

**From:** Sara Schmitz <schmitz61@gmail.com>  
**Sent:** 12/14/2023 7:36:47 AM  
**To:** skitumbleweed <skitumbleweed@gmail.com>  
**Cc:** Alexis Hill <AHill@washoecounty.gov>; Ann Nichols <ann@annnichols.com>; Public Comment <PublicComment@trpa.gov>;  
**Subject:** Re: Can't support Alexis in future elections

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Tim,

I appreciate the passion you have for protecting Tahoe for generations to come. Unfortunately, there are people focused on how to maximize the money they can make off of it today. The old saying goes, follow the money. In today's world, much of the money making is being wrapped up in a message of 'equity'. Washoe County wants to make money off of Tahoe, business owners want tourists to keep them afloat, etc. Even TRPA and TTD talk about doing things to attain grants to fund their payroll. It's about more money in coffers, not protecting this special place.

Protecting Tahoe will not be an easy task, but through efforts of community members, it's not impossible. Speak up, vote with your conscience and ask others to do the same.

Sara

Sara Schmitz  
Sent from 925-858-4384

On Dec 13, 2023, at 6:59 PM, skitumbleweed <skitumbleweed@gmail.com> wrote:

Well, I cannot support a re-election of Alexis. I'll tell my friends that I have huge concerns for Incline Village and the East Shore beaches and environment of Tahoe. I have huge concerns regarding quality of life and environment.

Also my generation never received these sorts of lifts in life and 90% of my friends and peers had to leave Tahoe to make money in a very large dirty and dangerous highly urban environment all around the nation and world. None of us would ever imagine asking for affordable anything in Tahoe like that at the expense of the environment.

It's not the early 2000's let alone the 1970s when I saw those beaches in a pristine state. At least I have one up on everyone. I saw a Tahoe that was very pretty that most folks have never seen and never will see.

Doug Flaherty....This guy is a good guy.

Doug gets it. He understands. As well as the gentleman that voted NO.

East Shore of Tahoe is devastated. It's a huge bummer. When I cannot enjoy a ski day on an uncrowded hill so I can actually ski and I cannot swim in the lake because of fear of a watercraft killing me while folks demolish the beaches and throw trash everywhere?? What is that.

Generation wise all this is a huge disappointment. It's not my morality or ethics. There is no way Native American people by the way would ever be supportive of this bogus situation of the East Shore being destroyed and all this development and human beings that are being pushed into the region. It's so bogus.

I just don't get the value of having all those people crush into the towns. I just don't see it. Tahoe is about peace and tranquility. Not this situation. The traffic is beyond bogus and the human footprint heading to the beaches while causing erosion and destruction in our forests and on the land is horrendous.

You cannot ski a hill when you are stuck in traffic and cannot get there. It's so bad that on some days the family cannot get me to even leave my home. Why go out? Why?

And when I ski I just ski the first hour or so and then bail to get off the mountain. I am well aware the general public fears my skiing and skiing is impossible anyways. Anywhere I stand on a hill I could be mowed down by someone that is out of control and that does not understand the sport. So I tell all my friends and family to always stop next to a tree. That way I can step aside and let these folks hit the tree and not me. It's that bad.

Then you have pile ups and car accidents in the parking lots. These folks crash the cars in the lots.

And law enforcement in summer hands out no tickets? Geesh. That is cash in the bank!!! What's up with that? So they crash in parking lots in winter. And they violate parking and road laws in summer. No tickets handed out for violations.

It's ridiculous.

I do have sway Alexis. My neighbors and friends own and live full time in IV. And I have friends in Reno. So they already don't like you. If they ask, how can I be supportive? It's impossible.

**Less you change your tune 180 and save the town and those beaches. That means no e-bikes and no more trails and no trail to connect to Spooner. If you cannot do that then I cannot be supportive. I don't think you realize that folks are not impressed with you. If IV folks don't feel like the roads are being plowed and feel that their community is threatened by a South Tahoe culture, well all my life they always picked on South Tahoe and the overdevelopment. That is the culture of the town. A bunch of billionaires will find a way to stop these things coming. Most own huge homes. Not hotels. Lower, middle, and upper income will put their interests first. Why would they want all this overbuilding? Why?**

**Surfers and skiers view this junk as highly bogus. Always.**

Tim Delaney

**From:** Mary Jones <racefan1723@yahoo.com>  
**Sent:** 12/14/2023 9:40:59 AM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Subject:** Lost your way

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Everyone there at the TRPA has lost sight of your entire mission and has sold the soul of Lake Tahoe to developers to build yet more ugly "luxury condos" that will sit empty 3/4 of the year and can't get fire insurance.

Shame on you.

**From:** Karen Fink <kfink@trpa.gov>  
**Sent:** 12/14/2023 9:09:16 AM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Subject:** FW: Support of TRPA Housing Plan  
**Attachments:** [image001.png](#) , [image002.jpg](#)

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Karen Fink, AICP  
Housing and Community Revitalization Program Manager  
Office: 775-589-5258  
[kfink@trpa.gov](mailto:kfink@trpa.gov)



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**From:** Bill Roby <bill@eldoradocf.org>  
**Sent:** Wednesday, December 13, 2023 11:40 AM  
**To:** Karen Fink <kfink@trpa.gov>  
**Subject:** Support of TRPA Housing Plan

Karen,

It is after careful consideration, and review of the materials presented, that the El Dorado Community Foundation endorses the Tahoe Regional Planning Agency Housing Plan.

Housing is a critical element for community vitality and diversity in the Tahoe Basin as it is across all of El Dorado County.

William Roby  
Executive Director

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

El Dorado Community  
Foundation 



El Dorado Community  
Foundation





**TAHOE  
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P.O. Box 5310  
Stateline, NV 89449

775-588-4547

**[www.trpa.gov](http://www.trpa.gov)**

**From:** Suzanne Cornell <suzi.cornell@icloud.com>  
**Sent:** 12/13/2023 11:15:02 AM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Subject:** V.I.A Phase 2

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Dear TRPA Board,

Why is it when people start talking about affordable housing, it includes high density high rises and limited allowances for parking? The fact is, there are already increases in the permanent population living at the lake since COVID. Many of our newest residents are trying to escape these very living conditions you are suggesting. Incline's permanent population rose from about 9,000 year-round residents to about 12,000. I imagine this is consistent with populations around the lake. Communities are struggling to deal with the increased demand for services as well as the annual influx of tourists to our area which seems to be increasing as well.

Traffic around the lake has increased significantly as a result. Because roadwork on two-lane roads can only be done during the summer huge backups have occurred. This last summer a simple commute of 20 miles from Truckee to Incline Village took over an hour in stop-and-go traffic due to multiple traffic stops for construction. Running errands in Incline took more time as all major arteries in town were halted at the major intersections. This will not change. These traffic flow issues have also exacerbated the parking issues. Finding parking has always been an issue in our town. Many of the residents in apartments and condos park along our streets because there isn't enough parking within their developments. (This is especially true for the site that is currently proposed for a transportation hub; it is already the most congested area in town.)

Finally, while other communities may have space to build additional housing units, Incline does not. All the available land has been built out, with the exception of land belonging to state or federal park agencies, mostly for environmental watershed reasons. You would have to purchase land from current owners, demolish existing buildings, and build anew. And then comes the problem of finding additional parking for the exiting space. I am surprised you are not finding resistance from the state of California for the environmental impact studies that will need to be done. High-density housing also means additional stressors on a significantly sensitive ecosystem around the lake. (It makes me wonder what incentives you have been offered by interested parties to suggest building such structures around our beautiful Lake Tahoe.)

For all these reasons I believe this drive to build more high-density housing at the lake is ill considered and driven by a political agenda and not by what is best for the lake and its denizens. Having lived and worked up at the lake for 20 years, I have found people often find their own way to make things work. In my town, many of the condos have already been converted to apartments. Parking and traffic are real issues, especially should we ever face a real emergency requiring evacuation. Then there is the sensitive ecosystem of the lake which should be your first priority, not the profit margin offered by developers and interested parties. It sounds as if you, as an organization, have lost your focus. It is time to regain said focus and vote against this measure.

Yours faithfully,

Suzanne M. Cornell, resident  
1006 Galaxy Way  
Incline Village, NV. 89451  
775-813-0622

**From:** skitumbleweed <skitumbleweed@gmail.com>  
**Sent:** 12/13/2023 4:23:14 PM  
**To:** Ann Nichols <ann@annnichols.com>; Public Comment <PublicComment@trpa.gov>; Alexis Hill <Ahill@washoecounty.gov>  
**Subject:** Yay for Scott Tieche

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No kidding,

The property owners of Tahoe don't owe anyone anything. Enough of the cry baby achievable band wagon. If your business model does not work out you don't blame all the rest of us.

Sure we can use some affordable housing for the fundamentals to keep law enforcement, fire, medical staff and our core facilities like ski resorts running. Aside from that, I and everyone here is not responsible for everyone's business and their ability to survive in the region. And making it survivable for these folks at the expense of the environment and water supply that we all depend on including Reno/Casrson and northern Nevada is just darn stupid. Who does that? Only a fool does that.

So Scott is spot on. I and all my peers never got a bail out like this. Never. And some of them ended up homeless during some stages of their lives. None of them would advocate for this nonsense.

I was young. I could not save money and survive long term. Tahoe is nothing more than a stepping stone. Nothing more. A stepping stone for the young. A lot of folks cannot create a long term business in Tahoe. Most smart folks diversify their income and live smart with the environment in mind. Not profit. Not building a permanent career out of Tahoe. Even folks in Real Estate know this. They sell property all over the place. They all know. Tahoe is just one of many angles money wise.

So what you are doing TRPA and politicians is remarkably uncool.

