



PROPOSED LAND USE STRATEGY

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INTRODUCTION

In 2023, the Tahoe Regional Planning Agency (TRPA) amended the Code of Ordinances to allow additional height and density for 100 percent deed-restricted affordable, moderate, or achievable housing. These amendments, referred to as the TRPA Phase 2 Affordable and Workforce Housing Amendments, apply to all town centers and areas outside town centers zoned for multi-family housing (see **Table 1**); however, the Code of Ordinances allows local jurisdictions to propose alternative height and density allowances provided the jurisdictions demonstrate that the alternative standards are at least as effective as the TRPA standards in facilitating the construction of deed-restricted affordable, moderate, and achievable housing.

Table 1: TRPA Phase 2 Housing Amendments

Development Standard	Town Centers	Areas Zoned Multi-Family
Maximum Coverage	100% (if stormwater runoff can be treated by a regional stormwater treatment system)	70% (if stormwater runoff can be treated by a regional stormwater treatment system)
Maximum Height	65 feet ¹	Additional height for shallower (3:12) roof pitch
Maximum Density	No maximum density	No maximum density
Parking	Parking based on demand	Parking based on demand. Projects must provide at least 0.75 spaces per unit, on average

Notes:

¹ Maximum height of 65 feet is permitted provided: 1) the additional height is stepped back one foot for each additional foot of height above 56 feet, 2) the building is designed to minimize shade on adjacent roads and structures between 10:00am and 2:00pm on December 21, as demonstrated in a shade analysis, and 3) TRPA makes findings 1, 2, 3, 8, 14, and 18 as set forth in Section 37.7.

Source: Tahoe Regional Planning Agency, June 2024.

The proposed Tahoe El Dorado (TED) Area Plan incorporates most aspects of the TRPA Phase 2 Amendments but proposes alternative approaches in some areas. This report summarizes El Dorado County’s proposed alternative land use strategy for facilitating the development of affordable, moderate, and achievable housing within the TED Area Plan.

Section 1 of this report provides an overview of the proposed land use strategy. Section 2 analyzes the proposed development standards to determine achievable densities, estimates the housing capacity under the proposed TED Area Plan, and summarizes the findings of a financial feasibility analysis comparing the proposed TED Area Plan development standards to those allowed under the TRPA Phase 2 Amendments.

SECTION 1: PROPOSED LAND USE STRATEGY

This section describes the five key components of the proposed land use strategy of the TED Area Plan:

- Strategy 1: Tahoma Village Center
- Strategy 2: Meyers Town Center
- Strategy 3: Multi-plex Residential Zone
- Strategy 4: Rezone Sites for Multi-Family Residential
- Strategy 5: Commodities and Land Incentives

STRATEGY 1: TAHOMA VILLAGE CENTER

Strategy Overview

The County proposes to designate the Plan Area Statement (PAS) 155 (Tahoma Commercial) and a portion of PAS 154 (Tahoma Residential) as the Tahoma Village Center (TVC), shown in **Figure 1**. The Tahoma Village Center is envisioned as a pedestrian-oriented, mixed-use community center that will serve as the heart of Tahoma while preserving the unique character of this established Lake Tahoe community. By designating Tahoma as a Village Center under the TRPA Regional Plan framework, the area becomes eligible for regulatory incentives available in town centers that support affordable, moderate, and achievable workforce housing. Unlike larger town centers in the region, the Tahoma Village Center is intentionally designed with development standards that reflect the smaller scale and intimate character of the Tahoma community. The TVC zone establishes density and height limits more in line with Tahoma's existing built environment, creating a walkable, connected neighborhood center, which has the possibility to enhance rather than transform the community's identity.

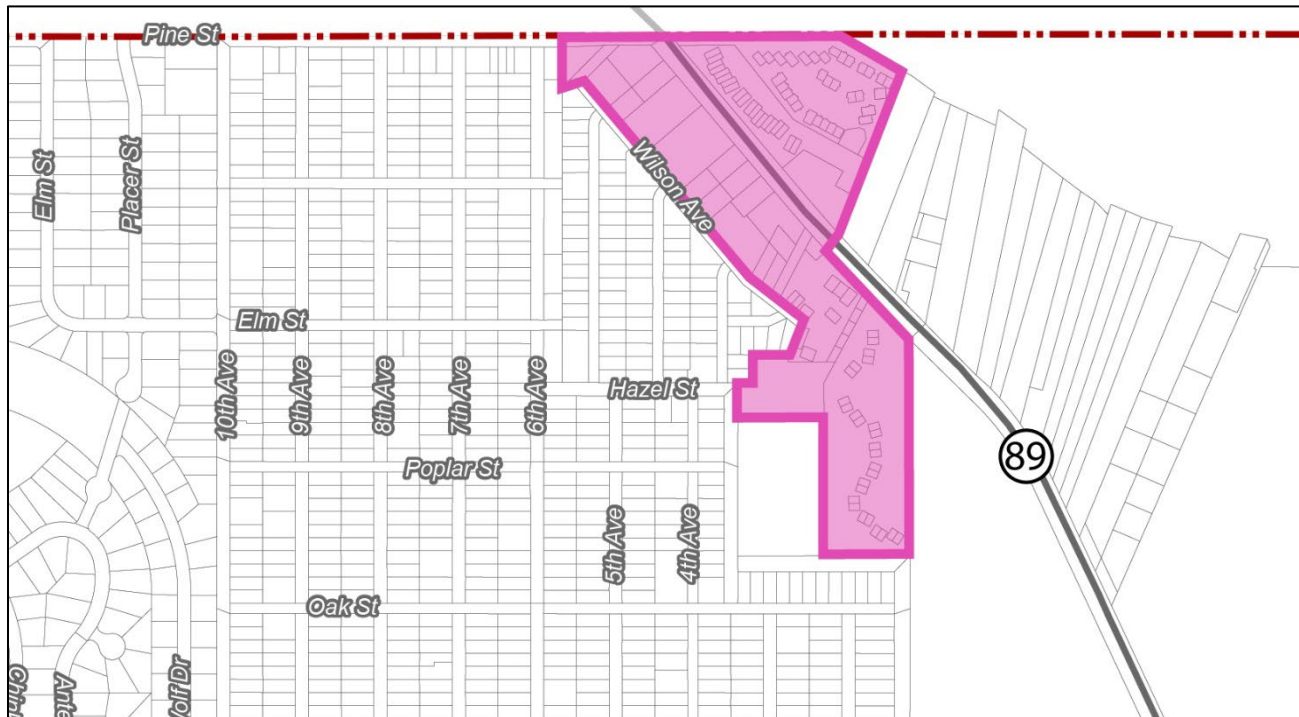
The Tahoma Village Center is intended to foster a vibrant mix of uses—residential, commercial, and community-serving amenities—within a compact, accessible area that encourages year-round economic vitality. By allowing multi-unit and mixed-use development with specific incentives for workforce housing, the Tahoma Village Center aims to provide opportunities for the people who live and work in the Tahoe Basin to remain in the community they serve, all while maintaining environmental protections and the small-scale, village atmosphere that defines Tahoma.

Existing and Proposed Regulations

PAS 155 (Tahoma Commercial) currently allows multi-family housing at a maximum density of 8 units per acre, as well as a mix of commercial, tourist accommodation, public service, and recreation uses. PAS 154 (Tahoma Residential) also currently allows multi-family housing at a maximum density of 8 units per acre, as well as single-family housing, light tourist accommodation, and light recreation uses. According to TRPA, the Phase 2 Amendments for deed-restricted affordable housing in multi-family zoned areas apply in PAS 155, but not PAS 154, as shown below in **Figure 2**.

