



May 16, 2005

Ms. Deb Howard
Deb Howard & Co.
3351 Lake Tahoe Blvd., #10
South Lake Tahoe, CA 96150

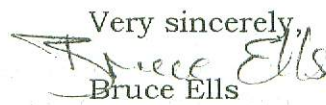
Re: Affordable Housing in Tahoe Basin

Dear Deb:

As you know from being on the frontline of the ongoing struggle to provide additional affordable housing opportunities in the Tahoe region, oftentimes government impediments drain the energy and interest from such projects. The diverse group you have assembled in South Lake Tahoe to explore this issue, seeking solutions that will produce additional housing opportunities throughout the Lake Tahoe Basin, is to be applauded. This letter is a note of thanks, expressing our appreciation for your leadership and determination.

We have been following the discussion you initiated some three years ago to effect real change in Tahoe Basin policies and procedures. The package of incentives your group presented to both the TRPA Local Government Committee and on to the TRPA Governing Board is outstanding. While trying to negotiate around the unfortunate deed restrictions as required by the Agency, you have indeed accomplished much! We whole-heartedly support your concepts of increasing the density bonus, allowing for bonus unit substitution, increasing the allowable height for residential structures, opening up the land inventory via allowance of sub-division in specific circumstances, expanding the definition of 'affordable' housing to capture our moderate income workforce, and fast-tracking of application processing. It was also strategically important that you were able to demonstrate to these policymakers some 'real world' affordable housing projects that have been frustrated by the bureaucratic web. Your personable and highly professional presentation to TRPA's leadership really helped them to see the problem.

The Tahoe Sierra Board of Realtors® acknowledges the positive impact your group's efforts have had, and continue to have, on the Lake Tahoe Basin affordable housing crisis. Having identified the problem, you have offered a well-constructed package of incentives to mitigate these problems. Thank you! Please also extend our thanks to the other members of this group.

Very sincerely,


Bruce Ells
President, Tahoe Sierra Board of Realtors®

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Cc: South Tahoe Association of Realtors®

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