Listings for South Lake Tahoe, May 1 through July 1, 2021

4.2.4.6.2 Value of Homes Sold

Table 4-28 summarizes the median sales prices for single-family homes sold in South Lake Tahoe each year between 2008 and 2021. Home prices decreased by $190,750 between 2008 and 2013, a 44.6-percent decrease. Since 2013, housing prices have more than doubled, and the average home price in 2021 was $620,000. The significant annual percent change in median sales prices between 2020 and 2021 can be attributed to housing market volatility during the COVID-19 pandemic.

TABLE 4-28
MEDIAN SALES PRICE OF SINGLE-FAMILY HOMES
South Lake Tahoe
2008–2021

Year	Median Sales Price	% Change[1]
2008	$428,000	–
2009	$395,000	-7.71%
2010	$318,500	-19.37%
2011	$308,000	-3.30%
2012	$237,250	-22.97%
2013	$267,500	12.75%
2014	$331,500	23.93%
2015	$355,000	7.09%
2016	$379,500	6.90%
2017	$425,000	11.99%
2018	$450,000	5.88%
2019	$480,000	6.67%
2020	$470,000	-2.08%
2021	$620,000	31.91%

Source: South Tahoe Association of REALTORS® Multiple Listing Service

Note:

[1] *Percent change is over a 12-month period.*

Table 4-29 shows the median listing prices by number of bedrooms for single-family homes on the market in May 2021. The majority of single-family homes on the market during this time period had between two and four bedrooms. The median listing price for two-bedroom single-family homes in May 2021 was $457,500. The median listing price for three-bedroom homes was $646,300 and $1,224,500 for four-bedroom homes in May 2021.

While some of the two-bedroom homes listed in South Lake Tahoe in 2021 may be affordable to a moderate-income three-person household in South Lake Tahoe that can afford $448,803, these homes are older and likely need substantial rehabilitation. The majority of these homes were out of the price range of what moderate-income families in South Lake Tahoe can afford. Larger homes of four or more bedrooms were out of the price range of many larger families in South Lake Tahoe as well. For example, a low-income family of five could afford a maximum purchase price of $356,874, and a moderate-income family of five could afford a maximum purchase price of $546,367.

TABLE 4-29
MEDIAN LISTING PRICE BY NUMBER OF BEDROOMS
South Lake Tahoe
2021

Number of Bedrooms	Median Listing Price	Number of Listings
Studio	$42,000	1
1	$329,000	7
2	$457,500	24
3	$646,300	40
4	$1,224,500	22
5	$1,374,000	14
6+	$2,744,000	8

Source: Realtor.com. Search of homes listed in South Lake Tahoe, May 19, 2021.

Table 4-30 shows the median sales price of single-family homes in the Lake Tahoe area from November 2020 to May 2021. As shown in Table 4-28, the median sale price in South Lake Tahoe in that time frame was $620,000. Prices in the northern Lake Tahoe area were nearly 32 percent greater than those in South Lake Tahoe, with a median sale price of $818,250. El Dorado County median home prices were slightly lower than South Lake Tahoe at $597,500.

TABLE 4-30
MEDIAN SALES PRICE OF SINGLE-FAMILY HOMES
Lake Tahoe Area
2021

Area	Median Sales Price	% Difference from South Lake Tahoe
South Lake Tahoe	$620,000	--
Northern Lake Tahoe Area	$818,250	31.98%
El Dorado County	$597,500	-3.63%
California	$654,290	5.53%

Source: South Tahoe Association of REALTORS® Multiple Listing Service, CoreLogic

4.2.4.7 Existing Housing Needs

Under state housing element requirements, housing needs are defined in three categories: existing needs, needs of special groups within the community, and projected needs over the next eight-year housing element planning period. Projected housing needs are the total additional housing units required to adequately house a jurisdiction's projected population over the housing element planning period in units that are affordable, in standard condition, and not overcrowded. These needs, therefore, include those of the existing population, as well as the needs of the additional population projected to reside in the jurisdiction.

4.2.4.7.1 Special Housing Needs

Within the general population, there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss these special housing needs of six groups identified in state housing element law (California Government Code, Section 65583(a)(6): "elderly, persons with disabilities (including those with developmental disabilities), large families, farmworkers, families with female heads of household, and families and persons in need of emergency shelter." In addition to these six groups, the section also discusses the needs of students and seasonal employees. Where possible, estimates of the population or number of households in South Lake Tahoe falling into each group are shown. When such information is unavailable for South Lake Tahoe, estimates for El Dorado County are shown.

4.2.4.7.2 Homeless Persons

Those who are homeless or at risk of becoming homeless have varying housing needs. Some require emergency shelter, while others require other assistance to enable them to become productive members of society. Some are just passing through, while others are long-time residents. Often, there is crossover between one "special-needs" population group and another. For example, the seasonal and transient nature of much of the workforce may contribute to the potential for homelessness. Female heads of household may become homeless due to domestic violence. In each instance, the point of contact for addressing their homelessness is the problem that made them homeless.

Homelessness is usually the end result of multiple factors that converge in a person's life. The combination of loss of employment and the inability to find a job because of the need for retraining leads to the loss of housing for some individuals and families. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities, or drug and alcohol addictions, along with an inability to access the services and long-term support needed to address these conditions.

The housing needs of homeless persons are more difficult to measure and assess than those of any other population subgroup. Since these individuals have no permanent address, they are less likely to be counted in the Census. They are also unlikely to have stable employment, which makes housing opportunities limited. There are currently no homeless shelters in South Lake Tahoe, but the Tahoe Coalition for the Homeless purchased three properties through HomeKey in 2020, of which two properties are being utilized for permanent supportive housing for people experiencing homelessness. Most of the current homeless population often uses motel rooms or camping for their permanent residence.

In January 2020, El Dorado County conducted a "head count" of homeless people seen sleeping in public places. This is the most recent point-in-time count that results are available from. As shown in Table 4-31, this point-in-time count revealed 490 homeless individuals and 66 homeless people in families in the county. The Tahoe Coalition for the Homeless (TCH) reports that about 51 percent of all homeless individuals in El Dorado County reside in the Tahoe Basin as of 2021, and less than 1 percent divides their time evenly between the Tahoe Basin and Western Slope throughout the year. Due to the inclement winter weather in South Lake Tahoe, it is conceivable that the city's summertime population of homeless residents is higher, but the wintertime count is the only available data. In 2021, HUD gave communities the option to cancel or modify the unsheltered survey portion of their counts based on the potential risk of COVID-19 transmission associated with conducting an in -person survey. Therefore, 2020 data was used for this report.

TABLE 4-31
HOMELESSNESS
El Dorado County[1]
2020

	Individual			Persons in Families			Total Homeless (all ages)	
	2011	2020	% Change	2011	2020	% Change	2011	2020
Total Homeless	107	490	357.9%	63	66	4.8%	170	**556**
Total Sheltered	76	87	14.5%	57	34	-40.4%	133	**121**
Total Unsheltered	31	403	1200.0%	6	32	433.3%	37	**435**
Total Chronically Homeless	16	107	568.8%	0	0	0.0%	16	**107**
Total Chronically Sheltered	9	2	-77.8%	0	0	0.0%	9	**2**
Total Chronically Unsheltered	7	105	1400.0%	0	0	0.0%	7	**105**

Source: Continuum of Care or HUD, 2021.

[1] *Numbers are provided for the El Dorado County Continuum of Care.*

All governmental services for homeless individuals or families in South Lake Tahoe are provided by El Dorado County. However, the City applied for and was awarded $505,632 in Community Development Block Grant (CDBG) funds in 2020 to assist TCH with rehabilitation of the Bears Den Inn, one of the HomeKey properties that provides permanent supportive housing to people experiencing homelessness. In the past, the City has considered providing Section 8 rental assistance services (which is available to all lower income residents, not just people experiencing homelessness); however, after consultation with El Dorado County staff, the City and County concluded that it was best for the County to continue administering the program. City-provided services would not lead to any increase in assistance available in the community and would create a duplication of administrative efforts to implement the program separately for the City.

TCH previously provided an overnight winter emergency shelter in South Lake Tahoe, which was closed because of state restrictions on congregate spaces related to COVID-19. In response to the closure, TCH obtained CARE and HomeKey funds to purchase three motels in South Lake Tahoe to offer a non-congregate option, and the 59 beds within the three motels effectively serve as permanent supportive housing as of 2021. As shown in Table 4-32, there are 270 non-seasonal beds available in El Dorado County. The nearest year-round homeless shelter in El Dorado County—operated by Only Kindness during the winter months—is about 60 miles away in Placerville. El Dorado County contracts with TCH to give vouchers for limited stays at local motels (averaging two to three vouchers each week). Limited vouchers for showers (such as for someone who is camping) are provided by TCH at the Red Lodge motel by appointment, and food vouchers (such as a voucher for McDonald's) can also be supplied. TCH is sometimes able to make referrals to shelters or assistance programs, such as Salvation Army in Carson City or Reno. These referrals serve people who are not California residents (with identification from another state).

TABLE 4-32
HOMELESS FACILITIES
El Dorado County[1]
2017

Facility Type	Family Units	Family Beds	Adult Only Beds	Seasonal	Total Beds (excluding Seasonal)
Emergency Shelter	8	34	0	40	34
Transitional Housing	14	36	83	0	119
Rapid Re-Housing	7	25	15	n/a	40
Other Permanent Housing	24	75	2	n/a	77
Total	**53**	**170**	**100**	**40**	**270**

Source: Continuum of Care or HUD (SACOG Housing Element Data Profile 2020).

[1] *Numbers are provided for the El Dorado County Continuum of Care.*

The Permanent Supportive Housing Project, administered by El Dorado County Behavioral Health, is a grant-funded program that provides eligible individuals with affordable housing assistance coupled with supportive services to ensure successful integration into the community. Residents are expected to pay a portion of their income toward rent and utilities, and for those in the County's Transitions Treatment Program, participate in house meetings to assign chores, discuss housing issues, create goals, and maintain their housing. Eligible individuals are also offered supportive services provided through Behavioral Health or a contracted provider. The supportive services may include, but are not limited to, mental health assessments, linkage to mental health/physical health/substance use disorder providers, outreach, crisis intervention, forensic support, training and teaching on life skills, transportation, and supports for landlords or contractors who are collaborating with El Dorado County to provide housing. This also may include funds to purchase housing units to provide permanent supportive housing to seriously mentally ill homeless individuals.

El Dorado County Behavioral Health also administers the Goods and Services to Promote Positive Mental Health and Reduce Mental Health Risk Factors Project: a grant-funded program focused on providing goods and services that will aid in preventing serious mental illness/emotional disturbance by promoting mental health, reducing mental health risk factors, and intervening in the early stages of mental illness. Goods and services can include transportation assistance, motel/hotel/rent payments, emergency food purchases, and more. This project serves to reduce the negative outcomes of untreated mental illness, including homelessness.

El Dorado County Human Services can also provide some assistance to homeless families, but not to individuals. Programs specific to women are addressed under the Single Female-Headed Households section of this document.

Several social service organizations provide services to the residents of South Lake Tahoe. Local churches, in particular, have led the effort to ensure that all residents in the South Lake Tahoe community can have enough to eat through their weekly food programs. Other agencies that provide services to the homeless in South Lake Tahoe are:

- **Meals on Wheels.** The City of South Lake Tahoe Senior Center operates the Meals on Wheels program for senior nutrition services. As of June 2021, all congregate meal sites are closed due to COVID-19. Those 60 and older can either order a hot meal for delivery or stop by the center on weekdays to receive the hot meal for a $3 suggested donation. In 2020, the Meals on Wheels program served about 80 seniors with hot meals delivered Monday through Friday.

- **Christmas Cheer.** Christmas Cheer provides food to those in need, at 1120 Third Street on Tuesday through Thursday. It receives donations from local supermarkets, including Raley's Supermarket, Whole Foods, and Grocery Outlet, and the community. Because many of Christmas Cheer's clients are homeless or living in campgrounds or motels, the types of foods distributed are limited to those that can be cooked without kitchen facilities.

- **Bread & Broth.** Bread & Broth is operated by the parish of St. Theresa's. The program does not receive public funds, and all funding is from the parishioners. Bread & Broth serves a hot meal every Monday and Friday in the evening and is sometimes able to give out canned food. St. Theresa's also offers a Bread & Broth 4 Kids program, which provides bags of food for school-aged children to be distributed at school bus stops and South Tahoe Middle School in coordination with the Lake Tahoe Unified School District (LTUSD) lunch program and bus distribution. Bags are also provided at various childcare centers and Choices for Children. It does not generally help with shelter; however, it can assist with clothing vouchers from The Attic (thrift shop for Barton Hospital) and gas vouchers or bus tokens.

- **Barton Hospital.** TCH and Barton Hospital work together to refer homeless individuals with health issues to medical services. In 2021, Barton Hospital and TCH partnered with Blue Cross Blue Shield to set up homeless people with primary care doctors to receive annual care and access to medical services. Barton Hospital also provides The Attic Thrift Store, which offers winter clothing and boots, first-aid kits, masks, hand sanitizer, toiletries, and other necessities to support homeless people.

- **Welfare to Work.** The Welfare to Work program is operated by the California Work Opportunity and Responsibility to Kids (CalWORKs) program. It is an employment and training program, and it has a housing component; however, it is difficult to get into the program.

- **Other Programs.** Other organizations and programs that serve the homeless population of South Lake Tahoe include the El Dorado County Food Bank and Tahoe Youth & Family Services. The El Dorado County Food Bank is a nonprofit organization formed in August 2000. In an average year, El Dorado County Food Bank procures and distributes over 3 million dollars of emergency food assistance to communities through the county. Tahoe Youth & Family Services provides temporary shelter care for runaway/homeless youth.

While there are a number of services available to homeless residents of South Lake Tahoe, there is a lack of year-round emergency housing. The three hotels provide permanent supportive housing, but there are more homeless people in South Lake Tahoe than the 59 beds can serve at any one time. Motel vouchers may provide some relief for homeless residents seeking shelter from harsh winter weather; however, based on conversations with local volunteer service providers, there is a need for an emergency shelter in, or near, the city. During warmer summer months, many of the city's homeless residents camp on Tahoe

Conservancy and U.S. Forest Service land, despite continuous efforts from TCH and the Conservancy to relocate and house these residents, increasing the threat of wildfires and damages to the natural environment.

4.2.4.7.3 Farmworkers

Farmworkers tend to have lower incomes because of their lower-paying nature of work. Specific data on the number of farmworkers in a community is not systematically collected; as a result, it is difficult to assess the precise needs of this group. According to the 2017 United States Department of Agriculture (USDA) Census of Agriculture, 1,386 persons were employed in farming, forestry, and fishing occupations in El Dorado County. Because there is no commercial agricultural activity within South Lake Tahoe or its surroundings, South Lake Tahoe's "farmworkers" are likely people who own or work fishing charters, have tree removal businesses, or are employed by the Forest Service, California Division of Forestry, or California Conservation Corps.

As shown in Table 4-33, the 2017 Census of Agriculture reported 457 farmworkers who worked more than 150 days annually in El Dorado County. Approximately 929 farmworkers worked less than 150 days annually in El Dorado County. Although there is no real estimate of the number of farmworkers in South Lake Tahoe, due to the dominant local industries and weather and climate conditions, it is likely that there are not many living in the city, and therefore the city does not have a need for farmworker housing.

TABLE 4-33
FARMWORKERS
El Dorado County and California
2017

	El Dorado County	California
Hired farm labor (farms)	277	30,421
Hired farm labor (workers)	1,386	377,593
Workers by days worked - 150 days or more	457	187,875
Workers by days worked - Less than 150 days	929	189,718

Source: 2017 USDA Census of Agriculture, Table 7 (SACOG Housing Element Data Profile 2020).

Farmworkers have special housing problems due to seasonal income fluctuations, very low incomes, and substandard housing conditions. Housing that is targeted to very low-income households serves seasonal farmworkers. Seasonal farmworkers as well as other immigrant service workers are less likely to have their families with them, although some migrant workers come with their families if they feel they can locate suitable housing. Many workers are Latino immigrants. Due to border security with Mexico, it is believed that more immigrant workers are remaining in the area year-round with their families, since it is more difficult to travel across the border in both directions.

Housing for farmworkers should be affordable and flexible. Bunk-style housing with bathrooms and kitchens is adequate, particularly if it is built so that if a family needs to stay in group quarters, there is a way to provide privacy. For seasonal farmworkers, housing needs to be affordable at extremely low incomes and provide large units to accommodate larger families. Therefore, the type of housing needed for seasonal farmworkers and other immigrant service workers does not differ from the type of housing needed by other

very low-income households. Program 4-2 commits the City to amend the zoning code, if needed, to comply with the state Employee Housing Act addressing farmworker and other employee housing.

4.2.4.7.4 Persons with Disabilities

This special-needs group includes individuals that have mobility impairments, self-care limitations, or other conditions that may require special housing accommodations or financial assistance. Such individuals can have a number of special needs that distinguish them from the population at large:

- Individuals with mobility difficulties (such as those who use wheelchairs) may require special accommodations or modifications to their homes to allow for continued independent living. Such modifications are often called "handicapped access."
- Individuals with disabilities that prevent them from operating a vehicle may require proximity to services and access to public transportation.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services, ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because typically a higher percentage are low income compared to the population at large, and their special housing needs are often more costly than conventional housing. Many live on Supplemental Security Income, which is currently (2021) $794/month for those living independently. Further, there is an even greater scarcity of low-income housing that is barrier-free. Newer Tahoe housing tends to construct larger homes within regional land coverage limitations, making stairs and multiple levels commonplace, rather than implementing universal design concepts.

Social Security Income (SSI) is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security Old Age, Survivors, or Disability Insurance often receive SSI benefits. In fact, SSI is the only source of income for a number of low-income seniors. With the maximum monthly benefit of $794 as of 2021, SSI recipients are likely to have difficulty finding housing that fits within their budgets.

Some people with mobility and/or self-care limitations are able to live with their families, who can assist in meeting housing and daily living needs. In South Lake Tahoe, the majority of clients of the Alta California Regional Center (for persons with developmental disabilities) fit into this category. A segment of the disabled population, particularly low-income and retired individuals, may not have the financial capacity to pay for needed accommodations or modifications to their homes. In addition, even those able to pay for special housing accommodations may find limited availability in the city.

As shown in Table 4-34, in 2017 there were approximately 3,486 persons, or 16.1 percent of the total population, living with a disability in South Lake Tahoe. Of the disabled population, about 38.2 percent were over the age of 65. There were also 932 disabled persons aged 18 to 64 who were employed, while 1,165 disabled persons in the same age range were unemployed. According to the SSRHNO Report, in 2019, about 23 percent of people with disabilities lived in housing that does not accommodate that disability. This included 27 percent of renters and 19 percent of owners.

TABLE 4-34
PERSONS WITH DISABILITY BY EMPLOYMENT STATUS
South Lake Tahoe and El Dorado County
2017

	South Lake Tahoe		El Dorado County	
	Number	Percentage	Number	Percentage
Age 18-64, Employed Persons with a Disability	932	4.3%	3,823	2.1%
Age 18-64, Not Employed Persons with a Disability	1,165	5.4%	7,564	4.1%
Persons Aged 65 Plus with a Disability	1,332	6.1%	11,627	6.3%
TOTAL PERSONS WITH A DISABILITY	3,486	16.1%	24,285	13.1%
TOTAL POPULATION (CIVILIAN, NON-INSTITUTIONAL)	**21,680**	**100.0%**	**185,015**	**100.0%**

Source: 2013-2017 ACS 5-Year Estimate (SACOG Housing Element Data Profile 2020).

[1] *Note that the total persons with a disability is not a sum of the categories in this table because there are people under 18 not included in this table.*

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a developmental disability means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Table 4-35 shows information from the 2013-2017 ACS on the types of disabilities by age group in South Lake Tahoe and El Dorado County. As shown in the table, there were 6,088 disabilities reported for South Lake Tahoe residents, and 42,626 for El Dorado County residents. Some residents may have more than one disability, so those numbers are not representative of the total people with disabilities. For both South Lake Tahoe and El Dorado County, the most common disability for people under 65 years old was cognitive difficulty and the most common disability for people 65 years old or above was ambulatory difficulty.

TABLE 4-35
PERSONS WITH DISABILITIES BY DISABILITY TYPE
South Lake Tahoe and El Dorado County
2017

	South Lake Tahoe		El Dorado County	
	Number	Percentage	Number	Percentage
Total Disabilities	3,486	100.0%	24,285	100.0%
Total Disabilities for Ages 0-64	2,154	61.8%	12,658	52.1%
Hearing Difficulty	381	17.7%	2,709	21.4%
Vision Difficulty	436	20.2%	1,573	12.4%
Cognitive Difficulty	1,171	54.4%	5,754	45.5%
Ambulatory Difficulty	937	43.5%	5,718	45.2%
Self-Care Difficulty	352	16.3%	2,509	19.8%
Total Disabilities for Ages 65 and Over	1,332	38.2%	11,627	47.9%
Hearing Difficulty	578	43.4%	5,357	46.1%
Vision Difficulty	403	30.3%	2,009	17.3%
Cognitive Difficulty	168	12.6%	2,980	25.6%
Ambulatory Difficulty	871	65.4%	6,810	58.6%
Self-Care Difficulty	264	19.8%	2,516	21.6%
Independent Living Difficulty	527	39.6%	4,691	40.3%

Source: 2017 ACS 5-Year Estimate (SACOG Housing Element Data Profile 2020).

Several facilities in El Dorado County assist persons with disabilities. The Alta California Regional Center, with a field office in South Lake Tahoe, is a coordinating agency for group homes assisting the developmentally disabled population. As of May 2021, the State Department of Developmental Services provides community-based services to approximately 352,381 persons with developmental disabilities and their families through a statewide system of 21 regional centers, 4 developmental centers, and 2 community-based facilities. The Alta California Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. The regional center supervises a network of 21 residential-care facilities in northern and central California, and in December 2020 served an estimated 23,231 persons, with less than 1 percent of those clients (at least 123 persons) served in South Lake Tahoe. Program 4-3 commits the City to working with housing providers to address the housing needs for special-needs groups, including those with developmental disabilities.

Eight adult residential care facilities are in El Dorado County, and one, Sky Forest Acres, is within South Lake Tahoe. Adult residential care facilities, a type of community care facility, typically provide 24-hour nonmedical care for persons aged 18 to 59 who are unable to provide for their own daily needs. Located close to public transportation, shopping, restaurants and other amenities, Sky Forest Acres provides 18 wheelchair accessible one and two-bedroom units for adults with disabilities. Adults may be physically handicapped, developmentally disabled, or mentally disabled. In addition, El Dorado County contains two facilities for adult day care, neither of which are located in South Lake Tahoe. Adult day care facilities typically provide programs for frail seniors, developmentally disabled, and/or mentally disabled clients.

Table 4-36 shows the number of residents by age group in South Lake Tahoe and El Dorado County who have a developmental disability. In total, less than 180 people had a developmental disability in South Lake Tahoe in 2020. This population makes up 0.8 percent of the total population. El Dorado County had a similar percentage of population with a developmental disability at 0.8 percent. The largest age group in South Lake Tahoe was 17 years or younger with 59.4 percent of the developmentally disabled population.

TABLE 4-36
POPULATION WITH A DEVELOPMENTAL DISABILITY
South Lake Tahoe and El Dorado County
2020

Age	South Lake Tahoe		El Dorado County	
	Number	Percent	Number	Percent
17 years or younger	<107	0.5%	<732	0.4%
18+ years	<73	0.3%	<778	0.4%
Total Developmental Disability Population	<180	0.8%	<1,510	0.8%
Total Population	21,414	100.0%	183,777	100.0%

Source: Department of Developmental Services (SACOG Housing Element Data Profile 2020).

Many developmentally disabled persons can live and work independently in a typical housing arrangement. Severely developmentally disabled persons may require a group living situation with supervision on-site. Table 4-37 shows the population in unincorporated South Lake Tahoe with developmental disabilities, as reported by SACOG. As identified in Table 4-37, a majority of the County's population with developmental disabilities lives in the areas associated with the 96150 and 96151 zip codes, which have populations of at least 109 and 14 persons, respectively. Table 4-37 provides information about developmentally disabled persons' places of residence and where they are in South Lake Tahoe and the surrounding area. The predominant residence type is the home of a parent or guardian.

TABLE 4-37
DEVELOPMENTALLY DISABLED RESIDENTS BY RESIDENCE TYPE
South Lake Tahoe
2020

Zip Code	Home of Parent/ Family/Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster / Family Home	Other	Total
96150	94	15	-	-	<1	<11	>109
96151	14	<11	-	-	-	-	>14
96155	<11	-	-	-	-	-	>0
96156	<11	-	-	-	-	-	>0
96158	<11	-	-	-	-	-	>0

Source: Department of Developmental Services (SACOG Housing Element Data Profile 2020).

Disabled persons often require special housing features to accommodate physical limitations. Some disabled persons may experience financial difficulty in locating suitable housing due to the cost of modifications to meet their daily living needs or may have difficulty in finding appropriate housing near places of employment. Although the California Administrative Code (Title 24) requires that all public buildings be accessible to the public through architectural standards such as ramps, large doors, and restroom modifications to enable handicap access, not all available housing units have these features. There are additional types of physical and design modifications that may be necessary to accommodate various types of disabilities.

Nationally, a growing number of architects and developers are integrating universal design principles into their buildings to increase the accessibility of the built environment. The intent of universal design is to simplify design and construction by making products, communications, and the built environment usable by as many people as possible without the need for adaptation or specialized design. The City adopted the Residential Development and Design Standards in 2021, which clearly and precisely establishes the basic objective site and structure regulations that apply to all housing developments. All projects must meet the standards listed in the Residential Development and Design Standards and the standards in the Citywide Design Standards and the Parking, Driveway, and Loading Space Standards in Chapters 6.10 and 6.55 of the City Code and the Sign Standards in Chapter 6.40 of the City Code. Land coverage limitations encourage builders to build multiple-story homes to reduce the building footprint. Applying the principles of universal design to new construction in South Lake Tahoe, in addition to the regulations specified in the Americans with Disabilities Act (ADA) will increase the opportunities in housing and employment for everyone. Policy 4-5 calls for the City to incorporate universal design standards for new construction and rehabilitation projects. Furthermore, studies have shown the access features integrated into the design of new facilities in the early conceptual stages increase costs less than 1/2 of 1 percent in most developments.

The following are the seven principles of universal design, as outlined by the Center for Universal Design:

- **Equitable Use** - The design is useful and marketable to people with diverse abilities.
- **Flexibility in Use** - The design accommodates a wide range of individual preferences and abilities.
- **Simple and Intuitive** - Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
- **Perceptible Information** - The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
- **Tolerance for Error** - The design minimizes hazards and the adverse consequences of accidental or unintended action.
- **Low Physical Effort** - The design can be used efficiently and comfortably with minimum fatigue.
- **Size and Space for Approach and Use** - Appropriate size and space is provided for approach, reach, manipulation, and use regardless of the user's body size, posture, or mobility.

The Aspens project, a 48-unit housing project targeted specifically for very low-income households, was completed in 2014. The project, which incorporates many universal design elements, was a joint effort between the City and Pacific West Communities. One unit is a moderate-income manager's unit. There are also six Mental Health Services Act units within the project. The other 47 one-, two-, and three-bedroom units are close to a bus stop, amenities, and open space and have access to an on-site computer center. This housing opportunity assisted in addressing an unmet need for the lower-income population in South Lake Tahoe.

4.2.4.7.5 Senior Households

Seniors are defined as person 65 years and older, and senior households are those households headed by a person 65 years and older. In general, seniors face special housing challenges related to physical (i.e., declining mobility and self-care capabilities) and financial conditions. Some of these challenges are compounded by Tahoe's mountain environment, where snow shoveling or winter driving is dangerous for many seniors. Many older adults, even those owning their own homes, face financial challenges due to limited incomes from Social Security and other retirement benefits. These older adults may benefit from assistance related to:

- Repair and maintenance of owned dwellings units.
- Modifications to existing homes to better meet mobility and self-care limitations.
- Additional subsidized housing, as the waiting list for the Tahoe Senior Plaza has been up to five years and the waiting list for Kelly Ridge (Tahoe Senior Plaza II) is up to two years.
- Financial assistance to meet rising rental housing costs for those who do not own.
- Supportive services to meet daily needs, such as those provided at assisted care residences.

Table 4-38 shows information on the number of seniors, the number of senior households, and senior households by housing tenure in South Lake Tahoe and El Dorado County in 2010 and 2017. As discussed earlier (and shown previously in Table 4-5, Population Breakdown by Age), the proportion of South Lake Tahoe's senior population is relatively smaller compared to El Dorado County. In 2017, senior households represented 24.2 percent of all households in South Lake Tahoe compared to 30.4 percent in El Dorado County. Both the city and county's 2017 numbers represent an increase of more than six percentage points from the number of senior households in 2010.

Tenure is also important when analyzing the needs of seniors. Older adults typically have the highest rates of homeownership of any age group, and senior households in South Lake Tahoe are no exception, where 67.5 percent of senior households owned their homes in 2017, compared to 38.9 percent of all households.

TABLE 4-38
SENIOR POPULATIONS AND HOUSEHOLDS
South Lake Tahoe and El Dorado County

	2010				2017			
	South Lake Tahoe		El Dorado County		South Lake Tahoe		El Dorado County	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Population								
TOTAL POPULATION	**21,403**	**100.0%**	**181,058**	**100.0%**	**21,680**	**100.0%**	**185,015**	**100.0%**
Number of Persons 65 years and older	2,096	9.8%	26,524	14.7%	3,349	15.5%	34,950	18.9%
Households								
TOTAL HOUSEHOLDS	**8,918**	**100.0%**	**70,223**	**100.0%**	**8,882**	**100.0%**	**68,084**	**100.0%**
Senior Headed-Households	1,386	15.5%	16,640	23.7%	2,151	24.2%	20,676	30.4%
Owner	927	10.4%	14,208	20.2%	1452	16.4%	17,717	26.0%
Renter	459	5.2%	2,432	3.5%	699	7.9%	2,959	4.4%

Source: 2017 ACS 5-Year Estimate (SACOG Housing Element Data Profile 2020); 2013-2017 ACS 5-Year Estimate.

As shown in Table 4-39, most senior households fall within low-income groups. Over 76 percent of senior households earn less than $74,999 and most households in this category are considered low-income; nearly 32 percent of senior households are considered extremely low income, earning up to $24,999 annually.

TABLE 4-39
SENIOR HOUSEHOLDS BY INCOME GROUP
South Lake Tahoe
2019

Household Income Groups	Number	Percentage
Extremely Low ($0 to $24,999)	693	**31.77%**
Very Low ($25,000 to $44,999)	623	**28.56%**
Low Income ($45,000 to $74,999)	355	**16.28%**
Moderate and Above Moderate ($75,000 or more)	510	**23.38%**
Total	**2,181**	**100.00%**

Source: 2015-2019 ACS 5-Year Estimate.

4.2.4.7.6 Large Families/Households

Large families, defined as family households with five or more persons, can have difficulty securing adequate housing because of the need for a larger number of bedrooms (three or more) to avoid overcrowding. Overcrowding is typically defined as more than one person per room or two persons per bedroom, excluding uninhabitable space, such as bathrooms and hallways. Typical problems encountered by large families in El Dorado County include:

- Low-income large families typically need financial assistance to secure affordable housing that meets their space needs.
- It is difficult to find adequate rentals within budget because rentals typically have fewer bedrooms than ownership housing.
- Large families tend to have higher rates of overcrowding and overpaying for housing (housing costs that exceed 30 percent of a household's income).
- Many large families are composed of immigrants and/or minorities whose cultural norms include extended families living under one roof. They may face additional housing challenges because of discrimination or limited language proficiency.

In general, housing for families should provide safe outdoor play areas for children and should have convenient access to schools and childcare facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses, as apartments and condominium units are most often developed with childless, smaller households in mind. Therefore, for the large families that are unable to rent single-family houses, it is likely that these large renter households are overcrowded in smaller units. When planning for new multifamily housing developments, the provision of three- and four-bedroom units is an important consideration because of the likely demand for affordable, larger multifamily rental units.

As shown previously in Table 4-16, 6.1 percent of all households in South Lake Tahoe had five or more persons in 2017. Of the large households, 236 were owner-occupied households and 302 were renter-occupied households. The percentage of large households in South Lake Tahoe was slightly smaller than the percentage of large households in El Dorado County (6.1 and 7.9 percent, respectively). As shown in Table 4-40 below, 21.7 percent of housing units in South Lake Tahoe have no separate bedroom or one bedroom. While this is more than twice the proportional size of the studios and one-bedrooms in El Dorado County, it is less than the 36.6 percent of one-person households in South Lake Tahoe. However, many people that report for their household size in the Census may actually live with roommates, so this difference in South Lake Tahoe does not represent a significant gap in unmet housing needs. In South Lake Tahoe, 68.5 percent of housing units are two- to three-bedrooms, which is large enough to accommodate the 57.3 percent of households with two to four people. Lastly, 9.8 percent of the housing stock in South Lake Tahoe has four or more bedrooms, which is large enough to accommodate the 6.1 percent of households with five or more people. Therefore, the city has sufficient housing stock to meet the needs of larger families and households.

TABLE 4-40
HOUSING UNIT SIZES
South Lake Tahoe and El Dorado County
2019

	South Lake Tahoe		El Dorado County	
	Number	Percent	Number	Percent
TOTAL OCCUPIED UNITS	**8,932**	**100.0%**	**70,974**	**100.0%**
No bedrooms	431	**4.8%**	1,071	**1.5%**
1 bedroom	1,510	**16.9%**	4,368	**6.2%**
2 to 3 bedrooms	6,114	**68.5%**	47,132	**66.4%**
4 or more bedrooms	877	**9.8%**	18,403	**25.9%**

Source: 2015-2019 ACS (Table S2504).

4.2.4.7.7 Single Female-Headed Households

According to the US Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or non-related child. Most female-headed households are either single women over the age of 65 or single women with children (mothers or other female relatives caring for children).

Due to generally lower incomes, single female-headed households often have more difficulties finding adequate affordable housing than do families with two adults or male-headed households. Also, female-headed households with small children may need to pay for childcare, which further reduces disposable income. This special-needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for female-headed families be located near childcare facilities, schools, youth services, medical facilities, and senior services.

Table 4-41 shows female-headed households in South Lake Tahoe. Of the 4,702 family households in the city in 2017, 711 were female-headed households, or 15.1 percent of the family households in South Lake Tahoe compared with 11.1 percent in El Dorado County. Of the female-headed households in the city, 381 had children under 18 (8.1 percent of all family households); in the County, there were 3,144 female-headed households (6.5 percent of all family households) with children under 18.

TABLE 4-41
FEMALE-HEADED HOUSEHOLDS
South Lake Tahoe and El Dorado County
2017

	South Lake Tahoe		El Dorado County	
	Number	Percent	Number	Percent
TOTAL FAMILY HOUSEHOLDS	**4,702**	**100.0%**	**48,175**	**100.0%**
Female-Headed Households with Children	381	8.1%	3,144	6.5%
Female-Headed Households with no Children	330	7.0%	2,184	4.5%
TOTAL FEMALE-HEADED HOUSEHOLDS	**711**	**15.1%**	**5,328**	**11.1%**

Source: Census 2013-2017 ACS (SACOG Housing Element Data Profile 2020).

South Lake Tahoe Live Violence Free Sheltering Program includes a recently remodeled 12-bed emergency shelter that provides a temporary safe haven for women and their children who are fleeing domestic violence. Victims of domestic violence may stay at the emergency shelter for up to 90 days.

Clients who successfully complete the emergency shelter program may qualify for transitional housing. The program provides contacts and advocacy to local rental agencies, property managers, and income-based housing options, provides safe housing, and takes care of the client's expenses while they focus on learning new skills and building long-term stability. Housing advocates teach life skills like budgeting, reducing bills, finding job opportunities, grocery shopping/meal prep, and creating cleaning schedules. The needs of the community are unique, so each family is approached with their needs in mind. Some clients only need one-time assistance where others need assistance over the course of a year or two. The goal of Live Violence Free is to transition participants to make long-term change, paying full rent and addressing underlying issues preventing financial stability. Transitioning has become increasingly difficult, however, as jobs are not paying enough to afford market rents in South Lake Tahoe. It is becoming more common to relocate participants out of the area to communities with lower housing costs unless there are strong ties to the South Lake Tahoe community. In addition, the Housing First program is offered through Live Violence Free and aids qualifying community members with rental assistance, costs associated with moving into a new home, utility assistance, furniture costs, and childcare, while teaching budgeting, meal planning, and cleaning standards and practices. Clients receive survivor-driven, trauma-informed peer counseling, guidance, and accompanying resources before, during, and after graduating the program. In all of the Live Violence Free programs, clients receive intensive, individualized services, including counseling, legal services, and life skills training with the end goal of achieving permanent housing and a violence-free lifestyle.

4.2.4.7.8 Extremely Low-Income Housing Needs

Extremely low-income households are defined as those households making under 30 percent of the AMI. Extremely low-income households typically consist of minimum-wage workers, seniors on fixed incomes, the disabled, and farmworkers. This income group is likely to live in overcrowded and substandard housing conditions.

According to HCD, more than 24 percent of households in South Lake Tahoe were in the extremely low-income category in 2021. As seen in Table 4-42, over 82 percent of extremely low-income renter households and over 93 percent of extremely low-income ownership households spend more than 30 percent of their income on their housing costs. Table 4-21 also details cost burdens for extremely low-income households in South Lake Tahoe and El Dorado County. Because of these cost burdens, extremely low-income households may require specific housing solutions, including subsidies, housing with supportive services, SRO units, shared housing, and other solutions. Programs 3-2 and 4-5 are proposed to address the needs of extremely low-income households and residents.

TABLE 4-42
EXTREMELY LOW-INCOME HOUSEHOLDS
South Lake Tahoe
2016

Extremely Low-Income Households	Renters		Owners	
	Count	Percentage	Count	Percentage
Percentage with cost burden > 30%	875	82.2%	350	93.3%
Percentage with cost burden > 50%	730	68.5%	310	82.7%
Total	**1,065**	**100.0%**	**375**	**100.0%**

Source: 2012-2016 CHAS (SACOG Housing Element Data Profile 2020).

In January 2007, AB 2634 took effect, which requires housing elements to include an analysis of extremely low-income needs and address those needs in proposed programs. According to California Government Code Section 65583(a)(1), the City may "presume that 50 percent of the very low-income households qualify as extremely low-income households." For this reason, the number of very low-income units provided in the Regional Housing Needs Assessment (RHNA) number has been split equally between these two income categories; HCD projects the need for 35 extremely low income-restricted housing units.

4.2.4.7.9 Seasonal Employees and Students

South Lake Tahoe's recreation and tourist-based industries rely on a seasonal workforce often comprising college-aged workers. In addition, the local Lake Tahoe Community College (LTCC) serves approximately 2,577 students. The college has 670 full-time students and 1,907 part-time students, primarily either local residents or residents from adjacent communities. While many of these students grew up in Lake Tahoe and still live with their families, the remaining students that are new to the area must compete for housing in the local housing market. The college provides minimal housing for its students. In 2019, LTCC executed a five-year lease for 30 beds of student housing (plus a resident advisor unit) on a property about one mile from campus.

The younger, seasonal workforce may have a higher tolerance—or may sometimes even favor—more crowded households or SRO dwellings. The "party" atmosphere and easy opportunities for companionship, a ride to the ski hill, and information sharing may make their time at South Lake Tahoe more fun and rewarding. The overcrowding of these housing units takes a toll on the city's housing stock.

Because full-time community college students sometimes do not work, work at lower paying-jobs, or work less than full-time, their ability to compete for housing can be compromised by the lack of income and credit when they go through traditional credit checks at property management companies. Seasonal employees are similarly less competitive for housing units in the local market, as they are unable to commit to longer-term leases. Property owners and managers making a rational decision based on the applicant pool might choose a more stable, long-term renter with a steady source of income. To further complicate matters, these renters are often part of larger non-family households to be able to afford rental housing. Sometimes the members of the household fluctuate. Landlords may prefer a more stable group of renters, such as a traditional family, and may be concerned about wear and tear on their property or may be fearful of it becoming the neighborhood's "party house." Consequently, students and seasonal employees sometimes find that the most willing landlords own the most substandard housing, or they resort to motel room living.

LTCC completed a study in 2019 to evaluate the feasibility of developing student housing at the college to help LTCC move forward in addressing student housing needs, however several challenges were identified including the financial attractiveness to a developer, the potentially high rents needed for the market rate units analyzed and the uncertainty of student demand for student housing analyzed in the study. Although the campus does not provide significant student housing, LTCC also established a partnership with International Student Placements in 2019 to provide home-stay locations for students in South Lake Tahoe. The college is also exploring conceptual site and floor plans for an on-campus tiny home village concept as an intermediate housing solution. The LTCC 2020-2030 Campus Master Plan includes potential sites for residential student living and mixed residential living and LTCC has conducted more detailed analysis of options to finance the development of student and workforce housing in the *Due Diligence and Concept Development of P3 Opportunities for Residential Student Living*. The City will continue to work with LTCC to explore student and faculty housing needs and options for meeting those needs.

4.2.4.7.10 Tourist-Based Employee Housing Needs

Unlike in many other communities, the primary backbone of South Lake Tahoe's economy is the tourist-based service industry. Casino workers, ski instructors, hotel employees, and restaurant workers play an essential role in the Tahoe Basin's resort economy. Many of these service industry employees earn low wages, and may require rental housing, both year-round and seasonal.

A limited number of employers offer housing for their seasonal employees. The units provided are few compared to the number of employees hired. Heavenly Ski Resort and several other large employers in the area provide housing for their workforce. Workers that are not provided a bed in the workforce housing units must find alternative lodging during their stay in Lake Tahoe.

Interestingly, many large employers (on both the California and Nevada sides) have taken to recruiting employees from outside the United States (e.g., Australia, Eastern Europe, Latin America) to make up their seasonal workforce. In general, these people must pay for their own visas and find and pay for their own housing. They often find a disparity between the costs of rent compared to the wages they receive.

In addition, Sierra-at-Tahoe and Kirkwood ski resorts are both outside of the Tahoe Basin, in Alpine and unincorporated El Dorado Counties, respectively, within 45 minutes of South Lake Tahoe. Neither resort has a bed base that fully supports their employee requirements. Consequently, South Lake Tahoe is also providing housing for many of these seasonal employees.

In addition to working with the larger ski resort employers (e.g., Kirkwood, Heavenly Mountain Resort, and Sierra-at-Tahoe), the City could work with larger casinos (e.g., Harvey's and Harrah's), and hotels located within the city and just across the Nevada border, to create affordable employee housing for full-time city residents and seasonal employees working in tourist-based industries.

4.2.4.7.11 Workforce Housing Needs

There is another backbone to the South Lake Tahoe community that is lacking housing opportunities in the city. As in any community, police officers, teachers, firefighters, and nurses—referred to as "hero workers"—are key members of the workforce. Nationwide, these workers are having difficulty finding safe, affordable homes in the communities that they serve. The housing needed for these workers is most likely for-purchase attached and detached single-family homes and condominiums. A police officer in South Lake Tahoe earning around $100,730 can afford to spend approximately $460,535 to purchase a home. With a 2021 median home sales price of $620,000, a police officer would have difficulty purchasing a home. In South Lake Tahoe, the homes that these workers can afford are often substandard and do not meet their expectations. Many of these middle-income workers commute more than an hour each way from communities outside of the Basin where they can find higher-quality affordable homes. These commutes, especially during the harsh Tahoe winters, are not only long but dangerous as well. During emergency situations, firefighters, police officers, and other emergency response workers living off the mountain have difficulty responding to emergencies in the Tahoe communities that they serve. Teacher turnover is increasing as long commutes encourage teachers to find jobs closer to home.

In South Lake Tahoe, there is a recognized need for workforce housing, which refers to housing that is affordable to working households that do not qualify for publicly subsidized housing and cannot afford market-rate housing in their own community. The General Plan defines workforce housing as "Housing that is affordable to working households that do not qualify for publicly subsidized housing, and cannot afford market-rate housing in their own community. Ideally, workforce housing in South Lake Tahoe will satisfy the housing needs of family households earning between 60 and 180 percent of the median-household income [AMI]." Depending on local market conditions, the upper-income cap may need to be adjusted. AMI for El Dorado County in 2021 is $91,100.

One way to establish the upper-income cap for workforce housing is to calculate the annual income that would be required to afford a median-priced home in the community. In South Lake Tahoe, the median home sales price in 2021 was $620,000. Assuming a loan that is 10 percent of the total sales price and a mortgage interest rate of 4 percent, the annual income required to purchase a $620,000 home is $131,500. This is almost 45 percent more than the 2021 AMI. Ideally, workforce housing in South Lake Tahoe will satisfy the housing needs of family households earning between 60 and 180 percent of the median household income.

4.2.5 Future Housing Needs

4.2.5.1 Regional Fair-Share Allocation

In December 2019, HCD notified the City of South Lake Tahoe of its allocation of regional housing needs for December 31, 2021, through June 30, 2027. Required by state law, the Regional Housing Needs Allocation Plan (RHNP) is part of a statewide statutory mandate to address housing issues that are related to future growth. The RHNP allocates to cities and counties each jurisdiction's "fair share" of the region's projected housing needs by household income group over the upcoming housing element planning period. The housing element planning period for TRPA jurisdictions, including South Lake Tahoe, is June 30, 2022, through June 30, 2027.

The core of the RHNP is a series of tables that indicate for each jurisdiction the distribution of housing needs for each of the four household income groups. The tables also indicate the projected new housing unit targets by income group for the ending date of the plan. These measures of units define the basic new construction that needs to be addressed by individual city and county housing elements. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for ensuring that adequate sites and zoning are available to accommodate at least the number of units allocated.

HCD applied a different housing element planning period for jurisdictions in the Tahoe Basin than that used for other nearby jurisdictions. This changed TRPA's designation from a non-attainment Metropolitan Planning Agency (MPO) to an attainment MPO. California Government Code Section 65588(e)(3) specifies that attainment MPOs without a four-year Regional Transportation Plan (RTP) election must have a housing element update schedule at five-year intervals. For South Lake Tahoe to return to an eight-year cycle in the future, the MPO must adopt the RTP on a four-year schedule. TRPA has notified HCD that the local RTP will be adopted on four-year cycles in the future, which will position South Lake Tahoe for an eight-year cycle in the future.

The 2019 South Shore Region Housing Needs and Opportunities Report assessed housing needs by income category for South Lake Tahoe by reviewing the income distribution of in-commuters looking to move to the Region and current residents searching for homes, as determined from the 2019 Household and Employee Survey. This report presents a different regional housing need than the one identified in the RHNP. The 2019 South Shore Region Housing Needs and Opportunities Report was conducted locally and tailored to South Lake Tahoe conditions, so the RHNP allocation is not an accurate assessment of the actual needs of the city's residents by income group. Table 4-43 shows the RHNP allocation for South Lake Tahoe, El Dorado County as a whole, and the SACOG region. As shown in the table, the RHNP allocated 289 new housing units to South Lake Tahoe for the planning period. Of 289 housing units, 162 units are to be affordable to moderate-income households and below, including 35 extremely low-income units, 35 very low-income units, 50 low-income units, and 42 moderate-income units.

TABLE 4-43
REGIONAL HOUSING NEEDS ALLOCATION BY INCOME
South Lake Tahoe, El Dorado County, and SACOG Region
2022–2027

	TOTAL	Extremely Low[1]	Very Low[1]	Low	Moderate	Above Moderate
South Lake Tahoe						
RHNP Allocation	**289**	35	35	50	42	127
Percentage of Total	**100.00%**	12.1%	12.1%	17.3%	14.5%	44.0%
El Dorado County, Unincorporated Tahoe Basin						
RHNP Allocation	**359**	45	46	55	63	150
Percentage of Total	**100.00%**	12.5%	12.8%	15.3%	17.5%	41.8%
SACOG Region						
RHNP Allocation	**153,512**	19,500	19,500	23,503	26,993	64,017
Percentage of Total	**100.00%**	12.7%	12.7%	15.3%	17.6%	41.7%

Source: Sacramento Area Council of Governments, Regional Housing Needs Plan 2021–2029 (March 2020).

[1] *It is assumed that 50% of very low income is extremely low.*

As previously stated, the median income for a family in South Lake Tahoe at the time of the 2015-2019 Census ACS was $49,390 and $83,377 for El Dorado County. South Lake Tahoe's median family income was lower than the County median income, suggesting that the city's actual housing need for very low-, low-, and moderate-income households greatly exceeds the projected housing need assigned by SACOG. The City recognizes that the RHNP allocation underestimates the actual needs of city residents. The City will strive to create opportunities above and beyond what is required by housing element law.

4.2.6 Assessment of Fair Housing

AB 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, affirmatively furthering fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

To comply with AB 686, the City has completed the following outreach and analysis.

4.2.6.1 Outreach

As discussed in the Public Participation section of the Housing Element, the City hosted two community workshops (one virtual and one in-person) to which they invited community members, stakeholders, planning commissioners, and other interested parties. In an effort to reach all segments of the community for these workshops, the City advertised the events in the local newspaper, follow-up emails with stakeholders and community leaders, fliers posted at various public facilities, Facebook posts, Twitter feeds, and Newsflash broadcasting on the City's website and emailed to subscribers. Flyers were distributed in English and Spanish to increase accessibility for all residents. The workshop was also offered in English and Spanish and the presentation was posted on the City's website. At each workshop, the City provided an overview of the Housing Element update and solicited public input on the element and process. Comments emphasized a need for smaller, more affordable housing units and prioritizing maintaining workforce housing rates at an affordable level rather than supporting construction of more housing for above moderate-income households. The City provides all public meeting advertisements, City Council agendas, and Planning Commission agendas in both English and Spanish. The City has included Program 5-1 to conduct targeted outreach to underrepresented and underserved populations to encourage them to participate in the planning process and apply to committees, as they are formed.

The City also conducted one-on-one consultation meetings with housing advocates, housing and service providers, and community organizations who serve the general public and special-needs groups. As with the workshops, the purpose of these consultations was to solicit direct feedback on housing needs, barriers to fair and affordable housing, and opportunities for development from all community groups, not just those who are able to attend the study session and public hearings. The primary concerns that stakeholders raised related to fair housing included:

- A severe shortage of rental housing affordable to the workforce;
- Low service industry wages that have not kept pace with increasing home prices; and
- Rising home prices that result in a declining rental stock.

The issues raised by stakeholders identified barriers to fair housing in the form of housing mobility opportunities and market trends that lead to displacement of low- and moderate-income households. The collection process for this qualitative data is described in greater detail in the Public Participation section of this Housing Element.

El Dorado County Fair Housing does not track fair housing complaints overall due to staffing and funding shortages, but the fair housing provider still provides the opportunity for the public to submit their complaint before referring them to the Department of Consumer Affairs, Legal Services of Northern California or to El Dorado County Senior Legal Services. When the City receives calls on the Housing Hotline related to fair housing issues they refer the callers to Legal Services of Northern California to address the complaints.

The primary fair housing issues identified by El Dorado County Fair Housing were poor housing conditions, particularly for lower-income units, and rent increases that force displacement of occupants. El Dorado County Fair Housing noted that they receive very few discriminatory fair housing complaints; however, housing condition and displacement due to rent prices present barriers to safe and equal housing opportunities. The City will continue to operate the Multiple-Family Dwelling Inspection and Maintenance

Program, and will enforce City codes to combat substandard housing conditions, improve fire resiliency, and promote energy efficiency upgrades (Programs 3-2 and 3-5).

The local data and knowledge gathered during the workshops and consultations was used to inform this assessment of fair housing issues, reveal barriers to fair housing, and identify factors that contribute to these issues (Table 4-47). In an effort to gather ongoing local input and data and to encourage all residents to participate in planning processes, the City has included Program 5-1 to meet annually with fair housing providers to discuss local fair housing issues and concerns, offer translation services to improve accessibility for all residents, conduct targeted outreach to underrepresented groups, and meet with service providers for special needs and underrepresented groups.

4.2.6.2 Fair Housing Issues

California Government Code Section 65583(10)(A)(ii) requires the City of South Lake Tahoe to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. According to the 2021 California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Maps, South Lake Tahoe does not include any areas of high segregation or poverty, or areas of low access to resources (Figures 4-4A and 4-4B). TCAC identifies areas within the city limits of South Lake Tahoe as primarily "Moderate Resource" and "Moderate (Rapidly Changing) Resource;" however, census tracts that are largely outside of city limit and are designated as "High Resource" do overlap with South Tahoe High School and small areas of Conservation and Recreation along city boundaries. The remainder of these "High Resource" tracts are national forest land outside of the city limit. While the moderate resource designations may reflect the level of access to opportunity in South Lake Tahoe compared to other jurisdictions, the high resource designation outside of the city limit does not accurately reflect this area. Some of the indicators included in TCAC and HCD's methodology to determine the final resource designation include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. These indicator scores decrease as the level of designation decreases until "Low Resource" areas, which typically have limited access to education and employment opportunities and may have poor environmental quality. However, while the 2015-2019 ACS reports a higher median income in areas outside of the city, this is likely due to a higher number of seasonal residents and retirees occupying second homes than in the city limit. Outside of the city limit is largely uninhabited forestland. For example, Washoe Meadows State Park is designated as high resource; however, this area has no housing, jobs, or other resources that should qualify it as high resource. After careful review, the City has confirmed that while there may be varying degrees of access to resources within the city (see Sites Inventory Analysis), all areas within the city limit have greater access to employment and educational resources than outside of the city limit.

In addition to the sites analysis, the City also individually analyzed several factors, described below, to assess patterns that may further fair housing issues independently of resource area categorization and has identified actions to combat these. "High opportunity areas" as described throughout this assessment and its associated programs (see Table 4-47) are those that have one or more of the following conditions: a concentration of employment opportunities, strong public transit or pedestrian infrastructure, access to high performing educational facilities, positive environmental conditions, generally good housing conditions, or low rates of overpayment and overcrowding compared to other areas of the city. The indicators that contribute to high opportunity areas are those that are discussed in Section 4.2.7.2.2 Access to Opportunity and Section 4.2.7.2.3 Disproportionate Housing Need and Displacement Risk. In contrast, the indicators

analyzed in Section 4.2.7.2.1 Patterns of Integration and Segregation identify existing conditions and historic trends as they relate to socioeconomic status.

The following maps and analysis rely on data provided at the Census Tract and Block Group levels by various state and federal agencies, including the TCAC and HCD,[9] 2010 Census,[10] 2010-2014[11] and 2015-2019[12] ACS, 2014 Longitudinal Employer-Household Dynamics (LEHD),[13] and the California Health and Human Services Agency.[14] It is worth noting that all of the data presented visually and analyzed quantitatively is only available at the Census Tract and Block Group levels and, therefore, may not necessarily apply to all neighborhoods within the tract or block. All data presented in the maps included in this assessment was collected through the AFFH Data Viewer mapping tool, a tool developed and approved by HCD for use in assessment of fair housing analyses as the most current and accurate data available.[15] This approach was developed in consultation with HCD and in conjunction with efforts to develop standardized state-wide datasets for fair housing analyses.

4.2.6.2.1 Patterns of Integration and Segregation

Income

Since 2014, the percentage of South Lake Tahoe residents who earn an income below the federal poverty line has decreased throughout most of the city, with the exception of the area east of Ski Run Boulevard. In this area, the percentage of the population below the poverty line remained relatively stable, but saw a notable decrease in other neighborhoods. Despite the appearance of more stable incomes, South Lake Tahoe remains unaffordable for many residents, as described throughout this assessment. The concentration of poverty east of Ski Run Boulevard corresponds with a larger percentage of non-White residents and renters, likely many of those who are employed in the commercial area east of Ski Run Boulevard South Lake Tahoe and in Stateline, Nevada. Further west, the Tahoe Keys neighborhood and areas adjacent to the Lake Tahoe Golf Course have significantly higher median incomes. In Tahoe Keys, the median income in 2019 according to ACS ranged from $89,148 to $93,261, compared to $30,435 to $42,679 east of Ski Run Boulevard (see Figure 4-5). TCAC has designated the western portion of South Lake Tahoe, which includes Tahoe Keys, as “moderate, rapidly changing,” which may be a result of the decreasing poverty rates and increasing median income in this area. The trends in the last decade indicate growing income gaps between the area east of Ski Run Boulevard and other South Lake Tahoe neighborhoods, which may have additional impacts on overpayment, overcrowding, and other fair housing issues.

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9 California Tax Credit Allocation Committee and Housing and Community Development Department, 2020. *2020 TCAC/HCD Opportunity Map*. https://belonging.berkeley.edu/tcac-opportunity-map-2020.

10 U.S. Census Bureau, 2020. *2010 Decennial Census*. https://hudgis-hud.opendata.arcgis.com/.

11 U.S. Census Bureau, 2014. *2010-2014 American Community Survey*. https://hudgis-hud.opendata.arcgis.com/.

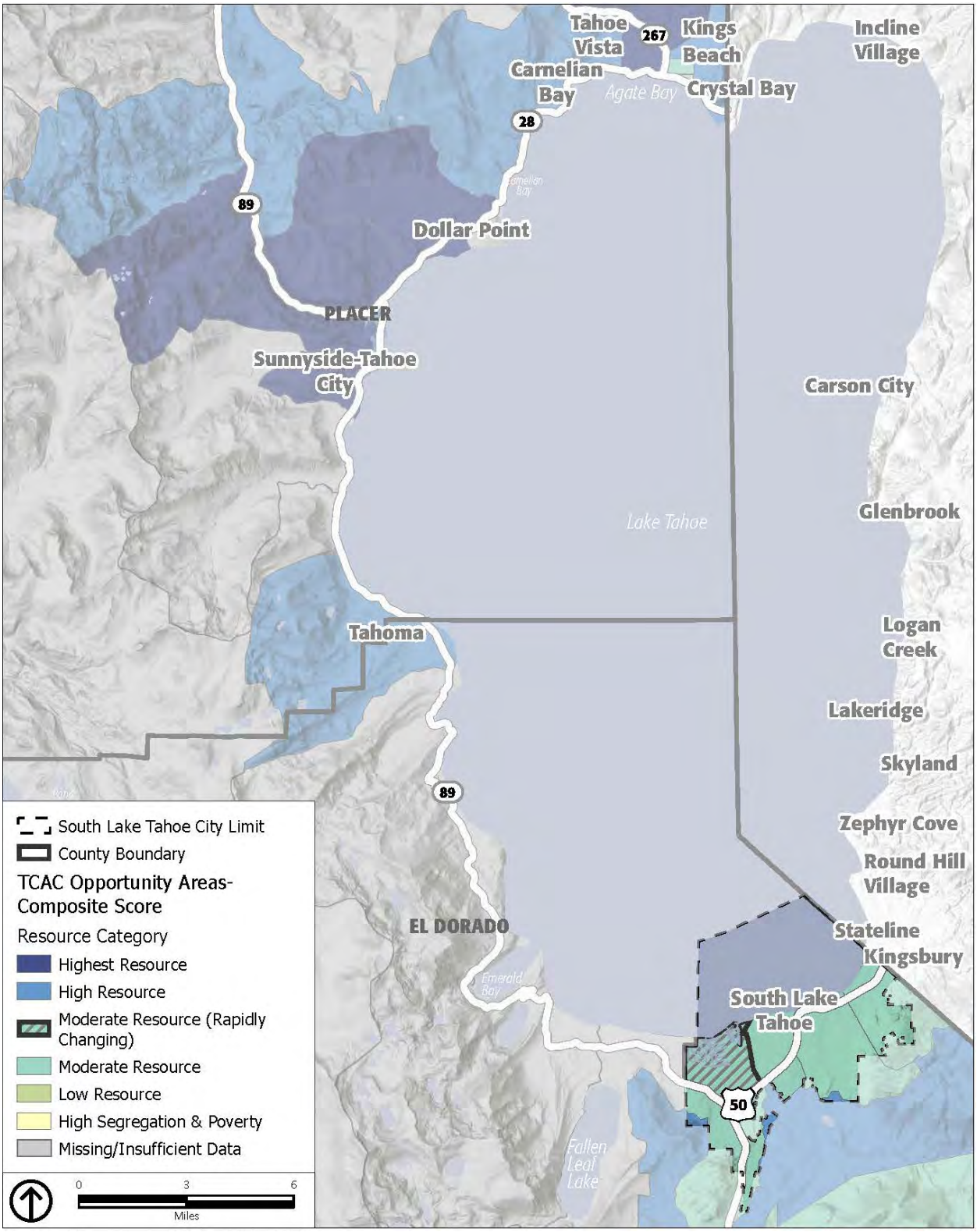
12 U.S. Census Bureau, 2019. *2015-2019 American Community Survey*. https://hudgis-hud.opendata.arcgis.com/.

13 U.S. Census Bureau, 2014. *Longitudinal Employer-Household Dynamics*. https://lehd.ces.census.gov/.

14 California Health & Human Services Agency, October 2020. *Percent of Household Overcrowding (> 1.0 persons per room) and Severe Overcrowding (> 1.5 persons per room).* https://data.chhs.ca.gov/dataset/housing-crowding.

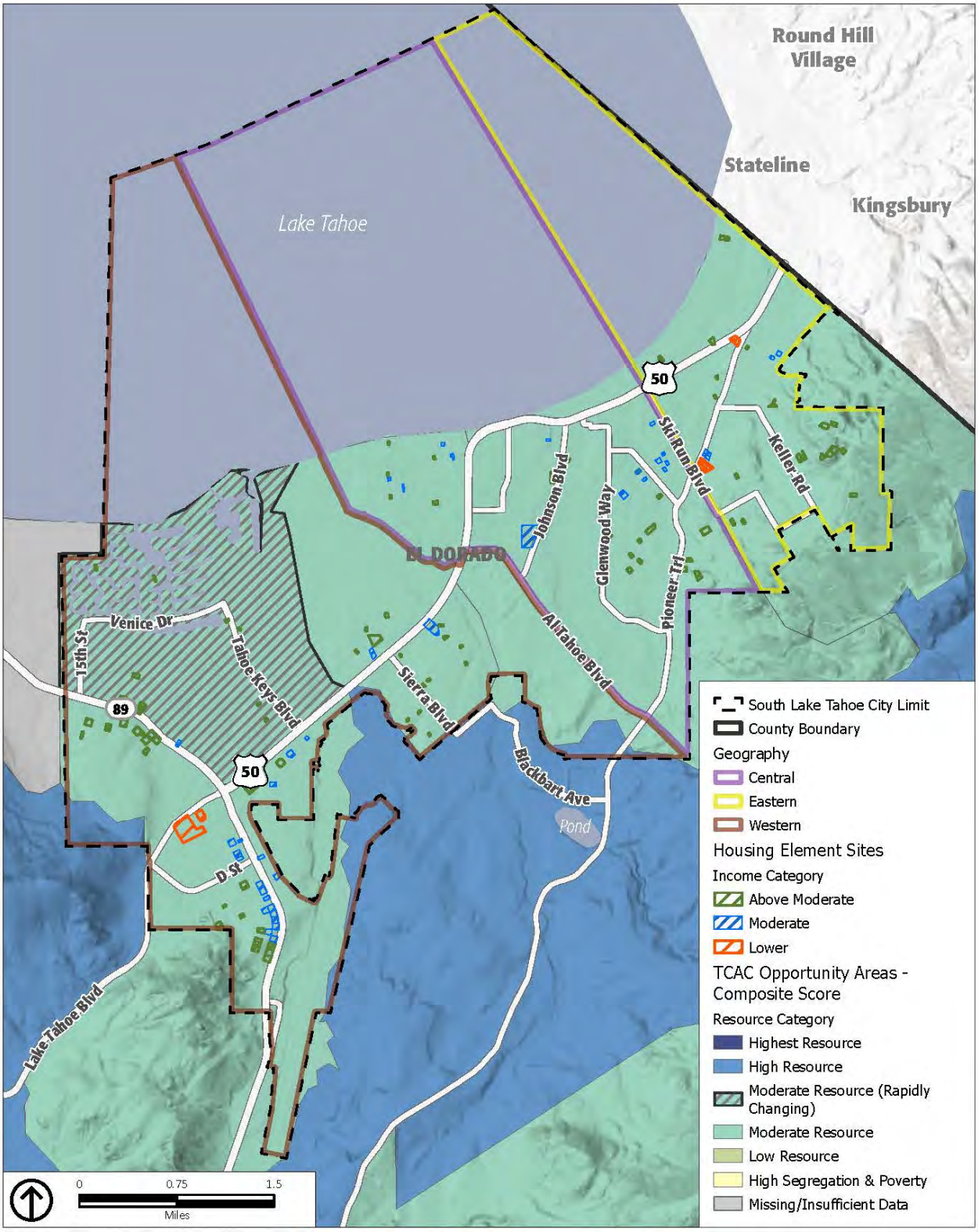
15 California Department of Housing and Community Development, 2021. *Affirmatively Furthering Fair Housing Data and Mapping Resources*. https://affh-data-resources-cahcd.hub.arcgis.com/.

FIGURE 4-4A: TCAC/HCD RESOURCE AREA DESIGNATIONS, REGION



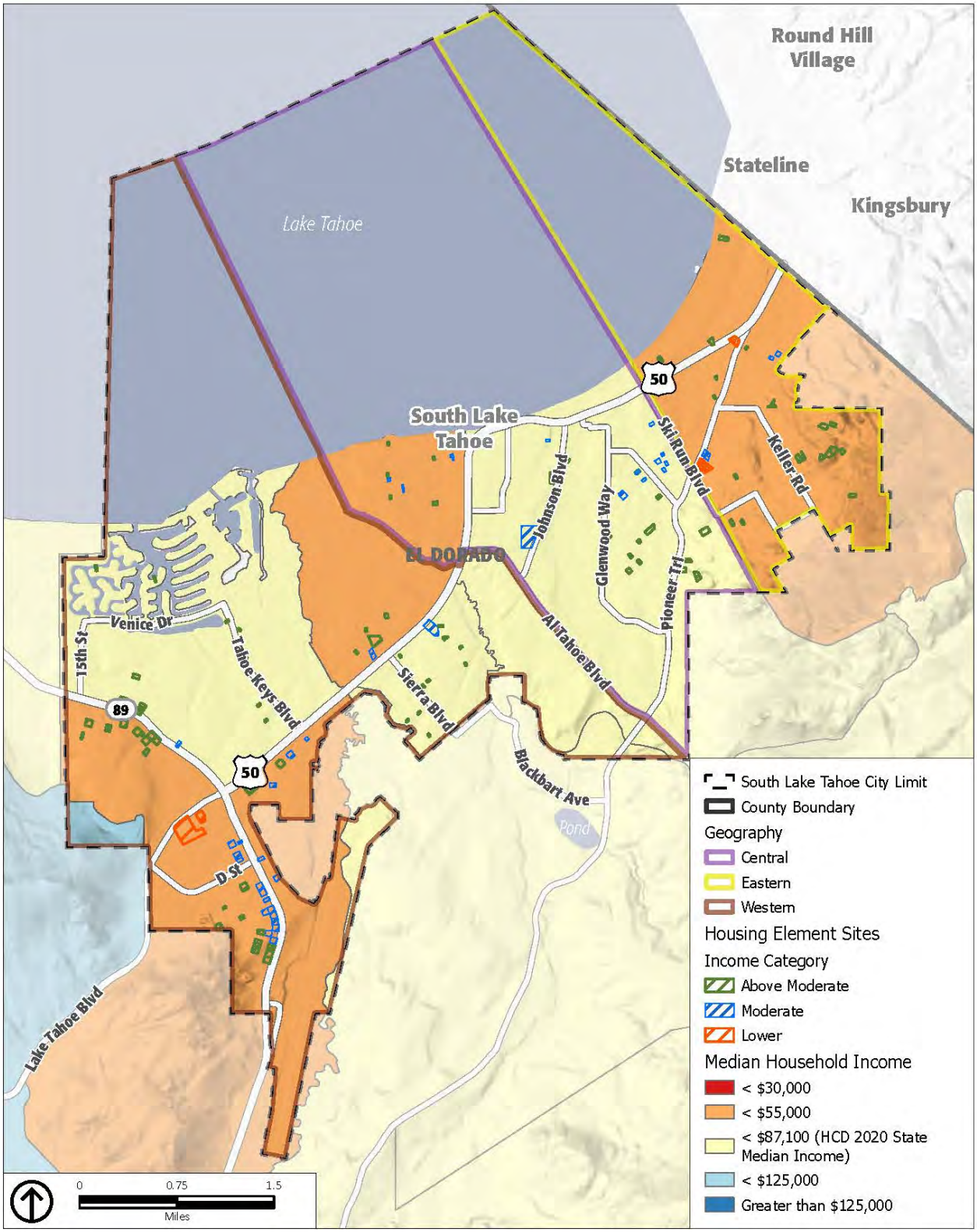
Source: TCAC 2021, census tracts

FIGURE 4-4B: TCAC/HCD RESOURCE AREA DESIGNATIONS, LOCAL



Source: TCAC 2021, census tracts

FIGURE 4-5: MEDIAN INCOME



Source: ACS 2015-2019, census tracts

As discussed in the Housing Characteristics and Trends section, the median income in South Lake Tahoe is significantly lower than in El Dorado County and has increased at a slightly slower rate. The median income in South Lake Tahoe increased an annual average of 1.3 percent between 2010 and 2019, compared to an annual average increase of 2.1 percent across El Dorado County. The median income in South Lake Tahoe in 2019 was $49,390 according to ACS, compared to $83,377 in El Dorado County. The discrepancy in income levels and rate of increase suggest that housing is unaffordable, and becoming more unaffordable, for residents of South Lake Tahoe. Given the differences in median income between neighborhoods in the city, it is likely that the economic burden is concentrated in the area east of Ski Run Boulevard, though not exclusively.