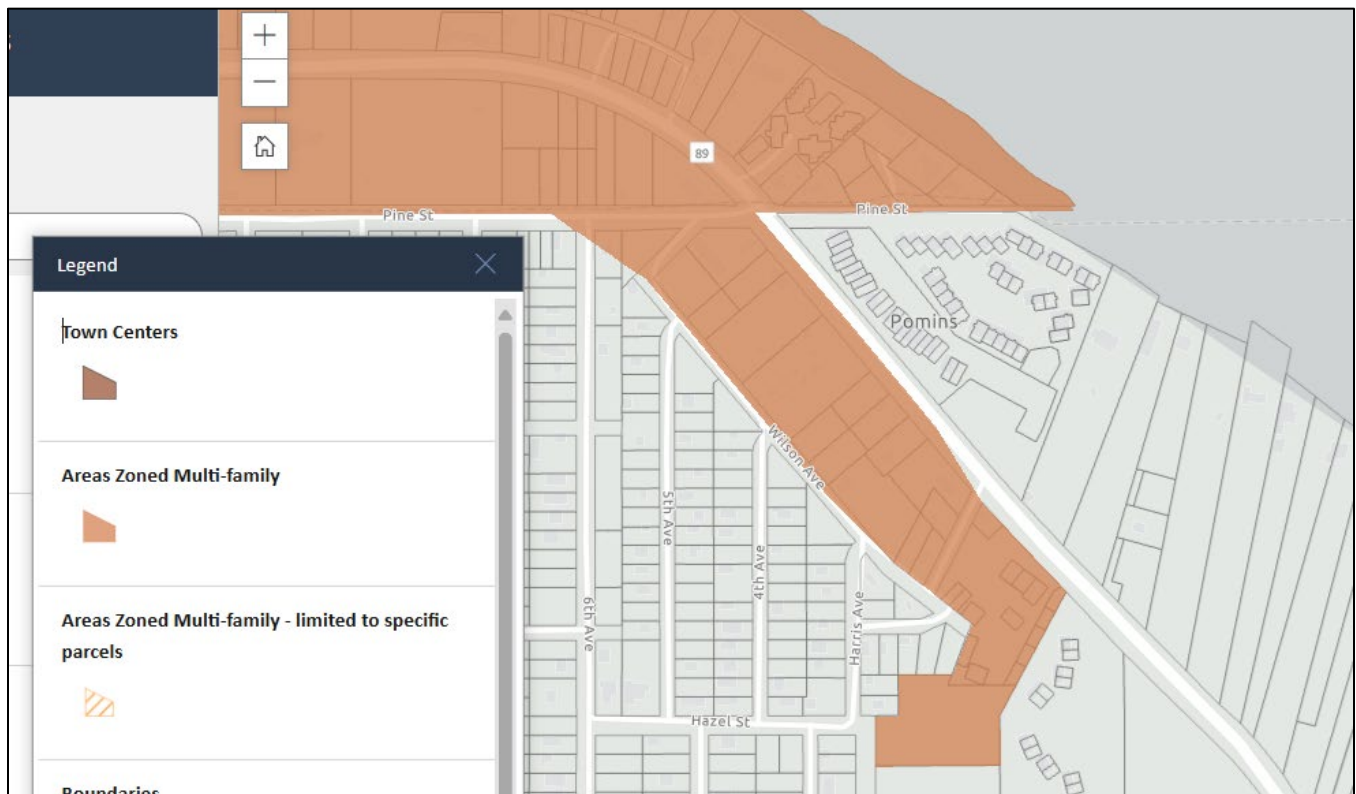
Table 2 compares the proposed standards of the Tahoma Village Center to what is allowed under the current Plan Area Statement and TRPA Phase 2 Amendments. The proposed TVC zone would establish a base density of 25 units per acre for multi-family residential development. Within the Tahoma Village Center, deed-restricted affordable, moderate, and achievable housing would be exempt from the density limit. While the TED Area Plan proposes a new type of Town Center in Tahoma, it proposes a building height limit of 42 feet rather than the 65-foot height limit allowed in other town centers per TRPA Phase 2 Amendments.

Figure 1: Proposed Tahoma Village Center



Source: Ascent, 2025.

Figure 2: Areas in Tahoma Subject to TRPA Phase 2 Amendments



Source: TRPA Housing Resources, 2025 (<https://gis.trpa.org/housing>).

Table 2: Comparison of Development Standards within Proposed Tahoma Village Center

	Base Zoning/ PAS 155 Standards	TRPA Phase 2 Amendments Affordable Housing Incentives (Areas Zoned Multi-family)	Proposed Tahoma Village Center	
			Base Standards	Affordable Housing Incentives
Maximum Density	8 units/acre	No density limit for deed-restricted affordable and achievable housing	25 units/acre	No density limit for deed-restricted affordable and achievable housing
Maximum Height	TRPA Code of Ordinances, Section 37.4 (about 2 stories, depends on property slope and roof pitch)	Up to maximum for the slope of the building site (up to nine additional feet) set forth in Table 37.4.4-1, with a roof pitch greater than or equal to 3:12	TRPA Code of Ordinances, Section 37.4 (about 2 stories, depends on property slope and roof pitch)	42 feet
Maximum Coverage	Up to 30% (depending on Bailey’s score)	70% (if stormwater runoff can be treated by a regional stormwater treatment system)	70% (high capability land)	100% (if stormwater runoff can be treated by a regional stormwater treatment system)
Parking	<ul style="list-style-type: none"> • Single-family/duplex/triplex: 2 spaces/unit • Multi-family: <ul style="list-style-type: none"> ○ Studio/1-bed: 1.5 spaces/unit ○ 2+bed: 2 spaces/unit 	Parking based on demand. Projects must provide at least 0.75 spaces per unit, on average	<ul style="list-style-type: none"> • Single-family: 2 spaces/unit • Duplex/triplex: 1 space/unit • Multi-family: <ul style="list-style-type: none"> ○ Studio/1-bed: 0.75 spaces/unit ○ 2+bed: 1 space/unit 	Based on parking demand as determined by a parking analysis

Source: TRPA Code of Ordinances, EDC Zoning Ordinance; 2025. Proposed TED Area Plan, February 2026.

STRATEGY 2: MEYERS TOWN CENTER

Strategy Overview

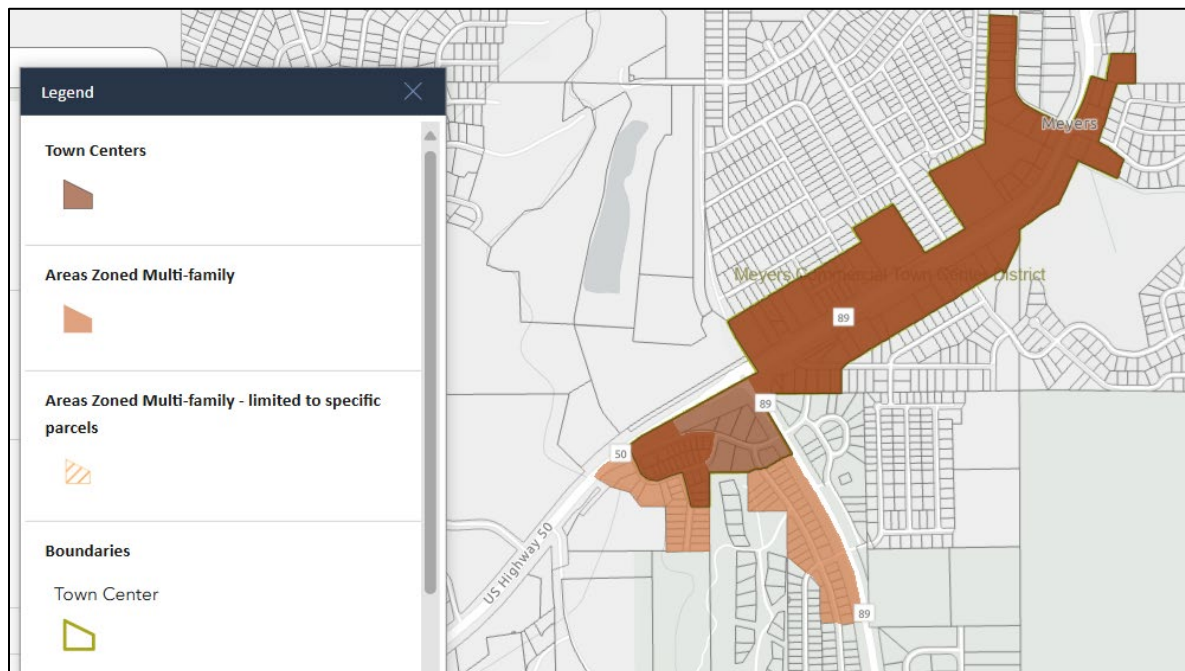
The Meyers Town Center is envisioned as the mixed-use heart of Meyers, serving as a vibrant community hub for both residents and visitors. This center provides a scenic, rural feeling combined with a pedestrian-friendly environment that integrates commercial services, public facilities, residential housing, and tourist accommodations. As an existing TRPA-designated town center, Meyers represents the Plan Area's most significant opportunity for concentrated, mixed-use development that supports year-round economic vitality.

