



South Lake Tahoe Housing Element Update

Introductions

Project Team and Meeting Roles

» PlaceWorks

- Amy Sinsheimer, Senior Associate – Project Manager and Presenter
- Lindsey Klein, Associate – Assistant Project Manager

» South Lake Tahoe, Development Services Department

- Hilary Roverud, Director of Development Services
- Zach Thomas, Housing Manager
- John Hitchcock, Planning Manager

Spanish Translation is Available

Traducción en español está
disponible

Housing Element Overview

- » One of eight mandated General Plan elements
- » Existing and projected housing needs of all economic segments of the community
- » Review and certification by California Department of Housing and Community Development (HCD) required for the City to receive funding for local housing initiatives
- » State sets schedule for Housing Element updates
 - 6th round Housing Element has a 5-year timeframe for TRPA jurisdictions
 - Planning period: 2022-2027
 - Housing Element due date: June 30, 2022

What's in a Housing Element?

- » Review of previous housing element
- » Updates existing conditions information regarding housing, residents, and regulations
- » Analysis of potential constraints to housing production
- » Inventory and analysis of adequate sites
- » Housing policies, programs, and quantified objectives

What a Housing Element Does Not Do

» Does not:

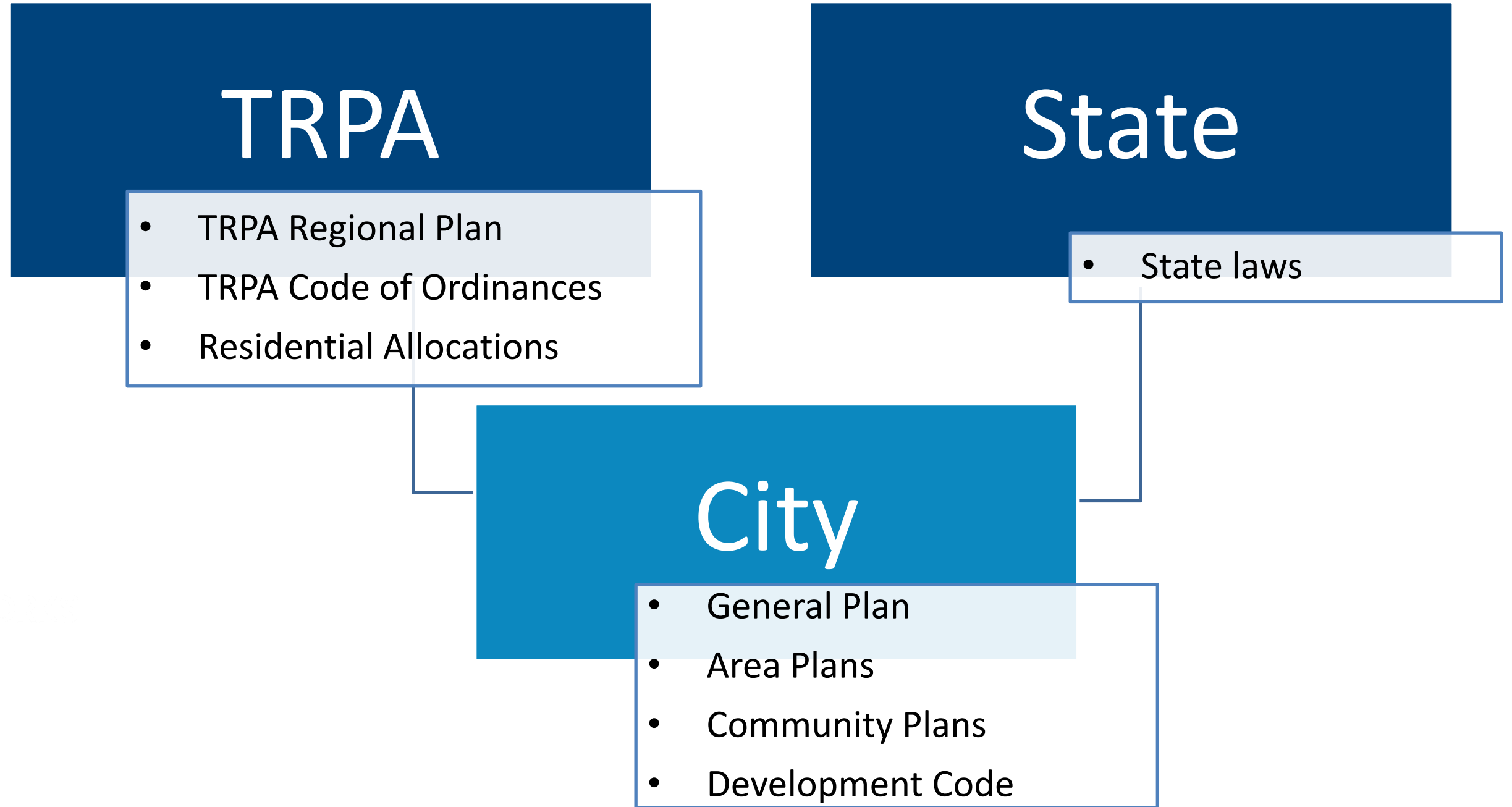
- Require the City to build the units planned for
- Provide funding to build units
- Construct or authorize construction of residential developments
- Make actual changes to ordinances or zoning