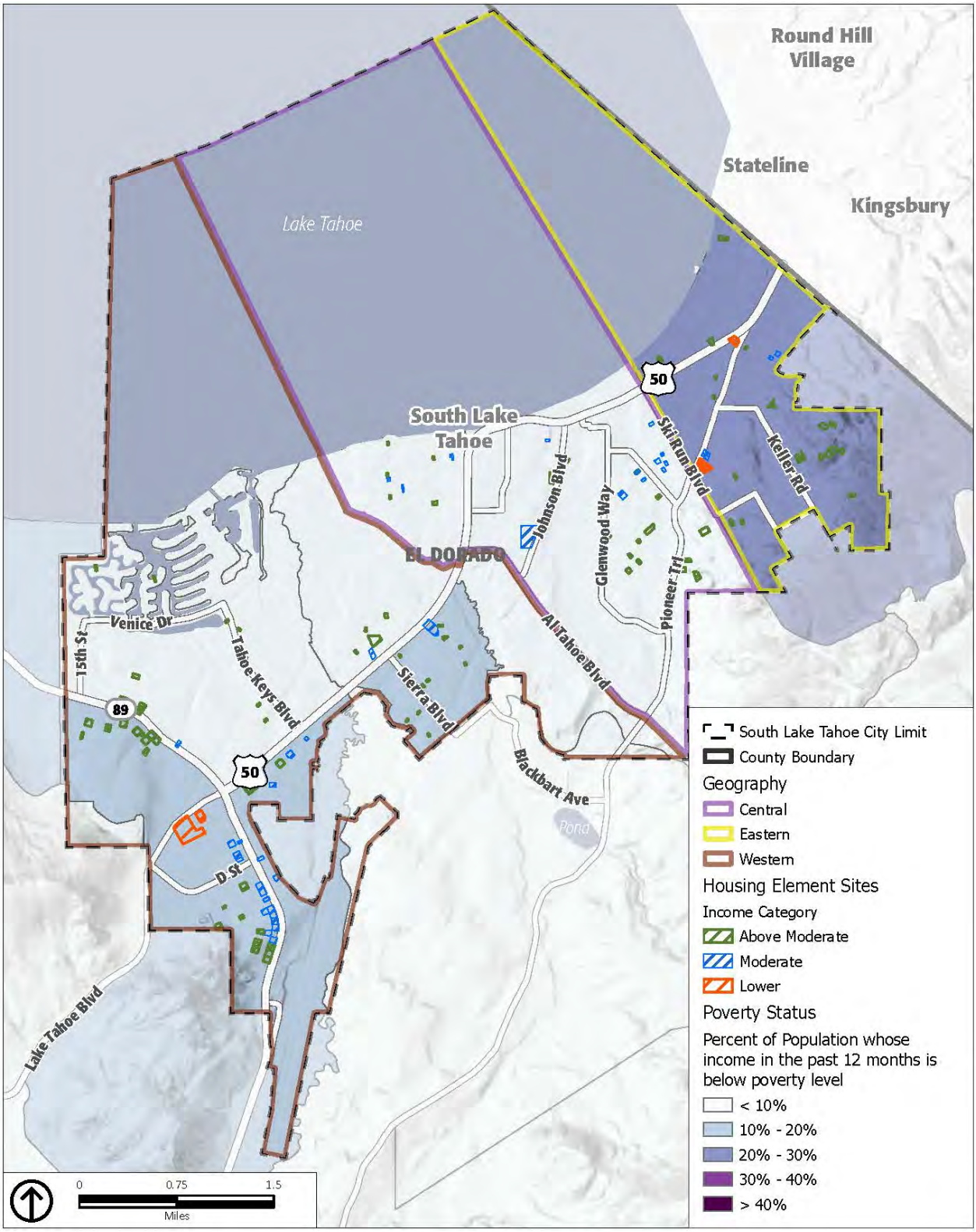
In the California portion of the TRPA region the area east of Ski Run Boulevard neighborhood of South Lake Tahoe has a higher rate of poverty than all communities and jurisdictions, with the exception of the area between Homewood and Tahoma (see Figure 4-6). The Homewood-Tahoma area saw a significant increase in poverty rates from 10 percent of the population in 2014 to nearly 34 percent in 2019. The area east of Ski Run Boulevard has seen a more stable poverty level, even experiencing a slight drop from 22 to 21 percent in this timeframe. The TRPA region is home to a large seasonal workforce and second homes that create a disconnect between wages and affordable housing, which South Lake Tahoe has experienced as well. The trends of income segregation as a result of where seasonable jobs, and affordable housing, are located in the TRPA region reflect the trends in South Lake Tahoe. Where there are more short-term rentals and second homes, incomes tend to be higher throughout the region. In contrast, where more long-term rentals are available, the median income is lower. Lower-income persons and households may be priced out of their neighborhoods because of the cost of housing.

Several programs have been identified in Table 4-47 to increase the supply of affordable and workforce housing in the city and facilitate integration of a variety of units to promote mixed-income neighborhoods.

Race and Ethnicity

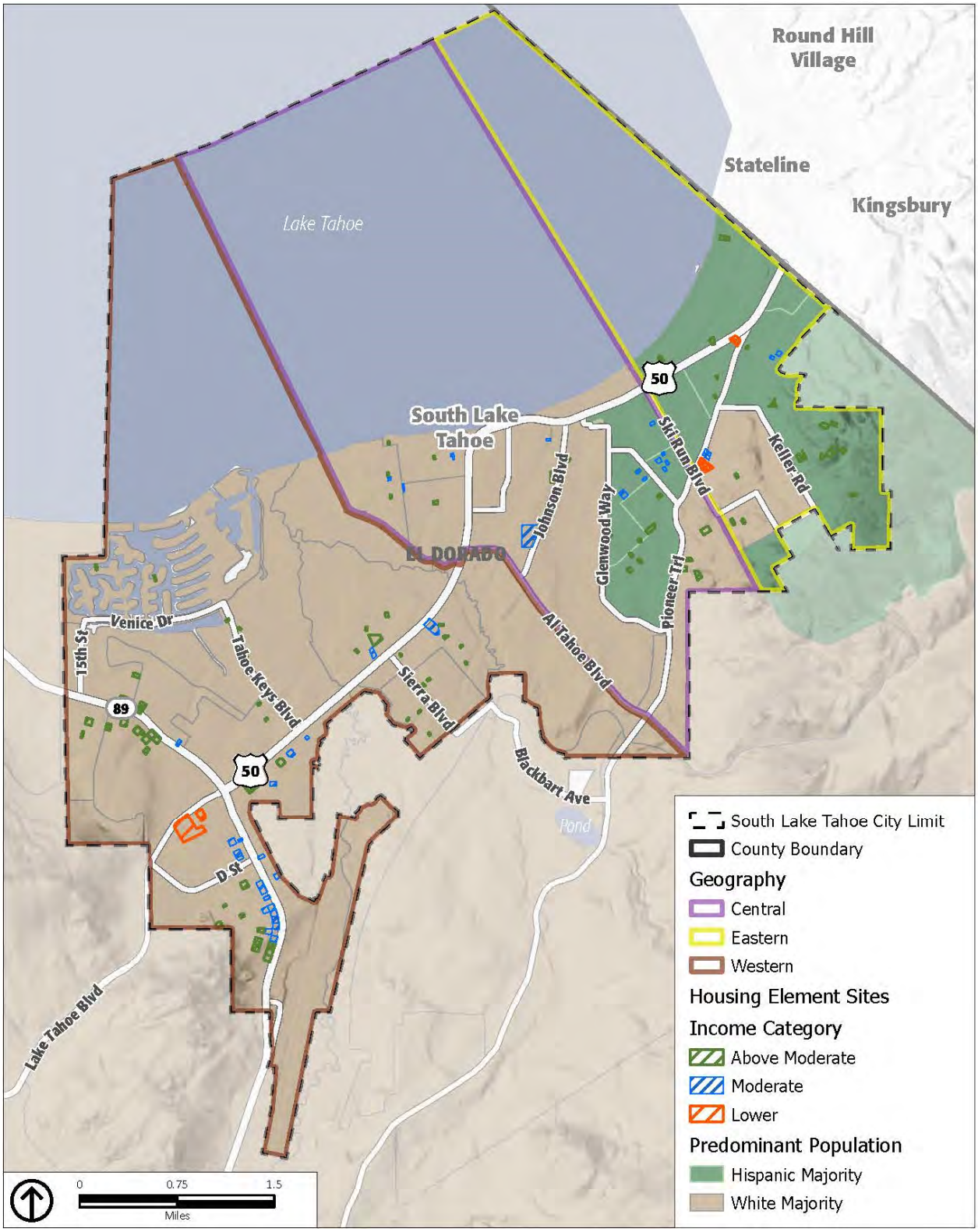
As presented in Table 4-6, approximately 84 percent of residents in South Lake Tahoe identify as White and approximately 70 percent of residents identify as non-Hispanic or Latino, this is reflected in Figure 4-7. There is a concentration of residents that identify as Hispanic or Latino in the area east of Ski Run Boulevard and west in the Bijou Acres area, where this population is the majority. In line with this, the diversity index in South Lake Tahoe is highest in the area east of Ski Run Boulevard, with a score greater than 85 (with 100 being perfect diversity) and a greater share of the population that is non-White (see Figure 4-8). In the area east of Ski Run Boulevard, approximately 37 percent of the population was Hispanic or Latino in 2018 according to Esri estimates with ACS data. This area also has the highest concentration of poverty in the city, with 21 percent of the population earning an income below the federal poverty line. A racially and ethnically concentrated area of poverty (R/ECAP) is defined by HUD as an area in which 50 percent or more of the population identifies as non-white and 40 percent or more of households are earning an income below the federal poverty line. Therefore, while this area is not a R/ECAP by definition, it is an area with a concentration of Hispanic and Latino residents, a high rate of poverty and overcrowding, and significant rates of overpayment.

FIGURE 4-6: POVERTY STATUS



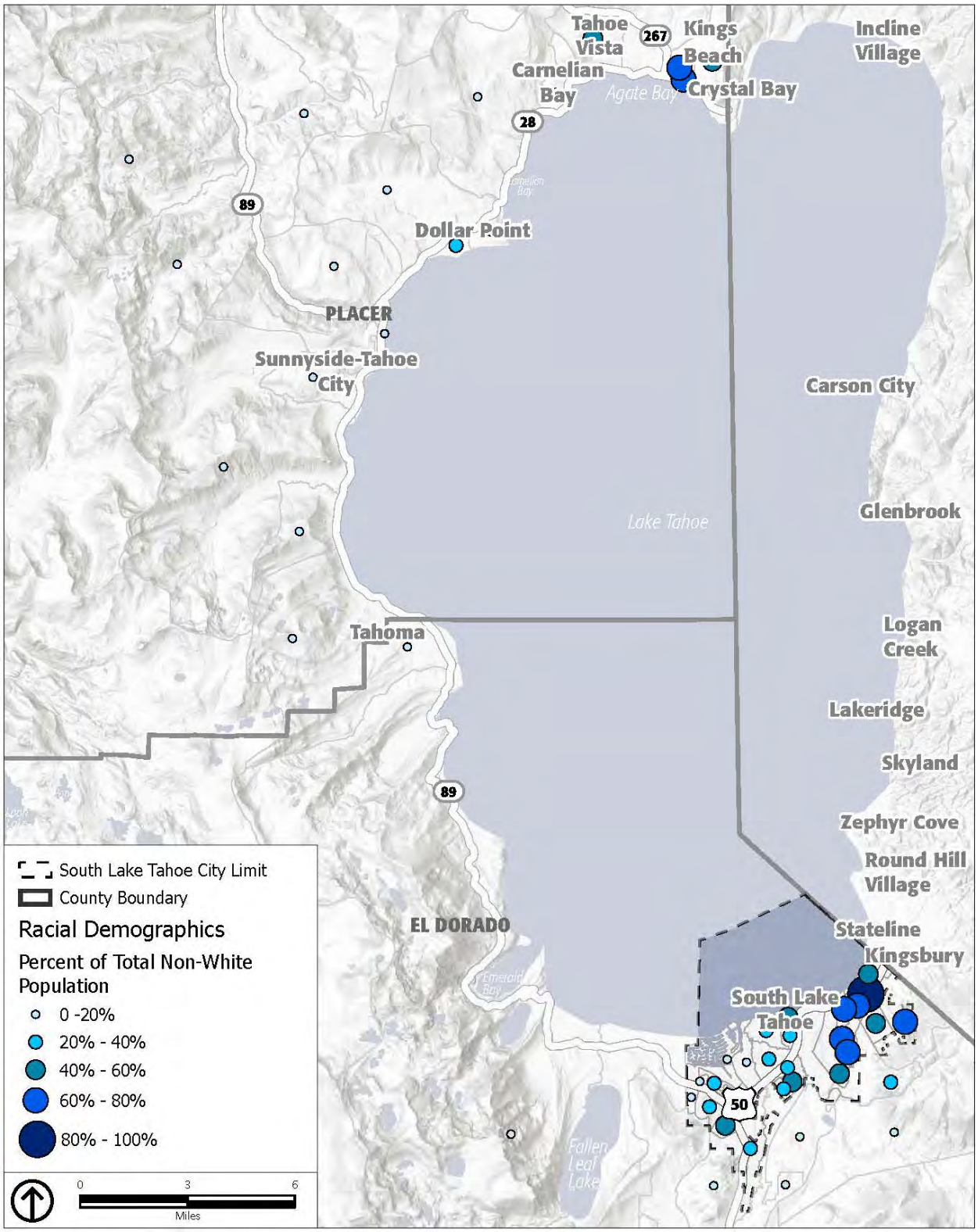
Source: ACS 2015-2019, block groups

FIGURE 4-7: PREDOMINANT POPULATIONS



Source: ACS 2015-2019, block groups

FIGURE 4-8: RACIAL DEMOGRAPHICS



Source: ACS 2015-2019, block groups

In contrast to the area east of Ski Run Boulevard, the lowest diversity index is in the Tahoe Keys neighborhood, where nearly 82 percent of residents identify as White. However, despite this concentration of residents that identify as White, this area does not meet the definition of a racially or concentrated area of affluence (RCAA). An RCAA is defined as a census tract in which 80 percent or more of the population is White and has a median income greater than $125,000 annually. While more than 80 percent of the population in Tahoe Keys is White, the median income was $89,148 in 2019. However, according to the 2010-2014 and 2015-2019 American Community Survey results, this is a significant increase (59.6 percent) in median income since 2014, which, if the trend continues, may result in an RCAA in this neighborhood. Additionally, the area immediately south of the Heavenly Valley neighborhood meets the definition of an RCAA, though this area is outside of the city limit. While the City does not directly plan for this neighborhood, it is close enough to influence, and be influenced by, planning decisions in South Lake Tahoe. The City will combat this possible segregation and affirmatively further fair housing by facilitating the construction of accessory dwelling units (ADUs) and deed restricted affordable housing to increase the supply of more affordable housing types throughout the city and promote a mixed-income neighborhood (Program 2-9 and 3-2).

Familial Status

Female-headed households are identified as a special-needs group due to the challenges of working full-time as a single parent. However, in South Lake Tahoe, the highest concentration of female-headed, single-parent households is in the Tahoe Keys neighborhood, where the median income is also higher than any neighborhood within the city limit. In contrast, in the area east of Ski Run Boulevard, where the poverty rate is approximately 21 percent, over 80 percent of children live in a married-couple household. However, in both of these neighborhoods, approximately 40 to 60 percent of households are occupied by single adults living with a spouse. While no neighborhoods are occupied by a majority of one family type, concentrations are present. Families are located in the area of the city with the highest percentage of renters, high rates of poverty, and overcrowding. This suggests that the area east of Ski Run Boulevard has the most affordable housing options but may not meet the living condition needs of some occupants. To address this, the City will work with homeowners with second homes and spare rooms in the city to identify opportunities to, and promote, conversion of single-family homes in the residential portions of the area east of Ski Run Boulevard long term rentals that would to accommodate lower-income and moderate-income households who wish to stay in their neighborhood, as well as promote conversion of second homes throughout the city to provide mobility opportunities (Program 3-9).

Familial trends mirror the TRPA region closely, with higher rates of families with children near places of employment, such as the area east of Ski Run Boulevard, Homewood, and Tahoe City and a similar distribution of adults living alone and adults living with spouses. However, South Lake Tahoe has the only concentration of female-headed households in the region. This may be due to availability of services, proximity to transit, or employers who provide childcare assistance, among other factors. To assist all families with children to access jobs, the City will provide incentives for the conversion of second homes in high-opportunity areas and near job centers (Program 3-9) to long term rental units.

Disability

As shown in Table 4-34, approximately 16 percent of South Lake Tahoe's noninstitutionalized population in 2017 had at least one disability, and 38 percent of those individuals were seniors, who are more likely to have an ambulatory, visual, or hearing disability. Since 2014, the percentage of the population with a disability has increased slightly across the city, but still reflects the SACOG and TRPA regions and there are no high concentrations of persons with disabilities within the city. The City supports facilities and transit services for persons with disabilities, as described in the Access to Opportunity section that follows. The City will work with TRPA to amend the City and TRPA zoning regulations to specify that residential care facilities (group homes) of all sizes are allowed by right in all residential districts (Program 1-6).

4.2.6.2.2 Access to Opportunity

Mobility

This assessment analyzes two types of mobility – transit and housing. Transit mobility refers to an individual's ability to navigate the city and region on a daily basis to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit. Housing mobility refers to an individual's or household's ability to secure affordable housing in areas of high opportunity, move between neighborhoods, and purchase a home if they so choose. Indicators of housing mobility include distribution of Housing Choice Vouchers (HCVs), availability of rental and ownership opportunities throughout the city, and vacancy rates.

South Lake Tahoe residents are served by two transit routes operated by the Tahoe Transportation District and the South Tahoe Airporter. Routes 50 and 55 operated by the Tahoe Transportation District run from the South Y Transit Center in South Lake Tahoe to the Stateline Transit Center and Kingsbury Transit Center, respectively. Route 50 offers 20- to 40-minute headways, and Route 55 offers one-hour headways. Both Tahoe Transportation District routes operate seven days per week and the South Lake Tahoe Airporter, which connects residents to the Reno airport, operates three times per day. With these transit opportunities, transit mobility is not considered a barrier to fair housing in the city. However, according to All Transit, a data tool that measures access to transit, connectivity, and service availability, South Lake Tahoe has a transit performance score of 2.9, compared to 1.3 for El Dorado County and 3.9 for the SACOG region as a whole. This suggests that while South Lake Tahoe may have better transit opportunities than the immediate vicinity, there are stronger transit options elsewhere in the region. Therefore, the City will meet biannually with the Tahoe Transportation District to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions (Program 5-1). Additionally, the City will ensure that projects needed to develop infrastructure improvements to support housing and residents without vehicles will continue to be included in the City's Capital Improvement Plan.

As discussed in the Tenure section of the Needs Assessment, approximately 59.0 percent of households are renters. The rental vacancy rate in South Lake Tahoe is 4.3 percent, while the ownership unit vacancy rate is 1.1 percent (see Table 4-7). This indicates there is a shortage of affordable ownership units for renters that may be seeking this economic opportunity. Additionally, while renters are the dominant tenure in South Lake Tahoe and are distributed across the city, HCV holders are concentrated primarily in the Bijou and airport neighborhoods. Beginning January 1, 2020, under California Government Code Section12927(i), landlords must accept HCVs as an acceptable source of income for tenants. Therefore, the concentration of

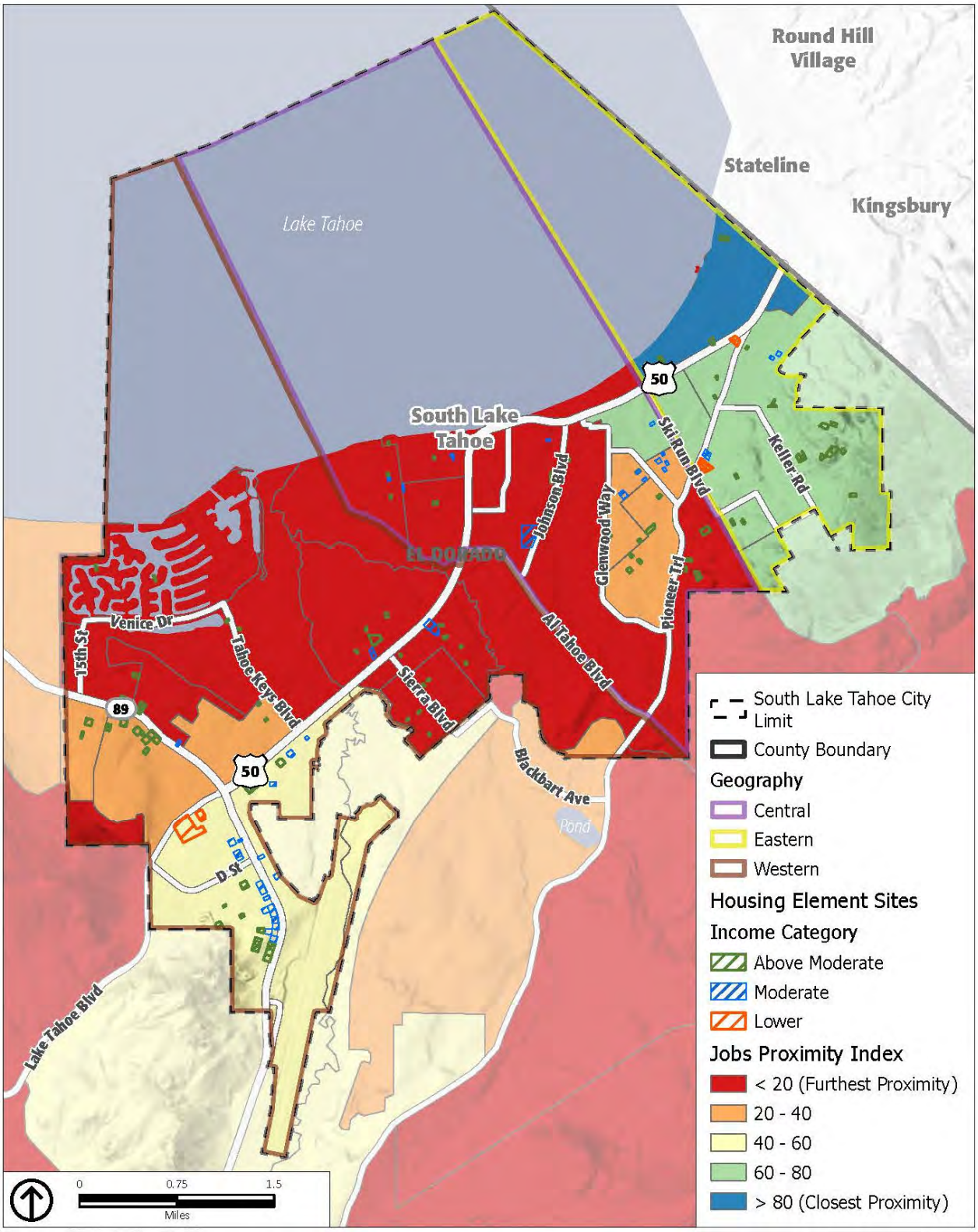
voucher recipients may be due to the availability of housing that is affordable with a voucher, meets the condition requirements of the voucher, or that landlords in other areas of the city are unaware of the requirement to accept vouchers. As shown in Table 4-27, the average rent in South Lake Tahoe ranges from $1,510 for a one-bedroom unit to $4,150 for a four-bedroom unit. All of these average rents are $500 to nearly $1,000 more than HUD's established fair-market rent for El Dorado County as part of the Sacramento-Roseville-Arden-Arcade Metro Area, indicating that even with healthy vacancy rates for rental units, many units are unattainable to lower-income households without Section 8 assistance. To improve housing mobility for residents, the City will initiate discussions with other agencies and organizations to identify one who can administer a first-time homebuyers to aid eligible households in locating housing opportunities (Program 2-7), encourage lot consolidation to facilitate the development of affordable housing with an emphasis on high opportunity areas (Program 1-7), promote the construction of a variety of housing options throughout the city, emphasizing typically more affordable units such as ADUs (Programs 2-9), and educate landlords on the benefits on advertising their units to Section 8 voucher holders (Program 5-1).

Employment Opportunities

As shown in Figure 4-9, HUD has identified most of South Lake Tahoe as being located far from jobs. As identified in Table 4-10, TRPA estimates that there were 26,880 jobs in the South Shore Region in 2019 and projects just a 1.1-percent increase in this total to 29,110 jobs in 2026. While this appears to be sufficient jobs for South Lake Tahoe residents, the South Shore Region includes Douglas County (Nevada), South Lake Tahoe, and unincorporated El Dorado County. While this would be a sufficient supply of jobs for South Lake Tahoe residents, the jobs are not all located close to the city and also available to residents of Douglas and El Dorado Counties. Given the shortage of jobs for the population of the entire South Shore Region, there is likely a jobs-housing imbalance in South Lake Tahoe. This can be partially explained by the number of second homes and retirees in South Lake Tahoe as well as a seasonal job industry that results in surges of temporary jobs. However, the Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES) data reported by the U.S. Census indicates that nearly 63 percent of employed residents in South Lake Tahoe work within 10 miles of home, suggesting that they must work either within the city, in Stateline, Nevada, or in other nearby employment centers. LODES also indicates that nearly 22 percent of residents travel more than 50 miles southwest to their place of employment, likely in the Sacramento area, suggesting that not all employment needs are met in close proximity to the city. The highest concentration of jobs in South Lake Tahoe are in the commercial portion of the area east of Ski Run Boulevard and in the South Y Shopping Center and Tahoe Keys Marina & Yacht Club. During peak tourism seasons, the number of job opportunities may increase to meet demand, but there is still a pressing need for workforce housing and jobs to meet the need of the existing population.

While jobs and housing are imbalanced throughout El Dorado County and the TRPA region, South Lake Tahoe has a more significant imbalance than areas such as Tahoe City and the Town of Truckee. El Dorado County and TRPA have both identified the dominance of short-term rental units and second homes as skewing the availability of housing for the workforce as well as inflating the population in comparison to the number of available jobs. This has been a growing issue in the region as tourism continues to be a dominant industry at Lake Tahoe and in surrounding national forest land. However, in 2018, South Lake Tahoe voters approved Measure T to place a moratorium on the conversion of housing in residential areas to Vacation Home Rentals (VHRs) in an effort to preserve the housing stock for long-term rental needs. As this moratorium is relatively new, the City will monitor its impact on the cost of housing to determine whether it is an effective approach to preserving or increasing the rental stock (Program 3-7).

FIGURE 4-9: JOBS PROXIMITY INDEX



Source: HUD 2014-2017, block group

Educational Opportunities

Each year, the California Department of Education (DOE) publishes performance metrics for each school in the state, including student assessment results for English Language Arts and Mathematics as they compare to the state on meeting grade-level standards. South Lake Tahoe and surrounding areas have six schools reported on by the DOE, including three elementary schools, one middle school, one high school, and one continuation school. Scores are not reported for Mt. Tallac High, the continuation school. In 2018, Mt. Tallac High had 15 enrolled students, 87 percent of whom were socioeconomically disadvantaged and 47 percent are English learners. Lake Tahoe Unified School District provides bus routes for students from all neighborhoods in South Lake Tahoe to schools. As shown in Table 4-44, only one school scored moderately high in mathematics (Sierra House Elementary). The shortage of high-performing schools is further supported by TCAC/HCD's educational score, an attribute of the opportunity area maps, which identifies all of South Lake Tahoe in the 25th to 50th percentile for anticipated positive educational outcomes. The status of school performance is reflective of El Dorado County overall outside of El Dorado Hills but is notably lower than expected educational outcomes in the Tahoma neighborhood, Tahoe City, and other areas in the northern portion of the TRPA region. Tahoma scores in the 56th percentile, while Tahoe City and the surrounding area score in the 76th percentile. Throughout the TRPA and SACOG regions, higher educational outcomes are often expected in areas with higher median incomes, though not exclusively.

TABLE 4-44
SCHOOL PERFORMANCE SCORES, 2018

School	English Language Arts Score	Mathematics Score
Bijou Community Elementary		
South Lake Middle		
Sierra House Elementary		
Tahoe Valley Elementary		
South Tahoe High		

Source: City of South Lake Tahoe, 2021

Highest Performing *Lowest Performing*

Access to proficient schools begins with improving school performance throughout the City. Given the high cost of housing in the Tahoe Basin, it is difficult for teachers and other school faculty to secure housing, therefore limiting the ability for teachers to serve the schools of South Lake Tahoe. To address poor performance that may result from a teacher shortages or turnover, the City has included Program 2-2 to work with Lake Tahoe Community College and Lake Tahoe Unified School District to develop new affordable housing affordable to lower- and moderate-income persons, including teachers, as well as develop programs to remove barriers to accessing housing such as first month's rent and deposits. The three elementary schools that currently serve South Lake Tahoe students are distributed across the city, with

Bijou Community Elementary in the eastern area, Sierra House Elementary in the central area, and Tahoe Valley Elementary in the western area. With this distribution, and with similar performance scores at each of the schools, elementary-aged students have equal access to educational opportunities. In the area with the highest risk of displacement due to overcrowding and overpayment, in the area east of Ski Run Boulevard, students have access to Bijou Community Elementary, and therefore similar education opportunities as students of other neighborhoods, regardless of socioeconomic status. With available bussing, all students have access to South Lake Middle School. However, while bussing is also available for high school students, the location of South Tahoe High on the far western side of the City, presents a greater barrier to access for students that reside in the area east of Ski Run Boulevard, where there are higher rates of poverty, overpayment, and other indicators of disproportionate housing need. For normal school hours, students are able to get to school via available transit and school bus systems, but access may be more limited for activities and study hours outside of standard school hours, which provide additional educational opportunities for teenagers. To improve access to high school opportunities for students of households that face disproportionate housing needs, the City has identified capacity for 248 lower-income units approximately a half-mile walk from South Tahoe High School. Additionally, the City has included Program 5-1 to meet with Lake Tahoe Unified School District to identify barriers to high performing schools and support and assist the District in addressing barriers through a variety of strategies, which may include identifying sites for housing affordable on a teacher's salary, expanding bussing for students, supporting training programs for classroom aides, and more.

Environmental Health

In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores. A community within the 75th percentile or above, is one with higher levels of pollution and other negative environmental indicators and is considered a disadvantaged community. There are no disadvantaged communities in South Lake Tahoe; however, the area east of Ski Run Boulevard falls into the 40th percentile and the area near the airport falls into the 42nd percentile (see **Figure 4-10**). The decreased environmental conditions in these areas are likely due to a concentration of traffic in commercial areas and proximity to the airport. Despite these slightly lower environmental conditions, all residents of South Lake Tahoe have similar access to healthy environmental conditions, likely stemming from the prominence of open space in the semi-rural community on Lake Tahoe and recreational and park opportunities. South Lake Tahoe has a similar environmental score as the cities of Placerville and Auburn, which are comparable in size and development.

Disability Services

While there are no licensed assisted living facilities for the elderly or adult residential care facilities in South Lake Tahoe, according to the California Department of Social Services (CDSS), there are four assisted living facilities and three support and in-home assistance organizations. Kelly Ridge and Tahoe Senior Plaza are both residential care facilities for low-income persons aged 62 and over, Sky Forest Acres is a residential care facility for adults with disabilities, and Barton Skilled Nursing Facility provides 48 long-term care beds for any resident who needs their services as well as in-home care. A Hand at Home provides caregivers for in-home care to support seniors who want to remain in their home and Elder Options, Inc. provides a variety of services for seniors, including home care, respite care, and assisted living care coordination. Choices Person Centered Services provides supported living services, independent living services, and day services to adults with developmental disabilities. In addition to these facilities, the Tahoe Transportation District operates a free paratransit service for residents within one mile of fixed routes on a

reservation basis from origin to destination. The City also requires new developments to comply with Title 24 of the 2019 California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the City ensures that older housing that may not meet the same accessibility requirements can be adapted as needed by amending the City's reasonable accommodation procedure (Program 4-1), discussed in the Constraints section of this Housing Element, and by administering the Rehabilitation Loan Program for both single-family and multifamily units (Program 3-1).

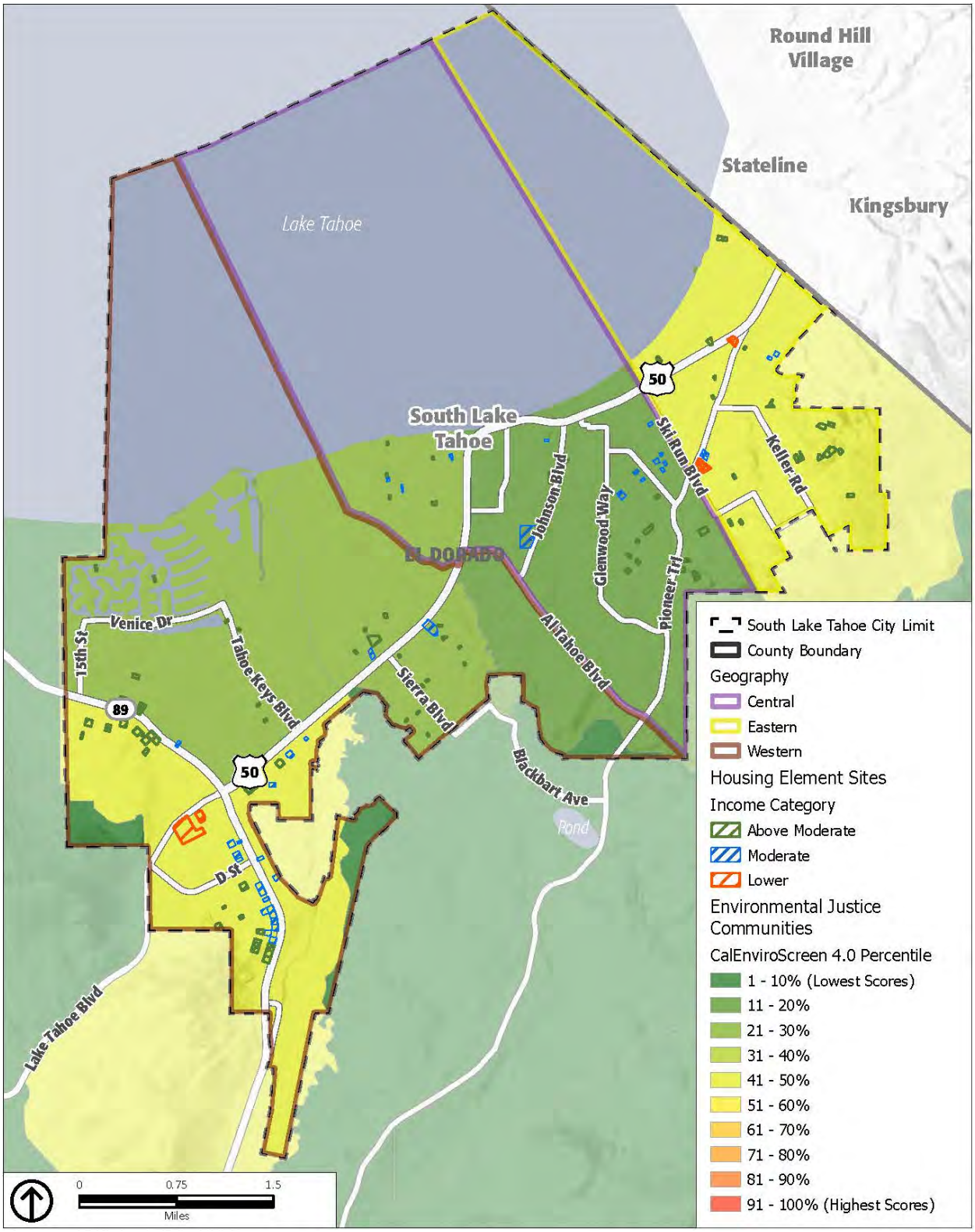
4.2.6.2.3 Disproportionate Housing Need and Displacement Risk

Overcrowding

As shown in Table 4-15, overcrowding is a more significant problem among renters than owners in South Lake Tahoe, despite a decline in this housing issue since 2010. In 2017, 7.7 percent of renters and 1.7 percent of owners living in overcrowded situations, compared to 14.3 and 5.0 percent, respectively, in 2010. Additionally, according to California Health and Human Services (CHHS), the rate of overcrowding is significantly higher in the area east of Ski Run Boulevard (23.9 percent of households), followed by the Bijou neighborhood (15.7 percent of households) than other areas of the city (Figure 4-11). The commercial portion of the Tourist Core Area Plan has a significant number of service industry positions, which are typically low wage, and may employ residents from the residential areas east of Ski Run Boulevard. The concentration of low-wage jobs has likely resulted in the need for residents to "double up" with other families or live in units too small to comfortably fit their household to afford rent. Overcrowding typically means that either appropriately sized housing is unaffordable or unavailable to current residents. In either case, this results in an increased risk of displacement for households living in unit types that do not meet their needs.

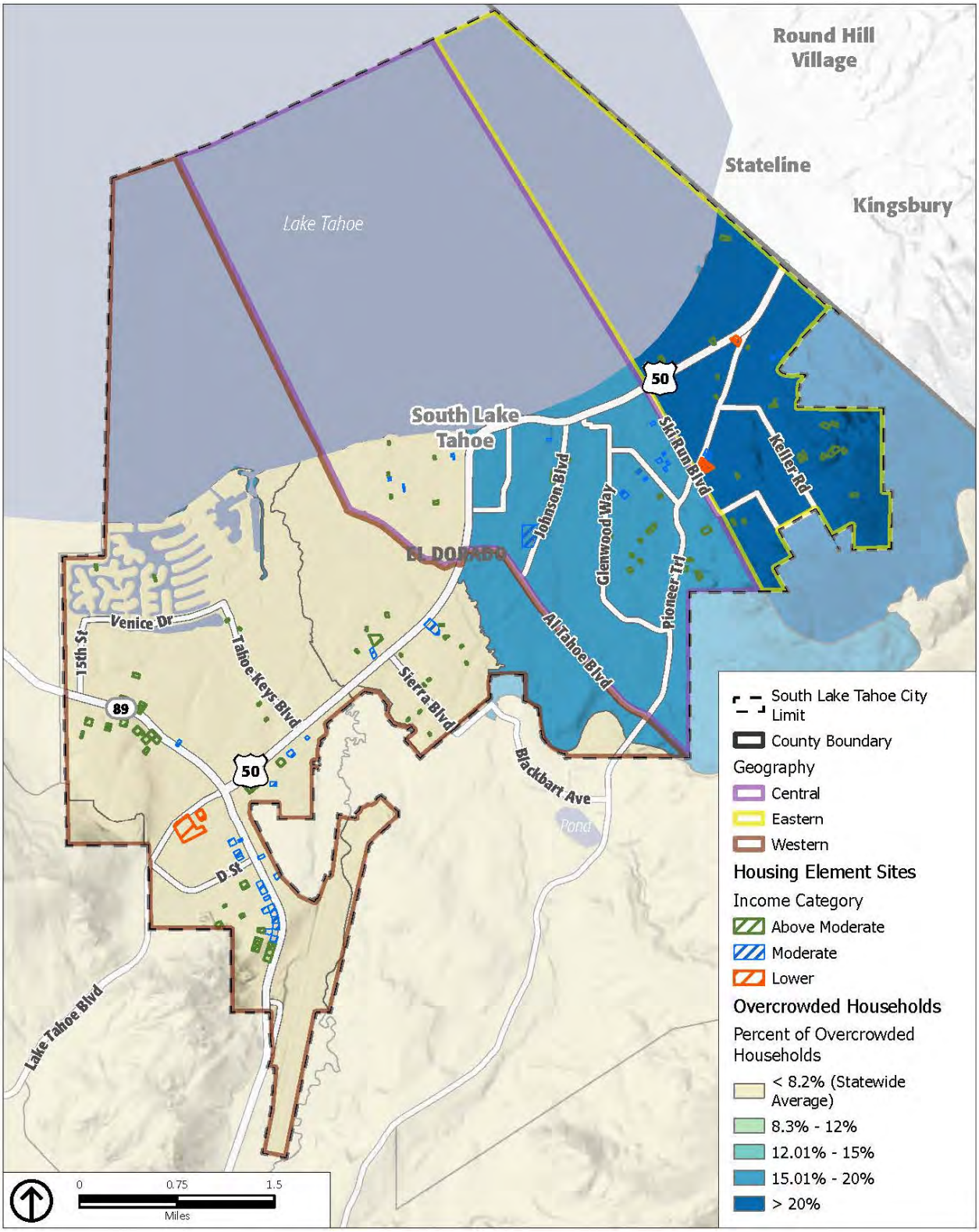
While the rate of overcrowding is low in other areas of South Lake Tahoe, there is a disconnect between housing unit size and family size in the residential portion of the area east of Ski Run Boulevard, likely tied to affordability. The area east of Ski Run Boulevard and Bijou have more high-density residential and smaller housing units, on average, than other neighborhoods in South Lake Tahoe, such as Tahoe Keys and Al Tahoe. The area east of Ski Run Boulevard also has the highest rate of children in married couple households and the highest rate of renter-occupied households in the city, which may contribute to overcrowding, particularly in smaller dwelling units. Further, with the highest rates of poverty and non-White residents, this area indicates patterns of concentration of minority and low-income households facing displacement risk due to a variety of fair housing concerns. While overpayment rates are higher elsewhere in the city, many residents here are still cost burdened, compounding the displacement risk presented by overcrowding.

FIGURE 4-10: ENVIRONMENTAL JUSTICE COMMUNITIES



Source: CalEPA Office of Environmental Health Hazard Assessment 2021, census tracts

FIGURE 4-11: OVERCROWDED HOUSEHOLDS



Source: California Health and Human Services 2020, census tracts

While overcrowding exists throughout the Tahoe and El Dorado County regions, it is largely concentrated in South Lake Tahoe. On the Western Slope, rates of overcrowding range from less than one percent of households to approximately six percent of households, with significantly lower rates found in communities along the Highway 50 corridor toward Sacramento than in South Lake Tahoe. West of the City of South Lake Tahoe limit, CHHS reports than no units are overcrowded, likely due to the increased number of short- term rental units and larger housing units in general. Throughout the SACOG region, overcrowding rates have stayed relatively stable and low since 2010, though South Lake Tahoe, and El Dorado County overall, are the only areas in which both renter and owner overcrowding have decreased since 2010. To continue to reduce incidence of overcrowding and reduce displacement risk as a result of overcrowding, the City will continue facilitating the construction of ADUs (Program 2-8), provide incentives for conversion of second homes to affordable units (Program 3-9), and will provide information to landlords on the benefits of advertising their units to Section 8 voucher holders and avoiding discrimination based on income (Program 5-1).

Overpayment

A household is considered to be "overpaying" when they are spending more than 30 percent of their income on housing costs. This increases the risk of displacing residents who are no longer able to afford their housing costs. Several stakeholders identified rising rent prices as a fair-housing concern that contributes to an increase in overpayment among renters. As shown in Figures 4-12 and 4-13, overpayment is a widespread issue throughout South Lake Tahoe. According to CHAS, in 2017, approximately 43.6 percent of all households were paying more than 30 percent of their income on housing, and of these, 50 percent were severely overpaying (paying more than 50 percent of their income). Throughout the city, 47.2 percent of renters and 39.2 percent of owners are overpaying for housing. While this presents a citywide barrier to fair housing, Figure 4-12 demonstrates that overpayment among owners is particularly significant in the area east of Ski Run Boulevard, where poverty rates are higher, and a majority of the population identifies as non-White. This is a shift from 2014 when overpayment among owners was concentrated in the Al Tahoe neighborhood. While there is a current high rate of overpayment in the area east of Ski Run Boulevard, City staff report that the Tahoe Meadows neighborhood likely has a lower rate of overpayment despite its location within this tract, as this area has a higher median income than other portions of the tract. In contrast to the geographic shift seen for owner overpayment, renters shifted from a concentration of overpayment in Bijou to an even, but significant, distribution of overpayment throughout the city (see Figure 4-13). While concentrations of overpayment have moved over time, overpayment is still a pressing issue in South Lake Tahoe, particularly among the workforce, as was identified by stakeholders in community workshops and consultations.

Throughout the TRPA and SACOG regions, overpayment is prevalent among both renter and owner households, though has been an increasing problem for renters in the last decade. Overpayment in the TRPA region is more significant in areas of concentrated tourism where the service industry is a major employer, as is the case in South Lake Tahoe. Low wages and seasonal jobs have expanded the issue over time throughout the region. While overpayment is slightly lower outside of tourism centers, this is likely because of a shortage of rental housing and distance from jobs rather than the presence of more affordable housing options.

To address displacement risks from overpayment, the City has included several programs to increase the supply of affordable housing (see Table 4-47).

Substandard Housing

In addition to extensive overpayment, approximately 87 percent of the housing stock in South Lake Tahoe is older than 30 years and may need repairs. As discussed previously, the City conducted a housing condition survey in 2019 and found that approximately 3.8 percent of the housing stock needs minor repairs, and 1.2 percent need moderate to substantial repairs. Just 0.1 percent were considered dilapidated. The most common structural issue (48 percent) was the poor condition of driveways; only 17 percent of structural issues were regarding habitability issues (e.g., siding, roof, foundation, and windows). The Tahoe Sierra neighborhood was found to have the highest incidence of homes needing repair or rehabilitation, though this was just 0.5 percent of surveyed units. This indicates that the need for repairs is relatively evenly distributed across the city, with no significant concentrations of rehabilitation need that would indicate a disproportionate displacement risk.

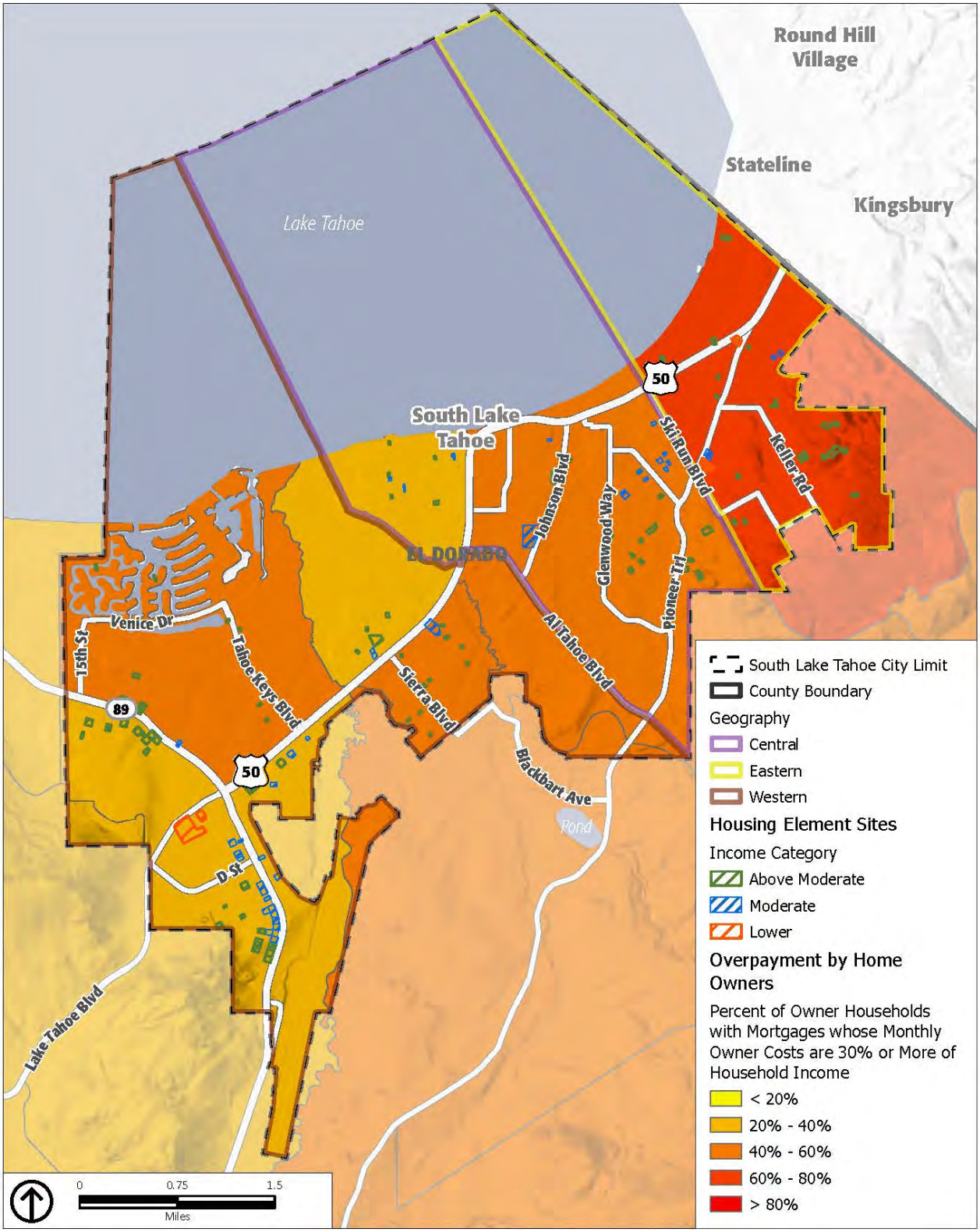
However, El Dorado County Fair Housing reported in their consultation with the City that one of the primary complaints that they receive are regarding poor home condition, typically from deferred maintenance on older homes or absentee owners that are resistant to making repairs. This feedback is consistent with issues raised in the City's Housing Hotline and Multi-family Inspection Programs. The Housing Division receives approximately 700 calls annually through the Housing Hotline. A substantial number of these calls are referred to other agencies for assistance such as Legal Services, El Dorado County Environment Management and Behavioral Health, City Code Enforcement, and the California Apartment Association. Additionally, a large number of complaints are resolved through mediation conducted by Housing Staff without escalated enforcement. However, approximately 20 complaints a year do require escalated and prolonged enforcement, the process of which can extend for a series of months. In December 2021, the Housing Hotline reported that the primary complaints received regarding substandard housing conditions were related to mold, lack of heating, pest infestations, lack of smoke or carbon monoxide detectors, water intrusion, and electrical issues. Representatives from the Hotline reported that the age of the housing stock in South Lake Tahoe, paired with extreme weather, has resulted in deterioration in many structures, though not all. In an effort to address concerns of substandard housing conditions, the City operates the Multi-family Inspection Program for all developments with 6 or more units and has successfully improved the overall quality of the housing stock. Units in the city are selected at random for inspection. As part of this program, 123 properties were inspected in 2021 and 225 units were certified. When a unit fails an inspection, an inspection report is provided to the owner with a deadline to comply. Coordination between the Housing Hotline and Multi-family Inspection Program results in timely resolution of many substandard housing issues.

Due to the scarcity of affordable housing, some tenants may be hesitant to submit maintenance requests to their landlord or property manager for fear of retaliation, such as unjust eviction or rent increases, and therefore cases may be underreported to El Dorado County Fair Housing. Lower-income renters are particularly at risk of displacement as a result of poor housing conditions if retaliation occurs, as there are limited alternative housing options. The City is aware of this concern residents may have and aims to proactively address substandard housing conditions through the Multi-Family Inspection Program, which result in the City requiring maintenance by the home or property owner rather than a request from the tenant.

For those homes that do need moderate to substantial repairs, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable or during rehabilitation. To prevent displacement of these occupants, the City will develop a program to provide financial assistance for residential rehabilitation (Program 3-1) and will proactively inspect multifamily housing projects for rehabilitation need (Program 3-2), and will partner with organizations, employers, and non-profits to establish a multifamily acquisition and rehabilitation program (Program 3-8).

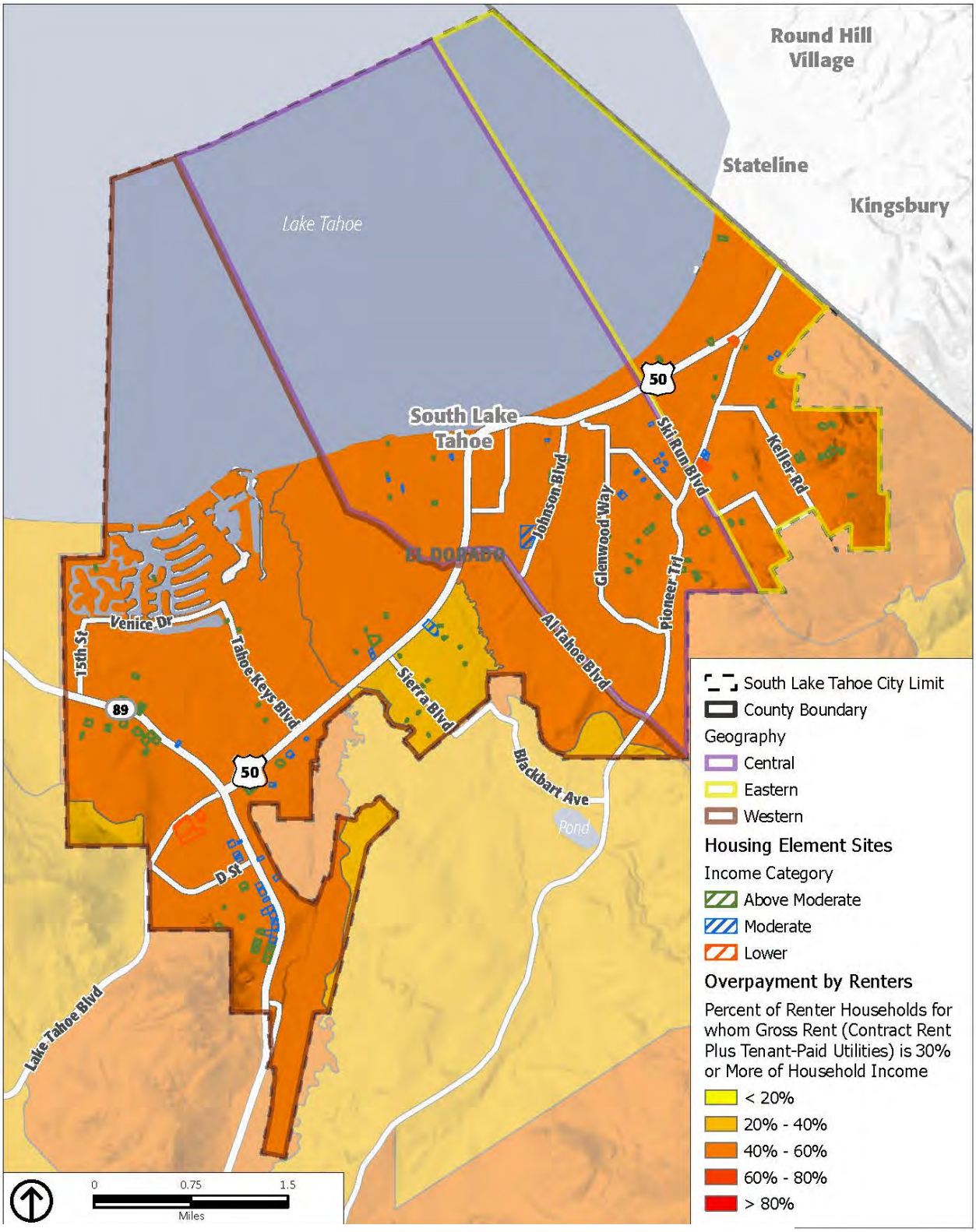
Across El Dorado County, nearly three-quarters of the housing stock is older than 30-years. This percent includes the relatively new communities of Cameron Park and El Dorado Hills, where winter weather is also milder. North of the suburban communities that largely serve the Sacramento region, such as Cameron Park and El Dorado Hills, the housing stock in El Dorado County is aging. While CHAS data on substandard housing is incomplete in El Dorado County, it can be assumed that South Lake Tahoe's housing rehabilitation need is similar to, or lower, than most communities within the Tahoe Basin part of the El Dorado County region due to a relatively high median income, meaning many homeowners can afford repairs.

FIGURE 4-12: HOMEOWNERS OVERPAYING FOR HOUSING



Source: ACS 2015-2019, census tracts

FIGURE 4-13: RENTERS OVERPAYING FOR HOUSING



Source: ACS 2015-2019, census tracts

Homelessness/At-Risk Housing Units

As discussed in the Special Housing Needs section of the Assessment of Fair Housing section, there are approximately 435 unsheltered homeless persons living in El Dorado County according to a 2020 point-in-time count of the homeless population (see Table 4-1). This count was conducted in January when it is expected that the city's homeless population is at its lowest, compared to summer months when the population increases. While the point-in-time does not identify the homeless population specific to the City of South Lake Tahoe, the Tahoe Coalition for the Homeless reports that slightly less than half of the homeless population in El Dorado County resides on the Western Slope. However, the homeless population is relatively transient based on weather, and as such demographic characteristics for the entire population may represent those that reside in South Lake Tahoe on any given day.

According to the El Dorado County Continuum of Care, in 2020, approximately 25.8 percent of the total homeless population in El Dorado County identified as Hispanic or Latino, 9.0 percent identified as a race other than White, 13.6 percent were severely mentally ill, and 6.9 percent were veterans. While homeless persons did not identify as other protected classes, minority populations are not disproportionately represented in the homeless population compared to the total population of South Lake Tahoe, though persons with cognitive disabilities are disproportionately represented, indicating a need for targeted assistance and outreach for this population. As such, the City has identified Program 4-3 to work with at least one organization that provides services to persons with developmental disabilities and/or the Alta California Regional Center to identify specific strategies to address displacement risk and homeless services for persons with developmental disabilities.

Currently, services for homeless persons are limited in South Lake Tahoe. There are no shelters in the city and most persons experiencing homelessness rely on motels and camping for places to stay. The Tahoe Coalition for the Homeless (TCH) estimates that slightly more than half of the homeless population in El Dorado County resides in the Tahoe Basin; while this is not exclusively South Lake Tahoe, it indicates that the homeless population is likely larger in South Lake Tahoe than in other unincorporated communities and cities in the county. However, the point-in-time homeless estimate collected by HUD's Continuum of Care (CoC) Homeless Assistance Programs Homeless Populations and Subpopulations Reports for South Lake Tahoe is significantly smaller than the homeless estimate on the western slope of the county. Regardless, to compensate for the lack of emergency shelters, in 2021, TCH obtained CARE and HomeKey funds to purchase three motels in South Lake Tahoe to offer a non-congregate option, and the 59 beds within the three motels effectively serve as permanent supportive housing.

The City has committed to increasing the availability of services for those experiencing homeless by working with jurisdictions to address the needs of homeless residents and identify potential sites for an emergency shelter (Program 4-3).

Displacement Risk

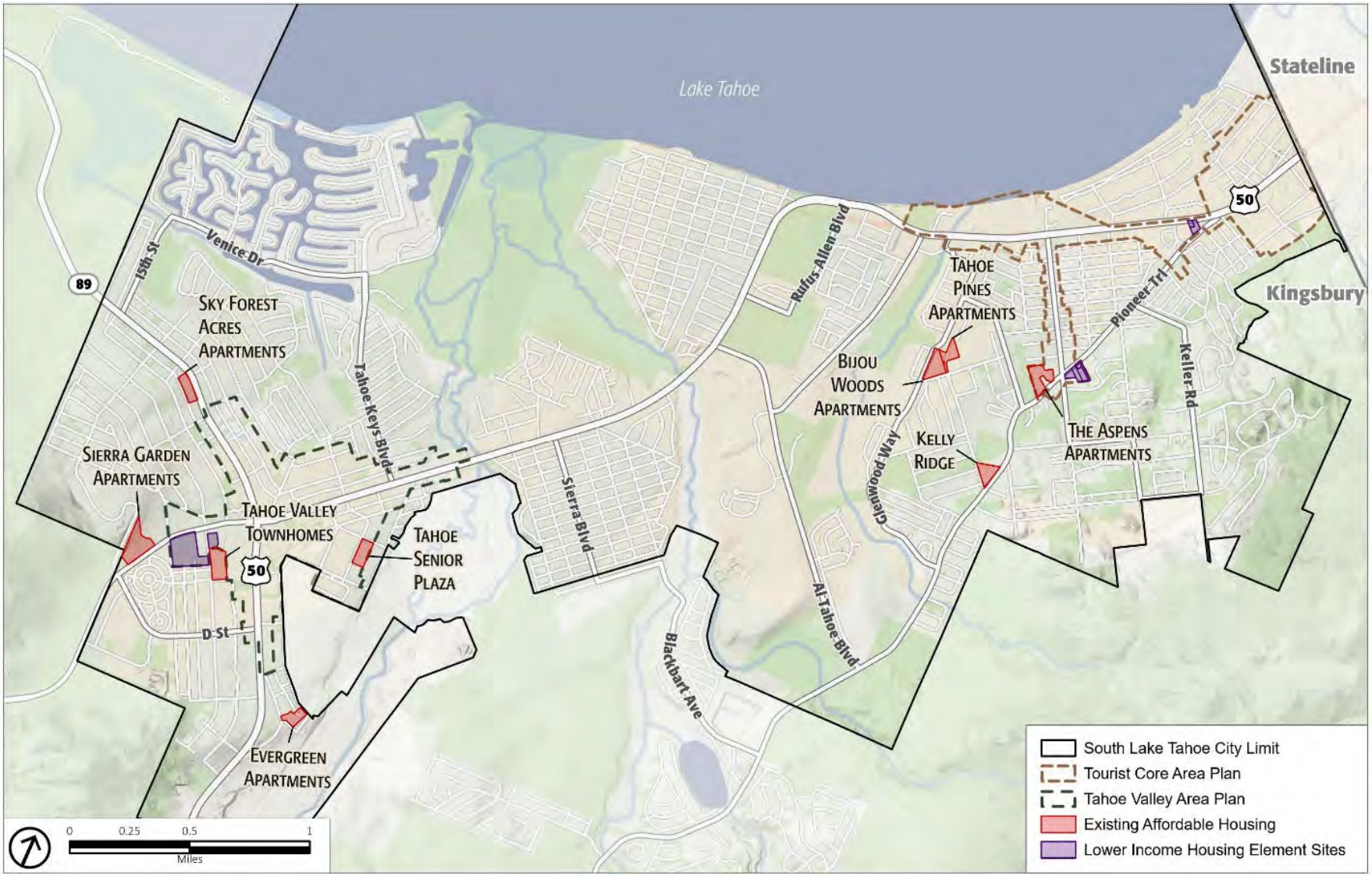
Displacement occurs when a household is no longer able to remain in their home for any number of reasons. There are several indicators of displacement risk that include overcrowding, overpayment, and substandard housing conditions. Other key indicators include an increase in home prices and rents, low vacancy rates, and wage increases that are less than home price increases. Displacement can result in the loss of home, or the loss of community if there are no alternative housing options.

Availability and Location of Housing

Shortage of affordable housing units can also increase displacement risk as households seek units that align more closely with available income. The shortage of vacant and affordable units creates barriers to housing mobility opportunities. As discussed previously, while the 2013-2017 American Community Survey reports stable vacancy rates in South Lake Tahoe, nearly half of the units identified as vacant are seasonal homes or short-term rentals for tourists. This inflated vacancy rate makes it appear that housing should be available for all permanent residents, while this may not actually be the case. A low vacancy rate may result in households that are currently living in overcrowded situations, substandard housing conditions, or overpaying for housing to be unable to move to a more suitable location due to lack of availability. This barrier to mobility can result in households being at an increased risk of displacement from their home or community because of lack of housing options.

Figure 4-14 identifies the locations of existing deed-restricted affordable housing in the city, as well as the sites identified in this Housing Element to meet the City's lower-income RHNA. The areas where lower income sites are located, both current and projected, are close to amenities and transit and in the most walkable areas of the community, deemed Town Centers. The Tourist Core Area Plan and Tahoe Valley Area Plan identify Town Centers in the City. The City has multiple programs in place to incentivize development in these areas due to their proximity to services and amenities, as well as due to the appropriate zoning to allow for higher density development, which is more financially feasible for affordable housing development. While the sites for deed-restricted affordable housing are primarily located in two areas of the city, lower-income housing will also be promoted throughout the City through promotion of ADUs (Program 2-9), incentives to provide long-term rentals of second homes and spare rooms to low- and moderate-income households (Program 3-9), and encouraging property managers and landlords of existing rental units to advertise them to Section 8 Voucher holders (Program 5-1). Through the sites identified for new lower-income development and these programs, the City has adequate sites to accommodate lower income development across the city in a manner that will promote access to services and resources as well as increase mobility opportunities and reduce displacement risk from each resident's chosen community within South Lake Tahoe.

FIGURE 4-14: LOCATION OF AFFORDABLE HOUSING



Source: City of South Lake Tahoe, 2022

Investment Patterns

Investment can be for routine maintenance of public infrastructure, such as roadways, as well as larger projects that address public need, such as parks and recreation facilities, office buildings, and more. Historically, investment in the City of South Lake Tahoe has been prioritized based on need, which has prevented disinvestment in any particular area of the city.

Priority maintenance of roadways is determined by the City's Public Works Department, using a Pavement Management System that is a database of existing conditions of the roadway structure. A field inspection of the roadway provides an assessment of the pavement distress. Distresses are then quantified by segment and a score is assigned. This system allows the Department to analyze roadway maintenance and rehabilitation needs at proper intervals. A similar process is used for other maintenance projects which ensures that public infrastructure remains in similar condition throughout the City.

Public and private investment in larger projects, such as a new park or community facility, also occurs throughout the City. This investment is based on public demand and benefits all residents. Recent and ongoing projects that invest in the community include:

- Lake Tahoe Boulevard Bike Trail: Construction of a class 1 bike trail, ADA compliant ramps, and streetlights near the South Y Shopping Center. This improves multi-modal access to services, amenities, and employment opportunities located at the intersection of Highways 89 and 50, and reduced vehicle reliance adjacent to sites where affordable housing is located.
- Sierra Boulevard Streetscape: Rehabilitation of a stretch of Sierra Boulevard, including redesign of the roadway, bike lanes, paths, pedestrian infrastructure and other streetscape improvements. The project is intended to result in a complete street that provides a connection between a future Greenway Bike Trail and Lake Tahoe Bikeway, improving accessibility through the city and recreational amenities for all residents to use.
- Pioneer Trail Pedestrian Upgrades: Construction of 1.25 miles of sidewalks along both sides of Pioneer Trail between U.S. Highway 50 and Pioneer Trail. Includes installation of lighting, transit stop improvements, and class II bike lanes. The pedestrian improvements provide increased walkability between adjacent neighborhoods and employment centers in the Tourist Core Town Center.

These projects, among others, improve connections between neighborhoods, to necessary services, and improve environmental health through reduced reliance on vehicular transportation and improved water quality through erosion control. The City will continue public investment throughout the city, and will encourage the same from private investment, so all residents have access to improved transportation, safer streets, additional recreational amenities, and other outcomes of public and private investment. In instances where infrastructure improvements are required to support housing and residents without vehicles, the City will ensure these projects are included in the City's Capital Improvement Plan (Program 5-1).

Housing Costs

Since 2015, Zumper, a rental research tool, found that there have been significant annual increases in rent prices in South Lake Tahoe (see Table 4-45). Similarly, Zillow found that there has been an annual average increase in home prices of 14.7 percent, increasing from $278,000 in August 2012 to $646,000 in July 2021. In contrast to this rapid increase in the cost of housing, wages have increased by just 1.3 percent annually since 2010. In 2019, the median income in South Lake Tahoe was $49,390, according to ACS. At this income, a household could afford a monthly rent of $1,235 or to purchase a home valued at $308,284. In 2019, an affordable rental unit for this household would have been a one-bedroom unit. This demonstrates the discrepancy between income and the cost of living, which increases displacement risk from overcrowding and overpayment as rents and home prices continue to increase while wages lag behind.

TABLE 4-45
INCREASES IN RENTAL RATES, 2015-2021

Unit Type	Average Annual Increase
Studio	2.5%
1 Bedroom	15.9%
2 Bedroom	15.3%
3 Bedroom	138.6%

Source: Zumper.com, 2021

Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants. In South Lake Tahoe, overpayment rates are higher in areas with a lower median income, as identified in the analysis of overcrowding. As discussed under Patterns of Integration and Segregation, there are higher rates of poverty in the area east of Ski Run Boulevard, adjacent to the California-Nevada border where there are increased rates of overpayment (see Figures 4-6, 4-12, and 4-13). As a result, displacement risk from overpayment for low-income renter households is notably higher in the area east of Ski Run Boulevard. The City has included Program 2-7 to work with local agencies and organizations to administer a first-time homebuyer program to connect lower-income households with mobility opportunities that reduce cases of overcrowding.

In the Tahoe Region, housing costs have increasingly become prohibitive to lower- and moderate-income households. For example, approximately 28 percent of households in unincorporated El Dorado County, 31 percent in the Town of Truckee, and 53 percent in the community of Tahoe Vista are overpaying for housing according to the 2014-2018 ACS. While cost burden varies slightly between communities in the Tahoe Region and greater SACOG region, housing prices have increased rapidly, pricing out many workforce households. The discrepancy between housing costs and wages that has increased displacement risk in South Lake Tahoe can be found throughout the region.

Environmental Disasters

Almost all of the City of South Lake Tahoe is considered a Very High Fire Hazard Severity Zone (VHFHSZ) according to CalFire, due to its location at the Wildland-Urban Interface (WUI). Those areas that have not been identified as a VHFHSZ are Tahoe Keys, a waterfront community, and the Truckee Marsh, both of which have been identified as regulatory floodways by the Federal Emergency Management Agency (FEMA). However, the Tahoe Keys community, built in the 1960s, was constructed with flood

prevention standards for home protection and to reduce flood risk, and the Truckee Marsh is an undevelopable wetland habitat. As such, although localized flooding in areas of poor drainage may occur, flooding associated with identified floodways does not present a large scale risk in South Lake Tahoe. Further, the median income in the Tahoe Keys is approximately, $90,000, indicating that protected groups are not at risk of displacement due to flood disasters.

Wildfires, however, present a significant threat to infrastructure and housing in the City, influencing development capacity due to the boundaries of the Tahoe National Forest, and affordability as homeowners face increasing fire insurance rates. Displacement risk as a result of fires affects all households, but particularly those at the edges of the City and for those unable to afford the cost of fire insurance. Lower-income households are disproportionately burdened by the cost of insurance, which may result in these households being unable to afford homeownership or being displaced from the City outright. While disasters are outside of the City's control, the City will continue to implement the *Lake Tahoe Basin Multi-Jurisdictional Wildfire Prevention Strategy*, and has included an action in Program 5-1 to promote organizations and programs that assist landowners to protect their home from fires such as the National Fire Protection Association's Firewise USA program and CalFire's Landowners Assistance and wildfire preparedness informational tools. Further, the City will enforce vegetation management risk of fires moving from wildland areas to developed properties and reduce property loss during fire events.

In the SACOG region, there are many areas that have been designated by CalFire as High or Very High Fire Hazard Severity Zones. In August 2019, the Sacramento Business Journal surveyed rural homeowners in Placer County and reported that 42 percent have experienced an increase of 25 percent to 50 percent in the cost of their fire insurance rates, with another 20 percent saying their rates had more than doubled. In many cases throughout the SACOG region, homeowners have been dropped from their fire insurance plans only to find that new plans are more than twice the cost. The cost of fire insurance, as well as the threat of destruction due to fire, presents a significant displacement risk for homeowners throughout the SACOG region, including the City of South Lake Tahoe. The *Lake Tahoe Basin Multi-Jurisdictional Wildfire Prevention Strategy* and actions identified in Program 5-1 are steps the City intends to take to help reduce the threat of home loss due to environmental disasters.

4.2.6.2.4 Other Relevant Factors

History of TRPA and Development

South Lake Tahoe is within the Tahoe Basin and has a unique regulatory system enforced by both TRPA and the City. The city's location within a high tourism area has resulted in many fair housing issues identified in this assessment, including:

- Seasonal employment peaks tied with a shortage of workforce and affordable housing;
- Dominance of short-term rentals and seasonal homes depleting the housing stock; and
- Concentrations of low wage service industry jobs that have not kept pace with rising housing costs.

Many of these issues likely stem from the history of tourism in the Tahoe Basin, including South Lake Tahoe. South Lake Tahoe saw its first significant wave of growth in the 1960s when several motels were constructed to serve as lodging for the 1960 Olympics in Squaw Valley. Following this event, tourism continued to grow in the city as skiing became a popular winter recreational activity and people began to

retreat to Lake Tahoe for other recreational opportunities. Given this history, historic public investment was largely focused on maintaining quality infrastructure to support the tourism industry. However, while tourism has supported ongoing public investment prioritized based on need throughout the community, vacation home rentals (VHRs) in addition to second homes also became a dominant force that influenced access to housing for permanent and seasonal residents.

VHRs have always been a part of the tourism industry but there was a notable increase in the supply of these units in the 2000s with the boom of online short-term rental platforms such as VRBO and AirBnB, among others. As managing VHRs became a more streamlined process for homeowners, the supply increased. Other factors that further increased the presence of second homes (some of which were VHRs) in the rental market included the economic downturn of the mid- to late-2000s, during which housing prices dropped and some homeowners were able to purchase second homes for personal or rental purposes. The COVID-19 pandemic resulted in a more recent spike in demand for rental units in the Tahoe Basin as schools moved to remote learning and more jobs allowed employees to work remotely, allowing households to move out of urban areas into more rural communities.

To address the constraints on the housing market due to the presence of VHRs, the voters passed Measure T in 2018, which effectively bans vacation home rentals in residentially zoned areas within the city limit following December 31, 2021. The intent of this measure is to reverse the trend of converting seasonal homes and other housing units to short-term rentals that could otherwise be used to house permanent residents and seasonal workers. This is an effort to combat fair housing issues stemming from a housing shortage and a lack of long-term rental units. In addition to Measure T, the City has adopted policy to distribute one third of its residential allocations provided by TRPA to the development of new multi-family units. Residential allocations are a component of TRPA's growth management policies that limit the number of residential units that may be built in each jurisdiction in the Tahoe Basin, including South Lake Tahoe. In 2020, the City was allocated 33 new market-rate units, with 11 of those going to multifamily units. TRPA also distributes residential bonus units for development of new residential units restricted to low-income, moderate-income or achievable income residents. These processes ensure that multifamily units are added to the housing stock and incentivize development dedicated to residents with qualifying incomes.

