

Date: 6.26.23
To: TRPA Governing Board
From: Kristina Hill, Incline Village Resident and former TRPA planner
Subject: Washoe Co. Proposed Basin Area Plan Amendment
Item No. VI.B. Comments for the Record.

I. The applicant, Washoe Co., is proposing to amend the Regional Plan of the TRPA to “remedy” the fact that condos were not an allowed use in special area one of the Tahoe Area Plan. Like it needs to be fixed and amending the plan to allow luxury condominiums is the antidote that will cure the problem.

There is no problem! The community intentionally excluded single family dwellings from the town center. We the people, crafted the TAP to allow for multi-family dwellings which are more affordable to the local workforce. Now the county is proposing to alter our vision of the town center based on ONE project who’s representative did not do his homework.

It appears TRPA is whitewashing the counties proposal by attempting to address the concerns expressed by the APC and RPIC; mainly:

Define mixed use

Mixed use is non-residential uses. Lobbies? Lobbies are an accessory use, not a primary one. 947 can propose a lobby and that would be considered mixed use??

Provide affordable housing

Affordable housing? The applicant can propose affordable housing on another site in the future and comply with this requirement?

Restrict short term rentals

No mention of STR restrictions. As pointed out by the APC the analysis did not consider the fact that all of the proposed 40 SFDs could become Short Term Rental’s which have been found to wreak havoc on density, traffic, parking, trash and noise. This “land use” was not identified in the applicant’s analysis.

In short, these new provisions are “loopholes” that do not address the APC’s concerns and therefore the new proposal should be brought back to that advisory board prior to governing board review.

II. TRPA’s mission is to protect the Lake Tahoe’s environment.

That is accomplished based on the applicant making written Findings that the action, in this case Code amendment, is in compliance with TRPA’s Code of Ordinances, and Threshold Standards.

I worked at TRPA back in 1982 when the Thresholds were adopted. TRPA tripled in staff hiring experts in wildlife, air and water quality, fisheries, forestry, etc. it was an exciting time. The TRPA environmental thresholds define the capacity of the natural environment and set specific environmental performance standards related to land use.

The Threshold's Land use Element establishes goals and policies that will ensure the desired equilibrium of appropriate land uses to attain and maintain the environmental thresholds.

As part of the Land Use Element of the Thresholds there is a Housing sub-element. This sub-element contains 3 Goals:

Goal 1: Promote housing for the workers employed in the region.

Goal 2: Affordable and moderate income housing should be encouraged for residence of the region.

Goal 3: Remove barriers preventing affordable housing.

The amendment before you does not comply with any of these goals and therefore the applicant cannot make the Finding that it complies with the Regional Plans mission to attain the Thresholds.

The mere fact that Washoe County did an Initial Environmental Checklist to analyze the impacts of their proposed zoning amendment goes to show that the analysis was insufficient; the analysis does not even address land use.

Further, the first question on the IEC is:

Will the proposal result in:

Compaction or covering of the soil beyond the limits allowed in the land capability or Individual Parcel Evaluation System (IPES)?

Washoe Co. answered NO to this question. How can you validate that analysis without reviewing the site plan for 947? I have requested this document to confirm the answer to this question but have not received it and doubt that the answer is accurate.

III. Section 16.8.2 of the Code states that cumulative impacts must be assessed for threshold attainment and maintenance.

This has not been addressed as the APC also pointed out, the entire Special Area One Town Center area consisting of approximately 42 Parcels can now be redeveloped into multi-million dollar condos. No analysis of this has been conducted.

In conclusion, I urge you to deny the regional plan amendment before you. It does not meet the threshold standards, does not comply with the Code of Ordinances and is contrary to the needs of the residents of Incline Village.

From: [Mark Blume](#)
To: [Marja Ambler](#)
Subject: Public Comment regarding Proposed Height, Density and Coverage Proposed Code Changes with the Tahoe Basin
Date: Friday, June 23, 2023 5:14:00 PM

Clerk to the Board:

I would suggest RPA work within the limits already established, obtain current environmental impact studies and find ways to encourage sustainable redevelopment options.

