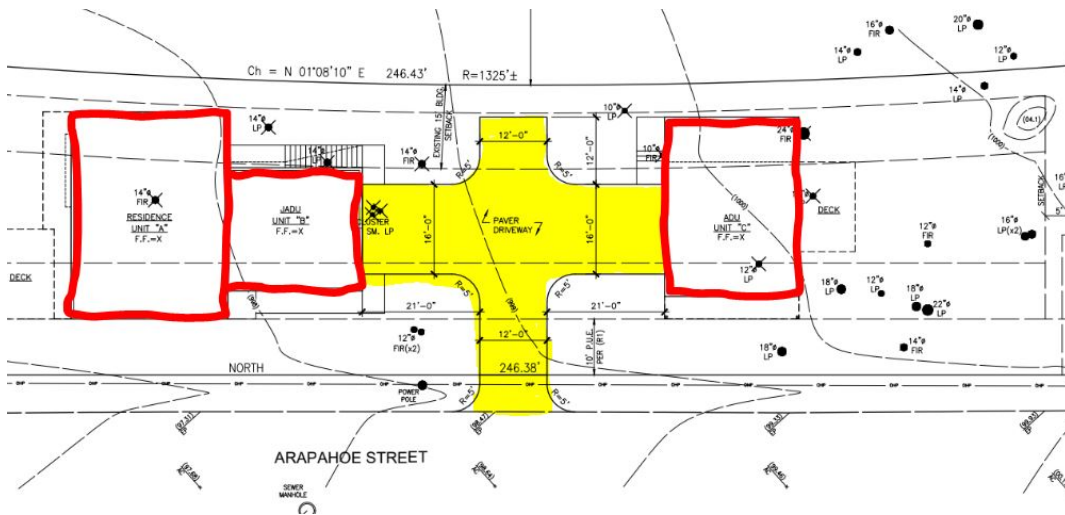


Karen Fink

From: Brandon Reinhardt <brandon.reinhardt@gmail.com>
Sent: Wednesday, April 12, 2023 10:25 AM
To: Karen Fink; Tracy Campbell
Subject: ADU Map

Hi Karen and Tracy.

I joined the committee meeting today and wanted to submit the attached visual for the next meeting that is contemplating the 2 driveway issue. The point of this visual is to demonstrate how it's actually MORE impactful to the footprint and coverage to have one driveway that can legally service two units, than simply having two driveways. Please take a look at this map where the units are outlined in RED and the singular shared driveway is highlighted in YELLOW. Hopefully this drawing makes it clear why the singular driveway requirement makes it very difficult to create an ADU and have more of an impact on coverage.



Thanks,
Brandon Reinhardt

Karen Fink

From: kathie julian <kathiejulian@yahoo.com>
Sent: Tuesday, April 11, 2023 3:32 PM
To: Brendan Ferry; ElleryStahler; Jason Drew; Crystal Jacobsen; Kevin Hill; Eric Young; Heather Ferris; Garth Alling; ExecutiveAssistant Washoe; Steve Teshara; Eric Guevin; Kmonel; Ben Letton; Judy Simon; Susan Chandler; Hilary Roverud; Jennifer Carr
Cc: Karen Fink; Tracy Campbell
Subject: Comment - proposed amendments to the Achievable Deed Restrictions

Dear Members:

With regard to the **Agenda Item regarding the proposed amendments to the “Achievable” deed restriction category definition**, please consider these comments for the record.

Sadly, deed Restrictions are not a silver bullet or panacea. They require substantial resources and commitment to design, monitor and, most important, to enforce. **Successful deed restrictions require a dedicated housing authority or body, and cooperation/coordination with local/county government.** With respect to monitoring and enforcing deed restrictions in Incline Village/Crystal Bay, this is a significant challenge. This is also a challenge for TRPA as monitoring and enforcing large-scale deed restrictions would seem to be a distraction from its core mandate.

Communities having deed restrictions should have easy access to that information. Currently, the community would need to examine every parcel on the Parcel Tracker to determine which ones are deed restricted. And even then, that would not explain how they are restricted. As public resources support housing with such deed restrictions — to greater or lesser degree — **the public should have access to information about where such deed restricted properties are and how they are restricted.** (This would undoubtedly help the monitoring authorities with their job.)

While **TRPA recent efforts to identify and better monitor deed restrictions in Incline Village/Crystal Bay are appreciated**, it remains a question as to the overall capacity of TRPA to both monitor and enforce deed restrictions — especially as they might increase in number in California and Nevada.

Finally, **it is not clear what interest or legal responsibility Washoe County might have to monitor or enforce deed restrictions in Incline Village/Crystal Bay.** Without a strong commitment by the County, could deed restrictions be effectively enforced?

These are a few of the many questions that should be factored into discussions on the use of deed restrictions to achieve affordable housing goals in the Tahoe Basin.