While historic development and market trends have resulted in a dominance of lower-density unaffordable housing, the objective of actions such as Measure T and new unit allocation policies is to move in the direction of reversing these impacts and promoting the development of much-needed workforce housing.

Discriminatory Lending

Data related to home loan applications is made available annually through the Consumer Financial Protection Bureau, through the Home Mortgage Disclosure Act (HMDA). The Consumer Financial Protection Bureau provides mortgage data specific to census tracts as opposed to jurisdiction boundaries, so data for South Lake Tahoe includes small portions of unincorporated El Dorado County in tracts that expand beyond the city limit.

In 2020, White applicants accounted for 38 percent of all mortgage loan applications for home purchase and 59 percent of all originated loans in South Lake Tahoe. While Hispanic residents make up approximately 30 percent of South Lake Tahoe's ethnic composition, Hispanic and Latino applicants made up approximately 2 percent of loan applications and 3 percent of originated loans. Black applicants

represented less than 1 percent of both loan applications and originated loans and Asian applicants represented approximately 4 percent of loan applications and 6 percent of originated loans, and other applicants represented the remainder of loan applications and originated loans (approximately 55 and 31 percent, respectively), reflecting a higher representation than in South Lake Tahoe's population.

In 2020, applicants applied for three types of loans for home purchase: conventional, Federal Housing Administration (FHA), and Veterans Administration (VA) loans. For conventional loans, the denial rate was approximately 7 percent for White applicants, 13 percent for Hispanic and Latino applicants, 0 percent for Black applicants, and 9 percent for Asian applicants. No applicants were denied for FHA loans and VA loans only had White applicants, none of whom were denied. Denial rates indicate that Hispanic or Latino residents may have had greater challenges securing loans than other racial and ethnic groups. However, the low participation rate by residents of minority groups may suggest difficulty building capital necessary to pursue home ownership presenting a greater barrier to economic mobility.

To address the disparities in access to financial resources for underrepresented populations, the City will coordinate with employers, service providers, and legal service providers to educate residents on rehabilitation and homeownership assistance programs, as well as other programs, to assist in financial independence (Programs 2-2, 2-7, 3-1, 3-2, and 5-1).

4.2.6.3 Enforcement and Outreach Capacity

The City enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of City policies and code for compliance with state law and referring fair housing complaints to appropriate agencies.

Any updates or revisions to the City Zoning Ordinance that are needed to comply with fair housing laws have been identified in the Housing Element programs. The City will continue to regularly review land use policies, permitting practices, and building codes for compliance with state and federal fair-housing laws.

In addition to assessing fair housing issues related to development standards, fair housing issues can include disproportionate loan rates by race, housing design that is a barrier to individuals with a disability, discrimination against race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit, and more. The City ensures dissemination of fair housing information and available services through the City's Housing website. The City will continue to make fair housing information available, updating annually or as needed, on the City's website and through annual distribution of printed materials at City buildings and making materials available at community meetings. (Program 5-1).

Legal Services of Northern California (LSNC) is another resource available to low-income and senior residents of El Dorado County, including South Lake Tahoe. LSNC provides services for many civil cases, including fair housing cases. LSNC staff asserted that the lack of affordable housing is one of the greatest problems their clients face, often resulting in segregation based on income in housing. They identify that the most significant barriers to fair housing include equal access to services in all communities, supply of affordable housing, and diversity in affordable housing to meet all needs. Housing supply and segregation are furthered by the presence of single-family zoning and cumbersome permitting procedures. These issues are not unique to South Lake Tahoe, but LSNC expressed the need to address these issues by affirmatively furthering fair housing in this RHNA planning period.

In their *2019 Annual Report*, the California Department of Fair Employment and Housing (DFEH) reported that they received just three housing complaints from residents of El Dorado County, less than 1 percent of the total number of cases in the state that year (934). As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO). HUD FHEO reported that six cases were filed by residents of South Lake Tahoe between January 1, 2013, and April 25, 2021. Of these six cases, four resulted in a no-cause determination and two were closed through conciliation or settlement. Five cases alleged discrimination based on disability, two alleged discriminations due to retaliation, one alleged discrimination based on race, one based on religion, one based on sex, and one based on familial status. Four of the six cases alleged discrimination on more than one protected class, resulting in more alleged cases than total number of individual cases. In addition to these cases, 14 inquiries about discrimination were sent to HUD to determine whether a case would be valid. Ten of these inquiries did not report which protected class the discriminatory behavior was against, three identified discriminations based on disability, and one based on race. Of these inquiries, five inquirers failed to respond to HUD's follow-up and nine resulted in a finding that there was no valid basis or issue. No inquiries or cases were made against the City or public housing authority.

As a result of a lack of specific origin data for the cases filed at each fair housing organization or agency, the City was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the city.

4.2.6.4 Sites Inventory Analysis

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity to foster inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. As stated above, TCAC and HCD have designated most of South Lake Tahoe as moderate resource, with an area of moderate resource, rapidly changing in the Tahoe Keys neighborhood. However, as discussed in this assessment, high opportunity areas generally correspond with the Town Center General Plan designation and the Tourist area east of Ski Run Boulevard. While the area east of Ski Run Boulevard has many of the characteristics of a R/ECAP, it also is walkable, has a large commercial area that offers jobs, and has other services that many residents need and has therefore been identified as an area to promote development of workforce housing and facilitate place-based revitalization.

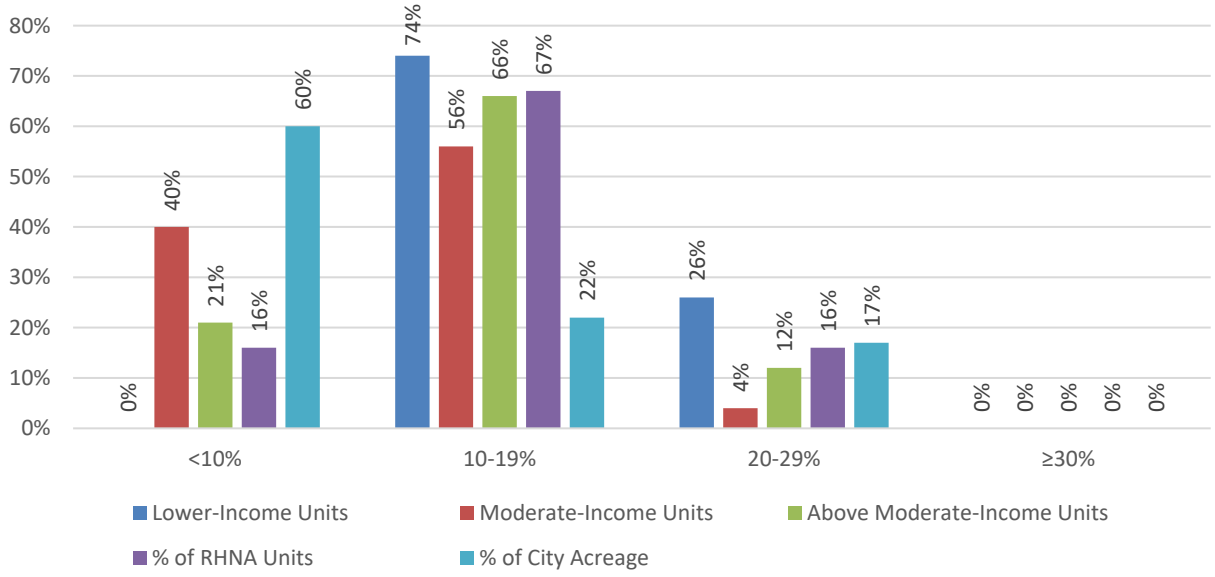
4.2.6.4.1 Potential Effect on Patterns of Integration and Segregation

The sites identified to accommodate the lower-income housing need are located along Ski Run Boulevard and behind South Y Center. As discussed previously in the analysis of displacement risk, these sites are close to amenities and transit and in the most walkable areas of the community. However, as shown in Figure 4-14, existing affordable housing in the City is also located in close proximity to the Town Centers, potentially concentrating lower-income households. However, high density development is the most likely to result in deed-restricted affordable housing, a housing type that is sorely needed in South Lake Tahoe and proximity to Town Centers provides the opportunity for residents to have reduced transportation costs associated with access to employment centers and daily amenities.

While the area east of Ski Run Boulevard, is considered a moderate resource area in South Lake Tahoe by TCAC and HCD, it has high rates of poverty and overcrowding that result in high demand for additional affordable housing in this area. The sites identified on Ski Run Boulevard will facilitate construction of new lower-income units to increase housing mobility opportunities that may alleviate pressure on the existing housing stock that has resulted in overcrowding and low vacancy rates and will aid in preventing displacement of residents from the community. The sites for lower-income housing identified behind the South Y Center are located in a moderate resource area within the city, thus encouraging mixed-income neighborhoods and facilitating housing mobility opportunities in higher resource areas for lower-income households. By identifying sites to meet the lower-income RHNA across the community, the City aims to combat potential income segregation spurred by available housing that may have resulted in existing patterns of poverty concentration.

As shown in Figure 4-15, the City has identified slightly greater capacity for lower-income units in areas with high poverty rates, compared to moderate- and above moderate-income capacity. However, this distribution is intended to reduce displacement risk in the areas of greatest need for affordable housing and prevent gentrification that may occur if a larger share of above moderate-income units were sited here.

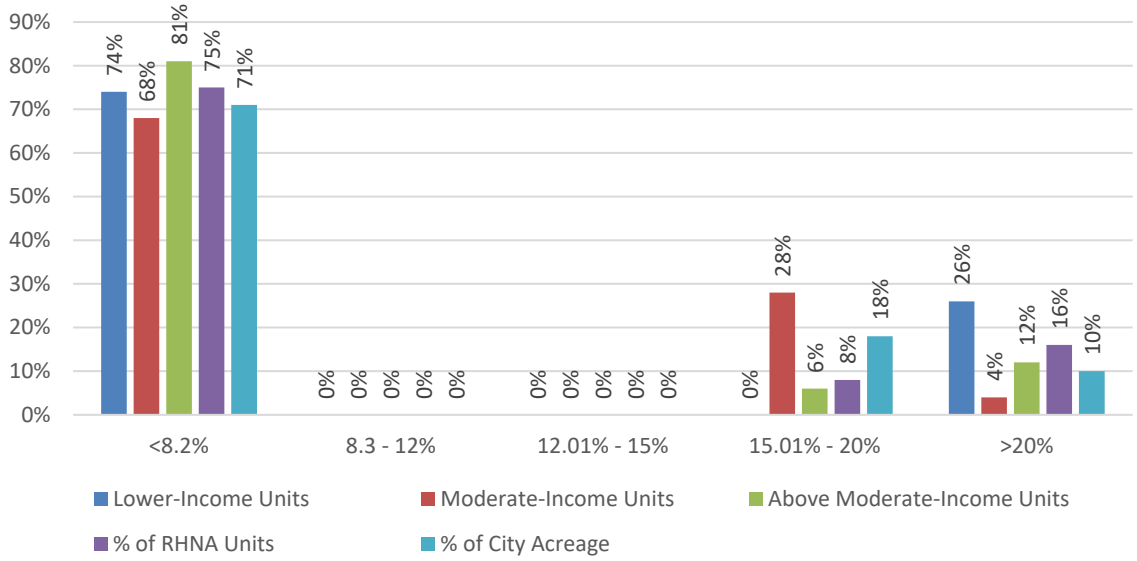
FIGURE 4-15: UNIT DISTIRUBTION BY POVERTY RATE



Source: 2015-2019 ACS; City of South Lake Tahoe, 2021

Additionally, the location of sites to meet the lower-income RHNA will directly address overcrowding that may be occurring as a result of doubling up or roommate situations to meet housing costs (Figure 4-16). Overcrowding in the City is highest where there are high rates of poverty and overpayment, particularly east of Ski Run Boulevard. The location of 26 percent of lower-income units in areas with more than 20 percent of households living in overcrowded situations will help to alleviate the shortage of affordable options which may be a cause of overcrowding.

FIGURE 4-16: UNIT DISTRIBUTION BY RATE OF OVERCROWDING



Source: CHHS, 2020; City of South Lake Tahoe, 2021

Table 4-46 contains a breakdown of anticipated realistic capacity of sites and affordability levels by geographic area. The western portion of the city has fewer jobs but a higher median income and access to schools, resulting in possibly better access to opportunity than the eastern portion of the city, adjacent to Stateline, where there are more jobs but also more fair housing concerns. The sites identified to meet the lower- through above moderate-income unit allocation will combat existing patterns of segregation by alleviating cost burden in areas of concentrated poverty and expanding housing mobility opportunities for low-income households and will facilitate integration through development of mixed-income communities by encouraging above moderate-income housing and lower-income housing throughout the city. Beyond these sites, the City has included Program 2-9 to encourage the construction of ADUs in residential areas to further promote housing mobility opportunities.

TABLE 4-46
UNITS BY RESOURCE AREA DESIGNATION

Income Category	Geographic Area of the City					
	Eastern[1]		Central[2]		Western[3]	
	Units	Percent	Units	Percent	Units	Percent
Lower-Income	92	74.2%	0	0.0%	248	45.8%
Moderate-Income	6	4.8%	19	51.4%	115	21.2%
Above Moderate-Income	26	21.0%	18	48.6%	179	33.0%
Total	**124**	**100%**	**37**	**100%**	**542**	**100%**

[1] *The eastern portion of the city, for purposes of this Assessment of Fair Housing, is considered areas east of Ski Run Boulevard.*

[2] *The central portion of the city, for purposes of this Assessment of Fair Housing, is considered the area bounded by Ski Run Boulevard to the east and El Dorado Avenue/Al Tahoe Boulevard to the west.*

[3] *The western portion of the city, for the purposes of this Assessment of Fair Housing, is considered the area west of El Dorado Avenue/Al Tahoe Boulevard.*

As discussed, the location of the sites to meet the lower-income RHNA will help to address a range of fair housing concerns in the areas with greatest need. However, to address the potential for concentration of lower-income households that results from these sites, and to facilitate additional housing opportunities for those households that do not need housing in the most walkable parts of the City, several programs have been included in this Housing Element. These include:

- Program 2-9: Promotion of ADUs throughout the City to create housing opportunities in mixed-income neighborhoods;
- Program 3-9: Incentives to provide long-term rentals of second homes and spare rooms to low- and moderate-income households to address the current shortage while integrating lower- and moderate-income opportunities in all residential areas; and
- Program 5-1: Encouraging property managers and landlords of existing rental units to advertise them to Section 8 Voucher holders.

Programs such as these will supplement the sites inventory by encouraging mixed-income communities, even in neighborhoods that are largely built-out already. The sites for dedicated, high density affordable housing will promote access to services and reduce displacement risk for lower-income households while additional programs will encourage mobility to other neighborhoods in the City and areas of concentrated affluence.

4.2.6.4.2 Potential Effect on Access to Opportunity

While the area east of Ski Run Boulevard has the highest concentration of jobs in the city, many of these are in the service industry and some may be seasonal. This suggests that there may be a concentration of lower-income households either living in this area or commuting here. The commercial portion of this area offers access to economic opportunities for lower-income households, largely within walking distance of the residential neighborhood. In an effort to provide access to resources available elsewhere in the City, however, sites for lower-income units have also been identified in the western portion of the City, where there are additional employment opportunities, educational facilities, and services available. While the

western portion of the City is not as walkable as the eastern portion, the sites identified in this area are in close proximity to the South Y Shopping Center and South Tahoe High School.

Moderate- and above moderate-income sites have been identified throughout the City, as shown in Figure 4-16, including the area east of Ski Run Boulevard that has a higher rate of poverty than other areas of the City. This distribution of moderate- and above moderate-income households will help to facilitate mixed-income communities and ensure equitable access for lower- and higher-income households to access economic, educational, and recreational opportunities. However, in an effort to ensure the incorporation of these higher-income housing units do not displace current residents in lower-income areas, the City has included Programs 3-4 and 3-8 in this Housing Element to provide assistance with acquisition and rehabilitation of affordable units and Program 7-1 to work with community groups to maintain neighborhood character and accessible housing options for lower-income households. These programs are intended to preserve and expand affordable housing while also investing in place-based revitalization of lower-income areas.

In order to improve access to resources throughout the city and encourage economic mobility for all residents, the City has included Programs 3-1 and 3-2 to assist with rehabilitation and repair of housing for low-income households and Program 1-7 to facilitate lot consolidation for affordable housing development. Additionally, the City will work with transit agencies to assess demand to expand their routes to connect residents to resources (Program 5-1).

4.2.6.4.3 Potential Effect on Displacement Risk

As discussed in the assessment of disproportionate housing need, overpayment is a significant issue for nearly half of South Lake Tahoe residents. Residents in the area east of Ski Run Boulevard, who are predominantly renters, face the highest rate of overpayment in the city, likely a result of the cost of housing paired with high poverty rates. The area east of Ski Run Boulevard currently has the largest stock of workforce-accessible housing; however, by identifying site capacity for lower-income housing in other areas of the city, the sites inventory could help to alleviate the concentration of overpayment through additional affordable housing opportunities throughout the city. The addition of new lower-income households will also expand the housing stock and may reduce overcrowding rates in the area east of Ski Run Boulevard by increasing the supply of available housing for these households. Additionally, Program 2-9 is aimed at facilitating the construction of ADUs in South Lake Tahoe, which may further address demand for affordable housing opportunities, thus decreasing displacement risk as a result of housing shortage, overpayment, and overcrowding. The City will also implement Measure T to ban vacation home rentals and preserve the rental stock for long-term occupants.

4.2.6.5 Contributing Factors

Through discussions with stakeholders, fair housing advocates, and the assessment of fair housing issues, the City identified several factors that contribute to fair housing issues in South Lake Tahoe, as shown in Table 4-47. However, the priority area identified through this assessment of fair housing is the area east of Ski Run Boulevard to the California-Nevada border. This area has the highest rate of poverty in the city, one of the highest in the TRPA area and has a concentration of Hispanic and Latino residents with a large percentage of residents living in this area living in overcrowded situations and overpaying for housing. This culmination of fair housing issues has made this a focus area for the City to target fair housing programs identified in Table 4-47. The priority contributing factors that have resulted in this concentration of fair housing issues are listed in **bold** and associated priority actions are shown in ***bold and italics*.**

TABLE 4-47
FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES IN SOUTH LAKE TAHOE

AFH Identified Issue	Contributing Factors	Meaningful Actions
Displacement risk due to economic burden	Concentration of overcrowded households the area east of Ski Run Boulevard. **Low vacancy rates that reduce housing options.** **Rising cost of rents and home prices that outpaces wage increases.** Shortage of jobs for total population.	Promote density incentives for affordable and workforce housing (Program 1-4). ***Work with large employers to develop workforce housing (Program 2-2).*** ***Develop a program with employers to provide deposit and first-month's rent assistance to employees (Program 2-2).*** Assess potential of developing workforce housing on federal and state lands (Program 2-4). Provide technical and financial support to affordable housing providers to increase supply (Program 2-6). Develop a linkage program to connect new development to housing demand (Program 2-11). ***Continue to incentivize long-term rental of second homes and spare rooms to low-income and moderate-income households (Program 3-9).***
Limited housing mobility opportunities for lower-income households.	**Shortage of affordable housing.** Low vacancy rates. **High cost of ownership units.** **Dominance of vacation home rentals.**	Incentivize development housing in mixed use projects (Program 1-1). ***Support lot consolidation to increase the availability of suitable land for affordable multi-family housing (Program 1-7).*** ***Work with local agencies and organizations to initiate a first-time and/or moderate-income homebuyer program (Program 2-7).*** Promote ADUs throughout the City to facilitate housing mobility opportunities and mixed-income neighborhoods (Program 2-9). Require mitigation of housing loss for mobile home park conversions and/or demolitions (Program 3-3). ***Continue to incentivize long-term rental of second homes and spare rooms to low-income and moderate-income households (Program 3-9).*** Educate property managers and landlords on avoiding income discrimination and the benefits of advertising units to Section 8 voucher holders (Program 5-1).

TABLE 4-47
FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES IN SOUTH LAKE TAHOE

AFH Identified Issue	Contributing Factors	Meaningful Actions
Displacement risk due to overcrowding and overpayment, particularly in the area east of Ski Run Boulevard.	**Concentration of workforce housing.** Concentration of overcrowded households. Low vacancy rates that reduce housing options. **Rising cost of rents and home prices that outpaces wage increases.** Shortage of jobs for total population (jobs-housing imbalance). Proximity to typically low-wage service industry jobs. Concentration of poverty. **Shortage of affordable rental units.**	Promote density incentives for affordable and workforce housing (Program 1-4). ***Work with large employers to develop workforce housing (Program 2-2).*** ***Assess potential of developing workforce housing on federal and state lands (Program 2-4).*** Provide technical and financial support to affordable housing providers to increase supply (Program 2-6). Promote ADUs throughout the City to facilitate housing mobility opportunities and mixed-income neighborhoods (Program 2-9). Develop a linkage program to connect new development to housing demand (Program 2-11). ***Continue to incentivize long-term rental of second homes and spare rooms to low-income and moderate-income households (Program 3-9).***
Displacement due to substandard housing conditions.	Deferred maintenance on older housing units. Cost of repairs and rehabilitation. **Absentee landlords.**	Provide information on substandard parcels in an online GIS database (Program 1-2). Develop a housing rehabilitation program (Program 3-1). ***Proactively inspect multi-family housing projects to identify, and assist with, rehabilitation needs (Program 3-2).*** Enforce City codes to improve the condition of the existing housing stock (Program 3-5). ***Establish multifamily acquisition and rehabilitation program (Program 3-8).***
Shortage of services for homeless and extremely low-income residents.	No emergency shelters in the city limit.	Preserve multi-family units and SROs (Program 3-2). Work with neighboring jurisdictions to identify potential sites for an emergency shelter and other needs of homeless residents (Program 4-3).

Source: City of South Lake Tahoe, 2021

4.3 Resource Inventory

This section assesses the availability of land and services to meet the needs documented in the previous section. This section inventories South Lake Tahoe's available residentially designated land and reviews the adequacy of services to support future housing development.

4.3.1 Availability of Land and Services

Consistent with California Government Code Section 65583(a)(3), the purpose of this section is to identify specific sites suitable for residential development to compare the city's new construction need by affordability category with the total capacity for residential development. A land inventory was conducted to enable the City to determine whether additional actions are needed to provide an adequate amount of suitable sites to support needed housing development.

Land suitable for residential development includes characteristics appropriate for housing construction. These include desirable physical features, as well as locations close to transit, job centers, and public services. Additional required analysis includes assessing the suitable sites for the realistic number of dwelling units that could be constructed and the areas that can accommodate the city's share of the regional housing need for all income levels.

4.3.1.1 South Lake Tahoe's Setting, Zoning, and Development Procedures

South Lake Tahoe is geographically bounded by mountains, Lake Tahoe, and the Nevada border. The City has few options to significantly increase the acreage of vacant land for affordable housing, as much of the upland area of the city is protected as part of the National Forest system and TRPA prohibits development outside of the urban boundaries in the Basin. The unincorporated portion of El Dorado County within the city's urban services boundary may provide a potential area for future annexation however is almost exclusively available for single-family residential development.

Section 4.4, Potential Housing Constraints, of this Housing Element discusses specifics of local and regional development standards and how these requirements contribute to the economic feasibility of producing housing in South Lake Tahoe. It also briefly describes the nontraditional "zoning mechanism" used by the City.

Concurrent with its 1999 General Plan update, the City adopted TRPA's system of Plan Area Statements (PAS) and Community Plans (CPs) in lieu of its previous, traditional zoning. This change was made to eliminate inconsistencies between the City's zoning and TRPA's system of permissible uses, provide clarity for project applicants, and to streamline regulatory processes. Previously, in some cases, the two systems were contradictory and the most restrictive prevailed. This potential inconsistency was often a source of confusion to project applicants. Since the 2012 TRPA Regional Plan update, local jurisdictions within TRPA may develop area plans to replace existing CPs and PAS to implement the TRPA Regional Plan. The City adopted the Tourist Core Area Plan (TCAP) in 2013 and later adopted the Tahoe Valley Area Plan (TVAP) for this purpose in 2015.

Each parcel of land within the city is geographically assigned to a PAS, Area Plan (AP), or CP (see Table 4-48), which effectively serve as the "zoning" mechanism for TRPA and the City of South Lake Tahoe. Each of these documents defines the "permissible uses" for any given area and describes how that area should be used to achieve regional and local environmental and land use objectives. They describe:

- The primary land use classification and zoning designation of the area (such as residential).
- The environmental management strategy.
- Special designations (such as a receiving area for transfer of development rights or multi-residential incentives program).
- A statement of the overall land use/environmental management policy for the area.
- A description of planning considerations related to the environment and existing permissible uses.
- Permissible uses within defined sub-areas.
- General development standards, such as for maximum density and noise.

However, a proposed project that is a permissible use (or "A" use in Table 4-48) may still require several approvals. While the City may allow by-right residential development through a ministerial objective design review process, TRPA does not technically have by-right zoning because all development will require TRPA project review. If a proposed project is new construction or an addition to an existing building and does not meet the City's objective development and design standards, it requires both City Design Review and TRPA approval. For City Design Review, the application may be considered minor or major depending on the extent of the project and whether new coverage is proposed. For single-family, duplex, triplex and multi-family residential projects that are designed in one of three architectural styles pre-approved by the City, City Design Review is not required and the project can be approved through ministerial review for project compliance with the objective Residential Development and Design Standards.

The City has attempted to streamline dual review by consolidating the review process into one City-led review for projects that meet the standards outlined in the Memorandum of Understanding (MOU). If it is a smaller project (as listed in the MOU with TRPA and described in Section 4.4.1.3, Zoning), the City can review the project on behalf of TRPA. This means that City staff applies the requirements of the TRPA Code of Ordinances and TRPA Policies and Procedures in the project review as well as the City Code. Although City Code may allow for a ministerial review, any discretionary review required by TRPA is conducted by City staff. Applicants may appeal the City's ruling on the TRPA application to the TRPA governing board. Although city and TRPA processes may be different, to date TRPA has not denied a permit that the City approved. Once City and TRPA review are complete, the project may be submitted to the City Building Division for a Building Permit application.

If the project does not fall under the MOU, then the applicant must submit separate applications to the City and TRPA and they are reviewed by each agency separately.

In contrast, an "S" permit (as listed in Table 4-48) requires both a Special Use Permit from TRPA and a Special Use Permit from the City. Special use permits require discretionary review by both the City and TRPA. In order for TPRA to approve a Special Use Permit, TRPA must conduct a public hearing and make the following findings, pursuant to section 21.2.2 of the Code of Ordinances:

- The project to which the use pertains is of such a nature, scale, density, intensity, and type to be an appropriate use for the parcel on which and surrounding area in which it will be located;
- The project to which the use pertains will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners; and
- The project to which the use pertains will not change the character of the neighborhood, or detrimentally affect or alter the purpose of the applicable local plan, and specific or master plan, as the case may be.

The City of South Lake Tahoe regulates the approval of a Special Use Permit in Section 6.55.620 of the Zoning Code. The Planning Commission may approve a Special Use Permit in a public hearing if findings are made that the use applied for is:

- Necessary or desirable on a specific parcel;
- Not injurious to the neighborhood;
- Consistent with the intent of the City's Zoning Code; and
- Consistent with the permitted uses in the plan area.

Amendments to the AP, PAS, or CP require approval by both the City Council and TRPA Governing Board. The PAS method of zoning tailors uses to what is appropriate for the area, thus various residential (or other) uses are often permissible without requiring such amendments (rezoning).

There are eight categories of potentially permissible residential uses:

- Employee Housing: Residential units owned and maintained by public or private entities for purposes of housing employees of said public or private entity. (Measured in persons per acre. For uses that denote density by "persons per acre," one residential unit is required for every 2.5 people accommodated.)
- Mobile Home Dwelling: A home built entirely in the factory on a non-removable steel chassis that is transported to the building site on its own wheels and was installed prior to June 15, 1976, when the Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect. (Measured in units per acre. Mobile homes are different from recreational vehicles.)

- Multi-Person Dwelling: A building designed primarily for permanent occupancy by individuals unrelated by blood, marriage, or adoption in other than single-family dwelling units or transient dwelling units. A multi-person dwelling includes, but is not limited to, facilities such as dormitories and boarding houses, but not such facilities as hotels, motels, and apartment houses. (Measured in persons per acre. For uses that denote density by "persons per acre," one residential unit is required for every 2.5 people accommodated.)

- Multiple-Family Dwelling: More than one residential unit located on a parcel. Multiple-family dwellings may be contained in separate buildings, such as two or more detached houses on a single parcel, or in a larger building on a parcel such as a duplex, a triplex, or an apartment building. One detached accessory dwelling unit (ADU) is included under ADU.[16] (Measured in units per acre.)

- Nursing and Personal Care: Residential establishments providing nursing and health-related care as a principal use with in-patient beds such as skilled nursing care facilities, extended care facilities, convalescent and rest homes, and board and care facilities. (Measured in persons per acre. For uses that denote density by "persons per acre," one residential unit is required for every 2.5 people accommodated.)

- Residential Care: Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self-care, but where medical care is not a major element. Including, but not limited to, children's homes, halfway houses, orphanages, rehabilitation centers, and self-help group homes. Note: The City and TRPA treat group homes of six or fewer clients residing in a residence as a "family," not as a residential-care facility. They are authorized wherever single-family homes are authorized. (Measured in persons per acre. For uses that denote density by "persons per acre," one residential unit is required for every 2.5 people accommodated.)

- Single-Family Dwelling: One residential unit located on a parcel. A single-family dwelling unit may be contained in a detached building, such as a single-family house, or in a subdivided building containing two or more parcels, such as a townhouse condominium. A caretaker residence is included under ADU.

- Summer Home: A cabin-type single-family house intended primarily for intermittent vacation use and located in United States Forest Service summer home tracts or other remote recreation sites. Such structures are generally located in areas of restricted winter access. Affordable Housing is defined by Chapter 90 of the TRPA Code of Ordinances as:

  Residential housing, deed restricted to be used exclusively for lower-income households (income not in excess of 80 percent of the respective county's median income) and for very low-income households (not to exceed 50 percent of the respective county's median income). Such housing units shall be made available for rental or sale at a cost that does not exceed the recommended state and federal standards. Each county's median income will be determined according to the income limits published annually by the US Department of Housing and Urban Development and the California Department of Housing and Community Development.

[16] TRPA uses the term "secondary residence" for accessory dwelling units.

Moderate-Income Housing is defined by Chapter 90 of the TRPA Code of Ordinances as:

> *Residential housing, deed-restricted to be used exclusively as a residential dwelling by permanent residents with an income not in excess of 120 percent of the respective county's median income. Such housing units shall be made available for rental or sale at a cost that does not exceed the recommended state and federal standards. Each county's median income will be determined according to the income limits published annually by the US Department of Housing and Urban Development and, if applicable, the California Department of Housing and Community Development.*

Achievable Housing is defined by Chapter 90 of the TRPA Code of Ordinances as:

> *Single or multi-family residential development to be used exclusively as a residential dwelling by permanent residents with an income not in excess of the respective county's achievable area median income (AMI) percentage, using the following methodology:*
>
> 1. *Determine the county's median income where the housing development will be located using income limits for a family of three published annually by the US Department of Housing and Urban Development and, if applicable, the California Department of Housing and Community Development.*
> 2. *Determine the county's median single or multi-family housing price, as applicable, where the housing development will be located using median housing prices published annually by the TRPA.*
> 3. *Divide the median single or multi-family housing price, as applicable, (determine in Step 2) by 3.79 (buying power) to determine the annual income needed to afford an achievable housing unit.*
> 4. *Divide the annual income needed (calculated in Step 3) by the median income (determined in Step 1) to determine the achievable AMI percentage.*
>
> *This calculation may be periodically adjusted to reflect changes in the affordability gap between median income and median home price within the Lake Tahoe Basin. Maximum AMI per county per household to be eligible for an achievable bonus unit will be available upon request from TRPA. Achievable housing units shall meet the criteria and restrictions in accordance to Chapter 52: Bonus Unit Incentive Program.*

Some PAS, AP, or CP districts, or portions thereof, are designated Preferred Affordable Housing Areas. Plan areas with the preferred affordable housing area designation are preferred locations for affordable housing and are eligible for special incentives and exemptions found in the TRPA Code of Ordinances pursuant to Chapters 50 (e.g., allocation exemption) and 52 (e.g., bonus-unit assignment). Figure 4-6 shows the Preferred Affordable Housing Areas in South Lake Tahoe. Some plan areas are designated as eligible for the Multi-Residential Incentive Programs. Plan areas with this designation are eligible for the multi-residential incentive program pursuant to Chapter 52 of the TRPA Code of Ordinances, which essentially allows "bonus units" to be substituted for needed development rights for multifamily housing. Figure 4-15 shows the areas of South Lake Tahoe that are designated as eligible for the Multi-Residential Incentive Program.

Single-family and multifamily housing that is deed-restricted for affordable, moderate, or achievable income households may obtain "bonus units" to substitute for their needed development rights and are exempt from the need for an allocation. To receive bonus units, the affordable, moderate, or achievable income project must meet the following criteria:

- Prohibit the unit from being used as a second home or vacation rental through deed restriction.
- Limit the unit for which the bonus unit was awarded to the approved use and restrict the occupants' household income to affordable, moderate, or achievable housing limits.
- Agree to submit an annual compliance report to TRPA annually during operation.
- Locate the housing project within one half mile of existing transit stops or a transit stop that will be existing concurrent with the completion of the project.

Projects that meet this criterion and proposed within a CP area or provide affordable employee housing are prioritized for bonus units. The bonus unit(s) may also be used as an ADU. The 2019 South Shore Region Housing Needs and Opportunities Report indicated that 859 of the 1,452 remaining residential bonus units from the TRPA pool are reserved for affordable, moderate, and achievable housing units and an additional 260 residential bonus units must be used for affordable, moderate, or achievable housing units in Town Centers; the remaining 333 residential bonus units from the TRPA pool are available for above-moderate units. In addition, Chapter 50.5.1 of the TRPA Code provides an exemption from the need for an allocation for residential development for all affordable, moderate, or achievable income housing units approved after January 1, 1986.

Table 4-48 is a summary table of the PAS/CP districts in the city. Each parcel in South Lake Tahoe is located in a PAS, CP, or AP district. The table describes whether the residential-use categories are permissible and if any special designations apply. It indicates the total number of acres in each area and the maximum density for each permissible use. Uses marked with an "A" are allowable if they meet local and regional standards; uses marked with an "S" require a use permit from both the City of South Lake Tahoe and TRPA. As shown in Table 4-48, most permittable housing types are allowed and do not require an "S" permit.

TABLE 4-48
PLAN AREA STATEMENTS AND COMMUNITY PLAN DISTRICTS RESIDENTIAL IMPLICATIONS

South Lake Tahoe
2021

PAS/CP			DESIGNATIONS				TDR RECEIVING AREA		PERMISSIBLE USE BY RESIDENTIAL USE CATEGORY											
Name PAS/CP	Sub-Unit or District (if any)	Acres	Land Use	Pref. AH Area?	Multi-Res. Incentive Program?	Bonus Units for AH?	Existing Develop-ment?	Multi-Res.?	SF	MF (units/ acre)	Multi-Pers. (pers/ acre)	Employee Housing (units/ acre)	Mobile Homes (units/ acre)	Res. Care ≤ 6 persons (pers/acre)	Res. Care > 6 persons (pers/acre)	Nurs./ Pers. Care (pers/ acre)	ADU	Emergency Shelter**	Single-room Occupancy Unit*	Transitional Housing.	Supportive Housing
Lakeview Heights #085	Total	558.32	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	517.27		No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	41.06		No	No	No	No	Yes	A	A, 15	No	No	No	S, 25	No	No	A(3)	No	Yes	No	No
Heavenly Valley CA #087	–	2,367.10	Recreation	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Lakeside Park #089	–	47.00	Residential	No	No	No	No	Yes	A	S, 15	No	No	No	No	No	No	A(3)	A	Yes	No	No
Tahoe Meadows #090	–	104.69	Residential	No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
Pioneer/ Ski Run #092	–	179.90	Residential	Yes	Yes	Yes	Yes	Yes	A	A, 15	S,25	S, 15	No	No	No	No	A(3)	No	No	No	No
Bijou #093	Total	166.23	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	111.52		Yes	Yes	Yes	Yes	Yes	A	A, 15	S, 25	S, 15	No	No	No	No	A(3)	No	No	No	No
	SA #1	54.71		Yes	Yes	Yes	Yes	Yes	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
Glenwood #094	Total	301.80	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	295.17		No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	6.63		No	No	No	No	No	A	No	No	No	A, 8	No	No	No	A(3)	No	No	No	No
Trout/ Cold Creek #95	–	8,884.35	Conservation	No	No	No	No	No	S	No	No	S, 15	No	No	No	No	No	No	No	No	No
Pioneer Village #096	–	29.17	Residential	No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
Bijou Pines #097	Total	91.20	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	84.49		No	No	No	No	Yes	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	6.71		No	No	No	No	Yes	A	A, 15	No	No	No	No	No	No	A(3)	No	No	No	No
Al Tahoe #099	Total	322.5	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	174.05		Yes	No	No	Yes	Yes	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	148.45		Yes	No	Yes	Yes	Yes	No	A, 15	A, 25	No	No	No	No	No	A(3)	No	Yes	No	No

TABLE 4-48
PLAN AREA STATEMENTS AND COMMUNITY PLAN DISTRICTS RESIDENTIAL IMPLICATIONS
South Lake Tahoe
2021

PAS/CP			DESIGNATIONS				TDR RECEIVING AREA		PERMISSIBLE USE BY RESIDENTIAL USE CATEGORY												
Name PAS/CP	Sub-Unit or District (if any)	Acres	Land Use	Pref. AH Area?	Multi-Res. Incentive Program?	Bonus Units for AH?	Existing Develop-ment?	Multi-Res.?	SF	MF (units/ acre)	Multi-Pers. (pers/ acre)	Employee Housing (units/ acre)	Mobile Homes (units/ acre)	Res. Care ≤ 6 persons (pers/acre)	Res. Care > 6 persons (pers/acre)	Nurs./ Pers. Care (pers/ acre)	ADU	Emergency Shelter**	Single-room Occupancy Unit*	Transitional Housing.	Supportive Housing
Truckee Marsh #100		1083.01	Conservation	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Bijou Meadow #101	Total	520.86	Recreation	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	486.38		No	No	No	No	No	S	No	No	No	No	No	No	No	No	No	No	No	No
	SA #1	34.48		No	No	No	No	No	S	No	No	No	No	No	No	No	No	No	No	No	No
Tahoe Keys #102	Total	494.91	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	401.29		No	No	Yes	Yes	Yes	A	No	No	No	No	No	No	No	A(3)	S	No	No	No
	SA #1	43.4		No	No	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	S	No	No	No
	SA #2	50.22		No	No	Yes	Yes	Yes	A	A, 15	No	No	No	No	No	No	A(3)	S	No	No	No
Sierra Tract Commercial #103		67.26	Commercial/ Public Service	No	No	No	Yes	No	S	S, 15	No	S, 15	S, 8	S, 25	No	S, 25	No	A	Yes	No	No
Highland Woods #104	Total	107.47	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	261.94		No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	193.88		No	No	No	No	No	A	A, 12	No	No	No	No	No	No	A(3)	No	No	No	No
Sierra Tract #105	Total	68.06	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	25.09		Yes	Yes	Yes	Yes	Yes	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	494.91		Yes	Yes	Yes	Yes	Yes	A	A, 12	No	No	No	No	No	No	A(3)	No	No	No	No
Winnemucca #108		401.29	Residential	No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
So. "Y" #110	See Tahoe Valley Area Plan																				
Tahoe Island #111	Total	524.72	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SAs	431.58		Yes	Yes	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	14.63		Yes	Yes	No	Yes	No	A	A, 8	No	No	No	No	No	No	A(3)	No	Yes	No	No
	SA #2	78.51		Yes	Yes	No	Yes	Yes	A	A, 8	No	No	No	S, 25	No	S, 25	A(3)	No	Yes	No	No
Gardner Mountain #112	Total	328.48	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SAs	317.72		No	No	No	No	No	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	10.76		No	No	No	No	No	A	A, 8	No	No	No	S, 25	No	S, 25	A(3)	No	No	No	No
Bonanza #114	Total	254.66	Residential	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Outside SA	124.93		Yes	No	No	No	Yes	A	No	No	No	No	No	No	No	A(3)	No	No	No	No
	SA #1	68.29		Yes	Yes	Yes	No	Yes	A	A, 15	No	No	S, 8	A, 25	No	A, 25	A(3)	S	Yes	No	No

TABLE 4-48
PLAN AREA STATEMENTS AND COMMUNITY PLAN DISTRICTS RESIDENTIAL IMPLICATIONS

South Lake Tahoe
2021

PAS/CP			DESIGNATIONS				TDR RECEIVING AREA		PERMISSIBLE USE BY RESIDENTIAL USE CATEGORY												
Name PAS/CP	Sub-Unit or District (if any)	Acres	Land Use	Pref. AH Area?	Multi-Res. Incentive Program?	Bonus Units for AH?	Existing Develop-ment?	Multi-Res.?	SF	MF (units/ acre)	Multi-Pers. (pers/ acre)	Employee Housing (units/ acre)	Mobile Homes (units/ acre)	Res. Care ≤ 6 persons (pers/acre)	Res. Care > 6 persons (pers/acre)	Nurs./ Pers. Care (pers/ acre)	ADU	Emergency Shelter**	Single-room Occupancy Unit*	Transitional Housing.	Supportive Housing
	SA #2	52.26		Yes	No	Yes	No	Yes	A	S, 15	No	No	A, 8	No	No	No	A(3)	No	Yes	No	No
	SA #3	9.18		Yes	No	Yes	No	Yes	A	A, 8	No	No	No	No	No	No	A(3)	No	No	No	No
Airport #116	–	344.38	Commercial/ Public Service	No	No	No	Yes	No	No	S, 15	No	S, 15	No	No	No	No	No	S	Yes	No	No
Industrial CP	–	67.05	Commercial/ Public Service	No	No	No	Yes	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Bijou/Al Tahoe CP	Total	371.78	Commercial/ Public Service	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	1	34.48		No	Yes	No	Yes	Yes	S	S, 15	S, 25	S(1), 15	No	No	No	No	No	S	No	No	No
	2	9.64		No	Yes	No	Yes	Yes	S	S, 15	No	S(1), 15	No	No	No	No	No	S	No	No	No
	3	19.14		No	Yes	No	Yes	Yes	No	No	No	No	No	No	No	No	No	S	No	No	No
	4	286.42		No	Yes	No	Yes	Yes	No	A(1/5), 15	No	S(1), 15	No	A (1/5)	No	No	A(3)	A	No	No	No
Tourist Core Area Plan	Total	303.91	Tourist	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	TSC-C	64.73		Yes	Yes	Yes	Yes	Yes	A(2)	A,25	S	S	No	No	No	No	A(3)	No	No	No	No
	TSC-MU	104.83		Yes	Yes	Yes	Yes	Yes	A	A,25	S	S	No	No	No	No	A(3)	No	No	No	No
	TSC-MUC	42.04		Yes	Yes	Yes	Yes	Yes	A	A,25	S	A	No	No	No	No	A(3)	A	No	No	No
	TSC-NMX	2.89		Yes	Yes	Yes	Yes	Yes	A	A,25	S	S	No	No	No	No	A(3)	No	No	No	No
	TSC-G	67.39		Yes	Yes	Yes	Yes	Yes	A	A,25	S	S	No	No	No	No	A(3)	A	No	No	No
	REC	5.57		Yes	Yes	Yes	Yes	Yes	S(2)	No	No	A	No	No	No	No	No	No	No	No	No
	OS	16.46		Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	No	No	No	No
Tahoe Valley Area Plan	Total	336.52	Residential/Tourist/Commercial/Public Service/Recreation/Conservation	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	TC-C	54.54		Yes	Yes	Yes	Yes	Yes	A(2)	A, 25	No	A, 25	No	No	No	No	A(3)	No	A	No	No
	TC-MUC	78.55		Yes	Yes	Yes	Yes	Yes	A(2)	A, 25	No	A, 25	No	No	No	No	A(3)	A	A	No	No
	TC-G	58.37		Yes	Yes	Yes	Yes	Yes	A(2)	A, 25	No	No	S, 8	No	No	No	A(3)	A	A	No	No
	TC-NP	32.88		Yes	Yes	Yes	Yes	Yes	A(4)	A, 25	A, 25	A, 25	S, 8	A(5), 25	A(5), 25	A(5), 25	A(3)	A	A	No	No
	TC-HC	30.15		Yes	Yes	Yes	Yes	Yes	S	A, 25	A, 25	A, 25	S	A(5), 25	A(5), 25	A(5), 25	A(3)	No	S	No	No
	CMX-S	61.84		Yes	Yes	Yes	Yes	Yes	S(3)	S(3), 25	S, 25	S, 25	S, 8	No	No	No	S(3, 8)	A	No	No	No
	OS	20.19		Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	No	No	No	No

TABLE 4-48
PLAN AREA STATEMENTS AND COMMUNITY PLAN DISTRICTS RESIDENTIAL IMPLICATIONS
South Lake Tahoe
2021

PAS/CP			DESIGNATIONS				TDR RECEIVING AREA		PERMISSIBLE USE BY RESIDENTIAL USE CATEGORY												
Name PAS/CP	Sub-Unit or District (if any)	Acres	Land Use	Pref. AH Area?	Multi-Res. Incentive Program?	Bonus Units for AH?	Existing Develop-ment?	Multi-Res.?	SF	MF (units/ acre)	Multi-Pers. (pers/ acre)	Employee Housing (units/ acre)	Mobile Homes (units/ acre)	Res. Care ≤ 6 persons (pers/acre)	Res. Care > 6 persons (pers/acre)	Nurs./ Pers. Care (pers/ acre)	ADU	Emergency Shelter**	Single-room Occupancy Unit*	Transitional Housing.	Supportive Housing

Sources: TRPA Plan Area Statements; Tourist Core Area Plan; Tahoe Valley Area Plan; Bijou/Al Tahoe Community Plan; City of South Lake Tahoe 2021.

Notes: *CP = Community Plan*

AH = Affordable Housing

A = Allowed Use

S = Special Use

SA = Special Area

(1) = Allowed with CSLT and TRPA Design Review (Bijou/Al Tahoe CP)

(1/5) = Allowed with CSLT Design Review on Specific Parcels Only

(2) = For condominiums only

(3) = As of August 2021, up to two accessory dwelling units (ADUs) can be developed on each residential parcel (to accommodate one detached ADU and one attached ADU), subject to local jurisdiction rules and regulations, including existing coverage regulations and development right requirements.. If the parcel is within a half-mile of an existing transit stop, half- mile from a Town Center, or within an area zoned for multifamily housing, the property owner is eligible to receive a bonus unit at no cost to construct the ADU.

(4) =ADUs require CSLT Design Review

(5) = Portions of the Tahoe Valley Area Plan lie within the safety zones established by the Lake Tahoe Airport Comprehensive Land Use Plan (CLUP). Uses within these zones may be further restricted by the CLUP. Users of this Area Plan should refer to the CLUP to determine if additional restrictions are applicable to the property they are interested in or consult with the City of South Lake Tahoe Planning Division

(6) = Special Use with CSLT and TRPA Design Review

(7) = Caretaker residence only

(8)= Allowed as part of a mixed-use project only

** Single-room Occupancy Units are allowed in any zone that permits Tourist Accommodations.*

*** Emergency shelters are called "Social Service Organizations" in the City of South Lake Tahoe and TPRA documents.*

FIGURE 4-17: PREFERRED AFFORDABLE HOUSING AREA

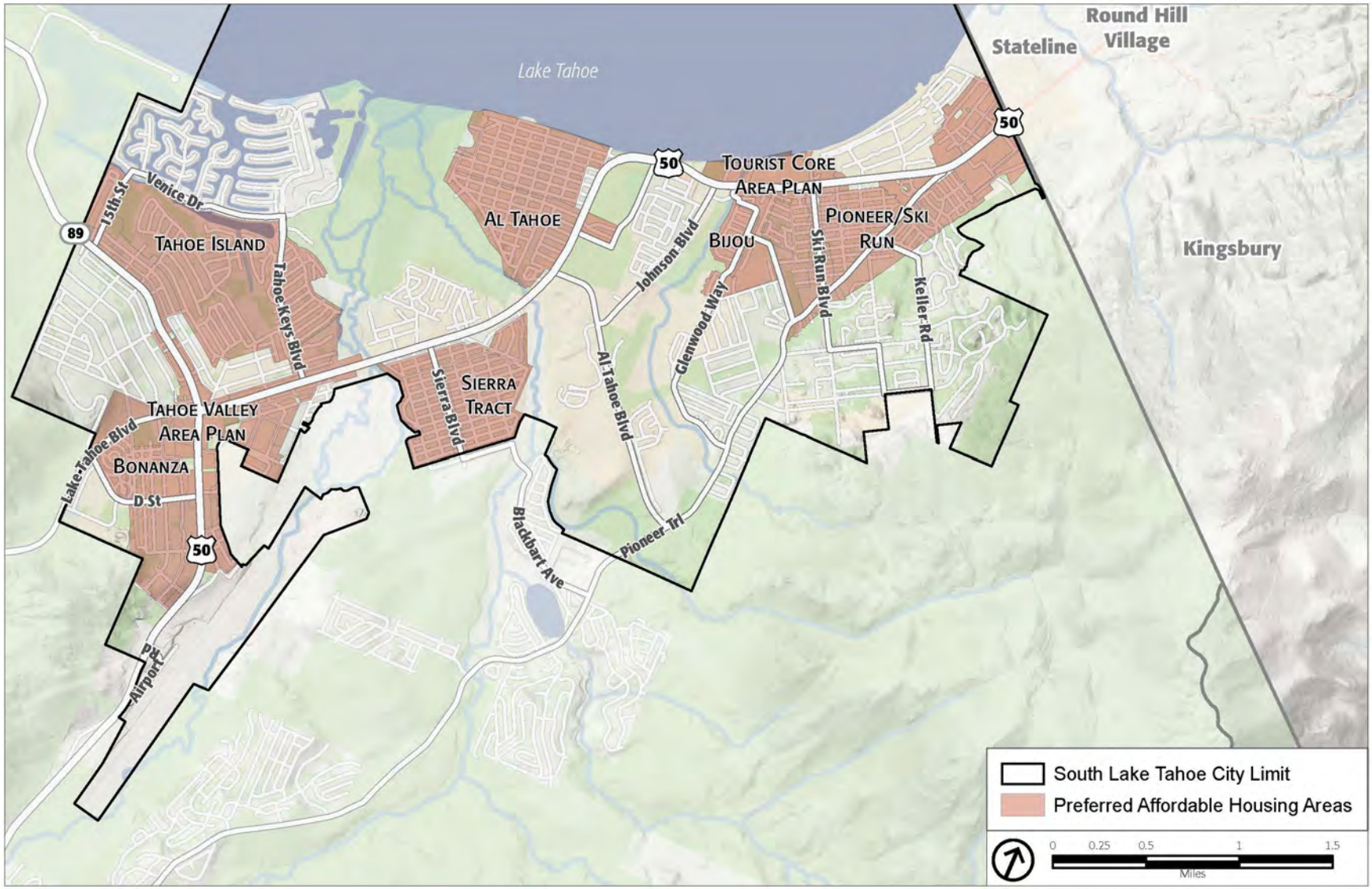
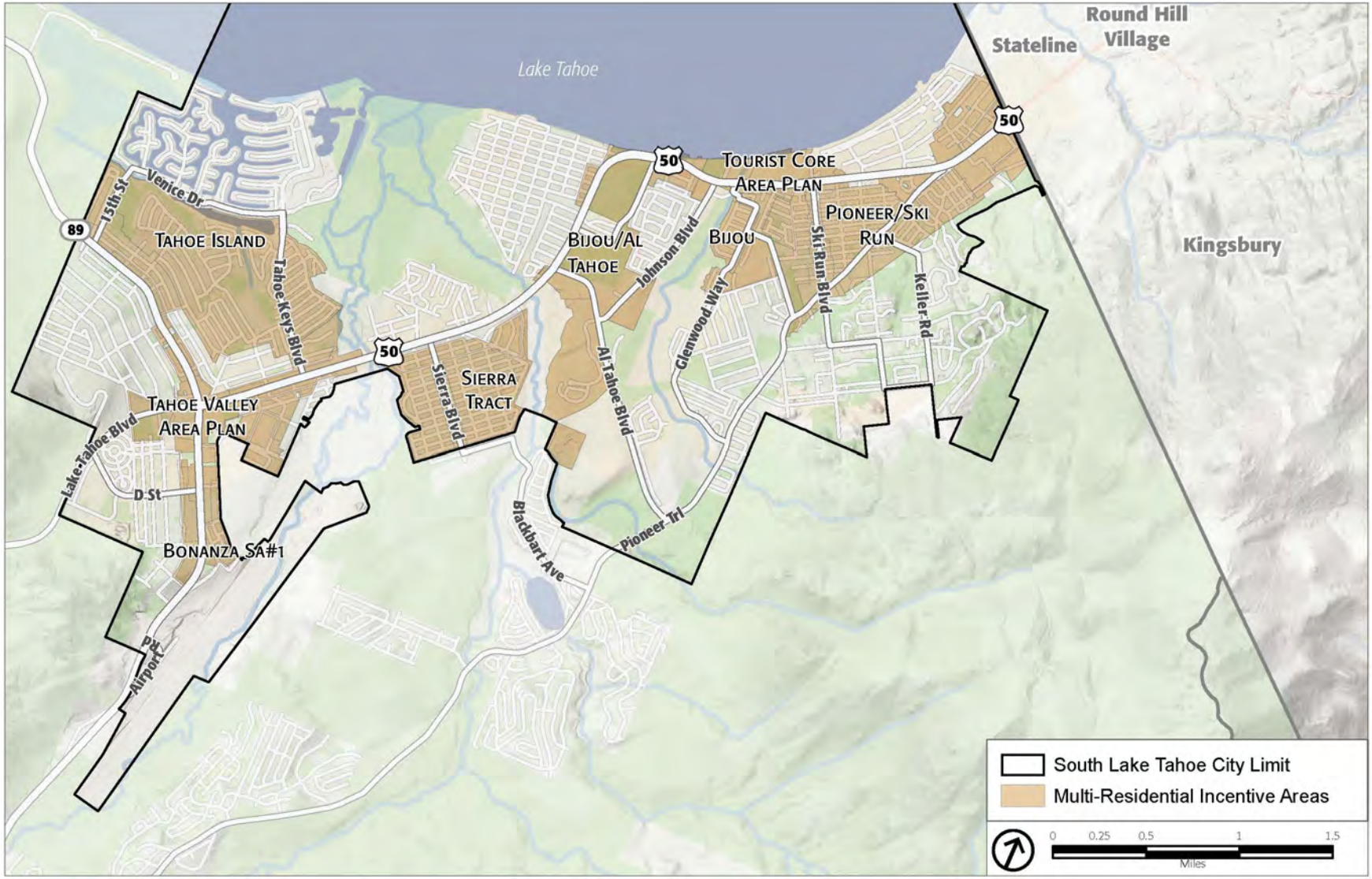


FIGURE 4-18: MULTI-RESIDENTIAL INCENTIVE AREAS



4.3.1.1.1 Survey of Available Land

Description of Criteria for Identifying Housing Sites

Housing Element law requires an inventory of land suitable for residential development to meet the RHNA (Government Code, Section 65583(a)(3)). HCD provided a RHNA unit count to the City of South Lake Tahoe, divided by affordability tiers. An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

In assessing the potential for achieving the development of housing consistent with regional and local needs, some assumptions were made:

- **Extremely Low-, Very Low-, and Low-Income Target:**
  - Based on construction and land development costs in South Lake Tahoe, it is assumed that new construction housing affordable to very low- and low-income households will primarily be deed-restricted multifamily attached housing constructed using bonus units.
- **Moderate-Income Target:**
  - With rising housing costs, it is assumed that moderate-income ownership (likely condominiums) and rental housing (e.g., small multifamily, such as duplexes and triplexes) will be provided through development of vacant lots using multifamily residential allocations (and a few of the single-family allocations) obtained through the allocation list and rehabilitation of the limited existing, moderately priced housing stock.
- **Above Moderate-Income Target:**
  - It is assumed that new above-moderate housing will be constructed on vacant parcels using residential single-family allocations, multifamily allocations set aside by the City, bonus units for deed restricted achievable housing, and/or allocations transferred from retired environmentally sensitive parcels.

In addition, ADUs are expected to address housing needs in all of the income categories. In conducting an evaluation of specific potential sites, two categories of sites with affordable housing development potential were identified. Given the diminishing availability of developable land, the City identified specific housing opportunity sites, incentives, and other advantages that could facilitate affordable housing development:

- Vacant parcels
- Sites with parcel consolidation potential

The following considerations were used as "screening criteria" in evaluating potential sites:

- Suitability of parcel for the construction of affordable housing because of location, development standards, and site accessibility with respect to transportation and services.
- Availability or potential availability of infrastructure and public services.
- Environmental conditions affecting development capability of the land.
- Current ownership.

Realistic Development Potential on Vacant and Underutilized Sites

The assumed realistic capacity for housing development for all parcels in the land inventory is a proportional share of the maximum densities allowed. Realistic units are rounded down to the next lowest whole number. However, all of the parcels in the land inventory can accommodate at least one unit per parcel, so parcels that would round down to zero units are instead rounded up to allow one unit on the parcel.

A parcel's lot coverage standards are dictated by its TRPA defined Land Capability or Individual Parcel Evaluation Systems and zoning district. The identified developable acres for parcels account for lot coverage of either 70-percent in community or area plan areas (which are the TCAP and TVAP areas) or 30-percent in areas outside the community or area plan areas. Lower-income, moderate-income, and above-moderate income sites may occur within or outside community plan areas, so sites within each income category may vary in terms of lot coverage maximums.

Realistic Capacity of Sites Outside Community Plans

A very substantial majority of parcels outside community plan areas are listed to accommodate one unit per parcel. On parcels outside the community plan areas that could accommodate more than one unit per parcel, realistic capacity is determined by the allowable lot coverage outside the community plan areas, which is 30-percent. Therefore, realistic capacity is 30-percent of the maximum allowed density. Incorporating these lot coverage variations is required in order to present a realistic interpretation of the development likely to occur on these sites. This is a conservative assumption based on the development standards and historic development trends on vacant sites in these zoning districts. Appendix A displays each parcel's CP designation, maximum allowed capacity, and realistic development capacity when the parcel's lot coverage requirement is included in the unit estimate calculation.

Realistic Capacity of Sites Inside Community Plans

Realistic capacity varies by parcel and the maximum presented for the TCAP and TVAP parcels is 70 percent of maximum allowed density due to 70-percent land coverage allowances in the community and area plan areas. In accordance with AB 1397, the site-specific details in Appendix A and the following discussion are included to demonstrate the feasibility of private sector development of sites addressing the lower-income RHNA allocation with new multifamily homes. All lower-income sites in Appendix A are located in area plan areas.

Both mixed-use and 100-percent residential development are allowed on all of the parcels in the TCAP and TVAP areas. While it isn't realistic to assume all sites in the TCAP and TVAP areas would develop as 100-percent residential, the number of parcels included in this inventory is a small subset of the properties included in the TCAP and TVAP areas. The TCAP and TVAP areas allow greater building heights and greater land coverage than have historically been allowed in other areas of the city. Based on the analysis in this Housing Element, realistic development capacity on the TCAP and TVAP sites may be up to the maximum density within the allowed land coverage. Densities of up to 25 units per acre at 100 percent of maximum density are allowed on these sites. Based on City staff and consultant analysis, these parcels have the highest potential suitability for multifamily development. This analysis was conducted parcel by parcel and considered the allowed coverage, environmental constraints, and development standards. The City considered and evaluated the implementation of its current multifamily development standards and on-site

improvement requirements (e.g., setbacks, building height, parking, and open space requirements) to determine approximate density and unit capacity.

The city continues to build residential units, and demand and prices remained high in 2021. Multiple residential or mixed-use projects have been developed in the city since 2005 (see Table 4-49 for representative projects). The average percent of maximum allowed density of all projects listed in Table 4-49 is 71 percent, and the average percent of maximum allowed density for the projects with affordable units in the table is 74 percent. The realistic capacity assumption of 70 percent on the parcels inside of community plans is more conservative than these development trends.

More than half of the projects in Table 4-49 were developed on sites that were consolidated from smaller parcels. Based on these trends, the City has included two parcels smaller than 0.5 acres in the list of sites suitable for lower-income RHNA. These types of sites have multiple parcels with the same owner so there is a strong likelihood that the group of parcels will develop together. Examples of recently approved or constructed residential projects on sites consolidated from smaller parcels include Evergreen Apartments, Sky Forest Acres, and The Aspens. Additional information on sites that would need to be consolidated that are proposed to meet the 6th Cycle RHNA can be found in Appendix A.

Two of the projects in Table 4-49 were approved/built in Stateline/ Ski Run zone, which is now the TCAP area that allows 100-percent residential, mixed use, and 100-percent nonresidential development. In addition, the TCAP and TVAP areas include the following incentives to encourage residential development:

- It is designated as a Preferred Affordable Housing Area, which makes projects eligible for special incentives and exemptions found in the TRPA Code of Ordinances pursuant to Chapters 50 (e.g., allocation exemption) and 52 (e.g., bonus-unit assignment).
- It is part of the area eligible for the Multi-Residential Incentive Program, which allows “bonus units” to be substituted for needed development rights for multifamily housing, pursuant to Chapter 52 of the TRPA Code of Ordinances.
- Of the bonus unit allocations available in the TRPA pool, 60 percent are reserved for affordable, moderate, and achievable housing units and an additional 30 percent of that subset must be used in the Town Centers (which includes the TCAP and TVAP areas). The remaining 333 residential bonus units from the TRPA pool must be made available for above-moderate units.
- The City has not established a cap on the number of residential allocations that can be used in the TCAP and TVAP areas.
- The City sets aside allocations for housing development specifically within the TCAP and TVAP areas in order to prioritize development in Town Centers.
- The TRPA Code of Ordinances allows discretionary increases to building heights in the TCAP and TVAP areas of up to 56 feet or 95 feet, depending on the parcel’s location within the area plan area.
- Property owners in the TCAP and TVAP areas are eligible to receive a bonus unit at no cost to construct an affordable or achievable income ADU.

- The developer can forgo TRPA project review and rely solely on City staff review if the residential project is proposed in the TCAP and TVAP areas and meets the size requirements listed in Section 4.4.1.3, Zoning, of this Housing Element.

Given these incentives, which are discussed in more detail throughout this Housing Element, residential projects are encouraged and incentivized in the TCAP and TVAP areas.

TABLE 4-49
REPRESENTATIVE PROJECTS
South Lake Tahoe

Project Name	Acres/ Developable Acres	Address	Small Site?	Plan Area/ Zone	Previous Use	Project Description	Total Dwelling Units	Lower Income Units	Project Density (DU/ acre)	% Allowed Density	Similar Sites in Appendix A	Zone Allows 100% Non-Residential Uses?
Evergreen Apartments	2.6	1342 Melba Drive	Consolidated from multiple smaller sites	Bonanza (Residential)	Vacant	Apartment complex for very low- and low-income households	26	26	10	66%	Lower-Income Sites	No
Sky Forest Acres	3.0	750 Emerald Bay Road	Consolidated from multiple smaller sites	Gardner Mountain (Residential)	Vacant	Affordable units for very low-income persons with disabilities	17	17	5.6	70%	Lower-Income Sites	No
Kelly Ridge	3.2	1447 Herbert Avenue	No	Glenwood (Residential)	Vacant	Affordable units for very low- and low-income seniors	33	33	10.3	94%	Lower-Income Sites	No
Tahoe Woods	1.9	3987 Manzanita Avenue	No	Stateline/ Ski Run (Residential)	Mobile home park	Market-rate condominium, garages, and common area[1]	28	0	14.7	100%	Above Moderate-Income Sites	Yes
The Aspens	4.9	3521 and 3541 Pioneer Trail	Consolidated from multiple smaller sites	Stateline/ Ski Run (Residential)	Vacant	Affordable units for very low- and low-income households	48	47	9.8	64%	Lower-Income Sites	Yes
Wildwood Commons	5.0	1201 Wildwood Avenue	No	Pioneer/ Ski Run and Lakeview Heights	3 existing residential units	Market rate condominium	23	0	4.6	30%	Above Moderate-Income Sites	No
Average for Lower-Income Sites										74%		
Average for All Sites										71%		

[1] *Parcels with Assessor's Parcel Numbers through 029-631-029 are part of a deed-restricted "project area." These parcels are permanently deed restricted to be treated as if the parcels had not been subdivided but remained legally consolidated for purposes of land coverage calculations. Parcel area, land capability, existing and banked coverage, and existing and banked development rights for all 29 parcels have been combined.*

Inventory of Vacant and Underutilized Sites

Potential for Lower-Density Dwellings

TRPA has inventoried each vacant single-family residential development-eligible parcel under its Individual Parcel Evaluation System (IPES). This system evaluates the "buildability" of each lot based on slope, soil type, water influence, etc. The IPES scoring system sets a minimum point value, also called an "IPES line." Development is permitted only on parcels that are above the IPES line. Prior to 2003, the IPES line was set at 726; however, TRPA lowered the IPES line within certain jurisdictions that implemented water quality improvement projects. Because of the implementation of these improvement projects, TRPA has set the IPES line to "1" in most jurisdictions in the Basin, including the City of South Lake Tahoe. Therefore, all vacant parcels in the city that have an IPES score above "1" can apply for a building allocation.

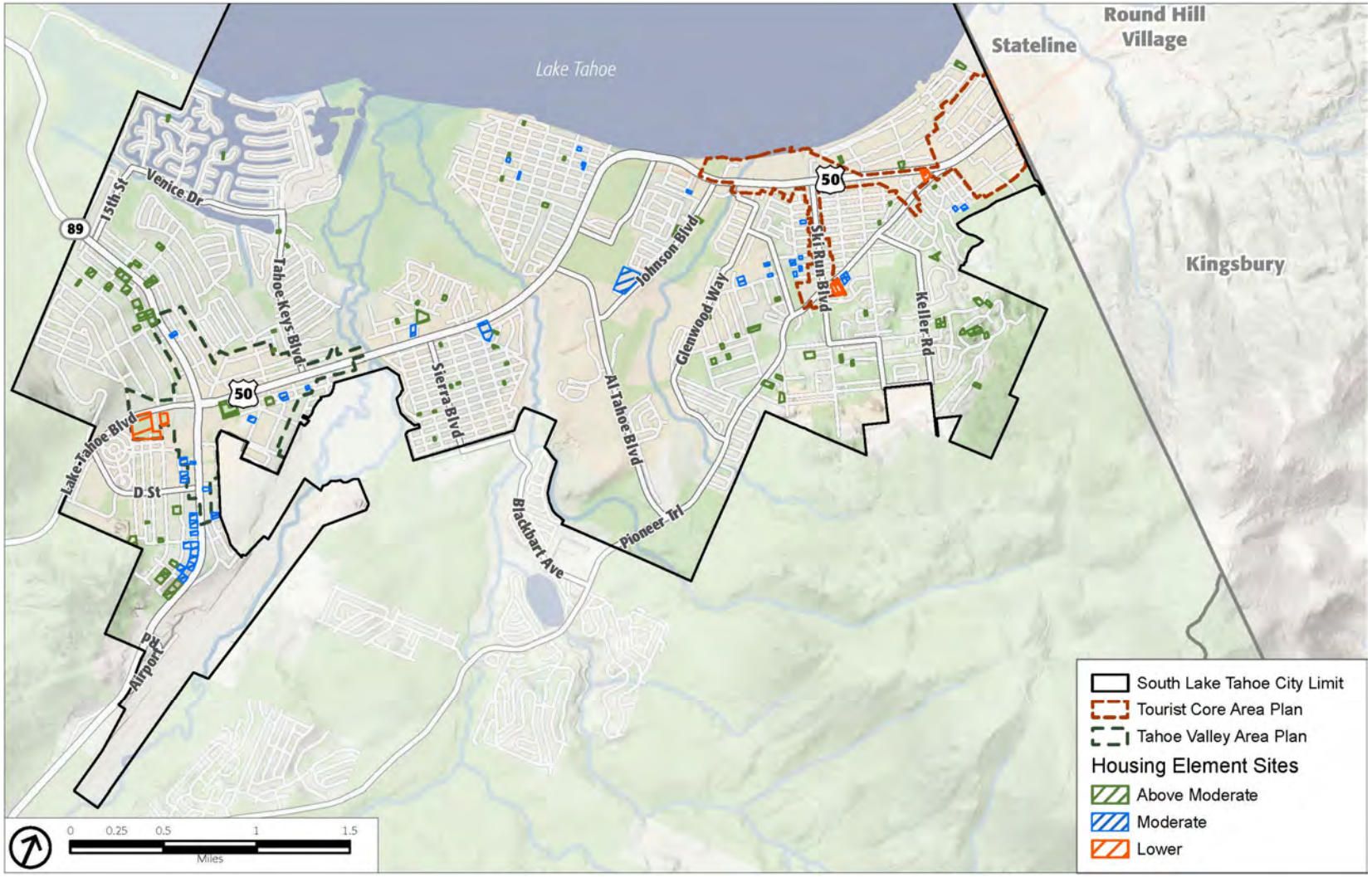
The following assumptions were made in determining which vacant lots have development potential:

- If it has an IPES score greater than 1, the vacant lot is developable.
- If it has an IPES score of zero, it is not developable.

Alternatively, the Bailey Land Capability Classification System, in place since 1971, regulates land coverage for multifamily housing development. The Bailey classification system scores land between one and seven. Low-capability scores (i.e., less suitable for development) range between one and three, and high-capability scores (i.e., more suitable for development) range from four to seven. This system also generally limits the amount of land coverage for most developable parcels to a maximum of 30-percent impervious land coverage, except in the TVAP and TCAP areas, which allow a maximum of 70-percent impervious land coverage.

The site inventory in Appendix A summarizes the potential for development of vacant lots in South Lake Tahoe based on data provided by TRPA and the City of South Lake Tahoe. All of the parcels in the land inventory can accommodate at least one unit per parcel. As shown in the table, 1,188 undeveloped lots are eligible for residential development in South Lake Tahoe, provided that they obtain a residential allocation for each unit developed. Of these 1,188 lots, there are 487 parcels (or 106.1 acres) allowing a maximum of one unit per parcel, and multifamily residential development is allowed on 112 parcels (or 66.5 acres). Of the total vacant lots identified in Appendix A, 515 parcels (or 149.6 acres) are considered highly developable, with IPES scores greater than 726 or Bailey scores of 6 or 7. These "highly developable" lots would be able to build with a base land coverage of at least 30 percent. Highly developable vacant parcels are shown in Figure 4-19.

FIGURE 4-19: VACANT HOUSING INVENTORY



Source: City of South Lake Tahoe, 2021.