In Truckee, where greater development has been allowed, 2+ hour traffic delays for locals are COMMON when weekend weather disrupts I-80 travellers. Evacuation and safety are my biggest concerns with the changes TRPA is considering. Overdevelopment will make Tahoe Basin traffic much worse, regardless of whether or not it is concentrated in town centers.

In addition, the citizens of Tahoe Basin have said resoundingly, again and again, that affordable housing for our workforce is critical. We do not need more luxury townhouses because we do not have a resident workforce to support these visitors. Provide affordable housing through your plans, please.

Thank you,

Mark Blume | 530.386.1160

From: [Phil Jordan](#)
To: [Alexis Hill](#); jherman@washoecounty.gov; meclark@washoecounty.gov; mcgarcia@washoecounty.gov; candriola@washoecounty.gov
Cc: [Virginia Jordan](#); [Ben Jordan](#); [David Solaro](#); [Marja Ambler](#); [Jenny and Phil Griffo](#)
Subject: Please vote against Special area 1 housing and business increases
Date: Sunday, June 25, 2023 12:45:44 PM

Just read TRPA has a meeting 6/28/23 and I need to be out of town for work. Since my voice and that of many others is not heard I am sending a copy of what I sent to TRPA. Due to mismanagement of TRPA website I doubt my comments are being read. Washoe county commissioners need to start looking at North Lake Tahoe as a treasure that should NOT be over-developed. Current TRPA policy and actions demonstrate a gross failure to protect the lake. Since TRPA is not elected they can make decisions as they want. I have asked Senators Rosen and Cortez-Masto to look into TRPA and have heard very little.

Bottom Line: TRPA is failing to protect Lake Tahoe and Northern Nevada government is following suit. Over development of the lake will destroy all the great features that attract visitors. Do you want to be known as the people that allowed/encouraged that to happen? Non-elected officials seem to be informing Washoe County policy and that fails on a number of levels. Well monied developers and landowners are affecting quality of life in a negative way and we, the local residents, are suffering the results of that mischief, bad decision making, and apparent lack of concern.

Currently I feel like many Native Americans - land is taken for some supposedly better use, and we are given less useful (overdeveloped, sacred site desecration, poor/contaminated water) land for compensation. Consider where you live - load in more businesses, traffic, housing that the land cannot support - do you want that? **Then why condemn us to that outcome?**

Here is my text to TRPA:

I need to be out of town during your meeting 6/28/23. I am requesting you DO NOT VOTE TO INCREASE HOUSING OR BUSINESS CREATION IN THIS "SPECIAL USE CORRIDOR". North Lake area cannot support more homes and businesses and truck trips in and out. Water rates are increasing and traffic will increase if this request is granted. Please stop making decisions that fail your mission. Protect the lake and stop trying to re-create metropolitan densities at Lake Tahoe, Please stop using the workforce housing claim that never materializes. While you try to cover your responsibility with workforce housing holiness you have not successfully caused work force housing to come to fruition in all these years. Lets consume some of the vacant buildings for that. I know Mr Duffield likes to portray saintly goals - not sure why you can't see his duplicitous and Lake destroying behavior. Please vote for reducing number of vehicle trips in and out of the area - you are really failing your job.

=== end of text to TRPA===

Thanks for your consideration!
Phil Jordan
775 530 4915
814 Randall Ave., Incline Village, NV 89451

From: [Rebecca Arnold](#)
To: [Jacob Stock](#); [Marja Ambler](#)
Subject: Incline, Crystal Bay receives roadmap for community housing solutions | TahoeDailyTribune.com
Date: Thursday, May 25, 2023 8:16:26 PM

<https://www.tahodailytribune.com/news/incline-crystal-bay-receives-roadmap-for-community-housing-solutions/>

These statistics are relevant for consideration in any new development i.e. Nine47 Tahoe. It is critical for

our community to offer affordable housing for the people who are providing necessary services, not multimillion condos!

