

Beach House Restaurant Update

After 20 years (with absences in 2000, 2003 and 2012) Steve Marks and his crew from Spindleshanks will no longer be operating the Beach House restaurant for us. We wish Steve, Phil and TR a wonderful and successful summer at Spindleshanks! I'm sure they would love to see all your faces this summer over at their restaurant.

With that being said, I give a warm welcome to Marty Carlton, owner and operator of Marty's Café in Truckee. Marty started cooking at the age of 15 at local restaurant in Los Angeles and after graduating from a Los Angeles Culinary School, Marty worked in several restaurants including Peninsula Hotel of Beverley Hills, L'Orangerie, Ma Maison Hotel of Beverley Hills and Brentwood Bar and Grill.

After a decade in Southern California, Chef Carlton picked up his bags and moved to the East Coast where he became the Executive Chef for renowned restaurant, Seascapes in Kennebunkport, Maine. There he received 4.5 stars from the largest newspaper publication in Maine, the Portland Herald, that stated Seascapes was 'the place to be.' Downeast magazine of Maine rated Seascapes as one of the top restaurants in New England and quoted Chef Carlton's outlook as "always respect the front door," referencing the frequent high-profile residents of the area. During his 8-year stint at the award-winning restaurant, Marty was contacted by the Bush Management family to frequently prepare meals for President Bush Sr. and his wife Barbara.

In the New England off-season, Marty would travel south where he consulted and opened restaurants across the Eastern Seaboard including Cafe Max in Pompano Beach, East City Grill in Fort Lauderdale, and Max Lager's in Atlanta Georgia. Marty also spent part of his off-season time cooking at famous restaurants throughout Manhattan, New York City.

Chef Carlton has been a pioneer in serving French-California cuisine at affordable prices. He says the secret of cooking at Marty's Cafe is about "simplicity at its finest; using common ingredients that the everyday customer can recognize, while still trying to be innovative". Marty is hoping to try new ideas to give the membership more dining options such as; food and drink service on the pier, happy hours and daytime bar and appetizer options. Additionally, after all the feedback at last year's annual meeting regarding Friday dinner, we have officially changed Friday dinners to a la carte!

Please let Heather know if you have any requests or suggestions for Marty!

Does your pup have dirty black feet after walking on our asphalt?

We know that this is a common complaint from dog owners. Unfortunately, due to our climate and location to Lake Tahoe the products that are able to use for our asphalt sealing tend to track. In order to try and help with this issue, the office now carries "Pet Foot Washer" available for purchase in the office. These nifty little contraptions can be kept on our entry deck. You just simply dunk your dogs' foot, spin the bristles and then dry their foot (if you would like). We have both sizes for small (\$15) and large (\$20) dogs.

Local Restaurants Changes

A number of new restaurants have opened in the North Lake Tahoe region over the past several months, including a new cantina called "Cilantro & Barley" at the Crystal Bay Casino just down the street from Stillwater Cove. Incline Village saw the unfortunate closing of local breakfast staple "Wildflower Café", an establishment that has been in operation for over 30 years, but also saw the opening of a new breakfast/pizza joint called FUMO Café, which is already gaining notoriety due to their phenomenal Bloody Marys. In Tahoe City three new establishments are welcoming hungry guests, including

Goose & Chey's (an affordable family restaurant specializing in American comfort food made from scratch in addition to daily live music), Spoon (a funky, off-beat and cozy restaurant with an eclectic American dinner menu that includes roasted meats and fish, daily soups, organic salads, creative appetizers, and homemade sweets), and Tahoe Tap Haus (a casual, contemporary eatery with 16 rotating craft beers and ciders, as well as wine).



Welcome back homeowners! I'm looking forward to another excellent summer. With the addition of one new face on the pier and two new faces on the landscaping crew, we have our same team returning for the summer of 2019. We have spent the winter diligently working to update procedures, expand services and provide a hassle-free experience. Stillwater Cove has been my home away from home for 12 years now. As I've watched the property and membership change over those years, I tried to do my best to change with the membership and make the property what the community as a whole envisions. My goal is for every owner to feel treated equally and have their worries left behind when they pull through our gates. I do my best to notice every wilting flower and brown blade of grass while consistently trying to find new ways to maintain and enhance the property all while keeping the dues reasonable.

If there is anything that you feel needs attention or feel that we could be doing better, please bring it to my attention. I am available 24 hours either in person, via email or on the phone. I am looking forward to seeing you all soon!