Analysis of Above Moderate-Income Housing Opportunities on Vacant or Underutilized Land

Two parcels are pending City approval for development with achievable housing (income-restricted housing up to 160 percent of Area Median Income), and they are anticipated to produce 90 achievable-income units. About 70 of these units are part of a mixed-use project proposed on a property owned by the California Tahoe Conservancy. As of December 2021, the project is under design review. The other 20 units are part of a multi-family project and recently received design review approval. While the number of units to be built under both projects exceeds the realistic capacity assumptions for these parcels, they both have active development proposals that the City anticipates approving under the proposed design specifications and the unit estimates are based on those proposals. All above-moderate sites are vacant. The parcels designated for above-moderate income development in Appendix A accommodate 215 housing units.

There are an adequate number of vacant single-family and small multiple-family parcels to meet the City's "fair share" of regional housing needs for above moderate-income housing (127 units). TRPA restricts the number of housing unit permits for local jurisdictions within the Basin. In the past, jurisdictions received a fixed number of allocations each year. In 2003, TRPA changed the allocation system by tying it directly to a jurisdiction's accomplishments of environmental improvements. The number of allocations that TRPA will make available to South Lake Tahoe will likely fluctuate in the future. In 2021, the City received 33 residential allocations (22 single-family and 11 multifamily).

TRPA distributes residential allocation to local jurisdictions every two years based on residential permit review, code compliance, and Total Maximum Daily Load (TMDL) implementation, pursuant to TRPA Code (Section 50.5.2.E). The system includes criteria for evaluating conformance with the Lahontan Regional Water Quality Control Board and Nevada Department of Environmental Protection and short-term rental neighborhood compatibility guidelines. Each jurisdiction is provided with a base allocation, which may be reduced incrementally based on TRPA's evaluation of these criteria. The City's minimum allocation may be reduced to 10 allocations with deductions. Based on past performance, it is likely that the City will continue to receive the full base allocation of 33 allocations per year. The realistic development within this five-year planning period, based upon allocations, is 165 units: 110 new single-family homes and 55 new multifamily units (some of which may be subdivided into condominiums).

Different jurisdictions have different methods of distributing allocations to property owners. The City of South Lake Tahoe sets aside 33.3 percent of its allocations for multifamily housing developments (including condominiums). Because the market value of transferable allocations is about $35,000, it would be reasonable to expect that only people constructing above moderate-income homes would elect to obtain their allocations by purchasing them on the private market instead of waiting on the City's waiting list. Consequently, with the purchase of approximately 27 transferable allocations, a total of 137 new above moderate housing units, both single-family and multifamily units, are estimated to be constructed within the five-year planning period. Based on staff assumptions and the affordability analysis described earlier in this section, it is reasonable to expect that the majority of these units will be affordable only to people with above-moderate incomes. This number of projected above moderate-income units satisfies the City's remaining above moderate-income RHNA of 127 units.

Analysis of Moderate-Income Housing Opportunities on Vacant or Underutilized Land

There are three sites in the Al Tahoe area which the City donated to the St. Joseph Community Land Trust for development with moderate-income housing. These three sites, listed in Appendix A, are proposed to accommodate one unit per parcel and contribute to the moderate-income RHNA.

There are multifamily parcels listed in Appendix A that could be used to create affordable ownership opportunities for moderate-income families who have made South Lake Tahoe their home. Of these parcels, 61 (or 38.86 acres) allow densities between 12 and 15 units per acre, appropriate for moderate-income development. Two of these parcels are pending City approval for development with achievable housing, so they are anticipated to produce 17 above-market rate units, constrained to 160 percent of the region's AMI (as discussed in the prior subsection). Another 18 parcels are entitled for single-family development, so they are anticipated to produce another 22 above-moderate income units.

For the remaining 41 multi-family sites listed in Appendix A, these parcels could produce 156 moderate-income units. All moderate-income parcels in Appendix A are vacant. One additional parcel that allows densities up to 25 units per acre is proposed to accommodate nine moderate-income units. That parcel is owned by the California Tahoe Conservancy. The City has a RHNA allocation of 42 moderate-income units. The 42 available parcels are sufficient to accommodate the moderate-income RHNA. Moderate-income units approved or constructed during the planning period will also be subject to annual allocation restrictions described previously. While this is a significant amount of the annual allocation allotted to the City, more affordable units can be developed than the annual allocation due to bonus units granted from unit affordability. As described in Section 4.4.5.4, Growth Controls, TRPA does not require allocations for the construction of deed-restricted housing units that meet the criteria of affordable housing (low- and very low-income categories, moderate-income category, or achievable-income category units).

Analysis of Extremely Low-, Very Low-, and Low-Income Housing Opportunities on Vacant or Underutilized Land

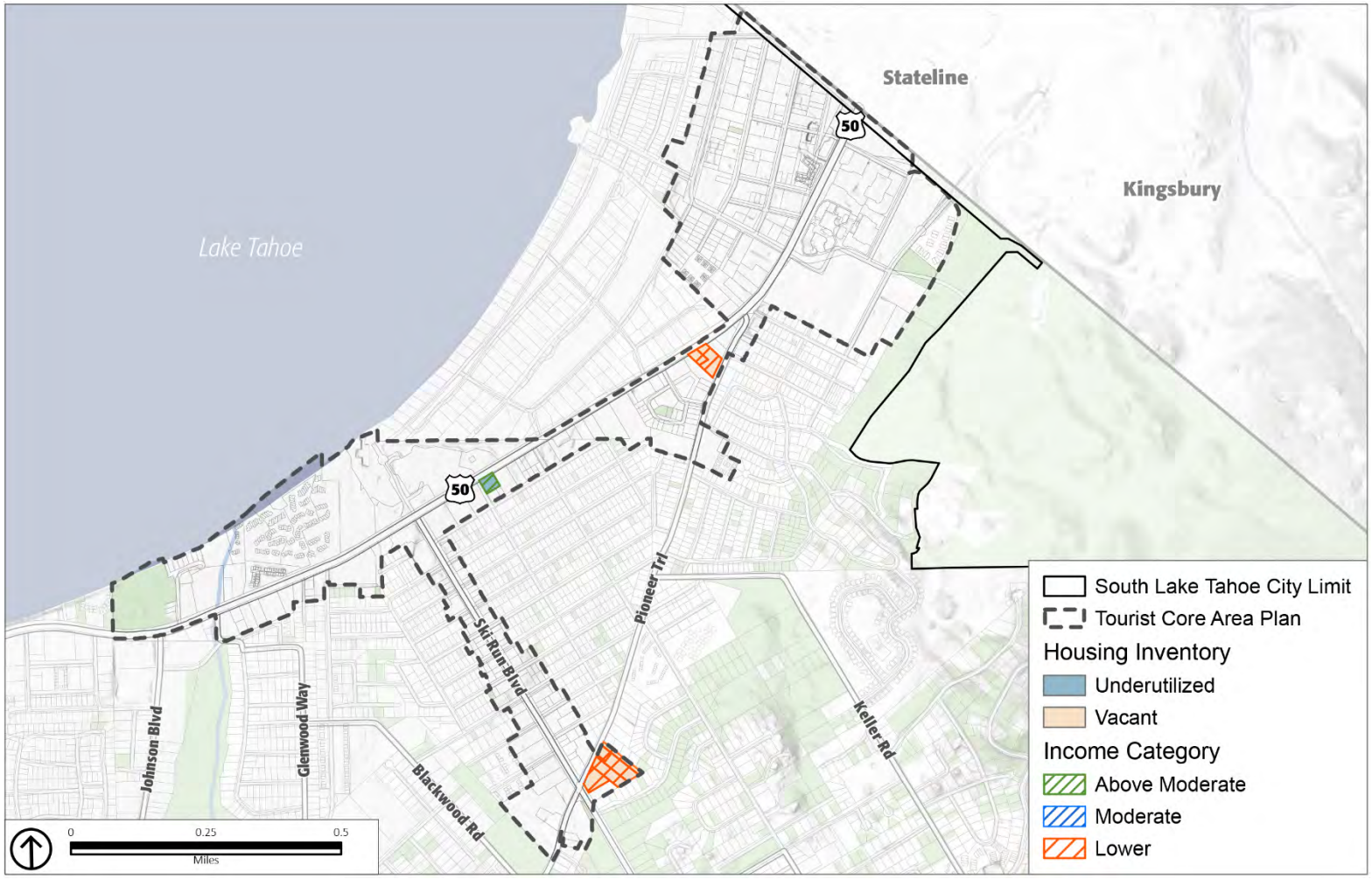
Consideration of sites suitable for development of lower-income housing is based on properties that have suitable land use designations, densities, and conditions to be considered likely to develop with affordable housing. As allowed by the state, the City is considering sites that allow at least 20 dwelling units per acre to have suitable density for lower-income housing development. There are nine parcels that allow multifamily development up to a maximum of 25 units per acre (summarized in Appendix A) in the TCAP and TVAP areas, which would be suitable for lower-income development. All nine properties comprise 16 acres, have the regulatory and physical conditions suitable for facilitating affordable housing development, and have not been included in the inventories of the past two housing elements. Below are additional specifics about the subset of the parcels that are government owned:

- Two parcels are owned by the South Tahoe Redevelopment Agency, and the City Council has expressed recent interest in developing affordable housing on the parcels.

- Two of the parcels are approximately 10 total acres in size. The State of California owns the sites and is in pre-application discussions with the City. These two parcels are proposed for lot consolidation, and one is currently paved but underutilized. The sites are located in the TVAP area, and the property owner is interested in developing high-density residential units (248 dwelling units). These parcels would be developed to 99 percent of its maximum development capacity upon City approval with the current assumptions for the potential project. This assumption is also reasonable because this site is in an area plan that allows 70 percent land coverage.

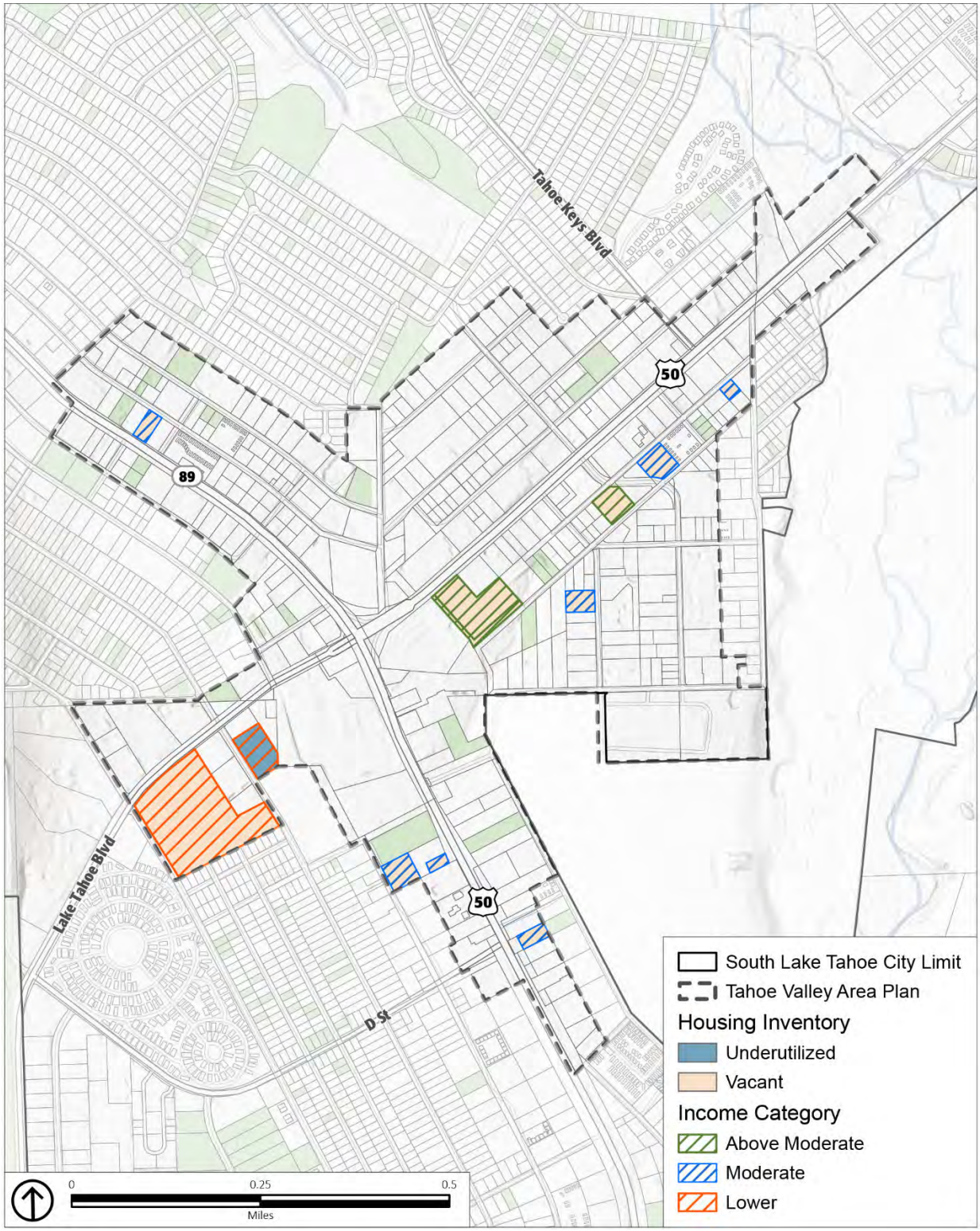
The City has a RHNA allocation of 120 lower-income units. The nine parcels are proposed to accommodate 337 lower-income units when land coverage and environmental restrictions are considered, and they are sufficient to accommodate the lower-income RHNA.

FIGURE 4-20: VACANT HOUSING INVENTORY INSIDE THE TOURIST CORE AREA



Source: City of South Lake Tahoe, 2021.

FIGURE 4-21: VACANT HOUSING INVENTORY INSIDE THE TAHOE VALLEY AREA



Source: City of South Lake Tahoe, 2021.

Densities on approved and pending projects with residential in the city range from 8 to 25 dwelling units per acre with most projects developing at 100-percent residential. Most of these projects have affordable units in them and many have a high numbers of affordable units.

All of the developable acreage on vacant sites in the TCAP area and the majority of the developable acreage in the TVAP area are less than one acre per site. Consolidation of existing development to create affordable housing for people of lower incomes can be expensive. It can be challenging to consolidate properties to make a re-use project financially feasible and to create reasonably secure investments for a developer. However, lot consolidation could increase the financial feasibility opportunities for affordable multifamily housing developments. Program 1-8 commits the City to allow and encourage lot consolidation and to work with the development community to promote awareness of lot consolidation opportunities.

Conclusions

Because of the maximum densities allowed by the TRPA Regional Plan, South Lake Tahoe has limited sites where development at densities conducive to feasible affordable housing projects can occur. These limited sites are often small and constrained. Currently, only the TCAP and TVAP areas allow densities above 15 units per acre and land coverage above 30%. However, the city currently has sufficient vacant land appropriately zoned to meet all RHNA income categories. A summary of the total development potential shown in the land inventory is provided in Table 4-50. A detailed table of all of the sites is provided in the sites inventory (Appendix A). The City will continue to strive to meet its housing production goals within the constraints of TRPA's allocation process and constraints to development related to Basin-wide restrictions.

TABLE 4-50
ADDRESSING THE 6TH CYCLE RHNA
South Lake Tahoe

Income Category	RHNA	RHNA Buffer (+15%)	6th-Round Sites Unit Capacity	Surplus
Extremely Low	35	41	337	197
Very Low	35	41		
Low	50	58		
Moderate	42	49	165	116
Above Moderate	127	147	215	68
Total	**289**	**336**	**717**	**381**

Source: HCD, 2021; PlaceWorks, 2021.

4.3.1.1.2 Adequacy of Public Facilities, Services, and Infrastructure

This section addresses the adequacy of public facilities, services, and infrastructure to accommodate planned residential growth through the end of the Housing Element planning period (to June 30, 2027).

Water

The South Tahoe Public Utility District (STPUD, District) provides water service to the majority of South Lake Tahoe. The water supply originates from 11 active wells and four standby wells, which, as of 2021, supply more than 14,235 homes and businesses. Since 1997, MTBE (methyl tert-butyl ether) contamination has been responsible for the closure of 15 STPUD drinking wells. However, the District was the first in

California to employ progressive advanced oxidation MTBE treatment technology approved by the California Department of Health Services. This treatment has significantly reduced the MTBE contamination in the water supply, and none was detected in any wells as of 2020. Currently, there is a known tetrachloroethylene (PCE) plume within the west-central portion of the Tahoe Valley South Sub-basin northeast of Emerald Bay Road and the South Y Area, which has impacted the beneficial use of groundwater in that area. The District has evaluated various remediation options and plans to use targeted pumping to control or remove the contaminant and prevent its migration.

The available groundwater for extraction in the Tahoe South Subbasin is 32,050 acre-feet per year. The District operates well below this value and is expected to remain within the sustainable yield until at least 2045. The District estimates that it could serve up to 7,000 additional housing units with existing infrastructure and currently issues Intent to Serve letters for current and future development projects. While the District has small waterlines within the existing distribution system, these rarely present a problem for standard residential construction. High-density projects may require upgrading existing undersized waterlines however, these types of projects are typically in more developed areas that tend to have larger waterlines. Future capital projects are planned and will be implemented to improve reliability, efficiency, and community-wide access to fire flow. The District reports that no projects are currently planned to increase its storage capacity, as capacity is not a limiting factor for anticipated buildout conditions. Therefore, there are enough connections available to address the sites inventory identified in this Housing Element.

Three smaller water providers (and several individual private wells) also serve South Lake Tahoe. These private water companies are mostly built out and serve approximately 2,600 total connections. The status of each provider is below:

- Tahoe Keys has three wells, with two taken offline recently due to uranium contamination. The Lukins Brothers Water Company (LBWC) and Tahoe Keys are currently partnering to install an inter-tie that will provide Tahoe Keys with additional water supply while Tahoe Keys prepares a long-term facility plan. Tahoe Keys anticipates it will take about two years to complete necessary facility improvements to fully treat and eradicate the uranium.

- The LBWC, a privately owned water-supply system, has 986 connections and less than 100 remaining buildable lots within its territory. LBWC and the City of South Lake Tahoe have a Franchise Agreement for system infrastructure rehabilitation through 2026. Since 2014, the LBWC has begun replacing 4-inch water mains with 12-inch water mains. Over 6,000 feet of water mains have been completed to date, and 20 fire hydrants have also been constructed. In addition, LBWC has built a water filtration plant to treat PCE contamination and another 98,000 gallons of storage capacity. LBWC issues Intent to Serve letters for any serviceable lots in their territory. With the updates planned at the LBWC, it is anticipated that they will have capacity to serve the remaining lots available within its territory.

- Lakeside Park has the ability to filter lake water and to bypass the filter if necessary to meet fire flows. The water is pumped from a pump station on Lakeside Beach to a treatment plant on Pine Boulevard. Once treated, the water is stored on-site in a 210,000-gallon storage tank ready to use. Lakeside Park also has a well and an eight-inch tie-in with STPUD in case of an emergency. As of September 2021, Lakeside Park had 139 domestic water connections, and a water model planned

for 2021-2022 will detail how many additional connections the system can accommodate at the existing design capacity. Given the availability of lake water, groundwater, and STPUD water for emergencies, Lakeside Park will have capacity to serve the remaining lots available within its territory.

Sewer

STPUD also provides wastewater collection, treatment, and export for Tahoe's South Shore within El Dorado County. The system provides effluent water at state water standards, but the Lahontan Regional Water Quality Control Board prohibits the use of recycled water within the Tahoe Basin. Therefore, after advanced secondary treatment, STPUD pumps the effluent outside of the Lake Tahoe Basin to a reservoir in Alpine County for agricultural purposes. The facilities have a permitted capacity of 7.7 million gallons per day serving 18,237 connections, and receive an average daily flow of 4.0 million gallons per day, 100 percent of which is recycled. The wastewater treatment plant could accommodate 30,729 additional sewer connections. Sewer capacities are not expected to be a problem unless a high-density project is planned in an underperforming part of the collection system. The District reports that that would not be an insurmountable obstacle, as sewer lines can typically be upsized to accommodate increased flows. Regardless, there are enough connections available to address the sites inventory identified in this Housing Element.

Infrastructure Financing

Because of the already high cost of TRPA fees associated with development in South Lake Tahoe, the City does not collect impact fees from developers to finance infrastructure improvements as other cities may do. Infrastructure needs can also be assessed and financed on a case-by-case basis during individual project review. On large projects, specific mitigation required under the California Environmental Quality Act (CEQA) may include off-site infrastructure improvement.

Dry Utilities

Dry utilities are available to serve all the sites in the inventory.

Summary

The City of South Lake Tahoe has adequate public facilities, services, and infrastructure to accommodate planned residential growth within the existing the city limit during the time frame of this Housing Element. The STPUD has water and sewer capacity to accommodate projected residential demand.

Improvements are underway to resolve the uranium contamination in the primarily built-out Tahoe Keys' district. With uranium treatment and eradication in progress and emergency water supplies secured from another nearby water provider, this is a near-term issue and not deemed to be a long-term constraint to population growth. In general, the facilities in South Lake Tahoe are adequate to meet population growth associated with the development of South Lake Tahoe's share of the regional housing sites identified in this Housing Element.

4.3.2 Inventory of Local, State, and Federal Housing and Financing Programs

4.3.2.1 Current City Programs

The City has very limited financial resources of its own to allocate for housing. Instead, funds for affordable housing and rehabilitation come primarily from the state and federal governments. The programs discussed in this section are implemented by the City of South Lake Tahoe.

4.3.2.1.1 Rental Housing New Construction Program

Of all of the City's housing programs, the Rental Housing New Construction Program has been the most effective for creating deed-restricted affordable housing for very low- and low-income households in South Lake Tahoe. The City works with developers to create quality affordable housing and allocates funds to support such projects. The City has partners with developers to create 400 deed restricted affordable housing units in eight projects throughout the city. The most recent affordable housing development project in the city was The Aspens project, which opened in 2014 and includes 48 rental units, 47 of which are assisted units occupied by low- and very low-income households. The other unit is a moderate-income manager's unit. The City had a Loan Agreement with SLT Pacific Associates for the construction of The Aspens project. The loan was for $3,000,000 of HOME Program funds (Standards Agreement 10-HOME-6347).

The City is currently working with the California Tahoe Conservancy and Related California to develop Sugar Pine Village, an affordable housing project that will yield 248 low-income housing units. The project is at 1860 Lake Tahoe Boulevard and 1029 Tata Lane. The City has contributed over $2.5 million in HOME program income, Redevelopment Agency program income and general fund dollars and is supporting the project with applications for HOME, Affordable Housing and Sustainable Communities, Infill Infrastructure Grant, and Permanent Local Housing Allocation funds to finance Sugar Pine Village.

The City has also supported the development of moderate income housing by donating land to the St. Joseph Land Trust to develop three moderate income single-family residences in the Al Tahoe neighborhood. The three homes have approved building permits and are expected to be developed in 2022.

4.3.2.1.2 Illegal Unit Conversion Program

Since adoption of TRPA regulations, a number of illegal ADUs have been built in South Lake Tahoe. In April 1993, the City adopted an ordinance authorizing certain illegally constructed units to become legalized if they meet specific criteria. The program was created specifically to help meet the city's affordable housing needs. The criteria for legalization include:

- Cannot have been illegally constructed since the ordinance was adopted in April 1993.
- May contain one unit beyond permissible density (detached, attached, or within the legal dwelling).
- Must conform to height, setbacks, and design standards.
- Must meet health and safety standards.
- Parcel must contain 1.5 parking spaces per unit.
- Must pay STPUD all costs for the illegal sewer hook-ups.
- Must be deed restricted as lower-income housing.

Through the Illegal Unit Conversion Program, the City has authorized the conversion of 34 illegally constructed units (as of April 2015) which have been brought into compliance with health and safety standards and other applicable codes. The cost of bringing the illegal unit up to code is paid by the property owner.

4.3.2.1.3 Single-Room Occupancy Unit Conversion and Inspection Program

On June 16, 2015, the City Council of South Lake Tahoe moved to adopt an ordinance that established standards for residential single-room occupancy (SRO) units as permissible in the city. The ordinance applies to owners of motel properties who offer long-term stays of 29 days or more for lower-income or unhoused residents in an effort to encourage more healthful and sanitary living conditions. Emergency shelters or other uses intended purely for transient lodging are exempt from these requirements. In terms of living standards, the ordinance requires that SRO units offer, at the very minimum, access to kitchen facilities (one in each SRO if a common kitchen does not exist); a bathroom with a toilet, sink, and bathtub or shower; and functioning smoke and carbon monoxide detectors. It also establishes minimum habitable floor-area requirements based on household size, as follows:

- For a single occupant: 120 square feet;
- For two occupants: 170 square feet;
- For three occupants: 220 square feet; and
- For four occupants: 270 square feet.

The ordinance requires that motel owners designating a certain portion of their rooms as SRO units to obtain a permit for all necessary improvements. The ordinance also establishes a process for conducting inspections of these SRO units (see City Code Section 6.15.750). The City inspects each permitted SRO unit on an annual basis or more frequently as needed. The SRO unit or units at a specific property must comply with the standards in force when the permit was originally issued. If any SRO unit poses a health risk to the degree that a tenant must seek relocation, relocation costs are imposed on the property owner.

Unless otherwise occupied and used for transient housing, all designated SRO units remain as tourist accommodation units (TAU) as their default use. Since adoption of the SRO ordinance, the City has helped to certify at least 188 SRO units across the city.

4.3.2.1.4 Housing Issues Hotline

The City of South Lake Tahoe administers the Housing Issues Hotline to assist residents with landlord-tenant concerns. The Housing Issues Hotline is a phone number that residents can call to get information, locate resources, request assistance, or potentially file a complaint regarding the condition of their rental unit. The hotline tracks substandard housing complaints and works alongside the City's SRO Inspection Program and multi-family inspection requirements to address substandard housing issues in a timely manner. The program also offers information on the City's website about tenant rights and provides step-by-step instructions to filing a housing complaint.

4.3.2.1.5 Long Term Rental Incentive Grant Pilot Program

In October 2021, the City approved the Long-Term Rental Incentive Grant Pilot Program, which will encourage property owners to convert their vacant homes and/or rooms into long-term rentals for local employees seeking housing. The program incentivizes homeowners to participate by offering funds awarded to the City from the American Rescue Plan Act and attempts to tap into the large stock of second homes that sit vacant for a large part of the year. Homeowners can earn income on their second homes in return for helping to house local employees.

The program is administered by Landing Locals, a Truckee-based company that connects vacation homeowners with local renters to provide both seasonal or long-term, stable housing in resort towns. The program was approved for one year and will be revisited after the professional services agreement with Landing Locals expires.

4.3.2.2 Current El Dorado County Programs

El Dorado County implements the following programs.

4.3.2.2.1 The Housing Choice Voucher Program

The Housing Choice Voucher Program (formerly Section 8) helps low-income residents of El Dorado County afford safe, decent, and sanitary housing. The Department of Housing and Urban Development (HUD) provides funds to the El Dorado County Public Housing Authority to administer the program. As of June 18, 2021, the Housing Authority has granted 67 active vouchers to households in South Lake Tahoe. The waitlist for additional vouchers is currently closed.

4.3.2.2.2 Mortgage Credit Certificate Program

El Dorado County's Mortgage Credit Certificate Program is available to provide home purchase assistance to low-income residents (earning 80 percent or less of the AMI) in South Lake Tahoe and the unincorporated areas of El Dorado County. The Mortgage Credit Certificate Program reduces the amount of federal income taxes a homebuyer pays, allowing the homebuyer to qualify for a larger mortgage loan by increasing the household income. The mortgage credit certificate is a 15-percent tax credit that is in effect for the life of the loan as long as the property remains owner-occupied.

4.3.2.3 Private, State, and Federal Funding Programs

In addition to the funding programs available through the City and County, there are several state and federal funding programs that assist first-time homebuyers, build affordable housing, and help special-needs groups, such as seniors and large households (see Table 4-51 for a list of these programs). In most cases, other entities, including for-profit and nonprofit developers, apply for funds or other program benefits. For example, developers apply directly for Section 202 grants. In general, the City relies on the private sector to develop new affordable units.

TABLE 4-51 FINANCIAL RESOURCES FOR HOUSING ACTIVITIES		
Program Name	**Description**	**Eligible Activities**
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants available to the City on a competitive basis for a variety of housing and community development activities. City competes for funds through the state's allocation process.	- Acquisition - Rehabilitation - Homebuyer Assistance - Economic Development - Homeless Assistance - Public Services
Federal Emergency Shelter Grants	Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing, and other supportive services.	- New Construction - Rehabilitation - Homeless Assistance - Public Services
Home Investment Partnership Program (HOME)	Grants available to the City on a competitive basis for a variety of housing activities. City competes for funds through the state's application process.	- Homebuyer Assistance - Rehabilitation - New Construction - Rental Assistance
Housing Choice Voucher Program (Section 8)	Assistance program that provides direct funding for rental subsidies for very low-income families.	- Rental Assistance
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	- New Construction
Housing Rehabilitation Program	Provides financial assistance to low-income homeowners for health and safety improvements.	- Rehabilitation
Continuum of Care/Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH)	Funding through the HEARTH Act of 2009 to provide necessary resources for development of programs to assist homeless individuals and families.	- Homeless Assistance - New Construction
Housing Opportunities for Persons with AIDS (HOPWA)	The HOPWA program provides housing assistance and supportive services for low-income people with HIV/AIDS and their families.	- Rental assistance
Home Investment Partnership Program (HOME)	Provides grants to local governments and nonprofit agencies, through the State of California, for many homeowner and renter needs.	- Homebuyer assistance - Rehabilitation - New construction - Rental assistance

TABLE 4-51
FINANCIAL RESOURCES FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
2. State Programs		
Permanent Local Housing Allocation (PLHA)	PLHA provides a permanent source of funding for all local governments in California to help cities and counties implement plans to increase the affordable housing stock. The two types of assistance are: formula grants to entitlement and non-entitlement jurisdictions, and competitive grants to non-entitlement jurisdictions.	- Predevelopment - Development - Acquisition - Rehabilitation - Preservation - Matching Funds - Homelessness Assistance - Accessibility Modifications - Homeownership Assistance - Fiscal Incentives
Local Early Action Planning (LEAP) Grants	The Local Action Planning Grants (LEAP), provides over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that: - Accelerate housing production - Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.	- Housing Element updates - Updates to zoning, plans, or procedures to increase/accelerate housing production - Pre-approved architectural and site plans - Establishing State-defined pro-housing policies - See complete list in program materials online
Senate Bill 2 Technical Assistance Grants	Financial and technical assistance to local governments to update planning documents and zoning ordinances to streamline housing production, including, but not limited to, general plans, community plans, specific plans, implementation of sustainable communities strategies, and local coastal programs.	- Technical assistance - Planning document updates
Affordable Housing Partnership Program (AHPP)	Provides lower-interest rate California Housing Finance Agency (CHFA) loans to homebuyers who receive local secondary financing.	- Homebuyer Assistance
Building Equity and Growth in Neighborhoods (BEGIN)	A state-funded program administered by HCD that provides low- and moderate-income households up to $30,000 for a down payment.	- Homebuyer Assistance
Cal Home	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	- Homebuyer Assistance - Rehabilitation
Single-Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below-market interest rate loans can be issued to first-time homebuyers.	- Homebuyer Assistance

TABLE 4-51
FINANCIAL RESOURCES FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
Housing and Disability Advocacy Program (HDAP)	Services to assist disabled individuals who are experiencing homelessness apply for disability benefit programs while also providing housing assistance. HDAP has four core requirements: outreach, case management, disability advocacy, and housing assistance	- Rental assistance
No Place Like Home	Loans to counties or developers in counties for permanent supportive housing for those with mental illness who are homeless or at risk of homelessness.	- New construction
Mental Health Services Act (MHSA)	Funding through MHSA of 2004 available to counties to spend toward mental health services.	- New construction - Special-needs programs
Homeless Emergency Aid Program (HEAP)	A block grant program designed to provide direct assistance to cities, counties, and Continuums of Care (CoCs) to address the homelessness crisis throughout California.	- Identified homelessness needs - Capital improvements related to homelessness - Rental assistance
California Emergency Solutions and Housing (CESH)	Provides funds for activities to assist persons experiencing or at risk of homelessness. Program funds are granted in the form of five-year grants to eligible applicants.	- Homelessness service system administration - New construction - Rental assistance
Low-Income Housing Tax Credits	A 4% annual tax credit that helps owners of rental units develop affordable housing.	- New construction
3. Private Resources/Financing Programs		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	- New construction - Rehabilitation - Acquisition
Federal National Mortgage Association (Fannie Mae)	- Fixed-rate mortgages issued by private mortgage insurers. - Mortgages that fund the purchase and rehabilitation of a home. - Low down payment mortgages for single-family homes in underserved low-income and minority cities.	- Homebuyer Assistance - Rehabilitation - Homebuyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Homebuyer Assistance
Affordable Housing Program (Federal Home Loan Bank)	Loans (and some grants) to public agencies and private entities for a wide variety of housing projects and programs. Participation is by Federal Home Loan Bank participating lenders.	-New Construction -Homebuyer Assistance -Rehabilitation -Housing Supportive Services

Source: PlaceWorks, 2021

4.3.2.3.1 Assisted-Housing Projects in South Lake Tahoe

In addition to the resources listed above, there are eight multifamily rental housing complexes in South Lake Tahoe that receive government assistance from specific programs. Table 4-52, Assisted Housing Stock, lists these projects by address, assisted/total units, funding sources, and their earliest years of converting to market-rate prices (expiration date). The predominant funding source for assisted housing units in South Lake Tahoe is Low-Income Housing Tax Credits (LIHTCs). The project that could potentially convert to market-rate housing at the earliest would be the Tahoe Senior Plaza, with a covenant expiration date of 2039. Section 4.3.3, Preserving At-Risk Units, describes these housing projects in further detail.

4.3.3 Preserving At-Risk Units

State law requires that housing elements include an inventory of all publicly assisted multifamily rental housing projects within the local jurisdiction that are at risk of conversion to uses other than low-income residential within 10 years of the beginning of the current planning period (prior to June 30, 2032).

Thousands of privately owned affordable rental housing units have been constructed in California with the assistance of federal, state, and local funding (loans or grants) that restrict rents and/or occupancy of units to lower-income households for specified periods. In general, once the period of restricted rent/occupancy expires, a property owner may charge market rents for the previously restricted units. There is a threat that low-income occupants may have to find alternative housing if rents rise to market levels, although in properties with Housing Assistance Payments (HAP) vouchers, those residents are provided "enhanced" vouchers to subsidize their rent in market-rate projects.

There are eight assisted housing developments in South Lake Tahoe, providing 400 assisted units, that receive government assistance from specific programs. The projects receive assistance from the following funding sources: HUD, California Housing Financing Agency (CalHFA), and LIHTC. Units are considered "at risk" if they will be eligible, within the next 10 years, to change to market-rate housing due to termination (opt-out) of a rent subsidy contract (e.g., Section 8), mortgage prepayment, or expiring use restrictions. Although these projects are required by law to be listed as at risk of converting to market-rate housing, it is not a very good indicator of whether these units will actually convert. The inventory of assisted units required to be reported in the Housing Element includes all multifamily rental units regulated by federal, state, and/or local programs. Such units include those developed under HUD programs, tax-exempt mortgage revenue bond programs, LIHTC, redevelopment programs, inclusionary housing programs, and density-bonus programs that are eligible for conversion to market rate through June 30, 2027.

As demonstrated in Table 4-52, no subsidized housing units are considered at risk of converting to market-rate units within 10 years of the beginning of this Housing Element planning period. California Government Code Section 65583 requires each city and county to adopt analysis and programs for preserving assisted housing developments. Program 3-4 states that the City will maintain a list of all dwellings in the city that are subsidized by government funding or low-income housing developed through local regulations or incentives, and that the City will contact all property owners and notify them of the legal requirements to provide notice prior to the conversion of any units for lower-income households to market-rate units.

TABLE 4-52
ASSISTED HOUSING STOCK
South Lake Tahoe
2020

Facility Name	Address	Assisted Units	Total Units	Funding Sources	Expiration Date
Tahoe Senior Plaza	1101 3rd Street	44	44	HOME, HUD PBRA, RDA	2039
Sky Forest Acres	750 Emerald Bay Road	17	17	HOME, HUD PBRA, RDA	2048
Tahoe Pines Apts.	3431 Spruce Avenue	27	28	HOME, LIHTC	2048
Tahoe Valley Townhomes	1055 Tata Lane	68	70	HOME, LIHTC, CalHFA, CDBG	2053
Kelly Ridge	1447 Herbert Avenue	32	33	HOME, LIHTC, CalHFA, RDA	2063
The Aspens at South Lake	3521 Pioneer Trail	47	48	HOME, LIHTC, CalHFA	2067
Bijou Woods Apartments	3421 Spruce Avenue	90	92	HUD PBRA, LIHTC	2055
Sierra Garden Apartments	1801 Lake Tahoe Boulevard	75	76	HOME, HUD PBRA, LIHTC, CDBG	2070
Evergreen Apartments	1342 Melba	26	26	HOME, RDA	2059
	Total	**426**	**434**	**--**	**--**

Source: HCD October 2019 (SACOG Housing Element Data Profile 2020).

Notes:
HUD PBRA = Department of Housing and Urban Development Project-Based Rental Assistance Program
LIHTC = Low-Income Housing Tax Credit
CalHFA = California Housing Finance Agency

Deed restrictions and affordability covenants are commonly used to preserve affordable units in publicly assisted housing. These methods ensure that the units are available to lower-income households long-term. Over time, the City may face the risk of losing some of its affordable units due to the expiration of covenants and deed restrictions. If market rents continue to increase, property owners may become inclined to discontinue public subsidies and convert the assisted units to market-rate housing to increase profits.

Conversion risk was assessed for the units in Table 4-52 based on information from HUD and the California Housing Partnership Corporation (CHPC). As stated previously, no units within South Lake Tahoe are at risk of converting into non-affordable housing projects in the near future. The following is an analysis of the preservation and replacement options of these housing projects.

4.3.3.1 Federal Programs to Preserve At-Risk Units

For below-market properties, Section 8 preservation tools include the Mark-Up-to-Market program, which provides incentives for for-profit property owners to remain in the Section 8 program after their contracts expire. The Mark-Up-to-Market program authorizes eligible Section 8 properties to increase rents, the difference of which is paid to the property owner by HUD, in exchange for a guaranteed five-year affordability term. The Mark-Up-to-Budget program allows nonprofit owners to increase below-market

rents to acquire new property or make capital repairs while preserving existing Section 8 units. For above-market properties, Mark-to-Market provides owners with debt restructuring in exchange for renewal of Section 8 contracts for 30 years.

For Section 236 properties, Interest Reduction Payment (IRP) Retention/Decoupling enables properties to retain IRP subsidy when new or additional financing is secured.

Section 515 enables the US Department of Agriculture to provide deeply subsidized loans directly to developers of rural rental housing. Loans have 30-year terms and are amortized over 50 years. The program gives first priority to individuals living in substandard housing.

A range of resources are available for preservation of Section 515 resources. Nonprofits can acquire Section 515 properties and assume the current mortgage or receive a new mortgage to finance acquisition and rehabilitation of the structures. Section 538 Rental Housing Loan Guarantees are available for the Section 514 and 516 loans and grants are also available for purchase and rehabilitation of Section 515 properties that are occupied by farmworkers. Section 533 provides a Housing Preservation Grant Program, currently closed, which funds rehabilitation, but not acquisition.

Due to the termination of two major federal preservation programs (Low-Income Housing Preservation and Resident Homeownership Act and Emergency Low-Income Housing and Preservation Act), and the limitations of existing federal tools, such as Mark-to-Market, state and local programs must assume a greater role in preserving HUD-assisted properties.

4.3.3.2 State Programs to Preserve At-Risk Units

At the state level, the California Housing Finance Agency (CHFA) offers low-interest loans to preserve long-term affordability for multifamily rental properties through its Preservation Acquisition Finance Program.

The HOME Investment Partnerships Program provides grants to cities and counties and low-interest loans to state-certified community housing development organizations to create and preserve affordable housing for single-family and multifamily projects benefitting lower-income renters or owners.

4.3.3.3. Local Programs to Preserve At-Risk Units

To help preserve housing for very low-, low-, and moderate-income households, the City can pursue direct negotiations with at-risk project owners to extend affordability restriction terms. In addition, the City applies for and receives HOME and CDBG funds that it can direct through grants and loans to extend affordability covenants on expiring properties.

Community Housing Development Organizations can apply directly to the state for HOME funds for preservation. The only local group in this category is the St. Joseph Community Land Trust, but it has not pursued HOME funds for preservation purposes.

Qualified entities are nonprofit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. Following is a list of qualified entities for El Dorado County:

- El Dorado County Housing Authority (Placerville)
- Eskaton Properties Inc. (Carmichael)
- ROEM Development Corporation (Santa Clara)
- Rural California Housing Corporation (West Sacramento)
- Volunteers of America (Sacramento)

4.3.4 Energy Conservation Opportunities

State housing element law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs, such as shelter, food, and energy. In addition, energy price increases since 2001, combined with rolling electricity blackouts, have led to a renewed interest in energy conservation.

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy-Efficiency Standards for Residential and Nonresidential Buildings). These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. They were established in 1978 and most recently updated in 2019 (effective date of January 1, 2019) and included a Green Building Code. Through the building permit process, local governments enforce energy-efficiency requirements. All new construction must comply with the standards in effect on the date a building permit application is made. The standards found in Title 24 create energy savings of approximately 25 percent over residential construction practices used prior to the standards. South Lake Tahoe is enforcing the provisions of Title 24. Additionally, the City adopted a Climate Action Plan on October 20, 2020, with the ultimate aim of reducing the greenhouse gas emissions produced by the city. This plan includes such goals as 50-percent municipal renewable energy by 2025, 100-percent municipal energy by 2032, and 100-percent community renewable electricity by 2032. The implementation work to reduce emissions is just now beginning and will continue.

El Dorado County oversees the Home Weatherization Program. The federally funded program is available to low-income owners and renters in El Dorado County. The program offers free services, including home repairs and installation of energy-saving measures or devices.

Liberty Utilities offers the California Energy Savings Assistance Program (formerly known as the California Low-Income Energy-Efficiency Weatherization Program). For 2019, the qualifying annual household income limits used to determine eligibility for the program were as follows:

- 1-person household: $34,840
- 2-person household: $34,840
- 3-person household: $43,920
- 4-person household: $53,000
- 5-person household: $62,080

- 6-person household: $71,160
- 7-person household: $80,240
- 8-person household: $89,320
- Each additional person in household: Add $9,080

The California Energy Savings Assistance Program provides qualified customers with no-cost, energy-saving improvements, such as caulking, door weather-stripping, low-flow showerheads, and water heater blankets.

"Attachment R," TRPA's standard conditions of approval for residential projects, includes requirements for water-conservation devices on all fixtures and sets strict emissions requirements for gas water and space heaters, as well as wood stoves and inserts, which ensure that equipment installed is some of the most energy-efficient on the market. The City of South Lake Tahoe enforces Attachment R on projects reviewed by the City on behalf of TRPA through a memorandum of understanding.

City Code Title 6, Section 80, contains additional water-efficiency landscaping regulations consistent with the state Model Water Efficient Landscape Ordinance. The regulations describe the maximum applied water allowance throughout the year that can be used for landscaping and requires development applicants to prepare and submit a landscape design plan, irrigation design plan, and a grading design plan to the City for review.

However, because the majority of housing stock in South Lake Tahoe is older, additional consideration has to be given to the rehabilitation of older dwelling units. Many of these homes were originally built for summer-only occupancy and are now being resided in year-round. The City is currently investigating opportunities to re-establish its rehabilitation loan program for homes in its jurisdiction and could include energy conservation retrofit projects as an important component in this program. Energy conservation retrofits would help to greatly reduce monthly utility costs.

There are also various programs available in South Lake Tahoe to assist low-income households with utility costs. El Dorado County administers the Home Energy Assistance Program, which is a federally funded program that assists income-eligible households in offsetting the cost of heating and/or cooling their homes. Program recipients may either have specific payment amounts credited to their utility accounts or receive assistance in obtaining firewood or heating fuel. Priority is given to the elderly and disabled applicants. The Southwest Gas Corporation offers the California Alternate Rates for Energy Program, which provides a 20-percent discount on energy bills to households with qualifying incomes.

The STPUD—the main supplier of water and sewage treatment in South Lake Tahoe—started the Helping Hands Outreach program to assist customers who need help paying utility bills, but are ineligible for, or have exhausted, all other financial assistance. Programs 6-1 through 6-4 address energy conservation needs in the city. The TVAP and TCAP includes the City of South Lake Tahoe's Green Building Program, which includes two levels for residential projects. Level 1 includes a "Priority Plan Check," which pertains to a set of feasible measures that developers of residential projects could implement to increase their sustainability. Level 2 includes a "Priority Plan Check and Recognition," which pertains to green building certification involving a third-party.

4.4 Potential Housing Constraints

4.4.1 Tahoe Regional Planning Agency Potential and Actual Governmental Constraints

This section analyzes the potential constraints to the production of housing in South Lake Tahoe imposed by TRPA. California Government Code defines two categories of constraints: governmental and non-governmental constraints. In South Lake Tahoe, governmental constraints include ordinances, policies, and procedures of both TRPA and the City. When constraints within the City's realm of control are identified, the City is required to take action to remove or mitigate the constraints.

In South Lake Tahoe, development is subject to two levels of regulations: TRPA regulations and City of South Lake Tahoe regulations. This section addresses potential TRPA constraints on housing.

4.4.1.1 Background and Regional Authority − The Bi-State Compact

The Tahoe Regional Planning Compact (California Government Code Section 66801 or Public Law 96-551, 93 Stat. 3233, revised December 19, 1980), or "Bi-State Compact," authorized TRPA to have both planning functions (Article V) and enforcement functions (Article VI). Of these functions, the planning powers are broader than the enforcement powers. Regulations that do not further the realization of the Regional Plan can neither be adopted nor enforced by the agency. However, regulations furthering the realization of the Regional Plan can preempt state law.

Both the states of California and Nevada delegated police powers to TRPA to enforce their ordinances and regulations to effectuate the Regional Plan. In coordination with the US Forest Service, the Lahontan Regional Water Quality Control Board, and the Nevada Division of Environmental Protection, TRPA adopted an updated Regional Plan in 2012. The police power given to TRPA by the states of California and Nevada allows TRPA to regulate or prohibit the use of property where necessary for the public welfare.

The findings and declarations of the Bi-State Compact are weighted with a concern for the protection of the natural resources of the Lake Tahoe Basin. TRPA's Regional Plan is "the long-term general plan for the development of the (Lake Tahoe) region." The Bi-State Compact dictates the required elements of the Regional Plan: a land use plan, a transportation plan, a conservation plan, a recreation plan, and a public services and facilities plan. The land use plan, in particular, was intended by Congress for "the integrated arrangement and general location and extent of, and the criteria and standards for, the uses of land, water, air, space and other natural resources within the region, including but not limited to, an indication or allocation of maximum population densities." TRPA was given the power to enforce its land use plan. In fact, only the federal government is legally exempt from TRPA's "zoning regulations." The Bi-State Compact also required TRPA to adopt all necessary rules, regulations, ordinances, and policies to implement the Regional Plan. These include regional standards for subdivision, zoning, tree removal, grading, and the like, without limitation on the subject matter.

The Bi-State Compact directs TRPA to "take account of" and "seek to harmonize" regional needs, and the plans and planning activities of local jurisdictions within the Basin, such as the City of South Lake Tahoe. TRPA is to "seek the cooperation and consider the recommendations of…cities" and other governmental entities and other individuals and organizations (Article V[6]). TRPA is specifically granted the power to "initiate, negotiate, and participate in contracts and agreements among the local governmental authorities of the region."

In matters where it has jurisdiction, TRPA establishes the minimum standards for the Basin; political subdivisions like the City of South Lake Tahoe can enact equal or higher standards. The Bi-State Compact gives TRPA the explicit authority to sue local jurisdictions—not the states nor federal government—to ensure compliance with the Regional Plan and ordinances (Article VI[e]).

Under the requirements of the Bi-State Compact, TRPA is to address general, regional matters; local governments retain their power over purely local matters (Article V[b]). Almost immediately after TRPA became operational, both the Nevada and California Supreme Courts had occasion to clarify the local/regional relationship when they acted on constitutional attacks regarding TRPA. This case law stresses the necessity for a regional approach. Both courts recognized that a regional plan or regulation may have had a local impact and still are within TRPA's power if it is not local in nature and purpose. [People of the State of CA, ex rel. Younger v. County of El Dorado, 5 Cal. 3d 480, 487 P. 2d 193 (1971); and NV, ex rel. List v. County of Douglas, et al., 524 P. 2d 1271 (1974).] The former case recognizes TRPA's purpose and responsibility to protect the delicate environment of the Lake Tahoe Basin and to provide for orderly development and provides this purpose as the basis for TRPA's exercise of police power.

4.4.1.2 Housing Goals and Policies of the Existing Regional Plan

TRPA updated its 20-year Regional Plan and adopted it on December 12, 2012. The Land Use Element of the Regional Plan includes a Housing Sub-element with a purpose of assessing the housing needs of the Basin and to make provisions for adequate housing. The goals and policies recognize that the Bi-State Compact does not specifically mandate this sub-element and that it is not addressed by the Environmental Threshold Carrying Capacities. However, because both California and Nevada require housing to be addressed as part of a general plan, it was included to address housing issues on a regional basis, with local plans handling the specifics of implementation.

The three housing goals of the Regional Plan are:

1. Promote housing opportunities for full-time and seasonal residents as well as workers employed within the region.

2. 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.

3. Regularly evaluate housing needs in the region and update policies and ordinances if necessary to achieve state, local, and regional housing goals.

4.4.1.3 Zoning

Overview

As discussed previously, the "zoning" mechanism of TRPA and the City of South Lake Tahoe is through PAS, CPs, and APs. In a particular PAS, CP, or AP area, a use is considered either an "allowed use" or a "special use." A proposed project that is an allowed use may still require several approvals. If it is new construction or an addition to an existing building, it requires a City Design Review and TRPA approval. For the City Design Review, the application may be considered minor or major depending on the extent of the project and whether new coverage is proposed. If it is a smaller project (residential within a Regional

Center with less than 100,000 square feet of new floor area, residential within a Town Center with less than 50,000 square feet of new floor area, residential outside a Regional Center or Town Center with less than 25,000 square feet of new floor area, commercial within a Regional Center with less than 80,000 square feet of new floor area, commercial within a Town Center with less than 40,000 square feet of new floor area, commercial outside a Regional Center or Town Center with less than 12,500 square feet of new floor area, or other project listed in the Memorandums of Understanding [MOU] with TRPA), the City can review the project on behalf of TRPA. This means that City staff applies the requirements of the TRPA Code of Ordinances in the project review as well as the City Code. If the project does not fall under the MOU, then the applicant must submit separate applications to the City and TRPA. City Planning Division staff conducts the Design Review and, if necessary, TRPA review. If a variance or Code Amendment is necessary for the project, that must be completed prior to applying for a building permit. Variances to City Code requirements must be approved by the City, and Code Amendments must be approved by the City and TRPA. Once these are complete, the project may be submitted to the City Building Division for a Building Permit application.

Design review findings for TRPA are defined in the Design Review Guidelines as "standards" which must be met. The Design Review Guidelines do not create new standards but rather compile all design standards featured in the Code in one place. These standards are described in Section 4.4.1.6, Design Standards. The City also adopted objective Residential Development and Design Standards for both single-family and multi-family residential development that comply with all TRPA design guidelines in 2021. The purpose of the design standards and guidelines is to describe permit requirements in residential areas, identify any supplemental land use regulations applicable to residential areas, and establish development standards for the same. Refer to Section 4.4.1.6 for a summary of the residential lot design standards for single-family residential and multi-family residential developments, as outlined in the adopted objective design guidelines.

If the project is just an interior remodel, it does not require Design Review and can be submitted directly to the Building Division for a building permit. The project is routed to other City departments (Planning, Engineering, Fire, etc.) for review during the plan check process. The City also conducts TRPA review of these projects.

Projects may also require transfers of coverage, commercial floor area, tourist accommodation units, residential units of use, residential development rights, etc. This process involves the City Planning and Building Divisions and TRPA. It is typically done during the building permit plan check process.

Where a use is a "special use," a Special Use Permit is required, and standard review procedures are followed. If the building already exists, the procedures relate primarily to the transportation-related impacts of a change of use. For example, is there adequate parking for the use? In addition, there is a neighbor-notification requirement for a 300-foot radius and use permit findings must be made. The City's use permit findings are found in Title 6 (Section 6.55.620) of the City Code. All of these findings must be made to approve a special use:

- The use is necessary or desirable on a specific parcel.
- The use is not injurious to the neighborhood.
- The use is consistent with the intent of Chapter 6.55 of the City Code.
- The use is consistent with the permitted uses in the plan area.

If a new building is proposed, design review requirements also apply. In either case, CEQA-related environmental analysis is required. The level of analysis varies depending on the circumstances related to the application.

The use permit and/or design review application will be reviewed and decided upon by the Development Services Director, Zoning Administrator or the City Planning Commission depending on the type, size and location of the project. In either case, the staff person preparing the review documents will offer the decision-maker his or her recommendation related to the proposal. The applicant, or others, can appeal the decision or specific conditions of approval to the City Council pursuant to Chapter 2.35 of the City Code within five business days from the date of this decision.

The PAS, CP, and AP methods of zoning tailors uses to what is appropriate for the area; various residential uses are often permissible without requiring rezoning. In some cases, large parcels eligible for multifamily development are also eligible for one single-family home or a single-family home with an ADU. There is a risk that such parcels could be underutilized through development as single-family "estate" housing. This risk is lessened, however, by the limited land availability of multifamily parcels and the high prices that these parcels currently command.

Specific residential uses allowed in the PAS, AP, and CP areas in the city are detailed in Table 4-48.

TRPA regulates the type, location, density, and scale of residential development. Land coverage limitations and height standards are described in detail later in this section (see Sections 4.4.5.5 and 4.4.5.8).

Conclusions

There is no actual constraint related to housing associated with the zoning mechanism of TRPA and the City. The flexible zoning mechanism provides for a wide range of permissible uses. Amending the Regional Plan to encourage affordable and other housing has proven achievable based on the several amendments undertaken in the past to promote such development.

Enhancements to the PAS are feasible. The TVAP has minimum-density policies for multifamily-eligible parcels of a certain size to eliminate the risk of such parcels being used for single-family housing. While not all of the areas where multifamily housing is permissible allow the use "by right," historically the use permit process has been handled efficiently when public hearings have been required due to the special-use permit requirements.

4.4.1.4 Growth Controls

Overview

The TRPA Code defines "additional residential units" as dwelling units created after January 1, 1986, with living, cooking, sleeping, and eating facilities in one or more rooms designed to be permanently occupied by a family or household. New residential units either require an allocation (to be matched with a development right for each unit) or a specific TRPA Code exemption from the need for an allocation pursuant to Chapter 50 of the TRPA Code. Each market-rate residential unit requires an allocation; therefore, development of a 25-unit multifamily housing project would require 25 allocations and 25 additional development rights.

Allocation of residential units within the Tahoe Basin is the responsibility of TRPA (Chapter 50 of the TRPA Code of Ordinances). The number of market-rate allocations that TRPA makes available to the local jurisdictions is restricted, and the different jurisdictions have different methods for their distribution to property owners desiring to build. TRPA does not require allocations for the construction of deed-restricted housing units that meet the criteria of affordable housing (low- and very low-income categories, moderate-income category, or achievable-income category units).

The City receives up to 33 residential allocations annually. The number of allocations distributed each year fluctuates, as they are allocated pursuant to a performance-based system directly tied to accomplishments of environmental improvements. The Regional Plan update assessed the allocations used in different allocation categories (e.g., residential, tourist bonus, and commercial square feet) during the period of the first Regional Plan from 1987 through 2012. Table 50.4.1-1 of the Regional Plan provides details of units allocated from 1987–2012, remaining units, and new allocations made in 2013. The Regional Plan also calls for additional releases of allocations during the current Regional Plan planning period in four-year increments up to a maximum of 20 percent of the 2013 additional allocations. Requirements for traffic monitoring accompany the additional allocation releases. The most recent release was in 2021.

The City distributes the allocations it receives to separate waiting lists for single-family and multifamily developments. This split was created to ensure that multifamily units would be consistently added to the supply of housing. From 1990 to 2021, 30 percent of all allocations received were assigned only to the creation of multifamily housing. The City adopted new procedures in 2021 increasing the multifamily allocation to 33.3 percent of all residential allocations received from TRPA if there are 55 or more unit allocations available in the Town Center pool. If there are less than 55 allocations available in the Town Center pool, 49 percent of residential allocations are assigned to Town Centers, and the remaining residential allocations received from TRPA are assigned to any area of the city in the same 66.6 percent single-family and 33.3 percent multifamily proportions. Multifamily allocations can only "roll over" to other multifamily housing projects (not single-family). South Lake Tahoe is the only local jurisdiction in the Lake Tahoe Basin that sets aside allocations solely for multifamily housing development. It should be noted that approved new condominium projects receive their allocations from the multifamily list.

There are four other mechanisms of obtaining allocations for market-rate residential development:

- **Environmentally Sensitive Parcel Retirement.** Environmentally sensitive parcels may be permanently retired in exchange for a transferable residential allocation. This option has seen a lot of interest in the city because of the length of the allocation waiting list in South Lake Tahoe. The price of both transferable allocations is approximately $1,500 to $35,000 depending on the type of development right and the jurisdiction in which the development is located.[17] In 2020, the California Tahoe Conservancy processed 40 transactions. In 2003, retirement of lots due to this program and state and federal sensitive lot acquisition programs led to the first movement of the El Dorado County "IPES line," described in Section 4.3, Resource Inventory. Consequently, the "shortage" of allocations from pent-up demand and longer waiting lists for allocations have increased the use of this alternative program for obtaining allocations.

[17] California Tahoe Conservancy, 2018.

- **Replace Existing Housing Unit.** Each residential unit has an associated "residential unit of use" (RUU), which is essentially both a development right and an allocation. When a residential unit is torn down and removed, the original RUU can be used to rebuild on-site or can be transferred off-site. Transferring RUUs allows the buyer of the RUU to bypass the allocation process and proceed directly to the permitting process. To make this option of obtaining an allocation financially feasible for local developers, typically the least expensive housing, which is often the smallest, most substandard units are torn down. While residential units are ultimately rebuilt in South Lake Tahoe with the "banked" RUU (e.g., there is no net loss of housing unit numbers), there are no local or regional restrictions, beyond the basic land coverage, height, and design standards, as to size or type of housing that can be reconstructed. In addition, TRPA and the City do not have a quantified mitigation requirement related to the replacement of units that are torn down. In 2018, RUUs were selling for as much as $35,000.[18] The cost of an RUU is still too expensive for developers of affordable multifamily housing. RUUs can be purchased and transferred from outside the city, such as from Douglas County

- **Existing or Banked Development Rights.** The Lake Tahoe Regional Plan required that developers obtain development rights for any property constructed after 1987, so development rights may already exist on a property developed on or after that year. Unused or underutilized existing development rights, potential RUUs, or land coverage can be banked on a property to be used at a later date or sold to another property. For example, an excessively large asphalt parking area or unoccupied lodging units may be candidates for verified or banked development rights.

- **Multi-Residential Bonus Units.** As described in Chapter 52 of the TRPA's Code of Ordinances, TRPA allows "bonus units" to be substituted for the market-rate residential units of use associated with existing multifamily housing if the property meets, or is upgraded to meet, local government habitability and design requirements. This option is only available for properties that are located in PAS or CP districts that have the appropriate designations needed to obtain bonus units. For example, an existing market-rate apartment of 40 units, which is substandard and consequently collecting rents at or below affordable rates, could upgrade to meet local requirements, deed-restrict the units as affordable housing, substitute in bonus units, and ultimately have 40 market-rate units of use available for an off-site development. The off-site development would not require an allocation to build. The subsequent development project(s) are restricted to the construction of market-rate, multifamily housing of two units or more, which can never be subdivided into condominiums. In early 2019, TRPA had 2,374 residential allocations and 1,452 residential bonus units left to distribute throughout the Tahoe Basin through the year 2032. Of the total bonus units, 859 of the remaining residential bonus units from the TRPA pool must be used for affordable, moderate, or achievable housing units, and an additional 260 residential bonus units must be used for affordable, moderate, or achievable housing units in Town Centers.

[18] Tahoe Regional Planning Agency, 2018.

- **Conversion of Tourist Accommodation Units and Commercial Floor Area.** TRPA allows the "conversion" of units of use from or to a residential use in very specific circumstances. The following types of development rights are eligible for conversion: Commercial Floor Area (CFA), Multi- or Single-Family RUUs, and Tourist Accommodation Units (TAUs). These conversions are subject to exchange rates as shown in Table 4-53. These exchange rates ensure that there is no increased environmental impact from the change of land use. For example, 300 square feet of commercial floor area could be converted into 1.5 multifamily residential units of use, or one TAU could be converted to one Single-Family RUU.

TABLE 4-53
CONVERSION EXCHANGE RATES

Existing Development Rights	Equivalent Development Rights			
	CFA	TAU	Single-Family RUU	Multifamily RUU
300 square feet CFA	300 square feet	1	1	3/2
1 TAU	300 square feet	1	1	3/2
1 Single-Family RUU	300 square feet	1	1	3/2
1 Multifamily RUU	300 square feet	2/3	2/3	1

Source: Tahoe Regional Planning Agency, 2019.

Note: Any remaining development right square feet or unit fractions that result from a conversion shall not be rounded up or down to the nearest whole number.

Conclusions

Although TRPA has made several amendments to growth management regulations that allow more opportunity to utilize bonus units and to convert development rights from commercial and tourist accommodation to residential, there remains an "actual constraint" related to housing associated with the growth-control mechanism of TRPA. Obtaining necessary development rights for residential projects can add cost and delays in securing project entitlements. The limitation on the total amount of new development in the Tahoe Basin can influence market prices for land and development rights and create uncertainty. However, these growth-control mechanisms are the foundation of the Regional Plan. In the meantime, the City's performance related to implementation of environmental improvements can allow the City to continue earning the maximum number of residential allocations. In addition, continued City participation in the TRPA Tahoe Living Working Group, will contribute to discussions and recommendations on potential Regional Plan amendments to achieve housing goals.

4.4.1.5 Land Coverage Limitations

Overview

Two systems regulate land coverage in the Lake Tahoe Basin. The Bailey Land Capability Classification System, in place since 1971, regulates land coverage for all uses except single-family housing development. Single-family housing falls under the Individual Parcel Evaluation System (IPES), which was adopted by TRPA under the 1987 Regional Plan.

Both systems generally limit the amount of land coverage for most developable parcels to a maximum of 30-percent impervious land coverage. These limits were deemed necessary to protect the clarity and water quality of Lake Tahoe and are based on site factors such as soils, slope, proximity to surface water, and other environmental factors.

The Bailey classification system scores land between one and seven. Low-capability scores (i.e., less suitable for development) range between one and three, and high-capability scores (i.e., more suitable for development) range from four to seven. The IPES, used only for vacant residential parcels, scores land between 0 and 1,200, with scores under 726 considered low-capability and above 726 considered high-capability. Landowners are permitted to cover between 1 and 30 percent of a parcel's surface with "base coverage" depending on the Bailey classification or IPES score.

Chapter 30 of the TRPA's Code of Ordinances describes the land coverage requirements for the Basin. There are two elements of that chapter related to housing that are important to clarify. First, there is recognition that a certain minimum amount of land coverage is required to build a home. As a result, if a lot has a buildable IPES score, but only has a small permissible amount of "base land coverage," property owners can transfer in additional land coverage up to a specific maximum based on the parcel size. This transferred land coverage is not free, but it can be purchased either privately or from the land bank in accordance with hydrologic transfer area restrictions. These rules enable coverage to be moved around within a sub-watershed but remain within the cap that was created to protect Lake Tahoe.

There are different types of coverage that can be transferred. "Potential" coverage refers to the unused allowable base coverage on residential land that can be transferred to other residential property. Any land that is undeveloped or developed to a lesser extent than allowed by the Bailey or IPES system has potential coverage that it can use or sell. "Existing" coverage refers to the impacted surface of a parcel that can be restored to its near-natural state and then transferred to another parcel. There are two types of existing coverage—"hard" and "soft." Hard coverage refers to existing impervious surface and can be transferred in all cases. Soft coverage refers to soil that is compacted but not covered with impervious surface. Soft coverage can be transferred in all cases, except for transfers relating to commercial or tourist accommodation use; however, exceptions can be made in some areas of the South Y Industrial Tract CP area.

For multifamily parcels within adopted CP areas, there is an additional land-coverage transfer opportunity. For multifamily housing projects of five units or more, properties can transfer in up to 70 percent of land coverage based on the parcel size, to high land capability districts only. This incentive is available for both market-rate and affordable multifamily housing of at least five units. APs may also include the ability to transfer up to 70-percent coverage on to high-capability lands. The transferred land coverage is not free, and it must be purchased either privately or from the land bank in accordance with hydrologic transfer-area restrictions. In addition, there are limited numbers of undeveloped, large parcels in the AP and CP areas.

There is an advantage of developing on existing property where there is excess coverage. As mentioned previously in this section, some parcels, which were developed prior to TRPA land coverage regulations, have excess coverage beyond that which would currently be allowed by TRPA. This excess coverage is "grandfathered." If a developer chooses to demolish and rebuild on a previously developed parcel with grandfathered excess coverage, the developer has the option to build to the previously existing coverage, as long as the developer implements certain mitigation measures, such as payment of a mitigation fee. In

many cases, the option to use grandfathered excess land coverage with certain mitigation measures can be beneficial to developers.

Land coverage limitations often pose a constraint to the achievement of maximum residential density for multifamily uses. When land coverage limitations are combined with setbacks, parking requirements, and height limitations, the ability to build to maximum density is more limited, especially for projects proposing larger units. The Sugar Pine Village development project, an affordable housing project currently under construction, will be built at a density of over 21 units per acre in an Area Plan with a maximum permissible density of 25 units per acre. If built to maximum density, the project could have provided roughly 283 units, rather than the 248 units that are actually being built. Plans for the project indicated that there the land coverage was 57 percent on the East Village portion of the site (1029 Tata Lane) and 66 percent on the West Village portion of the site (1860 Lake Tahoe Boulevard), signifying that coverage limitations limited the project to a density lower than what is otherwise allowed.

The City's 2013 TCAP and 2015 TVAP implement the allowed development standards from the TRPA Regional Plan update. The standards implemented in the TCAP and TVAP include allowing mixed-use development and allowing 70-percent land coverage on high-capability lands further than 300 feet from Lake Tahoe, allowing additional height in some districts, and allowing transfer bonuses for residential unit transfers into the TCAP and TVAP areas.

For single-family housing, land coverage limitations tend to result in multi-story structures to minimize the footprint of the building and maximize building square footage in relation to the amount of impervious land coverage. As a consequence, most homes do not implement universal design concepts.

The key advantage to the land coverage limitations is that they ensure that there is considerable open space available in the project area. This tends to make new development projects more attractive and gives children residing in family housing projects open space on-site where they can play. (Note that true play structures may create land coverage.) New deed-restricted affordable housing projects in South Lake Tahoe tend to be models for attractive development and break down the myth of affordable housing as substandard development that destroys neighborhoods and reduces property values.

Note that Chapter 12 of the TRPA Code of Ordinances specifically provides for the amendment of CP boundaries to facilitate deed-restricted affordable housing projects.

Conclusions

There is an "actual constraint" related to housing associated with TRPA's land coverage limitations. Past reports have called land coverage restrictions the "biggest single impediment" to the development of affordable housing. However, land coverage is a concept intrinsic to the Regional Plan. TRPA believes that limiting the amount of impervious surfaces is essential to improving water quality and maintaining the clarity of Lake Tahoe. A global amendment to the Regional Plan to eliminate land coverage regulations entirely is unlikely at this time. The City works with applicants to direct them to AP and CP areas where incentives are already in place to allow for the additional coverage that could help them achieve the densities necessary to make a project pencil out. The City also provides City banked development commodities, including land coverage to affordable housing projects at no cost.

4.4.1.6 Water Quality Requirements

Overview

In addition to the land coverage requirement, the implementation of best management practices (BMPs) is also a requirement intended to protect water quality in the Basin. TRPA requires property owners to install infiltration facilities designed to protect water quality by ensuring that runoff from up to the 20-year, one-hour storm is contained on-site for all development in the Lake Tahoe Basin. BMPs have long been required for new construction projects. Existing development in South Lake Tahoe, mainly located within Priority 2 watersheds, was required to be BMP compliant by October 15, 2006. The western edge of the city is within Priority 3 watersheds, where development was required to be BMP compliant by October 15, 2008.

The City is also subject to the requirements of its municipal National Pollutant Discharge Elimination System (NPDES) permit and a recently adopted Total Maximum Daily Load (TMDL) program that includes requirements to reduce stormwater pollution to meet milestone targets every five years. This includes stormwater runoff from all land within city boundaries, public and private.

The City of South Lake Tahoe adopted a Drainage Master Plan in February 2008 that identifies the public storm drain improvements necessary to serve a major portion of the city at build-out.

Conclusions

There is an "actual constraint" related to housing associated with TRPA's BMP requirements. BMPs for some existing properties are costly to implement and maintain, especially for developments such as mobile home parks. However, the treatment of runoff is essential for the implementation of the Regional Plan. The installation of area-wide BMPs would remove much of the financial burden from individual homeowners. The City continues to construct additional area-wide treatment systems, such as the Bijou Park Creek Stream Environment Zones (SEZ)/Watershed Restoration Project and the Upper Bijou Park Creek Restoration Project. The City is also currently developing a 320-acre drainage area and multi-benefit stormwater treatment system as part of the Tahoe Valley Stormwater and Greenbelt Improvement Project. These are examples of area-wide systems that treat stormwater from multiple parcels as well as public land.

4.4.1.7 Density

Overview

Table 4-54 summarizes the maximum allowable densities in the Tahoe Basin.

TABLE 4-54
TRPA DENSITY LIMITATIONS FOR RESIDENTIAL USES
Tahoe Basin
2020

Residential Use	Maximum Density
Single-family Dwelling (parcels smaller than 1 acre)	1 unit per parcel
Single-family Dwelling (parcels larger than 1 acre)	2 units per parcel (provided one unit is an authorized secondary residence)
Summer Home	1 unit per parcel or lease site
Multiple-family Dwelling	15 units per acre
Multiple-family Dwelling in Special Height Districts	25 units per acre
Multiple-family Dwelling in Area Plans	25 units per acre
Mobile Home Dwelling	8 units per acre
Multi-person Dwelling, nursing and personal care, and residential care	25 persons per acre

Source: TRPA Code of Ordinances, Chapter 31, 2012, amended September 30, 2020.

Basin-wide, the maximum permissible density for multifamily housing is 15 units per acre. However, as described in Chapters 31, 37, and 13 of the TRPA Code of Ordinances, densities may be increased in Special Height Districts and Area Plans. The TCAP was the first Area Plan adopted in the city (November 2013) and allows densities up to 25 units per acre. The TVAP, adopted in 2015, also allows densities up to 25 units per acre. In some specific PAS areas, that density is as low as eight (and sometimes 12) units per acre to maintain consistency with neighborhood character. Where mobile home parks are permissible, maximum density is eight units per acre. Multi-person density, and density for other residential uses measured by persons per acre, is 25 persons per acre, which equates to roughly 10 dwelling units per acre based on typical household size. Affordable housing is allowed a 25-percent density bonus (i.e., 18 units per acre) when the following two specific findings can be made: (1) the project, at the increased density, satisfies a demonstrated need for additional affordable housing; and (2) the additional density is consistent with the surrounding area.