The County proposes to allow increased capacity for affordable housing within the Meyers Town Center. This would be achieved by expanding the footprint of the Meyers Town Center to include additional opportunity sites for housing and allowing an increase in height above what is currently allowed in the Meyers Area Plan (MAP) but less than the height allowed in town centers under the TRPA Phase 2 Amendments.

Existing Regulations and Proposed Approach

Under the current Meyers Area Plan (MAP), the Meyers Town Center is primarily governed by two zoning districts: the Meyers Community Center District (MAP-1) and Upper Truckee Residential/Tourist District (MAP-3). TRPA Phase 2 Amendments for deed-restricted affordable and achievable housing within town centers apply in this area as shown in **Figure 3**. The Phase 2 Amendments remove the density limit, reduce parking requirements, allow up to 65 feet, and allow up to 100 percent coverage (if connected to a regional stormwater collection system) for 100 percent deed-restricted affordable, moderate, and achievable housing development.

Figure 3: Areas in Meyers Town Center Subject to TRPA Phase 2 Amendments



Source: TRPA Housing Resources, 2025 (<https://gis.trpa.org/housing>).

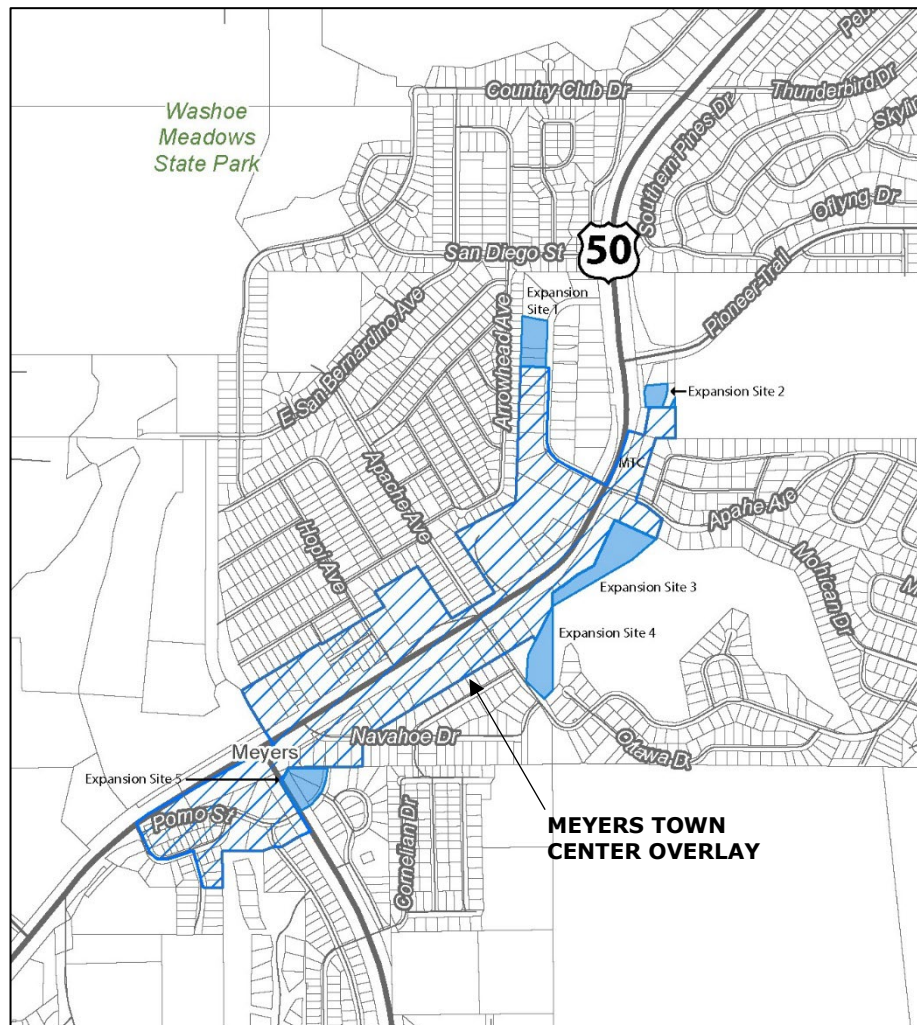
Note: TRPA Phase 2 Housing Amendments also apply outside of the Meyers Town Center for areas zoned multi-family (MAP-3). These areas are considered as part of Strategy 4.

The proposed TED Area Plan makes strategic modifications to balance increased housing capacity with community character preservation. The plan expands the Meyers Town Center boundary by approximately 6 acres to include additional opportunity sites for housing development (see **Figure 4** below).

The plan introduces new zoning districts that replace the existing Meyers Area Plan designations. MAP-1 is replaced with the Meyers Community Center (MCC) zone and MAP-3 is replaced with the Multi-family Residential (MFR) zone. These new districts establish base density standards of 25 units per acre in the MCC zone and 15 units per acre in the MFR zone. The plan slightly increases the base allowed height in the MCC zone from 42 to 48 feet. The plan also establishes modified development standards for affordable housing. For height, the plan proposes 56 feet for 100 percent deed-restricted affordable, moderate, and achievable housing development—an increase from the MAP's 42 feet but lower than the TRPA Phase 2 Amendment allowance of 65 feet.

Table 3 summarizes base development standards for multi-family housing under the Meyers Area Plan, incentive standards for deed-restricted affordable housing allowed under the TRPA Phase 2 Amendments, and the base zoning standards as well as the standards for deed-restricted housing in the Meyers Town Center proposed in the TED Area Plan.

Figure 4: Proposed Expansion of the Meyers Town Center



Source: Ascent, 2025.

Table 3: Comparison of Development Standards within Meyers Town Center

	Meyers Area Plan – Base Standards		TRPA Phase 2 Amendments: Affordable Housing Incentives (Town Centers)	Proposed TED Area Plan		
	MAP-1 Meyers Community Center District	MAP-3 Upper Truckee Residential/Tourist District		Meyers Community Center (MCC) Zone (Base Standards)	Multifamily Residential (MFR) Zone (Base Standards)	Affordable Housing Incentives (Meyers Town Center)
Maximum Density	20 units/acre	15 units/acre	No density limit	25 units/acre	15 units/acre	No density limit
Maximum Height	42 feet	Within Town Center: 42 ft Outside Town Center: 26 ft	65 feet	48 feet	Within Town Center: 42 ft Outside Town Center: TRPA Code of Ordinances, Section 37.4 (about 2 stories, depends on property slope and roof pitch)	56 feet
Maximum Coverage	70% (high capability land)	Within Town Center: 70% (high capability land) Outside Town Center: up to 30% (depending on Bailey’s score)	100% (if stormwater runoff can be treated by a regional stormwater treatment system)	70% (high capability land)	Within Town Center: 70% (high capability land) Outside Town Center: up to 30% (depending on Bailey’s score)	100% (if stormwater runoff can be treated by a regional stormwater treatment system)
Parking	SF/duplex/triplex: 2/u MF Studio/1bdm: 1.5/u MF 2+bdm: 2/u, 1 min. covered. (EDC Zoning Ord. Ch. 130.35: Off-Street Parking)		Based on demand as determined by a parking analysis			Based on demand as determined by a parking analysis

Notes:

1 Maximum height of 65 feet is permitted provided: 1) the additional height is stepped back one foot for each additional foot of height above 56 feet, 2) the building is designed to minimize shade on adjacent roads and structures between 10:00am and 2:00pm on December 21, as demonstrated in a shade analysis, and 3) TRPA makes findings 1, 2, 3, 8, 14, and 18 as set forth in Section 37.7.

Source: TRPA Code of Ordinances, EDC Zoning Ordinance; 2025. Proposed TED Area Plan, February 2026.

STRATEGY 3: MULTI-PLEX RESIDENTIAL ZONE

Strategy Overview

The County proposes a new Multi-Plex Residential (MPR) zone designed to enable missing middle housing types—including duplexes, triplexes, and fourplexes—in traditionally single-family neighborhoods. This zone would apply to existing single-family parcels in three key areas: within PAS 154 (Tahoma Residential), within roughly a quarter-mile radius of the Meyers Town Center, and near school sites, as shown in **Figures 5-7**. The MPR zone is proposed for these areas because PAS 154 already allows multi-unit residential development at a maximum density of 8 units per acre under TRPA regulations. Additionally, the MPR zone is proposed for the Marshall Trail site adjacent to Sierra House Elementary School, which is already zoned for multi-family use under El Dorado County zoning.