I typically avoid high traffic tourism areas and most are tapped out economically and are not viable. And just not fun. Folks don't enjoy a crowd unless it's an Anthrax or Metallica concert.

I doubt a metal band or an extreme athlete or science guy would support this TRPA junk. No way. Ditch it Alexis. Put your humanity first. Protect the environment!!!

All my surfing and skiing buddies despise this junk. They are all agro extreme athletes. That's my social clique. We don't like destroyers of the environment.

Tim Delaney

**From:** skitumbleweed <skitumbleweed@gmail.com>  
**Sent:** 12/13/2023 4:03:42 PM  
**To:** Ann Nichols <ann@annnichols.com>; Alexis Hill <Ahill@washoecounty.gov>; Public Comment <PublicComment@trpa.gov>  
**Subject:** The poisoned dog or kid comment

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Just think Alexis, If you get a new dog it is quite possible that a day can come where Tahoe's shoreline water is no longer acceptable for swimming or pets along our shore. Our environment is changing. And there are way too many people in Tahoe living and way too many people visiting.

Swimming in goo is highly bogus. Elbow to elbow on the beach is stupid. Can't turn on a ski hill anymore. Clear Lake folks with houses have a bogus lake that their homes overlook that they cannot even use anymore. That is a recent event and they don't quite know how they are going to fix it.

So aside from me being a property owner and dead set against these code changes, I just don't get why you think this is OK?

And honestly, my generation was not bailed out like this. We all had to leave Tahoe to find jobs. Your generation just got a multi billion dollar student loan payoff. How much more do ya need. We never had a stable economy in Tahoe and the real estate economy and business economy was boom bust all the way back to 1970 when I showed up. Folks always went bankrupt and fled.

I cannot even ski at Palisades anymore because parking and the road is jammed.

Why would I or any Incline Village property owner support a concept of tearing down a building across the road to build one 3 times taller that blocks my sun and mountain view? Why? The current code protects what I have. Same goes for all the rest of Incline's property owners. Also we will never support anything that shoves a ton of people into our town and onto the east shore beaches to the detriment of the town, beaches, and our overall quality of life. And all that is on top of the bogus degradation of sacred Native American land and the damage to lands that support the Bald and Golden Eagles of Tahoe.

It's bonkers. You should know better. And not support such harm to Tahoe and North Tahoe and East Tahoe with IV/CB.

I expect better of you as a politician that represents Incline Village. It's all about our quality of life, our water, our environment. Without our water and environment we have nothing. A bunch of people does nothing good for Incline Village.

Incline Village is about exclusivity. Not big box tourism.

Finally, somehow I doubt very much that Paris Hilton will be there with her dog cleaning up Secret Cove after burning man folks demolish with trash like they did two years ago. I am one of the very few men that picked up all that trash.

Tim Delaney

**From:** skitumbleweed <skitumbleweed@gmail.com>  
**Sent:** 12/13/2023 5:20:50 PM  
**To:** Ann Nichols <ann@annnichols.com>; Alexis Hill <Ahill@washoecounty.gov>; Public Comment <PublicComment@trpa.gov>  
**Subject:** I never had affordable achievable

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I never had any affordable achievable anything in life nor anyone from my generation or prior generations. Prior generations had a military draft by the way. My Vietnam War baby sitter had both his legs chopped off and he ultimately died at age 30 from Agent Orange Cancer. And one of my UNR teachers, her husband, was one of those run to nuclear explosion dudes in the Nevada desert in the 1950s and 60s. His life was a pain loaded early cancer death so you know.

When you are dead there is not much affordable or achievable.

So....Generation wise you folks in this affordable achievable camp at the expense of Tahoe's environment at TRPA will go down in history as the USA's cry baby generation if this continues.

A destroyed environment is the worst of all things for the general public. My sociology at UNR, if she is still alive, would back me up on that one for sure.

What's affordable about a wrecked environment? What's achievable about Bald Eagles struggling for space.

Maybe you folks ought to afford allowing Bald Eagles to have a peaceful day to attempt to scoop a fish from Tahoe? Ever think about that?

So hearing this narrative at TRPA is unbelievable.

The cowardice is incredible.

Tim Delaney

**From:** skitumbleweed <skitumbleweed@gmail.com>  
**Sent:** 12/13/2023 5:45:42 PM  
**To:** Ann Nichols <ann@annnichols.com>; Alexis Hill <Ahill@washoeconomy.gov>; Public Comment <PublicComment@trpa.gov>  
**Subject:** Elbow to elbow on the beach (It's affordable!)

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Unbelievable how hard it is to protect earth's environment.

Like I'd want to affordable more people on the ski hill.

Or I'd like to achievable more people from burning man on the beach throwing trash everywhere.

Will Paris Hilton help me pick up the trash? She has strength. Let her use her body to haul out the trash.

The feel of the area? Are you joking? Tourists killed the East Shore of Tahoe. What part of this you don't understand?

You limit people. Toll roads. You tell folks that are day trippers and tourists that only so many of them can be there. It's that simple. And you charge them for the opportunity.

Sending more and more people will destroy everything hands down. After that you'll have nothing.

**STOP TREATING TAHOE LIKE IT IS AN UNLIMITED RESOURCE!!!**

Tim Delaney

**From:** Aaron <renotahoesky@gmail.com>  
**Sent:** 12/13/2023 9:31:57 AM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Subject:** Public comment - Agenda Item X public interest comment - GB meeting 12/13/23

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I would like to submit the following for Agenda Item X - Public Interest comment for Dec 13th 2023 Governing board meeting.

Due to circulating conversation and my past experiences, I am concerned about the ethics among TRPA and surrounding agencies. I request a deep consideration of an ethical committee to explore the conflicts of interest and relationships between board members and job titles serving the various government agencies, non-profits, businesses and boards throughout the region. Also to be considered is fair and logical representation of the public and different disciplines. Also of interest is the credentials of serving members and job titles and if there are conflicts of interest there. Also of concern is number of boards a single person can serve on at the same time. What ethical trainings do board members go through or should be required to go through? Appointed roles versus voted in roles. Is government truly serving the people's health now and for future generations or being commandeered or influenced by lobbyists, businesses or marketing publicity specialists? Where is funding coming from to run the agencies tasked with protecting the public and how is this funding a conflict of interest? etc

Thank You,  
Aaron Vanderpool  
Incline Village



**From:** Lisa Tahoe <mtnchick0124@gmail.com>  
**Sent:** 12/13/2023 10:12:49 AM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Subject:** [BULK] Housing Code Amendments  
**Attachments:** [garcia.jpg](#)

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While I appreciate the effort put into the Housing Code Amendment package, I feel that the process veered off what I believe is the right track for Lake Tahoe. After a 35-year career (now retired) that had me standing before the APC and GB for three PAS amendments that successfully led to on-the-ground, deed restricted affordable and moderate-income housing projects in SLT, I feel qualified to say that the current amendments threaten the underpinnings of TRPA regional planning. And that focusing on what private developers want as incentives led to what I consider to be the problems with the amendment package. Tahoe's tradition of partnering with nonprofits and government grants for deed restricted housing have resulted in projects that are the pride of our communities, even over time. It's a model with a proven track record.

Please reconsider the lack of higher level environmental analysis when considering your decision today. And please broaden your team of experts to once again invite the historical scenic panel to consider the appropriateness of five-story structures. Reconsider increased densities without development of vehicle-serving infrastructure (relying instead upon VMT-increasing microtransit or ???) while at the same time saying this housing might benefit those working in our community - perhaps including those who clean VHRs and homes in the rural areas that transit doesn't serve?

Tahoe's lifestyle-oriented residents tend to have toys and hobbies that require getting to the trailhead early to skin up for first tracks or paddleboards that require storage at home and transport to the lake. Let alone what is needed to go camping or other adventure travel. Any serious look at density housing -- whether large-scale or older small-scale developments such as around the hospital or in the Tahoe Sierra neighborhood-- that limits parking to one car per unit typically overparks its off-site surroundings, or its own landscape area. Perhaps the one exception is housing for the J's who work here seasonally from other countries without access to vehicles. This parking problem most obviously occurs in non-family roommate situations where most tenants have their own vehicles and live together to reduce housing costs. We need to do more than complete an environmental checklist and wish that more people bike for transportation or use transit, and instead take a hard look at the efficacy of the proposals, analysing the real-life scenarios that abound in our community.

Additionally, the achievable housing-qualified people often amp-up their lifestyle toys. How many people do you know have purchased a camper, van, fifth wheel or the like? The advantage is the ability to "just go!" The Tahoe lifestyle requires more than just the ability to walk to a coffee shop. My observation is that on-site storage that isn't designed into a project "just happens." And these vehicles or trailers rarely replace the primary vehicle; they're additional. The garage of this house is 700 sf, almost the size of my house. And yet, look at the attached photo.

I am heartbroken that no one emulating my career track, that started as a Transportation Planning Intern at TRPA in 1985, could do like I did and buy a small cabin when they were 26. If I had to rent my house today, its cost would consume all of my State pension in rent plus utilities. I am grateful for my personal situation and at the same time sickened for the future. But if I had to have rented an affordable unit in a five-story building without parking, I know I wouldn't have chosen to stay at Lake Tahoe for my career. In every hiring panel that I participated on during my time as one of the Basin's environmental professionals, EVERY successful candidate had a spark in their eye about having a career protecting Lake Tahoe and they had hobbies that relied upon Tahoe's outdoor natural environment. Please, let's not jump on housing solutions that kill our golden goose. Do the environmental analysis and make an informed decision rather than make a sweeping choice that could unwittingly cause a legacy that will lead to regret.