However, as described in Section 4.4.5.5, Land Coverage Limitations, codified densities and density bonuses are typically not achievable because of other site conditions that limit land coverage availability. Developers new to the Tahoe Basin sometimes assert that permissible densities are too low to support new affordable housing projects. They suggest that 20 to 30 units per acre are required for financially viable projects, and even higher densities are often necessary for workforce housing, SROs, and tiny homes. The City's success with affordable multifamily developments has been rooted in deep subsidies that have made projects financially feasible. These past success stories have made project developers interested in participating in additional projects in South Lake Tahoe.

When multifamily housing is developed as part of a mixed-use project, the number of units that can be developed is allowed according to the proportion of project area devoted to the multifamily use in relation to the entire project area. The maximum density for a multifamily dwelling, multi-person dwelling, or other tourist accommodation use is the maximum density for the given residential or tourist accommodation use multiplied by the ratio of the floor area of that use to the total floor area in the project area. The maximum density for mixed-use development is the proportional share of the maximum densities for the combined uses, rounded to the next lowest whole number. This reduces multifamily development potential on mixed-use sites if the site is not fully designated for multifamily development. Additional information on densities in mixed-use projects can be found in Chapter 31 of the TRPA Code of Ordinances.

The City reports that parcels identified in the housing element are typically developed at close to maximum density taking into account land coverage allowances. There are some parcels in the existing housing element inventory that developed with a lower number of units than were included in the inventory (and some that developed with more units). While a higher number of units could have been accommodated on the parcels that developed with a lower number of units, the applicant chose to propose a lower number of units.

Conclusions

There is an "actual constraint" related to housing associated with density limitations. However, the requirement to reduce residential density for a mixed-use project has been revised to allow an increased allowable maximum density for affordable housing projects. If the affordable project satisfies a demonstrated need for housing and the additional density is consistent with the surrounding area, TRPA allows a density increase by up to 25 percent, which may negate any units lost in the calculation of maximum-density allowances. Regardless, the City would like for affordable multifamily housing to be developed at the maximum allowable density as if it were a stand-alone project when the mixed-use project is otherwise consistent with height, coverage, and other development standards. Program 1-1 addresses constraints to mixed-use development in the city. Program 2-8 proposes to work with TRPA to allow more residential development in mixed-use projects than is currently allowed.

There are other density issues that do not pose an actual constraint. In recently constructed affordable housing projects approved for South Lake Tahoe, no one has proposed a project to maximum density, let alone proposed the use of permissible density bonuses. The ability to build high-density developments tends to be constrained more by regional land coverage limitations than by density limitations. Permissible density and potential for density bonuses can actually mislead developers into thinking that they will be able to construct more units than is physically possible. The possibility of building to the maximum density is increased for projects proposed to reuse existing "over-covered" project areas or in CP areas where there are land coverage transfer incentives. Rather than being available only for very low- and low-income affordable housing projects, the density bonus program is available for mixed-use projects that provide a percentage of its units to lower- and moderate-income residents or seniors.

4.4.1.8 Height Standards

Overview

Chapter 37 of TRPA's Code of Ordinances assigns maximum building heights based upon the slope of the parcels in combination with the pitch of the roof. For example, a building with a 5:12 roof pitch on a parcel consisting of a 10-percent slope is assigned a maximum building height of 32 feet and -6 inches. Additional height findings must be made for residential buildings more than 26 feet tall.

Buildings outside of Town and Regional Center areas containing a residential use, including mixed-use developments, are limited to two stories. This height limitation, combined with land coverage and setback restrictions, limits the feasibility of affordable housing and mixed-use projects.

The TRPA Regional Plan update allowed increased heights in the Town and Regional Center areas of the city. To implement these allowed increases, the City adopted the TCAP and TVAP in 2013 and 2015, respectively. Heights up to 56 feet are allowed in Town Centers and up to 95 feet in the Regional Center. To minimize impacts related to height, projects of three stories or greater in Town Centers and the Regional Center are required to comply with Findings 1, 3, 5, and 9 from Section 37.7 of the TRPA Code of Ordinances.

Conclusions

There is an "actual constraint" related to housing associated with regional height standards in areas of the city outside the TCAP and TVAP. Sites located within Area Plan districts which allow greater height do not have a constraint associated with height standards. Mixed use and housing projects are incentivized in Town Centers through increased allowable land coverage, increased density, and the ability to obtain residential allocations, residential units of use, and land coverage rights from the City. Mixed-use projects outside Town Centers that contain residential and commercial uses are limited to two stories. These strict height restrictions limit the feasibility of mixed-use projects outside of Town Centers, which are a potential source of affordable housing. Program 1-4 directs the City to provide more information regarding available incentives, and Program 1-1 directs the City to continue to create incentives for mixed use and housing projects.

4.4.1.9 Design Standards

Overview

Excellent project design enhances the appearance and reputation of local affordable housing development projects, as well as the neighborhoods in which they are located. Chapter 36 of TRPA's Code of Ordinances provides design standards to ensure consistency with the Land Use Element of its Regional Plan. In addition, TRPA provides Design Review Guidelines which define design and site planning methods and techniques that are applied during project review. Design Guidelines are provided for the following topics: screening, site design, building height, view protection, drainage and grading, building design, historic resources, setbacks, parking and driveways, on-site circulation (including emergency vehicle access), snow storage, landscaping, exterior lighting, signs, and water conservation. Additional area-specific standards regulate design in scenic highway corridors and the shorezone area.

Chapter 6.10, Citywide Design Standards, of the City Code substitute for TRPA's design standards in South Lake Tahoe, except for in the TCAP and TVAP, where the development and design standards of the Area Plans apply. The City adopted objective residential development and design standards (City Code Section 6.85) in 2021, which clearly and precisely establishes the basic objective site and structure regulations that apply to all single-family, duplex, or triplex projects and multi-family projects that are designed into one of three architectural styles pre-approved by the City. All residential projects, including projects in the TCAP and TVAP areas, must meet the standards listed in City Code Section 6.85 to be reviewed ministerially.

Flexible local design standards enable the use of a variety of materials, although affordable housing projects have elected high-quality details such as cedar siding and real rock accents. Most design standards, such as retention of natural vegetation outside of the project's construction area, do not add to developer costs.

Single-family, duplex, and triplex applications that conform with the standards set forth in Section 6.85 of the City Code are ministerially approved by the City and are therefore exempt from Design Review. Design requirements include standards to ensure that units are equipped to handle Tahoe's special climatic challenges. The design standards also specifically allow for single-family manufactured housing on a permanent foundation, outside of mobile home parks, when design and building standards are met. Multifamily development and design standards for development with four or more units, including mobile home parks, multi-person dwelling units, and nursing care and residential facilities, are clearly defined in Section 6.85 of the City Code. If a multifamily residential project is within plan areas where the use is allowed and complies with the architectural styles and other design standards of the City Code, the project is permitted by right and not subject to discretionary review. Approved architectural styles were refined through an extensive community engagement process and include Alpine and European Chalet, Tahoe Rustic/Historic Parkitecture, and Mountain Modern and Contemporary. These styles allow the City to preserve the community character while providing an interchangeable set of options for developers, and they guide the design process to streamline approvals.

Approval of a housing project requires compliance with the objective design standards. The one required finding is listed below:

- The proposed project must comply with the standards listed in Chapter 6.85, Residential Development and Design Standards.

Section 6.10.090 of the City Code identifies the review authority responsible for permits where the development and design standards apply and the appeal authority for each type of application. Either the Director of Development Services or Planning Commission may be the review authority of single-family or multi-family project design review applications. The approval, denial, or approval with conditions is based on the projects adherence to form, massing, roof design, and other aesthetic elements identified in the City's Objective Residential Development and Design Standards. Exceptions to these standards and guidelines may occur under four circumstances at the discretion of the Director of Development Services, Planning Commission, or City Council:

- Projects for which the cost of public improvements may be prohibitive, based on a case-by-case review, may submit schedules for compliance.

- Projects which are in assessment districts (or are contained in approved public works projects) which are committed to implement the public improvements.
- Projects for which the City has found the standard not to be applicable as a result of the City variance process (SLTCC 6.55.630). The City shall consult with the TRPA regarding exceptions and required TRPA findings, including those which may affect the scenic thresholds on Highway 50, 89 and Pioneer Trail. (Note: the TRPA cannot approve a variance to a scenic threshold if it affects the scenic threshold rating.)
- Exterior remodeled structures shall only be required to comply with those standards which are directly affected by the construction.

The objective design standards allow all single-family, duplex or triplex projects to be reviewed ministerially requiring only a building permit. The objective design standards also allow for residential projects with more than three units to be reviewed ministerially if they are designed in one of three architectural styles. The Director of Development Services is the review authority for both single-family and multi-family projects that fall into these categories. The review is ministerial and does not require a public hearing, but the applicant may appeal the decision to the Planning Commission.

For multi-family projects that do not adhere to any of the pre-approved architectural styles, the developer may obtain a design review permit. In that event, both TRPA and the City's Planning Commission are the review authorities for two separate approval processes. The applicant may appeal the Planning Commissions' decision to the City Council, if desired.

Design standards are available online on the City website and at the City's Planning Department counter. TRPA has designated Highway 50, Highway 89, and Pioneer Trail scenic highway corridors. The main purpose for this designation is to improve and maintain the scenic quality of the view from these roads. All projects located along scenic corridors must meet certain design standards above and beyond the standards imposed by the City and TRPA's design standards. These standards include placing all electrical and communication lines underground, additional massing requirements, screening requirements, and additional landscaping requirements.

Conclusions

There is no "actual constraint" related to affordable housing associated with local design standards. The design standards in South Lake Tahoe were updated in 2021 to streamline residential development proposals by minimizing discretionary review and developing objective standards. These design standards were prepared through extensive community engagement, which solicited feedback at a community workshop and via interviews with local developers and design professionals. Using the direction on appropriate design components outlined in these standards, developers have clear guidance to provide a complete application for approval on the first submittal, reducing time and resources expended as part of development costs. Furthermore, the high-quality designs of recent affordable housing projects in South Lake Tahoe have helped to decrease the stigma previously associated with affordable housing and gained community support. The 2019 South Shore Region Housing Needs and Opportunities Report found that employers and residents support affordable housing, and several local groups are engaged and interested in collaboration to provide affordable housing, including Barton Hospital, Vail Resorts, Lake Tahoe Community College, and the Tahoe Transportation District.

4.4.1.10 Building Season Limitations/Grading Requirements

Overview

The building season in South Lake Tahoe is affected by winter conditions that reduce the number of days construction can occur. The building season is further limited by the regulatory context in which land development can proceed. To protect water quality, the grading season in Lake Tahoe is May 1 to October 15. It should be noted that TRPA has the authority to grant limited exceptions to the grading season. Construction sites must be "winterized," or have BMPs in place that prevent soil and runoff from leaving the project area during storm events. Outside of the grading season, no grading that disturbs cumulatively more than three cubic yards of soil may occur without TRPA and Lahontan Regional Water Quality Control Board-issued grading ordinance exceptions. Many construction projects get their grading and framing done during the grading season and work inside all winter. However, there is an additional burden for developers to carefully plan their construction schedule, as unforeseen events or poor planning can delay a development project an entire season.

Conclusions

There is no "actual constraint" related to housing associated with the building season limitations and grading requirements. Grading limitations are inherent to the water quality protections required by the Regional Plan.

4.4.1.11 Impediments to Housing for Persons with Disabilities

Overview

Most of the housing in South Lake Tahoe is not accessible to persons with disabilities. For example, areas with the mountainous terrain make for changes in grade that require steps or stairs, and land coverage restrictions encourage builders to reduce the building footprint by constructing multiple-story homes. Universal design is generally not being used in new residential construction except when required by the Building Code for multifamily housing.

Chapter 30, Land Coverage, of TRPA's updated Code of Ordinances includes an opportunity for reasonable accommodation for persons with disabilities. Specifically, development that is required to be compliant with the Americans with Disabilities Act (ADA) is exempt from the calculation of land coverage. However, this exemption does not apply to the land coverages associated with parking and other vehicular uses nor to single-family dwellings or multifamily dwellings with three or fewer units. This accommodation allows for greater ADA accessibility in public/commercial facilities and multifamily residences.

Sky Forest Acres, a 17-unit affordable housing project, is available exclusively to persons with disabilities. The developers were required to get permits from both the City and TRPA. For this project, TRPA signed a contract review agreement with the City to enable the City's planners to conduct the review on behalf of TRPA. Consequently, TRPA has been open to innovative opportunities to expedite project review and reduce duplication of efforts.

Group homes for persons with disabilities, and all other group homes, fall under the use category of "residential-care facilities." These are defined as establishments primarily engaged in the provision of residential, social, and personal care for children, the elderly, and special categories of persons with limited ability for self-care, but where medical care is not a major element. The latter would be classified as

"nursing and personal care facilities." While the definition does not clarify the required number of occupants necessary to qualify a residence as a residential-care facility, the City and TRPA have a track record of treating group homes of six or fewer clients as a "family," not as a residential-care facility. In these cases, the residential-care facilities with six or fewer clients are authorized wherever single-family homes are authorized. There are no regional or local restrictions regulating a minimum distance required between group homes. Program 1-7 is proposed to amend the zoning code to comply with state guidance allowing both residential-care facilities for six or fewer and residential-care facilities for more than six by right in all residential districts.

Conclusions

There is an "actual constraint" related to housing for persons with disabilities, similar to constraints for other housing projects related to land coverage limitations. The TRPA Regional Plan update put land coverage exemptions in place for ADA compliance in new and existing homes giving equal housing opportunity to persons with disabilities. While the City adopted a reasonable accommodation procedure to exempt persons with disabilities from carport structure requirements, neither TRPA nor the City have other specific processes in place for requesting a reasonable accommodation nor residential-care facility permitting.

4.4.1.12 Employee Housing

Overview

State law asserts that employee housing for six persons or less shall be allowed in the same way residential structures are allowed in zones allowing residential uses and that employee housing for up to 12 units or 36 beds shall be deemed an agricultural use and must be subject to the same regulations as any other agricultural use in the same zone. "No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone" (Employee Housing Act, California Health and Safety Code Sections 17021.5, 17021.6, and 17021.8).

The TRPA Code of Ordinances defines "employee housing" as residential units owned and maintained by public or private entities for purposes of housing employees of said public or private entity. While the definition does not provide explicit limitations on unit or bed count, the Code states that projects proposing employee housing with more than four units requires the review and approval by the Hearings Officer. Neither the TRPA Code nor the City's Development Code addresses instances in which employee housing would be deemed an agricultural use, but the city does not have any agriculturally zoned land.

Conclusions

There is an "actual constraint" regarding employee housing in South Lake Tahoe. While the "employee housing" definition and use do not allow the use in agricultural zones, there is no agricultural land use designation in South Lake Tahoe. Therefore, California Health and Safety Code Sections 17021.6 and 17021.8 do not apply within the city. However, employee housing (housing for six or fewer persons) is not considered a single-unit residential use nor is it permitted by right in the districts that permit single-unit residential uses. Program 4-2 is proposed to allow housing in full compliance with the Employee Housing Act.

4.4.1.13 Subdivision and Condominium Requirements

Overview

Chapter 39 of the TRPA Code of Ordinances contains TRPA's subdivision ordinances. Subdivisions that would create new development potential are prohibited in the Tahoe Region. Under TRPA code, both pre- and post-1987 multifamily structures may be converted to condominiums, under specific circumstances, if they do not exceed the density standards by more than 10 percent. While there is a general prohibition or mitigation requirement for subdivisions of existing low-income residential units, housing units in South Lake Tahoe are exempt from these requirements since the City has a housing program that addresses low-income housing needs. The City allows the conversion of multifamily rental units to condominiums with a stipulation that a portion of the units be deed-restricted for low- and moderate-income households. The remaining units must be deed-restricted for owner-occupancy and price-capped at the maximum price of the First-Time Homebuyer Program with the intent of serving middle-income residents.

Condominium density must be consistent with the multifamily housing density described in the applicable PAS, AP, or CP areas. Where multifamily housing is prohibited, new condominiums are also prohibited. New condominiums in areas designated preferred affordable housing areas are prohibited unless the local jurisdiction is meeting its portion of the regional fair share of low- and very low-income housing.

Conclusions

The City Council adopted condominium ordinances and policies stricter than TRPA's to preserve rental housing. These are described in the section related to City of South Lake Tahoe constraints. Consequently, TRPA ordinances are less restrictive than the City's and are not an "actual constraint." The City's condominium ordinance is also not a constraint for affordable housing. The City's ordinance allows more opportunities for homeownership for residents of all income levels by promoting deed-restricted affordable housing.

4.4.1.14 Fees and Other Exactions

Overview

TRPA's filing fee schedule categorizes residential projects into two groups: single-family and multifamily new construction, but affordable housing projects (including lower-, moderate-, and achievable-income sites) are exempt from application fees. Table 4-55 shows the base fees for the two groups of residential developments.

TABLE 4-55 TRPA BASE FEES FOR NEW RESIDENTIAL CONSTRUCTION Tahoe Basin Effective January 25, 2021	
Residential Use Category	**Base Fee**
Single-family Dwelling, Summer Home, Secondary Residence, one Mobile Home Dwelling, and one Employee Housing unit	$1.38 per sq. ft. of floor area covered by roof $690 min.[1]
Multiple-family Dwelling, Multiple-person Dwelling, Nursing and Personal Care, Residential care, more than one Employee Housing unit, more than one Mobile Home Dwelling	$3,034 + $56/unit[1]

Source: Tahoe Regional Planning Agency Application Filing Fee Schedule (Effective January 25, 2021)

[1] *All application fees are waived with projects that use new affordable, moderate, or achievable housing bonus unit(s). Other fees would still be applicable.*

Depending on the required level of review (i.e., staff, hearing officer, or governing board review) and the location of the project, the total fee may be greater than the base fee. The majority of projects are reviewed at the staff level. The TRPA Hearings Officer or Governing Board generally only review residential projects identified as a "Special Use" in the applicable PAS. Fees for revisions to a permitted project are also determined by applying a multiplier to the original project fee. Table 4-56 summarizes TRPA's fee multipliers.

TABLE 4-56 TRPA FEE MULTIPLIERS Tahoe Basin Effective January 25, 2021	
Level of Review	**Multipliers**
Staff Level Review	1.00
Hearing Officer Review	1.40
Governing Board Review	1.80
Plan Revisions	
Minor—A non-substantive change to a permitted project. A project that will not cause changes to any TRPA permit conditions, does not require new field review by TRPA staff, does not require a public hearing, and does not involve any modifications to building size, shape, land coverage, location, or scenic rating score.	0.40
Major— A substantial change that does not significantly exceed the original scope of the project. Revisions that significantly exceed the original scope of a project, or which require a public hearing, shall be treated as new or modified projects, as the case may be.	0.70
Special Planning Area	
For projects located in an adopted community plan area, or subject to an adopted redevelopment, specific, or master plan.	1.25

Source: Tahoe Regional Planning Agency Application Filing Fee Schedule (Effective January 25, 2021)

Projects are subject to other TRPA filing fees such as the $121 Information Technology Surcharge applied to each application for maintenance of the TRPA database, and the $552 Shoreland Scenic Review Fee applied to projects located in the Shoreland area of Lake Tahoe. Table 4-57 lists these and other fees charged by TRPA in the land development process.

TABLE 4-57
OTHER TRPA FEES
Tahoe Basin
Effective January 25, 2021

Category	Fee
Shoreland Scenic Review Fee—For new construction projects, and additions and other construction modifications to existing structures located in the shoreland area of Lake Tahoe.	$552
Best Management Practices Fee – For new construction projects and additions, and other construction modifications to existing structures.	$133
Information Technology Surcharge—applied to all applications.	$121
Bonus Unit Allocation Transfer	$731 minimum fee, deposit account
Land Coverage Transfer	$731 minimum fee, deposit account
Lot Line Adjustment	$1,324 (2 lots) + $138 per add. lot

Source: Tahoe Regional Planning Agency Application Filing Fee Schedule (Effective January 25, 2021)

In addition to the project application fees, mitigation fees are required by TRPA for all projects in the Lake Tahoe Basin. No exemptions for affordable housing are provided, but the mobility mitigation fee may be waived. These fees are the same for single-family or multiple-family housing:

- **Water quality mitigation fee:** $1.86 per square foot of land coverage.
- **Off-site land coverage mitigation fee:** $8.50 per square foot of coverage created in the public right-of-way (dependent upon project location).
- **Excess land coverage mitigation fee:** $8.50 per square foot of land coverage; $200 minimum (dependent on project location).
- **Mobility mitigation fee:** $196.20 per average daily vehicle mile travelled.

Together, TRPA mitigation fees for a 2,000-square-foot, single-family home would cost an estimated $10,198, assuming that the site is not built in a public right-of-way and does not exceed the base allowable land coverage on the parcel.

Conclusions

While TRPA exempts affordable housing projects from application fees, there is an "actual constraint" related to the development of affordable housing associated with TRPA's mitigation costs. Past reports have suggested reduction or elimination of such fees for affordable housing projects. Such suggestions have not been implemented by TRPA. The City works with project proponents to redevelop existing developed

sites, such as RV parks, for affordable housing, as existing developed sites have grandfathered land coverage and a certain number of recognized daily vehicle trip ends that reduce mitigation fees. In recognition of TRPA's high development fees, the City of South Lake Tahoe maintains fees lower than those of most jurisdictions. The lower City fee schedule reduces the amount of money available in the City's budget and limits the ability of the City to provide supporting infrastructure and services.

4.4.1.15 Project Processing and Permit Procedures

Overview

Permissible uses that are allowable in the PAS or CP district are approved at staff level. Special uses require neighbor notification, public hearings, and issuance of a use permit. Design review is conducted in either case for residential projects that propose alternative architectural styles or modifications to the City's Residential Development and Design Standards. To expedite project review and remove duplication, the City and TRPA have executed an MOU that delegates the responsibility for TRPA permitting to the City. The City reviews and approves all single-family and multifamily residential projects of four units or less throughout the City on behalf of TRPA per an MOU signed in 2014. The City also reviews residential projects with:

- Less than 50,000 square feet of new floor area in Town Centers,
- Less than 100,000 square feet of new floor area in Regional Centers, and
- Less than 25,000 square feet of new floor area in other areas within the boundary of an area plan.

Projects reviewed under the MOU are still required to comply with all TRPA regulations and procedures which may require a hearing and decision by TRPA's Hearings Officer or Governing Board. Review of typical CEQA-exempt projects reviewed under the MOU takes approximately three months. Review of projects requiring CEQA review not reviewed under the MOU takes approximately six months. For multi-family projects proposing four or more units, City staff find that typical project timing is the same as other smaller multi-family projects.

While the City does not yet have significant development trend history to assess the impact of the Residential Development and Design Standards (adopted in 2021) on project timing, the City expects that single-family, duplex, and triplex projects and multi-family projects complying with the residential objective design standards will have shorter review times moving forward.

Typical turnaround time after receiving planning entitlements until requesting a building permit is driven by market and funding availability. Building permits are typically requested within a year after receiving planning approval.

TRPA conducts audits of City permitting under the MOU. Audit results related to delegated authority in an area plan is reported to the TRPA Governing Board annually (TRPA Code of Ordinances Section 13.8.3) and audits related to the Performance Review System (TRPA Code of Ordinances Section 50.5.2.E) affect the number of residential allocations distributed to the City as part of the Allocation of Development system (TRPA Code of Ordinances, Chapter 50).

Conclusions

There is an "actual constraint" related to the permitting process. The complicated regulatory environment in the Lake Tahoe Basin and the audited oversight process associated with the MOU require substantial staff resources to ensure compliance, resulting in longer application review times. Larger multifamily housing projects that are not within the delegated authority of the MOU require separate TRPA and City permit processes that can create redundancy resulting in procedural delays and increased development costs.

4.4.1.16 TRPA Preemption of State Housing Law

TRPA regulations that further the realization of the Regional Plan can preempt state law. In the past, TRPA has made efforts to eliminate conflicts with state law where a modification that enabled compliance would not compromise the Regional Plan. For example, TRPA staff has interpreted its code consistent with California law that licensed group homes with six or fewer residents are treated no differently than other family housing and can move into any single- or multiple-family dwelling unit. In addition, TRPA recently updated ADU regulations to become more consistent with state law.

4.4.1.16.1 Accessory Dwelling Units

Overview

California has adopted multiple laws in recent years to clarify and improve various provisions to promote the development of ADUs and junior ADUs (JADUs). These include allowing ADUs and JADUs to be built concurrently with a single-family dwelling, opening areas where ADUs can be created to include all zoning districts that allow single-family and multifamily uses, modifying fees from utilities such as special districts and water corporations, limited exemptions or reductions in impact fees, and reduced parking requirements. The California Government Code, Section 65583(c)(7), requires that cities and counties develop a plan that incentivizes and promotes the creation of ADUs in compliance with State law. These laws intended to simplify the process for obtaining ADUs to increase California's supply of affordable housing. Cities must either establish specific development and design standards for ADUs or apply the state's enumerated standards. In either case, the standards must be applied ministerially and no public hearing can be held.

With the advent of recent ADU legislation, in July 2021, TRPA removed the one-acre limit on parcel size to allow ADUs in more areas of the city and removed requirements for noticing to adjacent neighbors. TRPA also lifted the requirement of only one ADU per parcel because ADUs are typically located in close proximity to transit and Town Centers, so allowing two ADUs per parcel would support walkability goals. The updated rules also waive application filing fees for ADUs that are deed-restricted for affordability. In addition, mitigation fee reductions are permitted if the proposed ADU is within a half-mile of an existing transit stop, half-mile from a Town Center, or within an area zoned for multifamily housing. This gives the City the authority to regulate ADU construction similar to City regulation of other single-family home construction through area plans and the development and building codes. ADUs are still required to comply with TRPA's land coverage, height, and growth-management regulations. This amendment does remove TRPA requirement for noticing of multifamily projects or remove the requirement for the ADU to obtain a "residential unit of use" or bonus unit allocation, just like a single-family residence. In addition, TRPA does not exempt ADUs from mitigation fees. Therefore, TRPA still requires noticing for ADUs when constructed on a property with existing or proposed multifamily residential uses. TRPA is considering

lifting this requirement for noticing for ADUs. As ADUs would be allowed on all single-family parcels, the construction of an ADU would not be an exception to the rule; therefore, it would not require special notice.

Conclusions

There is an "actual constraint" related to ADUs. While TRPA's changes in ADU regulation helps South Lake Tahoe comply with state law, which allows multiple ADUs and JADUs per parcel, these changes to regulations do not completely bring the City into compliance with state law. The complicated regulatory system and the environmental constraints in the Lake Tahoe Basin pose challenges to the feasibility of ADU construction that are not experienced in other parts of the state.

Program 2-9 proposes to further facilitate the development of ADUs through changes to regulations. These regulations are consistent with California Government Code Section 65852.2, which allows the designation of locations where ADUs may be permitted. There are no special ADU standards related to height, coverage, required development rights or mitigation fees; they must be consistent with other residential design review standards. In many cases, the TRPA Code restricts ADUs and "granny flats" to a greater extent than what state law allows. This poses an "actual constraint" for the City of South Lake Tahoe in its ability to meet the requirements of state law without creating confusion for the public (e.g., if the City amended its code to meet the requirements of state law, but the TRPA Code remains more restrictive).

4.4.1.16.2 Density Bonus

Overview

Multiple bills have passed since the adoption of the 2014-2021 Housing Element, which revised California's density bonus statutes by increasing the density bonus percentages and number of incentives and concessions awarded to developers and offering additional incentives for 100-percent affordable housing projects. Density bonuses are given when a project has a density increase of a minimum required under state law for the project type/affordability level (minimum of 5 percent) up to a maximum of 50 percent, in exchange for developing affordable and other types of housing. For example, the developer must construct at least 10 percent of the total units of the housing development for low-income households and 5 percent for very low-income households, including senior housing. In another example, the developer must designate 10 percent of the units for moderate-income households in a development with moderate-income units. Concessions and incentives are offered with the state density bonus and can be requested by applicants. Regulatory concessions include reductions in development standards or modifications of zoning requirements that result in identifiable cost reductions, such as reductions in setbacks, lot size, and parking requirements, and an additional bonus density. In addition, the laws have expanded the definition of projects eligible for density bonuses to include student housing.

Recent legislation also imposes statewide parking standards that a jurisdiction must grant upon request from a developer of an affordable housing project that qualifies for a density bonus, in some cases waiving any required parking, with most exceptions due to proximity to transit.

Conclusions

TRPA allows a 25-percent density bonus to affordable housing developments provided that the project satisfies specific TRPA requirements. First, the project, at the higher density, must satisfy a demonstrated need for additional affordable housing. Second, the additional density must be consistent with the surrounding area. These requirements are subjective and open to interpretation by TRPA. While TRPA

does, in some cases, allow affordable housing developers to take advantage of a density bonus, TRPA's treatment of the density bonus is not consistent with state law. This poses an "actual constraint" for the City of South Lake Tahoe in its ability to meet the requirements of state law without creating confusion for the public (e.g., if the City amended its Code to meet the requirements of state law, but the TRPA Code remains more restrictive). Although current regulations pose challenges to taking advantage of what is allowed under state density bonus law in the City of South Lake Tahoe, Program 1-5 commits the City to continuing to work with TRPA and other Tahoe Basin agencies to advocate for the option to allow density bonuses in the City compliant with state government code.

4.4.1.16.3 General Plan

Overview

In 2019, SB 166 or the 'no net loss' statute, amended the law to require that all local governments maintain enough sites to accommodate their remaining unmet RHNA per income category at all times throughout the housing planning period. Local governments cannot take any action that would reduce a parcel's residential density unless it simultaneously identifies alternative and adequate sites that would account for any initial loss in the housing supply by income category. If the City approves a housing development on a Housing Element site that provides fewer units and/or at different income levels than designated in the Housing Element, the City must demonstrate that enough adequate sites remain in the jurisdiction to address all units and income categories of its remaining RHNA.

Conclusions

This is not an "actual constraint," as any amendment proposal could be required to be submitted in hand with another amendment request to re-zone another area.

4.4.2 City of South Lake Tahoe Potential and Actual Governmental Constraints

In South Lake Tahoe, governmental constraints include ordinances, policies, and procedures of both TRPA and the City. This section addresses the potential constraints related directly to the City.

The City of South Lake Tahoe's 2011 General Plan, APs, and CPs, along with the PAS, establish the amount and distribution of land allocated for the different types of residential uses. These documents also provide the City's framework for creating and fostering a viable local economy. While housing production is primarily constrained by the TRPA Regional Plan, the City's own land use controls, development processing procedures, fees, off-site improvement requirements, and building codes also affect development potential.

4.4.2.1 Land Use Controls

The discussion found in the TRPA section related to zoning, densities, and design also applies to the City of South Lake Tahoe, as the City has adopted the TRPA PAS and CPs as its zoning. This was done to ensure consistency and reduce confusion for applicants. Regional growth controls, grading standards, and land coverage standards have not been codified by the City but nevertheless apply region-wide due to TRPA's special regional government status. The City's zoning and development standards are available online as part of the City's municipal code.

Citywide, CP and AP design standards have been mutually adopted by both the City and TRPA, superseding the requirement of Chapter 36 of the TRPA Code. These design standards incorporate by reference the TRPA Code Chapter 37 height requirements. In addition, the City has adopted objective residential design standards, which streamline project review within the City. Conversely, TRPA's Code incorporates the City's parking standards, described in Section 4.4.6.15, Parking Standards. This discussion, and the discussions related to "Impediments to Persons with Disabilities" (Section 4.4.5.11), which includes reasonable accommodations and residential-care facilities, "Project Processing and Permit Procedures" (Section 4.4.5.15), density bonuses, and ADUs, also apply to the City and will not be duplicated here. Land use controls either not imposed within the city because of the regional regulations or different from the regional regulations are discussed below.

4.4.2.2 Airport Safety Areas

Overview

The South Lake Tahoe Airport has three airport safety zones that affect land uses within the city. These regulations were required by the Federal Aviation Administration (FAA) to ensure no net increase of such uses exposed to safety risks associated with the aircraft take-off and landing.

No residential areas are located in airport safety zone #1, which is incompatible with all types of residential development. Safety zone #2 indicates that residential development is generally inconsistent unless the building density is two or less dwelling units per acre. Safety zone #3 is compatible with residential development, with a limitation that custodial care facilities are restricted to no more than six persons. In both zones 2 and 3, infill of vacant parcels, changes of use, and reconstruction within areas of existing development not ordinarily permitted by the airport land use plan can be permitted if the following specific findings are made:

- The use is consistent with the PAS, CP, and related City land use provisions, and there are similar uses within the area of existing development.
- The project would not extend the perimeter of the area of existing development with incompatible uses, and there is no increase in the "concentration of people."

New construction or expansion of incompatible uses is limited to uses that relocate development rights associated with other incompatible uses from within the safety zone and where the sending parcel is restricted to open space. Incompatible uses and their rights can be relocated from zone 2 to zone 3, but not from zone 3 to zone 2. On April 14, 2020, the City adopted an ordinance to require that the City refer land use actions that involve adoption or amendment of the General Plan, a specific plan, plan area statement, area plan, community plan or zoning ordinance to the Airport Land Use Commission for review and approval, even if such actions are compliant with the adopted Airport Land Use Commission Plan.

The City of South Lake Tahoe can overrule the guidelines where there is a finding made that the hardships outweigh the public health, safety, and welfare objectives of the airport plan.

Safety zone #2 within the city includes over 100 single- and multifamily parcels with IPES scores or land capability classifications that would otherwise make them eligible for development. Note that residential parcels, particularly in the Sierra Tract portions of the zone, are typically smaller than one-half acre. Since the airport safety zones were established, City planning has permitted residential development of duplexes and single-family units as "infill" consistent with the PAS (103, 104, and 105) and adjacent development within flight zone #2. Duplexes (two dwellings per parcel) and single-family dwellings at one unit per residential parcel have been approved. These projects have not extended the area of existing development with incompatible uses. The residential construction that has occurred has been constructed using "new" residential allocations, not relocating existing units of use, and therefore has moderately increased the intensity of uses in the area.

Planning staff responded to FAA safety concerns by limiting infill to two units or less. The FAA was concerned with safety factors related to concentrating large numbers of people in one building. The two-unit infill limitation was a compromise that addressed the FAA's safety concerns while still providing some land use options for the city.

Conclusions

There is no "actual constraint" associated with the airport safety zone requirements, as interpreted as infill development. If they were interpreted as new construction, undeveloped lots in the affected portions of Sierra Tract and Highland Woods would not be eligible for development from allocations received from the allocation list because they do not relocate incompatible uses from within the zone; however, this is not the case. Lots in Sierra Tract and Highland Woods are allowed to use allocations for either a single-family dwelling or a duplex, if permitted in the PAS.

4.4.2.3 Annexation Restrictions

Overview

Possibilities for annexation are limited by the geographic and physical boundaries surrounding South Lake Tahoe to the north and east. However, there are no annexation restrictions limiting annexation of unincorporated El Dorado County land.

Conclusions

There is no "actual constraint" associated with annexation restrictions.

4.4.2.4 Mobile Homes/Mobile Home Parks

Overview

Chapter 6.55 of the City Code includes standards for new or enlarged mobile home parks. In reality, all existing parks are very dense and have no room for expansion. All existing mobile home parks in the city have some nonconforming elements, whether they are a nonconforming use, or have nonconforming land coverage, density, setbacks, etc. Only the Tahoe Verde Mobile Home Park was constructed since City incorporation in 1965. No one has inquired about construction of a new park, but if a new park were constructed, the PAS/APs/CPs permissible uses matrices would apply. In March 2021, the City reduced the minimum mobile home park lot size requirements from 10 to 5 acres. Three PAS include areas that allow construction of new mobile home parks. Where permissible, TRPA limits new mobile home park densities to eight units per acre.

While manufactured homes that comply with local design standards can be placed on a permanent foundation outside of mobile home parks to serve as permanent residences, mobile homes and travel trailers cannot, as prohibited by City Code. Mobile homes and travel trailers are limited to designated mobile home or RV parks.

The California Department of Housing and Community Development's (HCD's) Division of Codes and Standards is the enforcement agency for the mobile home parks within South Lake Tahoe. The City has the option, but has not assumed enforcement responsibilities, for parks within its jurisdiction. Most South Lake Tahoe mobile home parks are overly dense and predate City incorporation; therefore, they tend not to meet City standards in at least some aspects. All parks are required to comply with the Mobile Home Parks Act and the regulations contained in the California Code of Regulations, Title 25, Division I, Chapter 2, commencing with Section 1000. HCD is required to ensure compliance with the act.

Even so, under state law, the City becomes involved prior to the conversion of a mobile home park to another use or prior to either the closure of a mobile home park or cessation of use of the property as a mobile home park. Some California local jurisdictions have codified the local requirements created to implement the conversion of a mobile home park to another use. Since the City has not done so, the requirements of the California Government Code apply. This law applies only to mobile home parks. The city's two RV parks, considered under TRPA's use definitions to be a recreation use similar to camping and not residential units of use, have conversion standards pursuant to state RV park law, but they do not include a relocation requirement.

Specifically, Section 65863.7 of the California Government Code requires the person or entity proposing to close a mobile home park or otherwise change the use to file a report with the City, prior to initiating the change. The report must document the impact of the change on the residents of the park. The term "residents" includes both owners and tenants of park coaches. The report must specifically address the availability of adequate replacement housing and the costs of relocation to mitigate the adverse effects of the conversion/closure/cessation of use. This report must be provided to each park resident. In writing this report, the feasibility of moving the coaches should be assessed. Many older coaches are not moveable (either because of condition or due to lack of replacement mobile home parks that will accept older coaches) and as a result may need to be appraised and acquired by the person or entity proposing the change.

The City Council would review the report before any change of use is approved. Payment of relocation assistance/moving expenses to park residents may be required. The costs of relocating residents—whether owners or occupants—would be borne by the person or entity proposing the change. In addition, an administrative fee for processing the change/closure/cessation of use can be charged. However, the City has not yet established such a fee.

After the change of use is approved, park management must give homeowners six months or more written notice of the termination of tenancy. If no local government permit is required to change the use, then notice must be given 12 months or more before the change of use occurs. This notice triggers response requirements on the part of the mobile home owners pursuant to Section 798.56a of the Civil Code.

The ability to do acquisition/rehab or conversion/rebuild projects is impeded by the high cost of relocation of residents. Pursuant to the City's nonconforming use requirements (and those of TRPA), if a subsequent multifamily housing project or other use is proposed on a converted mobile home park site, nonconforming densities and setbacks will not be grandfathered as part of the new project. Legally existing excess land coverage may remain, but it must be mitigated pursuant to the requirements of Chapter 30 of the TRPA Code of Ordinances.

Many members of the community concerned about substandard mobile home park conditions in South Lake Tahoe suggest that these should be priority sites for park conversion and replacement with quality affordable housing projects. As stated previously, subsequent projects built to appropriate densities typically reduce the amount of housing, creating a replacement housing need.

Conclusions

There is no "actual constraint" associated with the mobile home park design standards and land use controls. The recent reduction by the City of the minimum mobile home park lot size to five acres was based on an evaluation of constraints to housing development and community engagement and feedback. However, as part of Program 3-10 the City will assess other mobile home issues that may be constraints to development, including the following:

- City regulations do not address the conversion of mobile home parks. The City Council could consider codifying the specifics regarding what constitutes a change of use (quantifying the definition of "cessation," such as all or part of a park, immediately or gradually, etc.), when relocation payment is required, etc. The City could also evaluate the appropriateness of TRPA's restriction for the reuse of any units of use that originate from a mobile home park. These may be appropriate for single-family workforce housing.

- City regulations for new and enlarged parks should include design and required amenities, any fencing requirements, and an assessment of affordability. Further, it could consider identifying those mobile home parks that are most desirable or feasible to preserve as long-term, permanent housing. These mobile home parks could be targeted for park-wide improvement with the necessary infrastructure and residents could be part of a special program for rehabilitation or replacement of older coaches.

4.4.2.5 Motel Conversion Regulations

Overview

The motel conversion and bonus unit substitution program is an option to assist the City of South Lake Tahoe in meeting its affordable housing obligations and ensuring a long-term supply of affordable housing for city residents. The City Code of Ordinances Section 6.55.370 establishes the criteria for the conversion of motels to affordable multifamily rental housing and the substitution of bonus units allowed by Chapter 52 of the TRPA Code of Ordinances (see TRPA Constraints, Growth Controls). The motel rooms (TAU) that become residential units of use (RUU) are excess-rights eligible for sale or transfer. These new RUUs can be used as multifamily residential units, single-family or transitional housing. As of 2020, the fee for transferring the unit of use is $852 per unit (includes a $121 IT surcharge).

- Opportunities for motel conversions are limited by the building and locational criteria provided in the City Code. The motel buildings must meet certain building criteria, such as ceiling height, roof covering standards, electric system standards, and heating and cooling system standards. Motel properties abutting Lake Tahoe Boulevard or Emerald Bay Road located within certain PAS or CPs, all of which have either a commercial or tourist land use designation, are not eligible for conversion. Approximately one-third of the city's motels are ineligible because of their location. The excluded PAS/CP areas are as follows:

- PAS 103 (Sierra Tract commercial)

- PAS 110 (Tahoe Valley Area Plan area)

- PAS 116 (airport)

- The Bijou/Al Tahoe CP

- The Stateline/Ski Run CP (Tourist Core Area Plan)

Properties that are in the excluded PAS/CP areas but do not directly abut Lake Tahoe Boulevard or Emerald Bay Road are still eligible to apply for conversions to affordable housing. Also, motel conversions may occur in the excluded areas when the conversion project is a mixed-use project that combines affordable housing with a commercial or public service component.

Conclusions

There is no "actual constraint," but rather the motel conversion ordinance serves as an affordable housing incentive. However, the conversion of motels to affordable housing has proven to be difficult to accomplish. While TRPA regulations support this conversion, health and safety standards limit the feasibility of many motel-conversion projects due to the age of most motels in the city.

4.4.2.6 Transitional and Supportive Housing

Overview

Health and Safety Code Section 50675.2 defines transitional housing as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. Typically, supportive housing is targeted to a certain population, as defined in Health and Safety Code Section 53260—i.e., low-income persons with mental disabilities, AIDS, substance abuse, or chronic health conditions, or persons whose disabilities originated before the age of 18. The types of support services that can be provided include medical and mental health care, vocational and employment services, substance abuse treatment, childcare, and independent-living skills training. To encourage the development of more supportive housing and to address increasing levels of homelessness statewide, the State Assembly passed AB 2162 in 2018, which limits the discretionary review for supportive housing projects in certain zones. AB 2162 requires

jurisdictions to permit the development of supportive housing by right in areas zoned for either multifamily or mixed-use development. By requiring ministerial approval in these circumstances, the development of certain supportive housing would also fall under the CEQA exemption for ministerial approval.

The City currently defines transitional housing in the Development Code and allows conversion of motel units to transitional housing facilities pursuant to Section 6.55.370. This facilitated the work of the Tahoe Coalition of Homeless to convert three motels to transitional housing for homeless and at-risk of homeless individuals in South Lake Tahoe in 2020. The City treats these motels as SROs for the purpose of land use regulations. However, the motels function more realistically as transitional housing due to the services that TCH provides on-site. The three motels, the Red Lodge, Bear's Den, and El Nido, are active today and provide 59 beds within the transitional housing facilities. The City does not define supportive housing in the Development Code, and the TRPA Code of Ordinances neither identifies nor defines either use or where they are permitted within the Tahoe Basin.

Conclusions

There is an "actual constraint" related to housing associated with TRPA and City regulations, or lack thereof, in place for transitional and supportive housing. Without clarification that transitional and supportive housing are allowed ministerially in areas allowing residential development, the City is out of compliance with state law. While TRPA is the regulating body for land use and zoning in the Tahoe Basin, Program 2-9 proposes to include definitions of transitional and supportive housing in the City's Development Code, and it calls for the City to work with TRPA to allow each of these residential uses as required by state law.

4.4.2.7 Emergency Shelter

Overview

The California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay." SB 2 (Cedillo, 2007) requires jurisdictions to allow emergency shelters without a conditional use permit.

The City has worked with TRPA to confirm that the "Social Service Organization" use in the TRPA Code of Ordinances includes emergency shelter uses. The TRPA definition for Social Service Organization is "Public and quasi-public establishments providing social services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged. The use includes organizations soliciting funds to be used directly for these and related services. The use also includes establishments engaged in community improvement and neighborhood development."

The City does not regulate Social Services Organizations beyond how they are allowed and neither TRPA nor the City has adopted any operational standards for this use. Therefore, emergency shelters are known as Social Service Organization by TRPA and interpreted as such in the Code of Ordinances. This use is allowed without a special use permit in five PAS/APs/CPs or subareas in the city. The five areas include Sierra Tract Commercial, South "Y," Subdistrict 4 of the Bijou/Al Tahoe CP, and the TSC-MUC and TSC-

G subdistricts of the TCAP. The five areas have 51 vacant parcels totaling 46.9 acres. All of these areas are located close to transit and services.

Conclusions

There is no "actual constraint" to the development of emergency shelters in South Lake Tahoe, as they are allowed in multiple areas of the city. However, the correlation between the definitions for "Social Service Organization" and "emergency shelter" could be improved to minimize confusion, if any exists, amongst developers and the community. Therefore, Program 2-9 proposes to include the term "emergency shelter" and definition of emergency shelters in the City's Development Code with reference to the alternative "Social Service Organization" term.

4.4.2.8 Vacation Rental Regulations

Overview

In 2003, the City Council first adopted an ordinance (City Code Chapter 3.50) to regulate vacation rentals in South Lake Tahoe. Some area homeowners have used their Tahoe residences as their vacation property, renting it to other vacationers when not used by them. As property values have risen, this use has generally provided owners with an income stream that helps them pay for and maintain their properties. Large homes in prime areas can "vacation" rent for more than the price that owners could receive from a permanent rental while preserving for the owners their ability to also use the property.

Since adoption of the last Housing Element, much work has been done in the community and by the City to address the issue of vacation rentals and the different viewpoints on that use in the city. The City updated their Vacation Home Rental Ordinance (most recently in 2017) and conducted studies about the impacts of vacation rentals to inform the ordinance updates. This remains a controversial issue in the community.

In 2018, voters passed Measure T, which prohibits vacation rentals in the city's residential zones beginning in 2021 onwards. Since all vacation rental permits are required to be renewed on an annual basis, the City is removing all vacation rentals in residential zones by denying vacation rental permit renewal applications. Presumably, all vacation rentals in residential zones, with the exception of Qualified Vacation Rentals rented less than 30 days in a year, will become illegal no later than December 31, 2021, assuming that the last permit for a vacation rental in a residential zone was renewed on December 31, 2020. Program 3-7 commits the City to monitoring impacts of vacation home rentals as the impacts of the moratorium unfold.

Conclusions

Vacation rental regulations are not an "actual constraint" to providing housing for all income levels in South Lake Tahoe at the current level of use. The City's prohibition on vacation rentals in residential zones may incentivize some property owners to sell these housing units, which may expand the availability of housing supply available to all income levels in the city, or rent these units long term. The City has also initiated the Long Term Rental Incentive Grant Pilot Program that provides grants to motivate vacation rental and second home owners to rent their homes long term to residents earning 125% of area median income or less.

4.4.2.9 "Illegal Unit" Program

Overview

Chapter 6.25 of the City Code provides an opportunity for certain unauthorized ADUs to become legalized if they meet specific criteria. This complaint-based program, created specifically to help meet the City's affordable housing needs with decent, safe, and sanitary housing units, only applies if units are deed-restricted as affordable housing and are rented only to a lower-income person(s).

The criteria for legalization include:

- Cannot have been illegally constructed since the ordinance was adopted in April 1993.
- May contain one unit beyond permissible density (detached, attached, or within the legal dwelling).
- Must conform to height, setbacks, and design.
- Must meet health and safety standards.
- Parcel must contain 1.5 parking spaces per unit.
- Must pay STPUD all costs for the illegal sewer hook-ups.
- Must be deed-restricted as lower-income housing.
- Must meet the TRPA illegal unit criteria.

Since its adoption in April 1993, 137 potential illegal units were evaluated, 23 were "legalized" and deed-restricted as lower-income housing, 28 substandard units were removed, and the balance were determined not to contain an illegal unit after investigating the property's history. No units were legalized and deed-restricted as lower-income housing or removed since 2014. As of July 2021, the fee for illegal unit review is $963 per unit.

Conclusions

Since the program to legalize nonconforming units is codified, it doesn't currently have an impact on the development of housing in the city. The Illegal Unit Program provides an opportunity for certain unauthorized ADUs to become legalized if they meet specific criteria, creating housing and increasing favorable opportunities to increase the housing stock. Therefore, the Illegal Unit Program is not a constraint on housing in South Lake Tahoe.

4.4.2.10 Building Height, Setback, and Minimum Lot Size Requirements

Overview

Setbacks have been codified in Chapter 6.85 of the City Code, as have minimum lot sizes and building heights. Standard setback requirements, building height, and minimum lot sizes are listed in Table 4-58.

Chapter 37 of TRPA's Code assigns maximum building heights based on the slope of the parcels in combination with the pitch of the roof. Generally, buildings containing a residential use, including mixed-use developments, are limited to two stories, except in Town Centers. This height limitation, combined with land coverage and setback restrictions, limits the feasibility of affordable housing and mixed-use projects. The TRPA Regional Plan update allowed increased heights in the Town and Regional Center areas of the city. To implement these allowed increases, the City has adopted the TCAP and the TVAP. Heights from 24 to 42 feet are allowed depending on the ratio of the slope to the building volume, with exceptions of up to 56 feet in Town Centers and 95 feet in Regional Centers. To minimize impacts related to height, projects of three stories or greater in Town Centers and the Regional Center are required to comply with Findings 1, 3, 5, and 9 from Section 37.7 of the TRPA Code of Ordinances:

Finding 1: When viewed from major arterials, scenic turnouts, public recreation areas, or the waters of Lake Tahoe, from a distance of 300 feet, the additional height will not cause a building to extend above the forest canopy, when present, or a ridgeline. For height greater than that set forth in Table 37.4.1-1 for a 5:12 roof pitch, the additional height shall not increase the visual magnitude beyond that permitted for structures in the shoreland as set forth in subsection 66.3.7, Additional Visual Magnitude, or Appendix H, Visual Assessment Tool, of the Design Review Guidelines.

Finding 3: With respect to that portion of the building that is permitted the additional height, the building has been designed to minimize interference with existing views within the area to the extent practicable.

Finding 5: The portion of the building that is permitted additional building height is adequately screened, as seen from major arterials, the waters of lakes, and other public areas from which the building is frequently viewed. In determining the adequacy of screening, consideration shall be given to the degree to which a combination of the following features causes the building to blend or merge with the background.

A. The horizontal distance from which the building is viewed;

B. The extent of screening; and

C. Proposed exterior colors and building materials.

Finding 9: When viewed from a TRPA scenic threshold travel route, the additional building height granted a building or structure shall not result in the net loss of views to a scenic resource identified in the 1982 Lake Tahoe Basin Scenic Resource Inventory. TRPA shall specify the method used to evaluate potential view loss.

TABLE 4-58
CITY DEVELOPMENT STANDARDS
South Lake Tahoe

	City Guidelines	
	Single-Family, Duplex, or Triplex	Multifamily
Building Height		24-95 ft.*
Setbacks		
Front	20 ft.	20 ft.
Side (parcel < 80 ft. wide)	5 ft.	15 ft.
Side (parcel > 80 ft. wide)	10 ft.	5 ft.
Side, Street	15 ft.	15 ft.
Rear	15 ft.	15 ft.
Rear, Corner	5 ft.	5 ft.
Rear, Street	5 ft. when no vehicle access; 15 ft. when vehicle access is provided	
Minimum Lot Size		
Residential Development	6,000 sq. ft.	6,000 sq. ft.
Minimum Width	60 ft.	60 ft.
Minimum Depth	100 ft.	100 ft.
Mobile Home Park Sites	5 acres	5 acres

Source: South Lake Tahoe Municipal Code. http://www.codepublishing.com/ca/southlaketahoe/; Tahoe Regional Planning Agency, Code of Ordinances. 2020; Tahoe Valley Area Plan 2015.

Note:

** Depending on lot slope and roof pitch. See Table 37.4.1-1 of TRPA Code of Ordinances*

The minimum residential lot size in South Lake Tahoe is 6,000 (60 x 100) square feet. However, the City recognizes all legal residential lots. In older subdivisions such as Sierra Tract, the typical lot size is 5,000 square feet. Consequently, the primary purpose of the minimum lot size relates to lot line adjustments. An adjustment that reduces an existing lot to below the minimum lot size would not be permissible.

Table 4-59 shows several exceptions to the setback requirements listed previously in Table 4-59. For example, if a lot was established prior to April 30, 1962, and is 5,000 square feet or less in size, then the rear yard setback is reduced from 15 to 10 feet. Another example is for the use of residential pools and spas. When these are developed, the rear-yard setback is reduced from 15 to 5 feet.

TABLE 4-59 SETBACK EXCEPTIONS South Lake Tahoe	
Condition	**Exception**
Lot established prior to April 30, 1962, and 5,000 sq.ft. or less	Reduce rear yard setback 10 ft.
Garage or carport site with slope greater than 1:4	Setback can be either 20 ft. or 0 ft.
Swimming pool and spas	Reduce rear setback to 10 ft.
Cornices, eaves, fireplaces or similar architectural features	May extend into any required yard by not more than 50 percent of the required width or depth.
First floor decks (not including freestanding decks), patios, and canopies	Reduce rear setback to 5 ft.
First floor stairs, landings, or decks	May encroach into front yard setback provided they do not exceed a height of 30 in. and encroach no more than 5 ft.
Second story cantilever	May encroach into the front or rear setback by a maximum of five feet as long as a minimum five-foot setback exists
Accessory buildings	Maximum building size of 120 square feet and maximum eight-foot sidewall height may exist three feet from the side or rear property lines.
Play equipment allowed in yard	Must be temporary, less than 7 ft. tall, less than 115 sq.ft., and 3 ft. from property line
Garage, Carport, or Parking Pad Replacement	Shall be setback a minimum of 20 feet from the front
Residential Carport for Residents with Disabilities	May be granted an exception to accommodate persons with disabilities, provided that the structure meet building code requirements for safety, snow load, wind load, City design standards, and fire code.

Source: South Lake Tahoe Municipal Code. http://www.codepublishing.com/ca/southlaketahoe, 2021

Conclusions

City setbacks, building heights, and minimum lot size are not an "actual constraint." They are comparable to other jurisdictions and, since they have been in place since City incorporation, they preserve community character.

4.4.2.11 Condominium Regulations

Overview

Existing Development: Chapter 6.55 of the City Code describes lot and setback requirements for condominiums. In addition, the City created regulations for condominium conversions that are more restrictive than TRPA's regional regulations. While the TRPA's Code of Ordinances allows conversion of existing multifamily residential development to condominiums, the City Code in Chapter 6.55 establishes stricter criteria for such conversions. Previously, the City Code prohibited the conversion to condominiums of multifamily rental properties; however, in 2004, the City amended the code to allow the conversion of multifamily rental units to condominiums with a stipulation that a portion of the units be deed-restricted for low- and moderate-income households. The remaining units must be deed-restricted for owner-occupancy and price-capped at the maximum price of the City's First-Time Homebuyer Program with the intent of

serving middle-income residents. This change was made with the intent of increasing local homeownership for local area residents, specifically the local workforce, who are being priced out of the local market. However, to protect the city's supply of rental housing, eligible properties were limited to multifamily rental properties with 10 or fewer units.

In 2008, the City further amended the code after discovering financing issues that arose in the tightened housing market. Previously, the code restricted the converted units to owner-occupied condominiums. This restriction made obtaining financing difficult since lenders who may have to foreclose on a unit want the ability to rent the condominium pending a resale after foreclosure. The City amended the code to confirm that a foreclosing lender has the ability to rent a condominium pending their resale to income-qualified buyers.

In spring 2007, Fernwood Village was successfully converted from an eight-unit multifamily rental property to eight single-family condominiums. Of the eight condominium units, six units are limited to middle-income households, and two units are limited to moderate-income households.

New Development: In 1998, the City Council modified the way allocations were distributed to condominium projects. Previously, people had to obtain such allocations from the single-family list. Since no one can receive more than one single-family allocation each year, it would have taken two or more years to obtain enough allocations from the list to construct a project. Consequently, the City Council amended the allocation policy to enable such allocations to come from the multifamily list. The developer must identify his or her intent to construct condominiums at the outset.

Conclusion

Existing Development: City restrictions on condominiumization of existing development to preserve rental housing do not pose an "actual constraint" to providing housing in South Lake Tahoe. The City Code allows more opportunities for homeownership for residents of all income levels by promoting deed-restricted affordable housing; however, regardless of the incentives, many developers in South Lake Tahoe are still reluctant to build affordable housing so preserving existing affordable housing is critical.

New Development: Since 2014, the City has encouraged the proliferation of condominiums in the City's Town Centers and has not established a cap on the number of residential allocations that can be used in a Town Center. Timeshare Conversion Regulations

Overview

Chapter 6.60 of the City Code prohibits conversion of existing residential dwellings to timeshares. There is also a moratorium on converting existing visitor lodging uses to timeshares. This section of the code has been interpreted as prohibiting the tear-down and reconstruction of either existing residential (through conversion) or motels as timeshares.

Conclusion

City prohibitions on conversion of residential units to timeshares are not an "actual constraint" to providing housing for all income levels in South Lake Tahoe. The legislative intent of the timeshare ordinance was to protect the city's housing stock. There is a clear nexus between the loss of residential units and preservation of housing stock, but that is not true for the loss of motel units. While there may be other compelling reasons to prohibit conversion of motels to timeshares, they are unrelated to housing needs.

4.4.2.12 Building Codes and Their Enforcement

Overview

Through building codes and other land use requirements, local governments influence the style, quality, size, and costs of residential development. Building codes and their enforcement can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, buildings codes and their enforcement act as a constraint on the amount of housing and its affordability.

State law prohibits modifications to building codes except where local variations are necessary for reasons of climate, geology, or topography (Health and Safety Code Section 17958.5). The City has adopted the 2019 California Building Code, which determines the minimum residential construction requirements throughout California. The City also has adopted a Green Building Code that encourages sustainable materials and practices in new buildings. Because of Tahoe's high elevation, susceptibility to fire, and snowy climate, local amendments have been made to adopt special requirements for snow loads, wind shear, fire protection (sprinklers and smoke detectors), and frost line/freeze protection listed in the 2019 California Fire Code.

The state's Uniform Housing Code regulates the condition of habitable structures (health and safety standards) and provides for the conservation and rehabilitation of housing. The City responds to code enforcement problems on a complaint basis. Based on community dialogue from previous Housing Element updates, the City learned that there is a community perception that code enforcement has, in the past, been lax. The City initiated the Housing Issues Hotline as a forum for code enforcement complaints. Because much of the least expensive, market-rate housing stock is older, often not well maintained, substandard, or owned by absentee landlords who are not responsive to tenants' complaints, the hotline has proven valuable to tenants. Staff receives complaints related to mold, no heat, pests infestation, no smoke or carbon monoxide detectors, water intrusion, and electrical issues. The usual process is for a building inspector to conduct a field investigation after a complaint has been submitted. If the complaint is determined to be valid, the immediacy and severity of the problem is evaluated. There is no indication that code enforcement practices have unduly penalized older structures.

Conclusion

City building code modifications and code enforcement are not an "actual constraint" to providing housing for all income levels in South Lake Tahoe. There is no indication that code enforcement practices have unduly penalized older structures. Should the City take over mobile home park enforcement, there needs to be enough code enforcement staff to adequately address the concerns. If a building must be vacated for violation of housing and building codes, tenants may be left without housing. The Housing Issues Hotline will continue to be administered during the 2022–2027 planning period (see Program 5-1).

4.4.2.13 On-/Off-Site Improvements

Site improvements cover the range of water, sewer, circulation, and other services and infrastructure needed to facilitate residential developments. South Lake Tahoe requires the installation of certain on- and off-site improvements to ensure the safety and livability of its neighborhoods. Requirements include parking, streets, curb, gutter, and sidewalk improvements.

Street improvements are described in Chapter 6.10 of the City Code and require all new road construction projects or the repair of existing improvements within the publicly owned right-of-way to comply with the City of South Lake Tahoe Public Improvement Engineering Standards, which were established in 2009 and are posted on the City's website. The City does not have subdivision standards, so Chapter 6.10 of the City Code and the Public Improvement Engineering Standards regulate improvements in the right-of-way.

If a residential project is subject to a discretionary review, the City may condition the construction of other reasonable on- and off-site improvements to serve a residential project. Public and private projects are required to construct off-site improvements (including curb, gutter, sidewalk, and other improvements) consistent with the standards in the City Code when:

- The project is processed as a Special Use permit and is determined by the City Public Works Department that the off-site improvements are necessary for the orderly development of the area;
- A public project, not subject to the Special Use permit process, is determined by the City Public Works Department that the off-site improvements are necessary for the orderly development of the area.

The required street right-of-way improvements for projects requiring off-site improvements may include:

- Curb and gutter shall be constructed of concrete in a design and specification approved by the City.
- Sidewalks shall be constructed of asphalt and be a minimum of five feet wide, in a design and specification approved by the City. The placement of the sidewalk must be a minimum of three feet from the curb and have a meandering layout. If not enough public land is available, a pedestrian easement over the private land is desirable. As a last resort, the sidewalk shall be placed adjoining the curb.
- Road fixtures shall be limited to the minimum length, height, and bulk necessary to adequately provide for the safety of the user, as determined by the City with input from appropriate State and Federal agencies as necessary.
- Color of road fixtures shall be of an earth-tone color of dark shades and have a flat finish. New and replacement guardrails shall not have a shiny and reflective finish.
- Signal poles and their ancillary equipment and sign structures shall be painted "midnight green" or an approved equivalent and installed per City specification.
- Retaining walls and other erosion control devices shall conform to the BMP Handbook.

Requiring developers to make site improvements increases the cost of housing and impacts the affordability of the homes; however, they are standard for most jurisdictions. Moreover, site improvements are necessary to maintain the quality of life desired by city residents and ensure that public services and facilities are in place at the time of need.

4.4.2.14 Parking Standards

Overview

Since off-street parking often requires large amounts of land, parking requirements are one of the development standards that can most negatively impact the development of affordable housing. Off-street parking requirements increase the cost of development, limiting the funds available for providing housing. Many municipalities have adopted parking standards that exceed the actual parking needs of the population. Table 4-60 summarizes the City's parking requirements associated with residential uses.

TABLE 4-60
PARKING STANDARDS FOR RESIDENTIAL USES
South Lake Tahoe
2013

Residential Use	Parking Requirements
Single-family	1 space for one bedroom or studio; 2 spaces for 2 bedrooms or more
Multifamily	1 space for one bedroom or studio; 2 spaces for 2 bedrooms or more; and 1 guest space per 4 units
Mobile Home Park	2 spaces per unit; or 1 space per unit and 3 guest spaces per 4 units
Employee housing	1 space for one bedroom or studio; 2 spaces for 2 bedrooms or more; and 1 guest space per 4 units
Multi-person dwelling	1 space per 2 beds and 1 guest parking space for every 10 beds
Nursing and personal care facility	1 space per 3 beds; 1 space per employee
Residential care	1 space per 4 beds; 1 space per live-in employee; and 1 space per 5 beds (guest parking)
ADU	1 off-street parking space is required per ADU[1]

Source: City of South Lake Tahoe Municipal Code 2021.

[1] Exceptions for ADU parking are as follows: When a garage, carport, or covered parking structure providing required parking for the primary residence or residences is demolished to allow for the construction of an ADU or is converted to an ADU, those parking spaces are not required to be replaced. Additional parking for the ADU is not required if the ADU is within one-half mile walking distance of public transit (including transit stations and bus stations), if the ADU is within a historic district, if the ADU is part of the proposed or existing primary residence or an accessory structure, when on-street parking permits are required but not offered to the occupant of the ADU, or when there is a designated car-share vehicle parking space within one block of the ADU.

The City of South Lake Tahoe has developed parking standards with the intent to better align parking requirements with the actual needs of residents. The parking requirement for studio and one bedroom units has been reduced to one parking space and additional parking reductions can be approved for multi-family projects where the property owner assumed responsibility for parking management (City Code Section 6.85.030.6.c.xiii) to prevent environmental impacts associated with parking in non-paved areas and safety impacts associated with parking long term on public streets during snow removal operations. Deed restrictions placed on properties approved for reduced parking will allow for enforcement of parking management if necessary.

For multi-family properties, the City Code allows a reduction of parking requirements up to 20% with the submittal of a justification for the case-by-case reduction of parking requirements and a parking management plan. A deed restriction is placed on properties the approved parking reductions to insure property owner responsibility for parking management. All parking reductions granted must consider snow removal conditions, during which vehicles parked on the street are towed, as they interfere with snow-removal activities. Therefore, creating too little parking adversely affects residents, which is why case-by-case analysis of the use is important as to whether reductions should be granted. Design standards do not include requirements to provide a garage.

Conclusions

There is no "actual constraint" related to housing associated with South Lake Tahoe's parking standards. The City's parking standards are similar to those in other jurisdictions, and therefore do not represent a development constraint above and beyond that of other local jurisdictions. However, parking standards in most jurisdictions have been arbitrarily established and do not necessarily represent the needs of the people living in the developments. This is especially true for senior and affordable housing developments where occupants are less likely to require more than one parking space.

The cost of land associated with parking, in addition to the costs of construction, paving, and maintenance, drive up the overall cost of development, reducing funds available for the development of affordable housing. The City's efforts to match parking requirements with parking demand should help decrease the cost of housing construction for all income categories, thereby increasing the viability of affordable housing.

4.4.2.15 Streets

Overview

The City's current street standards are contained in the City of South Lake Tahoe Public Improvement and Engineering Standards. The City requires that all public streets within the city shall have a minimum width of 24 feet (12 feet per lane). The City ensures that the design, construction, and maintenance of roads are performed in accordance with the 2006 State of California Department of Transportation Standard Specifications.

Conclusions

The City's street standards are comparable to other jurisdictions and are not an "actual constraint" on the production of housing.

4.4.2.16 Other Improvements

Overview

All projects require off-site improvements if requested by the City Engineer. Required improvements may include curb, gutter, and sidewalk.

Conclusions

In conclusion, on- and off-site improvement requirements for special-use projects are not an "actual constraint" for affordable housing projects, although they can increase project costs. The amenities that required improvements provide for residents typically justify the expense.

4.4.2.17 City Fees and Other Exactions

Overview

Table 4-61 summarizes the City of South Lake Tahoe planning-related fees. The City fee schedule is available on the City website. Fees are the same for single-family or multifamily projects. Building permit fees are based on the valuation of the project. The valuation is determined by the type of construction and square footage based on the building standards publication. The cost is 2 percent of the computed valuation (minimum $60). The City collects a technology fee of $10 per permit and a general plan maintenance fee of $1 per $1,000 valuation. In addition to City fees, other public agencies collect fees in South Lake Tahoe, including:

- For permits with valuation over $3,850, a California "Strong Motion Instrumentation Program" fee of $13 per $100,000 of valuation is also collected.
- The State Building Standards Fee is $1 per $25,000 of valuation.
- The Lake Tahoe Unified School District has a developer fee collected on all new residential development of $3.30 per square foot of habitable space.
- The STPUD charges$2,745.00 per sewer unit with a minimum of three sewer units per residence ($8,235.00) and a sewer permit fee of $150.
- The STPUD charges $5,000 per water connection, a $6,833 water capacity charge, and a $150 administration fee.
- TRPA administers $1.38 per square foot for single-family units and ADU and $3,034 plus $56 per unit for multi-family development. In addition, TRPA applies a Shoreline Scenic Review Fee and a BMP Fee, based on the project location, and an IT surcharge. As discussed in Section 4.4.1.14, TRPA application fees are waived for affordable housing projects.

The City Code provides nonprofit developers the opportunity to request a waiver of the planning fees for their project. Such a waiver was granted to Accessible Space Inc. for the Sky Forest Acres project when it filed for a PAS amendment to add multifamily housing as a permissible use.

TABLE 4-61
PLANNING APPLICATION FEE SCHEDULE
South Lake Tahoe
2021

Allocations	
Deposit	$1,000
Residential Permit Processing	$682/Unit
General Permits	
Major General Planning Application (variance, special use permit, major design review, wireless communications facilities, small wireless communications facilities)	$2,802
Minor General Planning Application (minor variance, minor design review, eligible facilities request)	$887
Permit Revision and/or Permit Extension	$522
Categorical Exemption	$71
Negative Declaration Review	$3,843
Negative Declaration Preparation	$6,957
EIR/EIS	Cost of consultant + 25%
Other Permits	
Fence Permits	$253
Home Occupation Permit	$128
Minor Sign Review and Approval	$140
Major Sign Review and Approval	$348
Sign Application Revision	$140
Locally Unique Sign Application	$2,802
Major Temporary Activity Permit	$400
Temporary Use Permit	$600
Temporary Arts & Crafts Show	$616
Certificate of Compliance (Subdivision Map Act)	$773
Tentative Subdivision Map	$5,093
Condominiumization of Existing Residential Development	$5,238
Vacation Home Rentals	
Vacation Home Rental Application	$477
Vacation Home Rental Permit – Annual Fee (Varies based on number of occupants)	$250 - $1,325
Vacation Home Rental Permit Master Report	$60
Hosted Rental Fees	
Hosted Rental Permit	$250
Hostel Rental Annual Renewal Fee	$250
Planning Documents	
General Plan Amendment / City Code	$8,495
Community Plan / Area Plan / PAS Amendment	$8,495

TABLE 4-61 PLANNING APPLICATION FEE SCHEDULE South Lake Tahoe 2021	
Annexation	
Annexation	Fully burdened hourly staff cost
Other Services	
Zoning Letter	$221
Planning Review of Building Permits	$111
Admin Fee for Cost of Collection on Liens, Nuisance, etc.	25%
Special Event Review/Permit	$2,374
Full Size Plan Copies for Customers (plus printing costs)	$83
Historic Determination	$207
Public Notice Label Preparation	$204

Source: City of South Lake Tahoe Planning Division Service Fee 2021

Based on these fee schedules and estimated construction costs for South Lake Tahoe, Table 4-62 presents typical fees and costs for single- and multifamily housing development in the city. When compared to the cost of construction and land, the combined fees levied by the City, TRPA, and other agencies for a single-family unit is 17.7 percent of the estimated development cost and for a multifamily unit is 22.7 percent of the estimated development cost. However, the fees administered by other agencies comprise the majority of these fees. The City fees for a single-family unit is 2.5 percent of the estimated development cost and for a multifamily unit is 2.7 percent of the estimated development costs. The City-administered costs do not pose a constraint to residential development in the city.

TABLE 4-62
TOTAL PROCESSING AND IMPACT FEES FOR SINGLE- AND MULTIFAMILY UNITS
South Lake Tahoe

Housing Type	City Fees[3]	Other Agency Fees[4]	Total Fees	Estimated Development Cost per Unit[5]	Estimated Proportion of Fees to Development Costs per Unit
Single-family unit[1]	$7,376	$44,246	$51,622	$292,000	17.7%
Multifamily unit[2]	$5,672	$41,731	$41,404	$208,500	22.7%

Source: City of South Lake Tahoe, 2021.

Notes:

[1] *A single-family unit is assumed to be 2,000 square feet with a 400-square-foot garage and a 200-square-foot deck.*

[2] *A multifamily unit is assumed to be 1,500 square feet with a 400-square-foot garage.*

[3] *Includes a building permit fee, residential permit processing fee, encroachment fee, fire sprinklers fee, and City technology fee.*

[4] *Includes the Lake Tahoe School District impact fee, State Building Standards fee, General Plan Maintenance Fee, TRPA fees (air quality mitigation, water quality mitigation, excess coverage mitigation, refundable security deposit, and application fee), and the South Tahoe Public Utility District.*

[5] *The construction costs for the single-family unit are $146 per square foot and $139 per square foot for the multifamily unit.*

Conclusions

City fees are not an "actual constraint" as they are reasonable and customary. In fact, since developers must pay TRPA fees in addition to City fees, the City's planning-related fees are much lower than the fees of other comparable cities in California. Affordable housing projects by nonprofit developers can request a planning fee waiver.