Thank you

Rebecca Arnold and Robert Amore

[Sent from Yahoo Mail on Android](#)

From: [Richard Miner](#)
To: [Marja Ambler](#)
Cc: [Pamela Tsigdinos](#); rondatycer@aol.com; meclark@washoecounty.gov; jherman@washoecounty.gov
Subject: Proposed Amendment to the Washoe County Tahoe Area Plan
Date: Monday, June 26, 2023 9:51:26 AM

Dear TRPA Governing Board Members,

I am writing in strong opposition to your proposed amendment to the Washoe County Tahoe Area Plan until and unless you first develop a comprehensive and executable Tahoe Basin-wide evacuation and fire safety plan. It is simply ludicrous to first authorize the expansion of population density development all around the north shore of Lake Tahoe before planning for and dealing with the explosion of short term residential visitation to our area and the vehicular traffic that has created, not to mention the ill-advised construction and other development projects which simultaneously have resulted in even fewer evacuation alternatives for area residents in the event of emergencies. The TRPA short sightedly and without a valid EIS set the stage for a potential safety and infrastructure impact debacle when it foolishly equated short term rentals as a permitted "residential use" of private property and not a commercial use of same that common sense would have dictated. And now we are reaping the whirlwind of that ill advised decision. Please do not add insult to further injury by once again putting the proverbial cart in front of the horse by authorizing the revision to the Washoe County Tahoe Area Plan BEFORE you fully assess the threat to our infrastructure and PUBLIC SAFETY by at least developing AND implementing a basin-wide evacuation and fire safety plan.

Please do not make the same mistake twice as your predecessors did back circa 2004.

Very Truly Yours,

Richard Miner
Incline Village, NV

**ROGER KAHN
MOUNTAIN WORKSPACE
885 TAHOE BLVD.
INCLINE VILLAGE, NV 89451**

December 9, 2022

Washoe County Commissioners
1001 E. 9th Street
Reno, NV 89512

Dear Commissioners:

My name is Roger Kahn. I am a 60 year resident of North Lake Tahoe, a homeowner and a business person who currently owns Mountain Workspace, a coworking business in Incline Village, Nevada. I am writing this letter in support of the Nine47Tahoe project plan amendment which will change the ownership of this project from 40 multi-family units to 40 condominium units. My reasons for supporting this change are as follows:

The site has been dormant for many years. This project will update the old, outdated development code for the site by allowing single family ownership. The development will be “for sale” units rather than “for rent” units which is far more acceptable to the Incline Village community. It encourages the units to be owned individually by families on a more permanent basis rather than multi-family that lends itself to short term rentals. Homeowners, rather than transient renters contribute far more to the Incline Village community. They become part of the fabric of our community.

This project meets the goals of the Tahoe Area Plan which encourages concentration of development in the Town Center of Incline Village. Homeowners will be able to walk, ride and take transit within Incline Village which will reduce automobile use, improve congestion issues and provide direct access to bicycle and walking paths. It will enhance our community vibrancy and connectivity

Building the project will contribute over \$45 million dollars to the local community over the course of the two years it will take to complete by providing jobs. The project plans include an upgrade to storm water management.

While this development does not include a workforce housing element, the developer has a parcel at another location in Incline that he plans to develop to address the affordable housing issue.

I am sure there will be a number of people attending your meeting or sending in letters in opposition to this project. This very vocal minority has been around for many years. They protest all forms of development. They do not represent the vast majority of Incline Village residents who are supportive of thoughtful development within the Town Center.

For all of these reasons, I encourage you to move the Nine47Tahoe project forward. It will provide environmental improvements and is in alignment with the Tahoe Area Plan. It will allow Incline Village to continue to become a more vibrant, livable North Lake Tahoe community.

