



REMY | MOOSE | MANLEY
LLP

Howard F. Wilkins III
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December 7, 2021

Via Electronic Mail Only (tcampbell@trpa.gov)

Clerk to the Advisory Planning Commission
Tahoe Regional Planning Agency Advisory Planning Commission
PO Box 5310
Stateline, NV 89449

Re: AGENDA ITEM NO. VI.B – Comments on Chapter 65 and Rules of Procedure
Amendments to Implement Mobility Mitigation Fee Update

Dear Advisory Planning Commission Members:

On behalf of our client, Kings Beach Center, LLC, we submit these comments in support of staff's recommendation for waiving the proposed Mobility Mitigation Fee for deed-restricted affordable, moderate, and achievable housing (i.e., workforce housing) developed in and near to town centers within the Tahoe Basin. As addressed below, imposition of the proposed Mobility Mitigation Fee on workforce housing would make our client's joint efforts with Placer County to construct workforce housing in Kings Beach financially infeasible.

Our client is currently working with Placer County on the proposed Kings Beach Center project, which is a mixed-use redevelopment project including a moderately priced hotel, townhomes, and commercial/retail at a site in the center of Kings Beach. The project also includes a proposal for 52 achievable workforce housing units at the Eastern Gateway site on the opposite side of the highway at the corner of Chipmunk Street and SR 28. The proposed workforce housing at the Eastern Gateway site is an important element of the project that would help address local and regional workforce housing needs. Imposition of the proposed new Mobility Mitigation Fee on the project's achievable housing units, however, would make that portion of the project financially infeasible given the numerous other regulatory and mitigation requirements the project is already required to meet. In light of TPRA's significant efforts and goals to incentivize more affordable housing options for Tahoe residents, our client respectfully request the APC adopt staff recommendation to exempt achievable workforce housing from the proposed Mobility Mitigation Fee.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Howard F. Wilkins III', written over a horizontal line.

Howard "Chip" Wilkins III