Board of Directors

President	Jim Baum
Vice President.....	Terry Clapham
Treasurer.....	Ed Grammens
Secretary	Betsy Cole
Director	Rodrigo Sales

Staff

General Manager	Heather Garayoa
Assistant Manager.....	Chris Rossborough
Office Assistant.....	Jessica Krupa
Maintenance Supervisor.....	Javier Chavez
Maintenance Asst/Res Services....	Edgar Chavez
Resident Services Lead	Bob Sillery
Resident Services.....	Ricardo Chavez, Brian Busch
Marina Manager	Spencer Buffington
Dock Attendant.....	TBD
Landscapers	Luis Chavez, Samuel Navarro, Fidel Torres

Important Property Information

WEBSITE.....	www.stillwatercovehoa.com
(Login: HOAPASS)	
EMAILS	heather@swchoa.com
	chris@swchoa.com
jessica@swchoa.com	
spencer@swchoa.com	
PHONE NUMBERS	
Office.....	(775) 831-5400
Fax.....	(775) 831-8909
Beach House	(775) 831-5404
Pier	(775) 831-5402

Happy Spring Stillwater Cove Homeowners!

We welcome back our homeowners this summer for another season of exceptional boating, dining, and recreation in our own little slice of paradise on the shores of Lake Tahoe.

Although it still feels as though we are in the thick of winter, we are slowly seeing signs that green grass, blooming flowers and abundant sunshine are on the way. Winter 2019 in the Northern Sierra has been memorable to say the least. This winter was the third snowiest on record for the Sierra Nevada Mountains in recent history. At 8000' of elevation, Squaw Valley reported 100" in December, 158" in January, 313" in February (the most ever recorded in a single month), and 100" in March. Altogether we have received 664" on the season, which is on the relative high end for the region but puts us just on pace with 2016/2017 where we received 728" total, and just behind the pace of 2010/2011 when we received a record-setting 810" of snowfall. Skiing has been phenomenal, mostly as a result of colder than

normal temperatures throughout the months of January and February, 10°F colder than average in fact, resulting in dryer, lighter and fluffier snow than Tahoe is used to seeing. Most of the mountains in the area have already committed to extending their seasons into late April and May, with Squaw Valley committing to daily operations through July 7th (conditions permitting). This is great news for the local economy!

Beyond the skiing, the significant snowfall we have received over the last few months is a huge benefit to the entire state of California, as we are finally drought-free for the first time since 2011. Reservoirs are full, and snow melt throughout the spring and early summer will continue to replenish streams, lakes and rivers statewide for months to come. All this moisture has also helped give new life to our Sugar Pine trees and eliminated the bark beetle from most of the Tahoe basin. On the flip side, this means that we will have a very full lake and a significantly reduced beach this summer, so be prepared for lots of time hanging on the pier instead. We've added additional pier seating and purchased new umbrellas so hopefully everyone will equally enjoy the pier area.

Sign-Ups

Great Basin Window Washing will be on the property June 4th, 14th and 25th. Please sign up with the office and let us know if you want inside, outside and/or showers and mirrors.

Heaven's Best Carpet Cleaning is available various dates in May and June to have your carpets cleaned. Please contact the office to schedule. They will need to know whether you want, "All carpets" (this includes moving furniture), "High traffic areas only", and/or Couches, chairs, sofas. Please remember there is no carpet between June 15th and September 5th.

Cart Barn will be on the property on May 22nd to inspect and service the golf carts. The cost is \$85.00 per cart, which includes a full inspection plus tune up. Any additional work will incur additional costs. Please confirm if you would like to sign up for this service before May 15th.

PLEASE CONTACT STILLWATER COVE OFFICE TO SIGN UP FOR ANY OF THESE SERVICES.

Annual Homeowners Meeting

- July 27th, 2019 @ 10a.m.
- Continental Breakfast @ 9:30a.m.

We will have three spots up for election on the Stillwater Cove Board of Directors. If you are interested in running for the board of directors, please submit your name and bio to the office.

Logowear

The office carries a variety of Stillwater Cove logowear available for purchase. You'll everything from sweatshirts and polo's to golf towels, beach blankets and sunscreen.

