
STAFF REPORT

Date: June 18, 2024
To: TRPA Governing Board
From: TRPA Staff
Subject: Discussion and possible action on Tahoe Living Working Group Structure

Summary and Staff Recommendation:

Staff requests discussion and possible action on modifications to the Tahoe Living Working Group structure.

Required Motions:

To modify the Tahoe Living Working Group structure, the Governing Board should make the following motions, based on the staff report:

- 1) A motion to modify the Tahoe Living Working Group, with the membership and responsibilities as described in the Discussion section of this staff report.

In order for the motion(s) to pass, an affirmative vote of any eight Board members is required.

Background:

In June of 2020, the TRPA Governing Board formed the “Tahoe Living: Housing and Community Revitalization Working Group” (Tahoe Living Working Group) as part of the Tahoe Living: Housing and Community Revitalization Strategic Initiative (now called the Tahoe Living Strategic Priority). The purpose of that initiative was and is to shift the course of development back towards the original intent of the 2012 Regional Plan, designing a path for more residential development rights to be used to achieve regional housing needs while supporting walkable communities and improving air and water quality, and aligning with housing needs identified in regional housing assessments.

The purpose of the Working Group itself is to give TRPA staff an opportunity to hear multiple perspectives from different representative groups around the region, and to gain new, creative ideas that could be considered in policy development.

Having convened since August 2020, the Working Group has met seven times and has provided valuable input, moving TRPA forward on two key phases of work, including amendments to encourage accessory dwelling units (ADUs), increased residential densities as part of hotel/motel redevelopment, and providing development incentives to deed restricted housing projects. TRPA is currently initiating the next phase of work, called “Cultivating Communities, Conserving the Basin,” (Cultivating Communities) to plan for equitable and sustainable housing and improving climate resilience.

The Working Group was established by the Governing Board as a formal committee of the Advisory Planning Commission (APC) as allowed by the APC charter and comprised the following members and seats:

- Local government members of the APC or an alternative staff person from their respective local governments, as well as the Washoe County Lay Member or Incline Village General Improvement District (IVGID) Member;
- Two members of the Regional Plan Implementation Committee (now called the Regional Planning Committee);
- Two members of the Local Government and Housing Committee;
- Ten stakeholders representing owners of public lands, an affordable-achievable housing provider, an affordable-achievable housing developer, an affordable-achievable service provider, building contractors, realtors, employers, the environmental community, and the community collaboratives.

At the first meeting of the Tahoe Living Working Group on August 19, 2020, additional clarification of the structure and responsibilities of the Tahoe Living Working Group was established. These responsibilities can be found here: https://www.trpa.gov/wp-content/uploads/documents/archive/Staff-summary_VI.A_Process_Final.pdf, starting on page 23 of the .pdf.

Discussion:

In TRPA's next phase of the Tahoe Living Strategic Priority, the focus will be on planning for equitable and sustainable housing and improving climate resilience, specifically equity in housing provision, engagement of disadvantaged and underserved communities and building community engagement capacity as a whole, protection of sensitive lands through improvements to the transfer of development rights system and improving climate resilience. Due to this expansion of focus areas, there may be a need to include other members on the Working Group to draw on additional expertise.

Moving into the next phase, TRPA proposes to update the Working Group membership and roles as outlined below. The Working Group may further develop these roles and responsibilities as appropriate.

Membership:

- Local government members of the APC or an alternative staff person from their respective local governments, as well as the Washoe County Lay Member or a representative of the Incline Village General Improvement District (IVGID);
- Two members of the Regional Planning Committee appointed by the Governing Board;
- Two members of the Local Government and Housing Committee appointed by the Governing Board;
- Up to thirteen members appointed by the Executive Director representing, at a minimum, owners of public lands, a deed restricted housing provider, deed restricted housing developer, social service provider, building contractors, realtors, employers, the environmental community, and community collaboratives.

All stakeholders are encouraged to attend the meetings and workshops to provide their input, and TRPA will endeavor to provide a range of opportunities for everyone to have their ideas heard, considered, and reflected in meeting and workshop notes. If a member misses three consecutive meetings, the Executive Director may appoint a different person or organization to fill that seat, either temporarily or permanently.

Contact Information:

For questions regarding this agenda item, please contact Karen Fink, Principal Planner, at (775) 589-5258 or kfink@trpa.gov.

To submit a written public comment, email publiccomment@trpa.gov with the appropriate agenda item in the subject line. Written comments received by 4 p.m. the day before a scheduled public meeting will be distributed and posted to the TRPA website before the meeting begins. TRPA does not guarantee written comments received after 4 p.m. the day before a meeting will be distributed and posted in time for the meeting.