Sincerely, Lisa O'Daly







**From:** Larissa Berry <lzkberry2@gmail.com>  
**Sent:** 12/13/2023 2:52:08 PM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Cc:** preserve@ntpac.org <preserve@ntpac.org>;  
**Subject:** Public Feedback  
**Attachments:** [image.png](#)

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## DEFEND GRANITE BAY



The following comments were submitted on the Tahoe Basin Area Plan amendments. These changes are less egregious than those being proposed for the TRPA housing update. While not as familiar with the proposed changes as to the TBAP, we ask you to not placate the whining of developers and instead listen to the pleas of Tahoe residents. ENOUGH

Increasing density, intensity and height while reducing setbacks and parking requirements will only add to existing problems. The changes being proposed are going to destroy the marketing draw to Tahoe. Marketing pristine and iconic views and vistas will be short lived when marred with expensive "rooms with views"; a self-defeating action. The labor crisis will be exacerbated and the impacts to a "blue" lake Tahoe can only be negative.

Look for solutions, not a chance to "Las Vegas" an international treasure. The changes being proposed have no guarantees of workforce or affordable housing and stand to increase traffic, air and water pollutions, jeopardize public safety and forever eliminate a natural wonder.

The Defend Granite Bay Board and members

## PREVIOUS COMMENTS

Thank you for the opportunity to comment on the proposed zoning text amendments to the Tahoe Area Basin Plan (TBAP).

At the urging of Supervisor Gustafson, I took the time to read the redlined version of the proposed changes. Contrary to suggestions that these changes will enhance the ability to increase local populations and address housing shortfalls identified by the state, the primary intent appears to be to placate state mandates with hollow promises that increased density, reduced lot sizes/setbacks and reduced or eliminated parking requirements will fill the needs of the community.

A significant number of elected representatives continually point fingers at the State as being responsible. Perhaps it is time to look closer to home and recognize that the State may be stepping in since local jurisdictions have failed to hold development accountable for housing needed by their residents; in this case more than 50% low, very low and extremely low-income households.

It is time for you to own the responsibility for decades of questionable planning decisions and approvals, illegitimate forgiveness of affordable housing ( Schaffers Mill, Riolo Vineyards, Timberline at Auburn, Martis Valley West, ) and the continued patterns of development where commercial, high/medium density units are eliminated (Regional University Specific Plan), zoning changes allowing greater coverage to build larger and more expensive homes (ZTA of 75% coverage for lots <13,000 sq ft) and homogenous developments which will only continue rob the residents of Placer of a needed diversity of housing types (CreekView Ranch 500 identical home sites).

Established communities are being overwhelmed by expectations to absorb previously forgiven units; further degrading quality of life. These rural communities have neither adequate roads nor schools to handle the increased density. Public safety and water will soon be issues.

The changes in the TBAP have no safeguards built in to ensure that reducing lots from 10,000 sq ft to 2,904 sq ft and front setbacks as low as 5ft will address workforce or achievable housing. These changes are letting the fox in the henhouse for more intense, dense and larger luxury rentals or homes; more coverage= bigger unit=higher price =defeating achievable housing.

There is no plan, no program or control being suggested to ensure that the residents of Tahoe will benefit.

Tahoe is bursting at the seams; residents are becoming enraged as their quality of life continues to degrade. The intensity and drive to further congest and overwhelmed rural areas is frankly disturbing. There is no long term thought, or in this case even evaluation, of cumulative traffic impacts, fire evacuation, first responder response times or regional air and water quality.

The Board should call for a moratorium on all new development unless it directly benefits those full-time residents who serve locals and local businesses. Additional tourists at this time should be discouraged and not encouraged until the infrastructure is in place to allow for maintained or increased quality of life and recreation.

These changes are not of benefit for local residents and stand to impact the region with increased traffic from the Bay to Tahoe, negatively impacting all communities along the travelled path.

The area west of Roseville is slated for 30% growth. It is a blank canvas on which you can create walkable, sustainable communities with mass transit that can off-load the impacts on your current constituents. We hope you take this opportunity to please pause and request a continuance until the full implications of the proposed changes are effectively evaluated and communicated.

Larissa Berry

President Defend Granite Bay and members



**From:** ginger hess <ginger4740@gmail.com>  
**Sent:** 12/13/2023 11:33:27 AM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Subject:** Comment re: development plans at today's meeting 12/13  
**Attachments:** [trpa 1213.docx](#)

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Attached is my commentary to today's meeting. I appreciate your time to review the attached document.

Ginger Hess  
Kings Beach

Trpa 12/13

I have lived in the KB grid for 35 years. While most of my commentary is specific to KB, I feel it relates to the rest of the North Shore. When we purchased our home, KB had quite the notoriety. Over the years, improvements have been made to benefit the community thanks to the old trpa.

We couldn't do anything to our property without trpa approval. We used to joke about how it would be easier to build up rather than out because that wouldn't change the coverage footprint. We had a neighbor that was constantly making sure that none of our projects were contrary to trpa. My other neighbor has a parcel that is unbuildable due to the old trpa regs. I'm happy about that one as I have a sliver view of the lake. We have space between our homes, we enjoy the trees and the bears that stroll our streets.

The reason the north shore has been inundated the last few years with tourists is simple. It is the last vestige of classic Tahoe. People come here to enjoy the idyllic lifestyle. Architecture reflects that life. Not that mountain modern junk as that \$8 million lakefront brown eyesore in Tahoe Vista. We have the best beaches. We are a simple, family oriented community. If people want to party and deal with crowds, go to south shore. More development will not alleviate the problems of traffic or housing. In fact, those that support the idea of no parking development are forcing visitors to park in the neighborhood. This past summer was a nightmare on the streets of the grid. Already narrow 2 lane roads turn into a single lane with cars racing up and down the street.

Now you want to approve 100% coverage with minimal to no parking. How are you planning to transport these visitors to your resorts when there is no adequate parking on site? Are you planning on a gateway at the summit where people park their cars and shuttle to the resort like Disneyland? What a way to ruin our home.

On a personal note, I've seen this type of development before. I grew up on Oahu in the late 60's. We would drive to Waikiki on weekends. You could see the beach as soon as you passed the pink Royal Hawaiian hotel from the 2 way road. Now, you can't see the royal Hawaiian let alone the beach until you are almost to Diamond Head on a four lane one direction road. High rises dominate the ocean side of Kalakaua Avenue. Traffic is unbearable. Basically, the Joni Mitchell song, pave paradise and put up a parking lot. I don't want that to happen here.

There was a rendering of what the future streetscape of KB at the tahoe summit. I spoke to the trpa representative and the first thing out of my mouth was that I absolutely hate it and it looks like south shore. Then I find out that the rendering wasn't even accurate. Instead of the 36' high building shown, the county and trpa are pushing for a 52' or 65' option. This deception is misleading to the community. Representative Kiley spoke at the summit. He emphasized stewardship of this great resource. Your plans are not stewardship, they are destruction.

I attended the walking tour of KB. Very few locals attended due to the suspicious mid week, mid afternoon timing like this meeting today. It was very disappointing to see and hear how the plans trpa and placer had were going to destroy our town. The representative from the Tahoe Conservancy was

absolutely giddy about how this new boutique hotel was going to go up by the boat launch. The county reps were salivating at the fact that they were pursuing increasing the height variance for the hotel in the 39N project. We were asked not to question the talking points while in a group, but to wait to speak one on one with the presenter. Why?

We can all agree that traffic and housing are huge issues in the community. Safety is also a concern. However, these are the issues that should be addressed first, prior to any expansion or development. From what I understand, all the EIR and CEQA data is from the 2016-2017 time period. This is irrelevant data now and the world has changed, especially due to COVID and remote working situations. We had so many issues with the existing infrastructure unable to handle the increased population of owners living in their vacation homes.

Fire safety and evacuation of the basin has not even been considered in these plans. We could wind up with another Lahaina on our hands. When I mentioned this at a recent BOS meeting, I was poo poed by the big cheeses of Cal Fire and PCSO. They felt very confident they could evacuate everyone in an emergency. Common sense dictates that is not possible with only 267 as an escape route, especially in the summer. What about the future tsunami forecasted? I pay earthquake and flood insurance for this disaster. My home would be wiped out as we are at lake level.

How about we fix what is already broken? The Falcon Hotel has been an eyesore for 13 years, why not use code enforcement to beautify the already existing properties along 28 and trailer parks in the grid? If revenue generation is part of your motivation, why not monetize the 4 parking lots in my neighborhood. My neighbors are making money every summer having visitors pay for parking in their driveway.

The achievable housing term that is used is not a valid measure. What we need is housing that families can afford to purchase, either individual homes or small multi unit development. I have a neighbor that is very active in the community and has a few businesses. She cannot afford a home to purchase. She had to move this summer as her landlord raised the rent again. The new tenant has 3 other roommates to help pay the rent. We also need to restrict STRs. My home is surrounded by STRs and most are empty during the off season. They are also problematic for the residents when visitors occupy them. What was a quiet neighborhood is now party central.

Worker housing should be the responsibility of the resort owner on the resort site. Not moving it to another town. I know of the 74 unit proposal near Brockway for the Waldorf Astoria, but no one has informed us of what that is to look like. Why can't they use the boarded up hotel within walking distance of the resort? I've also been informed that the Pallisades has now purchased Little Bear Cabins and Vistana for their workforce housing. If the interest of the county is to decrease traffic, having workforce housing in another town, county or state is counterproductive, even if bussing is provided for workers. And I can guarantee that visitors to these resorts are not going to want to take the TART or Tart connect services to the resort private club on the north shore. They will want a chauffeured car. Kind of defeats the goal of less traffic.

In conclusion, I want the old trpa back. The one that actually cared about protecting the lake and surroundings, not the one that sees \$\$ signs. I think TRPA and placer county need to go back to the



drawing board and complete and new EIR. Listen to the community and the other conservation groups like MAP and NTPAC. Make your meetings more frequent and at times when the community that your decisions affect can attend. It seems you are playing fast and loose with the developers, suspect conflicts of interest and that all you care about is \$\$\$\$. The lake is a special place, people come from around the world to see it. We are fortunate to live here. We can't stop progress, but we can go forward in a thoughtful and careful manner.