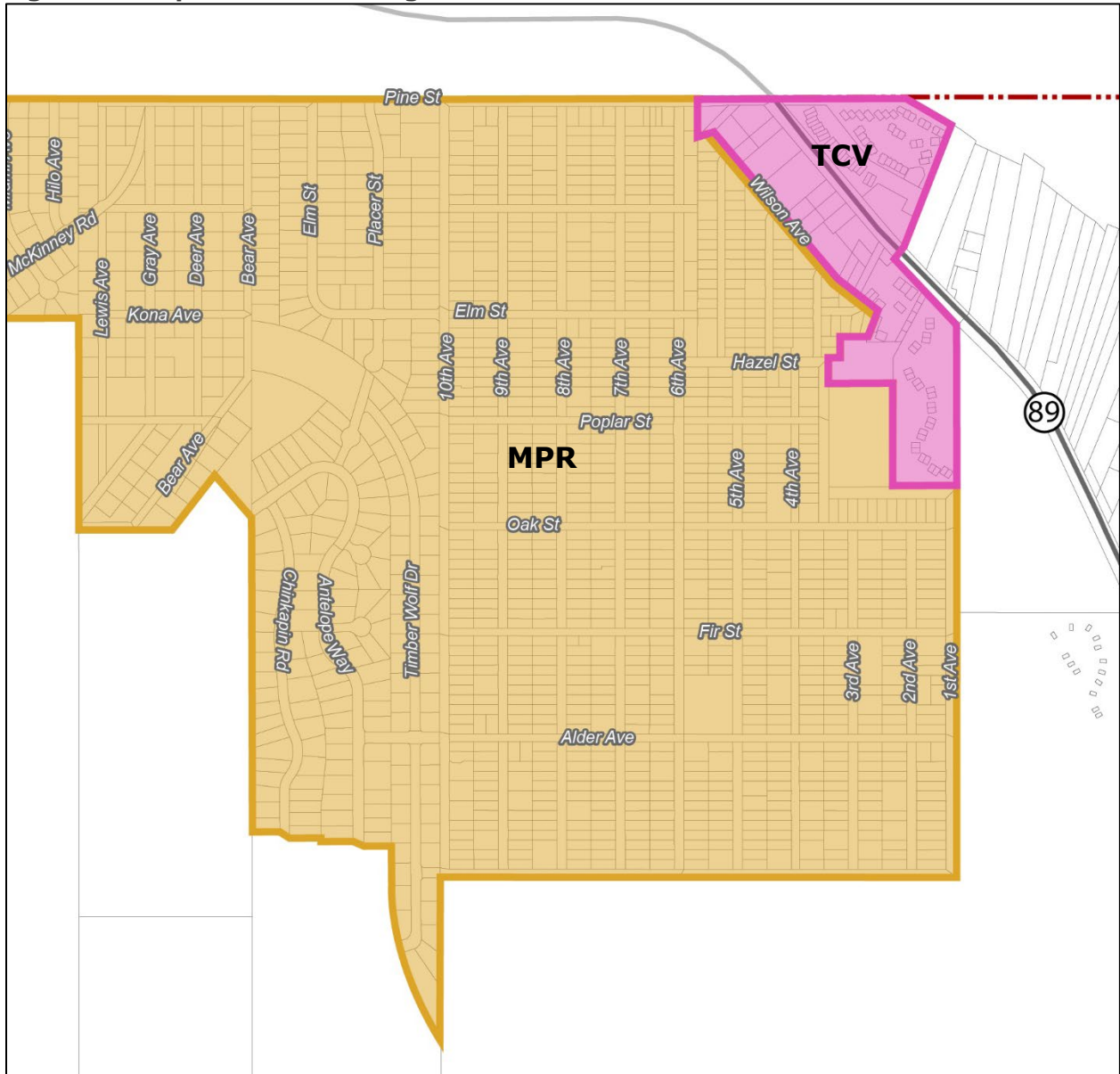
The MPR zone would replace the current maximum density standard of 1 unit per parcel with allowances for duplexes, triplexes, and fourplexes to bridge the gap between single-family homes and larger apartment buildings. Under base standards, density would be limited to 15 units per acre in accordance with TRPA regulations, and coverage would be limited based on the parcel's Bailey score (up to 30 percent on high-capability land). These base standards constrain the ability to build missing middle housing types on smaller lots, as density and coverage limits may not provide sufficient buildable area for multiple units. However, deed-restricted affordable, moderate, and achievable housing developments would be eligible for enhanced incentives that make fourplexes and other missing middle housing types more achievable. As shown in **Table 4**, these incentives include increased height allowances, reduced parking requirements (0.75 spaces per unit), and increased land coverage if the development is connected to a regional stormwater treatment system. These incentives provide additional flexibility to make workforce housing feasible on a wider range of parcels within the MPR zone.

Table 4: Comparison of Existing and Proposed Standards in the MPR Zone

Development Standards	Current Zoning Standards ¹	Proposed Base Standards for the MPR Zone	Proposed MPR Zone Incentives for Deed-Restricted Affordable and Achievable Housing
Allowed Housing Types	Single-family	Single-family, duplex, triplex, fourplex	Single-family, duplex, triplex, fourplex
Maximum Density	PAS 154: 8 units/acre All other: 1 unit/parcel	15 units/acre	No density limit
Maximum Height	See TRPA Code of Ordinances, Section 37.4	See TRPA Code of Ordinances, Section 37.5	Up to maximum for the slope of the building site set forth in Table 37.4.4-1, with a roof pitch greater than or equal to 3:12
Maximum Coverage	Up to 30% (depending on Bailey's score)	Up to 30% (depending on Bailey's score)	70% (if stormwater runoff can be treated by a regional stormwater treatment system)
Parking	<ul style="list-style-type: none"> • Single-family/duplex/triplex: 2 spaces/unit • Multi-family: <ul style="list-style-type: none"> ○ Studio/1-bed: 1.5 spaces/unit ○ 2+bed: 2 spaces/unit, 1 min. covered 	<ul style="list-style-type: none"> • Single-family: 2 spaces/unit • Duplex/triplex: 1 space/unit 	Parking based on demand. Projects must provide at least 0.75 spaces per unit, on average

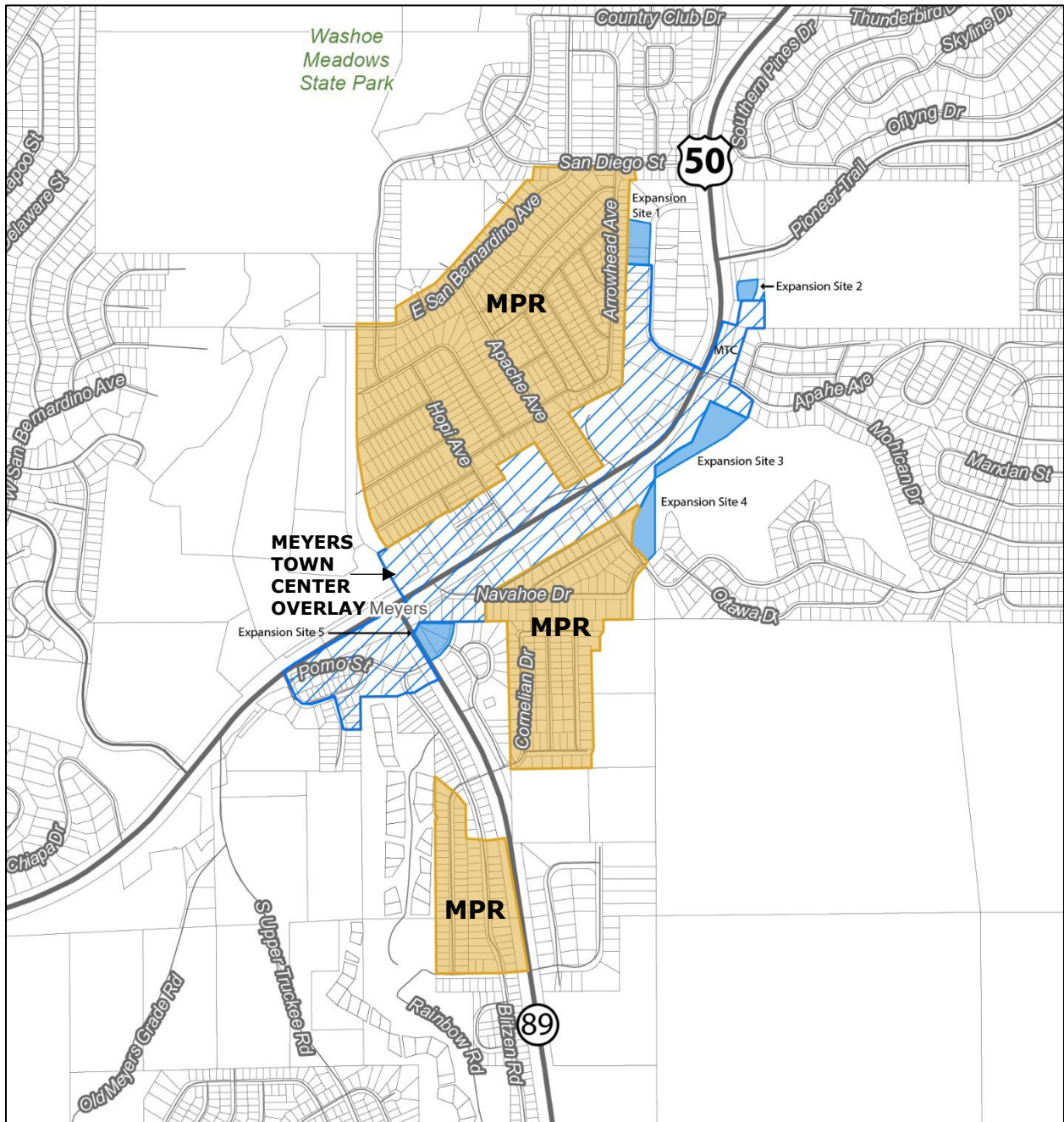
Source: TRPA Code of Ordinances, EDC Zoning Ordinance; 2025. Proposed TED Area Plan, February 2026.