4.4.2.18 Density Bonus

Overview

A density bonus is the allocation of development rights that allows a parcel to accommodate additional residential units beyond the maximum for which the parcel is zoned. Since 2014, multiple bills have revised state density bonus laws to increase bonuses under specific scenarios, including proximity to transit and the type of affordable housing proposed, to increase density bonus percentages and the number of incentives and concessions permitted. In addition, a significantly higher density bonus is now permitted for 100-percent affordable housing projects (see Section 4.4.5.16, TRPA Preemption of State Law, Density Bonus).

Currently, the TRPA offers a 25-percent density bonus to developers of affordable housing. The City processes applications requesting review under SB 35 in compliance with SB 35 and completed updating its Residential Development and Design Standards for compliance with SB 35 in 2021. The City completed the ministerial application review of the Sugar Pine Village project, a 248 unit affordable housing project in compliance with SB 35 in 2021.

The City has also not adopted specific SB 330 regulations, which prevents local jurisdictions from effectively capping new housing or delaying housing development via administrative or regulatory barriers. The City follows State requirements for both SB 35 and SB 330 and documents that via ministerial review of projects that meet SB 35 eligibility requirements. As previously stated in the TRPA Constraints Section, codified densities and density bonuses are typically not achievable due to other site conditions that limit land coverage availability. Increasing the density bonus would not likely change the actual density to which developers could build.

Conclusions

The City's density bonus poses no "actual constraint" to the development of affordable housing. State law requires jurisdictions to provide a maximum 50-percent density bonus, or no maximum density bonus for 100-percent affordable projects within a half-mile of a major transit stop, and a maximum of four incentives to affordable housing developers. The City processes applications requesting review under SB 35 in compliance with State law, as exemplified by the Sugar Pine Village project. However, TRPA restricts the allowable density bonus to 25 percent in the Tahoe Basin, and without changes to the TRPA's Code of Ordinances, the City cannot codify increases to the density bonus that it offers developers. Program 1-4 commits the City to continuing to work for basin-wide change, which would allow the City to comply with state density bonus law without conflicting with TRPA regulations.

4.4.2.19 Development, Maintenance, and Improvement of Housing for Persons with Disabilities

Overview

In accordance with SB 520 (Chapter 671, Statutes of 2001), the City has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities. South Lake Tahoe has adopted the California Building Code, including Title 24 regulations of the code dealing with accessibility for persons with disabilities. The City has not adopted any additional universal design elements in its building code beyond Title 24 requirements. In addition, neither the City nor TRPA have adopted standards that regulate the spacing or concentration of housing for persons with disabilities.

As discussed earlier in this document, Chapter 30 of TRPA's code includes an opportunity for reasonable accommodation for persons with disabilities. Specifically, development that is required to be compliant with the ADA is exempt from the calculation of land coverage. However, this exemption does not apply to the land coverages associated with parking and other vehicular uses. This accommodation allows for greater ADA accessibility in existing public/commercial facilities and private residences.

In addition, the City's Residential Development and Design Standards grant an exception for carport structure requirements for persons with disabilities. The City and TPRA do not impose any special requirements or prohibitions on the development of housing for disabled persons beyond the requirements of ADA. However, neither TRPA nor the City have a reasonable accommodations process in compliance with state law. Program 4-1 proposes to amend the City Code to add a reasonable accommodation procedure in compliance with state law, and Program 4-1 calls for the City to work with TRPA to bring the TRPA Code of Ordinances into compliance with state law.

The City defines "family" in the Municipal Code as "an individual, or two or more persons related by blood, marriage or adoption, or a group of not more than five persons who are not related by blood, marriage or adoption or a combined group of related and unrelated persons where the number of unrelated persons does not exceed five in number." The definition limits the size of a household unit, perpetuating exclusion for households greater than five persons. In addition, the definition should not distinguish between related and unrelated persons and therefore may serve as a constraint to persons with disabilities. Therefore, Program 4-5 will require the City to update the definition of family to remove potential barriers to subpopulations with special needs.

Conclusions

While the addition of the ADA exemption to the TRPA Code provides some opportunity for reasonable accommodation, the City additionally proposes Program 4-1 to amend the City Zoning Code to specifically allow reasonable accommodation for persons with disabilities in compliance with state law. Such an ordinance will create a codified process for persons with disabilities to request a modification to or exception from zoning and building laws, and permit processing procedures through a standard application and administrative review process. In addition, as part of Program 4-1 the City will work with TRPA to bring the TRPA Code of Ordinances into compliance with state law by including appropriate reasonable accommodation procedures.

4.4.2.20 Buy-Out Programs

Overview

The US Forest Service Lake Tahoe Basin Management Unit and the California Tahoe Conservancy (CTC) have legislatively mandated buy-out programs primarily for sensitive lands within the Lake Tahoe Basin, including South Lake Tahoe. Some people believe that these acquisition programs have removed important development potential from the city's land supply. However, both programs stem from a mandate to retire sensitive parcels ineligible for development in the Tahoe Basin and have provided financial relief to people who might otherwise find limited economic value associated with their undevelopable lots.

These buy-out programs have occasionally resulted in the acquisition of lands that would otherwise be capable of development, such as when they were part of a "package" acquisition that included sensitive lands. These are the minority of the total number held by the agencies. In some cases, the CTC has indicated a willingness to use non-sensitive properties to meet CP and AP objectives. There may be some parcels owned by the CTC that would be appropriate for affordable or workforce housing.

Conclusions

There is an "actual constraint" associated with the buy-out programs. In some cases, they decrease the supply of developable, non-sensitive parcels, which limits the City's ability to provide affordable housing, and could affect the price of remaining vacant land. However, the CTC makes land available for housing development through their Tahoe Livable Communities (TLC) Program. The TLC Program refocuses the CTC's land acquisition initiatives to acquire and restore environmentally sensitive lands while transferring the development rights to Town Centers and selling, leasing, or exchanging the CTC's asset lands to Town Centers. This increases the supply of land, thereby balancing the price of remaining vacant land in the city.

4.4.2.21 Article 34

Overview

Article 34 of the California Constitution requires voter approval for specified low-rent housing projects that involve certain types of public agency participation. Generally, a project is subject to Article 34 if more than 49 percent of its units will be rented to low-income persons. If a project is subject to Article 34, it will require an approval from the local electorate. This can constrain the production of affordable housing, since the process to seek ballot approval for affordable housing projects can be costly and time-consuming, with no guarantee of success.

The provisions of Article 34 allow local jurisdictions to seek voter approval for "general authority" to develop low-income housing without identifying specific projects or sites. If the electorate approves general parameters for certain types of affordable housing development, the local jurisdiction will be able to move more quickly in response to housing opportunities that fall within those parameters.

Thus far, the City of South Lake Tahoe has not built housing itself, so it has not needed Article 34 authorization. Historically, most affordable housing projects have been built by private developers, who sought financial assistance from the City's Housing Division.

Conclusions

The lack of Article 34 authorization has not served as a constraint to the development of affordable housing.

4.4.3 Potential Non-Governmental Constraints

Non-governmental constraints include factors outside of governmental control, such as land and construction costs, availability of financing, and local public opinions regarding development. Non-governmental constraints are primarily market-driven and generally outside of direct governmental control. By understanding these market forces, however, local governments can try to influence and offset the negative impacts upon the maintenance, improvement, or development of housing for all income levels through responsive and effective programs and policies.

4.4.3.1 Land Costs

Land prices in South Lake Tahoe that were relatively stable in the 1980s and early 1990s have significantly increased since about 1998. In Spring 2021, city lots started at $99,000 and cost as much as $1,600,000. The average per-acre cost of lots is $1,203,078.[19] All lots except one were less than half an acre in size. High land costs within the urban areas are exacerbated because the supply of developable land is more limited, especially for large parcels. Property values of large parcels that allow multifamily dwellings have prices reflective of the range of potential uses.

Rehabilitation and consolidation of existing units to create affordable housing is another alternative to building on vacant land, but it can also be expensive. It is not easy to consolidate residential properties to make a rehabilitation project financially feasible and to create reasonably secure investments for a developer. Rehabilitation of older units can require the relocation of existing residents, loan/grant application processes, and unforeseen construction complications due to the condition of older buildings. These factors, and the limited building season (which leads to labor shortages and increased labor costs), create higher costs for repairing substandard housing than in other California communities.

4.4.3.2 Availability of Financing and Insurance

The average interest rate for a 30-year fixed-rate mortgage was 2.71 percent in July 2021.[20] Overall, financing for single-family and multifamily housing (four units or less) is available in the community. The exceptions have been in cases in which the homes require major repairs, such as lacking permanent foundations, or are located on private, unpaved roads. Since financing for multifamily housing of more than four units is considered commercial, obtaining financing can be more challenging.

Insuring South Lake Tahoe properties, however, is more difficult than obtaining financing. Residents of South Lake Tahoe are likely to pay higher insurance rates since the mountain community is surrounded by national forest. This desirable setting has risks due to the high fire danger. The threat of a large conflagration taking out entire neighborhoods makes insurance companies want to reduce their risk of having to pay a large number of claims at one time. This problem is exacerbated by the number of older dwellings with shake roofs. Some property owners have been noticing that their policies will not be renewed unless their roofs are replaced. The City's fire-safe building codes related to existing development includes installation of sprinklers for residential units (including manufactured units) and requirements for smoke detector installation. The City has initiated a robust defensible space program, which encourages homeowners to develop a buffer on their property between the building and landscaping or any wildland area that surround

[19] Based on search of properties listed for sale on Zillow.com, April 20, 2021.

[20] Calculated with the assumption of a $620,000 home sales price using http://www.zillow.com/mortgage-rates/30-year-fixed/.

the structure. This space slows or stops wildfire spread, helps protect structures from catching fire, and it gives firefighters a space to work in while battling fires. The City hired two defensible space inspectors in 2021 to ensure that homes throughout the community are equipped to avoid wildfire damage. The inspectors review properties systematically throughout the city, and they respond to calls, similar to code enforcement complaints. The City will work with property owners to bring their properties into compliance with defensible space protocols. Finally, as in other areas, concern about health effects related to mold is leading to policy cancellations. People believe that their claims related to water damage, while paid, have led to non-renewal of their policy.

For credit-worthy projects, residential construction loan rates are relatively low. However, since interest rates reflect deliberate monetary policy selected by the Federal Reserve Board, it is not possible to forecast what will happen to interest rates during the upcoming Housing Element planning period. With the COVID-19 pandemic spurring the Federal Reserve Board to drop interest rates, it is very likely that future interest rate increases will occur. If interest rates rise, not only will it make new construction more costly (since construction period loans are short-term and bear a higher interest rate than amortized mortgages), but it will also lower the sales price that buyers can afford to pay. In the affordability examples presented earlier in this document, a 7-percent interest rate was used.

4.4.3.3 Development Costs

Development is a costly venture in the Lake Tahoe Basin. CEQA and TRPA environmental analyses, expensive vacant land, and permitting costs are all constraining factors to development in California. In many communities, large, unconstrained sites are available and have relatively low environmental concerns. South Lake Tahoe differs in that few large parcels exist to accommodate significant numbers of housing units. Developers tend to prefer larger, undeveloped parcels because it is more cost-effective to distribute the costs of development over more housing units. Further, the city's geography and location increase the expense of bringing materials into the basin, which contributes to the cost of building or rehabilitating housing. Over the long term, utility, building maintenance, and repair costs are higher than in areas with mild climates.

Construction costs alone are currently (2021) $146 per square foot for single-family development and $139 per square foot for multifamily development in the Tahoe Basin. This cost does not include land cost, fees, and entitlement costs, and it does not take into account the sudden spike in prices induced in 2021 by a shortage of labor and materials. The shortage caused in part by the COVID-19 pandemic has resulted in an increase in labor and material costs. Anecdotally, a local developer with experience building affordable housing in the Tahoe Basin estimated that building materials cost three times more than they did in 2019. However, this shortage is based on market fluctuations associated with COVID-19, and labor and materials prices are expected to stabilize upon recovery from the pandemic.

4.4.3.4 Environmental Constraints

South Lake Tahoe's ability to grow outward is constrained by the political and environmental boundaries surrounding the city. Because of the city's physical limitations, future housing development will occur almost entirely through infill and redevelopment.

As discussed in Section 4.5, Resources Inventory, the sites identified in Appendix A and Figure 4-19 all have development potential based on TRPA's development standards and regulations. None of these sites are further limited by environmental constraints than identified and analyzed in the tables and accompanying narrative.

4.4.3.5 Prevailing Wage

When private development projects receive government subsidies they are classified as public works projects. Any public works project must pay workers the prevailing wage, or the minimum wage rates payable to construction workers who are employed on public works projects in California. The hourly work rates are published quarterly by the California Department of Industrial Relations (DIR). In general, prevailing wage requirements have caused labor costs to increase anywhere between 5 and 30 percent in urban areas and up to 40 percent in rural areas.

Under state law, prevailing wages must be paid to all workers employed on a public works project when the public works project is more than $1,000. When an awarding body has a labor compliance program, the prevailing wages are not required to be paid for any public works project of $25,000 or less when the project is for construction work, or for any public works project of $15,000 or less when the project is for alteration, demolition, repair, or maintenance work.

4.4.3.6 Developer Trends

With higher profitability in the upper-end ownership market, for-profit builders tend to focus more on luxury housing development rather than on the first-time homebuyer market and the rental market. Many of the newer houses in the city are the product of speculative development geared to out-of-area, upper-income buyers. The housing market has not been responsive to the needs of the city's year-round residents but is driven more by the demand for vacation rentals and second homes. The South Shore Region Housing Needs and Opportunities Report (2019) found that at the time of the report, all under-construction or planned development in the region was market-rate or luxury development, and no local resident homes under $500,000 were proposed. Affordable housing development in South Lake Tahoe has required cooperation with nonprofits and deep subsidies to be effective.

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4.5 Evaluation

4.5.1 2014 to 2021 Accomplishments

The last five years have continued to be a difficult time to develop housing with the increase in second homes in the Tahoe Basin and the lack of consistent State funding for affordable housing development throughout that time period. In addition, City resources have remained limited, making it difficult for the City to administer housing programs and provide funding for housing projects. The City has continued to be proactive when possible in dealing with housing issues. Opportunities to fund City-administered programs have increased significantly in the last two to three years resulting in the establishment or re-establishment of quite a few housing programs.

4.5.2 Review of Existing Housing Element

Table 4-63 summarizes the City's RHNA for the period from June 2014 through June 2022 (numbers are updated as of the end of 2020) and the number of housing units built or approved during that time period. During that time frame the City constructed or approved 239 units. Of these units 48 were for lower income households.

TABLE 4-63
PROGRESS DURING PREVIOUS PLANNING PERIOD
South Lake Tahoe
June 15, 2014 through June 15, 2022

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
2014-2022 RHNA	27	27	38	63	181	336
Units Constructed 2014-2022	0	10	38	19	172	239

Source: City of South Lake Tahoe 2021.

The City worked diligently to address the housing needs of special needs groups. Some of the accomplishments are highlighted below:

- In order to streamline residential development permitting and increase development affordability and certainty, the City adopted residential development and design standards that accommodate a variety of housing types to meet various housing needs and provide opportunities for ministerial review.
- The City created incentives for mixed-use development in the Tourist Core and Tahoe Valley Area Plans to encourage production of multiple housing types to meet a variety of household needs and sizes.
- The City worked with TRPA to permit the conversion of commercial use or tourist use development rights to residential use development rights in order to promote construction of new units and increase housing options in the city.

- The City adopted policies to prioritize affordable housing development on City-owned land and utilizing City-owned commodities. The City donated land and sewer units to St. Joseph Community Land Trust which will result in the construction of three deed-restricted moderate-income homes.
- The City partnered with Related California to develop the Sugar Pine Village affordable housing project, which will provide 248 low-income units to residents once constructed.
- Through the Multi-Family Inspection Program, the City partnered with Vail Resorts and Lake Tahoe Community College to ensure safe and sanitary housing conditions for students and the local workforce. From 2019 through 2020, the City certified 825 multi-family units. The City also expanded the program to inspect single room occupancy units (SROs) in hotels and motels that were being used for long-term rentals.
- The City participated in the TRPA Housing and Community Revitalization Group, which supported code amendments for ADUs in 2021 in order to increase the affordable housing stock in the city and the Tahoe Basin.
- The City has partnered with the California Tahoe Conservancy to develop 70 "achievable" housing units (125% of Median Income) as part of a mixed-use development on CTC Asset Lands.
- The City provided technical services and worked with non-profits to maintain and preserve Sierra Gardens, an existing subsidized apartment complex.
- The City maintained the Housing Issues Hotline to assist residents with tenant-landlord concerns and substandard housing units.
- The City enforced Measure T, passed in 2018, which prohibits vacation rentals in residential zones with the goal of preserving the existing housing stock for local residents and increase housing options long-term.
- The City partnered with Tahoe Coalition for the Homeless to obtain Community Development Block Program CV-2 and CV-3 funds for rehabilitation of properties purchased with HomeKey program funds.
- The City adopted a process for converting motels to SRO properties to increase the affordable housing stock. Since adoption, the City has certified at least 188 SRO units.
- The City incentivized housing development within the Tourist Core and Tahoe Valley Area Plans where transit and commercial amenities are walkable for residents.

The following section reviews and evaluates the City's progress in implementing the 2014–2022 Housing Element. It reviews the results and effectiveness of policies, programs, and objectives for the previous Housing Element planning period. Table 4-64 provides an evaluation of the 2014–2022 South Lake Tahoe Housing Element's implementation programs.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 1-1 MIXED USE DEVELOPMENT. The City shall continue to create incentives (i.e., alternative parking requirements, streamlined permitting) to encourage production of housing in non-traditional (i.e., commercial) areas where residential use is appropriate to the setting and where mixed-use projects could either address job and housing needs or the desires of second homeowners. The incentives have been included in the Tourist Core Area Plan and will be included in the Tahoe Valley Area Plan. The City shall provide information regarding the incentives at City Planning Division offices and on the City website, and an information packet will be distributed to local developers. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Tourist Core Area Plan was adopted in 2013; expected adoption of Tahoe Valley Area Plan in late 2014.	The City encourages mixed-use development within the Tourist Core and Tahoe Valley Area Plans and allows maximum density for mixed-use projects within Town Centers. For example, in most parts of the city, the City regulates development capacity with allocation limits. The City doesn't limit the number of residential allocations permitted in a Town Center, while developers are capped at eight allocations per project in other parts of the city. Furthermore, the City adopted a policy in 2019 that distributes development rights at no cost for mixed-use projects within Town Centers if the residential component is affordable and rents to local employees. The Area Plans and Ordinances are posted on the City website.	The City will update/modify the program to more clearly display the Area Plans and Ordinances on the City website as incentives for developers and continue the program.	Modify and continue.
Program 1-2 CONDOMINIUMIZATION OF NEW DEVELOPMENT. The City shall codify City policies related to construction of new market-rate condominiums (currently defined as clusters of at least two attached units). The City shall modify the allocation process so that the criteria for using multi-family allocations from the City's list for condominium development are based on a minimum density rather than whether the condominium is attached or detached. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** By the end of 2014	The City has modified the residential allocation process to reserve residential allocations for use within the City's Town Centers and encourages conversion to condominiums of these units. In addition, there is no cap on the number of residential allocations that can be used in a Town Center. The City did not codify policies related to the construction of new market-rate condominiums.	With the City's new policy to set aside residential allocations for housing projects in Town Centers to incentivize any type of housing in these areas, there is no longer a need to modify processes or City Code.	Delete

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 1-3 REDUCE ALLOCATION BACKLOG. The City shall meet with the TRPA Governing Board annually to find solutions that reduce the current backlog for residential allocations as needed. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Annually	The City participated in the revision of Tahoe Regional Planning Agency (TRPA) policy on the allocation of new residential development in the Tahoe Basin in 2014. The City has reduced the backlog for residential allocations.	This program is no longer needed since there is no longer an allocation backlog.	Delete.
Program 1-4 VACANT LAND INVENTORY. The City shall maintain an updated inventory of vacant, buildable land. The City shall make this information available to the public by providing the inventory at the Planning Department counter and on the City's website. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 14/15 and ongoing	The City continued to maintain a geographic information system (GIS) database of all parcels, including vacant parcels on the City's website.	The City will continue to maintain the information on vacant parcels as part of their online GIS database. This program is no longer needed as a Housing Element program.	Delete.
Program 1-5 DEVELOPMENT OF SUBSTANDARD/ UNDERUTILIZED SITES. The City shall maintain an inventory of the underutilized sites with development potential identified in the Housing Element Background Report. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 14/15 and ongoing	The City included information on underutilized sites in the Tourist Core Area Plan (2013) and the Tahoe Valley Area Plan (2015). The City has not updated this list since inclusion in the Tourist Core Area Plan and the Tahoe Valley Area Plan.	The City will continue and modify this program to explore the feasibility of maintaining information on substandard/underutilized parcels as part of their online GIS database.	Modify and continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 1-6 PARKING BEST PRACTICES. The City shall continue to research best practices for parking standards, and continue to allow more flexible parking standards for mixed-use and other housing projects on a case-by-case basis. The City's flexible parking standards could include one or more of the following practices: • Continuing to allow parking reductions for affordable and mixed-use projects. • Promoting shared parking for mixed-use projects located in commercial areas. • Allowing and encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units. • Allowing affordable housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing, as projects are processed through the Planning Division.	The Residential Development and Design Standards, approved in March 2021, reduce parking ratios and shared parking requirements for residential development to better align parking requirements with the actual needs of residents. Multifamily parking ratios and single-family parking ratios are differentiated to meet the distinct parking demands for each type of housing. The new standards allow for one space for studio and one-bedroom units and allows further reduction with a deed restriction that requires the property owner to implement a parking management plan and holds them accountable. Deed restrictions placed on properties approved for reduced parking will allow for enforcement of parking management if necessary. In addition, the standards require that employee parking be designated through a transit management plan, development of staggered work schedules, and other flexible parking methods.	Reduced parking requirements for residential projects were included in the Residential Development and Design Standards adopted in March 2021. The parking management plan could include public transportation incentives, rental of parking spaces, restrictions in leases, etc. The City has incorporated these standards into the Tahoe Valley Area Plan and will incorporate them into the Tourist Core Area Plan during the next planning period.	Modify and continue.
Program 1-7 UTILIZING DENSITY INCENTIVES. The City shall work with affordable, workforce, and other multi-family housing proponents to direct them to Community Plan or Area Plan areas where incentives are already in place to allow for the additional coverage that could enable achievement of the densities necessary to make a project "pencil out." The City has incorporated incentives into the recently adopted Tourist Core Area Plan and will also incorporate incentives into the Tahoe Valley Area Plan, currently in progress. The City shall produce an informational packet which describes all of the incentives for multi-family and affordable housing for extremely low-, very	The City continued to encourage development within the Tourist Core and Tahoe Valley Area Plans where higher density is permitted. TRPA issues allocations for residential units to local jurisdictions biannually. The City has adopted a policy to set aside an established percentage of the allocation for development in a Town Center. In addition, the City adopted a policy that governs the development of City-owned commodities	This program has been successful, and the City will amend this program to continue working with TRPA to incorporate State law regarding the density bonus within the framework of the Regional Plan.	Modify and continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
low-, and low-income households, including bonus units, land coverage within Community Plans, and/or density bonuses. The information will be available at the City Planning Division offices and on the City website, and the information packet will be distributed to local developers. In addition, the City will continue to work with TRPA and other Tahoe Basin agencies toward amending Basin-wide regulations to allow the City to offer density bonuses consistent with the State Density Bonus Law (GC Section 65915, et seq.). **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** June 2015	and land. For example, developers that request to purchase development rights from the City must meet City-established criteria that prioritize development of affordable housing. In addition, TRPA has adopted a program permitting conversion of development rights from commercial uses or tourist accommodations to residential uses, permitting residential development on lots previously slated for commercial uses. The City has not yet updated Title 6 to permit density bonuses consistent with state law, but the City enforces density bonus regulations pursuant to State law, as possible. TRPA has separate, different density bonus regulations, which are not consistent with State law. TRPA's density bonus includes increases in maximum density by up to 25 percent for qualified affordable housing developments, by a factor of 2.5 for a timeshare use, and by a factor of three in special height districts. TRPA has also created an income category for households with an income of up to 160% area median income (AMI). This new category is termed "achievable" housing, and TRPA awards bonus units (i.e., bonus unit allocations) to housing developments that provide deed-restricted achievable units. Given TRPA's jurisdiction in the City of South Lake Tahoe, the City is regulated by TRPA density bonus regulations, despite the differences in the regulations, and		

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
	cannot incorporate state density bonus regulations that don't align with TRPA regulations into area plans. Therefore, City resources have not been expended to update Title 6 to include density bonus regulations. The City intends to work with TRPA to update the regional density bonus regulations to become compliant with State density bonus law. The Area Plans and density bonus zoning regulations are posted on the City's website.		
Program 1-8 CLARIFYING THE DEVELOPMENT PROCESS. The City shall continue to provide information on the City website to clarify the development process for developers/builders who are looking to construct housing in South Lake Tahoe and are unfamiliar with the process. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing, updated as needed.	The City continued to meet with developers and builders to discuss the development process, including the new TRPA conversion program.	This program is ongoing and will be continued.	Continue.
Program 1-9 CLARIFY HOW RESIDENTIAL-CARE FACILITIES ARE ALLOWED PER STATE LAW. The City will amend the zoning code to specify that residential care facilities (group homes) for six persons or fewer are allowed by right in all residential districts. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Amend code by the end of 2015.	As it is currently written, the TRPA Code of Ordinances defines residential care facilities (or "residential care") but does not specify the number of beds, and TRPA requires a Special Use Permit (noted with an "S" in the Code). The City has continued to work on the update of Title 6, Development Services, in the City Code, which will bring residential care facilities into conformance with State law once adopted. The City has attempted to enforce State regulation while preserving	Zoning is jointly adopted by the City and TRPA. Residential Plan Area Statements have not been amended. The City will work with TRPA to adopt this zoning change when TRPA next amends the Residential Plan Area Statements.	Modify and continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
	Title 6 to be consistent with TRPA regulations. The City recognizes that recent updates to State law continue to depart from TRPA regulations, and the City commits to updating Title 6 to be fully compliant with State law. The City will adopt changes to State law into Title 6, but the process for approval by TRPA will remain the same.		
Program 1-10 SMALL LOT CONSOLIDATION. To ensure that there is a sufficient supply of multi-family zoned land to meet the City's RHNA, the City will encourage lot consolidations to combine small residential lots into larger developable lots by meeting with local developers to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units and making applicants aware of these opportunities at the planning counter. In addition the City will allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following incentives on a project-by-project basis: • Lessen set-backs. Note that any reduction in setbacks would require a public hearing and noticing. • Reduce parking requirements. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Establish program in FY 14/15 and as applicants come forward.	The City processes lot consolidation applications ministerially. In addition, parking requirements were reduced in the Residential Development and Design Standards adopted in March 2021. Setback exceptions are also included in the Residential Standards. The City also modified permit requirements for duplexes and triplexes to be ministerially reviewed, and therefore exempt from Design Review. No specific incentives for lot consolidation were included that allowed Accessory Dwelling Units (ADUs).	The City has modified the procedure to encourage small lot consolidation and intends to encourage the practice through current procedures and additional modifications in the future.	Modify and continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 1-11 TAHOE VALLEY AREA PLAN. The City is currently preparing the Tahoe Valley Area Plan. In addition to the City's vision for the plan area, this plan will implement new regulations from the updated TRPA Regional Plan. As part of the planning process the City will evaluate appropriate sites for housing in the plan area and will consider allowing densities up to 25 units per acre or minimum density standards for some of the sites in the plan area. **Responsible Party:** Planning Division **Funding:** Staff time **Timeframe:** Adoption expected in late 2014.	The City has adopted the Tahoe Valley Area Plan, which now allows densities of up to 25 units per acre for multifamily residential development and 40 units per acre for tourist accommodation units.	This plan has been adopted. This program is no longer needed.	Delete.
Program 2-1 PURSUE STATE AND FEDERAL FUNDS. To support the creation of quality, affordable housing options for extremely low-, very low-, and low-income households, the City shall seek and when appropriate and feasible pursue grant opportunities for state and federal funds. **Responsible Party:** Planning Division **Funding:** Section 811 funds, Section 202 funds, state and federal tax credits, CDBG funds, CalHome funds, HOME funds **Timeframe:** FY 14/15 and every two years thereafter	The City monitored grant opportunities and worked on strategies to use Community Development Block Grant (CDBG) and HOME program income. The City pursued Senate Bill 2 and LEAP/REAP grant funding through the state to support planning work supporting housing objectives. Senate Bill 2 funds were used to prepare the Residential Development and Design standards. The City was also granted LEAP funds for the Housing Element update. The City has also entered into a Memorandum of Understanding with the Sacramento Area Council of Governments (SACOG) to obtain REAP funds that the State mistakenly allocated to SACOG rather than the City of South Lake Tahoe. The City has also applied for and been awarded Affordable Housing and Sustainable Communities Program and Permanent Local Housing Allocation funds	This program is ongoing and will be continued.	Continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
	in partnership with Related California for the Sugar Pine Village affordable housing project. The project will provide 248 units to low-income households. The City also provided pre-development funding for this project using Redevelopment Agency and HOME Program Income Funds. The City also provided a $1.25 million dollar loan from General Fund to Related California for the purchase of land coverage for the project. In addition, the City is partnering with the Tahoe Coalition for the Homeless on use of CDBG Program CV-2 and CV-3 funds for rehabilitation of properties purchased with HomeKey program funds. The City anticipates applying for HOME funds this year for Sugar Pine Village.		
Program 2-2 LINKAGE PROGRAM. The City shall analyze appropriate fees, thresholds of significance, standards, and criteria for a linkage program, which would connect new development to the housing demand that it creates. Once the City establishes appropriate fees and standards, the City shall consider adopting a linkage ordinance, and the fees collected from the program shall be placed in a housing trust fund to provide housing for the South Lake Tahoe workforce. The City shall consider offering developers of applicable projects one or more of the following options: • Developers shall build affordable workforce housing units. • Developers shall contribute land for the production of affordable and/or workforce housing.	This program has not yet been considered by the City. However, the City has requested to fund consultant analysis of potential on-going funding (fees, taxes, etc.) sources for housing projects/programs as part of the 2021-2022 budget consideration. The City will have more information on the status of this effort with budget adoption in September 2021, but will continue to pursue options to study the feasibility of a linkage program regardless of 2021-2022 budget approval.	This program will be augmented to include a new Local Funding Feasibility Study and continued.	Modify and continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
• Developers shall pay an in-lieu of fee into the housing trust fund to help finance the production of affordable and/or workforce housing. • The City shall consider offering incentives to developers participating in the program. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 15/16			
Program 2-3 PARTNERSHIPS FOR WORKFORCE HOUSING. The City shall continue to work with larger employers in the City (e.g., Barton Hospital, the Lake Tahoe Community College, and resorts) to develop new affordable seasonal employee housing and workforce housing opportunities for employees through public-private partnerships between the employers, developers, and local government. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City continued to work with many stakeholders to develop new housing, including Lake Tahoe Community College, the Tahoe Prosperity Center, and St. Joseph Community Land Trust. The City's partnership with SJCLT via land donation will result in three moderate-income homes expected to begin construction in 2021. The City's partnership with the Tahoe Prosperity Center on the 2019 South Shore Housing Needs Assessment and Action Plan generated specific regional actions resulting in City and TRPA Code amendments to streamline the development of housing. The City has also worked with Vail Resorts and Lake Tahoe Community College through the Multi-Family Inspection Program to ensure compliant housing conditions on properties used to house employees and students.	This program has been successful and will be continued.	Continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 2-4 INTER-JURISDICTIONAL COOPERATION FOR WORKFORCE HOUSING. The City shall continue to meet with surrounding jurisdictions in the Tahoe Basin to discuss workforce housing issues and develop cooperative strategies that address identified workforce housing needs. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City continued to work with TRPA and to remove regulatory barriers to the development of housing in South Lake Tahoe. In 2019, the City and TRPA partnered to produce the Tahoe Prosperity Center *South Shore Region Housing Needs and Opportunities and Action Plan* reports, which analyzes the current conditions of the housing market and defines an implementable partnership framework to improve housing options for South Shore residents. The City has been a member of the TRPA Housing and Community Revitalization Group, established in 2020. This new TRPA initiative is developing housing action priorities to bring to the TRPA Governing Board, including code amendments related to secondary residences (ADUs).	This program continues to be important regionally and will be continued.	Continue.
Program 2-5 ANALYSIS OF FEDERAL AND STATE LANDS. The City shall continue discussing the potential for developing quality workforce and affordable housing on non-environmentally sensitive lands owned by the California Tahoe Conservancy (CTC) and the United States Forest Service (USFS). The City shall ensure that important natural resources are protected and only pursue surplus lands that these agencies have determined do not have a clear and compatible conservation or recreation purpose consistent with agency goals. **Responsible Party:** Planning Division **Funding:** General fund **Timeframe:** Ongoing	The City has worked with the California Tahoe Conservancy (CTC) to develop its asset lands. The City and CTC are currently processing applications for 248 units of deed-restricted affordable housing, processed under SB 35. In addition, the City is working with CTC on development of an identified asset parcel with mixed-use development that will include 70 units of deed-restricted "achievable" housing (125% of AMI).	This program has been successful and will be continued.	Continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 2-6 STUDENT HOUSING. The City shall provide assistance to the Lake Tahoe Community College to examine the need for, and feasibility of, developing student housing. The City shall help identify opportunities for reuse of existing off-campus properties as permanent student housing. The City and college shall explore alternative management solutions to minimize the role of the College in maintaining student housing. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 15/16	The City continued to support Lake Tahoe Community College (LTCC) in their planning for future student and employee housing. The Tahoe Prosperity Center Reports state that LTCC executed a 5-year lease for 30 beds of student housing plus a Residential Assistant unit on a property about 1 mile from campus. In addition, LTCC completed a study in 2019 to evaluate the feasibility of developing student housing at the college to help LTCC move forward addressing student housing needs. The City worked with LTCC through the Multi-Family Inspection Program to ensure compliant housing conditions on properties used to house students.	This program has been successful and will be continued.	Continue.
Program 2-7 ASSIST NONPROFIT HOUSING DEVELOPERS. The City shall provide technical and financial support (when feasible) to local, regional, and statewide not-for-profit housing sponsors that facilitate the creation of affordable housing. Such support can include the donation of City-owned sites, the use of existing City housing programs for project clients when appropriate, the prompt processing of needed applications, and the preparation of funding applications. **Responsible Party:** Planning Division **Funding:** Staff time, surplus property **Timeframe:** Ongoing, as projects are processed through the Planning Division. Contact developers annually to inform them of City assistance options.	The City has continued to support housing developers for developing and maintaining affordable housing, such as the 76-unit Sierra Gardens. The City also provided three City-owned parcels to St. Joseph Community Land Trust for the development of three single-family homes for moderate-income households.	This program has been successful and will be continued.	Continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 2-8 FIRST-TIME HOMEBUYER PROGRAM ADMINISTRATION PARTNERING. To support the creation of quality, affordable ownership housing, the City has historically administered the First-Time Homebuyer program. Currently, the City does not have resources to administer the program. The City will initiate discussions with other agencies or organizations that may be able to take on the administration of a first-time homebuyer program for residents of the city. **Responsible Party:** Planning Division **Funding:** N/A **Timeframe:** FY 14/15	The City discussed the potential for El Dorado County to administer the First-Time Homebuyer Program within City limits, but the County did not show interest. The City is currently working to identify additional agencies or organizations interested in administering Homebuyer Assistance Programs.	This program has not resulted in interest in administration of a first-time homebuyer program amongst other agencies or organizations, but the program remains a priority for the City. The City will amend this program to seek funding opportunities for City administration of the First-Time Homebuyer Program.	Modify and continue.
Program 2-9 MITIGATION OF TRPA REGULATIONS. If not already addressed in the 2012 TRPA Regional Plan update and through the Tourist Core Area Plan, the City shall continue to recommend that TRPA make the following changes to reduce restrictions on affordable, workforce, and mixed-use housing developments: • Allow mixed-use development in all Community Plans (CP), Area Plans and Plan Area Statements (PAS) that allow commercial uses. • Enable mixed-use projects with an affordable multi-family housing component to be developed at maximum allowable density as if a stand-alone project rather than reducing the number of units that can be developed according to the ratio of the project area devoted to housing. • Offer fee reductions or fee deferrals for nonprofit affordable housing projects. • Allow bonus unit substitution to include deed-restricted workforce housing. • Facilitate development of second units by allowing them on parcels smaller than one acre, encouraging the use of bonus	The City worked with TRPA on the Regional Plan update, the Area Plans, a Memorandum of Understanding (MOU) delegating permitting authority, and other planning efforts to reduce restrictions and provide incentives for affordable housing. The City now allows mixed-use development in all Community Plan and Plan Area Statement areas that allow commercial uses. The City continued to work with TRPA to remove barriers to affordable housing development. The new TRPA conversion program expands the ability to acquire bonus units from TRPA for affordable housing. TRPA now permits bonus unit substitution to include deed-restricted employee housing and ADUs and provides bonus units for all multifamily mixed-use development projects in Town or Regional Centers. TRPA waived fees for construction of new affordable housing	This program has been successful, and the City will amend this program to continue working with TRPA to incorporate State law regarding density bonus, streamlined review for housing, ADUs, and other standards within the framework of the Regional Plan.	Modify and continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
units for creation of deed-restricted affordable second units, and reducing fees. • Allow the subdivision of property for the development of affordable low- and moderate-income rental and owner-occupied housing. • Provide bonus units for all multi-family mixed use development projects in Town or Regional Centers. • Based on future changes to current TRPA regulations, the City shall explore potential incentives for affordable housing developers. • To clarify that transitional and supportive housing are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow residential development add definitions of transitional and supportive housing to Chapter 21 of the TRPA Code of Ordinances. These uses such uses shall be allowed in the same way and subject to the same restrictions that apply to other residential uses of the same type in the same zone. The definitions will be included as defined in Government Code Sections 65582(f), (g) and (h). • To clarify that emergency shelters are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow Social Service Organization uses, add a definitions of emergency shelter to Chapter 21 of the TRPA Code of Ordinances. • Create a simple process for the conversion of TAUs to RUUs in motels providing long term (30 days or longer) occupancies where the property meets all minimum building, housing and property maintenance code standards as well as limited development standards without requiring the property to meet all TRPA Code development standards.	projects or addition and modification of existing affordable housing projects. TRPA has updated the Code of Ordinances to allow ADUs on parcels smaller than one acre if the parcel is restricted to lower-, moderate-, or achievable-income housing. TRPA also adopted ADU regulations in 2021 that allow second units on parcels smaller than one acre with no income category conditions. In addition, while fees still apply to non-deed restricted ADUs at this time, TRPA has committed to reexamining application fees for affordable housing projects. Through TRPA's Housing and Community Revitalization Group, the City continued to reform noticing and coverage requirements in TRPA Code for secondary residences (ADUs). TRPA also allows property subdivision for affordable housing development. TRPA also created a process to convert tourist accommodation units (TAUs) to residential units of use (RUUs) in motels. TRPA has also adopted a simple process for the conversion of motels to single-room occupancy (SRO) properties providing long-term (30 days or longer) rent. TRPA has not yet clarified that transitional and supportive housing are allowed ministerially in areas allowing residential development, and the definitions for each have not been added to the TRPA Code of Ordinances. The City recognizes that recent updates to State law continue to depart		

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
• Create a simple process for the conversion of motels to single room occupancy (SRO) properties providing long term (30 days or longer) rent where the property meets all minimum building, housing and property maintenance code standards as well as limited development standards without requiring the property to meet all TRPA Code of Ordinances development standards. A definition of SRO will be added to the TRPA Code of Ordinances and single room occupancy units shall be allowed with a conditional use permit. The areas of the City where SROs will be allowed shall be determined based on the conclusions from the TRPA process and a public process to determine the appropriate criteria for allowing motel conversion to SROs. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** June 2014 for TRPA Regional Housing Needs Study, June 2015 for follow up on actions not addressed by the study or actions to be taken by the City as a result of the study, and ongoing	from TRPA regulations, and the City commits to updating Title 6 to be fully compliant with State law. The Plan Area Statements, Area Plans, and Community Plans have not been explicitly updated to clarify that emergency shelters are allowed ministerially in areas that allow Social Service Organization uses nor has the definition been added to the TRPA Code of Ordinances. However, the City and TRPA have made a formal agreement to interpret the Code to permit emergency shelters pursuant to State law.		
Program 2-10 PUBLIC EDUCATION. The City shall continue to provide information that describes the myths and realities of multi-family and affordable housing development. Information is available on the City website, and, when needed, the City makes this presentation/slide show available to housing advocates and to developers involved in local affordable housing projects. The City shall continue to encourage local housing advocates to make presentations to local builders and developers, Chamber of Commerce, civic groups, and the local community. Additionally, the City shall publicize the Affordable Housing Resources page of the City's website as a source of information on housing programs (e.g., brochure available at the planning counter). **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City continued to work with property owners and the public at large concerning affordable housing opportunities, including ADUs and TRPA bonus units for affordable housing. The City provided the general public with information about affordable housing through the Permit Center, planning inquiries, and the City's website.	This program is ongoing and will be continued.	Continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 2-11 PUBLICIZE AVAILABLE PROGRAMS. The City shall continue to publicize programs such as energy efficiency programs and state and federal funding programs currently available to South Lake Tahoe residents by making brochures available at the Planning Division offices, posting information on the City's website, and distributing information to an e-mail contact database. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City continued to work with property owners and the public at large concerning affordable housing opportunities, including ADUs and TRPA bonus units for affordable housing. The City provided the general public with information about affordable housing through the Permit Center, planning inquiries, and the City's website.	This program is ongoing and will be continued.	Continue.
Program 3-1 REHABILITATION LOAN PROGRAM ADMINISTRATION PARTNERING. The City shall continue to regularly complete an application for rehabilitation funds to serve City residents. The City has historically administered the Rehabilitation Loan Program to both single- and multi-family dwellings occupied by lower-income households. Currently, the City does not have resources to administer the program. The City will initiate discussions with other agencies or organizations that may be able to take on the administration of rehabilitation loans for residents of the city. **Responsible Party:** Planning Division **Funding:** N/A **Timeframe:** Ongoing	The City discussed the potential for El Dorado County to administer the Rehabilitation Loan Program within city limits, but the County did not show interest. The City has not identified agencies or organizations interested in administering a Rehabilitation Loan Program.	The City is interested is pursuing establishment of a rehabilitation loan program independent from the County. This program will be amended and continued.	Modify and continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 3-2 MULTIPLE FAMILY DWELLING INSPECTION AND MAINTENANCE PROGRAM. Continue the Multiple Family Dwelling Inspection and Maintenance Program on multi-family projects of six units or more (or smaller projects if approved by City Council) to identify blighted and deteriorated housing stock and to provide for the rehabilitation of housing that does not meet minimum building, housing and property maintenance code standards, and site maintenance standards as well as citywide design standards, or is not safe to occupy, and further, to preserve and enhance the quality of life for residents of the city living in multi-family dwelling units. **Responsible Party:** Building Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City continued to carry out a robust multifamily inspection program that applies to all properties with six or more units. From 2019 through 2020, the City certified 825 multifamily units. The City also expanded the program to inspect single-room occupancy units in hotels and motels that were being used for long-term rentals with Ordinance 1088 in 2015.	This program has been successful and has been expanded.	Continue.
Program 3-3 MOBILE HOME PARKS ORDINANCES. The City shall modify the mobile home parks ordinances to: • Address conversion of mobile home parks to other uses (quantifying what constitutes a change of use, the definition of "cessation," such as all or part of a park, immediately or gradually when relocation payment is required, etc.). • Reduce the 10-acre new park requirement to a size appropriate for development of a quality park with amenities for its residents (possibly five acres). • Consider taking over the Title 25 mobile home park inspection program/enforcement, while ensuring that the City can afford to do so within state-prescribed fees. • Address design and amenities required in new and enlarged parks, such as fencing requirements. **Responsible Party:** Planning Division and Building Division **Funding:** Staff time, general fund **Timeframe:** FY 14/15	The City continued to work on the update of Title 6, Development Services, in the City Code, and plans to reexamine mobile home park requirements, including design and amenities, once adopted. The new Residential Development and Design Standards adopted in March 2021 reduced the minimum parcel size for mobile home parks from 10 to 5 acres. The City is not considering taking over the Title 25 mobile home park inspections.	This program was partially completed and will be amended to remove the completed portions and consideration of mobile home inspection responsibilities and continued.	Modify and continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 3-4 ACQUISITION OF AT-RISK PROPERTIES. The City shall continue to provide technical and financial assistance to the St. Joseph Community Land Trust and other nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the at-risk (185 units) or substandard properties to maintain, or create, long-term, affordable rental housing. **Responsible Party:** Planning Division **Funding:** Staff time **Timeframe:** 2-14 and ongoing	The City continued to provide technical services and work with non-profits to maintain and preserve existing subsidized rental housing in the City, such as Sierra Gardens. In 2016, the City authorized the change in ownership structure for the Sierra Garden Apartments with a California Debt Limit Allocation Committee application to refinance and rehabilitate the units. In 2019, the City approved an exception to the City's subordination policy to allow loan refinancing for the subsidized Evergreen Apartments. Cash-out refinancing was used for property improvements. The City also purchased a property and donated it to the St. Joseph Community Land Trust to develop with three moderate-income deed restricted homes. These units are currently in the permitting process.	This program has been successful and will be continued. Recent updates to State law will result in modifications to this program.	Modify and continue.
Program 3-5 ANALYSIS OF BARRIERS TO MOTEL CONVERSIONS. The City shall analyze the barriers to converting motel properties to deed-restricted, affordable housing that meets health and safety standards for long term residences. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 15/16	The City conducted an analysis for motel conversion to single-room occupancy units and adopted a Single-Room Occupancy (SRO) ordinance to allow the use of hotel units as long-term rentals if they meet specified criteria. Since adoption, the City has certified at least 188 SRO units. Furthermore, the City also established a process for inspections of SRO units as part of Ordinance 1088 in 2015.	This program has been completed.	Delete.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 3-6 HOUSING CONDITION SURVEY. Continue to enforce City building, fire, health, and zoning codes to remedy existing pockets of blight and deterioration to conserve and improve the condition of existing housing stock in coordination with rehabilitation and other infrastructure improvement programs. Conduct a Housing Condition Survey prior to completion of the 6th cycle Housing Element update. **Responsible Party:** Planning Division and Building Division **Funding:** Staff time, general fund **Timeframe:** Ongoing and by 2022 for Housing Condition Survey.	The City continued to enforce the City Codes, including Housing, Health and Safety, and City Codes, primarily through the multifamily dwelling inspection program and housing hotline. A new Housing Condition Survey was carried out in 2019 and was used to inform the preparation of the 2022 Housing Element update.	This program has been successfully implemented and will be continued.	Continue.
Program 4-1 REASONABLE ACCOMMODATION AND LAND COVERAGE. The City shall review and amend its Code of Ordinances or prepare a written procedure to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. This procedure will include but will not be limited to the existing City procedure to grant exception for carport structures for persons with disabilities. This procedure will be a ministerial process subject to approval by the Director of Development Services. The City shall also continue to work with TRPA to address any needs for accommodation by persons with disabilities for additional land coverage for necessary site improvements beyond the additional land coverage allowances for ADA improvements in Chapter 30 of the TRPA Code of Ordinances. **Responsible Party:** Building Division, Planning Division **Funding:** Staff time, general fund **Timeframe:** The City shall adopt a reasonable accommodation ordinance or procedure and create a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website in FY 14/15.	The City continued to work on the update of Title 6, Development Services, which will include a new section on reasonable accommodation, once adopted by the TRPA Code of Ordinances to be compliant with both regional regulations and State law.	This program has been successful, and the City will amend this program to continue working with TRPA to incorporate State law regarding the reasonable accommodation procedures within the framework of the Regional Plan.	Modify and continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 4-2 UNIVERSAL DESIGN. The City shall adopt specific universal design standards for new construction and rehabilitation to encourage accessibility to the greatest extent possible. **Responsible Party:** Planning Division and Building Division **Funding:** Staff time, general fund **Timeframe:** FY 14/15	The City continued to work on the update of Title 6, Development Services, which will include universal design standards and/or visitability standards once adopted.	This program has not been fully implemented due to regulatory barriers to implementation.	Delete.
Program 4-3 FAMILY HOUSING. The City shall provide regulatory incentives (e.g., parking reductions) to developers of single-family and multi-family housing projects that include three- and four-bedroom units. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City continued to seek additional incentives for development of three- and four-bedroom units. The City adopted the Residential Development and Design standards in March 2021, which allows for parking reduction on multifamily properties where a deed restriction requiring implementation of a parking management plan is in place.	This program has been successful and will be continued.	Continue.
Program 4-4 EMPLOYEE HOUSING ACT COMPLIANCE. To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend the zoning code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The zoning code will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 2015	The City continued to work on the update of Title 6, Development Services, which will include the definition of agricultural uses as it relates to employee housing regulations, once adopted into the TRPA Code of Ordinances, and which should be compliant with both regional regulations and State law.	The City will amend this program to continue working with TRPA to incorporate State law regarding the definition of agricultural uses to be considered an allowable use within the framework of the Regional Plan to be compliant with State law regarding employee housing.	Continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 4-5 SPECIAL NEEDS HOUSING. Work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, those with extremely low incomes, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. Program 1-7 contains incentives the City plans to implement. In addition, the City may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with physical and developmental disabilities, and persons at risk for homelessness. The City shall also hold discussions with surrounding jurisdictions to determine how to address the needs of homeless residents, and identify potential sites and funding sources for an emergency shelter. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 14/15 for discussions with surrounding jurisdictions and ongoing	The City issued an MOU and Operating Agreement with Tahoe Coalition for the Homeless for the operation of three properties purchased by Tahoe Coalition for the Homeless with HomeKey funds to provide housing for homeless persons. The City also partnered with Tahoe Coalition for the Homeless to prepare CDBG CV-2 and CV-3 grant applications for rehabilitation of Bear's Den Inn, which provides beds for the homeless. The City also partnered with Related California for the Sugar Pine Village affordable housing project, which will provide 248 units affordable to low-income households.	This program has been successful and will be continued.	Continue.
Program 5-1 HOUSING ISSUES HOTLINE. The City shall continue to use the bilingual Housing Issues Hotline and/or other effective means to ensure the dissemination of fair housing information and available services. The City shall continue to disseminate fair housing information through radio ads, local newspapers, distribution of printed materials, and/or at community meetings. The City shall provide appropriate follow-through in response to housing concerns and complaints through	The City continued to provide the bilingual Housing Issues Hotline. The City did not share fair-housing information through radio ads, local newspapers, distribution of printed materials, and/or at community meetings.	This program is ongoing and will be continued.	Amend to address current State fair housing law and continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
either Building Division inspections or appropriate housing referrals to: • Existing affordable housing projects within the city. • The El Dorado County Community Services/Housing Choice Voucher Program (when available). • The State of California's Landlord/Tenant Dispute line or Mobile Home Park Ombudsman. • The Legal Services Center (low-cost legal assistance in resolving housing issues). • The Women's Center for transitional housing opportunities for women escaping violent situations. • The El Dorado County Health Department. • The California Department of Fair Housing and Employment. **Responsible Party:** Planning Division **Funding:** General Fund **Timeframe:** Ongoing			
Program 6-1 GREEN BUILDING INCENTIVE PROGRAM. The City shall continue to implement its green building incentive program that rewards developers for building green projects. **Responsible Party:** Planning Division, Building Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City incorporated the Green Building Incentive Program into the Tourist Core Area Plan and the Tahoe Valley Area Plan. The City continued to provide priority access to residential allocations for earning green building certifications throughout the planning period.	This program is ongoing and will be continued.	Continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 6-2 ENERGY CONSERVATION. The City shall continue to require applicants for building permits to demonstrate compliance with the state energy conservation requirements at the time building plans are submitted. Additionally, the City will consider including weatherization and energy conservation as eligible activities should housing rehabilitation efforts resume. The City will provide information and refer eligible property owners to other programs offered by Liberty Utilities and nonprofit organizations. The City will also refer interested individuals to energy rebate and conservation assistance programs offered by others and maintain information on these programs at City Hall. **Responsible Party:** Planning and Building Divisions **Funding:** Permit Fees **Timeframe:** Ongoing	The City continued to enforce the Building Code and Green Code energy conservation regulations throughout the planning period. The City also provided information regarding energy conservation programs at the Permit Center. The City adopted a Climate Action Plan (CAP) in 2020, which includes new policy urging the City to adopt a REACH Code. The City will prepare an economic impact analysis of the implications for housing costs with a stricter Building Code. The City expects to prepare for this change upon adoption of the next Building Code Update. The City is currently considering incorporating the action items from adopted CAP as appropriate: • Partner with TRPA, neighboring jurisdictions, Lake Tahoe Unified School District, and energy providers (e.g., Liberty Utilities, NV Energy, Southwest Gas) to educate residents, second homeowners, students, lodging facilities, and visitors about energy efficiency and conservation practices. • Perform outreach and provide an educational program that highlights existing resources that low-income residents can use to improve energy efficiency and save money. • Launch a comprehensive social marketing campaign that leverages available tools from the social sciences to influence behaviors that	This program has been successful and will be modified to adopt appropriate CAP action items as they relate to housing.	Modify and continue.

	reduce energy demand and promote conservation. • Work with Liberty Utilities and Southwest Gas to continue developing and promoting free energy audit and retrofit programs, which currently support low-income households. • Explore the feasibility and benefits of developing a regional energy network with other jurisdictions in the Tahoe Basin to administer the program. • Identify key regional partners and establish a robust self-sustaining local or regional energy efficiency program. • Ensure that adequate outreach is conducted to low-income communities for these programs. With the utilities, expand these services to all residents and businesses, making sure to include second homeowners. • Begin the program by providing incentives, such as rebates for home and building controls, and then explore a transition to retrofit requirements, such as replacing old natural gas boilers with new high-efficiency models and installing solar water heating. • Promote the installation of energy-efficient air-source heat pumps and explore the viability of ground source heat pumps for the region. • Explore and evaluate natural gas–fired heat pumps as an alternative heat source. Work with Liberty Utilities and Southwest Gas to provide rebates and incentives.		

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
	• Obtain third-party HVAC commissioning and verification of energy savings in HVAC systems. • Partner with HOAs to develop residential retrofit programs to bring homes up to code. Create a program that incentivizes existing homes to get up to energy code. • Develop a policy roadmap to achieve decarbonization of the applicable existing building stock by 2030, without additional cost burden or displacement risk to vulnerable community members. In the meantime, renewable natural gas will be incorporated into the pipeline to aid in the overall transition.		
Program 7-1 MAINTAINING NEIGHBORHOOD CHARACTER. The City shall work with project proponents and community special interest groups to integrate affordable and workforce housing into existing neighborhoods—including smaller duplex and triplex projects—while addressing local concerns and maintaining the character and environmental quality of the surrounding area. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The adopted Tahoe Valley Area Plan specifically addresses the requirement to develop consistent with existing community character through policy and design standards. The City also adopted a new chapter of Title 6 - Chapter 6.85 Residential Development and Design Standards in March 2021 to create objective design standards for the City in compliance with State law. These standards were developed with public engagement to ensure the standards are widely accepted by the community. Single-family homes, duplexes, and triplexes, as defined by Title	This program has been successful, and the City will amend this program to continue working with TRPA to implement these standards within the framework of the Regional Plan.	Modify and continue.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
	6, are approved ministerially if compliant with the objective design standards. In addition, the City adopted an ADU Ordinance in March 2021, providing standards for the development of ADUs on single- and multifamily properties throughout the city. Furthermore, voters passed Measure P in 2020, which prohibits vacation rentals in residential zones as of 2021. Permits for vacation rentals are required to be renewed annually, and the City will continue to deny these permits on a rolling basis until all vacation rentals in residential zones have been revoked. The intent of this change to City policy is to help maintain neighborhoods for residential purposes.		
Program 7-2 AMENITIES FOR NEW RESIDENTIAL DEVELOPMENT. The City shall modify design guidelines to address and/or include requirements for residential projects of eight units or more to include appropriate amenities. The City shall ensure that the modified guidelines do not unduly impact the cost of development and approval certainty, or otherwise unfairly burden the developer. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** FY 15	The City adopted the Residential Development and Design standards in March 2021, which requires amenities be provided for residential development with eight or more units.	This program has been completed.	Delete.

TABLE 4-64
EVALUATION OF 2014–2022 SOUTH LAKE TAHOE HOUSING ELEMENT PROGRAMS

Implementation Program Summary	Status	Evaluation	Continue/ Modify/Delete
Program 8-1 IMPLEMENTATION TRACKING MATRIX. The City shall use the Implementation Tracking Matrix (see Table HE-2) to continually track the progress of Housing Element programs. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Ongoing	The City tracked progress of the 2014 Housing Element.	The City will continue to track implementation via the annual progress report to HCD and the Implementation Tracking Matrix. This does not need to be included as a Housing Element implementation program moving forward.	Delete.
Program 8-2 STAFF MEETINGS. The City staff members involved in the implementation of Housing Element programs shall review progress in addressing housing issues, especially issues relating to workforce housing during weekly Planning and Building Division staff meetings. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Weekly	Throughout the planning period, the City discussed projects implementing the Housing Element during Development Review Team Meetings and weekly staff meetings.	City staff will continue to address housing issues as needed during meetings. This does not need to be included as a Housing Element implementation program moving forward.	Delete.
Program 8-3 REPORTING HOUSING ELEMENT IMPLEMENTATION. The City shall annually review and report on the implementation of Housing Element programs and the City's effectiveness in meeting the programs' objectives. **Responsible Party:** Planning Division **Funding:** Staff time, general fund **Timeframe:** Annually	The City annually submitted the Annual Progress Report to review and report on Housing Element implementation and the City's progress toward programs' objectives.	The City will continue to track implementation via the annual progress report to HCD and the Implementation Tracking Matrix. This does not need to be included as a Housing Element implementation program moving forward.	Delete.

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APPENDIX A:

SITES INVENTORY

Address/ Intersection	Zip Code	APN	PAS/CP	Zoning	Minimum Density Allowed (units/ acre)	Maximum Density Allowed (units/acre)	Preferred AH	Multi-Unit Incentive	Total Parcel Size (Acres)	Total Parcel Size (SF)	Developable Acreage from Lot Coverage Allowances [5]	Maximum Units Allowed	Existing Use/ Vacancy	Infrastructure	Ownership	Additional Ownership Info for Some Sites	Repeat Site?	Site Status[1]	Lower Income Capacity	Moderate Income Capacity	Above Moderate Capacity	Total Capacity	Notes
Above Moderate Units																							
661 James Ave	96150	023-141-21	Tahoe Island	Residential	n/a	8	Yes	Yes	0.50	21832.10	0.15	4.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
644 Emerald Bay Rd	96150	023-142-03	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	1.00	43752.51	13125.75	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
707 Emerald Bay Rd	96150	023-151-21	Tahoe Island	Residential	n/a	8	Yes	Yes	0.79	34501.85	0.24	6.3	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
711 James Ave	96150	023-151-35	Tahoe Island	Residential	n/a	8	Yes	Yes	0.48	20826.83	0.14	3.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
715 Glorene Ave	96150	023-152-04	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.99	42913.18	12873.95	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
660 Emerald Bay Rd	96150	023-152-06	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	1.00	43689.61	13106.88	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
766 Emerald Bay Rd	96150	023-162-02	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	1.00	43772.85	13131.85	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
782 Emerald Bay Rd	96150	023-162-03	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	1.01	44090.44	13227.13	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
730 Roger Ave	96150	023-162-04	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.99	42998.58	12899.58	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
780 Roger Ave	96150	023-162-06	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.97	42436.84	12731.05	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
628 Glorene Ave	96150	023-321-04	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	1.00	43682.77	13104.83	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
680 Glorene Ave	96150	023-331-22	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.71	31097.77	9329.33	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
794 Glorene Ave	96150	023-341-12	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.48	21111.89	6333.57	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2101 12Th St	96150	023-554-10	Tahoe Island	Residential	n/a	1 unit per parcel	Yes	Yes	0.57	25026.27	7507.88	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1359 Herbert Ave	96150	025-021-79	Glenwood	Residential	n/a	1 unit per parcel	No	No	1.00	43550.40	13065.12	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
n/a	96150	025-201-20	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.40	17217.50	5165.25	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1308 Gilmore Lake Rd	96150	025-291-08	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.43	18925.13	5677.54	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
n/a	96150	025-580-14	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	1.13	49124.20	14737.26	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1442 Price Rd	96150	025-670-04	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.38	16480.40	4944.12	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3490 Pony Express Way	96150	025-670-21	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.99	43071.01	12921.30	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3024 Oakland Ave	96150	026-115-02	Al Tahoe	Residential	n/a	1 unit per parcel	Yes	No	0.36	15704.48	4711.34	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1101 Johnson Blvd	96150	027-241-30	Bijou Pines	Residential	n/a	1 unit per parcel	No	No	0.56	24403.77	7321.13	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1140 Johnson Blvd	96150	027-251-01	Bijou Pines	Residential	n/a	1 unit per parcel	No	No	0.93	40717.63	12215.29	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1152 Johnson Blvd	96150	027-251-18	Bijou Pines	Residential	n/a	1 unit per parcel	No	No	0.82	35572.58	10671.77	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3902 Crest Rd	96150	028-111-04	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.62	26800.56	8040.17	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3916 Crest Rd	96150	028-111-06	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.44	19328.84	5798.65	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
4043 Saddle Rd	96150	028-152-40	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.38	16706.88	5012.06	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
4022 Crest Rd	96150	028-153-05	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.42	18350.45	5505.14	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
4011 Crest Rd	96150	028-154-02	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.78	34043.67	10213.10	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1468 Ledge Ct	96150	028-161-10	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.86	37568.35	11270.50	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1476 Ledge Ct	96150	028-161-11	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.82	35621.61	10686.48	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
4273 Saddle Rd	96150	028-161-14	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.39	17028.83	5108.65	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
n/a	96150	029-105-28	Tahoe Meadows	Residential	n/a	1 unit per parcel	No	No	0.59	25892.90	7767.87	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3781 Azure Ave	96150	029-106-05	Tahoe Meadows	Residential	n/a	1 unit per parcel	No	No	0.37	16007.85	4802.35	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3587 Rocky Point Rd	96150	029-300-14	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.48	20997.48	6299.24	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3675 Regina Rd	96150	030-352-30	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.35	15375.90	4612.77	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1648 Sherman Way	96150	030-403-02	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.45	19504.22	5851.27	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1226 Bonanza Ave	96150	032-152-06	Bonanza	Residential	n/a	1 unit per parcel	No	No	1.00	43669.77	13100.93	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1356 Bonanza Ave	96150	032-162-06	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.63	27334.72	8200.42	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1424 Emerald Bay Rd	96150	032-171-01	Bonanza	Residential	n/a	1 unit per parcel	No	No	1.00	43672.65	13101.79	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1440 Emerald Bay Rd	96150	032-171-02	Bonanza	Residential	n/a	1 unit per parcel	No	No	1.00	43681.44	13104.43	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1983 H St	96150	032-171-03	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.90	39066.79	11720.04	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1404 Bonanza Ave	96150	032-173-02	Bonanza	Residential	n/a	1 unit per parcel	No	No	1.00	43656.69	13097.01	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1384 Bonanza Ave	96150	032-173-06	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.50	21828.16	6548.45	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1392 Bonanza Ave	96150	032-173-07	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.50	21821.01	6546.30	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3708 Lake Tahoe Blvd	96150	027-072-32	Tourist Core Area Plan	TSC-MU	n/a	25	Yes	Yes	0.52	22651.20	0.36	13.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			14	14	
2160 Barton Ave	96150	023-241-42	Tahoe Valley Area Plan	Residential	n/a	15	Yes	Yes	0.98	42762.57	0.69	14.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			14	14	
941 Silver Dollar Ave	96150	031-290-12 [3]	Highland Woods	Residential	n/a	12	No	No	2.08	90517.91	0.62	24.9	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			20	20	The realistic capacity of this site is based on the active development permit under review by the City.
2070 Lake Tahoe Blvd	96150	023-231-003 and 023-381-001	Tahoe Valley Area Plan	TC-C	n/a	25	Yes	Yes	3.67	159865.20	2.6	91.8	Vacant	Yes - Current	YES – Other Publicly Owned	n/a	n/a	Available			70	70	The realistic capacity of this site is based on the active development permit under review by the City.
2494 Conestoga St	96150	031-284-004	Highland Woods	Residential	n/a	12	No	No	0.18	7695.00	0.05	2.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			2	2	
1232 Heather Lake Rd	96150	025-252-004	Bijou	Residential	n/a	15	Yes	Yes	0.27	11624.00	0.08	4.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2688 William Ave	96150	031-132-003	Sierra Tract Commercial	Residential	n/a	15	No	No	0.24	10307.00	0.07	3.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			2	2	
1044 Williams Ave	96150	031-092-004	Sierra Tract Commercial	Residential	n/a	15	No	No	0.17	7387.00	0.05	2.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			2	2	

Address/ Intersection	Zip Code	APN	PAS/CP	Zoning	Minimum Density Allowed (units/ acre)	Maximum Density Allowed (units/acre)	Preferred AH	Multi-Unit Incentive	Total Parcel Size (Acres)	Total Parcel Size (SF)	Developable Acreage from Lot Coverage Allowances [5]	Maximum Units Allowed	Existing Use/ Vacancy	Infrastructure	Ownership	Additional Ownership Info for Some Sites	Repeat Site?	Site Status[1]	Lower Income Capacity	Moderate Income Capacity	Above Moderate Capacity	Total Capacity	Notes
3054 Fresno Ave	96150	026-104-005	Al Tahoe	Residential	n/a	15	Yes	No	0.14	6000.00	0.1	2.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			2	2	
738 Roger Ave.	96150	023-162-012	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.24	10384.00	3115.20	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1280 Julie	96150	032-311-001	Bonanza	Residential	n/a	1 unit per parcel	No	No	1.16	50547.00	15164.10	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3700 Regina Road	96150	030-353-005	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.24	10445.00	3133.50	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3820 Forest Ave.	96150	027-141-010	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.12	5296.00	0.04	1.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2588 Knox Ave	96150	031-153-001	Sierra Tract Commercial	Residential	n/a	15	No	No	0.11	5006.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1329 Keller	96150	028-070-028	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.23	10019.00	3005.70	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3376 Woodland	96150	025-226-003	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.27	11547.00	3464.10	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1165 Lodi Avenue	96150	031-181-008	Sierra Tract Commercial	Residential	n/a	15	No	No	0.11	4999.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1316 Heather Lake Rd	96150	025-261-009	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.27	11580.00	3474.00	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2689 Osborne Ave	96150	031-166-015	Sierra Tract Commercial	Residential	n/a	15	No	No	0.12	5016.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
821 Stateline Ave	96150	029-010-015	Lakeside Park	Residential	n/a	1 unit per parcel	No	No	0.87	37736.00	0.26	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1169 Stockton Ave	96150	031-182-010	Sierra Tract Commercial	Residential	n/a	15	No	No	0.11	4999.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
910 San Jose	96150	026-081-004	Al Tahoe	Residential	n/a	1 unit per parcel	Yes	No	0.11	5006.00	1501.80	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2279 Texas Ave	96150	023-753-004	Tahoe Island	Residential	n/a	1 unit per parcel	Yes	Yes	0.13	5622.00	1686.60	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1911 F Street	96150	032-252-030	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.15	6513.00	1953.90	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
438 Christi	96150	022-171-042	Tahoe Keys	Residential	n/a	1 unit per parcel	No	No	0.17	7352.00	2205.6	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1110 Charles Ave	96150	031-162-019	Sierra Tract Commercial	Residential	n/a	15	No	No	0.11	5006.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2258 Coloardo Ave	96150	023-744-028	Tahoe Keys	Residential	n/a	1 unit per parcel	No	No	0.17	7348.00	2204.4	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
4273 Saddle Rd	96150	028-161-014	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.39	17048.00	5114.40	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3421 Woodland	96150	025-682-001	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.20	8747.00	2624.10	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3525 Saddle Rd	96150	025-510-097	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.82	35869.00	10760.70	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2572 Palmira	96150	031-076-009	Sierra Tract Commercial	Residential	n/a	15	No	No	0.11	4992.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
946 Linda Ave	96150	023-683-001	Tahoe Island	Residential	n/a	1 unit per parcel	Yes	Yes	0.15	6519.00	1955.70	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1101 Johnson Blvd	96150	027-241-030	Bijou Pines	Residential	n/a	1 unit per parcel	No	No	0.56	24405.00	7321.50	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1152 Johnson Blvd	96150	027-251-018	Bijou Pines	Residential	n/a	1 unit per parcel	No	No	0.82	35610.00	10683.00	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1927 Kokanee Wy	96150	022-251-029	Tahoe Keys	Residential	n/a	1 unit per parcel	No	No	0.24	10349.00	3104.7	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
00 Ski Run Blvd	96150	025-580-014	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	1.13	49177.00	14753.10	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2768 Springwood Dr	96150	031-341-012	Highland Woods	Residential	n/a	12	No	No	0.15	6745.00	0.05	1.9	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
648 James Ave	96150	023-141-029	Tahoe Island	Residential	n/a	1 unit per parcel	Yes	Yes	0.13	5457.00	1637.10	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3112 Fresno Ave	96150	026-074-003	Al Tahoe	Residential	n/a	1 unit per parcel	Yes	No	0.12	5011.00	1503.30	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3387 Aloha Rd	96150	025-201-008	Glenwood	Residential	n/a	1 unit per parcel	No	No	0.26	11535.00	3460.50	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
936 Tanglewood Dr	96150	031-313-017	Highland Woods	Residential	n/a	12	No	No	0.29	12739.00	0.09	3.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
644 Tata Ln	96150	023-442-011	Gardner Mountain	Residential	n/a	1 unit per parcel	No	No	0.23	9972.00	2991.60	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3792 Aspen Ave	96150	027-144-016	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.11	5000.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1251 Margaret Ave	96150	032-282-017	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.12	5015.00	1504.50	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
662 Tahoe Keys Blvd	96150	022-023-003	Tahoe Island	Residential	n/a	1 unit per parcel	Yes	Yes	0.18	7762.00	2328.60	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
805 Lakeview Ave	96150	026-031-012	Al Tahoe	Residential	n/a	1 unit per parcel	Yes	No	0.11	5000.00	1500.00	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3760 Terraace Dr	96150	028-052-004	Lakeview Heights	Residential	n/a	1 unit per parcel	No	No	0.23	10016.00	3004.80	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
1917 F St	96150	032-252-029	Bonanza	Residential	n/a	1 unit per parcel	No	No	0.15	6518.00	1955.40	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
905 Linda Ave	96150	023-682-026	Tahoe Island	Residential	n/a	1 unit per parcel	Yes	Yes	0.15	6724.00	2017.20	1.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2499 Pinter Ave	96150	031-211-014	Sierra Tract Commercial	Residential	n/a	15	No	No	0.11	4988.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
2568 Knox Ave	96150	031-153-006	Sierra Tract Commercial	Residential	n/a	15	No	No	0.12	5020.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
3683 Primrose Ln	96150	029-371-020	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.11	4994.00	0.03	1.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available			1	1	
Total Above Moderate Units									**51.9**												**215**	**215**	
Moderate Units																							
2200 Barton Ave	96150	023-241-44	Tahoe Valley Area Plan	Residential	n/a	15	Yes	Yes	0.95	41320.39	0.66	14.2	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		9		9	
2252 Barton Ave	96150	023-251-25	Tahoe Valley Area Plan	Residential	n/a	15	Yes	Yes	0.25	10954.42	0.18	3.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	
1072 4Th St	96150	023-391-08	Tahoe Valley Area Plan	Residential	n/a	15	Yes	Yes	0.70	30583.99	0.49	10.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		7		7	
3461 Spruce Ave	96150	025-241-08	Bijou	Residential	n/a	15	Yes	Yes	1.05	45623.20	0.31	15.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1232 Heather Lake Rd	96150	025-252-04	Bijou	Residential	n/a	15	Yes	Yes	0.27	11611.43	0.08	4.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
1260 Heather Lake Rd	96150	025-252-08	Bijou	Residential	n/a	15	Yes	Yes	0.27	11618.17	0.08	4.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
941 Merced Ave	96150	026-045-20	Al Tahoe	Residential	n/a	15	Yes	No	0.26	11121.32	0.08	3.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3100 Fresno Ave	96150	026-077-01	Al Tahoe	Residential	n/a	15	Yes	No	0.28	12014.40	0.08	4.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3068 Nevada Ave	96150	026-102-26	Al Tahoe	Residential	n/a	15	Yes	No	0.28	12010.03	0.08	4.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3616 Alder Ave	96150	027-124-04	Bijou	Residential	n/a	15	Yes	Yes	0.34	14987.64	0.10	5.2	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3604 Tamarack Ave	96150	027-313-17	Bijou	Residential	n/a	15	Yes	Yes	0.29	12632.40	0.09	4.4	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3591 Spruce Ave	96150	027-321-02	Bijou	Residential	n/a	15	Yes	Yes	0.51	22217.21	0.15	7.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	