State and Regional Regulatory Environment

Legislation that Must be Addressed in the Housing Element

- » **Accessory Dwelling Units (ADUs)** – AB 587, AB 670, AB 671, AB 68 /AB 881/SB 13 and others
- » **Streamlined Approval for Housing Projects** – SB 35 and SB 330
- » **No Net Loss of Housing** – SB 166
- » **Density Bonus Law Updates** – AB 2753, AB 2372, AB 1227, and AB 2345
- » **Housing Accountability Act** – AB 3194 and others
- » **Supportive Housing Updates** – AB 2162
- » **Low Barrier Navigation Centers** – AB 101
- » **Government-Subsidized Affordable Units** – SB 1521
- » **Sites Inventory Updates** – AB 879, AB 1397

Regional Regulatory Environment



Recent and Concurrent Housing Efforts

» Tahoe Prosperity Center Reports (2019)

- Prepared with City's support in working group:
 - South Shore Housing Needs Assessment and South Shore Housing Action Plan
- Guide current TRPA/City housing initiatives and will inform Housing Element Update based on community feedback:
 - Loss of resident-occupied homes in the South Shore Region despite economy rebound, indicating more vacant and second homes and declining local employee base
 - Home prices rising faster than incomes, increasing cost of living and homelessness
 - Housing shortage cannot just be addressed by building more homes, most homes need to be priced below prevailing market prices and offered as rentals in good condition
 - 2- and 3-bedroom homes are the most needed housing type, and townhomes are missing from the housing market

Recent and Concurrent Housing Efforts

» Tahoe Regional Planning Agency efforts spurred by South Shore Housing Action Plan

- Allocations of new residential development to each jurisdiction
- Development rights conversions from commercial uses or tourist accommodations to residential uses
- Achievable housing income category with a 160% Area Median Income limit
- TRPA Housing and Community Revitalization Group, which the City participates in to advocate for a regional approach to housing opportunities
- Accessory dwelling unit regulations relaxed in 2021 to facilitate development of naturally affordable housing

Recent and Concurrent Housing Efforts

» City efforts spurred by South Shore Housing Action Plan effort

- Objective Residential Design Guidelines (2021) streamline housing permitting to reduce development costs
- Single-Room Occupancy Program utilizes 600+ hotel rooms for long-term housing
- Multi-family Inspection Program ensures 1,800+ market rate units provided to low-income residents meets basic residential standards
- New Construction Affordable Housing Program partners with developers to finance and develop affordable housing
- Moderate Income Homebuyer Program will support first-time homebuyers
- Accessory Dwelling Unit Ordinance and Assistance Program will provide naturally affordable housing options for smaller households

Recent and Concurrent Housing Efforts

» Additional City efforts spurred by South Shore Housing Action Plan effort

- Partnership with St. Joseph's Community Land Trust to develop single-family homes affordable to moderate-income families
- Feasibility Study for local funding source to support affordable housing initiatives
- New program to incentivize existing housing stock to be used for long-term rental housing
- Policy adopted in 2019 incentivizing affordable housing development in Town Centers by distributing development rights to eligible projects at no cost
- Policy adopted in 2019 that incentivizes development of affordable housing on City-owned commodities and land
- Partnership with Tahoe Coalition for the Homeless to fund rehabilitation of properties providing transitional housing in old motels