Please do not hesitate to contact me if you have any questions, or if I can be of service in any other way

Very truly yours,

Roger Kahn

From: [Sheila Bowman](#)
To: [Marja Ambler](#)
Subject: Fwd: Please Add Your Name to this TRPA Wildfire Evacuation/Housing Policy Request
Date: Monday, June 26, 2023 10:45:54 AM
Attachments: [TahoeWildfireRisk.RenoGazetteJournal_June25.2023_D06_.pdf](#)
[Tahoe planning agency must account for its own project, resolve contradictions.pdf](#)

Please see below.

Sheila Bowman-Meyer
sbowman.meyer@gmail.com

----- Forwarded message -----

From: **kathie julian** <kathiejulian@gmail.com>
Date: Sun, Jun 25, 2023 at 3:15 PM
Subject: Fwd: Please Add Your Name to this TRPA Wildfire Evacuation/Housing Policy Request
To: Sheila Bowman-Meyer <sbowman.meyer@gmail.com>

Begin forwarded message:

From: Pamela Tsigdinos <ptsigdinos@yahoo.com>
Date: June 25, 2023 at 14:48:13 PDT
To: Pamela Tsigdinos <ptsigdinos@yahoo.com>
Subject: Please Add Your Name to this TRPA Wildfire Evacuation/Housing Policy Request
Reply-To: Pamela Tsigdinos <ptsigdinos@yahoo.com>

Dear Friends and Neighbors,

Hope this email finds you well! Apologies for the impersonal bcc'd email. I'm writing to ask you to consider adding your name by **noon, Tues., 6/27** to the following request. And, if you could, please send this email on to anyone you think would be in support and send me their authorization to include their names as well. Thank you, Pamela

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Tahoe's Regional Planning Agency (TRPA) governing board will meet this coming [Wed., June 28](#) to discuss whether to amend the Washoe County Tahoe Area Plan (TAP) to allow for the development of an "urban" corridor in rural North Lake Tahoe along Highway 28 starting in Incline Village. While the County in [its staff report](#) represents that this amendment is due to "a shortage of housing in Incline Village - most notably for the Region's workforce," the County's first queued project is for luxury condominiums starting at \$2.5M.

While staff reports represent that this proposed TAP amendment does not make any changes that could potentially adversely impact safe evacuation, this assertion fails to address the fact that this change would add more density to an already congested two-lane road – a road negatively impacted by extreme winter weather half the year. With this Area Plan change precedent, other local jurisdictions on the Lake will soon follow with their own high-density developments, further restricting evacuation time and access for residents, workers, and visitors in existing North Lake Tahoe communities (Incline Village, Crystal Bay, Brockway, Kings Beach, Tahoe Vista, etc.)

As residents of these geographically constrained RURAL Tahoe communities, we ask that BEFORE amending Area Plans to add or allow new Basin developments:

- 1) TRPA first **develop a comprehensive, executable Tahoe Basin-wide evacuation plan and strategy** with verifiable evacuation times and routes for peak summer visitation that also coordinates all relevant county and state public safety notification systems, first responder assets, decision chain of command, and transportation resources and responsibilities.
- 2) Further, to address the housing shortage for the region's workforce we ask TRPA to **amend its ordinances, guidelines and policies on permissible uses of existing housing inventory** (e.g. altering these to encourage long-term rental rather than short-term rental of existing housing units in the Tahoe Basin).