Figure 5. Proposed MPR Zoning in Tahoma



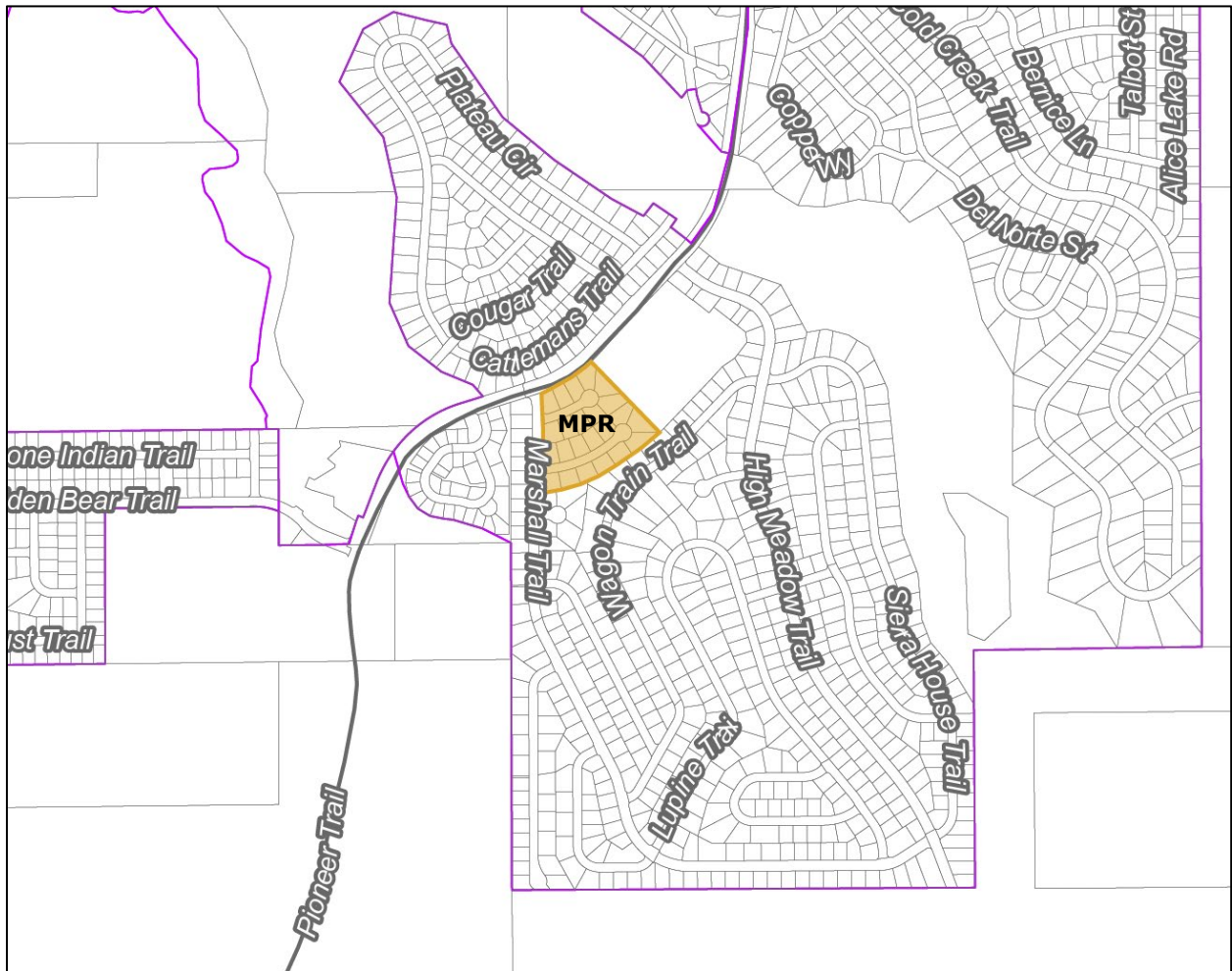
Source: Ascent, 2025.

Figure 6. Proposed MPR Zoning in the Meyers Area



Source: Ascent, 2025.

Figure 7. Proposed MPR Zoning along Pioneer Trail



Source: Ascent, 2025.

STRATEGY 4: REZONE SITES FOR MULTI-FAMILY RESIDENTIAL

Strategy Overview

The Proposed TED Area Plan includes a new Multi-family Residential zone (MFR) and Flexible Mixed-Use (FMU) zone that both allow multi-family housing at up to 15 dwelling units per acre to expand overall capacity for affordable, moderate, and achievable housing within the TED plan area. MFR zoning is applied to areas currently zoned MAP-3 as well as existing multifamily housing on Christmas Valley Road at Highway 89, and the FMU zone is applied to a site near the airport and at the corner of Pioneer Trail and Black Bart Avenue.

The Proposed TED Area Plan would provide additional incentives for affordable, moderate, and achievable housing consistent with the TRPA Phase 2 incentives for these areas zoned for multifamily housing. **Table 5** shows the proposed base standards for the MFR and FMU zones along with the incentives available to affordable, moderate, and achievable housing.

Table 5: Proposed Standards for the MFR and FMU Zones

Development Standards	Proposed TED Area Plan Base Standards for MFR and FMU Zones	Proposed TED Area Plan Affordable Housing Incentives for Areas Zoned Multi-Family
Maximum Density	15 units/acre	No maximum density
Maximum Height	TRPA Code of Ordinances, Section 37.4	Up to maximum for the slope of the building site set forth in Table 37.4.4-1, with a roof pitch greater than or equal to 3:12
Maximum Coverage	Up to 30% (depending on Bailey’s score)	70% (if stormwater runoff can be treated by a regional stormwater treatment system)
Parking	<ul style="list-style-type: none"> • Single-family: 2 spaces/unit • Duplex/triplex: 1 space/unit • Multi-family: <ul style="list-style-type: none"> ○ Studio/1-bed: 0.75 spaces/unit ○ 2+bed: 1 space/unit 	Parking based on demand. Projects must provide at least 0.75 spaces per unit, on average

Source: Proposed TED Area Plan, February 2026.

STRATEGY 5: COMMODITIES AND LAND INCENTIVES

Through the TED Area Plan, the County is exploring providing commodities and land incentives for free or at a discount to pair with the land use strategies described above to facilitate deed-restricted affordable, moderate, and achievable housing and other types of development for the “public good or benefit.” Potential incentives that the County is exploring include:

- **Provide County-Owned Potential Residential Units of Use (PRUUs).** The County owns an estimated 66 PRUUs (residential development rights) associated with County-owned parcels. These PRUUs could be provided for targeted multi-unit housing types to reduce the cost associated with the purchase of and transfer of PRUUs.
- **Convert Commercial Floor Area (CFA).** The County administers a pool of 33,395 sq ft of CFA. A portion of this CFA could be converted to Residential Units of Use (RUUs) at a ratio of 300 sq ft CFA to 1 RUU consistent with TRPA Code Section 51.4. These RUUs could be provided as an incentive for targeted housing types. This incentive would increase the total number of RUUs available in the TED plan area but would decrease the amount of future commercial development potential.
- **Provide County-Owned Lands to Facilitate Housing.** The County could offer select parcels of County-owned non-sensitive land free of charge for qualified housing projects. Due to the high cost of land in the plan area, this incentive would be expected to substantially increase the economic feasibility of targeted housing projects.
- **Provide County-Banked Coverage.** The County administers a pool of banked land coverage from County-owned parcels. This coverage could be provided to deed restricted affordable housing projects and other types of development for the “public good or benefit” to reduce the cost associated with purchasing and transferring coverage. This would provide an incentive, for example, for affordable housing in areas where the maximum allowable coverage exceeds the base allowable coverage under the Bailey system, such as in the Meyers Town Center or Tahoma Village Center.