Regional Housing Need

RHNA Allocation

- » Regional Housing Needs Allocation (RHNA) is the number of units each jurisdiction is required to plan for in each Housing Element Update. State law requires HCD to determine RHNA numbers.
- » RHNA numbers from the State do not consider the housing needs identified in the South Shore Housing Needs and Opportunities Report.
- » In cities without a council of governments, HCD provides a housing allocation directly to the city, distributed among income categories. South Lake Tahoe's Housing Element was last updated in 2014:
 - 2014-2022 Regional Housing Needs Allocation (RHNA) was 336 units
 - A total of 239 housing units have been produced during the last cycle: 10 units were very-low income, 38 units were low-income, 19 units were moderate-income, and 172 units were above moderate-income
 - 2022-2027 RHNA allocation is 289 units

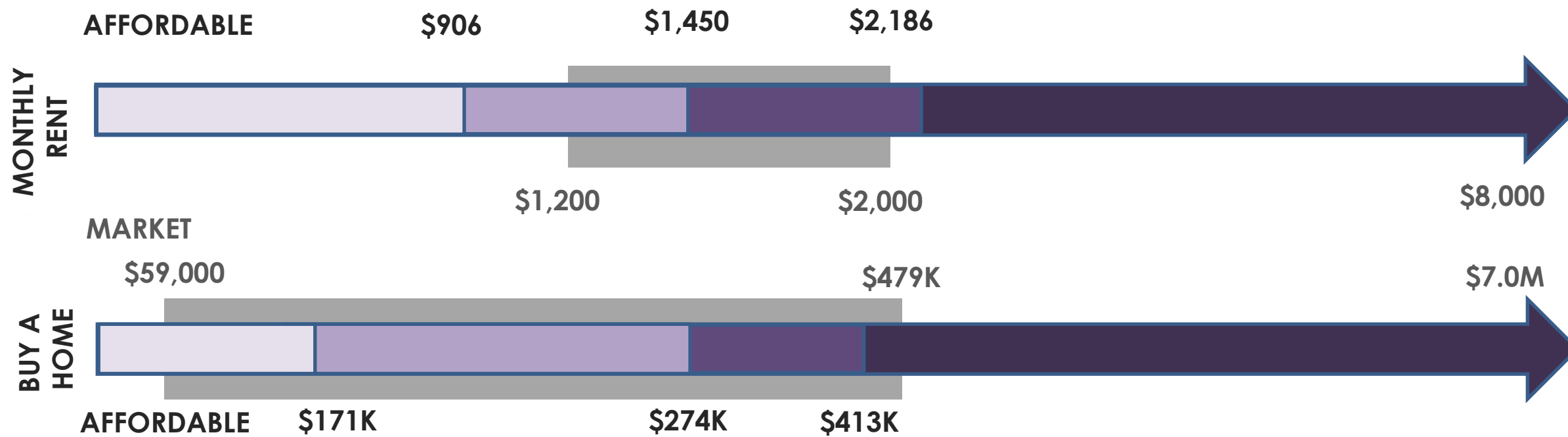
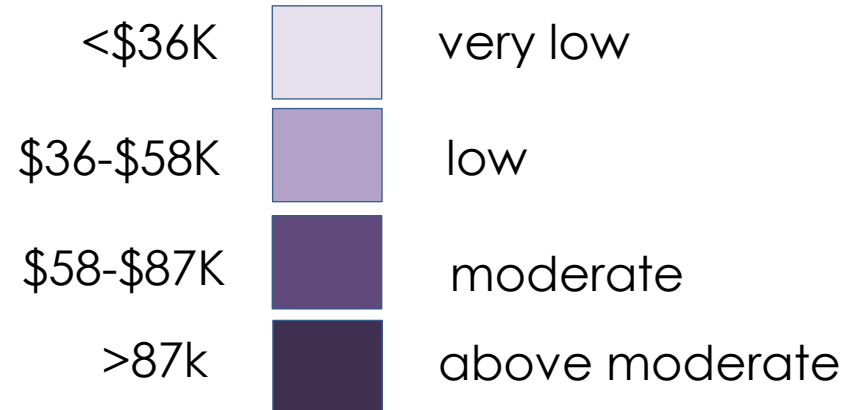
RHNA Allocation