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***(Note: If you agree, please send an email to [ptsigdinos@yahoo.com](mailto:ptsigdinos@yahoo.com) with permission to include your name and home location e.g. Incline Village, Kings Beach, etc. by noon Tuesday, 6/27, so that our community request can go into TRPA's public record).***

You may also cut and paste all or parts of this email and send your own email to Marja Ambler - [mambler@trpa.gov](mailto:mambler@trpa.gov)

***p.s. You can read more on these issues in articles published this week in the Reno Gazette Journal (see attached PDFs)***

**From:** [Stephen Barney](#)  
**To:** [Marja Ambler](#)  
**Subject:** overbuilding Tahoe  
**Date:** Wednesday, June 21, 2023 4:34:34 PM

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I'm one of many Incline Village residents who are continually frustrated by the lack of response by Washoe County and TRPA to our concerns. It seems that the only people listened to are developers and realtors, that is, people with monetary interest in perpetual building. This basin doesn't support more building. When the big fire comes--probably sooner rather than later--i will bet the powers that be will be very sad and move along to make money elsewhere. What happened to majority rule? How about putting these issues to a vote?

Stephen A. Barney, resident, Incline Village

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Stephen A. Barney  
[bar7ney@gmail.com](mailto:bar7ney@gmail.com)  
667 Tumbleweed Circle  
Incline Village, NV 89451  
775/832-5058 or  
910/603-0588

# WILLIAM H. WATSON

9 January 2023

Dear Washoe County Board of County Commissioners,

I wish to register my support for the Nine47 Tahoe project at Incline Village, and the plan amendment to allow for the condominium form of ownership.

As the former C.E.O. of a gaming technology company and now a museum curator here at Lake Tahoe, I am a 40-year Washoe County resident, and I have lived in Incline Village since 2006.

My understanding is the project was previously approved for the rental (MFD) form of ownership, but it will greatly benefit our local community if we can bring part-and-full-time owners versus transients into our community. Full ownership units may stimulate restoration of infrastructure and services that departed Incline Village long ago: agencies like the County Building Department and Clerk's Office, restaurants (I have watched so many close or struggle to survive in Incline's transient occupancy environment), health care, grocery stores (we are down to one), and other essential services.

The amendment process is necessary to update an outdated development code by allowing the SFD (condominium) form of ownership. Incline Village needs this investment to help our local economy, environment, and community. For more than 20 years, this building site has been vacant.

I like the project because it implements the goals of the Tahoe Area Plan to concentrate development in Town Center and create walkable communities in the fair weather seasons.

The only decision here is whether the units are "for sale" or "for rent" and I'm advocating that it is a "for sale" project. This developer is a community resident and philanthropist. I am told he is in the planning process on an affordable housing project in another location for our community.

I've been an active member of this community for many years, and I'm voicing my support for the Nine47Tahoe project and the plan amendment to allow for the condominium form of ownership. It will directly deliver the greatly needed investment and environmental improvements to our community and is in alignment to the Tahoe Area Plan.

In our core areas, Incline Village needs upgraded facilities that can be achieved only through development of projects like this.

Sincerely,



Bill Watson

**From:** [Sally Middleton](#)  
**To:** [Marja Ambler](#)  
**Subject:** Good Morning  
**Date:** Monday, June 26, 2023 10:12:02 AM

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As a home owner and resident of Incline Village, I would like you to know I am Opposed to your idea of an Urban Corridor along Route 28. Fire evacuation and daily traffic can not support your idea. Thank you. Sarah Middleton, Incline Village NV

Sent from my iPhone

**From:** [Patricia Proctor](#)  
**To:** [Jacob Stock](#)  
**Subject:** Rezoning of Area along Hwy 28 in Incline Village  
**Date:** Sunday, May 28, 2023 3:26:48 PM

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Dear TRPA,

I am strongly against rezoning SA-1, an area along Hwy 28 in Incline Village to allow for luxury condos to be built. We need multi family units in this area for workforce housing.

I strongly encourage you to vote against rezoning this area if/when it comes to a vote.

Sincerely,

Sent from my iPhone

**From:** [Ann Nichols](#)  
**To:** [Marja Ambler](#)  
**Cc:** [Julie Regan](#)  
**Subject:** Deny GB Agenda Item No VI B-please distribute to GB and APCmc  
**Date:** Monday, June 26, 2023 12:47:20 PM  
**Attachments:** [image001.png](#)

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RE: GB Agenda Item No. VI. B

These comments are for the record.

