

(Per Bill Horn/IVGID)

- The economy of Incline Village and Crystal Bay is also largely dependent on tourism, along with second home owners who use many of the area's recreational opportunities. Real estate prices continue to rise - as Carl noted in his presentation, the median price in Incline and Crystal Bay is \$905,000 - up 7.1% from the prior year. The community's assessed valuation of nearly \$1.5 billion represents just over 12% of Washoe County's total assessed valuation, while the community's permanent population is about 2% of Washoe County's population.
- There has been an increase in permanent population. Some of those who can afford to live in the Incline-Crystal Bay like the easy access to employment centers in Reno/Sparks and Carson City.
- The community has two parcels, one 2.67 acres and another 2.1 acres where workforce, equity housing can be built. At the corner of Highway 28 and Country Club Drive, the community is considering the construction of between 15 and 23 units of affordable workforce housing. The community is also working with the Washoe County School District, Washoe County and the North Lake Tahoe Fire Protection District to acquire a 6.7 acre site for additional workforce housing.

Additional North Shore information

- Reinforcing the point Carl Ribaud made, the economy of North Lake Tahoe as well as South Lake Tahoe, is an economy of small business, particularly within the Tahoe Basin. Note that the North Lake Tahoe-Truckee Resort Triangle is partially within the Tahoe Basin, but has large areas outside of the Basin's boundaries, including the Town of Truckee in Nevada County. The majority of larger businesses and resorts are located outside of the Tahoe Basin.
- Many area employers - according to some surveys, more than 50% - have difficulty finding an adequate number of employees, particularly seasonal employees. A growing number of seasonal positions are filled by international workers - J1s and H2Bs. They have difficulty finding housing in the community. Many do use our growing public transit system to get to work.
- An examination of those eligible for the jury pool on the California side of North Lake Tahoe within Placer County indicates that about 20% of the permanent population has left the community. A significant number of North Shore small businesses have closed or relocated outside of the Basin, in particular to the Truckee area.

✓	EXHIBIT F TAHOE	Document consists of 3 pages.
	Entire document provided.	
		Meeting Date 03-08-06

Re-emphasizing some of the points that Bill Wood (s) made on behalf of Roger Norman of the Crystal Bay Club:

- The regulations imposed on businesses within the Basin are so complicated, time consuming and costly that many businesses are walking away from the process. Some of these eventually close or relocate outside of the Basin, taking with them jobs, local tax revenue and economic activity.

- Generally, businesses on the North Shore are NOT thriving. Community demographics are changing. We need TRPA's support for redevelopment and other projects that are necessary to help revitalize our sagging economy.

- The NLTRA and Placer County Redevelopment Agency, with some input from TRPA, recently completed a Report that identified recommended TRPA Policy, Code and Regulation changes that will be needed to allow and encourage essential redevelopment projects in the adopted redevelopment areas of Kings Beach/Tahoe Vista and Tahoe City. It is vital that TRPA examine our recommendations and adopt the changes necessary, or the North Lake Tahoe will continue to lose businesses and its permanent population and community.

- Code changes must allow mixed use development within the Basin. As an example, current TRPA codes don't allow the mixing of residential and commercial uses. Mixed use development is now a tool for improving many other communities. We need that opportunity at Lake Tahoe.

- Like other areas around Lake Tahoe within the Basin, we need TRPA's help and code changes to allow the development of affordable workforce housing. Not just tourism related employees are at risk. Increasing, our fire fighters, law enforcement, utility workers and others in all but the highest income brackets are finding it difficult to afford to live in the community.

- The NLTRA is a founding member of the Workforce Housing Association of Truckee Tahoe, which is working both inside and outside of the Tahoe Basin in the Resort Triangle to help facilitate the planning and production of affordable workforce housing.

- The regulations of TRPA and other regulatory agencies in the Basin - particularly the Lahontan Water Quality Control Board in California - are having an impact on business and our community. This impact should be examined, disclosed. We want to be on more of a collaborative footing with the regulatory agencies so that we can work together to ensure environmental preservation and protection without having this mean the continued decline of a businesses and community. The competition for investment dollars is intense. We must create more investment opportunities within the Basin - of appropriate types and scales - so that the private sector and our communities will be able to contribute their share of the adopted Environmental Improvement Program.

- We join with others in supporting the development of a Lake wide Socio-Economic Advisory Committee consisting of local business and economic leaders, to be formed and staff by economic development directors, managers and coordinated within the Basin.

- a key function of this Committee would be to coordinate the collection and analysis of economic data to help TRPA identify and address the economic impacts of its regulations. Through this effort, we want to help TRPA improve and streamline its regulatory processes. It is clear to us that the way TRPA has done business the past 20 plus years cannot be the way it continues to do business now and in the future.