SECTION 2: ANALYSIS OF HOUSING CAPACITY

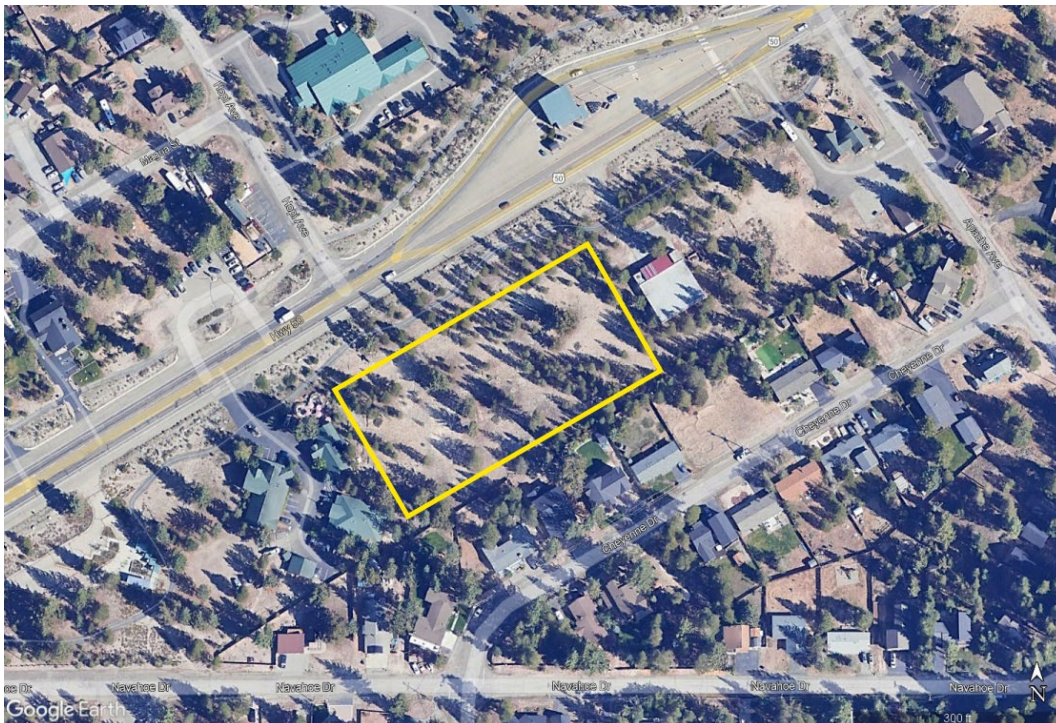
This section evaluates the capacity for affordable housing development under the proposed TED Area Plan compared to existing regulations and the TRPA Phase 2 Amendments. First, development scenarios for two opportunity sites in the Meyers Town Center and Tahoma Village Center were tested to determine the maximum densities achievable under existing and proposed standards. Second, a summary of the financial feasibility analysis conducted on these two opportunity sites is presented. Finally, the feasible densities from the development scenarios are applied to housing opportunity sites across the plan area to calculate and compare the total affordable housing capacity under existing and proposed regulations.

DEVELOPMENT SCENARIO TESTING

Meyers Town Center

The County and Ascent tested two development scenarios for a 2.07-acre site within the Meyers Town Center shown in **Figure 8**. Scenario 1: Existing Meyers Area Plan + TRPA Phase 2 Amendments represents the maximum possible density for an affordable housing development built under the existing Meyers Area Plan and the TRPA Phase 2 Amendments for town centers. Scenario 2: Proposed TED Area Plan represents the maximum possible density for an affordable housing development built under the proposed TED Area Plan standards. Because a regional stormwater treatment system has not been determined to be financially feasible in Meyers, both development scenarios assume the base allowed coverage of 70 percent rather than the 100 percent coverage allowed with a regional stormwater treatment system.

Figure 8. Meyers Town Center Opportunity Site



Note: Site boundaries are approximate and for illustrative purposes only.

Source: Ascent; BAE, 2025.

Site Characteristics and Assumptions

The site being tested is a 2.07-acre site owned by the California Tahoe Conservancy (Conservancy). The site is made up of two adjacent vacant parcels that are both Conservancy Asset Lands. The site has a Bailey score of 5. **Table 6** shows the assumptions used in both scenarios.

Feasible Densities

- Meyers Town Center Scenario 1**
 The site can accommodate a maximum of 140 housing units under the development standards allowed by the existing Meyers Area Plan and TRPA Phase 2 Amendments for town centers, which equates to a maximum density of 67.6 units per acre.
- Meyers Town Center Scenario 2**
 The reduced height and increased parking requirements allow for less overall density on the site. This scenario, based on development standards of the proposed TED Area Plan, results in a maximum of 103 housing units, which equates to a density of 49.7 units per acre.

Table 6: Capacity Assumptions and Results for Meyers Town Center Scenarios

Development Standard	Scenario 1: Existing Meyers Area Plan + TRPA Phase 2 Amendments	Scenario 2: Proposed TED Area Plan
Assumptions		
Density	No maximum density	No maximum density
Coverage	70% (assumes no regional stormwater treatment system)	70% (assumes no regional stormwater treatment system)
Height	65 feet (5 stories)	56 feet (4 stories)
Parking	0.75 spaces/unit	1 space/unit
Setbacks	Front: 20 Rear: 15 Side: 5	Front: 10 Rear: 5 Side: 5
Target Unit Mix	20% studios 45% 1-bedroom 20% 2-bedroom 15% 3-bedroom	20% studios 45% 1-bedroom 20% 2-bedroom 15% 3-bedroom
Results		
Housing Units	140	103
Parking	104 spaces	103 spaces
Coverage	70%	70%
Estimated Feasible Density	67.6 units/acre	49.7 units/acre

Source: Ascent, August 2025

Tahoma Village Center

To understand how the alternative proposed standards compare to the existing regulations with the TRPA Phase 2 Amendments, the County and Ascent tested development scenarios for a 2.31-acre privately-owned site within the proposed Tahoma Village Center, shown in **Figure 9**. Scenario 1: Existing Zoning + TRPA Phase 2 Amendments represents the maximum possible density for an affordable housing development built under existing zoning and the TRPA Phase 2 Amendments for areas zoned multi-family outside town centers. Scenario 2: Proposed TED Area Plan represents the maximum possible density for an affordable housing development built under the proposed TED Area Plan standards. Because a regional stormwater treatment system has not been determined to be financially feasible in Tahoma, both development scenarios assume the base allowed coverage.

Figure 9. Tahoma Village Center Opportunity Site



*Note: Site boundaries are approximate and for illustrative purposes only.
Source: Ascent; BAE, 2025.*

Site Characteristics and Assumptions

The site being tested is a 2.31-acre privately-owned site made up of 5 adjacent parcels within the proposed Tahoma Village Center. The site is already developed with a variety of commercial and residential buildings and has a Bailey score of 5. **Table 7** shows the assumptions used in both scenarios.

Feasible Densities

- **Tahoma Village Center Scenario 1**

While the TRPA Phase 2 Amendments for areas zoned multi-family remove the density limit and allow for increased height and reduced parking, the coverage is limited to 30 percent unless connected to a regional stormwater treatment system,

which limits what is achievable on the site to 38 housing units, equating to an estimated 16.5 units per acre.

- **Tahoma Village Center Scenario 2**

The allowance of 70 percent coverage on high capability lands in the Tahoma Village Center allows for a much higher possible density of 42 units per acre, allowing for a total of 97 affordable housing units on the site.