Thanks and regards.

Kathie M. Julian
PO Box 5477
Incline Village, NV 89450
E-mail: kathiejulian@gmail.com

From: Amanda Adams <amanda@tahoadams.com>
Sent: Saturday, February 18, 2023 8:38 PM
To: Duane Wallace <duane_wallace@hotmail.com>; Karen Fink <kfink@trpa.gov>
Cc: Joe irvin <jirvin@cityofslt.us>; Hilary Roverud <hroverud@cityofslt.us>; John Friedrich <jfriedrich@cityofslt.us>; creegan@cityofslt.us; srobbins@cityofslt.us; cbass@cityofslt.us; Heather Stroud <hstroud@cityofslt.us>
Subject: Re: Tahoe Housing Updates and Events

I agree. Remote workers are a huge boom for us in some ways. They bring outside money into our town to spend. It's like tourists but without the negatives. And brings families into our community which means more year round folks to support local businesses.

Amanda Adams

President - South Tahoe Chamber of Commerce
CA & NV REALTOR® - Paradise Real Estate | Compass

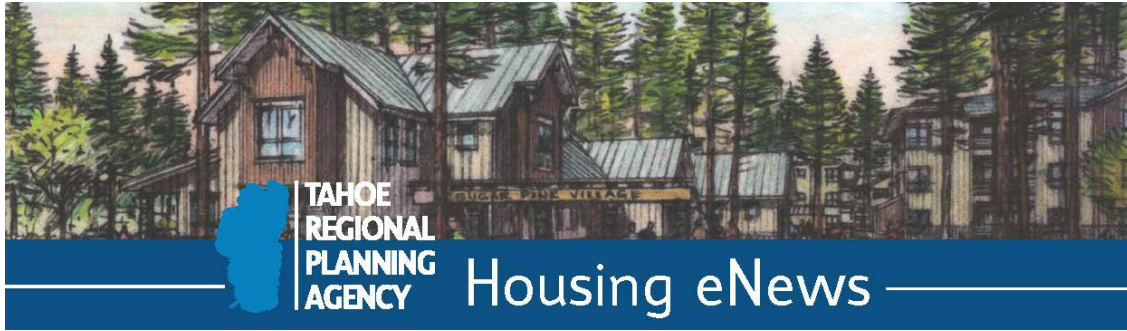
From: Duane Wallace <duane_wallace@hotmail.com>
Sent: Saturday, February 18, 2023 5:28:01 PM
To: Karen Fink <kfink@trpa.gov>
Cc: Joseph Irvin <jirvin@cityofslt.us>; 'Hilary Roverud' <hroverud@cityofslt.us>; jfriedrich@cityofslt.us <jfriedrich@cityofslt.us>; Amanda Adams <amanda@tahoadams.com>; creegan@cityofslt.us <creegan@cityofslt.us>; srobbins@cityofslt.us <srobbins@cityofslt.us>; cbass@cityofslt.us <cbass@cityofslt.us>; Heather Stroud <hstroud@cityofslt.us>
Subject: Re: Tahoe Housing Updates and Events

Karen,

I personally am OK with remote workers being able to get equal treatment. Their pay check comes here, they spend their money here and their children go to school here. In some ways they may create less traffic if they work from home. If they are here full time but working remotely from home, I don't see the distinction.

Duane

From: Karen Fink <kfink@trpa.gov>
Sent: Friday, February 17, 2023 3:18 PM
To: Duane Wallace <duane_wallace@hotmail.com>
Subject: Tahoe Housing Updates and Events



Tahoe Affordable Housing Updates and Events



"Achievable" Definition Updates

On **February 22**, TRPA will hold an informational hearing with its Regional Plan Implementation Committee on updates to the definition of "[achievable](#)" housing to include a local employment component, closing a loophole that allowed achievable units to be used by remote workers. In 2022, the [Tahoe Living Working Group](#) and Local Government and Housing Committee recommended advancing these

updates for approval to the Governing Board. This item will also include a short briefing on how TRPA incentivizes local resident housing within its growth management system. The RPIC meeting will start no earlier than **1:30 PM**.

[February 22 Meeting Materials](#)

From: Duane Wallace <duane_wallace@hotmail.com>
Sent: Saturday, February 18, 2023 5:28 PM
To: Karen Fink <kfink@trpa.gov>
Cc: Joe irvin <jirvin@cityofslt.us>; Hilary Roverud <hroverud@cityofslt.us>; John Friedrich <jfriedrich@cityofslt.us>; Amanda Adams <amanda@tahoeadams.com>; ccreegan@cityofslt.us; srobbins@cityofslt.us; cbass@cityofslt.us; Heather Stroud <hstroud@cityofslt.us>
Subject: Re: Tahoe Housing Updates and Events

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[February 22 Meeting Materials](#)