Deny approval of Agenda Item No. VI B.

The TRPA packet contents are vague and circumvent the real issues:

1. How do the proposed amendments comply with the Housing Threshold in the current Area Plan?
2. There is no mention of potential offsets by restricting Short Term Rentals
3. The amendment is for the benefit ("remedy an issue") of a single project, namely 947 Tahoe Blvd, yet there is no evidence 947 Tahoe complies with the various proposed amendments. Where is the 947 Tahoe site plan? Offsite affordable housing site? Why should the community vision approved in January, 2021 be altered now? What has changed?
4. Although the various deed restricted housing terms are thrown about the document there is no definition of affordable, workforce, achievable or moderate income deed restrictions and the required incomes included.
5. There is no definition of FAR regarding mixed use or evidence it will accomplish stated goals. How does a lobby use conform with mixed use?
6. How will 10% affordable housing requirement on or off site accomplish improvement of the lack of affordable housing? How will off site affordable housing sometime in the future offset current lack of affordable housing? Will there be a time limit for construction and occupancy?
7. Won't all the developers wait for TRPA' outrageous 60/units per acre density for multi-family proposal for the Regional Plan?
8. Why isn't there a proposal to eliminate the two step TRPA program to convert multi-family zoning to single family condos? Isn't that why we have such a lack of apartments and plethora of luxury condos now?
9. The no minimum parking requirement should include evidence it is beneficial for the basin. People arrive at Tahoe by car.
10. These solutions claim to address various concerns raised by RPIC and APC. Many (offsite affordable deed restrictions instead of actual construction, no minimum parking requirement) are entirely new and should be vetted by APC again.

Thank you,

Ann Nichols





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**North Tahoe Preservation Alliance**

P.O. Box 4

Crystal Bay, Nv. 89402

[preserve@ntpac.org](mailto:preserve@ntpac.org)

775-831-0625

[www.ntpac.org](http://www.ntpac.org)

"Helping preserve the natural beauty and rural character of North Lake Tahoe"

**Preserve Lake Tahoe (Video):** <https://youtu.be/WKzPL-EwEUw>

**TikTok Video:** [https://www.tiktok.com/@northtahoepreservation?\\_t=8XCElbNFbSt&\\_r=1](https://www.tiktok.com/@northtahoepreservation?_t=8XCElbNFbSt&_r=1)

**Instagram Video:** <https://www.instagram.com/northtahoepreservation/>

**From:** [Ellie](#)  
**To:** [Marja Ambler](#)  
**Subject:** Comment 2: TRPA 6-28-2023 Governing Board Public Comment for the Record: Article 2001 TRPA REVERSES condo ban  
**Date:** Thursday, June 22, 2023 8:01:46 PM

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Please accept and distribute this public comment to the Governing Board members and appropriate staff members for the 6-28-2023 TRPA Governing Board meeting. Thank you ~Ellie Waller

In another comment I provided: **in 2003 stated workers leaving because they cannot afford homes.**

Just in two years time, not enough affordable housing was available and condos are allowed. We are repeating history. Transportation and affordable housing always are bundled in these articles and neither seem to be finding viable solutions.

### **December 2001 Tahoe Regional Planning Agency reverses, lifts condo construction ban**

SOUTH LAKE TAHOE - The Tahoe Regional Planning Agency has reversed last month's decision for a limited ban on condominium construction in the Tahoe Basin.

**The agency's governing board decided Tahoe counties have demonstrated enough progress in pursuing affordable housing construction to allow the moratorium to be lifted.**

The agency's governing board took the action Wednesday after a tense exchange between a Nevada lawmaker and a top TRPA member.

State Sen. Bill O'Donnell, R-Las Vegas, called the ban a violation of property rights and hinted he might take action against TRPA's budget as a Senate Finance Committee member.

