

**From:** Sophia Heidrich <sophia@mapf.org>  
**Sent:** 4/9/2024 3:29:49 PM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Cc:** Alexis Ollar <alexis@mapf.org>;  
**Subject:** Comments Re: April 10, 2024 APC Meeting, Agenda Item VI.C  
**Attachments:** [MAP Comments - 4.10.24 APC Meeting - VI.C - Phase 2 Housing Amendments.pdf](#)

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Hello TRPA Staff,

On behalf of Mountain Area Preservation, please find comments attached to this message regarding Agenda Item VI.C for tomorrow's APC meeting. Please include them as part of the administrative record and distribute them to the appropriate parties.

All the best,



[www.MountainAreaPreservation.org](http://www.MountainAreaPreservation.org) | [Like us on Facebook & Instagram](#)

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mountain area preservation

April 9, 2024

Advisory Planning Commission  
Tahoe Regional Planning Agency  
128 Market Street, Stateline, NV  
Submitted via Email

Re: Agenda Item VI.C—Discussion and possible recommendation for Technical Clarifications to the Phase 2 Housing Amendments

Dear Advisory Planning Commissioners,

Thank you for the opportunity to provide comments on the proposed amendments to the recently-adopted Phase 2 Housing Amendments. Mountain Area Preservation (MAP) is a grassroots environmental non-profit organization that has been engaging the community and advocating for sound land-use planning, the protection of open space and natural resources, and the preservation of mountain character in Truckee Tahoe since 1987.

On behalf of MAP, I am writing to express support for the amendments before you today and TRPA's consideration of these important modifications. As you know, the amendments modify the last-minute changes adopted by the Governing Board at the final hearing on the Phase 2 Housing Amendments on December 13, 2023. Prior to filing our legal challenge, MAP alerted TRPA to our concerns about these last-minute changes, but TRPA did not commit at that time to reconsidering the adopted code language. We are pleased that TRPA has changed its stance on this issue. While the amendments are being presented as minor technical changes, they do have major implications.



## mountain area preservation

In regard to Code Sections 30.4.2.B.5.a and 30.4.2.B.6.a, the plain language, as adopted, does not require all runoff to be treated in an area-wide stormwater system, although this appeared to have been the intent of some Governing Board members based on their comments at the December 13th hearing. The proposed amendments will make clear that additional land coverage is available for deed-restricted affordable, moderate, or achievable housing projects only where the projects are located in an area served by a stormwater collection and treatment system. If no such system is available in the area, additional land coverage is not an option.

In regard to Section 52.3.1, Assignment of Bonus Units, the proposed amendments would ensure that 50% of the remaining bonus units are dedicated to affordable housing. This was the requirement prior to adoption of the Phase 2 Housing Amendments. During the Governing Board hearing on December 13th, a robust discussion was held regarding the number of “achievable” housing units that would be subject to the new housing incentives, namely more height, density, lot coverage and reduced parking requirements. The Governing Board limited the number of achievable housing units to 25% of the remaining bonus units. But at the same time, the Governing Board also approved language permitting the remaining 75% to be affordable or moderate housing. In land use, little words can have big implications. That code change allowed 75% of remaining bonus units to be moderate-income housing and eliminated the existing affordable housing requirement entirely. Given that there is a much greater need for affordable housing than moderate housing throughout the Basin, it is critical to ensure that the largest piece of the bonus unit pie will be dedicated to affordable housing. The amendments before you today reinstate this critical requirement into the code and remedy an important issue.



## mountain area preservation

MAP has numerous other concerns about the Phase 2 Housing Amendments that have been raised throughout the administrative proceedings and in our lawsuit. While those concerns have not yet been addressed, we support the amendments that are before you today. On behalf of MAP, please support the proposed amendments, ensure that stormwater collection and treatment is required for projects to receive additional land coverage, and reinstate the crucial requirement that 50% of the remaining bonus units be set aside for those who need it most.

Sincerely,

A handwritten signature in blue ink that reads "Sophia Heidrich". The signature is written in a cursive, flowing style.

Sophia Heidrich  
Advocacy Director