» For the 2022-2027 Housing Element cycle, the RHNA assigned to South Lake Tahoe is displayed below:

Income Level	Income Level (Percentage of Median Family Income)	Number of Units
Very Low	50% or less	70
Low	51% to 80%	50
Moderate	81% to 120%	42
Above Moderate	More than 120%	127
Total		289

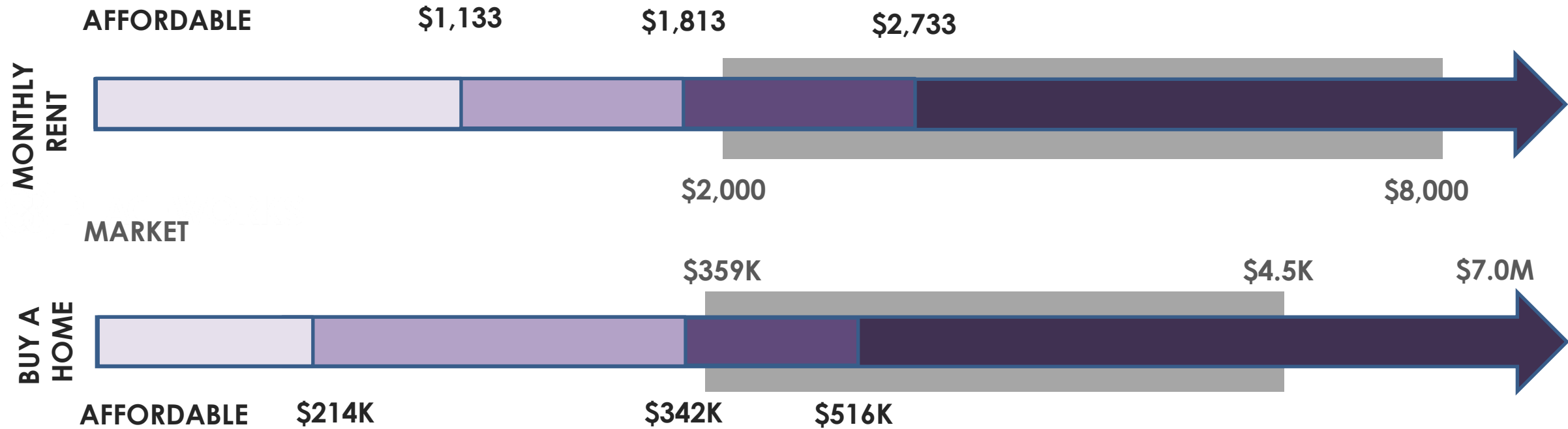
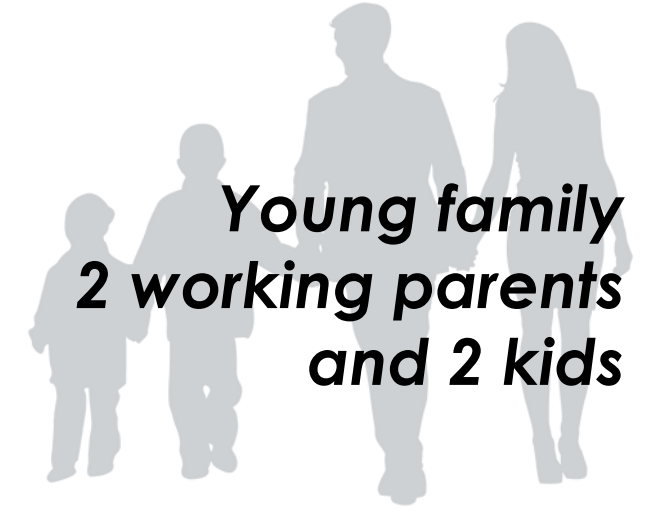
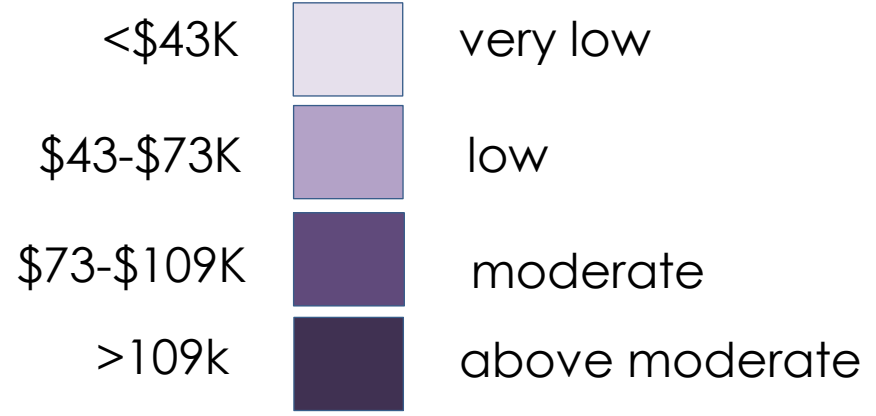
What is affordable?