O'Donnell, a member of a legislative committee that oversees TRPA, also said he might request an investigation by the Nevada attorney general.

"This violation of one's property rights is tyranny," he said. "This board has victimized the people of the lake and I intend to stand up for them."

But his comments drew an irritated response from former Rep. Jerome Waldie, the California state Senate's appointee to TRPA's board.

"That sounds like a threat to me, senator, and I've been where you are," he said. "I'm not going to be frightened by any of the threats that you've made."

Builders and other business interests also urged TRPA's board to lift the

moratorium, saying progress is being made with affordable housing.

TRPA agreed with them in a finding that was opposite from one made by the same board in May.

**Last month's TRPA finding that the counties have failed to provide enough inexpensive housing automatically triggered the moratorium.**

**The idea was to prevent the subdivision of land for costly condominiums and to encourage its use for affordable housing instead.**

**In other business, TRPA board was told a state-of-the-art mass transit system should be in operation at Lake Tahoe by late next year.**

Dick Power, transit system project manager, said the system's novelty and complexity have led to delays in its startup.

The system is aimed at reducing traffic congestion and air pollution in the Tahoe Basin.

<https://www.nnbw.com/news/2001/dec/20/tahoe-regional-planning-agency-reverses-lifts-cond/>

Link to this article above and other related articles in 2001 below

Another article 2001 touts affordable housing is a regional issue

<https://www.nnbw.com/news/2001/dec/19/tahoe-regional-planning-agency-nixes-housing-relat/>

Rochelle Nason, the league's executive director, said without the moratorium the urban space boundary is threatened. "The idea that TRPA is a strict regulator is a myth," Nason said. "Lifting the moratorium means more second-home condominium construction, which is not what is needed by Tahoe's environment or its people."

What role the bistate regulator plays in the area's affordable housing plans has yet to be determined.

**"Affordable housing is a regional problem," said John Marshall, TRPA's acting executive director. "How should the TRPA be involved, and at what level?"**

The board also agreed last week to appoint a six-member committee, comprised of TRPA's representatives from each jurisdiction, to define the affordable-housing role the agency will play.

**Still, directing social issues isn't part of the TRPA's original mission to meet its environmental thresholds for water quality, soil conservation, air quality, vegetation, wildlife, fisheries, recreation and scenic improvements.**

"Affordable housing is not a threshold, and it certainly has taken away a lot of time from accomplishing our thresholds," said board member Don Miner of Douglas County. "And I resent that."

AND Another article 2001: same issues touted today

[Affordable housing matter of moneyhttps://www.nnbw.com/news/2001/dec/19/tahoe-regional-planning-agency-nixes-housing-relat/](https://www.nnbw.com/news/2001/dec/19/tahoe-regional-planning-agency-nixes-housing-relat/)

**The issue of affordable housing at Lake Tahoe, particularly on the North Shore, continues to baffle the many players who say they are lobbying for "what is best for Tahoe."**

A unanimous decision by the 14-member governing board of the Tahoe Regional Planning Agency on June 27, recanting the May 24 moratorium on subdividing certain parcels of land, once again threw a curve ball to some of the players at bat.

Among those players, some real estate developers in favor of providing affordable housing claim the TRPA is putting the burden on private property owners and developers to finance lower-cost housing, according to Vince Scott, a real estate broker with Fred Sands Realty, in Incline Village.

**"Builders take a loss to do affordable housing because land values are so high," said Scott.**

**Scott pointed to Tahoe Mariner Resort and Residences, a plot of land in Crystal Bay that had been protected for affordable housing.**

**He claims the plot is designated as a preferred site for affordable housing and without the continued protection, it is up for grabs by private developers who are likely to build luxury condominiums.**

[Affordable housing matter of moneyhttps://www.nnbw.com/news/2001/dec/19/tahoe-regional-planning-agency-nixes-housing-relat/](https://www.nnbw.com/news/2001/dec/19/tahoe-regional-planning-agency-nixes-housing-relat/)