Address/ Intersection	Zip Code	APN	PAS/CP	Zoning	Minimum Density Allowed (units/ acre)	Maximum Density Allowed (units/acre)	Preferred AH	Multi-Unit Incentive	Total Parcel Size (Acres)	Total Parcel Size (SF)	Developable Acreage from Lot Coverage Allowances [5]	Maximum Units Allowed	Existing Use/ Vacancy	Infrastructure	Ownership	Additional Ownership Info for Some Sites	Repeat Site?	Site Status[1]	Lower Income Capacity	Moderate Income Capacity	Above Moderate Capacity	Total Capacity	Notes
3604 Spruce Ave	96150	027-322-03	Bijou	Residential	n/a	15	Yes	Yes	0.28	12028.05	0.08	4.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3593 Terry Ln	96150	027-322-18	Bijou	Residential	n/a	15	Yes	Yes	0.30	12860.01	0.09	4.4	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
1049 Takela Dr	96150	027-364-17	Bijou Pines	Residential	n/a	15	No	No	0.25	11010.21	0.08	3.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3622 Pioneer Trl	96150	028-121-24	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.55	24104.98	0.17	8.3	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	
3618 Pioneer Trl	96150	028-121-25	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.61	26566.34	0.18	9.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	
1094 Echo Rd	96150	029-362-08	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.43	18924.57	0.13	6.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
3718 Montreal Rd	96150	029-364-03	Pioneer/Ski Run	Residential	n/a	15	Yes	Yes	0.32	13996.18	0.10	4.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		1		1	
1069 O Malley Dr	96150	031-241-14	Sierra Tract Commercial	Residential	n/a	15	No	No	3.11	135483.25	0.93	46.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		13		13	
972 Silver Dollar Ave	96150	031-290-29 [3]	Sierra Tract Commercial	Residential	n/a	15	No	No	0.94	40894.45	0.28	14.1	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1122 Emerald Bay Rd	96150	032-141-04	Tahoe Valley Area Plan	Residential	n/a	15	Yes	Yes	0.26	11189.55	0.18	3.9	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	
1161 Bonanza Ave	96150	032-141-10	Bonanza	Residential	n/a	15	No	Yes	0.50	21853.00	0.15	7.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	
1149 Bonanza Ave	96150	032-141-11	Bonanza	Residential	n/a	15	No	Yes	1.00	43666.91	0.30	15.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1117 Bonanza Ave	96150	032-141-18	Tahoe Valley Area Plan	Residential	n/a	15	No	Yes	0.95	41502.81	0.67	14.3	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		10		10	
1242 Emerald Bay Rd	96150	032-151-04	Bonanza	Residential	n/a	15	No	Yes	1.00	43702.50	0.30	15.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1258 Emerald Bay Rd	96150	032-151-05	Bonanza	Residential	n/a	15	No	Yes	1.00	43702.47	0.30	15.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1286 Emerald Bay Rd	96150	032-151-07	Bonanza	Residential	n/a	15	No	Yes	0.50	21803.91	0.15	7.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		2		2	
1306 Emerald Bay Rd	96150	032-161-01	Bonanza	Residential	n/a	15	No	Yes	0.93	40462.25	0.28	13.9	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1320 Emerald Bay Rd	96150	032-161-02	Bonanza	Residential	n/a	15	No	Yes	0.98	42664.04	0.29	14.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1332 Emerald Bay Rd	96150	032-161-03	Bonanza	Residential	n/a	15	No	Yes	0.98	42576.36	0.29	14.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1344 Emerald Bay Rd	96150	032-161-04	Bonanza	Residential	n/a	15	No	Yes	0.98	42589.96	0.29	14.7	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1368 Emerald Bay Rd	96150	032-161-06	Bonanza	Residential	n/a	15	No	Yes	0.89	38953.07	0.27	13.4	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		4		4	
1357 Bonanza Ave	96150	032-161-08	Bonanza	Residential	n/a	15	No	Yes	0.82	35891.59	0.25	12.4	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		3		3	
1307 Bonanza Ave	96150	032-161-12	Bonanza	Residential	n/a	15	No	Yes	0.85	37243.70	0.26	12.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		3		3	
1189 Emerald Bay Rd	96150	032-192-06	Tahoe Valley Area Plan	Residential	n/a	15	Yes	Yes	0.50	21803.91	0.35	7.5	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		5		5	
1248 Melba Dr	96150	032-201-08	Bonanza	Residential	n/a	15	No	Yes	0.75	32881.37	0.23	11.3	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		3		3	
1300 Johnson Blvd [4]	96150	025-010-041	Bijou/Al Tahoe	Residential	n/a	15	No	Yes	7.60	330948.00	2.28	114.0	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Available		34		34	
962 San Jose	96150	026-082-014	Al Tahoe	Residential	n/a	15	Yes	No	0.12	5227.20	0.04	1.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Entitled		1		1	
958 San Jose	96150	026-082-013	Al Tahoe	Residential	n/a	15	Yes	No	0.12	5227.20	0.04	1.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Entitled		1		1	
3141 Riverside Ave	96150	026-082-015	Al Tahoe	Residential	n/a	15	Yes	No	0.12	5227.20	0.04	1.8	Vacant	Yes - Current	NO – Privately Owned	n/a	n/a	Entitled		1		1	
833 Emerald Bay Rd	96150	023-171-009	Tahoe Valley Area Plan	TC-G	n/a	25	Yes	Yes	0.50	21780.00	0.35	12.5	Vacant	Yes - Current	YES – State-Owned	STATE OF CALIFORNIA & CALIFORNIA TAHOE CONSERVANCY	n/a	Available		9		9	
Total Moderate Units									**33.6**											**165**		**165**	
Lower Units																							
1860 Lake Tahoe Blvd	96150	032-291-028 [2]	Tahoe Valley Area Plan	TC-MUC	n/a	25	Yes	Yes	10.03	436906.80	7.02	250.8	Vacant	Yes - Current	YES – State-Owned	STATE OF CALIFORNIA	No	Entitled	248			248	Pending application for 248 lower income units on this site. Parcels are under common ownership and would be consolidated. The current use on the underutilized parcel is a parking lot on a portion of the site.
1029 Tata Ln	96150	032-291-031 [2]	Tahoe Valley Area Plan	TC-MUC	n/a	25	Yes	Yes	1.60	69696.00	1.12	40.0	Under-utilized Commercial	Yes - Current	YES – State-Owned	STATE OF CALIFORNIA	No	Entitled					
3584 Pioneer Trl	96150	028-081-007 [2]	Tourist Core Area Plan	TSC-MUC	n/a	25	Yes	Yes	0.83	36154.80	0.58	20.8	Vacant	Yes - Current	NO – Privately Owned	PACIFIC DEVELOPMENT GROUP CA INC	Yes [6]	Available	70			70	These five parcels are under common ownership.
3574 Pioneer Trl	96150	028-081-006 [2]	Tourist Core Area Plan	TSC-MUC	n/a	25	Yes	Yes	0.75	32864.00	0.53	18.9	Vacant	Yes - Current	NO – Privately Owned	PACIFIC DEVELOPMENT GROUP CA INC	No	Available					
n/a	96150	028-081-015 [2]	Tourist Core Area Plan	TSC-MUC	n/a	25	Yes	Yes	0.43	18730.80	0.30	10.8	Vacant	Yes - Current	NO – Privately Owned	PACIFIC DEVELOPMENT GROUP CA INC	No	Available					
3594 Pioneer Trl	96150	028-081-004 [2]	Tourist Core Area Plan	TSC-MUC	n/a	25	Yes	Yes	0.26	11325.60	0.18	6.5	Vacant	Yes - Current	NO – Privately Owned	PACIFIC DEVELOPMENT GROUP CA INC	No	Available					
n/a	96150	028-081-002 [2]	Tourist Core Area Plan	TSC-MUC	n/a	25	Yes	Yes	0.93	40364.53	0.65	23.2	Vacant	Yes - Current	NO – Privately Owned	PACIFIC DEVELOPMENT GROUP CA INC	No	Available					
3908 Lake Tahoe Blvd	96150	029-170-002 [2]	Tourist Core Area Plan	TSC-NMX	n/a	25	Yes	Yes	0.82	35719.00	0.57	20.5	Vacant	Yes - Current	YES – Other Publicly Owned	SOUTH TAHOE REDEVELOPMENT AGENCY	No	Available	14			14	These two parcels are under common ownership

Address/ Intersection	Zip Code	APN	PAS/CP	Zoning	Minimum Density Allowed (units/ acre)	Maximum Density Allowed (units/acre)	Preferred AH	Multi-Unit Incentive	Total Parcel Size (Acres)	Total Parcel Size (SF)	Developable Acreage from Lot Coverage Allowances [5]	Maximum Units Allowed	Existing Use/ Vacancy	Infrastructure	Ownership	Additional Ownership Info for Some Sites	Repeat Site?	Site Status[1]	Lower Income Capacity	Moderate Income Capacity	Above Moderate Capacity	Total Capacity	Notes
3900 Lake Tahoe Blvd	96150	029-170-001 [2]	Tourist Core Area Plan	TSC-NMX	n/a	25	Yes	Yes	0.34	14898.00	0.24	8.6	Vacant	Yes - Current	YES – Other Publicly Owned	SOUTH TAHOE REDEVELOPMENT AGENCY	No	Available	5			5	
Total Lower Units									**16.0**										**337**			**337**	
Total Units									**101.5**										**337**	**165**	**215**	**717**	

[1] Available means the site has not been entitled for development

[2] This site is adjacent to other sites on this list with the same owner and is a candidate for lot consolidation.

[3] This site is within an airport overlay zone with a safety ranking of 2, 3, or 4 and will require City of South Lake Tahoe Airport Land Use Commission review for development approval.

[4] Requires design review.

[5] This is either based on the 30-percent or 70-percent lot coverage allowance that applies to each parcel. Parcels in TCAP and TVAP permit 70-percent lot coverage. All other parcels have a 30-percent lot coverage allowance. These percentages are equal to or more conservative than historic development trends in terms of percent of a parcel that has been developed historically.

[6] The City allows ministerial review on this property with their objective Residential Development and Design Standards. If the project proposes single-family, duplex, or triplex residential units then it is subject to ministerial review. If the project proposes a multi-family residential development, it must be proposed in one of three architectural styles (which are common to South I

APPENDIX B:

HOUSING ELEMENT PUBLIC COMMENTS AND RESPONSES

Comment	Commenter	Response
AB686, AFFH Concerns: In reviewing the Sites Inventory it is clear that the majority of the Lower Income sites are clustered in a few large sites near US Highway 50 and California Highway 89, while Moderate Income sites are on smaller sites directly along California Highway 89 and throughout the community. Sites within existing residential neighborhoods are reserved for Moderate and Above Moderate sites. HCD guidelines for housing elements state: "sites identified to accommodate the lower income RHNA must be distributed throughout the community in a manner that affirmatively furthers fair housing." Currently the housing element for South Lake Tahoe appears to be out of compliance with this guideline. The Lower Income sites are along major thoroughfares and highways, not distributed within existing neighborhoods. I **recommend other sites throughout the community and within existing residential neighborhoods be allocated Lower Income.**	Maxwell Davis	The areas where lower income sites are located are closer to amenities and transit. Furthermore, these are the most walkable areas of the community, deemed Town Centers, and the City has multiple programs in place to incentivize development in these areas. These are also the areas of the community with zones that allow for higher density development, which is more financially feasible for affordable housing development. HCD's Housing Element Site Inventory Guidebook (Memorandum dated June 10, 2020) identifies that zoning appropriate to accommodate low- and very low- income RHNA for must allow for a density of at least 20 units per acre and parcel size should be between 0.5 acre and 10 acres for affordable housing projects to be financially feasible. Affordability by density will be met on these sites, however lower-income housing will also be promoted throughout the City through promotion of ADUs (Program 2-9), incentives to provide long-term rentals of second homes and spare rooms to low- and moderate-income households (Program 3-9), and encouraging property managers and landlords of existing rental units to advertise them to Section 8 Voucher holders (Program 5-1). Through the sites identified for new lower-income development and these programs, the City has adequate sites to accommodate lower income development across the city in a manner that will promote access to services and resources as well as increase mobility opportunities.
AB1397, Reuse of sites: AB1397 requires reused and non-vacant sites in a previous housing element to be rezoned for by-right development of 20% low-income projects. If the proposed site is vacant and reused from the previous two cycles, it must also be rezoned for by-right approval. Sixty of the sites in the 6th Housing Element are reused. These sites were present in the 5th Cycle Housing Element and were in zones in the 4th Cycle as areas for development(though the 4th cycle did not explicitly state all APNs). The city must include a program to rezone these sites.	Maxwell Davis	Per conversation with City zoning should already be in place for this parcel due to the objective design standards. The City's objective Residential Development and Design Standards, adopted in 2021, allow housing on this parcel with ministerial review, so the parcel's zoning is compliant with State law and does not require additional zoning changes at the City level.

Comment	Commenter	Response
Height restrictions: The city restricts building heights to two stories in most of the city and acknowledges that “This height limitation, combined with land coverage and setback restrictions, limits the feasibility of affordable housing and mixed-use projects” It is unlikely that most affordable housing projects would be feasible when limited to two story buildings.The city cannot list sites for low income housing that are impossible for low income housing. Therefore, the city must remove the height maximums and setback restrictions that make low income housing financially infeasible.	Maxwell Davis	Sites identified in the Site Inventory as suitable for low and very low income housing are located within Area Plan districts which allow height greater than two stories. One of the sites is located within the Tourist Core Area Plan Tourist Center Neighborhood Mixed-Use district which allows development up to 36' (3 stories), one is located in the Tourist Core Area Plan Tourist Center Mixed-Use district which allows development up to 56' (4 stories), and two are located in the Tahoe Valley Area Plan Town Center Mixed-Use Corridor district which allos development up to 42' (3 stories). Height is not a constraint to development in these areas.
Parking: The city acknowledges that "The cost of land associated with parking, in addition to the costs of construction, paving, and maintenance, drive up the overall cost of development, reducing funds available for the development of affordable housing" and that parking minimums are "arbitrarily established". Therefore, having concluded that parking minimums are both arbitrary and financially burdensome, the city must include a program to remove or reduce them.	Maxwell Davis	Parking standards are not an actual constraint on the development of housing. See revised text providing clarification on page 4-162. Text added: The City of South Lake Tahoe has developed parking standards with the intent to better align parking requirements with the actual needs of residents. The parking requirement for studio and one bedroom units has been reduced to one parking space and additional parking reductions can be approved for multi-family projects where the property owner assumed responsibility for parking management (City Code Section 6.85.030.6.c.xiii) to prevent environmental impacts associated with parking in non-paved areas and safety impacts associated with parking long term on public streets during snow removal operations. Deed restrictions placed on properties approved for reduced parking will allow for enforcement of parking management if necessary.

Comment	Commenter	Response
City government has a duty and obligation to identify constraints to the development of housing for all income groups, and City officials have a duty to overcome these constraints and not simply say that TRPA or some other Federal or State agency will not let us do it.	David M. Jinkens, Good Government Advocate	The Tahoe Regional Planning Agency was established through a Bi-State Compact between the governments of California and Nevada which was ratified by the US Congress in 1969. The Bi-State Compact as revised in 1980 gives TRPA authority to adopt environmental quality standards and to enforce ordinances designed to achieve these standards. As an incorporated city within the jurisdiction of the TRPA, the City of South Lake Tahoe must work within the regulatory environment of the TRPA as well as the State of California and Federal goverment. Constraints to housing development due to TRPA regulations are identified in the Housing Element and acknowldgement of the City's obligation to work towards agreeable changes to TRPA regulations to reduce these constraints is included in Program 2-8.
In Lieu Payments- Should a State or Federal governmental agency wish to acquire developable residential, commercial, or industrial lands land within the City limits for any purpose, City officials will insist that the State or Federal government pay the City an in-lieu tax for its removal from the property tax roll and the funds from these in lieu payments shall be deposited in an affordable housing fund to support implementation of the Housing Element.	David M. Jinkens, Good Government Advocate	The requestor's suggestion is beyond the City's authority. General law cities like the City of South Lake Tahoe require statutory authority to impose taxes under California Constitution Article XIII, § 24. State-owned property is exempt from local taxes under California Constitution Article XIII, §3(a). There is no state law provision requiring the state to pay a city fees in lieu of property taxes. Under federal law (31 U.S.C. § 6902 *et seq.* , counties are the recipients of in-lieu fees for federally owned property (known as "Payment in Lieu of Taxes" or PILTs) and counties are not required to distribute these fees to other governmental agencies within their boundaries. *See Lawrence County v. Lead-Deadwood Sch. Dist. No. 40-1* , 469 U.S. 256 (1985).
Safety of Acquired Lands – In order to protect the safety and welfare of existing affordable and workforce housing (and all existing housing) from the threat of catastrophic fire, the City shall require that all publicly owned vacant lands within the city are annually inspected by a fire professional and action taken to remove dangerous fuels from these vacant parcels in a timely manner and in a manner acceptable to the Fire Department.	David M. Jinkens, Good Government Advocate	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire.

Comment	Commenter	Response
Compliance with the General Plan and Housing Element – All acquisition of residential and other lands within the City limits by another Federal. State, or local agency will require the party to have the proposed acquisition reviewed by the Planning Commission and City Council that will determine and make appropriate written findings that the acquisition is consistent with the City's General Plan and Housing Element.	David M. Jinkens, Good Government Advocate	The requestor's suggestion is beyond the City's authority. State and federal governmental agencies have independent authority to acquire and dispose of property and the City does not have discretion to approve or deny these actions. Development proposals from these governmental agencies, on the other hand, may be subject to City discretionary review and permitting depending on the circumstances.
Adequate Fire Protection Required – All providers of domestic water service will be required to submit a plan and timeline for ensuring that there is adequate water pressure (as established by the NFPA) to charge existing fire hydrants so that in the event of a fire emergency impacting residential and affordable housing units, first fire responders will have adequate water to fight the fire. This adequate fire flow protection for our community is a safety imperative. In this regard, the City of South Lake Tahoe will assist water agencies to seek Federal and State funds to make the much-needed improvements.	David M. Jinkens, Good Government Advocate	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire. Policy HS-2.4, Fire Flow Adequacy, addresses this comment.

Comment	Commenter	Response
Undergrounding of All Utilities in Residential Areas- In order to provide the highest degree of protection for existing and proposed housing in the City limits, the City will actively pursue Federal and State grants and loans to ensure that all electrical, telephone, and cable facilities are placed underground. No cell towers or cell facilities will be installed in or near residential areas unless a comprehensive environmental impact assessment is done on the overall facilities plan and the safety of these facilities is determined, and appropriate mitigation measures are taken to ensure the safety of persons living here. The goal here is to see that these radiation producing facilities are placed underground. Undergrounding is a viable alternative to above ground cell towers and facilities.	David M. Jinkens, Good Government Advocate	The Public/Quasi-Public Facilities and Services Element of the adopted City General Plan addresses energy and telecommunications infrastructure. Policies PQP-8.2 and PQP-8.6 address underground utilities and Policy-8.4 directs the City to coordinate with utility providers to design systems to minimize environmental, aesthetic, and safety impacts. Under the federal Telecommunications Act, local agencies like the City are limited in their ability to deny applications for wireless communication facilities where they are needed to close a significant gap in service, and are prohibited from regulating these facilities based on environmental impacts from radiofrequency (RF) emissions. 47 U.S.C. §§ 332(c)(7)(B)(i), (iv); *MetroPCS, Inc. v. San Francisco* , 400 F.3d 715, 732-34 (9th Cir. 2005).
In the table of actions and programs item 2-8 deals with the 1st time homebuyer program administration and it states that no entities expressed an interest in administering this program. We have had a few conversations where we discussed that this would be an appropriate role for SJCLT and we have been awaiting the RFP to respond. I have been meaning to ask about the status since we were hoping that the program would be up and running in time for the Riverside Project sales. What is the status? Why does this indicate that no entity had expressed interest when we have been discussing this?	Jean Diaz, St. Joseph Community Land Trust	When this program was adopted in 2014, the idea was to approach the County for assistance since they administer first time homebuyer programs as well. That was done and they were not interested. I certainly acknowledge that we have had more recent discussions with SJCLT about the potential for SJCLT administering a moderate-income homebuyer program and some funding has been secured so this text could be revised to better reflect that. On page HE-9, the City proposes to continue this effort through the next Housing Element cycle (2022-2027). Program 2-7 (Moderate Income Homebuyer Program) is proposed in this Housing Element Update to address this comment.
Make the following edits shown to Policy 1-3: The City shall work with the California Department of Housing and Community Development, ~~and through~~ the California Legislature<u>, and through other appropriate legal means</u> to remove unreasonable barriers to the implementation of the goals, policies, and programs of the City's Housing Element and to maintain consistency with state law.	David M. Jinkens, Good Government Advocate	In response to this comment the suggested revision to Policy 1-3 has been made.

Comment	Commenter	Response
Make the following edits shown to Policy 1-7: The City shall direct high-density residential development (to the extent that they are available) to sites within walking distance of public transit and services. The City shall consider minimum density requirements in these areas.	David M. Jinkens, Good Government Advocate	The commentor's suggested edit is appreciated. However, the additional text is not necessary since all development is limited by the availability of sites. Sites identified in the Sites Inventory have been selected based on their access to amenities such as public transit and other services. Policies and Programs included in the Housing Element are intended to increase the availability and feasibility of sites to be developed to meet the City's housing needs.
Protect Existing Affordable Housing Opportunities – The City shall make every reasonable effort to protect existing affordable housing opportunities within the City limits from their conversion to other uses by either a private party or other governmental agency.	David M. Jinkens, Good Government Advocate	The City has included the following Policies and Programs in the Housing Element to support this comment: Policies 3-4, 3-7, Programs 3-2: Multi-family Dwelling and Single-Room Occupancy Inspection and Maintenance Program, Program 3-3: Mobile Home Parks Ordinances, Program 3-4: Preservation and Acquisition of At-Risk Properties, Program 3-6: Replacement of Lost Units From Residential Demolitions and Program 3-10, Mobile Home Park Preservation. To further respond to this comment, the City has revised Program 3-10 to add a new bullet as follows: "Work with HCD Mobilehome and Special Occupancy Parks Program to gather and maintain data on resident complaints, inspections and code violations."
Edit to Policy 2-4: The City shall inform and educate the public regarding the myths and realities of multifamily housing and affordable housing. The City shall also ensure that multi-family housing development have responsible onsite management.	David M. Jinkens, Good Government Advocate	California Code of Regulations, Title 25, Article 5, Section 42 requires that properties with sixteen or more units have an on-site manager. In addition, the City conducts the Multi-family Inspection Program that requires an annual inspection of all properties with six or more units. The purpose of the inspection is to ensure compliance with building, fire, property maintenance and health and Safety Code requirements.

Comment	Commenter	Response
Make the following edits shown to Policy 1-9: The City shall take all reasonable and legal means to ensure that existing affordable and workforce housing opportunities are protected and preserved, and discourage the demolition of existing affordable housing sites. All Federal and State land acquisitions within the City limits must be reviewed to determine their compliance with the City's adopted General Plan and Housing Element and this review must include written findings by the Planning Commission and City Council~~. .support the efforts of the California Tahoe Conservancy in the Tahoe Livable Communities program to remove blighted properties and repurpose associated development commodities. The City shall encourage the use of residential commodities for affordable housing located in or near Town Centers~~.	David M. Jinkens, Good Government Advocate	The commentor's suggested edit is appreciated and in response the City has included the following new policy in the Housing Element: Policy 3-9: The City shall take all reasonable means to ensure that existing affordable and workforce housing opportunities are protected and preserved, and discourage the demolition of existing affordable housing sites without adequate mitigation. State and federal governmental agencies have independent authority to acquire and dispose of property and the City does not have discretion to approve or deny these actions. Development proposals from these governmental agencies, on the other hand, may be subject to City discretionary review and permitting depending on the circumstances.
Make the following edits shown to Policy 1-10: The City shall actively seek opportunities to obtain federal, state, and local funding for affordable housing and funding to ensure that all public lands adjacent to existing housing is made fire safe~~and community development~~.	David M. Jinkens, Good Government Advocate	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire. In addition, the City has made the following revision to Policy 1-10: Policy 1-10: The City shall actively seek opportunities to obtain federal, state, and local funding for affordable housing and implementation of General Plan policies and programs to support housing affordability, community development and safety.
Add a new policy: The City shall pursue funding and collaborative efforts to ensure that all overhead utilities are placed underground including cell facilities to better protect residents from fire and exposure to radiation from cell facilities.	David M. Jinkens, Good Government Advocate	The Public/Quasi-Public Facilities and Services Element of the adopted City General Plan addresses energy and telecommunications infrastructure. Policies PQP-8.2 and PQP-8.6 address underground utilities and Policy-8.4 directs the City to coordinate with utility providers to design systems to minimize environmental, aesthetic, and safety impacts.

Comment	Commenter	Response
Add a new policy: The City shall require that all public land acquisitions within the City limits by Federal and/or State agencies pay an in-lieu of property tax for removing these parcels off of the tax rolls with the funds from these in lieu payments being deposited with the City in a Housing Element Implementation Fund.	David M. Jinkens, Good Government Advocate	The requestor's suggestion is beyond the City's authority. General law cities like the City of South Lake Tahoe require statutory authority to impose taxes under California Constitution Article XIII, § 24. State-owned property is exempt from local taxes under California Constitution Article XIII, §3(a). There is no state law provision requiring the state to pay a city fees in lieu of property taxes. Under federal law (31 U.S.C. § 6902 et seq., counties are the recipients of in-lieu fees for federally owned property (known as "Payment in Lieu of Taxes" or PILTs) and counties are not required to distribute these fees to other governmental agencies within their boundaries. See *Lawrence County v. Lead-Deadwood Sch. Dist. No. 40-1* , 469 U.S. 256 (1985).
Edit Program 1-3 to add one additional bullet as shown below: The City shall continue to research best practices for parking standards and continue to allow more flexible parking standards and shared parking for mixed-use and other housing projects. Additional updates to parking standards could include one or more of the following practices: •Encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units. •Allowing housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements. •<u>In no case, however, shall the City waive the requirements for off-street parking if in doing so there are insufficient parking spaces onsite to accommodate the development and create overflow parking problems on City streets.</u>	David M. Jinkens, Good Government Advocate	See revised text on page 4-162 providing clarification on adopted City parking standards. Text added: The City of South Lake Tahoe has developed parking standards with the intent to better align parking requirements with the actual needs of residents. The parking requirement for studio and one bedroom units has been reduced to one parking space and additional parking reductions can be approved for multi-family projects where the property owner assumes responsibility for parking management (City Code Section 6.85.030.6.c.xiii) to prevent environmental impacts associated with parking in non-paved areas and safety impacts associated with parking long term on public streets during snow removal operations. Deed restrictions placed on properties approved for reduced parking will allow for enforcement of parking management if necessary.

Comment	Commenter	Response
Question on Policy 2-8: This policy needs further explanation and discussion) Who is the college supposed to serve and for whom is housing on campus being built?	David M. Jinkens, Good Government Advocate	Policy 2-5 supports LTCC planning and development of housing for students, faculty and employees. The LTCC 2020-2030 Campus Master Plan includes potential sites for residential student living and mixed residential living and LTCC has conducted more detailed analysis of options to finance the development of student and workforce housing in the "Due Diligence and Concept Developmetn of P3 Opportunitites for Resdiential Student Living" (August 30, 2019).
Edit to Program 2-9: The City shall continue to provide information that describes the myths and realities of multifamily and affordable housing development. This will include promoting ADUs as a housing option in the city where appropriate and ere it does not disrupt or overload existing neighborhoods). The City will also continue to publicize programs, such as energy-efficiency programs and state and federal funding programs currently available to South Lake Tahoe residents. Information is available on the City's website and, when needed, the City makes....	David M. Jinkens, Good Government Advocate	In March 2021 the City adopted an ordinance to allow ADUs on parcels zoned to allow single-family or multifamily dwelling residential uses and that includes a proposed or existing dwelling (City Code Section 6.85.050. The policy as originally written is consistent with the recently adopted ordinance.
Edit to Policy 3-2: The City shall continue to ensure that housing in the city is decent, safe, and sanitary for its occupants and ensure that Federal and State lands adjacent to existing housing is made fire safe and regularly maintained.	David M. Jinkens, Good Government Advocate	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire. In addition, the City has made the following revision to Policy 1-10: Policy 1-10: The City shall actively seek opportunities to obtain federal, state, and local funding for affordable housing and implementation of General Plan policies and programs to support housing affordability, community development and safety.

Comment	Commenter	Response
Edit and question on Program 3-4: The City shall continue to provide technical and financial assistance ~~to the St. Joseph Community Land Trust and other~~ nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the assisted or substandard properties to maintain, or create, long-term, affordable rental housing. (preferred agents should not be mentioned in this plan) Housing so rehabilitated should be made available on a priority basis to existing City residents in need,	David M. Jinkens, Good Government Advocate	In response to this comment, the City revised Program 3-4 as follows: The City shall continue to provide technical and financial assistance to the St. Joseph Community Land Trust and other nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the assisted or substandard properties to maintain, or create, long-term, affordable rental housing. The City may consider adopting a policy that prioritizes local residents for housing rehabilitation services.
Deed restrictions/oversight - as the City moves forward with deed restrictions we must keep in mind that creating a deed restriction and enforcing a deed restriction, are two different things. We are in the process of cataloging deed restrictions in the Incline Village portion of Tahoe where deed restrictions are willingly ignored because there's no fear of enforcement. Given this regional history of not enforcing deed restrictions, we recommend working with the TRPA to ensure the required staffing (including the creative opportunity for a consulting contract) is in place to manage any current and future deed restrictions.	Tahoe Prosperity Center	In response to this comment the City has included the following new Housing Element policy: Policy 2-10: The City shall ensure that deed restrictions placed on affordable housing are monitored and enforced.

Comment	Commenter	Response
The Housing Element states that “height standards are an ‘actual constraint’ related to housing, especially with Mixed-use projects that contain residential and commercial uses since they are limited to two stories.” Since the impact is on the financial feasibility of a mixed use project, perhaps the City could use funds to help these types of projects pencil. It’s our understanding that redevelopment at the Crossings didn't pencil for this very reason. Given the dire need for local housing, the City could consider using funds to offer an incentive to developers - fund the financing gap, a zero interest loan, or some other creative means. If the City offered the right incentives, these types of projects could be a particularly valuable type of development in select parts of the City - for example the two parcels at 3900 and 3908 Lake Tahoe Blvd appear to be a prime potential location for mixed use.	Tahoe Prosperity Center	Sites located within Area Plan districts which allow greater height do not have a constraint associated with height standards. Mixed use and housing projects are incentivized in Town Centers through increased allowable land coverage, increased density and the ability to obtain residential allocations, RUUs and land coverage rights from the City. Program 1-4 directs the City to provide more information regarding available incentives and Program 1-1 directs the City to continue to create incentives for mixed use and housing projects.
It’s noted in the report that City building code enforcement is not an “actual constraint” to providing housing, and this surprises us. We’ve had numerous conversations with realtors and developers who feel that because of minimal code enforcement, we have an environment where there’s no incentive for owners of old, poorly maintained housing to either fix or sell their properties. We’d like to see increased enforcement of building codes on the owners of dilapidated properties, whether they be apartments, SRO’s, or even single family homes. Increased enforcement combined with City program 3.1, the rehabilitation loan program, could be a great stick AND carrot approach to incentivizing improvements and providing a path for property owners to do it.	Tahoe Prosperity Center	Housing Element Program 3.5 addresses continued enforcement of building, fire, health and zoning codes to improve the condition of existing housing stock. In addition, the City addresses maintenance of the quality of the existing housing stock in Program 3-1. In response to this comment, the City clarified text in Program 3-1 as follows: "The City shall develop a housing rehabilitation program to serve city residents in order to incentivize improved housing conditions, harden homes against wildfire threats, and make energy efficiency upgrades while maintaining affordability."

Comment	Commenter	Response
The report shows that since the last housing element, only 19 of the targeted 63 RHNA units were built in the "moderate income" category. This is the second biggest miss, next to the "extremely low income" category. This moderate income category is what the term "missing middle" refers to, and we'd like to encourage a particular focus on this income category so we don't continue to lose our non-service industry workforce. As Barton Hospital and others have pointed out, even good paying medical and legal jobs aren't being filled because there's virtually no housing available at even the moderate price point. We recommend the City to again consider ways to incentivise the very important but frequently overlooked segment of the market with things like no permit fees, by-right development, ministerial review of design standards, bonus units (beyond TRPA) if a project stays fully in moderate AMI, streamlined permitting (similar to by-right, but a true accelerated plan review within 30 days), and anything else that might ensure we reach those RHNA goals in the next couple of years.	Tahoe Prosperity Center	In response to this comment the City has revised Program 2-1 as follows: Program 2-1: Pursue State and Federal Funds To support the creation of quality, affordable housing optionf for extremely low-, very low-, low-, and moderate-income households, the City shall continue to seek and pursue grant opportunities for state and federal funds, when appropriate and feasible. Implementation of this policy along with Program 2-11 is intended to provide funding for the City to create additional incentives to develop housing for all income categories. In March 2021 the City adopted objective residential development and design standards that reduce permitting requirements for housing projects up to four units, requiring ministerial review only. These standards also provide the opportunity to larger housing projects to be reviewed ministerially if they are designed consistent with the objective development and design standards specified (City Code Chapter 6.85).
In light of the extraordinary changes to our housing market in the last two years, this might be a good time to readdress the concept of a Vacancy tax for 2nd homeowners. This could spur 2nd homeowners to action, serving two potential purposes: a) create a sustainable pool of funds that could be earmarked specifically for housing initiatives in the City, and b) incentivize owners of older 2nd homes that are rarely if ever used, to put their home to better use whether that be listing their house on the market to increase supply, or renting to a local.	Tahoe Prosperity Center	The City is commiting to evaluating the feasibility of creating a vacancy tax as well as other local housing revenue mechanisms in Program 2-11.

Comment	Commenter	Response
Two related tools that were listed in the South Shore Action Plan and have had proven impact in other communities, but are not listed in this report, are inclusionary zoning and residential/commercial linkage policies. We recommend considering both of these types of policies, including in-lieu fees, for future development, to help ensure the RHNA numbers are met across the income spectrum.	Tahoe Prosperity Center	In response to this comment the City has revised Program 2-11 as follows: Program 2-11: Local Funding Source Feasibility Study and Linkage Program The City shall conduct a feasibility study to explore local funding options to support affordable housign projects and programs. Examples of options to pursue include vacancy tax, housing transfer tax, sales tax, transient occupancy tax, linkage fees, impact fees, inclusionary housing in-lieu fees, and housing investment or trust funds...
Under Student Housing - for whom is student housing intended?	Housing Element Workshop, February 7, 2022	Policy 2-5 supports LTCC planning and development of housing for students, faculty and employees. The LTCC 2020-2030 Campus Master Plan includes potential sites for residential student living and mixed residential living and LTCC has conducted more detailed analysis of options to finance the development of student and workforce housing in the "Due Diligence and Concept Development of P3 Opportunitites for Resdiential Student Living" (August 30, 2019).
I know the RHNA numbers are set, but are there more higher-income housing than lower-income units projected in the RHNA? Did you say higher income units were set because some of the higher income housing could be used as commercial? Or why is the higher income housing so much higher than the lower income housing?	Housing Element Workshop, February 7, 2022	The City recognizes that the numbers that the state provided in the above moderate category are higher than what we expected compared to the other categories. Through our data analysis and public outreach, we've heard to address a higher need for lower income housing than what the State addresses. Therefore, our sites inventory has a larger amount of units identified for lower income housing. Policies and programs included in the Housing Element are focused on creating more housing opportunities and housing units for very low, low and moderate-income residents.
Consider a vacancy tax to incentivize homeowners to rent long term	Housing Element Workshop, February 7, 2022	The City is commiting to evaluating the feasibility of creating a vacancy tax as well as other local housing revenue mechanisms in Program 2-11.
Why does the draft Housing Element state that code enforcement is not a constraint to housing? Code enforcement should be a higher priority. Address dilapidated properties to avoid overall effects on the community.	Housing Element Workshop, February 7, 2022	Housing Element Program 3.5 addresses continued enforcement of building, fire, health and zoning codes to improve the condition of existing housing stock.

Comment	Commenter	Response
Rehabilitation Programs need more focus on how they could be implemented.	Housing Element Workshop, February 7, 2022	The City has added more specifics per HCD comment to timing of this program. The City will explore the best ways to support housing rehabilitation as part of Program 3-1. In addition, the City has clarified the language in Program 3-1 as follows: "The City shall develop a housing rehabilitation program to serve city residents in order to incentivize improved housing conditions, harden homes against wildfire threats, and make energy efficiency upgrades while maintaining affordability."
Fair housing issues - landlord/tenanta mediation needed for issues with landlords charging illegal fees - e.g. related to credit check, issues with evictions. More efforts are needed to make sure renters are aware of their rights.	Housing Element Workshop, February 7, 2022	The City of South Lake Tahoe has created a Housing Issues Hotline to assist residents with landlord-tenant concerns. The Housing Issues Hotline is a phone number residents can call and get information, locate resources, request assistance, or potentially file a complaint regarding the condition of your rental unit. The City also provides inspection and compliance services to address substandard housing issues and provides resource references for tenants to address other concerns, including legal assistance. The City offers information on fair housing issues in Spanish at the planning counter as well. In response to this comment, the City has revised Program 5-1 to add one additional bullet as follows: "[The City will] continue the Housing Issues Hotline service to assist residents with substandard housing and fair housing concerns."
Would like the City to institute a rental housing inspection program for ALL rental housing. Another attendee agreed and said this program should be highest priority.	Housing Element Workshop, February 7, 2022	California Code of Regulations, Title 25, Article 5, Section 42 requires that properties with sixteen or more units have an on-site manager. In addition, the City conducts the Multi-family Inspection Program that requires an annual inspection of all properties with six or more units. The purpose of the inspection is to ensure compliance with building, fire, property maintenance and health and Safety Code requirements. In addition, Housing Element Program 3.5 addresses continued enforcement of building, fire, health and zoning codes to improve the condition of existing housing stock.
Address demographic trends in the community as future planning take place. School enrollment and number of registered voters in the City has been declining	Housing Element Workshop, February 7, 2022	School district enrollment data was added to the Housing Element as new Section 4.2.2.9. Information about voter registration in South Lake Tahoe was not readily available for inclusion in the Housing Element.

Comment	Commenter	Response
Partnerships with large employers to address how they can participate in solutions to housing being a barrier to attracting and retaining employees. Program ideas include: o Partnerships with property management companies to provide employers notification and first right of refusal as units become available. o Making first time homebuyer programs available to employees.	Housing Element Workshop, February 7, 2022	The commenter's suggestions have been added as examples of additional programs to pursue in Program 2-2.
Assistance to employees that initially need to rent when they move to town but ideally want to purchase a home for the long term.	Housing Element Workshop, February 7, 2022	The commenter's suggestions have been added as examples of additional programs to pursue in Program 2-2.
Renter displacement is a concern	Housing Element Workshop, February 7, 2022	The City agrees that the recent trend of increased renter displacement and homes are sold is a concern. The City has initiated the Lease to Locals program, which provides incentives to second homeowners to rent their home long term, in order to increase the availability of rental properties in the City.
Consider changing how VHRs are defined to longer than 30 days, possibly 6 months.	Housing Element Workshop, February 7, 2022	The current definition of a VHRs as the rental of a dwelling for a period of less than 30 consecutive calendar days stems from California Revenue and Taxation Code 7280 which allows the collection of transient occupancy tax on lodging rented for thirty days or less. If the definition of VHR includes rentals for longer than thirty days, transient occupancy tax would not be able to be collected on these lodging services. Transient Occupancy Tax revenues would not be available to administer an expanded VHR program. The City's focus is on providing incentives, through the Lease to Locals Program, to property owners that rent their properties for long term. These incentives are only available to owners that rent their home or a room in their home for at least one year.

Comment	Commenter	Response
Issue of mistmatch between median income and the cost of market-rate housing. What Housing Element programs work to create more affordable units?	Housing Element Workshop, February 7, 2022	Many programs in the draft Housing Element work together towards creation of affordable housing. Programs 1-1 and 1-4 direct the City to develop incentives for the development of new housing units. Programs 2-1 through 2-13 direct the City to support and reduce barriers to the development to housing specifically for low-income, moderate-income and workforce residents. Programs 3-1 through 3-10 focus on the preservation and rehabilitation of existing housing units and increasing the availability and affordability of these units.

Comment	Commenter	Response
People are afraid to report landlords who don't keep things up to code because they won't have a place to live	Housing Element Workshop, February 7, 2022	The City is sensitive to this concern that residents have when responding to housing condition complaints. In response to this comment the City has included the following text in the discussion of Fair Housing and Displacement Risk. As discussed in Section 4.2.6.2.3, complaints about poor home condition due to deferred maintenance or absentee landlords is one of the primary issues reports to El Dorado County Fair Housing. However, with the scarcity of affordable housing, some tenants may be hesitant to submit maintenance requests to their landlord or property manager for fear of retaliation, such as unjust eviction or rent increases. Lower-income renters are particularly at risk of displacement as a result of poor housing conditions if retaliation occurs, as there are limited alternative housing options. The City is aware of this concern residents may have and aims to proactively address substandard housing conditions through the Multi-Family Inspection Program, which will result in the City requiring maintenance by the homeowner rather than a request from the tenant. Additionally, the City has included Program 3-1 to provide rehabilitation assistance which will reduce barriers to maintenance and is intended to enable landlords and property managers to proactively address safety issues and reduce the burden on tenants to submit a request. Many Programs contained in the Housing Element are designed to address the shortage of affordable housing units in the City, which as the commentor noted, increases concerns of being displaced.
Enhanced fire safety policies, would that belong in the Housing Element?	Housing Element Workshop, February 7, 2022	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire.

Comment	Commenter	Response
Does the City have any control over setting the RHNA?	Housing Element Workshop, February 7, 2022	In response to this comment, the City has added a discussion of the RHNA process and how it is determined in Section 4.3.1.1.1, Survey of Available Land, of the Housing Element (page 4-109). The Housing Element now describes that the RHNA is set by the State and the City does not have input when the RHNA is set.
Program 2-6, Assist Nonprofit Housing Developers – *priority*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	Program 2-6 has been included in the Housing Element with an ongoing timeframe that is continuous.
Program 2-11 LOCAL FUNDING SOURCE FEASIBILITY STUDY AND LINKAGE PROGRAM – *LOVE, extra priority*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	Program 2-11 has been included in the Housing Element with a timeframe that calls for completion of the funding feasibility analysis by September 2022 and adoption of an ordinance by September 2023.
Rehabilitation/conservation – *like, prioritize this whole category* •» Program 3-4, Preserva. on and Acquisition of At-Risk Properties – *like, extra priority* •Program 3-5 PRESERVATION OF HOUSING CONDITIONS – *like* •Program 3-6 REPLACEMENT OF LOST UNITS FROM RESIDENTIAL DEMOLITIONS – *like, extra priority* •*Like all of these*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	These programs have been included in the Housing Element with ongoing timeframes that will be continuous.
Energy Conservation Opportunities – yes, prioritize all to help implement CAP and meet renewable energy resolution.	Gavin Feiger, Planning Commission Meeting, February 10, 2022	These programs have been included in the Housing Element with ongoing timeframes that will be continuous.
Program 6-1 GREEN BUILDING INCENTIVE PROGRAM – *include coverage free or discounted from City pool if available?*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	In response to this comment Program 6-1 has been revised as follows:: Program 6-1: Green Buidling Incentive Program The City shall continue to implement its Green Building Incentive Program that rewards developers for building green projects. <u>The City shall also evaluate opportunities to provide additional incentives for green building projects.</u>

Comment	Commenter	Response
POLICY 6-1 The City shall ensure that new construction meets Title 24 energy conservation requirements and shall retrofit older summer seasonal housing to be made suitable for year-round occupancy. – *include reference to Reach code for when it is finalized?*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	In response to this comment, Policy 6-1 has been revised as follows: Policy 6-1: The City shall ensure that new construction meets or exceeds Title 24 energy conservation requiremetns and shall require retrofits of older summer seasonal housing to be made suitable for year-round occupancy.
Missing Middle: Policy 2-5 states "The City recognizes that it will become difficult to attract employees if they cannot afford to purchase or rent housing in South Lake Tahoe. The City shall encourage and support programs and activities that create a robust local economy that provides residents with good paying employment and the means to purchase or rent housing in the city." *Not sure how the City can do this, but with all of the market-rate being approved, and seemingly that is the trend, need to directly assist renters. Like Program 2-7, but for renters. The community also seemed to ask for this based on the input and poll results Zach presented. If not a whole new program, maybe it could be added to 2-7, or somehow integrated with 2-11.*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	The City added a new Program 2-15 to address this comment as follows: "The City shall seek funding to establish a rental assistance program. The rental assistance program would provide financial assistance for initial rental deposits for lower-income households in South Lake Tahoe. Renters in the program would gradually repay the deposit to the City in installments as part of a pre-established payment plan."

Comment	Commenter	Response
Program 1-3, Parking Best Practices – *I would like to prioritize this, like the intent to allow more shared parking and flexible parking standards. I like the direction you went with the new residential design standards.* • Encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units. • Allowing housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements •*Like both of these, but what about getting rid of parking minimums for some projects like affordable housing or commercial in Town Centers? Also, straightforward parking exemption form/tool. Make TVAP parking policies City-wide, reduced or no parking minimums for bonus units or in bonus unit boundary areas.*	Gavin Feiger, Planning Commission Meeting, February 10, 2022	Parking standards are not an actual constraint on the development of housing. See revised text providing clarification on page 4-162. Text added: The City of South Lake Tahoe has developed parking standards with the intent to better align parking requirements with the actual needs of residents. The parking requirement for studio and one bedroom units has been reduced to one parking space and additional parking reductions can be approved for multi-family projects where the property owner assumed responsibility for parking management (City Code Section 6.85.030.6.c.xiii) to prevent environmental impacts associated with parking in non-paved areas and safety impacts associated with parking long term on public streets during snow removal operations. Deed restrictions placed on properties approved for reduced parking will allow for enforcement of parking management if necessary.
Program 2-2, Partnerships for Workforce Housing – I would like to prioritize this, but not as proposed. Its a good idea, but how is it implementing proposed Policy 2-7 (which states "The City shall encourage employers with a large seasonal workforce located in or near South Lake Tahoe to develop or acquire employee housing for their workers, especially the quantified objective to Facilitate the development of 40 workforce and seasonal housing units to facilitate housing mobility and reduce displacement due to overcrowding and overpayment"). The program only seems to be proposing a loan for first/deposit. Policy 2-7 is the same policy from 2014-2022 and the review for this update says the program has been successful but only points to 3 homes built in the whole 8 years and no direct link to workforce besides a mention of LTCC being a partner. Student housing provides a better example of what I'd like to see with Program 2-5 implementing Policy 2-8.	Gavin Feiger, Planning Commission Meeting, February 10, 2022	The City added more specific strategies or tools as options in Program 2-2 to address this comment: "Additional partnerships with large employers will be considered, such as: •Partnering with property management companies to provide employers notification and first right of refusal as units become available. •Making the homebuyer programs available to employees. •Providing financial assistance or other support to employees that initially need to rent upon relocation to the city." In addition, the City added a new Program 2-15 to seek funding to provide financial assistance to low-income renters in the city.

Comment	Commenter	Response
One other missing program - Inclusionary Zoning and/or requirements. As we approve all of these market-rate units, it would be great to get a few affordable units too. I just saw that Truckee is considering an exchange of STR permits for deed-restricted units. Their language is "Town Council also directed staff to develop a program that would incentivize the private sector to contribute to workforce housing by setting aside a limited pool of short-term rental registration certificates. Potentially, a developer could approach the town to propose deed restricting one or more housing units for workforce housing in exchange for the ability to access an agreed-to number of short-term rental certificates." While our STR situation is different here, I thought it was a creative approach to getting some affordable housing out the high-demand residential that is largely what is being proposed.	Gavin Feiger, Planning Commission Meeting, February 10, 2022	In response to this comment the City has revised Program 2-11 as follows: Program 2-11: Local Funding Source Feasibility Study and Linkage Program The City shall conduct a feasibility study to explore local funding options to support affordable housign projects and programs. Examples of options to pursue include vacancy tax, housing transfer tax, sales tax, transient occupancy tax, linkage fees, impact fees, inclusionary housing in-lieu fees, and housing investment or trust funds... Due to restrictions on VHRs in residential areas and multi-family units a program to allow them in exchange for deed restricting units would require voter approval to modify regulations of Measure T.
Potential for workshop around GP Annual Report to discuss implementation of Housing Element each year.	Gavin Feiger, Planning Commission Meeting, February 10, 20232	In response to this comment the following program has been added to the Housing Element: Program 1-8: The City shall annually conduct a public workshop or public meeting to discuss progress on housing programs and to solicit feedback.
Mobile home parks have high levels of poverty and poor conditions	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	Comment included in the record. To respond to this comment, the City has revised Program 3-10 to add a new bullet as follows: "Work with HCD Mobilehome and Special Occupancy Parks Program to gather and maintain data on resident complaints, inspections and code violations."
Housing Element plans haven’t come to fruition	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	Comment included in the record.

Comment	Commenter	Response
Multi-family projects being subdivided as condominiums and becoming VHRs	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	VHRs are prohibited in non-commercially zoned areas, but are allowed in commercially zoned areas which have been identified as appropriate for lodging and short term rentals through voter approval of Measure T.
TRPA policy needs to follow state law	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	The Housing Element analysis acknowledges that some TRPA regulations are a barrier to the development of affordable housing. The City has included Program 2-8 in the Housing Element directing continued efforts to advocate for changes to TRPA regulations that would reduce these barriers.
Enforcement of formerly permitted VHRs, especially in multi-family properties, is needed	Ed Mosur (public comment), Planning Commission Meeting, February 10, 2022	In response to this comment, Program 3-7 has been revised as follows: Program 3-7 MONITORING IMPACTS OF VACATION HOME RENTALS ON LONG-TERM RENTAL SUPPLY South Lake Tahoe voters approved Measure T in late 2018 to prohibit vacation home rentals in many areas of the city where they were previously allowed. Full implementation of Measure T began in 2021 when all existing vacation home rental permits in residential areas expired. The City <u>shall continue enforcement of Measure T regulations and</u> will monitor the effects of limiting vacation home rentals during the course of the Housing Element planning period as the impacts unfold after 2021. The City will report to the City Council on any identifiable impacts to the supply and cost of long-term rental housing by the end of 2023.
Acquiescence to realtors a big part of problem	Ed Mosur (public comment), Planning Commission	Comment included in the record.

Comment	Commenter	Response
Sites Inventory – Are low-income sites all high density multi-family?	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	The areas where lower income sites are identified are areas of the community with zones that allow for higher density development, which is more financially feasible for affordable housing development. HCD's Housing Element Site Inventory Guidebook (Memorandum dated June 10, 2020) identifies that zoning appropriate to accommodate low- and very low- income RHNA for must allow for a density of at least 20 units per acre and parcel size should be between 0.5 acre and 10 acres for affordable housing projects to be financially feasible.
Incentives for developers on high density parcels. Increased density or available coverage.	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	Mixed use and housing projects are incentivized in Town Centers through increased allowable land coverage and increased density. The City also provides incentives that allow affordable housing developers to obtain residential allocations, RUUs and land coverage rights from the City. Program 1-4 directs the City to provide more information regarding available incentives and Program 1-1 directs the City to continue to create incentives for mixed use and housing projects.
Tiny Homes and ADUs considered affordable housing stock?	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	Pursuant to Government Code section 65400, an ADU or a tiny home may be used to meet either the lower-income or moderate-income RHNA if it meets the following criteria: 1.The unit meets the State's definition of a housing unit. A housing unit is "a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall." 2.The unit is reported to the California Department of Finance upon development. 3.The unit is assigned a price that fits within the HCD income limits for El Dorado County for either lower-income housing or moderate-income housing.

Comment	Commenter	Response
Since Tax map doesn't show inequality that really exists does that affect the City's ability to obtain funding?	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	In response to this comment, the following Program has been added to the Housing Element: Program 2-14: The City shall participate in state processes to provide input on the TCAC Opportunity Areas mapping with the goal of improving the mapping accuracy in identifying low, moderate and high opportunity areas.
Public transit is not discussed in Housing Element – Housing and Transit are tied together.	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	Public transit, and associated mobility opportunities, are discussed in Section 4.2.6.2.2 of the Assessment of Fair Housing. Additionally, the City has included an action in Program 5-1 to meet biannually with the Tahoe Transportation District to assess if any new and unmet transit needs have developed and, if so, will provide assistance in applying for state and federal funding for expanded services. In response to this comment, the City has expanded Program 5-1 to include the following text regarding transit accessibility: <u>The City shall ensure that projects needed to develop infrastructure improvements to support housing and residents without vehicles will continue to be included in the City's Capital Improvement Plan.</u>
Potential for program to address illegal VHR code enforcement	Natalia Wieczorek, Planning Commission Meeting, February 10, 2022	In response to this comment, Program 3-7 has been revised as follows: Program 3-7 MONITORING IMPACTS OF VACATION HOME RENTALS ON LONG-TERM RENTAL SUPPLY South Lake Tahoe voters approved Measure T in late 2018 to prohibit vacation home rentals in many areas of the city where they were previously allowed. Full implementation of Measure T began in 2021 when all existing vacation home rental permits in residential areas expired. The City <u>shall continue enforcement of Measure T regulations and</u> will monitor the effects of limiting vacation home rentals during the course of the Housing Element planning period as the impacts unfold after 2021. The City will report to the City Council on any identifiable impacts to the supply and cost of long-term rental housing by the end of 2023.

Comment	Commenter	Response
Fire safety should be addressed or referenced to the Safety Element in the Housing Element	Keith Roberts, Planning Commission Meeting, February 10, 2022	In response to this and other comments regarding fire safety the City has included the following new policy in the Housing Element: Policy 3-8: City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire.
City involvement in TRPA Working Group	Natalie Yanish, Contractor's Association of Truckee Tahoe (public comment), Planning Commission Meeting, February 10, 2022	In response to this comment the following revision to Program 2-8 has been made: If not already addressed ~~in the 2012 TRPA Regional Plan update and~~ through the Tourist Core Area Plan, the City shall continue to advocate~~recommend~~ for ~~that TRPA make the following~~ changes to TRPA regulations in order to reduce restrictions on affordable, workforce, and mixed-use housing developments. The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance the following changes to TRPA regulations: ...
Incentives to builders to address housing needs are appreciated due to the cost of building in Tahoe	Natalie Yanish, Contractor's Association of Truckee Tahoe (public comment), Planning Commission Meeting, February 10, 2022	Mixed use and housing projects are incentivized in Town Centers through increased allowable land coverage and increased density. The City also provides incentives that allow affordable housing developers to obtain residential allocations, RUUs and land coverage rights from the City. Program 1-4 directs the City to provide more information regarding available incentives and Program 1-1 directs the City to continue to create incentives for mixed use and housing projects.
CATT is resource to provide technical advice on remodeling and upgrading existing housing	Natalie Yanish, Contractor's Association of Truckee Tahoe (public comment), Planning Commission Meeting, February 10, 2022	Comment included in the record.

Comment	Commenter	Response
There are many different types housing units being constructed. Sugar Pine Village as large scale with property management and ADUs as small scale examples. Each unit counts.	Natalie Yanish, Contractor's Association of Truckee Tahoe (public comment), Planning Commission Meeting, February 10, 2022	Comment included in the record.

PART II

CITY OF SOUTH LAKE TAHOE

HOUSING ELEMENT POLICY DOCUMENT

TABLE OF CONTENTS

INTRODUCTION **HE-1**
NEW CONSTRUCTION **HE-2**
GOAL HE-1 ..... HE-2
AFFORDABLE HOUSING **HE-7**
GOAL HE-2 ..... HE-7
REHABILITATION/CONSERVATION **HE-16**
GOAL HE-3 ..... HE-16
SPECIAL-NEEDS HOUSING **HE-22**
GOAL HE-4 ..... HE-23
EQUAL OPPORTUNITY HOUSING AND DISCRIMINATION PREVENTION **HE-26**
GOAL HE-5 ..... HE-26
ENERGY CONSERVATION OPPORTUNITIES **HE-29**
GOAL HE-6 ..... HE-29
NEIGHBORHOOD PRESERVATION **HE-31**
GOAL HE-7 ..... HE-31
QUANTIFIED OBJECTIVES **HE-32**

LIST OF TABLES

TABLE HE-1 SUMMARY OF QUANTIFIED OBJECTIVES HE-32
TABLE HE-2: IMPLEMENTATION TRACKING MATRIX HE-33

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Introduction

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes seven goal statements. Under each goal statement, the element sets out policies that amplify each goal statement. Implementation programs are listed at the end of the corresponding group of policies and briefly describe the proposed action, the City departments with primary responsibility for carrying out the program, the funding source, the time frame for accomplishing the program, and for some programs, the quantified housing objectives associated with that program.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

Goal: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: Specific statement guiding action and implying clear commitment.

Implementation Program: An action, procedure, program, or technique that carries out a policy. Specifies primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the fiscal year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on City staffing and budgetary considerations.

Quantified Objective: The number of housing units that the City expects to be constructed, conserved, or rehabilitated, or the number of households the City expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over a five-year time frame.

The following list shows the definition of housing income limits as they are applied to housing units in South Lake Tahoe.

- **Extremely Low-Income Housing:** Affordable to households whose combined income is equal to or less than 30 percent of the median income for El Dorado County.
- **Very Low-Income Housing**: Affordable to households whose combined income is between 31 percent and 50 percent of the county median income.
- **Low-Income Housing**: Affordable to a household whose combined income is between 51 percent and 80 percent of the county median income.

- **Moderate-Income Housing**: Affordable to a household whose combined income is between 81 percent and 120 percent of the county median income.
- **Above Moderate-Income Housing:** Affordable to a household whose combined income is above 120 percent of the county median income.
- **Workforce Housing:** For South Lake Tahoe, workforce housing is intended to meet the needs of working family households earning between 60 and 180 percent of the median-household income.

New Construction

New construction in South Lake Tahoe is limited by the Tahoe Regional Planning Agency's (TRPA's) residential allocation system, which regulates the number of new housing units that can be within the Tahoe Basin. In the 2021-2022 distribution cycle, the City received 66 residential allocations (33 allocations per year) for distribution within the city limits. Consistent with adopted policy, 1/3 of the allocations are reserved for multi-family development while 2/3 are reserved for single-family development. 55 allocations remain in the Town Center pool to incentivize residential development in Town Centers and close to transit. While TRPA's growth-control mechanisms act as a constraint on the production of new housing, they are the foundation of the Regional Plan. TRPA and the local governments in the region have worked together in recent years to address housing-related constraints. The City strives to find environmentally appropriate solutions to its housing problems.

Goal HE-1	To increase housing opportunities for South Lake Tahoe residents of all economic levels.

POLICIES

Policy 1-1 The City shall adopt programs, ordinances, incentives, land use plans, and other regulatory mechanisms that provide opportunities for the private sector to address the housing needs of citizens of all economic levels.

Policy 1-2 The City shall work with TRPA to expeditiously process residential development proposals that conform to the City's Housing Element policies.

Policy 1-3 The City shall work with the California Department of Housing and Community Development, the California Legislature, and through other appropriate legal means to remove unreasonable barriers to the implementation of the goals, policies, and programs of the City's Housing Element and to maintain consistency with state law.

Policy 1-4 The City shall encourage the consolidation of parcels to facilitate more effective multifamily residential development.

Policy 1-5 The City shall encourage development that reuses infrastructure associated with existing underutilized sites to help developers benefit from "grandfathered" excess land coverage, existing sewer units, air quality mitigation fee reductions, and other benefits associated with the redevelopment of existing lots.

Policy 1-6 The City shall encourage the production of housing as part of mixed-use projects in commercial nodes, in Town Centers, in Regional Centers, and in any other high-density.

Policy 1-7 The City shall direct high-density residential development to sites within walking distance of public transit and services. The City shall consider minimum density requirements in these areas.

Policy 1-8 The City shall support the establishment of Pedestrian and Transit-Oriented Development districts in which developers of mixed-use and high-density residential developments shall receive incentives (i.e., increased density, height, commercial floor area, residential allocations, and the ability to subdivide into condominiums).

Policy 1-9 The City shall support the efforts of the California Tahoe Conservancy in the Tahoe Livable Communities program to remove blighted properties and repurpose associated development commodities. The City shall encourage the use of residential commodities for affordable housing located in or near Town Centers.

Policy 1-10 The City shall actively seek opportunities to obtain federal, state, and local funding for affordable housing and community development and implementation of General Plan policies and programs to support housing affordability, community development and safety.

PROGRAMS

Program 1-1 MIXED-USE DEVELOPMENT

The City shall continue to create incentives (i.e., alternative parking requirements, streamlined permitting) to encourage production of housing in areas where residential use is appropriate to the setting and where mixed-use projects could address job and housing needs. Incentives have been included in the Tourist Core Area Plan and Tahoe Valley Area Plan as well as for affordable residential development throughout the City. The City provides information regarding the incentives at City Planning Division offices and on the City's website.

Responsible Party:	Planning Division
Funding:	Staff time, general fund
Time Frame:	Make initial website updates by 2023 and review opportunities for additional incentives annually after that
Quantified Objective:	Encourage the construction of 50 units in Town Centers to facilitate housing mobility opportunities.

Program 1-2 DEVELOPMENT OF SUBSTANDARD/UNDERUTILIZED SITES

The City will provide information on substandard or underutilized parcels as part of the City's online GIS database. The City will update the database annually.

Responsible Party:	Planning Division
Funding	Staff time, general fund
Time Frame:	By September 2023 and annually after that
Quantified Objective:	Support rehabilitation efforts for at least 4 substandard or underutilized parcels to encourage place-based revitalization, particularly in low resource areas.

Program 1-3 PARKING BEST PRACTICES

The City shall continue to research best practices for parking standards and continue to allow more flexible parking standards and shared parking for mixed-use and other housing projects. The City's objective Residential Development and Design Standards allow parking requirement reductions for studio and one bedroom units and multi-family projects that commit to parking management measures. The City will continue to strive to balance requests for parking requirement reductions to encourage housing development with environmental and safety impacts associated with a lack of sufficient parking. Additional updates to parking standards could include one or more of the following practices:

- Encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units.
- Allowing housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements.

Responsible Party:	Planning Division
Funding	Staff time, general fund
Time Frame:	Ongoing, as projects are processed through the Planning Division.

Program 1-4 USING LOCAL INCENTIVES

The City shall work with affordable, workforce, and other multifamily housing proponents to direct them to Community Plan or Area Plan areas where incentives are already in place to allow for the additional coverage that could enable achievement of the densities necessary to make a project "pencil out." Increased densities would allow for a larger stock of affordable housing to prevent displacement risk for residents. The City shall produce an informational handout and have one, central hub on the City website that describes all of the City-offered incentives for multifamily and affordable housing for extremely low-, very low-, and low-income households, including bonus units, land coverage within Community Plans, and/or density bonuses in addition to incentives and options offered by TRPA. The handout will briefly summarize the local incentives and provide links to the City's website. The information will be available on the City's website and also at the City Planning Division offices.

In addition, the City will continue to work with TRPA and other Tahoe Basin agencies as part of Program 2-8 toward amending Basin-wide regulations to allow the City to offer density bonuses and other allowances consistent with the state density bonus law (Government Code Section 65915, et seq.). This will be added to the City's workplan to coordinate with TRPA. The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance these changes to TRPA regulations.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Create informational handout and website updates by 2023. Conduct outreach to local developers at least annually. Add this program to the City's efforts to work with TRPA by September 2022. See Program 2-8 for timing objectives regarding Basin-wide regulation amendments.
Quantified Objective:	Incentivize the development of 15 lower-income units to reduce displacement risk; targeting development in the area east of Ski Run Blvd.

Program 1-5 CLARIFYING THE DEVELOPMENT PROCESS

The City shall continue to provide information on the City's website to clarify the development process for developers/builders who are looking to construct housing in South Lake Tahoe and are unfamiliar with the process.

Responsible Party:	Planning Division and Building Division
Funding:	Staff time, general fund
Time Frame:	Ongoing, updated as needed.

Program 1-6 CLARIFY HOW RESIDENTIAL-CARE FACILITIES ARE ALLOWED UNDER STATE LAW

The City will work with TRPA to amend the City and TRPA zoning regulations to specify that residential care facilities (group homes) of all sizes are allowed by right in all residential districts when TRPA and City next amend the Residential Plan Area Statements. This will be added to the City's workplan to coordinate with TRPA.

Responsible Party:	Planning Division
Funding:	Staff time, general fund
Time Frame:	If possible, within the TRPA regulatory framework, the City will make amendments to City regulations by 2023. The City will work with TRPA with a goal of amendments to TRPA regulations by 2025. Add this program to the City's efforts to work with TRPA by September 2022. See Program 2-8 for timing objectives regarding Basin-wide regulation amendments.

Program 1-7 SMALL LOT CONSOLIDATION

To ensure that there is a sufficient supply of multifamily zoned land to meet the City's Regional Housing Needs Allocation (RHNA), the City will continue to encourage lot consolidations to combine small residential lots into larger developable lots by proactively reaching out to local developers (as part of Program 1-4) and meeting with local developers to discuss development opportunities and advertise incentives for lot consolidation to accommodate affordable housing units and making applicants aware of these opportunities at the planning counter. In addition, the City will continue to allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following local incentives on a project-by-project basis given property owners' and developers' needs:

- Continue to discuss consolidation opportunities with property owners of adjacent parcels identified in Appendix A. This incentive is currently in place.
- Implement a process to guide property owners through the lot consolidation (lot line adjustment) application process, and waive the fee for this particular entitlement when the resulting project includes deed-restricted affordable units.
- Continue to assist property owners in identifying and applying for financial resources for projects which incorporate affordable units. This incentive is currently in place.

Responsible Party:	Planning Division, Housing Division and Public Works Department
Funding:	Staff time, general fund
Time Frame:	Establish program to guide property owners through the lot consolidation process and waive the fee for designated affordable units by September 2023, and then implement the program as applicants come forward. Reach out to local developers annually as part of Program 1-4.
Quantified Objective:	Encourage lot consolidation to support the development of 50 affordable housing units to facilitate housing mobility, prioritizing lots in near Town Centers.

Program 1-8 HOUSING ELEMENT IMPLEMENTATION PROGRESS

The City shall annually conduct a public workshop or public meeting to discuss progress on housing programs and to solicit feedback.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Meet annually as part of the development of the Housing Element Annual Report to HCD.

Affordable Housing

There is a general disparity between wages and the cost of housing in South Lake Tahoe. Many of the city's year-round residents who live and work in the city find it difficult to afford housing. While the city's year-round population is growing slowly, the city continues to be a popular resort destination and tourist-based employment continues to expand. Low-wage service industry jobs create a need for affordable[1] low-income housing. Middle-income residents also experience difficulty affording safe and decent housing.

The shortage of affordable housing is an issue facing many communities in California and throughout the nation, especially resort communities with high-end real estate and low-paying jobs. There is no single best strategy for providing affordable housing in resort locations. Cities can address the problem with a mix of incentives and restrictions. Unlike other communities, South Lake Tahoe's ability to provide incentives for affordable housing, such as additional height and land coverage, and reduction of TRPA mitigation fees, is limited by TRPA regulations. The City and TRPA have addressed some of these issues through changes to TRPA regulations for certain housing types like accessory dwelling units (ADUs) and increases in ways development commodities can be received, in particular for affordable projects. The City can continue to address the affordable housing shortage through the creative use of funds, development of new partnerships with both the public and private sectors, and by working with TRPA on recommendations for changes to TRPA housing regulations and policies.

Goal HE-2	To encourage construction and maintenance of affordable and workforce housing in South Lake Tahoe.

POLICIES

Policy 2-1 The City shall ensure a stable community by helping tenants to become homeowners and preserving the ability for residents to afford housing in the community where they grew up.

Policy 2-2 The City shall enable opportunities for deed-restricted affordable housing ownership to ensure long-term affordability.

Policy 2-3 The City shall encourage a range of housing options so that people who work in South Lake Tahoe can choose to live in the city.

Policy 2-4 The City shall inform and educate the public regarding the myths and realities of multifamily housing and affordable housing.

[1] Under state and federal statutes, "affordable housing" is defined as housing that costs no more than 30 percent of gross household income. The California Department of Housing and Community Development's (HCD) definition of affordable housing applies to housing for moderate-income households and below. TRPA's definition of "affordable housing" includes the state and federal definition but refers exclusively to deed-restricted housing for lower-income households (income not in excess of 80 percent of the county's median income) and very low-income households (income not in excess of 50 percent of the county's median income). In general, this section uses HCD's definition of "affordable housing;" however, when discussing TRPA-related programs, "affordable housing" is based on TRPA's definition.

Policy 2-5 The City recognizes that it will become difficult to attract employees if they cannot afford to purchase or rent housing in South Lake Tahoe. The City shall encourage and support programs and activities that create a robust local economy that provides residents with good paying employment and the means to purchase or rent housing in the city.

Policy 2-6 The City shall ensure that deed-restricted affordable housing is created using attractive, long-lasting, low-maintenance materials.

Policy 2-7 The City shall encourage employers with a large seasonal workforce located in or near South Lake Tahoe to develop or acquire employee housing for their workers.

Policy 2-8 The City shall support the efforts of the Lake Tahoe Community College in planning for and developing affordable student, faculty, and employee housing on campus.

Policy 2-9 The City shall strive to provide housing opportunities that are affordable for workers earning between 60 and 180 percent of the area median income. The City recognizes that police and fire personnel, schoolteachers, nurses, and other public service employees are an essential component of the local workforce.