**From:** Craig Lemons <craiglemons79@gmail.com>  
**Sent:** 12/13/2023 9:36:57 AM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Cc:** AgInfo@ag.nv.gov <AgInfo@ag.nv.gov>; info@rosenfornevada.com <info@rosenfornevada.com>;  
**Subject:** Fwd: TRPA. PLEASE VOTE NO TODAY

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To all concerned stakeholders in the future of Lake Tahoe

TRPA. Come up with housing solutions that we can agree on. There are many ways to address the housing crisis without ruining the reasons people want to live in Tahoe.  
**I urge you to VOTE NO on the housing amendments before you on December 13th at the TRPA Governing Board meeting because Lake Tahoe, its environment, and the workers who fuel this special community deserve more.**

I have attended many meetings and put much public comment in as well as many of my friends, we don't feel as though government agencies are listening to us  
Please before you vote on an action that will have major consequences for all of Tahoe in the near and distant future. Please take a step back so we can come up with other ideas and solutions. We have thought of lots of issues, such as congestion, lack of infrastructure and wildlife threats. There are probably many other items we haven't thought of. Please take time to consider all aspects and consider the impact, on all stakeholders  
At the minimum a new environmental impact statement study should be done

Thank you for reading This  
Craig Lemons  
Reno resident Kings Beach homeowner

**From:** Pamela Tsigdinos <ptsigdinos@yahoo.com>  
**Sent:** 12/12/2023 4:54:49 PM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Subject:** [BULK] Public Comment: Agenda Item V.I.A. Phase 2 Housing Code Amendments 12.13.23  
**Attachments:** [TRPAHousingAmendmentComment.12.13.23.pdf](#), [nevadacurrent.pdf](#), [TRPA.STR.TahoeDailyTribune.11.24.2023.pdf](#)

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Please accept the attached PDF documents to include in the public record. Please also distribute to the TRPA Governing Board, executives and staff. This is a Public Comment for the Agenda Item V.I.A. Phase 2 Housing Code Amendments on 12-13-23.

Thank you, Pamela

December 12, 2023

To **TRPA Governing Board Members**

Cc: TRPA Executives and Staff

RE: Agenda Item V.I. A. Phase 2 Housing Code Amendments

I ask you **NOT** to recommend adoption of the Phase 2 housing code amendments.

With all due respect, the staff's findings are incomplete and flawed on many levels. Further, you must agree that to accept, with no data, the assertion that there will be "no significant effects" associated with these amendments considering today's environmental realities and Tahoe visitation is, at best, not true; at worst it is reckless.

The public has repeatedly requested and deserves in-depth analysis of the true environmental impacts these proposed changes would introduce. I ask you to review the accompanying piece published, Dec. 11, 2023 in the ***Nevada Current***. It lays out just some of the current problems plaguing Lake Tahoe and its surrounding environment.

It's critical that the Governing Board **NOT rush** land use changes.

There are too many loose ends and unanswered questions. The proposed amendments are too broad-based and do not preserve the character of Tahoe's rural communities.

Contrary to claims from business-funded non-profits as well as TRPA executives, staff and consultants, the Tahoe Basin does not have a shortage of housing units. What it does have is a shortage of housing units available to those who seek to live and work here. (If you have not, please read the piece from Alex Tsigdinos in the ***Tahoe Daily Tribune***, published November 24, 2023 - *Basin wide short term rental caps must be part of TRPA's Housing Plan*).

Now, to the blight depicted in TRPA presentations. Much of it lies on public-owned lands. In more than a few cases, there have been offers to buy and build within the current codes. Unfortunately, county staff chose instead to go after bigger developments that require bigger changes in the codes. Please don't reward bad behavior.

It's clear from the volume of written public comments submitted and public participation in recent meetings that Tahoe residents — particularly those **not** associated with commercial development, the real estate business or their lobbyists and well-paid attorneys — oppose the proposed plan amendments. If this was put to a public referendum of Tahoe registered voters these amendments would fail at the ballot box.

We all want affordable workforce housing. We all want our older worn-down areas revamped and made more environmentally sound. However, these proposed changes, as written, are not ready for prime time. You have a chance now to vote no. Please go back and instruct staff to meet with more objective experts and come back to the public with a more fair and equitable solution.

Respectfully submitted,  
Pamela Mahoney Tsigdinos  
Full-time Tahoe resident

# NEVADA CURRENT

## What's Changed in Tahoe Since 2012? Far more than TRPA admits - Nevada Current

By Pamela Mahoney Tsigdinos, 12/11/2023

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Think about the past dozen years of your life. How much has changed? A few things, perhaps? It's hard to argue the world isn't markedly different.

Let's look closer to home. The size of Reno's [metro population](#), for instance, in 2012 was 415,000 people. Today, it's [531,000](#) and counting. The number of [building permits](#) issued since 2020 in Reno alone was 31,128.

Yet, the Tahoe Regional Planning Agency (TRPA) COO, staff and advisory planning commission want the public – incredulously – to believe that in 12 years nothing in Tahoe's environment has changed.

This assertion from the TRPA's recent meetings would be laughable if the implications for the Tahoe basin environmental health weren't so dire. TRPA executives and staff want to rely on a [simplistic environmental checklist](#) for transfers of land coverage, conversions of entitlements, transfers of development and extensive code amendments. In doing so, this will forever transform Lake Tahoe's environment.

As though inhabiting a parallel universe, the TRPA staff maintains that there will be 'no significant impacts' from its significant proposed amendments and that its 2012 Regional Plan Environmental Impact Statement reflects today's reality.

Let's recap a few of the changes:

- Lake Tahoe has been [warming at a record rate](#) of 0.3 degrees Fahrenheit a decade since 2012. Toxic [algae blooms](#) populate the shoreline.
- Climate headlines from the Tahoe Environmental Research Center in [November 2012](#) noted that rising temperatures foreshadow forests more susceptible to diseases and fires.
- In other sciences news, December 2012: [Scientists say Lake Tahoe area overdue for another earthquake.](#)
- In 2017, a [Tahoe Transportation District report](#) noted that in 2014 alone 24.4 million visitors entered the Tahoe Basin, equating to 9.4 million vehicles.

- The [Caldor fire](#) in 2021 burned nearly [222,000 acres](#), roughly the size of San Diego. Tahoe's wildland urban interface ([WUI](#)) double hazard zone risk is now [well documented](#). Confusion and horrors from Lahaina, Caldor and Paradise wildfire evacuations remain fresh.
- Pandemic visitation to Tahoe led to all-time highs in hotel and vacation [rental room revenue](#). Accompanying traffic [congestion](#) is awful summer and winter with [epic gridlock](#).
- Population growth surrounding the Tahoe basin continues to soar. To the west of us, Folsom, CA, plans to [add 11,000 homes](#) to accommodate some 30,000 people. Marketing materials extol easy proximity to Tahoe.
- In July 2023, a research team found Lake Tahoe's [lead levels](#) along with other [toxic materials](#) surpassed the EPA-approved limit by more than 2,500 times.
- Also in 2023, [the scientific journal Nature](#) revealed Lake Tahoe has higher concentrations of [microplastics](#) than some of the garbage patches swirling in the world's oceans.
- Invasive New Zealand [mud snails](#), anyone? They [made news](#) in August 2023.
- There are currently a dozen large-scale projects under way in the basin, but there has not been a cumulative analysis of their impact on the limited infrastructure.

These facts are just a sampling of what a curious citizen can find in a quick online search. Now pack into Tahoe still more new multi-story buildings, food trucks, tiny houses, and many [accessory dwelling units](#) with near non-existent parking requirements (who needs a vehicle in mountainous terrain, right?). All this and more are on the drawing board for the ecologically fragile Tahoe basin – all at the same time.

This story problem requires more than your average fifth grader (oh, and that's right, they weren't alive when the last full TRPA EIR was completed). So, you be the judge. From 2012 forward, with the above headlines and the new proposed buildings, related construction bottlenecks, people – let's [not forget pet waste](#) – and the parade of international visitors, do you think there might be some extra impact on the Lake, the surrounding habitats, and the Tahoe infrastructure?

If your answer is yes, then you must agree it's time for an updated comprehensive environmental impact review and some proper analysis before TRPA loosens up land use requirements and gives the greenlight to developers.

Imagine if all the goodies packed into TRPA's latest round of developer-friendly amendments to encourage more high-rise buildings and new dwellings were allowed, say, around the rim of the Grand Canyon.

While Lake Tahoe doesn't have the protection of a national park or national monument it is supposed to have protection from none other than the TRPA. This development juggernaut is so large and unpalatable a PR firm was hired to sell the plan to the public. (Doesn't a good idea sell itself? And wouldn't those funds be better used to clean up the trash around the lake?)

If unchecked, these extensive land use changes are just the start. Phase 1 began during the pandemic when most of us were busy trying to stay alive. We're in phase 2, but there's still time to demand that an updated environmental impact report be completed *before*, not after damage is done. TRPA's governing board [meets Dec. 13](#).

More than [450 pages of public comment](#) have come in so far. Let's continue to speak up for the lake. Learn [more](#) from one of [many](#) local [grassroots teams](#) united in [concern](#). Wouldn't sound environmental policy with local community involvement and support, and strong leadership that protects Lake Tahoe and its [fragile environment](#) be a better direction for the TRPA governing board? Let's say yes to that.

With the click of [this link](#) send a letter to the TRPA governing board and the state and federal officials with oversight and funding authority.

We don't want future generations to ask: what happened in 2023 and 2024? Why did TRPA further endanger the lake and allow developers to pave over more of paradise?



