

From: [Niobe Burden Austere](#)
To: [Tahoe Regional Planning Agency and the Marlette Lake Water System](#)
Subject: Public Comment NV Legislative Comm Jan 23 2024 - TRPA Housing Amendments - Alternative Solutions to Incentivize Workforce Housing Options without Additional Height and Density
Date: Tuesday, January 16, 2024 8:55:21 PM

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Please accept the following Public Comment for the NV Legislative Committee meeting on January 23 2024 for the record and distribute as necessary

No response or even acknowledgement of the following public comment was considered by TRPA or staff with regard to TRPA Housing Amendments.

Amendments were passed despite public outcry over unsubstantiated increased density, 100% coverage and increased height (to 5 stories-65')

Thank you,
Niobe Burden Austere
Concerned North Shore resident
Tahoe Conservation Photographer

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

From: Niobe Burden Austere [REDACTED]
Date: Tue, Dec 5, 2023 at 11:36 AM
Subject: Public Comment - TRPA Housing Amendments - Alternative Solutions to Incentivize Workforce Housing Options without Additional Height and Density
To: Cindy Gustafson <cindygustafson@placer.ca.gov>, Hayley Williamson [REDACTED], Ashley Conrad-Saydah [REDACTED], Vince Hoenigman [REDACTED], John Marshall <jmarshall@trpa.gov>, Brooke Laine <BOSFive@edcgov.us>, Megan Hays [REDACTED], John Friedrich <jfriedrich@cityofslt.us>, Francisco Aguilar <cisco@sos.nv.gov>, Alexis Hill <AHill@washoecounty.us>, Wesley Rice <wrice@douglasnv.us>, Julie Regan <jregan@trpa.gov>, Belinda Faustinos [REDACTED], Shelly Aldean [REDACTED], Marja Ambler <publiccomment@trpa.gov>, Jessica Diss [REDACTED], Alexandra Leumer [REDACTED], James Settelmeier <jsettelmeier@dnr.nv.gov>, Hilary Roverud <hroverud@cityofslt.us>, Kevin Hill [REDACTED], Judith Simon [REDACTED], Kevin Drake [REDACTED], Brendan Ferry <brendan.ferry@edcgov.us>, Jennifer Carr <jcarr@ndep.nv.gov>, Ben Letton [REDACTED], Garth Alling [REDACTED] >, Crystal Jacobse <cjacobse@placer.ca.gov>, Ellery Stahler <estahler@lands.nv.gov>, Serrell Smokey <Executive.assistant@washoetribe.us>, Susan Chandler [REDACTED], Jason Drew [REDACTED], Eric Young <eyoung@washoecounty.us>, Steve Teshara [REDACTED], Heather Ferris <hferris@carson.org>, Kate Moroles-O'Neil <kmoneil@douglasnv.us>, Chad Stephen <stephen@lakevalleyfire.org>
Cc: NV Legislative Committee Research Division staff <alysa.keller@lcb.state.nv.us>, Kevin Kiley <edward.heidig@mail.house.gov>, Kevin Kiley <chelyssa.horvat@mail.house.gov>, Alex Padilla <edgar_rodriguez@padilla.senate.gov>

Please accept this as Public Comment for TRPA APC 12-6-23 and 12-13-23 TRPA Governing Board on TRPA Housing Amendments

Please consider the following Alternative Solutions to Incentivize Workforce Housing Options without Additional Height and Density, Basin wide code changes in these proposed Housing Amendments

Please consider the Other Key Takeaways from the Tahoe Pro Forma Analysis slides - [link](#) - pg 32-35 Cascadia study report -

"List of some ways to offset the cost of development:

Zoning reforms can only do so much to create more deeply affordable units 19% reduction in feasible rents "

- Cost reductions (fees waivers or exemptions)
- Direct investments (subsidy)
- Land banking (land cost)
- Construction technology changes (modular)

These should be initiated for current property owners who want to redevelop their properties, especially for mixed use, onsite housing and TAUs.

Additional incentives -

Establishment of a TRPA Redevelopment Agency - loans / forgiveness funding for Sustainable Redevelopment

Facilitate local jurisdictions with establishing **Property Tax concessions** and tax credits for Sustainable Housing Development

Facilitate local jurisdictions with establishing **Concessions of property re-evaluations** upon completion of redevelopment projects until property changes hands

Establish funding/grant resource webpage for private homeowners and developers to consider when potential workforce housing

Immediately Limit STRs in Eastern Placer County to match rest of basin - Establish reasonable caps **Immediately Incentivize STR renewal applicants to rent long term**

Encourage **Tax credits** for Long term rental income at local jurisdiction level

Study ideas from other resort destinations - ski areas giving away ski passes for housing employees on transit routes or in close proximity to resorts. Many popular tourist destinations are limiting STR permits to 120 days per year and incentivizing those remaining days for long term rentals, increasing inventory for "Lease to Locals"

Enforce workforce housing unit requirements that have been approved in the past and don't have them or have phased them out - ie Tonopalo.

Utilize the Mills Act Program to foster preservation of residential neighborhoods and

revitalization of downtown commercial districts

Require large projects with support staff/employees to have **onsite workforce housing**

Partnerships with local businesses/property owners to provide funding for onsite or above business workforce housing. Encourage local/county governments to tax incentivize hotel remodeling and to provide construction tax credits or property tax concessions. Encourage use of existing county (Placer) Facade Improvement programs.

Survey local property owners and businesses for their ideas about how they see workforce housing can be improved. Inclusion of these community stakeholders will improve communication overall, support collaborative projects and there may be some creative and surprising ideas learned.

And from Leah Kaufman's letter -

- The go-slow planning approach suggested by the League based on performance benchmarks, and progress towards environmental goals is a good idea. Adopt Adaptive zoning!
- Candidate sites should be considered in locations that are in concentrated areas with a chance to be walkable such as in Town Centers utilizing the existing 56 feet of height and subsidies reserved for those projects and the redevelopment of boarded up structures.
- Bonus units should be equally distributed between the states instead of on a first come first serve basis. An equitable housing policy between Nevada and California should be required.
- Mandate that all the deed-restricted housing is in Town Centers and is affordable with at least 80% of the housing for low/affordable (below 80% of AMI) and 20% for moderate (81% to 120% of AMI) housing categories if unlimited density is proposed. Suggest a sliding scale that allows more achievable housing for reductions in both height and density. There are approximately 712 remaining bonus units that can be “achievable” so defining this use is imperative
- Support community land trusts or other non-profits with mechanisms designed to increase affordable housing.
- Provide incentives toward repurposing abandoned buildings and converting existing structures from empty commercial spaces to housing instead of focusing only on new building units.
- Address code language to require large McMansions and Nevada luxury condo projects to contribute to a housing fund or build actual workforce housing to support the workforce these projects are creating.

Thank you for your time and consideration.

Niobe Burden Austere

Advocate for Sustainable Development in Lake Tahoe

Property Owner in Tahoe since 1998

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