

Possible Action
Governing Board
6.26.24

Agenda Item No. VI.B.

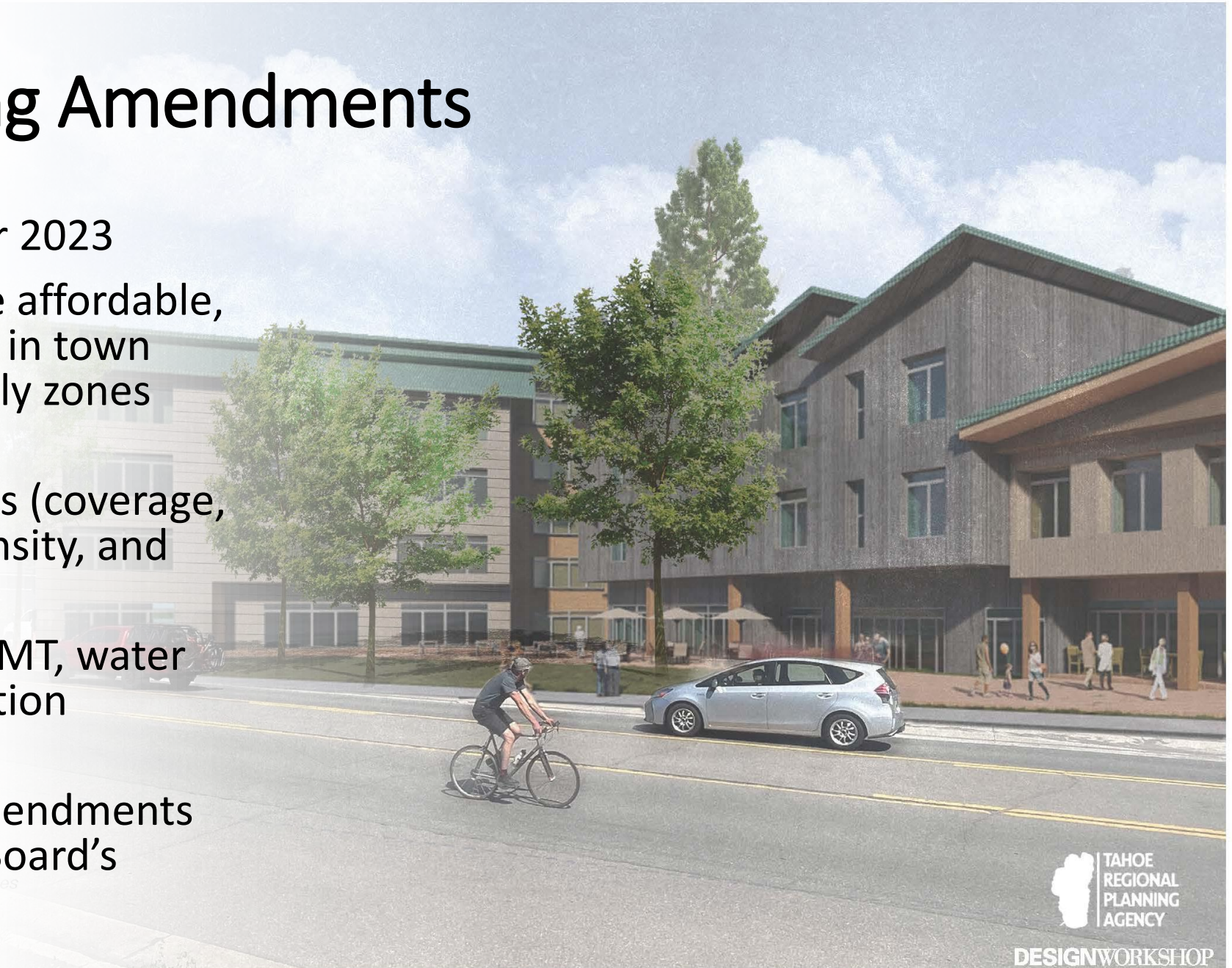
Proposed technical clarifications to the Phase 2 Housing
Amendments:
Code of Ordinances Chapters 30 and 52

Alyssa Bettinger, Senior Planner
775-589-5301 | abettinger@trpa.gov



Phase 2 Housing Amendments

- Approved in December 2023
- Designed to encourage affordable, compact development in town centers and multi-family zones
- Allows flexibility with development standards (coverage, height, parcel level density, and parking)
- Helps meet housing, VMT, water quality and transportation Regional Plan goals
- Proposed technical amendments clarify the Governing Board's intent



DESIGNWORKSHOP

Residential Bonus Units

Development rights for affordable, moderate, and achievable housing

- 831 unallocated in TRPA pool
- 313 unallocated in local jurisdiction pools



Requirements for Coverage Incentives: Chapter 30

- Reinforce that participation in a stormwater collection and treatment system is a prerequisite for land coverage incentives, regardless of whether such a system is available for the project area



Allocation of Bonus Units: Chapter 52

- December motion set the bonus unit allocation for achievable housing at 25% of the TRPA bonus unit pool
 - Affordable and moderate-income housing to draw from the remaining 75% of the pool
- Proposed distribution of TRPA bonus unit pool:
 - 50% reserved exclusively for affordable housing
 - 25% available for affordable or moderate-income housing
 - 25% available for affordable, moderate income, or achievable housing



Governing Board Questions

Agenda Item No. VI.C.

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Public Comment

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Phase 2 Housing Technical Amendments: Motions

Agenda Item No. VI.C.

A motion to approve the Required Findings as described in Attachment C, including a Finding of No Significant Effect, for adoption of the Code of Ordinance amendments as described in the staff summary

Phase 2 Housing Technical Amendments: Motions

Agenda Item No. VI.C.

A motion to approve Ordinance 2024-_____, amending Ordinance 87-9, as previously amended, to amend the Code of Ordinances as shown in Attachment B.