# Opinion

14 | Friday, November 24, 2023 | Tahoe Daily Tribune

## Basin-wide short-term rental caps must be part of TRPA's housing plan

Alex Tsigidino

A family of four in the San Francisco Bay Area, Los Angeles, Europe, Asia, or elsewhere planning a vacation in the Tahoe basin can choose from more than 5,000 licensed short-term rental (STR) listings and likely many more that are unlicensed. Yet a family of four seeking a long-term rental might be lucky to find a few listings—most unaffordable as demand dwarfs supply.

Contrary to claims from

the Tahoe Regional Planning Agency (TRPA), the Tahoe basin does not have a dire shortage of housing units. What it does have is a shortage of housing units available to residents who seek to live and work here. The TRPA, a federally and bi-state-funded planning body originally formed to protect Lake Tahoe and its surrounding environment, could go far in remedying this housing imbalance by reversing an amendment it put in place in March 2004.

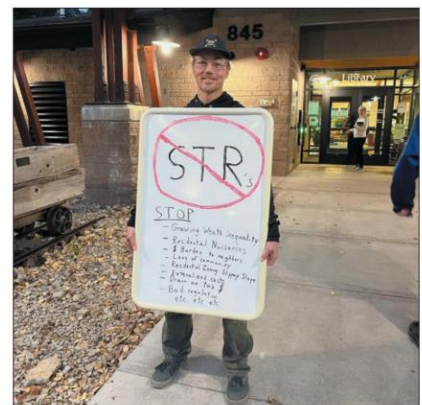
It legitimized single and multiple family dwellings as short-term or vacation rentals despite being widely recognized as business uses.

TRPA then punted to counties and permitted them to declare STRs “a residential use,” violating previous long-standing local residential zoning and CC&Rs so counties could collect transient occupancy (TOT) tax. This tax collection merely shifted from basin hotels to residential neighborhoods as STRs poach customers,

contributing to some Tahoe lodging establishments losing or going out of business.

A proliferation of STRs also reset the housing market fueling greater competition for the already built housing stock. Younger Tahoe residents struggle to find housing. Aaron Vanderbilt noted in a public comment: STR ordinances should not favor or “be for those trying to keep a second, third, fourth, etc.

TSIGDINO, 30



PROVIDED / ALEX TSIGIDINOS

Tahoe local Aaron Vanderpool at Washoe County's latest STR ordinance workshop at the Incline library.

### TSIGDINO

From page 14

vacation home when so many can't even afford a single home. There is an affordable housing crisis. It is insulting to allow STRs as they currently exist while we have this crisis.”

Washoe county, for example, has covered the annual STR program shortfall – about \$259,000 – from its general fund. So, taxpayers in Washoe county currently subsidize STR owners' business models.

In defense of STRs, some TRPA board members continue to argue that “Tahoe has always had vacation rentals.” True, but times have changed. Wide-reaching online platforms turbocharged the STR business advertising not just locally, but internationally starting in 2007. On the strength of “Destination Marketing” initiatives boosted by STR companies, Tahoe visitor numbers soared from two million

in 2004 to 25 million a year in recent years.

To put that number in perspective, the 207,000-acre Tahoe basin now gets two times more visitors than America's most visited national park, the 522,419-acre Great Smoky Mountains National Park. At the behest of developers and non-profits funded to write up reports that benefit business interests, TRPA is poised to set aside its commitment to protecting the lake, wildlife habitats, and scenic quality among other conservation efforts.

On December 13, the TRPA staff and Regional Plan Implementation Committee will recommend approval of buildings 65' in height inside town centers, 53' in height anywhere there is multi-family zoning, unlimited density, 100% land coverage and no required parking if there is deed restricted housing. (Enforcement of deed restrictions is notoriously lacking.)

Further, there is no income cap on “achievable” deed restricted housing. Just self-report you work in the area 30 hours a week no matter how much money you earn. How does that help low-income service workers?

These draconian amendments serve developers plain and simple. Ironically, TRPA, once the Basin's environmental watchdog, is advancing these aggressive amendments without undertaking detailed environmental analysis to gauge the cumulative impacts on traffic, infrastructure, and public safety (wildfire risk and evacuation). Instead, TRPA is employing its often-used Initial Environmental Checklist that flows from its 2012 Regional Plan Update's Environmental Impact Study. Incredibly, it lists almost every environmental factor tied to these new amendments as having “no impacts.”

Noticeably absent in TRPA's

proposed amendments are basin-wide STR limits. This would make an immediate improvement in housing availability. The experience in South Lake with Measure T is that 10-15% of STRs have so far converted to long-term rentals – a substantial percentage. Back of the envelope math tells us a similar measure, basin-wide, would yield 500 to 1,000 housing units. The latter number exceeds the housing target set by TRPA's amendments. And this in a matter of months not years without moving dirt, tearing down and forever altering town centers, providing tax incentives or public subsidies, or requiring costly changes to infrastructure. This is low-hanging fruit.

Hundreds of communities nationwide have already capped or restricted STRs, including in Airbnb's corporate home of San Francisco where only permanent residents are allowed to be STR hosts.

I would wager the vast majority

of Tahoe residents – particularly those not associated with commercial development, the real estate business or their lobbyists and attorneys – oppose the proposed plan amendments. If TRPA held a public referendum of Tahoe registered voters it would fail. This is not “NIMBYism.” Concerns about increased population density and increased demands on the Tahoe basin's infrastructure, fragile environment, and public safety (wildfire risk and evacuation) are legitimate.

Write to TRPA ([publiccomment@trpa.gov](mailto:publiccomment@trpa.gov)) and ask that it go back to first principles: Protect the Lake and basin; prioritize housing for use by residents and local workers without forever urbanizing our rural town centers.

If TRPA is serious about addressing workforce housing it must act on STRs, regardless of any development or redevelopment initiatives it pursues.

**From:** Niobe Burden Austere <niobe.burden@gmail.com>  
**Sent:** 12/12/2023 4:38:00 PM  
**To:** Cindy Gustafson <cindygustafson@placer.ca.gov>; Hayley Williamson <hayley.a.williamson@gmail.com>; Ashley Conrad-Saydah <ashleyc@alumni.princeton.edu>; Vince Hoenigman <vhoenigman@yahoo.com>; John Marshall <jmarshall@trpa.gov>; Brooke Laine <BOSFive@edcgov.us>; Meghan Hays <Meghan.hays9@gmail.com>; John Friedrich <jfriedrich@cityofslt.us>; Francisco Aguilar <cisco@sos.nv.gov>; Alexis Hill <AHill@washoeconomy.us>; Wesley Rice <wrice@douglasnv.us>; Julie Regan <jregan@trpa.gov>; Belinda Faustinos <belindafaustinos@gmail.com>; Shelly Aldean <shellyaldean@gmail.com>; Public Comment <PublicComment@trpa.gov>; Jessica Diss <jdiss.trpa@gmail.com>; Alexandra Leumer <TRPALeumer@yahoo.com>; James Settelmeyer <JSettelmeyer@dcnr.nv.gov>  
**Subject:** Public Comment - Necessary Refinements to the Phase2 Housing Amendments to meet their intent

Please accept this as Public Comment for the TRPA Governing Board meeting December 13, 2023 - agenda item Phase2 Housing Amendments

**We all want workforce housing but these Amendments need refinements as stated by many. They will supersede all local jurisdiction area plans and therefore “mixed use projects” will be able to take advantage of the benefits of these amendments including heights of 65’- 5 storys, unlimited density, zero parking etc as long as they provide an undetermined # of “Achievable” housing units. Units that in fact, won’t even be affordable for most of the workforce NECESSARY TO OPERATE the commercial and hotel establishments in that project.**

Second, the biggest red herring is the lack of environmental analysis and fire evacuation studies despite cumulative impacts since 2012 .... most can clearly see. The need for these studies is obviously a matter of interpretation and unfortunately will most likely be decided by the courts. The 65’- 5 story height still moves forward despite overwhelming public disapproval. **Please move the inclusion of multi-family zones to Phase 3.**

#### **REFINEMENTS:**

1. Please put a requirement in the language that the **workforce housing portion of a mixed use project has to be built in Phase 1** of multi-phase build, avoiding the real possibility of it never being built without further concessions/funding. Defeating the whole purpose of these amendments.
2. No one understands how many Bonus units remain including Governing Board members. **A bonus unit matrix graphic** with county, income category and whether allocated or not allocated would be more clear in understanding the # of bonus units remaining and **then decide if a site specific analysis in multi-family zones would be prudent**

**We need tighter specific language for the Achievable housing definition to further strengthen its intent to assure affordability by the “missing middle”**  
I would also suggest each achievable project have a mix of “low and moderate affordable” units.

Because TRPA staff has no rental projections, with research I was able to come up with the following calculations based on a bank’s standard housing allowance of 30% of GROSS monthly household income.

Utilizing Placer County AMI from the TRPA Residential Bonus Unit Fact Sheet  
**120% of AMI** per the “achievable” criteria -would be \$123,000 (for a 3 person household)  
allowing for a **Monthly Housing allowance of \$3,075 for a unit for 3 people**

**180% of AMI** would be \$184,500 and allow a **housing allowance of \$4,612**

What will rents end up being? Set by developers?

**The 39 Degrees North project** in Kings Beach indicates on their website, their “achievable” housing is for those meeting **up to 220% of AMI**  
That’s a household making \$225,500 and housing allowance of **\$5,637 in rent**  
Does this sound like market or better rents, being projected by the developer?  
**Are these rents affordable for the average “missing middle” household**

**PLEASE add something similar to the following language to tighten the amendment so it addresses the real need of affordable rental housing for the “missing middle”.**

***“Rents will be structured to be no more than a standard housing allowance of 30% of the Qualified Tenants Household Gross Monthly Income” or based on a sliding scale percentage of AMI, as the staff and the Board determines will meet affordability for the missing middle?***

**\*\* This 30% household allowance for rent would also act as a regulating tool** reported by tenants when their rents are above the % AMI housing allowance.