Table 7: Capacity Assumptions and Results for Tahoma Village Center Scenarios

Development Standard	Scenario 1: Existing Zoning + TRPA Phase 2 Amendments	Scenario 2: Proposed TED Area Plan
Inputs		
Density	No maximum density	No maximum density
Coverage	30%* (assumes no regional stormwater treatment system)	70% (assumes no regional stormwater treatment system)
Height	36 feet (3 stories)	42 feet (3 stories)
Parking	0.75 spaces/unit	1 space/unit
Setbacks	Front: 10 Rear: 5 Side: 5	Front: 10 Rear: 5 Side: 5
Target Unit Mix	20% studios 45% 1-bedroom 20% 2-bedroom 15% 3-bedroom	20% studios 45% 1-bedroom 20% 2-bedroom 15% 3-bedroom
Results		
Housing Units	38	97
Parking	28 spaces	97 spaces
Coverage	29.7%	69.4%
Estimated Feasible Density	16.5 units/acre	42 units/acre

*Assumed 30 percent coverage based on Bailey’s score and that some pervious pavement would be exempt from coverage.
Source: Ascent, August 2025

FINANCIAL FEASIBILITY ANALYSIS

BAE Urban Economics, Inc. (“BAE”) prepared a comparative financial feasibility analysis to examine the viability of workforce housing development under the proposed TED Area Plan compared to the TRPA Phase 2 Housing Amendments. The study analyzed the two opportunity sites described above—the 2.07-acre parcel in Meyers Town Center and the 2.31-acre site in Tahoma Village Center. Overall, the study found that under current market conditions, development of workforce housing is financially infeasible under both the proposed TED Area Plan and the TRPA Phase 2 Housing Amendments. This infeasibility stems primarily from high construction costs paired with comparatively low rents for workforce housing, conditions that have historically limited such development throughout the Tahoe Basin. However, the TRPA Phase 2 Amendments and the Proposed Area Plan yield slightly different results for each of the test sites.

At the Tahoma site, the TED Area Plan improves feasibility over TRPA standards by designating it as a Village Center, making it eligible for the incentives available to town centers. The study showed that both scenarios would result in a financing gap, meaning the development would need to acquire subsidies to be feasible; however, the financing gap under the TED Area Plan was an estimated \$278K per unit compared to \$392K under the TRPA Phase 2 Amendments.

Conversely, at the Meyers site, lower maximum building heights under the TED Area Plan reduce development density compared to TRPA standards, resulting in reduced feasibility. The study showed that the financing gap under the TED Area Plan was an estimated \$276K per unit compared to \$236K per unit under the TRPA Phase 2 Amendments. However, the TED Area Plan proposes additional incentives, including donated development rights, publicly-owned land, county fee waivers, and property tax abatements—that when combined can make Meyers development significantly more feasible than under TRPA standards alone.

The study concluded that achieving project feasibility requires a multifaceted approach combining updated development standards, strategic incentives, and careful developer selection. The most impactful incentives are providing no or low-cost land and donated development rights, though bundling multiple incentives broadens the range of viable scenarios. The County may also need to consider direct gap funding programs similar to Placer County's Launchpad Program and community infrastructure investments, particularly regional stormwater systems that could unlock additional development capacity.

HOUSING CAPACITY ANALYSIS

To understand the capacity for affordable housing under the proposed TED Area Plan compared to the TRPA Phase 2 Amendments, the County and Ascent identified housing opportunity sites within areas proposed for multi-family housing and compared the potential housing capacity on these sites under current and proposed regulations. Only sites or portions of sites with a Bailey score of 5 or higher are included in the analysis. The assumptions used to calculate capacity are described below followed by a summary of the results for all areas.

Meyers Town Center

Table 8 shows capacity on 11 housing opportunity sites identified by the County and Ascent within the Meyers Town Center. The maximum capacity for affordable housing was estimated for these 11 sites by applying the maximum feasible densities identified in the

scenarios above for the TRPA Phase 2 Amendments (67 units per acre) and the proposed TED Area Plan (49 units per acre). As shown in **Table 8**, the capacity for affordable housing in the Meyers Town Center under the Phase 2 Amendments is 473 units, while the capacity for affordable housing under the proposed TED Area Plan is 588 units. Although the TED Area Plan proposes a lower height than what is allowed under the TRPA Phase 2 Amendments, it allows for overall more housing capacity as a result of additional sites being added to the Meyers Town Center, providing increased opportunities for affordable housing.

Tahoma Village Center

Table 8 shows capacity on three housing opportunity sites identified by the County and Ascent within the Tahoma Village Center. The maximum capacity for affordable housing was estimated for these sites by applying the maximum feasible densities identified in the scenarios above for the TRPA Phase 2 Amendments (16 units per acre) and the proposed TED Area Plan (42 units per acre). As shown in **Table 8**, the capacity for affordable housing in the Tahoma Village Center under the Phase 2 Amendments is 48 units, while the capacity for affordable housing under the proposed TED Area Plan is 192 units. This increased capacity is primarily because the Village Center overlay designation proposed in the Area Plan would allow for 70 percent coverage on high capability lands; whereas the TRPA Phase 2 Amendments for areas zoned multi-family only allow 70 percent coverage with a regional stormwater treatment system.

Multi-Family and Mixed-Use Sites

Table 8 shows the capacity on six housing opportunity sites outside of town centers that are zoned for multi-family housing and mixed use in the TED Area Plan. The housing opportunity sites zoned Multi-family Residential (MFR) in the proposed TED Area Plan are all sites that are currently zoned MAP-3 in the Meyers Area Plan, which allows for multi-family residential development. The two housing opportunity sites zoned Flexible Mixed Use (FMU) in the proposed TED Area Plan are not currently zoned for residential development, although site MF-2 in PAS 116 (Airport) is currently designated Mixed Use in the TRPA Regional Plan, but zoned RF-L: Recreation Facility Low under County Zoning. While incentives would allow for increased coverage on these sites if a regional stormwater treatment system was built, the capacity assumptions are based on the maximum density of 15 units per acre, which is assumed to be the maximum possible density under the current coverage limitation of 25 percent (i.e., Bailey score of 5). The two sites proposed to be zoned Flexible Mixed Use increase the capacity for multi-family housing outside of town centers to an estimated 165 units.

Multi-Plex Residential Sites

Table 8 shows capacity on 15 housing opportunity sites identified by the County and Ascent with proposed Multi-plex Residential (MPR) zoning. The MPR zone allows for up to a fourplex development at a maximum density of 15 units per acre. At that maximum density, these 15 sites could accommodate an estimated 54 units, compared to the 15 single family homes permitted under the current zoning regulations.

Capacity Summary

In all, the TED Area Plan would provide capacity for 999 units on housing opportunity sites compared to a total capacity of 544 under current zoning and TRPA Phase 2 Amendments.

Table 8: Capacity on Housing Opportunity Sites – TRPA Phase 2 Amendments vs. TED Area Plan

