



January 6, 2023

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RE: LTCCD Student Housing (APN 025-041-023 / File ERSP2022-1992)

LTCC Parking Memo for TRPA

The new student housing project under consideration at Lake Tahoe Community College (College) will house approximately 100 full-time students and will be deed-restricted for low-income students. This housing project will provide vital support to current and future students living in and around South Lake Tahoe; these students are currently forced to compete with other residents in the Tahoe Basin for limited and insufficient affordable housing. The affordable housing crisis in South Lake Tahoe means that students are often over-crowded in inadequate apartments and houses to learn and live in South Lake Tahoe. This housing project will directly impact the College's students and, by moving students to housing on campus, help alleviate the larger housing challenges affecting the community. This memo outlines the College's plan to address student transportation to and from campus and provides justification for the College's assessment that additional parking stalls are not required to support the housing project.

Consistent with the College's overarching goals of improving access and outcomes for students in our community, this housing facility will focus on bringing existing students from around South Lake Tahoe to live on campus. Providing these students with affordable on-campus housing options will help these students enroll full-time and complete their educational goals on-time. The College is not planning to use this housing project to attract 100 students from outside of the Tahoe Basin to the campus. While this will reduce parking around the lake for those currently sharing living spaces, it will not have an impact to parking usage on campus. Many of these low-income students anticipated to live in the housing project do not have vehicles and are currently carpooling or using public transportation to get to campus. Those that have vehicles are already driving to campus and parking during the day. This project will allow them to park overnight on campus thus reducing trips on the road to and from campus and negating the need for additional parking stalls.

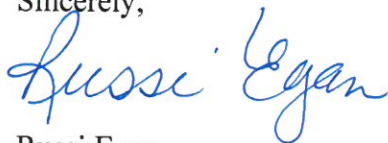
The College's experience with off-campus housing shows that most students do not require individual parking spaces. For the 31 students currently living in the off-campus housing building, the existing 7 parking spaces has met the parking needs of students the last 4 years. The College's students are also a large percentage of the population that frequently uses public transportation to the College and around South Lake Tahoe. Students have free access to the Tahoe Transportation District busses and the Lake Link micro transit system. The Mobility Hub, the main charging station for TTD electric busses, means that busses are regularly passing through campus. In addition, Lake Link's reserved parking stalls on the College campus makes this system easily accessible for students to get around the Basin.

In recent years, campus parking demand has decreased due to a variety of factors. Since the COVID pandemic, students have opted to take more online classes. Increased interest in online learning is a trend that has remained in place even as on-campus classes have been reinstated. Additionally, the College adopted telecommuting as a practice for employees, resulting in a 20% decrease in parking demand for over 50 LTCC employees. Finally, one of the College's adopted goals is to reduce vehicle trips around Tahoe and administration has the College has actively encouraged biking and using public transportation as alternatives to driving to campus.

The College currently maintains three parking lots on campus. The main parking lot, which has 424 parking stalls, is not full and runs between 75% to 80% capacity during peak enrollment periods. The College's two additional parking lots on site also provide parking for students; although one of them is offline until the ongoing remodel for efficiency project is complete. This impacted parking lot will bring another 44 parking stalls, 3 of which are handicap, once construction is complete by fall 2023.

For the reasons listed above, the College feels that it has sufficient parking for the new student housing project without building additional parking. Thank you for your consideration. Should you have any further questions, please contact Russi Egan, Vice President of Administrative Services at egan@ltcc.edu or (530) 541-4660.

Sincerely,



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