**It will act as an accountability tool for both the developer and the tenant.**

Further addressing the public’s lack of confidence that TRPA will adequately monitor these deed-restricted units for compliance.

The public deserves to know what to expect from these “achievable” units for rent when these amendments are to encourage “affordable housing”

I ask the Governing Board members first to PLEASE table action on these amendments “as stated” until these details are worked out. There is a large group of long-term residents with different areas of professionalism that deserve the same amount of constructive interaction as the developers were given with TRPA staff in refining these amendments.

If not tabled, I ask that Governing Board members PLEASE opt-out or say NO to these amendments AS STATED until further details are refined. APC should have done a better job. We have come a long way but not enough for these extensive concessions. These basin-wide amendments will forever change the character, equitable access to minorities, and environmental impacts once set forth. There is NO going back, and Lake Tahoe is not an experimental housing amendment playground. It’s supposed to be protected by the Bi-state compact first and foremost. Thank you.

Thank you for your attention and due diligence

Niobe Burden Austere

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(530)320-2100

**From:** jimmy dean <myemail2sort@gmail.com>  
**Sent:** 12/12/2023 9:37:31 PM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Subject:** Housing amendment vote

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Dear TRPA Governing Board Members,

The Lake Tahoe Basin is a stunning part of the world that becomes instantly special to all those who visit, live, and play here. Unfortunately it has a long list of unique challenges when it comes to land management (high visitor numbers with large seasonal fluctuations, topographic challenges to developing infrastructure, extreme weather and fire risks, the sensitive ecosystem of the lake, high cost of living challenges for many locals, rapid development in neighboring communities, and much more.) Considering how many of these complex factors play into any development in the basin, the sweeping blanket changes included in the proposed TRPA Housing Amendments appear ill-equipped to address the nuances of these challenges.

While many elements of the proposed amendments are designed with goals that are generally agreed upon (increasing town center densities, reduce traffic congestion, increased affordable housing), the mechanisms employed may not be the best methods for achieving those goals. There are strong arguments that some of these amendments can allow developments that actually exacerbate the challenges to affordable and workforce housing.

Additionally, any changes to height and massing of developments should be more carefully considered going forward. Tahoe's small mountain town character is one the many aspects that make it a truly special place and shouldn't be sacrificed if there are more effective means of achieving our goals.

Please vote NO on the current housing amendments so some improvements can be made before setting these changes in stone.

Respectfully,  
Ross Pushinaitis

**From:** christa <mthighwed@thegrid.net>  
**Sent:** 12/12/2023 7:34:58 PM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Subject:** Tahoe is going in the wrong direction

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Dear TRPA Governing Board Members,

Lake Tahoe isn't Anywhere USA. It's a national treasure with unparalleled beauty, infinite outdoor adventures, incredible wildlife, and a devoted community. When it comes to Tahoe, there is a lot that we can agree on. We agree that this is a one-of-a-kind place that deserves special protection, with workers who power the community living here and a planning process where the residents and stakeholders can be part of the solutions. We have a tougher time agreeing on how to make these ideas happen.

Lake Tahoe's severe lack of affordable and workforce housing requires creative solutions, not market rate incentives that run counter to the essence of Tahoe. Providing more height, density, and lot coverage outside Town Centers in Transition Zones and Multi-Family Zones means incentivizing mountain sprawl, which goes against everything the Tahoe Regional Planning Agency (TRPA) stands for. Even within Town Centers, these amendments would result in the construction of developments that don't fit with Tahoe's small mountain town character and could negatively impact public safety, wildfire evacuation, scenic vistas, water quality, and other natural resources.

Once new codes and zoning are in place, it is almost impossible to turn the clock back. Rather than approving the amendments before you, I urge you to consider implementing the following:

1. Conduct a site-specific analysis to **identify opportunity sites** within Town Centers that can accommodate more height, density, and lot coverage without degrading viewsheds, natural resources, and public safety. **A one-size-fits-all approach doesn't make sense.**
2. **Remove areas outside Town Centers** from these amendments because providing incentives for large-scale housing projects in Transition Zones and Multi-Family Zones means encouraging sprawl without identifying suitable sites for intense land uses.
3. **Identify other strategies for getting locals into existing housing inventory.** Mountain communities similar to Tahoe have created programs to incentivize homeowners to rent to the local workforce while reducing vacation homes and short-term rentals. We must develop policies that prioritize workers and families, not visitors.
4. **Establish a parking minimum of 1 space per unit.** Folks need reliable transportation, and the Basin doesn't have it yet. Let's not solve one problem by creating another.
5. **Create an income cap for the Achievable Housing definition** to remove the loophole of the future housing stock going to outside basin workers or becoming ski-leases/luxury condo development.
6. Include a requirement for mixed-use projects that **the deed-restricted housing portion of the project must be built in phase 1.** Commercial or Tourist Accommodation Units (TAUs) must be in phase 2. The community benefit needs to be provided up front.
7. **Strengthen deed restriction enforcement** and outline enforcement mechanisms in code. Housing for low-income communities and workers is meaningless if deed restrictions aren't enforced.
8. **Complete the required environmental analysis** and develop appropriate mitigation measures. Relying on data from 2011 that is over a decade old to make decisions that will have lasting impacts on Tahoe's future is not only legally inadequate under the California Environmental Quality Act (CEQA), but it's also irresponsible planning that destroys the community.
9. **As a 38 year resident, it saddens me so much to where Tahoe is going.** I live on the west shore and my son goes to school in Tahoe City, I go to South Lake to shop, and our doctors are there so I am familiar with what is happening on both sides of the lake. It is not good. The trash gets worse every year. I carry bags in my car and pick it up when I have time. I should not have to get in line to go to the beach or get up early to make sure there is parking. I should not have to allow "travel time" to manage ski area congestion. I should not have to see my friends leave the area because there is no affordable long term rentals anymore. I want to see more families in my neighborhood that actually stop at the stop sign rather than speeding down my street. We don't need any more major developments, villages or resorts. We need less day use tourists coming up for the day, clogging roads and leaving their trash in parking lots and vistas. (Chick fillet trash should not have to be picked up, as it does not exist in Tahoe so it is not supporting local) I worry about fires and evacuation plans. The Caldor fire evacuations were proof that we need to do better. We need responsible visitors who respect our fragile environment, that support local business and hopefully pass that on to future generations. Please stop over developing, catering to the rich and support the local community better.

Don't go it alone, TRPA. Come up with housing solutions that we can agree on. There are many ways to address the housing crisis without ruining the reasons people want to live in Tahoe. **I urge you to VOTE NO on the housing amendments before you on December 13th at the TRPA Governing Board meeting because Lake Tahoe, its environment, and the workers who fuel this special community deserve more.**

Thank you for your consideration,

Christa Deane

PO Box 294

Homewood, CA

38 year full time resident. (Only because I was lucky enough to buy a house in 96)

Mom and small business owner

**From:** Katharine Miller <millerkatharinelib@gmail.com>  
**Sent:** 12/12/2023 10:29:41 PM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Subject:** Phase 2 Housing Amendments

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I support the Phase 2 Housing Amendments that allow for moderate increases in height, land coverage, and unit density, specifically in town centers and multi-family zones, to make building workforce housing easier. Every day we work with community members experiencing housing insecurity. Increased availability of workforce housing is essential to maintaining the community we love.

Katharine Miller (she/her)  
Librarian Supervisor  
South Lake Tahoe Library

**From:** leah kaufman <leah.lkplanning@sbcglobal.net>  
**Sent:** 12/12/2023 4:58:59 PM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Subject:** Fw: 12/13/23 meeting for Phase 2 Housing Amendments NLT

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[Sent from AT&T Yahoo Mail on Android](#)

----- Forwarded Message -----

**From:** "kathleenuskert@charter.net" <kathleenuskert@charter.net>  
**To:** "cindygustafson@placer.ca.gov" <cindygustafson@placer.ca.gov>  
**Cc:** "jregan@trpa.gov" <jregan@trpa.gov>  
**Sent:** Tue, Dec 12, 2023 at 4:36 PM  
**Subject:** 12/13/23 meeting for Phase 2 Housing Amendments NLT  
To All Concerned with the preservation of Lake Tahoe,

I am first wondering why a meeting AND vote about an agenda that affects the North Shore of Lake Tahoe is being held in the South Shore of Lake Tahoe, 32 miles and 50 minutes away from the development locations? Are you purposefully making it more difficult for citizens of Placer County and North Lake Tahoe, that are affected by the outcome, to attend?

I find it unconscionable that the agency, TRPA, entrusted with preserving the integrity and natural beauty of Lake Tahoe and environs is considering changing rules just to appease developers whose bottom line is money. Is our beautiful Lake Tahoe really for sale to the highest bidder?

Do you actually believe any of this massive development will create "achievable" housing? From the numbers I have seen it is not "achievable" for our current workforce. Is a developer to be allowed 65' heights, unlimited density & zero parking requirements with a hypothetical "promise" of creating "achievable" housing? The monstrous buildings being proposed that obscure and detract from the natural beauty of our mountains and forest are NOT what we need. "Re"development of individual parcels along the Kings Beach corridor is what should be approved, not massive "over"development of the corridor.

We already suffer with overtourism and building massive structures to bring in more people is irresponsible. STR's are not going away and you will simply be adding to the already staggering numbers of people. It will lead to more traffic with gridlock & death in the event of a wildfire, overcrowding and littering of beaches and hiking trails, and the degradation of our natural environment.

I am unable to attend the meeting but I am adamantly against the proposed sellout to developers. I want to keep the character and nature of the North Shore, not create massive buildings that destroy it.