Site ID	APN	Existing PAS	Existing County Zoning	Existing TRPA Regional Plan	Proposed Zoning	Size (Acres)	Ownership	Existing Use	Do TRPA Phase II Amendments Apply?		Estimated Maximum Density of Affordable Housing (units/acre) ¹		Maximum Affordable Housing Unit Capacity	
									Town Center	Multi-Family	Existing Zoning + TRPA Phase 2 Amendments	Proposed TED Area Plan	Existing Zoning + TRPA Phase 2 Amendments	Proposed TED Area Plan
Meyers Town Center														
MTC-1	034-331-023	MAP	MAP-1: Meyers Community Center	Mixed Use	Meyers Community Center	1.64	CTC Asset Lands	Vacant	Yes	-	67	49	109	80
	034-331-015	MAP	MAP-1: Meyers Community Center	Mixed Use	Meyers Community Center	0.45	CTC Asset Lands	Vacant	Yes	-	67	49	30	21
MTC-2	035-261-004	MAP	MAP-1: Meyers Community Center	Mixed Use	Meyers Community Center	0.19	CTC Asset Lands	Vacant	Yes	-	67	49	12	9
	035-261-005	MAP	MAP-2: Meyers Industrial	Mixed Use	Meyers Community Center	0.64	CTC Asset Lands	Vacant	-	-	0	49	0	31
	035-261-006	MAP	MAP-2: Meyers Industrial	Mixed Use	Meyers Community Center	0.50	CTC Asset Lands	Vacant	-	-	0	49	0	24
MTC-3	034-331-024	MAP	MAP-1: Meyers Community Center	Mixed Use	Meyers Community Center	0.92	Private	Commercial building (AT&T)	Yes	-	67	49	61	45
	034-341-010	MAP	MAP-1: Meyers Community Center	Mixed Use	Meyers Community Center	0.72	Private	Vacant	Yes	-	67	49	48	35
MTC-4	034-342-007	MAP	MAP-1: Meyers Community Center	Mixed Use	Meyers Community Center	0.74	Private	Vacant	Yes	-	67	49	49	36
MTC-5	034-321-019	MAP	MAP-1: Meyers Community Center	Mixed Use	Meyers Community Center	1.90	Private	Commercial	Yes	-	67	49	127	93
	034-321-021	MAP	MAP-1: Meyers Community Center	Mixed Use	Meyers Community Center	0.86	Private	Commercial/Residential	Yes	-	67	49	57	42
MTC-6	034-335-002	MAP	MAP-1: Meyers Community Center	Mixed Use	Meyers Community Center	0.46	Private	Vacant	Yes	-	67	49	30	22
	034-335-003	MAP	MAP-1: Meyers Community Center	Mixed Use	Meyers Community Center	0.46	Private	Vacant	Yes	-	67	49	30	22
MTC-7	034-331-031	MAP	MAP-1: Meyers Community Center	Mixed Use	Meyers Community Center	0.57	Private	Vacant	Yes	-	67	49	38	28
MTC-8	034-270-021	MAP	MAP-1: Meyers Community Center	Mixed Use	Meyers Community Center	0.51	Private	Vacant	Yes	-	67	49	33	24
MTC-9	034-070-011	MAP	MAP-4: Meyers Recreation	Mixed Use	Meyers Community Center	1.28*	Private	Golf Course	-	-	0	49	0	62
	034-070-010	MAP	MAP-4: Meyers Recreation	Mixed Use	Meyers Community Center	1.36*	Private	Golf Course	-	-	0	49	0	66
MTC-10	034-391-007	MAP	MAP-2: Meyers Industrial	Mixed Use	Meyers Community Center	1.12	El Dorado County	Vacant	-	-	0	49	0	54
MTC-11	034-270-046	123 - Meyers Forest	CC: Community Commercial	Conservation	Meyers Community Center	0.72	Private	Commercial building (Tahoe Fur)	-	-	0	49	0	35
Subtotal						15.02							473	588
Tahoma Village Center Mixed Use														
TVC-1	015-331-002	155 - Tahoma Commercial	CC: Community Commercial	Tourist	Village Center Mixed Use	0.39	Private	Commercial building (restaurant, post office)	-	Yes	16	42	6	16
	015-331-003	155 - Tahoma Commercial	CC: Community Commercial	Tourist	Village Center Mixed Use	0.28	Private	Residential	-	Yes	16	42	4	11
	015-331-004	155 - Tahoma Commercial	CC: Community Commercial	Tourist	Village Center Mixed Use	0.97	Private	Residential	-	Yes	16	42	15	40
	015-331-010	155 - Tahoma Commercial	CC: Community Commercial	Tourist	Village Center Mixed Use	0.47	Private	Residential	-	Yes	16	42	7	19
	015-331-011	155 - Tahoma Commercial	CC: Community Commercial	Tourist	Village Center Mixed Use	0.21	Private	Residential	-	Yes	16	42	3	8
TVC-2	015-331-029	155 - Tahoma Commercial	CC: Community Commercial	Tourist	Village Center Mixed Use	0.75	Private	Industrial building	-	Yes	16	42	12	31

Site ID	APN	Existing PAS	Existing County Zoning	Existing TRPA Regional Plan	Proposed Zoning	Size (Acres)	Ownership	Existing Use	Do TRPA Phase II Amendments Apply?		Estimated Maximum Density of Affordable Housing (units/acre) ¹		Maximum Affordable Housing Unit Capacity	
									Town Center	Multi-Family	Existing Zoning + TRPA Phase 2 Amendments	Proposed TED Area Plan	Existing Zoning + TRPA Phase 2 Amendments	Proposed TED Area Plan
TVC-3	015-410-001	154 - Tahoma Residential	RM: Residential Multi-Unit	Residential	Village Center Mixed Use	1.62	Private	Vacant	-	-	1	42	1	67
Subtotal						4.68							48	192
Multi-Family and Mixed-Use Sites														
MF-1	025-091-015	101 - Bijou Meadows	FR-160: Forest Resource 160 Acres	Recreation	Flexible Mixed Use	2.51	Private	Wastewater treatment plant	-	-	0	15	0	37
MF-2	033-050-001	116 - Airport	RF-L: Recreation Facility Low	Mixed Use	Flexible Mixed Use	8.00*	Private	Vacant	-	Yes	0**	15	0**	120
MF-3	035-224-005	MAP	MAP 3: Upper Truckee Residential/Tourist District	Mixed Use	Multi-Family Residential	0.19	Private	Vacant	-	Yes	15	15	2	2
MF-4	035-224-007	MAP	MAP 3: Upper Truckee Residential/Tourist District	Mixed Use	Multi-Family Residential	0.19	Private	Vacant	-	Yes	15	15	2	2
MF-5	035-234-001	MAP	MAP 3: Upper Truckee Residential/Tourist District	Mixed Use	Multi-Family Residential	0.18	Private	Vacant	-	Yes	15	15	2	2
MF-6	035-234-002	MAP	MAP 3: Upper Truckee Residential/Tourist District	Mixed Use	Multi-Family Residential	0.19	Private	Vacant	-	Yes	15	15	2	2
Subtotal						11.26							8	165
Multi-Plex Sites														
MP-1	014-232-004	154 - Tahoma Residential	R1: Residential Single Unit	Residential	Multi-Plex Residential	0.14	El Dorado County	Vacant	-	-	1	15	1	2
MP-2	015-113-011	154 - Tahoma Residential	R1: Residential Single Unit	Residential	Multi-Plex Residential	0.14	El Dorado County	Vacant	-	-	1	15	1	2
MP-3	014-244-013	154 - Tahoma Residential	R1: Residential Single Unit	Residential	Multi-Plex Residential	0.38	El Dorado County	Vacant	-	-	1	15	1	5
MP-4	014-247-005	154 - Tahoma Residential	R1: Residential Single Unit	Residential	Multi-Plex Residential	0.36*	El Dorado County	Vacant	-	-	1	15	1	5
MP-5	015-164-017	154 - Tahoma Residential	R1: Residential Single Unit	Residential	Multi-Plex Residential	0.14	El Dorado County	Vacant	-	-	1	15	1	2
MP-6	015-264-001	154 - Tahoma Residential	R1: Residential Single Unit	Residential	Multi-Plex Residential	0.72	Private	Vacant	-	-	1	15	1	10
MP-7	025-792-017	106 - Montgomery Estates	RM: Residential Multi-Unit	Residential	Multi-Plex Residential	0.33	Private	Vacant	-	-	1	15	1	4
MP-8	025-792-008	106 - Montgomery Estates	RM: Residential Multi-Unit	Residential	Multi-Plex Residential	0.23	Private	Vacant	-	-	1	15	1	3
MP-9	034-252-003	124- Meyers Residential	R1: Residential Single Unit	Residential	Multi-Plex Residential	0.14	Private	Vacant	-	-	1	15	1	1
MP-10	034-350-005	124- Meyers Residential	R1: Residential Single Unit	Residential	Multi-Plex Residential	0.49	Private	Vacant	-	-	1	15	1	7
MP-11	035-231-006	137 - Christmas Valley	RM: Residential Multi-Unit	Residential	Multi-Plex Residential	0.34	Private	Vacant	-	-	1	15	1	4
MP-12	035-233-029	137 - Christmas Valley	RM: Residential Multi-Unit	Residential	Multi-Plex Residential	0.16	Private	Vacant	-	-	1	15	1	2
MP-13	035-234-011	137 - Christmas Valley	RM: Residential Multi-Unit	Residential	Multi-Plex Residential	0.19	Private	Vacant	-	-	1	15	1	2
MP-14	035-242-010	137 - Christmas Valley	RM: Residential Multi-Unit	Residential	Multi-Plex Residential	0.19	Private	Vacant	-	-	1	15	1	3
MP-15	035-243-018	137 - Christmas Valley	RM: Residential Multi-Unit	Residential	Multi-Plex Residential	0.19	Private	Vacant	-	-	1	15	1	2
Subtotal						4.12							15	54
Total Capacity												544	999	

Notes:

*Acres of developable area is based on portion of the site on high capability land.

**While TRPA identifies this site as eligible for TRPA Phase 2 Amendments, the County zoning does not currently allow residential development, so the current capacity is identified as 0.

Source: Ascent, August 2025