Policy 2-10 The City shall ensure that deed restrictions placed on affordable housing are monitored and enforced.

PROGRAMS

Program 2-1 PURSUE STATE AND FEDERAL FUNDS

To support the creation of quality, affordable housing options for extremely low-, very low-, low-, and moderate-income households, the City shall continue to seek and pursue grant opportunities for state and federal funds, when appropriate and feasible. The City will prioritize use of these funds to encourage construction of lower- and moderate-income housing in Town Centers near services and amenities or integrate lower- and moderate-income housing into neighborhoods determined to be Racially or Concentrated Areas of Affluence (RCAA).

Responsible Party:	Housing Division
Funding:	Section 202 funds, state and federal tax credits, Community Development Block Grant (CDBG) funds, CalHome funds, HOME funds, Permanent Local Housing Allocation (PLHA), Affordable Housing Sustainable Communities (AHSC), Infill Infrastructure Grant (IIG)
Time Frame:	By September 2023 and every year thereafter

Program 2-2 PARTNERSHIPS FOR WORKFORCE HOUSING

The City shall continue to work with larger employers in South Lake Tahoe (e.g., Barton Hospital, Lake Tahoe Community College, Lake Tahoe Unified School District, and resorts), St. Joseph Community Land Trust, and other organizations to develop new affordable housing opportunities for employees through public-private partnerships between the employers, developers, and local government, prioritizing sites close to employment centers. The City will work with the larger employers on a pilot program to develop a model policy for employers to provide first month's rent and rental deposit, which would be re-paid through payroll deduction, to remove barriers to access for lower- and moderate-income households and thus promote housing mobility. Outreach efforts will be made with employers to provide education and to gather information to help create the program. The City will establish the guidelines for the policy that each employer would comply with to standardize how the employer, landlords and employee/tenant would enter into an agreement. The City will also recruit employers to participate once the policy is established.

Additional partnerships with large employers will be considered, such as:

- Partnering with property management companies to provide employers notification and first right of refusal as units become available.
- Making the homebuyer programs available to employees.
- Providing financial assistance or other support to employees that initially need to rent upon relocation to the city.

Responsible Party:	Housing Division
Funding:	Staff time, general fund, housing funding sources identified through Program 2-12
Time Frame:	Ongoing and establish model policy to implement pilot program by 2024.
Quantified Objective:	Facilitate the development of 40 workforce and seasonal housing units to facilitate housing mobility and reduce displacement due to overcrowding and overpayment.

Program 2-3 INTER-JURISDICTIONAL COOPERATION FOR HOUSING

The City shall continue to meet with surrounding jurisdictions in the Tahoe Basin, TRPA, and other organizations to discuss housing issues and develop cooperative strategies that address identified housing needs. This shall include meeting regularly with regional groups and other specific efforts. The outcomes of these future meetings should build regional capacity to identify State and regional grant opportunities and inform the City's future Housing Element policies and programs.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Attend meetings quarterly and report back to the City Council on potential actions the City can take to follow up on the meetings

Program 2-4 ANALYSIS OF STATE LANDS

The City shall continue discussing the potential for developing quality workforce and affordable housing on non-environmentally sensitive lands owned by the California Tahoe Conservancy (CTC), through the Tahoe Livable Communities program, and other state and federal agencies as opportunities arise. The City shall meet with CTC on a regular basis to discuss opportunities for land transfers or partnerships to develop quality workforce and affordable housing. The City shall ensure that important natural resources are protected and only pursue surplus lands that these agencies have determined do not have a clear and compatible conservation or recreation purpose consistent with agency goals. The City shall also coordinate housing efforts with local, regional, and statewide fire safety and transit efforts to ensure housing is safe and accessible.

Responsible Party:	Planning Division and Housing Division
Funding	Staff time, General fund
Time Frame:	Assess opportunities at least annually and meet with CTC quarterly to encourage property ownership exchanges.
Quantified Objective:	300 workforce housing (including TRPA-defined achievable) units to reduce displacement risk for lower- and moderate-income households

Program 2-5 STUDENT AND FACULTY HOUSING

In support of the Lake Tahoe Community College (LTCC) opportunities study regarding development of student and faculty housing, the City shall continue to provide assistance to the Lake Tahoe Community College (LTCC) to examine the need for, and feasibility of, developing student and faculty housing. The City shall help identify opportunities to overcome the barriers to permanent student and faculty housing identified in the study. The City will continue to work with LTCC to monitor housing conditions on properties used to house students.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Work together on an ongoing basis, hold meetings at least annually

Program 2-6 ASSIST NONPROFIT HOUSING DEVELOPERS

The City shall provide technical and financial support (when feasible) to local, regional, and statewide not-for-profit housing sponsors that facilitate the creation of affordable housing, prioritizing projects that locate affordable housing in Town Centers near services and amenities or integrate affordable housing into affluent neighborhoods. Such support can include the donation of City-owned sites, the use of existing City housing programs for project clients when appropriate, the prompt processing of needed applications, and the preparation of funding applications.

Responsible Party:	Housing Division
Funding:	Staff time, surplus property, housing funding sources identified through Program 2-12
Time Frame:	Ongoing, as projects are processed through the Planning Division. Contact developers annually to inform them of City assistance options.
Quantified Objective:	Support the development of 50 lower-and moderate-income units to prevent displacement.

Program 2-7 HOMEBUYER ASSISTANCE PROGRAM ADMINISTRATION PARTNERING

The City has initiated discussions with other agencies and organizations that may be able to take on the administration of a first-time homebuyer and/or moderate income homebuyer program for residents of the city. The City released a Request for Proposals in March 2022 for partnership with an external consultant to administer a moderate-income homebuyer program, and the City will initiate solicitation and contracting with other agencies and organizations to assist the City in administering the program.

Responsible Party:	Housing Division
Funding:	PLHA funds, staff time, general fund, housing funding sources identified through Program 2-12
Time Frame:	Establish program by September 2023 and ongoing
Quantified Objective:	Assist 10 eligible households locate potential homeownership opportunities to reduce displacement risk and facilitate mobility throughout the community.

Program 2-8 MITIGATION OF TRPA REGULATIONS

The City shall continue to advocate for changes to TRPA regulations in order to reduce restrictions on affordable, workforce, and mixed-use housing developments. The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance the following changes to TRPA regulations:

- Allow the City to offer density bonuses and other allowances consistent with the state density bonus law (Government Code Section 65915, et seq.). This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 1-4.

- Specify that residential care facilities (group homes) of all sizes are allowed by right in all residential districts. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 1-6.

- Provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing as feasible in accordance with State law. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 4-1.

- Amend definitions to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 4-2.

- Enable mixed-use projects with an affordable multifamily housing component to be developed at maximum allowable density as if a standalone project rather than reducing the number of units that can be developed according to the ratio of the project area devoted to housing in all areas where mixed-use projects are permitted.

- Increase allowed maximum residential density in zones that currently allow eight dwelling units per acre to allow 15 dwelling units per acre.

- Accessory Dwelling Units and Junior Accessory Dwelling Units

  - Facilitate development of ADUs by reducing fees for ADUs.

  - Allow bonus units to be used for ADU development without restriction on affordability.

  - Allow conversion of existing space to an ADU (e.g., JADU or existing approved accessory living facility over a garage) and exempt this type of unit from requiring an allocation, Potential Residential Units of Use, or bonus units.

- To clarify that transitional and supportive housing are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow residential development, add definitions of transitional and supportive housing to Chapter 21 of the TRPA Code of Ordinances. These uses shall be allowed in the same way and subject to the same restrictions that apply to other residential uses of the same type in the same zone. The definitions will be included as defined in Government Code Sections 65582(g), (i), and (j). In addition, per Assembly Bill (AB) 2162, the law requires that supportive housing be allowed without discretionary review in areas zoned for residential use in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily uses. This will be added to the City's workplan to coordinate with TRPA.

- To clarify that emergency shelters are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow Social Service Organization uses, add a definition of emergency shelter to Chapter 21 of the TRPA Code of Ordinances. Per AB 101, California law requires that low-barrier navigation centers for the homeless be allowed without discretionary

review in areas zoned for mixed-use and nonresidential zones permitting multifamily uses. This will be added to the City's workplan to coordinate with TRPA.

Responsible Party: Planning Division
Funding: Staff time, general fund
Time Frame: Meet with TRPA staff at least annually to work on the items in this program with the goal of achieving some of them every year during the planning period. In addition, meet with the Housing & Community Revitalization Working Group quarterly and the TRPA Governing Board and the TRPA Advisory Planning Commission monthly to advance the components of this program.

Program 2-9 PUBLIC EDUCATION

The City shall continue to provide information that describes the myths and realities of multifamily and affordable housing development. This will include promoting ADUs as a housing option in the city. The City will also continue to publicize programs, such as energy-efficiency programs and state and federal funding programs currently available to South Lake Tahoe residents. Information is available on the City's website and, when needed, the City makes the presentation/slide show on myths and realities of multifamily and affordable housing development available to housing advocates and to developers involved in local affordable housing projects. The City shall continue to encourage local housing advocates to make presentations to local builders and developers, Chamber of Commerce, civic groups, and the local community. Additionally, the City shall publicize the Affordable Housing Resources page of the City's website as a source of information on housing programs, in addition to providing information in response to inquiries via phone, email, and at the Permit Center.

Responsible Party: Planning Division and Housing Division
Funding: Staff time, general fund
Time Frame: Ongoing

Program 2-10 MOVEABLE TINY HOMES

The City will consider City Code amendments to allow tiny homes on wheels/on a chassis and work with TRPA to provide this type of housing as an option in residential areas of the City.

Responsible Party: Planning Division, Building Division and Housing Division
Funding: Staff time, general fund
Time Frame: 2022

Program 2-11 LOCAL FUNDING SOURCE FEASIBILITY STUDY AND LINKAGE PROGRAM

The City shall conduct a feasibility study to explore local funding options to support affordable housing projects and programs. The City released a Request for Proposals in March 2022 for partnership with an external consultant to conduct this feasibility study, and the City will initiate solicitation and contracting with other agencies and organizations to assist the City in conducting this study. Examples of options to pursue include vacancy tax, housing transfer tax, sales tax, transient occupancy tax, linkage fees, impact fees, inclusionary housing in-lieu fees, and housing investment or trust funds. In addition, the City shall analyze thresholds of significance, standards, and criteria for a linkage program, which would connect new development to the housing demand that it creates. The City shall consider a linkage program ordinance that would require development to mitigate housing impacts. Revenues collected for the ordinance shall be placed in a housing fund to provide housing and associated childcare for the South Lake Tahoe workforce.. Based on the results and recommendations from the study, the City will choose one or more implementation measures which may include one of the following options below::

- Developers build affordable workforce housing units.
- Developers contribute land for the production of affordable and/or workforce housing.
- Developers pay an in-lieu of fee into the housing trust fund to help finance the production of affordable and/or workforce housing.
- The City will consider offering incentives to developers participating in the program.

Responsible Party:	Planning Division and Housing Division
Funding:	Regional Early Action Planning (REAP) grant, staff time, general fund
Time Frame:	Complete feasibility study in September 2022; Adopt linkage ordinance by September 2023
Quantified Objective:	Encourage housing mobility and reduce displacement risk by facilitating the development of 20 units, as needed, linked with new demand.

Program 2-12 INTER-AGENCY HOUSING PROGRAM COORDINATION

The City shall work with housing providers, managers, and non-profits to build capacity to administer and monitor affordable housing programs. These efforts should include:

- Identify the primary management organization or person that would lead administration of programs. Identifying funding to support this work.
- Consider contracting with additional organizations to provide housing services and information for special-needs groups within the City.

- Meet with organizations to identify sites for affordable housing and provide technical assistance, when requested, in identifying funding to subsidize units.

- Conduct outreach to local housing developers annually to advertise sites identified for affordable housing.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund, grants
Time Frame:	Identify primary management organization or person by 2024. Attend meetings quarterly. Conduct outreach to housing developers annually once sites are identified.

Program 2-13 STREAMLINE AFFORDABLE HOUSING

The City has updated its zoning regulations to comply with Senate Bill 35 to streamline affordable housing development. The City will continue to implement and advertise streamlined ministerial review for housing projects in compliance with objective development and design standards.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Ongoing

Program 2-14 TAX CREDIT ALLOCATION MAP PROCESS

The City shall participate in state processes to provide input on the TCAC Opportunity Areas mapping with the goal of improving the mapping accuracy in identifying low, moderate and high opportunity areas.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Contact the State annually to discuss revisions to TCAC methodology and mapping to align with local characteristics.

Program 2-15 RENTAL ASSISTANCE PROGRAM

The City shall seek funding to establish a rental assistance program. The rental assistance program would provide financial assistance for initial rental deposits for lower-income households in South Lake Tahoe. Renters in the program would gradually repay the deposit to the City in installments as part of a pre-established payment plan.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund, grants
Time Frame:	Pursue program funding by September 2023. If funds are secured and allocated by the City Council, establish this program by September 2024 and then administration will be ongoing

Rehabilitation/Conservation

While it is important to encourage the development of new affordable housing, reinvestment in the existing supply of housing is equally important. A large percentage of the city's existing housing stock needs some form of rehabilitation. Based on findings from the 2019 Housing Conditions Survey, almost five percent, or 200 units, of the properties that were surveyed (a total of 4,009) needed rehabilitation. Three-quarters of all properties identified for rehabilitation needed minor repairs. The most common problem found during the survey was cracked driveways or driveways needing major repairs, primarily due to the harsh winter conditions which can accelerate driveway erosion.

Goal HE-3	To preserve and enhance the existing supply of housing.

POLICIES

Policy 3-1 The City shall encourage private reinvestment in residential neighborhoods and private rehabilitation of housing.

Policy 3-2 The City shall continue to ensure that housing in the city is decent, safe, and sanitary for its occupants.

Policy 3-3 The City shall support good property management practices, long-term maintenance, and improvement of existing housing through follow-up to complaints left on the Housing Issues Hotline and code enforcement activities.

Policy 3-4 The City shall take all reasonable steps to ensure that proposed redevelopment, mobile home park closures, or subdivisions do not result in the displacement of persons of low and moderate incomes. In the case of displacement, project applicants shall be required to relocate low- and moderate-income tenants and/or replace the lost low- and moderate-income housing units.

Policy 3-5 The City shall consider the feasibility of converting substandard mobile home parks and motels to higher-density affordable housing and/or mixed-use developments when such conversions could create additional affordable housing opportunities.

Policy 3-6 The City shall continue inspection programs for multifamily projects with more than six units and motels providing long-term (30 days or longer) occupancies. The purpose of these programs is to identify substandard units, fulfilling housing needs and to provide for the rehabilitation of units that do not meet minimum building, housing, property maintenance code standards, and city-wide design standards, or are not safe to occupy.

Policy 3-7 The City shall incentivize the reuse of existing housing stock for long-term rentals to increase rental options in the city for residents and the local workforce. A grant program will be pursued to fund a long-term rental incentives program.

Policy 3-8 City shall implement actions identified in Safety Element policies HS-2.1 through HS-2.8 for all housing development in the City in order to mitigate potential fire hazards and damage to structures in the event of a wildfire.

Policy 3-9 The City shall take all reasonable means to ensure that existing affordable and workforce housing opportunities are protected and preserved, and discourage the demolition of existing affordable housing sites without adequate mitigation. See also Program 3-6.

PROGRAMS

Program 3-1 REHABILITATION LOAN PROGRAM ADMINISTRATION PARTNERING

The City shall develop a housing rehabilitation program to serve city residents in order to incentivize improved housing conditions, harden homes against wildfire threats, and make energy efficiency upgrades while maintaining affordability and reducing displacement risk against substandard housing conditions. Within 3 months of developing the program, the City will provide printed informational flyers in City buildings and post information on the City's website for all residents to access. The City will also prioritize marketing of this program in areas of concentrated rehabilitation need, such as the Tahoe Sierra neighborhood, and areas of concentrated poverty, such as the area east of Ski Run Boulevard by making flyers available in community gathering spots such as libraries or grocery stores at least annually.

Responsible Party:	Housing Division
Funding:	CDBG, HOME, USDA, FEMA, general fund, housing funding sources identified through Program 2-12
Time Frame:	Pursue program funding by September 2023. If funds are secured and allocated by the City Council, establish this program by September 2024 and then administration will be ongoing
Quantified Objective:	Facilitate place-based revitalization and increased community resiliency opportunities by assisting at least 20 eligible households through rehabilitation loans.

Program 3-2 MULTIPLE-FAMILY DWELLING AND SINGLE-ROOM OCCUPANCY INSPECTION AND MAINTENANCE PROGRAM

Continue the Multiple-Family Dwelling Inspection and Maintenance Program on multifamily projects of six units or more (or smaller projects if approved by City Council) and single-room occupancy (SRO) units in hotels and motels to identify substandard housing stock and to provide for the rehabilitation of housing that does not meet minimum building, housing, and property maintenance code standards, and site maintenance standards as well as citywide design standards, or is not safe to occupy, and further, to preserve and enhance the quality of life for residents of the city living in multifamily dwelling units.

Responsible Party:	Housing Division and Building Division
Funding:	Staff time, general fund
Time Frame:	Ongoing
Quantified Objective:	Promote place-based revitalization and reduce displacement due to substandard conditions by inspecting 1,000 multi-family and 200 single room occupancy properties annually facilitate quality housing options.

Program 3-3 MOBILE HOME PARKS ORDINANCES

The City shall modify the mobile home parks ordinances to:

- Address conversion of mobile home parks to other uses (quantifying what constitutes a change of use, the definition of "cessation," such as all or part of a park, immediately or gradually when relocation payment is required, etc.).

- Require mitigation of housing loss associated with mobile home park conversions and/or demolitions.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	September 2025

Program 3-4 PRESERVATION AND ACQUISITION OF AT-RISK PROPERTIES

The City shall continue to provide technical and financial assistance to the St. Joseph Community Land Trust and other nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the assisted or substandard properties to maintain, or create, long-term, affordable rental housing. The City may consider adopting a policy that prioritizes local residents for housing rehabilitation services.

The City will monitor the list of all dwellings in the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at least, the number of units, the type of government program, and the date on which the units are at risk to convert to market rate. The City did not identify any units at risk of converting to market rate within 10 years of the beginning of the sixth-round Housing Element planning period. The City has over 300 subsidized units, and the City will work to reduce the potential conversion of any units to market rate through the following actions:

- Monitor the status of affordable projects, rental projects, and mobile homes in South Lake Tahoe. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to ensure long-term affordability.

- If conversion of units is likely, work with local service providers to subsidize the at-risk units to ensure continued affordability. Funding sources may include state or local sources.

- Pursuant to California law (Government Code Sections 65853.10, 65863.11, and 65863.13), owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring to all prospective tenants, existing tenants, and the City at 3 years, 12 months, and 6 months before the scheduled expiration of rental restrictions. In addition, the City or owner will provide notice to HUD, the California Department of Housing and Community Development (HCD), the El Dorado County Housing Authority, and the local legal aid organization. Owners shall also refer tenants of at-risk units to educational resources regarding:

  - Tenant rights
  - Conversion procedures
  - Information regarding Section 8 rent subsidies
  - Any other affordable housing opportunities in the city

In addition, notice shall be required prior to conversion of any units to market rate for any additional deed-restricted lower-income units that were constructed with the aid of government funding, that were part of a project granted a density bonus, or that were part of a project that received other incentives.

If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing.

When necessary, the City shall continue to work with property owners of deed-restricted affordable units who need to sell within 45 years of initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity-sharing provisions are established (pursuant to the affordable housing agreement for the property), whereby the difference between the affordable and market values is paid to the City to eliminate any incentive to sell the converted unit at market rate. Funds generated would be used to develop additional affordable housing in the city. The City shall continue tracking all residential projects that include affordable housing to ensure that the affordability is maintained for at least 45 years for owner-occupied units and 55 years for rental units, and that any sale or change of ownership of these affordable units prior to satisfying the 45- or 55-year restriction shall be "rolled over" for another 45 or 55 years to protect "at-risk" units.

Responsible Party:	Housing Division
Funding:	California Housing Finance Agency (CalHFA) Help Program; Multifamily Housing Program; HOME, CalHFA (preservation acquisition financing); mortgage insurance for purchase/refinance (HUD)

Time Frame: Ongoing communication with owners, service providers, and eligible potential purchasers; work with owners of deed-restricted units on an ongoing basis—particularly at the time of change of ownership. Track through the Annual Report to HCD.

Program 3-5 PRESERVATION OF HOUSING CONDITIONS

Continue to enforce City building, fire, health, and zoning codes to remedy existing properties that are experiencing deterioration or are in need of fire resiliency protection or energy efficiency upgrades, and improve the condition of existing housing stock in coordination with rehabilitation and other infrastructure improvement programs. In order to reduce displacement risk resulting from substandard housing conditions, the City will provide information on rehabilitation assistance programs to eligible households found in violation of City codes.

Responsible Party: Planning Division and Building Division
Funding: Staff time, general fund
Time Frame: Ongoing.
Quantified Objective: Reduce displacement risk and facilitate place-based revitalization by targeting marketing of rehabilitation programs to properties experiencing deterioration or are in need of fire resiliency protection or energy efficiency upgrades and connecting at least 30 eligible households with assistance.

Program 3-6 REPLACEMENT OF LOST UNITS FROM RESIDENTIAL DEMOLITIONS

In accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished.

Responsible Party: Planning Division
Funding: General Fund
Time Frame: Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

Program 3-7 MONITORING IMPACTS OF VACATION HOME RENTALS ON LONG-TERM RENTAL SUPPLY

South Lake Tahoe voters approved Measure T in late 2018 to prohibit vacation home rentals in many areas of the city where they were previously allowed. Full implementation of Measure T began in 2021 when all existing vacation home rental permits in residential areas expired. The City shall continue enforcement of Measure T regulations and will monitor the effects of limiting vacation home rentals during the course of the Housing Element planning period as the impacts unfold after 2021. The City will report to the City Council on any identifiable impacts to the supply and cost of long-term rental housing by the end of 2023.

Responsible Party:	Planning Division
Funding:	General Fund
Time Frame:	Monitor impacts resulting from vacation home rental moratorium and summarize in report to City Council by end of 2023.

Program 3-8 MULTI-FAMILY ACQUISITION AND REHABILITATION PROGRAM

The City will partner with organizations, employers, and non-profits to establish a multi-family acquisition and rehabilitation program to increase quality of housing for low income residents and ensure long term affordability. The City will encourage acquisition of multi-family housing in areas of concentrated affluence and outside of areas with concentrations of existing affordable housing to promote housing mobility and affordability in high income neighborhoods.

Responsible Party:	Planning Division
Funding:	General Fund, staff time, housing funding sources identified through Program 2-12
Time Frame:	Establish program by September 2024; Ongoing communication with organizations, employers, and service providers that could administer program.
Quantified Objective:	Reduce displacement risk for lower- and moderate-income households by facilitating rehabilitation of 15 multi-family units.

Program 3-9 LANDLORD/TENANT MATCHING PROGRAM

Continue the program to incentivize long term rental of second homes and spare rooms to promote the availability of low and moderate income rental housing for existing employees in the city. The City has been conducting a multi-faceted marketing campaign through press releases, internet-based outreach, media outreach/interviews, direct mailing to property owners and with advertisements published in the local paper of general circulation.

Responsible Party:	Housing Division
Funding:	Staff time, general fund
Time Frame:	Ongoing
Quantified Objective:	Restrict 2 low-income units and 2 moderate-income units each year.

Program 3-10 MOBILE HOME PARK PRESERVATION

The City shall promote the longevity and quality of life at existing and new mobile home parks by:

- Codifying regulations for mobile home park conversions.
- Evaluating TRPA's restrictions on the reuse of any residential units of use that originate from a mobile home park, and considering their reuse for workforce housing.
- Reviewing City regulations for new and enlarged mobile home parks to consider adding design, fencing, and amenity requirements and requiring an affordability assessment.
- Conducting an inventory of mobile home parks to identify those that are most desirable or feasible for long-term preservation.
- Work with HCD Mobilehome and Special Occupancy Parks Program to gather and maintain data on resident complaints, inspections and code violations.
- Targeting mobile home parks for park-wide infrastructure improvements or select coach rehabilitation or replacement.

Responsible Party:	Housing Division
Funding:	Staff time, general fund
Time Frame:	Ongoing; conduct inventory by 2024
Quantified Objective:	n/a

Special-Needs Housing

Within the general population, there are several groups of people who have special housing needs. These special needs can make it difficult for members of these groups to locate suitable housing. In South Lake Tahoe, special-needs groups include single female-headed households, seasonal workers, students, seniors, disabled persons (including those with developmental disabilities), homeless persons, and large families.

Disabled persons often require special housing features to accommodate physical limitations. The City has processes in place for persons with disabilities to request reasonable accommodation for exceptions for placement of carports and when needed at City facilities. While the City has shown a commitment to the creation of housing that is accessible to persons with disabilities, the City continues to evaluate other types of accommodation needed by those with disabilities.

Although there are a number of services available to homeless residents of South Lake Tahoe, there is a lack of emergency shelters. However, the Tahoe Coalition for the Homeless (TCH) operates three motels as permanent supportive housing, and motel vouchers provide some relief for homeless residents seeking shelter from harsh winter weather.

Goal HE-4	To provide a range of housing services for households with special needs within South Lake Tahoe.

POLICIES

Policy 4-1 The City shall ensure equal access to housing by requiring reasonable accommodation for individuals with disabilities. The City shall also provide a more comprehensive process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the City's various land use, zoning, or building laws, rules, policies, practices, and/or procedures.

Policy 4-2 The City shall work with surrounding jurisdictions to address the causes of homelessness and the needs of transient homeless persons on a regional basis. The City shall support TCH and El Dorado County Community Services and in its countywide programs that address the needs of homeless persons.

Policy 4-3 The City shall encourage the development of rental units for large families in roughly the same proportion as the percentage of large family renter households within the total renter population.

Policy 4-4 The City shall provide priority permit processing of projects that are targeted toward special-needs groups, such as seniors, the disabled (including the developmentally disabled), and the homeless, including priority for building plan check, subdivision map review, improvement plans for roadways and utilities, and environmental impact analysis.

Policy 4-5 The City shall consider special-needs housing in City-partnered affordable housing projects based on existing demand. The City shall incorporate universal design concepts whenever possible to meet the needs and special requirements of our community.

Policy 4-6 The City shall strive to address the unique housing needs of seniors, large families, single female-headed households, the homeless, persons with disabilities (including developmental disabilities), extremely low-income persons, seasonal employees, and students.

PROGRAMS

Program 4-1 REASONABLE ACCOMMODATION AND LAND COVERAGE

The City shall complete the process of reviewing and amending its Code to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing as feasible in coordination with TRPA.

This will be added to the City's workplan to coordinate with TRPA. This procedure will include, but will not be limited to, the existing City procedure to grant exception for carport structures for persons with disabilities and other uncodified City process for reasonable accommodation. This procedure will be a ministerial process subject to approval by the Director of Development Services. The City shall also continue to work with TRPA to facilitate reasonable accommodation requests within the framework of the Regional Plan to address any needs for accommodation by persons with disabilities for additional land coverage for necessary site improvements beyond the additional land coverage allowances for Americans with Disabilities Act (ADA) improvements in Chapter 30 of the TRPA Code of Ordinances.

Responsible Party:	Building Division, Planning Division
Funding:	Staff time, general fund
Time Frame:	The City shall adopt a reasonable accommodation ordinance and create a public information brochure on reasonable accommodation and provide that information on the City's website by September 2023. Add this program to the TRPA workplan by September 2022. See Program 2-8 for timing objectives regarding Basin-wide regulation amendments.

Program 4-2 EMPLOYEE HOUSING ACT COMPLIANCE

To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8), the City will continue working with TRPA on definitions in their regulations and amend the City's zoning code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). This will be added to the City's workplan to coordinate with TRPA. The City is in compliance with the rest of the Employee Housing Act (Sections 17021.6 and 17021.8) as there are no agricultural zones or uses in the City.

Responsible Party:	Planning Division
Funding:	Staff time, general fund
Time Frame:	If possible, within the TRPA regulatory framework, the City will make amendments to City regulations by 2023. Add this program to the City's workplan to coordinate with TRPA by September 2022. See Program 2-8 for timing objectives regarding Basin-wide regulation amendments.

Program 4-3 SPECIAL-NEEDS HOUSING

Continue to work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, those with extremely low incomes, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of incentives, zoning standards, new housing construction programs, and supportive services programs. The City will conduct outreach to affordable housing developers and service providers annually to identify and pursue development opportunities, in tandem with developer outreach conducted as part of Program 1-4. Program 1-5 contains additional incentives the City plans to implement. The City may also seek funding under the federal 202 Senior Housing Program-Supporting Housing for the Elderly, California Child Care Facilities Finance Program, California Homebuyer's Downpayment Assistance Program, and other state and federal programs designated specifically for special-needs groups such as seniors, extremely low-income households, persons with physical and developmental disabilities, and persons at risk for homelessness as determined by the needs in the community.

The City shall continue to hold discussions with surrounding jurisdictions to determine how to address the needs of homeless residents and identify potential sites and funding sources for an emergency shelter. The City shall also meet with at least one organization that provides services to persons with developmental disabilities and/or the Alta California Regional Center by June 2023 to identify specific strategies to address displacement risk and homeless services specifically for persons with developmental disabilities.

Responsible Party:	Planning Division and Housing Division
Funding:	Staff time, general fund
Time Frame:	Annually for discussions with surrounding jurisdictions and outreach with affordable housing developers and service providers and ongoing
Quantified Objective:	Incentivize the development of 10 units for special-needs groups to reduce displacement risk.

Program 4-4 CHILDCARE AND INTERGENERATIONAL FACILITIES

Consider establishing a program to address the following housing needs in the city:

- Affordable housing developments that include on-site childcare.
- Promoting intergenerational facilities.

After studying these options, determine whether a program will be established and establish and publicize program if initiated.

Responsible Party:	Planning Division
Funding:	Staff time, general fund
Time Frame:	Study program by early 2026; determine whether program will be established and initiate by the end of 2026.

Program 4-5 DEFINITION OF FAMILY

Update the definition of "family" in the City's zoning regulations to be compliant with State law.

Responsible Party:	Planning Division
Funding:	Staff time, general fund
Time Frame:	Complete by September 2023.

Equal Opportunity Housing and Discrimination Prevention

According to California law, all households in South Lake Tahoe have the right to rent or purchase housing without discrimination. The City has continued to ensure equal housing opportunity through the enforcement of fair housing practices and the dissemination of fair housing information throughout the community. The Housing Issues Hotline has proven to be an effective means for addressing housing issues and ensuring fair housing in the city. In compliance with AB 686, the City will increase its efforts to address fair housing issues.

Goal HE-5	To provide decent housing and quality living environments for all South Lake Tahoe residents, regardless of age, race, religion, gender, sexual orientation, marital status, ancestry, national origin, disability, or economic level.

POLICIES

Policy 5-1 The City shall promote housing opportunities for all persons regardless of source of income, age, race, religion, gender, sexual orientation, marital/familial status, national origin, disability, economic level, or other barriers that prevent choice in housing.

Policy 5-2 The City shall cooperate with community-based organizations that provide services or information to victims of housing discrimination.

Policy 5-3 The City shall provide a Spanish language translator at community housing events and provide informational materials to the community in Spanish.

PROGRAMS

Program 5-1 FAIR HOUSING

To comply with AB 686, the City will implement the following actions:

- Implement the following previously identified programs to affirmatively further fair housing:
  - Place-based revitalization strategies: Programs 1-2, 3-1, 3-2, and 3-5
  - Strategies to facilitate housing mobility: Programs 11-1, 1-7, 2-2, 2-7, and 2-11
  - Strategies to expand affordable housing in high opportunity areas, such as Town Centers and east of Ski Run Boulevard: Programs 1-1, 1-7, 2-2, 2-6, 2-7, and 2-11
  - Strategies to reduce or prevent displacement risk: Programs 1-1, 1-4, 2-2, 2-4, 2-6, 2-11, 3-2, 3-5, 3-8, 4-1, and 4-4
- Continue to use the City's Housing website to distribute information on fair housing information and available services, updating annually, or as needed. The City will also distribute printed materials at least annually at community meetings and make available in City buildings.
- As fair housing complaints are received at the City, refer cases to the appropriate fair housing agency or address through inspections, as appropriate. Meet annually with fair housing providers to discuss local fair housing issues and concerns, identifying strategies to increase fair housing enforcement in key areas as needed.
- Continue the Housing Issues Hotline service to assist residents with substandard housing and fair housing concerns.
- Meet with the Tahoe Transportation District by December 2022, and biannually thereafter, to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions.
- Ensure that projects needed to develop infrastructure improvements to support housing and residents without vehicles will continue to be included in the City's Capital Improvement Plan.
- Meet with Lake Tahoe Unified School District by May 2023 to determine what, if any, outside factors impede student performance that can be alleviated, such as stable housing opportunities, childcare opportunities for working parents, access to before- and after-school resources and events, and more. If such a need for such a program or specific issues are identified, the City will pursue solutions, which may include:

- Meeting with developers to identify sites suitable for housing affordable on a teacher salary;

- Facilitating coordination between school districts and transit agencies to increase the availability of bussing and transportation (including safe routes to schools and potentially covering transportation costs), as needed, for students to/from school, childcare, athletic events, or other school programs;

- By December 2022, send mailers or virtual information to landlords and property managers about the Housing Choice Voucher (Section 8) program and avoiding discriminatory practices based on income or other protected classes. Include information about the benefits on advertising their units to voucher holders. Resend information annually and coordinate with the Public Housing Authority of El Dorado County to track whether the number of available units has increased.

- Conduct targeted outreach to underrepresented and underserved groups by recruiting them to participate in the planning process and apply to committees by, at least annually, coordinating with service providers, sending recruitment information to community groups or organizations, and posting information in public locations such as grocery stores.

- Promote the availability of multilingual resources by ensuring that City-provided services and materials are available in languages other than English or that they make clear the availability of interpretation or translation services. Translate materials and make them available by December 2022.

- The City will take the following actions to reduce displacement risk due to environmental disasters, and to aid in measures to reduce flood and fire insurance costs that present displacement risk:

  Maintain information on organizations and programs that are available to landowners to assist them in meeting defensible space goals and taking other steps that may decrease flood and fire insurance rates to reduce disaster displacement risk. These programs may include the National Fire Protection Association's Firewise USA program and CalFire's Landowners Assistance and wildfire preparedness informational tools. Provide links to these resources on the City's website by October 2022 and update annually, or as programs change or new programs become available.

Responsible Party:	Planning Division, Housing Division, and Public Works Department
Funding:	Staff time, General Fund
Time Frame:	Refer to each strategy in the Affirmatively Furthering Fair Housing (AFFH) program for specific timeframes.
Quantified Objective:	See individual strategies bulleted in Program 5-1 above with specific targets.

Energy Conservation Opportunities

Energy efficiency has direct application to affordable housing. The more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy.

Many of South Lake Tahoe's homes were originally built for summer-only occupancy and are now being resided in year-round. Consequently, energy conservation retrofits are an important component of City rehabilitation loan programs. Such retrofits can benefit residents through reduced monthly utility costs.

Goal HE-6	To ensure energy efficiency and appropriate weatherization for all new and existing housing.

POLICIES

Policy 6-1 The City shall ensure that new construction meets or exceeds Title 24 energy conservation requirements and shall require retrofits of older summer seasonal housing to be made suitable for year-round occupancy.

Policy 6-2 The City shall encourage the use of energy conservation devices and passive design concepts that make use of natural climate to increase energy efficiency and reduce housing costs.

Policy 6-3 The City shall encourage and promote green building practices during the development review process and implement the City's Green Building Incentive Program.

PROGRAMS

Program 6-1 GREEN BUILDING INCENTIVE PROGRAM

The City shall continue to implement its green building incentive program that rewards developers for building green projects. The City shall also evaluate opportunities to provide additional incentives for green building projects.

Responsible Party: Planning Division, Building Division
Funding: Staff time, general fund
Time Frame: Ongoing

Program 6-2 ENERGY REGULATIONS

The City shall continue to require applicants for building permits to demonstrate compliance with the state energy conservation requirements at the time building plans are submitted. The City will also explore potential "Reach" codes that include energy efficiency measures beyond state requirements for new construction. In addition, the City will continue to implement appropriate Climate Action Plan strategies as they relate to housing.

Responsible Party:	Planning and Building Divisions
Funding:	Permit Fees, staff time, general fund
Time Frame:	Adopt Reach code by September 2023; other activities are ongoing

Program 6-3 ENERGY CONSERVATION ASSISTANCE FOR LOW-INCOME HOUSEHOLDS

The City shall consider including weatherization and energy conservation as eligible activities should housing rehabilitation efforts resume.

Responsible Party:	Planning and Building Divisions
Funding:	Staff time, general fund
Time Frame:	Ongoing

Program 6-4 ENERGY CONSERVATION

The City will provide information and refer eligible property owners to other programs offered by Liberty Utilities and nonprofit organizations and will refer interested individuals to energy rebate and conservation assistance programs offered by others and maintain information on these programs at City Hall.

Responsible Party:	Planning and Building Divisions
Funding:	Staff time, general fund
Time Frame:	Ongoing

Neighborhood Preservation

The Lake Tahoe Basin is renowned for its unique natural beauty. The character of South Lake Tahoe's built environment should complement the Basin's distinctive natural environment. This character is essential to the city's sense of place and economic vitality as a tourist attraction. New development needs to be sensitive to the city's distinctive character.

There is sometimes public anxiety based on the misperception that affordable housing will devalue the neighborhoods in which they are established. Careful design and enforcement of design standards can ensure compatibility with surrounding neighborhoods and reduce opposition. Recent affordable housing projects in South Lake Tahoe have helped to dispel misperceptions of affordable and multifamily housing by maintaining high-quality, Tahoe-sensitive design standards.

Goal HE-7	To provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.

POLICIES

Policy 7-1 The City shall continue to promote quality design and appearance of all new multifamily and affordable housing projects so that they blend in with the existing community fabric, add value to the community's built environment, and strengthen acceptance by the local community.

Policy 7-2 The City shall encourage compatibility of physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.

Policy 7-3 The City shall strive to raise and enforce current design standards for all rental properties in the community.

Policy 7-4 The City shall ensure that adequate provisions are made in new housing developments for amenities, such as tot lots, play yards, childcare, computer centers, etc., appropriate to the targeted resident population.

Policy 7-5 To create a balanced community, the City shall promote mixed-income neighborhoods by encouraging innovative design (e.g., accessory dwelling units, co-housing, halfplexes, zipper lots, zero-lot lines, alley-loaded parking, six-pack subdivisions, live-work units).

Policy 7-6 The City shall improve infrastructure to foster private investment and rehabilitation of older neighborhoods.

Policy 7-7 The City shall consider using HOME funds to support the development of mixed-income housing.

PROGRAMS

Program 7-1 MAINTAINING NEIGHBORHOOD CHARACTER

The City shall work with project proponents and community special interest groups to integrate affordable and workforce housing into existing neighborhoods—including smaller duplexes, triplexes, and accessory dwelling units—while addressing local concerns and maintaining the character and environmental quality of the surrounding area. The City will also work with TRPA to implement these objectives within the framework of the Regional Plan.

Responsible Party:	Planning Division
Funding:	Staff time, general fund
Time Frame:	Meet with TRPA at least twice per year and ongoing

Quantified Objectives

One of the requirements of state law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing need identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The City has established a target for the maximum number of housing units for each income category that can be constructed, rehabilitated, and conserved over a five-year time period based on available resources (see Table HE-1).

TABLE HE-1
SUMMARY OF QUANTIFIED OBJECTIVES

Objective Category/Program	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
QUANTIFIED OBJECTIVES						
New Construction[1]	35	35	50	42	127	289
Rehabilitation[2]	2	3	15	-	-	20
Conservation/Preservation[3]	40	123	263	-	-	426
TOTAL	**77**	**161**	**328**	**42**	**127**	**735**

[1]. Corresponds to the RHNA
[2]. Corresponds to quantified objectives in Program 3-1
[3]. The 426 units to be conserved/preserved correspond to the assisted units in the City (see Table 4-50 in the Background Report).

TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
NEW CONSTRUCTION																		
1-1	**MIXED-USE DEVELOPMENT** The City shall continue to create incentives (i.e., alternative parking requirements, streamlined permitting) to encourage production of housing in areas where residential use is appropriate to the setting and where mixed-use projects could address job and housing needs. Incentives have been included in the Tourist Core Area Plan and Tahoe Valley Area Plans as well as for affordable residential development throughout the City. The City provides information regarding the incentives at City Planning Division offices and on the City's website.	**M**			✓					✓	**$**				Policy 1-6			1
1-2	**DEVELOPMENT OF SUBSTANDARD/UNDERUTILIZED SITES** The City will provide information on substandard or underutilized parcels as part of the City's online GIS database. The City will update the database annually.	**M**				✓				✓	**$**				Policy 1-5			1
1-3	**PARKING BEST PRACTICES** The City shall continue to research best practices for parking standards and continue to allow more flexible parking standards and shared parking for mixed-use and other housing projects. The City's objective Residential Development and Design Standards allow parking requirement reductions for studio and one bedroom units and multi-family projects that commit to parking management measures. The City will continue to strive to balance requests for parking requirement reductions to encourage housing development with environmental and safety impacts associated with a lack of sufficient parking. Additional updates to parking standards could include one or more of the following practices: • Encouraging affordable housing developers to unbundle parking and rent parking spaces separately from the units. • Allowing housing developers to pay an in-lieu fee to support public transportation access to the project site in place of some of the parking requirements.	**M**					✓		✓		**$**				Policies 1-3, 1-7			3
1-4	**USING LOCAL INCENTIVES** The City shall work with affordable, workforce, and other multifamily housing proponents to direct them to Community Plan or Area Plan areas where incentives are already in place to allow for the additional coverage that could enable achievement of the densities necessary to make a project "pencil out." Increased densities would allow for a larger stock of affordable housing to prevent displacement risk for residents. The City shall produce an informational handout and have one, central hub on the City website that describes all of the City-offered incentives for multifamily and affordable housing for extremely low-, very low-, and low-income households, including bonus units, land coverage within Community Plans, and/or density bonuses in addition to incentives and options offered by TRPA. The handout will briefly summarize the local incentives and provide links to the City's website. The information will be available on the City's website and also at the City Planning Division offices. In addition, the City will continue to work with TRPA and other Tahoe Basin agencies as part of Program 2-8 toward amending Basin-wide regulations to allow the City to offer density bonuses and other allowances consistent with the state density bonus law (Government Code Section 65915, et seq.). This will be added to the City's workplan to coordinate with TRPA. The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance these changes to TRPA regulations.	**M**				✓				✓	**$**				Policies 1-1, 1-6, 1-7, 1-8			2

TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
1-5	**CLARIFYING THE DEVELOPMENT PROCESS** The City shall continue to provide information on the City's website to clarify the development process for developers/builders who are looking to construct housing in South Lake Tahoe and are unfamiliar with the process.	S	M						✓		$				Policy 1-1			1
1-6	**CLARIFY HOW RESIDENTIAL-CARE FACILITIES ARE ALLOWED PER STATE LAW** The City will work with TRPA to amend the City and TRPA zoning regulations to specify that residential care facilities (group homes) of all sizes are allowed by right in all residential districts when TRPA and the City next amends the Residential Plan Area Statements. This will be added to the City's workplan to coordinate with TRPA.	M					✓				$				Policy 1-3			3
1-7	**SMALL LOT CONSOLIDATION** To ensure that there is a sufficient supply of multifamily zoned land to meet the City's Regional Housing Needs Allocation (RHNA), the City will continue to encourage lot consolidations to combine small residential lots into larger developable lots by proactively reaching out to local developers (as part of Program 1-4) and meeting with local developers to discuss development opportunities and advertise incentives for lot consolidation to accommodate affordable housing units and making applicants aware of these opportunities at the planning counter. In addition, the City will continue to allow administrative processing of lot consolidation. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer one or more of the following local incentives on a project-by-project basis given property owners' and developers' needs: • Continue to discuss consolidation opportunities with property owners of adjacent parcels identified in Appendix A. This incentive is currently in place. • Implement a process to guide property owners through the lot consolidation (lot line adjustment) application process, and waive the fee for this particular entitlement when the resulting project includes deed-restricted affordable units. • Continue to assist property owners in identifying and applying for financial resources for projects which incorporate affordable units. This incentive is currently in place.	M				✓			✓		$				Policy 1-4			1
1-8	**HOUSING ELEMENT IMPLEMENTATION PROGRESS** The City shall annually conduct a public workshop or public meeting to discuss progress on housing programs and to solicit feedback.	M							✓		$				Policy 1-1			5
AFFORDABLE HOUSING																		
2-1	**PURSUE STATE AND FEDERAL FUNDS** To support the creation of quality, affordable housing options for extremely low-, very low-, low-, and moderate-income households, the City shall continue to seek and pursue grant opportunities for state and federal funds, when appropriate and feasible. The City will prioritize use of these funds to encourage construction of lower- and moderate-income housing in Town Centers near services and amenities or integrate lower- and moderate-income housing into neighborhoods determined to be Racially or Concentrated Areas of Affluence (RCAA).	M				✓			✓			$	$	$	Policy 2-2			1

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		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
2-2	**PARTNERSHIPS FOR WORKFORCE HOUSING** The City shall continue to work with larger employers in South Lake Tahoe (e.g., Barton Hospital, Lake Tahoe Community College, Lake Tahoe Unified School District, and resorts), St. Joseph Community Land Trust, and other organizations to develop new affordable housing opportunities for employees through public-private partnerships between the employers, developers, and local government, prioritizing sites close to employment centers. The City will work with the larger employers on a pilot program to develop a model policy for employers to provide first month's rent and rental deposit, which would be re-paid through payroll deduction, to remove barriers to access for lower- and moderate-income households and thus promote housing mobility. Outreach efforts will be made with employers to provide education and to gather information to help create the program. The City will establish the guidelines for the policy that each employer would comply with to standardize how the employer, landlords and employee/tenant would enter into an agreement. The City will also recruit employers to participate once the policy is established. Additional partnerships with large employers will be considered, such as: • Partnering with property management companies to provide employers notification and first right of refusal as units become available. • Making the homebuyer programs available to employees. • Providing financial assistance or other support to employees that initially need to rent upon relocation to the city.	**M**				✓			✓		**$**				Policies 2-7, 2-8			2
2-3	**INTER-JURISDICTIONAL COOPERATION FOR HOUSING** The City shall continue to meet with surrounding jurisdictions in the Tahoe Basin, TRPA, and other organizations to discuss housing issues and develop cooperative strategies that address identified housing needs. This shall include meeting regularly with regional groups and other specific efforts. The outcomes of these future meetings should build regional capacity to identify State and regional grant opportunities and inform the City's future Housing Element policies and programs.	**M**							✓		**$**				Policies 2-3, 2-4			2
2-4	**ANALYSIS OF STATE LANDS** The City shall continue discussing the potential for developing quality workforce and affordable housing on non-environmentally sensitive lands owned by the California Tahoe Conservancy (CTC), through the Tahoe Livable Communities program, and other state and federal agencies as opportunities arise. The City shall meet with CTC on a regular basis to discuss opportunities for land transfers or partnerships to develop quality workforce and affordable housing. The City shall ensure that important natural resources are protected and only pursue surplus lands that these agencies have determined do not have a clear and compatible conservation or recreation purpose consistent with agency goals. The City shall also coordinate housing efforts with local, regional, and statewide fire safety and transit efforts to ensure housing is safe and accessible.	**M**							✓	✓	**$**				Policy 2-2			3
2-5	**STUDENT AND FACULTY HOUSING** In support of the Lake Tahoe Community College (LTCC) opportunities study regarding development of student and faculty housing, the City shall continue to provide assistance to the Lake Tahoe Community College (LTCC) to examine the need for, and feasibility of, developing student and faculty housing. The City shall help identify opportunities to overcome the barriers to permanent student and faculty housing identified in the study. The City will continue to work with LTCC to monitor housing conditions on properties used to house students.	**M**							✓	✓	**$**				Policy 2-8			5

TABLE HE-2
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2-6	**ASSIST NONPROFIT HOUSING DEVELOPERS** The City shall provide technical and financial support (when feasible) to local, regional, and statewide not-for-profit housing sponsors that facilitate the creation of affordable housing, prioritizing projects that locate affordable housing in Town Centers near services and amenities or integrate affordable housing into affluent neighborhoods. Such support can include the donation of City-owned sites, the use of existing City housing programs for project clients when appropriate, the prompt processing of needed applications, and the preparation of funding applications.	**M**							✓	✓	**$**			Surplus Property	Policies 2-2, 2-5			5
2-7	**HOMEBUYER ASSISTANCE PROGRAM ADMINISTRATION PARTNERING** The City has initiated discussions with other agencies and organizations that may be able to take on the administration of a first-time homebuyer and/or moderate income homebuyer program for residents of the city. The City released a Request for Proposals in March 2022 for partnership with an external consultant to administer a moderate-income homebuyer program, and the City will initiate solicitation and contracting with other agencies and organizations to assist the City in administering the program.	**M**				✓			✓		-	-	-	-	Policy 2-1			2
2-8	**MITIGATION OF TRPA REGULATIONS** The City shall continue to advocate for changes to TRPA regulations in order to reduce restrictions on affordable, workforce, and mixed-use housing developments. The City shall use its representation as a voting member on the TRPA Governing Board and the TRPA Advisory Planning Commission and its participation in specific working group efforts such as the Tahoe Living: Housing & Community Revitalization Working Group to advance the following changes to TRPA regulations: • Allow the City to offer density bonuses and other allowances consistent with the state density bonus law (Government Code Section 65915, et seq.). This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 1-4. • Specify that residential care facilities (group homes) of all sizes are allowed by right in all residential districts. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 1-6. • Provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing as feasible in accordance with State law. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 4-1. • Amend definitions to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone. This will be added to the City's workplan to coordinate with TRPA. See more information about this item in Program 4-2. • Enable mixed-use projects with an affordable multifamily housing component to be developed at maximum allowable density as if a standalone project rather than reducing the number of units that can be developed according to the ratio of the project area devoted to housing in all areas where mixed-use projects are permitted. • Increase allowed maximum residential density in zones that currently allow eight dwelling units per acre to allow 15 dwelling units per acre. • Accessory Dwelling Units and Junior Accessory Dwelling Units o Facilitate development of ADUs by reducing fees for ADUs. o Allow bonus units to be used for ADU development without restriction on affordability.	**M**							✓	✓	**$**				Policy 2-2			1

TABLE HE-2
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	Program	Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
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	o Allow conversion of existing space to an ADU (e.g., JADU or existing approved accessory living facility over a garage) and exempt this type of unit from requiring an allocation, Potential Residential Units of Use, PRUU or bonus units • To clarify that transitional and supportive housing are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow residential development, add definitions of transitional and supportive housing to Chapter 21 of the TRPA Code of Ordinances. These uses shall be allowed in the same way and subject to the same restrictions that apply to other residential uses of the same type in the same zone. The definitions will be included as defined in Government Code Sections 65582(g), (i), and (j). In addition, per Assembly Bill (AB) 2162, the law requires that supportive housing be allowed without discretionary review in areas zoned for residential use in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily uses. This will be added to the City's workplan to coordinate with TRPA. • To clarify that emergency shelters are allowed without a conditional use permit or other discretionary action in Plan Areas, Area Plan areas, and Community Plan areas that allow Social Service Organization uses, add a definition of emergency shelter to Chapter 21 of the TRPA Code of Ordinances. Per AB 101, California law requires that low-barrier navigation centers for the homeless be allowed without discretionary review in areas zoned for mixed-use and nonresidential zones permitting multifamily uses. This will be added to the City's workplan to coordinate with TRPA. .																	
2-9	**PUBLIC EDUCATION** The City shall continue to provide information that describes the myths and realities of multifamily and affordable housing development. This will include promoting ADUs as a housing option in the city. The City will also continue to publicize programs, such as energy-efficiency programs and state and federal funding programs currently available to South Lake Tahoe residents. Information is available on the City's website and, when needed, the City makes the presentation/slide show on myths and realities of multifamily and affordable housing development available to housing advocates and to developers involved in local affordable housing projects. The City shall continue to encourage local housing advocates to make presentations to local builders and developers, Chamber of Commerce, civic groups, and the local community. Additionally, the City shall publicize the Affordable Housing Resources page of the City's website as a source of information on housing programs, in addition to providing information in response to inquiries via phone, email, and at the Permit Center.	**M**							✓		**$**				Policy 2-4			4
2-10	**MOVEABLE TINY HOMES** The City will consider City Code amendments to allow tiny homes on wheels/on a chassis and work with TRPA to provide this type of housing as an option in residential areas of the City.	**M**			✓						**$**				Policy 2-3			1
2-11	**LOCAL FUNDING SOURCE FEASIBILITY STUDY** The City shall conduct a feasibility study to explore local funding options to support affordable housing projects and programs. The City released a Request for Proposals in March 2022 for partnership with an external consultant to conduct this feasibility study, and the City will initiate solicitation and contracting with other agencies and organizations to assist the City in conducting this study. Examples of options to pursue include vacancy tax, housing transfer tax, sales tax, transient occupancy tax, linkage fees, impact fees, inclusionary housing in-lieu fees, and housing investment or trust funds. In addition, the City shall analyze thresholds of significance, standards, and criteria for a linkage program, which would connect new development to the housing demand that it creates. The City shall consider a linkage program ordinance that would require development to mitigate housing impacts. Revenues collected for the ordinance shall be placed in a housing fund to provide housing and associated childcare for the South Lake Tahoe workforce.. Based on the results and recommendations from the study, the City will choose one or more implementation measures which may include one of the following options below::	**M**			✓						**$**			**$**	Policies 2-2, 2-6			1

TABLE HE-2
Implementation Tracking Matrix

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	• Developers build affordable workforce housing units. • Developers contribute land for the production of affordable and/or workforce housing. • Developers pay an in-lieu of fee into the housing trust fund to help finance the production of affordable and/or workforce housing. • The City consider offering incentives to developers participating in the program.																	
2-12	**INTER-AGENCY HOUSING PROGRAM COORDINATION** The City shall work with housing providers, managers, and non-profits to build capacity to administer and monitor affordable housing programs. These efforts should include: • Identify the primary management organization or person that would lead administration of programs. Identifying funding to support this work. • Consider contracting with additional organizations to provide housing services and information for special-needs groups within the City. • Meet with organizations to identify sites for affordable housing and provide technical assistance, when requested, in identifying funding to subsidize units. • Conduct outreach to local housing developers annually to advertise sites identified for affordable housing.	**M**					✓		✓	✓	**$**			Grants	Policies 2-3, 2-4			3
2-13	**STREAMLINE AFFORDABLE HOUSING** The City has updated its zoning regulations to comply with Senate Bill 35 to streamline affordable housing development. The City will continue to implement and advertise streamlined ministerial review for housing projects in compliance with objective development and design standards.	**M**							✓		**$**				Policies 2-2, 2-4, 2-6			1
2-14	**TAX CREDIT ALLOCATION MAP PROCESS** The City shall participate in state processes to provide input on the TCAC Opportunity Areas mapping with the goal of improving the mapping accuracy in identifying low, moderate and high opportunity areas.	**M**								✓	**$**				Policies 2-2, 2-3, 2-9			4
2-15	**RENTAL ASSISTANCE PROGRAM** The City shall seek funding to establish a rental assistance program. The rental assistance program would provide financial assistance for initial rental deposits for lower-income households in South Lake Tahoe. Renters in the program would gradually repay the deposit to the City in installments as part of a pre-established payment plan.	**M**				✓			✓		**$**			**$**	Policies 2-1, 2-3, 2-4			2
REHABILITATION/CONSERVATION																		
3-1	**REHABILITATION LOAN PROGRAM ADMINISTRATION PARTNERING** The City shall develop a housing rehabilitation program to serve city residents in order to incentivize improved housing conditions, harden homes against wildfire threats, and make energy efficiency upgrades while maintaining affordability and reducing displacement risk against substandard housing conditions. Within 3 months of developing the program, the City will provide printed informational flyers in City buildings and post information on the City's website for all residents to access. The City will also prioritize marketing of this program in areas of concentrated rehabilitation need, such as the Tahoe Sierra neighborhood, and areas of concentrated poverty, such as the area east of Ski Run Boulevard by making flyers available in community gathering spots such as libraries or grocery stores at least annually.	**M**				✓			✓		**$**				Policy 3-3			1

TABLE HE-2
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3-2	**MULTIPLE-FAMILY DWELLING AND SINGLE-ROOM OCCUPANCY INSPECTION AND MAINTENANCE PROGRAM** Continue the Multiple-Family Dwelling Inspection and Maintenance Program on multifamily projects of six units or more (or smaller projects if approved by City Council) and single-room occupancy (SRO) units in hotels and motels to identify substandard housing stock and to provide for the rehabilitation of housing that does not meet minimum building, housing, and property maintenance code standards, and site maintenance standards as well as citywide design standards, or is not safe to occupy, and further, to preserve and enhance the quality of life for residents of the city living in multifamily dwelling units.		**M**						✓		**$**				Policy 3-6			2
3-3	**MOBILE HOME PARKS ORDINANCES** The City shall modify the mobile home parks ordinances to: • Address conversion of mobile home parks to other uses (quantifying what constitutes a change of use, the definition of "cessation," such as all or part of a park, immediately or gradually when relocation payment is required, etc.). • Require mitigation of housing loss associated with mobile home park conversions and/or demolitions.	**M**	**S**				✓				**$**				Policy 3-4			3
3-4	**PRESERVATION AND ACQUISITION OF AT-RISK PROPERTIES** The City shall continue to provide technical and financial assistance to the St. Joseph Community Land Trust and other nonprofit housing organizations that might be interested in, and have the capacity to, step in to acquire and rehabilitate any of the assisted or substandard properties to maintain, or create, long-term, affordable rental housing. The City may consider adopting a policy that prioritizes local residents for housing rehabilitation services. The City will monitor the list of all dwellings in the city that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at least, the number of units, the type of government program, and the date on which the units are at risk to convert to market rate. The City did not identify any units at risk of converting to market rate within 10 years of the beginning of the sixth-round Housing Element planning period. The City has over 300 subsidized units, and the City will work to reduce the potential conversion of any units to market rate through the following actions: • Monitor the status of affordable projects, rental projects, and mobile homes in South Lake Tahoe. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to ensure long-term affordability. • If conversion of units is likely, work with local service providers to subsidize the at-risk units to ensure continued affordability. Funding sources may include state or local sources. • Pursuant to California law (Government Code Sections 65853.10, 65863.11, and 65863.13), owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring to all prospective tenants, existing tenants, and the City at 3 years, 12 months, and 6 months before the scheduled expiration of rental restrictions. In addition, the City or owner will provide notice to HUD, the California	**M**						✓			**$**	**$**	Policy 3-4			5

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	Department of Housing and Community Development (HCD), the El Dorado County Housing Authority, and the local legal aid organization. Owners shall also refer tenants of at-risk units to educational resources regarding: – Tenant rights – Conversion procedures – Information regarding Section 8 rent subsidies – Any other affordable housing opportunities in the city In addition, notice shall be required prior to conversion of any units to market rate for any additional deed-restricted lower-income units that were constructed with the aid of government funding, that were part of a project granted a density bonus, or that were part of a project that received other incentives. If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing. When necessary, the City shall continue to work with property owners of deed-restricted affordable units who need to sell within 45 years of initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity-sharing provisions are established (pursuant to the affordable housing agreement for the property), whereby the difference between the affordable and market values is paid to the City to eliminate any incentive to sell the converted unit at market rate. Funds generated would be used to develop additional affordable housing in the city. The City shall continue tracking all residential projects that include affordable housing to ensure that the affordability is maintained for at least 45 years for owner-occupied units and 55 years for rental units, and that any sale or change of ownership of these affordable units prior to satisfying the 45- or 55-year restriction shall be “rolled over” for another 45 or 55 years to protect “at-risk” units.																	
3-5	**PRESERVATION OF HOUSING CONDITIONS** Continue to enforce City building, fire, health, and zoning codes to remedy existing properties that are experiencing deterioration or are in need of fire resiliency protection or energy efficiency upgrades and improve the condition of existing housing stock in coordination with rehabilitation and other infrastructure improvement programs. In order to reduce displacement risk resulting from substandard housing conditions, the City will provide information on rehabilitation assistance programs to eligible households found in violation of City codes.	**M**	**S**				✓		✓		**$**				Policies 3-2 and 3-3			3
3-6	**REPLACEMENT OF LOST UNITS FROM RESIDENTIAL DEMOLITIONS** In accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to: • Non-vacant sites • Vacant sites with previous residential uses that have been vacated or demolished.	**M**							✓		**$**				Policy 3-4			4

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3-7	**MONITORING IMPACTS OF VACATION HOME RENTALS ON LONG-TERM RENTAL SUPPLY** South Lake Tahoe voters approved Measure T in late 2018 to prohibit vacation home rentals in many areas of the city where they were previously allowed. Full implementation of Measure T began in 2021 when all existing vacation home rental permits in residential areas expired. The City shall continue enforcement of Measure T regulations and will monitor the effects of limiting vacation home rentals during the course of the Housing Element planning period as the impacts unfold after 2021. The City will report to the City Council on any identifiable impacts to the supply and cost of long-term rental housing by the end of 2023.	**M**				✓					**$**				Policy 3-3			2
3-8	**MULTI-FAMILY ACQUISITION AND REHABILITATION PROGRAM** The City will partner with organizations, employers, and non-profits to establish a multi-family acquisition and rehabilitation program to increase quality of housing for low-income residents and ensure long term affordability. The City will encourage acquisition of multi-family housing in areas of concentrated affluence and outside of areas with concentrations of existing affordable housing to promote housing mobility and affordability in high income neighborhoods.	**M**					✓		✓		**$**			**$**	Policy 3-7			2
3-9	**LANDLORD/TENANT MATCHING PROGRAM** Continue the program to incentivize long term rental of second homes and spare rooms to promote the availability of low- and moderate-income rental housing for existing employees in the city. The City has been conducting a multi-faceted marketing campaign through press releases, internet-based outreach, media outreach/interviews, direct mailing to property owners and with advertisements published in the local paper of general circulation.	**M**						✓		**$**				Policy 4-6			4
3-10	**MOBILE HOME PARK PRESERVATION** The City shall promote the longevity and quality of life at existing and new mobile home parks by: • Codifying regulations for mobile home park conversions. • Evaluating TRPA's restrictions on the reuse of any residential units of use that originate from a mobile home park, and considering their reuse for workforce housing. • Reviewing City regulations for new and enlarged mobile home parks to consider adding design, fencing, and amenity requirements and requiring an affordability assessment. • Conducting an inventory of mobile home parks to identify those that are most desirable or feasible for long-term preservation. • Work with HCD Mobilehome and Special Occupancy Parks Program to gather and maintain data on resident complaints, inspections and code violations. • Targeting mobile home parks for park-wide infrastructure improvements or select coach rehabilitation or replacement.	**M**					✓		✓		**$**				Policy 3-4			4

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SPECIAL NEEDS HOUSING																		
4-1	**REASONABLE ACCOMMODATION AND LAND COVERAGE** The City shall complete the process of reviewing and amending its Code to provide individuals, family members, caregivers, and/or anyone acting on behalf of the person with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing as feasible in coordination with TRPA. This will be added to the City's workplan to coordinate with TRPA. This procedure will include, but will not be limited to, the existing City procedure to grant exception for carport structures for persons with disabilities. This procedure will be a ministerial process subject to approval by the Director of Development Services. The City shall also continue to work with TRPA to facilitate reasonable accommodation requests within the framework of the Regional Plan to address any needs for accommodation by persons with disabilities for additional land coverage for necessary site improvements beyond the additional land coverage allowances for Americans with Disabilities Act (ADA) improvements in Chapter 30 of the TRPA Code of Ordinances.	**S**	**M**			✓					**$**				Policy 4-1			2
4-2	**EMPLOYEE HOUSING ACT COMPLIANCE** To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8), the City will continue working with TRPA on definitions in their regulations and amend the City's zoning code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). This will be added to the City's workplan to coordinate with TRPA. The City is in compliance with the rest of the Employee Housing Act (Sections 17021.6 and 17021.8) as there are no agricultural zones or uses in the City.	**M**				✓					**$**				Policy 4-6			2
4-3	**SPECIAL NEEDS HOUSING** Continue to work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, those with extremely low incomes, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of incentives, zoning standards, new housing construction programs, and supportive services programs. The City will conduct outreach to affordable housing developers and service providers annually to identify and pursue development opportunities, in tandem with developer outreach conducted as part of Program 1-4. Program 1-5 contains additional incentives the City plans to implement. The City may also seek funding under the federal 202 Senior Housing Program-Supporting Housing for the Elderly, California Child Care Facilities Finance Program, California Homebuyer's Downpayment Assistance Program, and other state and federal programs designated specifically for special-needs groups such as seniors, extremely low-income households, persons with physical and developmental disabilities, and persons at risk for homelessness as determined by the needs in the community. The City shall continue hold discussions with surrounding jurisdictions to determine how to address the needs of homeless residents and identify potential sites and funding sources for an emergency shelter. The City shall also meet with at least one organization that provides services to persons with developmental disabilities and/or the Alta California Regional Center by June 2023 to identify specific strategies to address displacement risk and homeless services specifically for persons with developmental disabilities.	**M**							✓	✓	**$**				Policies 4-2, 4-4, 4-6			2

TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
4-4	**CHILDCARE & INTERGENERATIONAL FACILITIES** Consider establishing a program to address the following housing needs in the city: • Affordable housing developments that include on-site childcare. • Promoting intergenerational facilities. After studying these options, determine whether a program will be established and establish and publicize program if initiated.	**M**						✓			**$**				Policy 4-6			5
4-5	**DEFINITION OF FAMILY** Update the definition of "family" in the City's zoning regulations to be compliant with State law.	**M**				✓					**$**				Policy 4-1			1
EQUAL OPPORTUNITY HOUSING & DISCRIMINATION PREVENTION																		
5-1	**FAIR HOUSING** To comply with AB 686, the City will implement the following actions: • Implement the following previously identified programs to affirmatively further fair housing: • Place-based revitalization strategies: Programs 1-2, 3-1, 3-2, and 3-51 • Strategies to facilitate housing mobility: Programs 1-1, 1-7, 2-2, 2-7, and 2-11-1, 1-10, 2-2, and 3-1 • Strategies to expand affordable housing in high opportunity areas, such as Town Centers and east of Ski Run Boulevard: Programs 1-1, 1-7, 2-2, 2-6, 2-7, and 2-11 • Strategies to reduce or prevent displacement risk: Programs 1-1, 1-4, 2-2, 2-4, 2-6, 2-11, 3-2, 3-5, 3-8, 4-1, and 4-41 • Continue to use the City's Housing website to distribute information on fair housing information and available services, updating annually, or as needed. The City will also distribute printed materials at least annually at community meetings and make available in City buildings. • As fair housing complaints are received at the City, refer cases to the appropriate fair housing agency or address through inspections, as appropriate. Meet annually with fair housing providers to discuss local fair housing issues and concerns, identifying strategies to increase fair housing enforcement in key areas as needed. • Continue the Housing Issues Hotline service to assist residents with substandard housing and fair housing concerns. • Meet with the Tahoe Transportation District by December 2022, and biannually thereafter, to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions. • Ensure that projects needed to develop infrastructure improvements to support housing and residents without vehicles will continue to be included in the City's Capital Improvement Plan. • Meet with Lake Tahoe Unified School District by May 2023 to determine what, if any, outside factors impede student performance that can be alleviated, such as stable housing opportunities, childcare opportunities for working parents, access to before- and after-school resources and events, and more. If such a need for such a program or specific issues are identified, the City will pursue solutions, which may include: – Meeting with developers to identify sites suitable for housing affordable on a teacher salary;	**M**			✓				✓	✓	**$**				Policies 5-1, 5-2, 5-3			1

TABLE HE-2
Implementation Tracking Matrix

	Program	Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
	– Facilitating coordination between school districts and transit agencies to increase the availability of bussing and transportation (including safe routes to schools and potentially covering transportation costs), as needed, for students to/from school, childcare, athletic events, or other school programs; • By December 2022, send mailers or virtual information to landlords and property managers about the Housing Choice Voucher (Section 8) program and avoiding discriminatory practices based on income or other protected classes. Include information about the benefits on advertising their units to voucher holders. Resend information annually and coordinate with the Public Housing Authority of El Dorado County to track whether the number of available units has increased. • Conduct targeted outreach to underrepresented and underserved groups by recruiting them to participate in the planning process and apply to committees by, at least annually, coordinating with service providers, sending recruitment information to community groups or organizations, and posting information in public locations such as grocery stores.. • Promote the availability of multilingual resources by ensuring that City-provided services and materials are available in languages other than English or that they make clear the availability of interpretation or translation services. Translate materials and make them available by December 2022. • The City will take the following actions to reduce displacement risk due to environmental disasters, and to aid in measures to reduce flood and fire insurance costs that present displacement risk: – Maintain information on organizations and programs that are available to landowners to assist them in meeting defensible space goals and taking other steps that may decrease flood and fire insurance rates to reduce disaster displacement risk. These programs may include the National Fire Protection Association's Firewise USA program and CalFire's Landowners Assistance and wildfire preparedness informational tools. Provide links to these resources on the City's website by October 2022 and update annually, or as programs change or new programs become available.																	
ENERGY CONSERVATION OPPORTUNITIES																		
6-1	**GREEN BUILDING INCENTIVE PROGRAM** The City shall continue to implement its green building incentive program that rewards developers for building green projects. The City shall also evaluate opportunities to provide additional incentives for green building projects.	**M**	**S**						✓		**$**				Policy 6-3			4
6-2	**ENERGY REGULATIONS** The City shall continue to require applicants for building permits to demonstrate compliance with the state energy conservation requirements at the time building plans are submitted. The City will also explore potential "Reach" codes that include energy efficiency measures beyond state requirements for new construction. In addition, the City will continue to implement appropriate Climate Action Plan strategies as they relate to housing.	**M**	**S**			✓			✓		**$**			Permit Fees	Policies 6-1, 6-2			4
6-3	**ENERGY CONSERVATION ASSISTANCE FOR LOW-INCOME HOUSEHOLDS** The City shall consider including weatherization and energy conservation as eligible activities should housing rehabilitation efforts resume.	**M**	**S**						✓		**$**				Policies 6-1, 6-2			4
6-4	**ENERGY CONSERVATION** The City will provide information and refer eligible property owners to other programs offered by Liberty Utilities and nonprofit organizations and will refer interested individuals to energy rebate and conservation assistance programs offered by others and maintain information on these programs at City Hall.	**M**	**S**						✓		**$**				Policies 6-1, 6-2			4

TABLE HE-2
Implementation Tracking Matrix

Program		Responsibility M (Main) & S (Support)			Target Time Frame						Funding				Related Policies	Tracking Implementation		Priority
		Planning Division	Building Division	Finance Department	FY 22/23	FY 23/24	FY 24/25	FY 25/26	Ongoing	Annually	Staff Time/General Fund	CDBG Funds	HOME Funds	Other Funds		Date Completed	Ongoing	1 to 5 (High to Low)
NEIGHBORHOOD PRESERVATION																		
7-1	**MAINTAINING NEIGHBORHOOD CHARACTER** The City shall work with project proponents and community special interest groups to integrate affordable and workforce housing into existing neighborhoods—including smaller duplexes, triplexes, and accessory dwelling units—while addressing local concerns and maintaining the character and environmental quality of the surrounding area. The City will also work with TRPA to implement these objectives within the framework of the Regional Plan.	**M**							✓		**$**				Policy 7-5			4

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CITY OF
SOUTH LAKE TAHOE

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