Kathleen Uskert  
Tahoe Vista, CA Resident



**From:** Karen Ingels <kjanei@comcast.net>  
**Sent:** 12/12/2023 9:25:49 PM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Subject:** Do not adopt Placer County's TBAP amendments until CEQA is complied with  
**Attachments:** [MAP's Open Letter to TRPA.pages](#)

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Please see our attached comments.

Thank you for your consideration.

Karen Ingels and Peter Stroud  
4070 Poplar Ave  
Homewood, CA

**From:** Karen Fink <kfink@trpa.gov>  
**Sent:** 12/12/2023 4:30:49 PM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Subject:** FW: Public Comment for VI.A Phase 2 Housing Amendments 12-13-23 TRPA Meeting  
**Attachments:** [TRPA-TYCER INPUT12-13-23.doc](#) , [image001.jpg](#)

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Karen Fink, AICP  
Housing and Community Revitalization Program Manager  
Office: 775-589-5258  
[kfink@trpa.gov](mailto:kfink@trpa.gov)



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**From:** rondatycer@aol.com <rondatycer@aol.com>  
**Sent:** Tuesday, December 12, 2023 3:55 PM  
**To:** Karen Fink <kfink@trpa.gov>  
**Cc:** rondatycer@aol.com  
**Subject:** Public Comment for VI.A Phase 2 Housing Amendments 12-13-23 TRPA Meeting

Please accept and distribute this Public Comment for the Record: VI.A Phase 2 Housing Amendments for the 12-13-23 TRPA Governing Board Meeting.

**TRPA wrote:**

**"The development rights system was adopted in 1987 to cap the total amount of development potential and ensure the pace of development aligns with environmental capacity.**

**While conditions in the Lake Tahoe Region have changed since 2012, none have been significantly different from build-out assumptions and therefore an EIS is not necessary to analyze the proposed changes.** Cumulative progress in the basin is always being scientifically monitored. Every four years, TRPA prepares an Environmental Threshold report that evaluates changes in the basin and the effectiveness of the Regional Plan, which includes conservation programs, Environmental Improvement Program projects, and policies that manage development."

However:

**• TRPA IS NOT MEETING ITS REQUIRED ENVIRONMENTAL THRESHOLDS AS SET FORTH IN THE 2012 REGIONAL PLAN AND MOST RECENTLY EVALUATED IN THE 2019 UPDATE.**

**Per the 2019 update, out of 146 threshold standards, 77 were in attainment in 2019 (32 were not evaluated).**

**TRPA IS NOT MEETING ITS THRESHOLDS WHEN ONLY 77 OF 146 ARE IN ATTAINMENT.**

It doesn't matter how many TRPA doesn't measure, or how many are improving since 2015, or how many are stabilized relative to 2015. **If TRPA is not meeting the required thresholds, then the build-out assumptions are NOT being met.**

**BECAUSE THRESHOLDS ARE NOT BEING MET, TRPA MUST DO AN ENVIRONMENTAL IMPACT STATEMENT ANALYSIS BEFORE AMENDING ITS PLAN.**

Ronda Tycer, PhD  
Incline Village Resident  
32 Years

Please accept and distribute this Public Comment for the Record: VI.A Phase 2 Housing Amendments for the 12-13-23 TRPA Governing Board Meeting.

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RONDA TYCER, PHD  
INCLINE VILLAGE RESIDENT 32 YEARS



**TAHOE  
REGIONAL  
PLANNING  
AGENCY**

P.O. Box 5310  
Stateline, NV 89449

775-588-4547

**[www.trpa.gov](http://www.trpa.gov)**

**From:** Kimberly Caringer <kcaringer@trpa.gov>  
**Sent:** 12/12/2023 7:18:39 PM  
**To:** Marja Ambler <mambler@trpa.gov>  
**Cc:** Public Comment <PublicComment@trpa.gov>;  
**Subject:** Fwd: TRPA December 13 Comments - Sorry to bother you

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Hi Marja,

Not sure if it is too late to include these?

Kim

Sent from my iPhone

Begin forwarded message:

**From:** Greg Novak <gregnovak80@gmail.com>  
**Date:** December 12, 2023 at 2:05:32 PM PST  
**To:** Kimberly Caringer <kcaringer@trpa.gov>  
**Subject:** TRPA December 13 Comments - Sorry to bother you

Kim - my first email to the public comments site bounced back, so I have included it here. Tough issues, but I hope you get consensus on moving forward (maybe with some amendments).

I have reviewed the Housing item materials and have seen the many comments on this controversial issue. I am a Carson City resident and the owner of an Incline Village condominium, and have followed TRPA actions since I moved to Nevada in 1979. I am retired now, but was involved in many of the transportation projects in the Basin, including the US 50 Community Revitalization Project, once known as the Loop Road. My input is as follows:

1. The proposal does try to strike a balance to improve housing availability and affordability, and reflects considerable thought and effort. It should be recognized that housing costs are increasing outside the Basin too, with higher densities and smaller units being proposed in many locations. Tahoe is not an island, but does have similar tourism characteristics to islands, such as Maui. I do believe greater restrictions on Short Term Rentals (STR), would help ease the housing situation. My HOA has not allowed STR out of concern for the downsides such a business use would bring in a residential area. Hotels and motels are designed for that purpose. The Governing Board should take a stronger stand on STR as part of the housing strategy. Longer term leases would help workers. Newer data may show how STR are truly affecting the Basin.
2. The actual number of potential new housing units is not large, overall, with more deed restricted units a plus. Strict enforcement of the proposed rules is needed, and TRPA seems to be ready to do that. It was unclear to me if any student housing at Tahoe colleges, or faculty/staff housing on-site at any schools, is covered. I do not know what expansion plans the University of Nevada may have in Incline Village, for example, but students would be more likely to walk, bike, or use transit, and could have limits on automobile ownership. Educators need as much help as we can provide.
3. Similarly, on-site housing for workers could be provided, including temporary trailers or RV parking - if we are serious about limiting commuting into the Basin. We should also look to an expansion of existing carpool parking lots and enhanced transit service from them, or vanpools, to help reduce VMT. We do need to be as creative as possible, and may need to go beyond the ideas in the proposal. Reduced hotel/motel rates for workers could be provided.
4. I did not see any mention of the possibility of existing housing units being torn down and the likely displacement of renters before new units are available. This has occurred in Reno, with many old motels demolished and renters forced out, sometimes to become unhoused. The proposal could trigger such situations and may need some clarification on that dilemma.
5. The increase in Accessory Dwelling Units (ADU) is an important piece of the housing puzzle, and I am glad it is being pursued.
6. The cost of building nearly everything is going up, and Tahoe costs have always been higher than elsewhere. The proposal should allow more prefabricated housing - built in a factory and hauled to the site. The building trades have not improved productivity in many years, but consideration of streamlined design and construction is necessary to keep costs down. It may also be a good time to expand the construction season, if strict Best Management Practices are in place. The short season does not lower prices.
7. If one goal is to reduce VMT, then we should have more sidewalks and paths in place sooner rather than later. Those should be tied to Town Centers and the adjacent areas. The paths proposed around the Lake are designed to attract tourists, but the neighborhood links are needed now for residents. Joint use of utility corridors might work for both purposes.

Overall, the proposal is a good step forward, given the complexity of doing business at Lake Tahoe. It has taken a long time to get to this point and I encourage the Board to move ahead, with as many amendments as your review of these public comments can be made. That might involve a slight delay in the process, but give all the comments a hard look.

Thank you,  
Greg Novak

**From:** Ryan Wexler <epicwinter@hotmail.com>  
**Sent:** 12/12/2023 6:25:17 PM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Subject:** Public Feedback

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No updated EIR since how long?  
What are you basing these plans on?  
How can staff truly give recommendations without data?  
How can you be confident in your decisions without accurate data?  
Why are we urbanizing Tahoe? Who really benefits, a handful of developers?  
Even if your affordable housing ideas are successful, won't increasing ability for businesses to bloom mean more workforce housing is needed? Rather than alleviate workforce housing you are just creating a higher demand. If you truly want to alleviate work force housing, shouldn't you discourage more business growth and only add housing propositions?  
Achievable housing is a farce.  
Removing parking restrictions from the very areas that have a parking problem makes zero sense.

Don't approve policies just to do something. If you don't truly believe this is great, don't risk ruining tahoe.  
thanks  
Ryan Wexler  
Kings Beach, CA

**From:** Cheva Gabor <chevaheck@yahoo.com>  
**Sent:** 12/12/2023 7:11:54 PM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Subject:** Affordable housing policy updates under consideration at Dec. 13 Governing Board

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I am submitting public comment on the affordable housing policy updates under consideration by TRPA, specifically at the Dec. 13th Governing Board meeting. My comments represent only myself as a full time resident of the Lake Tahoe Basin, no other agency, organization or individual.

I own my home in Stateline with my husband. We are not rich, and we sacrificed financially for a number of years to remain homeowners here. I truly believe we need to find a path for affordable housing at Lake Tahoe. I have friends who were born and raised in Lake Tahoe and are unable to afford homes — I would love to see a level of affordability return so they can buy in their own hometown. Programs such as those run by the City of South Lake Tahoe have helped one or two to do that in the past.

I also deeply appreciate not only the natural environment of Lake Tahoe, but its small town character — a character that already has been harmed by over-visitation in high seasons, the proliferation of vacation rentals in our neighborhoods, and the construction of completely unreasonable “McMansions,” often replacing modest homes.

TRPA staff’s answers to questions already received are helpful in clarifying some concerns — however, they don’t go far enough in terms of reassurance that this isn’t just a meaty bone for developers interested in profit and not necessarily quality of life for Lake Tahoe residents.

