

North Tahoe Citizen Action Alliance

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The Placer County Housing Element project discussed below “was determined to have no significant effect upon the environment” as reviewed by the Placer County Environmental Review Committee. Some of the more significant changes in the 2008 Housing Element Update include, 1) an expanded focus on infill and transit-oriented housing, 2) increased incentives for the development of affordable housing, and 3) more attention paid to work-force housing needs in the Tahoe Basin.

There are several programs in the Housing Element Update that trend toward urbanization by encouraging higher-density, mixed-use, and transit-oriented development that could result in increased height, reduced parking, and increased residential densities beyond those anticipated in the Placer County Code of Ordinances. In NTCAA’s opinion these would have a significant effect on the environment. The Housing Element is strictly a policy document, and specific housing projects and/or General Plan amendments will require project-specific environmental review.

Placer County Housing Element

The Placer County Housing Element provides goals, policies, and implementation programs for the planning and development of housing throughout unincorporated Placer County, such as North/West Shore Lake Tahoe. Elements are updated every five years.

The County will maintain an inventory of potential sites for mixed-use and residential development in commercial zones and promote the inventory and incentives to the development community and property owners.

The County currently requires 10% of residential units in specific plans be affordable (4% very-low, 4% low, 2% moderate). On a case-by-case basis, the County shall consider allowing developers that provide extremely low-income units to reduce the required percentage of other affordable units.

The County shall adopt a resolution waiving 100% of the application processing fees for developments in which 5% of the units are affordable to extremely low-income households, and up to 30% of the units if affordable to moderate-income households.

Consistent with State law, 20% of the tax increment funds accruing to the Redevelopment Agency are directed to affordable housing. If successful in receiving funding from the Local Housing Trust Fund matching program, the County shall encourage the Redevelopment Agency to work with affordable housing developers to utilize a portion of set-aside funds for development of housing that is affordable to extremely low-income households. The objective is 425 units within Placer County.



To facilitate the construction of high-density housing on commercially zoned sites, the County shall consider amending the zoning ordinance provisions for multi-family housing use. These revisions may include amending the zoning ordinance to allow multi-family dwellings, 20 or fewer units/acre as permitted in certain districts.

Specifically in the North/West Tahoe Region, the County shall encourage the Tahoe Regional Planning Agency (TRPA) to: (a) strengthen the effectiveness of existing incentive programs for the production of affordable housing in the Lake Tahoe Region and (b) change its regulations to permit second residential units.

The County shall require new development at Lake Tahoe to provide for employee housing equal to at least 50% of the housing demand generated by the project. If the project is an expansion of an existing use, the requirement shall only apply to that portion of the project that is expanded (e.g., the physical footprint of the project or an intensification of the use).

Employee housing shall be provided for in one of the following ways:

- Construction of on-site employee housing;
- Construction of off-site employee housing;
- Dedication of land for needed units; and/or payment of an in-lieu fee.

The County shall work with the TRPA to encourage the construction of larger units (i.e., three or more bedrooms) for families in the Kings Beach area.

The County shall continue to work with TRPA to establish a framework for consideration of changes to the TRPA Code of Ordinances that will facilitate the construction of affordable and workforce housing. Such efforts may include:

- Relaxing TRPA development codes for affordable housing developments and second residential units;
- Increasing the density bonus and base land coverage for affordable housing developments to make them more financially feasible;
- PAS amendments to allow more opportunities for multi-family housing in the basin; and/or flexibility in applying the October to May building ban to rehabilitation of affordable housing, such as low-income households served in the CDBG program.

The County shall initiate a review of the policy to consider: the appropriateness of the application of the same requirement to both small (i.e. under 2 acres in project area) commercial/professional office projects, and the financial feasibility of requiring 50% of the housing demand and the impact of the requirement on attracting new commercial projects.

The review shall also consider formalizing procedures for calculating employee housing obligations and assess the need to require the submittal of a housing mitigation plan by project applicants. If such a submittal is required, the following methods of providing housing shall be considered: a) Construction of housing on site; b) Construction of housing off site; c) Dedication of land for housing; and d) Payment of an in-lieu fee.

The County shall continue to support a legislative platform to facilitate the development of affordable housing, especially in Lake Tahoe and the surrounding Sierra Region. The legislative platform includes, but is not limited to, the following items:

- Revision of Federal and State statutes and regulations to allow dormitories to be considered housing for resort workers. Federal and state funds are available to build housing for farm workers, but the same provisions cannot be used to serve resort communities, which also rely on a seasonal and transitory workforce.

- Amend Federal and State low-income housing tax credit programs to allow developers to earn "points" toward winning the tax credits for high-cost areas in the rural set-aside, because currently "points" cannot be obtained in both categories.
- Allow affordable housing outside of TRPA's urban limit line. Some sites, such as surplus school sites, that could be good sites for affordable housing are unavailable for development, because they are outside the urban limit line, a growth control boundary.
- Grant the Lake Tahoe basin entitlement status for CDBG funds. This would result in a more flexible and dependable source of funds.
- Exempt affordable housing from the State prevailing wage law.

