

Good afternoon Local Government & Housing Committee members, I'm Chase Janvrin, Program Manager for the Tahoe Prosperity Center, and active member of the TRPA's Living Working Group. I want to start by thanking you and TRPA staff for staying so focused on addressing the housing crisis in the basin, in this case by supporting the recommendations brought forth today by the Living Work Group.

The housing crisis that has been impacting the entire Tahoe Basin has been well documented at this point. What some viewed as an annoyance in the last few years has now become a critical issue not just for residents, but now local businesses are really feeling the impacts of a lack of affordable housing options for their employees.

I'm sure you've seen the headlines about Tahoe being one big zoom town. As mountain towns across the State and Country struggle to ensure that their local workforce stays local, and that local businesses can find and hire the local employees they need, the recommendations presented today are small but important steps to improve housing affordability in our region.

There is a critical need for workforce housing here. It's truly become a crisis, and we need to find ways to allow new, **affordable by design** housing to be built so the local workforce can afford to live here. Simply allowing an easier path for ADUs to be built could be a lifesaver for many working class individuals in our community, and therefore, a lifeline to the very businesses that employ them. These are not big or radical suggestions. These are quite minimal and basic recommendations to allow for a little increased flexibility for allowing Accessory Dwelling Units, allowing non-conforming tourist density to be used for residential projects (think hotel conversions), and modifying the Residential Bonus Unit boundary to reduce sprawl and improve upon your own town center priorities.

As one of the regional conveners on housing in Lake Tahoe, the Tahoe Prosperity Center strongly supports these recommendations, and we applaud the TRPA for listening to the recommendations of the living work group, how you're staying focused on creative solutions, and by removing barriers so affordable by design homes can be built quickly.

Thank you for your time today and keep up the great work.

Chase Janvrin
Program Manager, Tahoe Prosperity Center

Comment for the Record on Relaxing ADU zoning standards IV/CB

Just flagging this to you as a concern for the TRPA housing committee today.

I remain concerned that, if the zoning restrictions on ADUs are relaxed in Incline Village, **this might not increase inventory for longer-term rentals — and might instead increase inventory for STRs.**

With the TRPA allowing ADUs on less than 1 acre, this opens the way for Washoe County to do the same, at least in Incline, to ensure consistency with TRPA's code. But while CA restricts ADUs from being rented for less than a month (thus discouraging STRs), Washoe County does not have such a provision about ADUs.

I expect Washoe County would make Incline zoning for ADUs consistent with TRPA's code through their Washoe Tahoe Area Plan. But in absence of a specific provision supporting longer-term rentals (by requiring any new ADUs on smaller than 1 acre parcels to be rented for more than a month), these new ADUs might not result in a gain of workforce housing.

While supportive of using ADUs for workforce housing, it may be more complicated to ensure that result in IV/CB. It could backfire and simply lead to more STR inventory, particularly since STRs generate TOT income for Washoe County.

The housing committee should be cognizant of this potential issue in Washoe County. Helpful if the committee would suggest how this concern may be mitigated.

Best

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From: kathie julian <kathiejulian@gmail.com>
Sent: Tuesday, June 8, 2021 1:15 PM
To: Karen Fink <kfink@trpa.gov>
Subject: Re: Query for you!

Karen

Sorry to trouble again, but my reading of this paragraph on page 12 suggests that with the lifting of the TRPA 1-acre limit, Washoe county could likely change their code to be consistent with TRPA, leaving Washoe County increase in ADUs available for STRs — in absence of a law similar to CA that prohibits rentals of ADUs shorter than 30 days.

Please advise if my reading of this section is correct.

Best

*There are several elements of California law and Douglas County and Washoe County plans and codes that place further restrictions on the construction or use of ADUs. Currently, California law requires that accessory dwelling units created pursuant to section 65852.22 of the California Government Code (which applies to all new ADUs) if rented, be rented for a term longer than 30 days. Douglas County and Washoe County **both currently have a 1-acre parcel size limit for ADUs in the Tahoe Basin in their codes. These 1-acre limits were based on the TRPA 1-acre limit but as they are already adopted they would remain in place until removed by these counties in a subsequent action.***

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On Jun 8, 2021, at 12:58 PM, Karen Fink <kfink@trpa.gov> wrote:

Hi Kathie,
Please see the page 12 of the staff report: <https://www.trpa.gov/wp-content/uploads/June-9-2021-Local-Government-Housing-Committee-Packet.pdf>. The second paragraph on that page explains the local restrictions on ADUs, and that is where the info about short-term rentals is. Basically on the California side ADUs are not allowed to be used as short-term rentals. Washoe County and Douglas County restrict ADUs so that they cannot be built on parcels of less than 1 acre, so they will not be allowed very widely in those counties under this proposed code change. Let me know if you have further

questions on this.

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From: kathie julian <kathiejulian@gmail.com>
Sent: Tuesday, June 8, 2021 12:51 PM
To: Karen Fink <kfink@trpa.gov>
Subject: Query for you!

Hi Karen

Please do answer what I think should be a simple question.

Will the additional ADUs allowed in Tahoe Region be available for STR use, rather than workforce or affordable housing for longer than 1 month rentals? Please point me to the area of these voluminous documents that would prevent the increase in ADUs being converted to STR use.

Thanks!

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