Op ed pieces like the Dec. 8 piece authored by Governing Board member Vince Hoenigman provide precious little reassurance. I am sure Mr. Hoenigman does not live here — looking at TRPA’s Governing Board, most members don’t. In fact, many members live in nearby cities and so may not understand that’s not the environment sought by most residents, if I may generalize.

Mr. Hoenigman allows that conversations about vacant houses and locally governed short term rentals are important to have, yet asks residents to set these conversation aside to some undetermined time and support approval of these updates. He states that local governments will ensure that these projects conform to community character and design standards. Sorry, but that’s utterly not reassuring. Who is permitting the building of the McMansions? Who is allowing the proliferation of short-term rentals? Who allows variances to every rule meant to protect community character, availability of parking, etc?

I ask that TRPA pause its marketing campaign, really listen to residents and understand our concerns, and take steps to provide additional assurances to us that these updates will contribute to increased housing availability for those who truly need it without further compromising the character of our Lake Tahoe communities and our environment.

Thanks for the opportunity to comment.

Cheva Gabor  
Stateline, NV

**From:** Ashley Phillips <ashley@4swep.org>  
**Sent:** 12/12/2023 9:37:28 PM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Subject:** Letter from NTHS Envirolution re: TRPA Housing Amendments  
**Attachments:** [NTHS Envirolution Public Comment.pdf](#)

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Please find the attached letter to be included for consideration as part of public comment at tomorrow's TRPA Governing Board meeting.

Thank you,

**Ashley Phillips**  
**Project Director**  
530.208.6154 | [Ashley@4swep.org](mailto:Ashley@4swep.org)



[Website](#) | [Facebook](#) | [Instagram](#) | [YouTube](#) | [LinkedIn](#)



12/11/2023

North Tahoe High School Envirolution Club  
Advised by Sierra Watershed Education Partnerships  
2945 Polaris Rd, Tahoe City, CA 96145

Dear TRPA Governing Board Members,

Lake Tahoe isn't Anywhere USA. It's a national treasure with unparalleled beauty, infinite outdoor adventures, incredible wildlife, and a devoted community. When it comes to Tahoe, there is a lot that we can agree on. We agree that this is a one-of-a-kind place that deserves special protection, with workers who power the community living here and a planning process where the residents and stakeholders can be part of the solutions. We have a tougher time agreeing on how to make these ideas happen.

Lake Tahoe's severe lack of affordable and workforce housing requires creative solutions, not market rate incentives that run counter to the essence of Tahoe. Providing more height, density, and lot coverage outside Town Centers in Transition Zones and Multi-Family Zones means incentivizing mountain sprawl, which goes against everything the Tahoe Regional Planning Agency (TRPA) stands for. Even within Town Centers, these amendments would result in the construction of developments that don't fit with Tahoe's small mountain town character and could negatively impact public safety, wildfire evacuation, scenic vistas, water quality, and other natural resources.

Once new codes and zoning are in place, it is almost impossible to turn the clock back. Rather than approving the amendments before you, I urge you to consider implementing the following:

1. Conduct a site-specific analysis to **identify opportunity sites** within Town Centers that can accommodate more height, density, and lot coverage without degrading viewsheds, natural resources, and public safety. **A one-size-fits-all approach doesn't make sense.**
2. **Remove areas outside Town Centers** from these amendments because providing incentives for large-scale housing projects in Transition Zones and Multi-Family



Zones means encouraging sprawl without identifying suitable sites for intense land uses.

3. **Identify other strategies for getting locals into existing housing inventory.**

Mountain communities similar to Tahoe have created programs to incentivize homeowners to rent to the local workforce while reducing vacation homes and short-term rentals. We must develop policies that prioritize workers and families, not visitors.

4. **Establish a parking minimum of 1 space per unit.** Folks need reliable transportation, and the Basin doesn't have it yet. Let's not solve one problem by creating another.

5. **Create an income cap for the Achievable Housing definition** to remove the loophole of the future housing stock going to outside basin workers or becoming ski-leases/luxury condo development.

6. Include a requirement for mixed-use projects that **the deed-restricted housing portion of the project must be built in phase 1**. Commercial or Tourist Accommodation Units (TAUs) must be in phase 2. The community benefit needs to be provided up front.

7. **Strengthen deed restriction enforcement** and outline enforcement mechanisms in code. Housing for low-income communities and workers is meaningless if deed restrictions aren't enforced.

8. **Complete the required environmental analysis** and develop appropriate mitigation measures. Relying on data from 2011 that is over a decade old to make decisions that will have lasting impacts on Tahoe's future is not only legally inadequate under the California Environmental Quality Act (CEQA), but it's also irresponsible planning that destroys the community.

9. Envirolution Club President of Advocacy, Sarah Kenny, presented the proposed TRPA housing code amendments to club members during a meeting on December 11th, 2023. The Envirolution Club is concerned that these changes



would have drastic impacts on the Tahoe Basin and urges the TRPA to consider the above-mentioned suggestions to mitigate the potential negative impacts of the proposed housing development.

Don't go it alone, TRPA. Come up with housing solutions that we can agree on. There are many ways to address the housing crisis without ruining the reasons people want to live in Tahoe. **I urge you to VOTE NO on the housing amendments on December 13th at the TRPA Governing Board meeting because Lake Tahoe, its environment, and the workers who fuel this special community deserve more.**


Thank you for your consideration,

Sarah Kenny

Envirolution Club President of Advocacy



# Envirolution Club Members in Support of VOTING NO on the Housing Amendments

Name	Signature
Natalie	
Maya Murillo	Maya
Lucy Tieslau	Lucy Tieslau
Hannah Ascher	Hannah Ascher
Ivey Kellenberger	Ivey
Joey Hartline	Joey
Calixta Corroba Sosa	Calixta
Kalina Steves	Kalina
Evan Hilton	Evan
Stella Gajar	Stella Gajar
Rory Wallach	Rory Wallach
Seraphina Varisco	Seraphina Varisco
Sofia Schnier	Sofia Schnier
Isabel Fuller	Isabel
Dusk Bann	Dusk
Max Avil	Max Avil
Delyan Steves	Delyan
Wkey Kamickis	Kamickis
James James	
Michael	Michael

Ayla McConkey  
 Britta Johnson  
 Niki Johnson  
 Sarah Kemp

Britta Johnson  
 Niki Johnson  
 Amy King

**From:** Aodhan Downey <aodhan@carraranv.com>  
**Sent:** 12/12/2023 9:38:31 PM  
**To:** Public Comment <PublicComment@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>; Hayley Williamson <hayley.a.williamson@gmail.com>; Shelly Aldean <shellyaldean@gmail.com>; Francisco Aguilar <cisco@sos.nv.gov>; Ashley Conrad-Saydah <ashleyc@alumni.princeton.edu>; Jessica Diss <jdiss.trpa@gmail.com>; Belinda Faustinos <belindafastinos@gmail.com>; John Friedrich <jfriedrich@cityofslt.us>; Meghan Hays <Meghan.hays9@gmail.com>; Alexis Hill <AHill@washoeconomy.us>; Vince Hoenigman <vhoenigman@yahoo.com>; James Settlemeyer <JSettlemeyer@dcnr.nv.gov>; BOSFive@edcgov.us <BOSFive@edcgov.us>; Wesley Rice <wrice@douglasnv.us>; Alexandra Leumer <TRPALeumer@yahoo.com>;  
**Subject:** Incline Village and Sierra Nevada REALTORS® Letter of Opposition  
**Attachments:** [Outlook-uqirv4v5.png](#), [IVR and SNR TRPA Letter Opposing Deed Restrictions.pdf](#)

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Good Evening,

Please find a letter to be submitted in the public record as Public Comment on Agenda Item IV subsection A.

The Incline Village REALTORS® and Sierra Nevada REALTORS® oppose the current proposal as written. The letter expresses our concerns with the nature of the deed restriction clause in the amendments.

Thank you,  
Aodhan Downey



**Aodhan Downey**  
Government Affairs Director  
Carrara Nevada  
200 S Virginia St. Unit 470  
Reno, NV 89509  
(775) 870-6226  
aodhan@carraranv.com





Tahoe Regional Planning Agency Governing Board  
December 13<sup>th</sup>, 2023  
Statement Regarding Deed Restrictions

Thank you, Chairwoman Gustafson and Governing Board Members, for allowing us to submit our comments. The Incline Village REALTORS® and Sierra Nevada REALTORS® would like to submit this document today to address our concerns with the proposed changes to TRPA's Housing Code with Phase 2 of the Housing Amendments.

Our main concern lies in the deed restriction aspect of the proposal. Deed restrictions in general are market manipulation that cause more problems than they solve, and enacting deed restrictions in perpetuity is irresponsible policy that will burden the Tahoe Basin housing market for the foreseeable future.

This style of deed restriction will create the same issues as a rent control enactment would. The restriction of who may and may not live in an apartment to curb the rental rates effectively caps the amount of rent at a lower value that the market provides. In turn, this will inhibit the property owner from reinvesting in their property as necessary to maintain the habitability of the units being rented. It will also hinder the feasibility of future projects because of increasing land, building materials, and labor costs with no ability to collect a sustainable amount of rent.

These proposed amendments to the requirements on height, density, and parking are positive steps to allow more housing stock in the Tahoe Basin, but we fear that this taking one step forward and two steps back. The contingencies that accompany these changes make it even more unattainable to build any multi-family housing in the Basin.

The REALTORS® ask that TRPA reconsider the deed restriction element of these changes to make workforce housing development and maintenance a possibility in Lake Tahoe. If you have any questions please contact our Government Affairs Director, Aodhan Downey, at (775) 870-6226.

Denise Bremer

DocuSigned by:

*Denise Bremer*

660C6B5491084B1  
Incline Village REALTORS® President

Robert Bartshe

*Robert Bartshe*

Sierra Nevada REALTORS® President