State-defined Countywide Annual Income



What is affordable?

State-defined Countywide Annual Income



Fair Housing

Fair Housing

- » **AB 686 (2018) expanded fair housing requirements and protections to address subtle, discriminatory methods that reinforce patterns of segregation that persist throughout the state today, and requires that analysis be included in the Housing Element for each jurisdiction**
- » **Requires cities to explicitly address, combat, and relieve any disparities resulting from past segregation patterns and address fair housing in the Housing Element**
- » **Fair housing is evaluated by:**
 - Areas of segregation
 - Racially or ethnically concentrated areas of poverty
 - Disparities in access to opportunity (i.e., living-wage jobs and high-quality schools)
 - Disproportionate housing needs, including displacement risk

Fair Housing

- » Do you feel that the housing types available in South Lake Tahoe meet your housing needs? What types of housing are most needed in South Lake Tahoe?
- » Have you or a relative experienced any barriers to obtaining housing in South Lake Tahoe?
- » Can you easily access amenities in your neighborhood? Do the amenities meet your needs? Are there any areas of South Lake Tahoe that you think have a shortage of resources/amenities/services?
- » If employed, do you work in South Lake Tahoe? Are there enough employment opportunities in the city?
- » Can you easily access your job or services with transit from your home, if desired?

Additional Prompting Questions for Discussion

Discussion Questions

- 1. The 2019 South Shore Housing Needs Assessment identified quality and affordability of housing as significant concerns. The City currently administers inspection programs for multi-family and single room occupancy properties. Should the City continue to consider housing quality and condition as a top priority?**
- 2. The City is exploring funding options for affordable housing initiatives. What type of revenue sources should be considered?**
 - Vacancy tax
 - Housing transfer tax upon sale
 - Linkage fee paid by employers or new development
 - Transient Occupancy Tax
 - Sales Tax
 - Other type of fee?

Discussion Questions

- 3. What role, if any, should employers have in addressing housing and affordability?**
- 4. What type of infrastructure is needed to support affordable housing?**
 - Improved transit
 - Enhanced or new bike and pedestrian paths
 - Access to broadband
- 5. Should the City prioritize new construction of affordable housing or increasing the affordability of existing housing stock?**
- 6. Should the City continue to pursue more incentives to develop housing within the Tourist Core and Tahoe Valley or focus on developing housing throughout the community?**

Schedule/Next Steps

Task	2021/2022 Dates
Prepare Administrative Draft Housing Element	April – October 2021
Stakeholder Outreach	April – June 2021
★ Public Workshop #1/Planning Commission Meeting	October 2021
City Review of Administrative Draft	November 2021
Public Workshop #2	November/December 2021
Prepare Public Draft Housing Element	November 2021
Public Workshop #3	December/January 2021
Begin CEQA Process	November 2021
Planning Commission/City Council Meetings to review Public Draft	December/January 2021
Submit Draft to HCD (60-Day Review)	December 2021 – February 2022
Findings letter from HCD	January/February 2022
Potential second submittal to HCD (60-Day Review)	February-April 2022
Planning Commission Recommendation for Adoption/City Council Adoption Hearing	Goal is April 30, 2022
Deadline to adopt Housing Element and then submit to HCD (90-Day Review)	June 30, 2022

Provide Additional Feedback

» Submit comments after the meeting via email or phone to:

- housing@cityofslt.us
- 530-542-7400



CITY OF
SOUTH LAKE TAHOE

Thank you