The County shall investigate additional mechanisms to facilitate the production of workforce housing in the Lake Tahoe area. These mechanisms include, but are not limited to, the creation of an assessment district(s) and/or an amnesty period for illegal secondary dwelling units.

The County 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.

The County shall work with employers in the Eastern Sierra portion of the county to establish a down payment assistance program in which employers provide deferred mortgages for workers who wish to purchase existing homes in the Eastern Sierra and are qualified first-time homebuyers. Workers participating in the pilot program of 15 units (10 affordable) shall agree to share the future equity from market appreciation with the employer sponsoring the mortgage.

The above is a condensation of the [Placer County Housing Element Policy Document](http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/Documents/~media/cdr/Planning/documents/HousingElement/RevisedPolicyDocument.aspx) that may be read at <http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/Documents/~media/cdr/Planning/documents/HousingElement/RevisedPolicyDocument.aspx>. The Board of Supervisors on May 12, 2009 will consider adopting the resolution amending Section 2, Housing, of the Placer County General Plan to approve the 2008 Placer County Housing Element Update. The public hearing will begin at 9 AM in the Board of Supervisors' Hearing Room, 175 Fulweiler Avenue, Auburn, CA 95603.

Kings Beach

A Kings Beach community feast and fest, with music, dancing, raffle, silent auction, and Road Roast is set for May 19 at the Kings Beach Events Center from 6-8pm. This is a "fun" raiser to bring the community back together and get the downtown beautification underway. Money raised will fund computer simulations of the 3-lane and 4-lane alternatives. The cost for Dinner and a raffle ticket is \$10, kids 6 and under are free. Several local restaurants are providing dinners. There will be no presentations or advocacy for either road alternative.

Community Enhancement Program

NTCAA has discovered some disturbing language in the Agreement between Placer County and TRPA about implementation of TRPA's CEP projects and the New Regional Plan. We all wondered about the status of our existing Community Plans, after a Tahoe Vista group had formed to modify its Community Plan. In this Placer County/TRPA Agreement, approved by the Board of Supervisors on May 8, 2007, the following language appears on Page 2 under Statement of Intent: "Phase Three, which follows the adoption of the Regional Plan, **will drill back down to the local level** with the update of Community Plans and Master Plans." This doesn't sound like what Community Plans are supposed to be about. You can find the entire agreement at the following link, http://www.placer.ca.gov/upload/bos/cob/documents/sumarchv/2007Archive/070508a/bosa_070508.htm then click on item 6a.

Upcoming Events/Key Dates

Agendas for TRPA Governing Board and APC, and also Placer County BOS are not available until a few days before the meeting. Therefore, it is difficult to provide a meaningful emphasis to the meetings. Other meetings/events not shown here, or changes, will be announced by email.

May 6, Wednesday	NLTRA Board Meeting	8:30 am, TCPUD Board Room
May 12, Tuesday	Placer County BOS	8:30 am, Auburn
May 12, Tuesday	NTPUD Board Meeting	7 am, NTEC, Kings Beach
May 13, Wednesday	TRPA APC Meeting	9:30 am, TRPA Stateline Office
May 14, Thursday	NTRAC Meeting	6 pm, NTEC, Kings Beach
May 15, Friday	TCPUD Board Meeting	8:30 am, TCPUD Board Room
May 19, Tuesday	Road Roast, KB Community	6 pm, NTEC
May 20, Wednesday	NTFPD Board Meeting	6 pm, TCPUD Board Room
May 23, Saturday	Friends of West Shore Mtg.	TBD
May 26, Tuesday	Placer County BOS	8:30 am, Auburn
May 27, Wednesday	TRPA Governing Board	9:30 am, TRPA Stateline Office
June 9, Tuesday	Placer County BOS	8:30 am, Auburn
June 9, Tuesday	NTPUD Board Meeting	10 am, NTEC, Kings Beach
June 10, Wednesday	TRPA APC Meeting	9:30 am, TRPA Stateline Office
June 11, Thursday	NTRAC Meeting	6 pm, TCPUD Board Room
June 17, Wednesday	NTFPD Board Meeting	6 pm, TCPUD Board Room
June 19, Friday	TCPUD Board Meeting	8:30 am, TCPUD Board Room
June 23, Tuesday	Placer County BOS	8:30 am, Auburn
June 24, Wednesday	TRPA Governing Board	9:30 am, TRPA Stateline Office

TRPA – Tahoe Regional Planning Agency
 NLTRA – North Lake Tahoe Resort Association
 TCPUD – Tahoe City Public Utility District
 NTEC – North Tahoe Event Center (NTCC)
 BOS – Placer County Board of Supervisors

APC – Advisory Planning Commission
 NTPUD – North Tahoe Public Utility District
 NTFPD – North Tahoe Fire Protection District
 NTRAC- North Tahoe Regional Advisory Council

“I would rather be exposed to the inconveniences attending too much liberty than to those attending too small a degree of it.”Thomas Jefferson