

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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December 5, 2019

Kevin Fabino, Development Services Director
City of South Lake Tahoe
1052 Tata Lane
South Lake Tahoe, CA 96150

Dear Kevin Fabino:

RE: Sixth Cycle Regional Housing Need Allocation and Housing Element Update

This letter provides the City of South Lake Tahoe with its final Regional Housing Need Allocation (RHNA). Pursuant to state Housing Element Law (Government Code section 65584.06), the Department of Housing and Community Development (HCD) is required to provide the allocation to cities without a council of governments.

RHNA	Total	Very Low Income*	Low Income	Moderate Income	Above Moderate Income
Housing Unit Need	289	70	50	42	127
Percentage	100%	24.0%	17.3%	14.7%	44.1%

*Including 11.1% Extremely Low Income Households

HCD is also providing a reminder that Gov. Code Section 65588(e)(3)(A) requires the City of South Lake Tahoe's Housing Element to be updated and adopted by June 30, 2022.

The RHNA represents the *minimum* amount of residential development capacity, by income category, that a jurisdiction must plan for and address in its Housing Element. The Housing Element must accommodate the RHNA through zoning and appropriate development strategies. RHNA cannot be used in local general plans as a maximum amount or cap of residential development to plan for or approve. In updating the jurisdiction's Housing Element, sixth cycle RHNA credit may only be taken for units approved (entitled or permitted) or built since the December 31, 2021 start date of the RHNA projection period.

Additional housing element and RHNA information is available on HCD's webpage at <https://www.hcd.ca.gov/community-development/housing-element/>

Please contact Tom Brinkhuis, Housing Policy Specialist, at (916) 263-6651, if you have questions about the attached RHNA.

Sincerely,

Megan Kirkeby
Assistant Deputy Director for Fair Housing