Maintenance Schedule:

Trash Pickup from unit:Daily between 8 a.m.-10 a.m.
Lawn Mowing:Thursday's between 10 a.m.- 2p.m.
Property Wide Leaf "blowing": ... Mon, Wed, Fri 2 p.m.-3 p.m.
Tennis Court Cleaning:Friday's 9 a.m.- 11 a.m.
Golf Cart Washing:Wednesday's between 9 a.m. - 12 p.m.
Pool Cleaning:Daily from 7 a.m. - 10 a.m. (*pool will remain open*)

ASSOCIATION SERVICES

We will happily assist you with the following:

- Mail pick from the Crystal Bay post office
- UPS/FedEx package delivery to your unit door
- Newspaper Delivery (USA today, NY Times, Sacramento Bee, Wall Street, SF Chronicle, Reno Gazette and Incline Bonanza)
- Mail forwarding
- Notary Services
- Interior / Exterior Plant Watering
- Furniture Delivery Acceptance
- Occasional Dog Walking* (please note that we can only offer this on an occasional basis's and only if the staff member on duty is comfortable around animals)
- Golf Cart Shuttle Service to and from the marina
- Assistance with luggage and/or groceries from your car to your unit
- Weekly car charging (by starting the car and letting the battery charge) when you are off property for extended periods of time
- Weekly unit inspections
- Turning heaters on/thermostat adjustments*
- Entry deck snow removal
- Window opening
- Trash/Recycling removal
- Assistance with reservations at any local restaurants
- Assistance with scheduling repair services
- Assistance scheduling housekeeping
- Firewood delivery
- Deck cleaning
- Lightbulb changes
- Smoke detector battery changes*
- Golf Cart Washing (washing offered on Wednesday's between 9 a.m.-12 p.m.)
- Assistance and coordination with Beach House private parties
- Snow Removal from common areas and entry decks

WELCOME BACK & MEET THE CHEF EVENT

June 14th, 2019 @ 5 p.m. ~ Cocktails and Tapas
RSVP to the office by June 5th.

REMINDERS

Maintenance

The association is responsible for any repairs outside your building. Should you need help with any minor unit repairs, assistance is available from the maintenance crew for 15 minutes or less. Please contact the office to coordinate. Please make all requests for maintenance work through the office.

Facilities Use

Guests must first sign a facility waiver before using any of the facilities at Stillwater. Guests of owners and tenants must be accompanied by such owner/tenant when using any association facilities. Other guests staying in a unit without the member being in residence may be subject to additional restrictions as well. See management for details. Owners and tenants must first submit facility waivers to the office before or at the time of their guest's arrival. Owners are welcome to pick up several waivers at any time so that they have them on hand.

Golf Carts

All drivers must be 16 yrs. of age, possess a valid driver's license and insurance. Homeowners and their guests may use an association cart for a maximum of 15 minutes at a time, after they have signed a golf cart waiver and with permission from management.

Construction

There will be no construction allowed the week between Christmas and New Year's holidays.

Parking

All guests are required to park on the top level of the garage. All homeowners must park in their assigned spot. Please park your cart in designated cart areas only.

Child Supervision

When in the pool area or on the pier, children 13 and under MUST be supervised! All parties need to respect the fact that this area is shared between both children and adults.

Dogs

Please remember to keep your dog on leash at all times on common area lawns. We have had several owners voice their concerns over dogs being allowed to play of leash on common area lawns. The board is actively working on creating a more inviting and welcoming dog walk area with grass, plants and sitting area. Plans will be proposed at the annual meeting. Until that time please use the existing dogwalk area (behind the middle level parking garage or the Beach before 10 a.m. if you need to exercise your dog off leash). Thank you in advance for your understanding.

Please refer to the complete Rules and Regulations to address matters which are specifically covered herein.

Marina

As you may have noticed, we have hired Spencer Buffington back in a restricted position as the associations Marina Manager. Spencer will oversee the marina operation, pool operation and Beach House upkeep. Spencer can be reached at spencer@swchoa.com or 775-831-5402 (starting May 15th).

Please remember that our buoy field is a limited resource, determined by TRPA and the Nevada State Lands department. Management's priority is the safety of homeowners, their guests and the boats. The mooring location of the boat is determined by lake level and the size and weight of the boat. Some buoys are not positioned to handle the additional swing required of larger boats. Additionally, some buoys are not anchored for larger boats. The marina manager will position all boats based on the above criteria. Consideration will be given to owner requests and previous buoy use history, but your boat will be moored in the safest possible location. No exceptions.

The association currently maintains 5 (five) double blocked buoys. These buoys can accommodate boats that are between 28ft-33ft. Four of these five buoys are already reserved. If you would like the fifth double blocked buoy or would like to be on the waiting list for the future, please let Heather or Spencer know.

Please be sure to give our dock attendants at least 15 minutes or more notice before needing your boat to be brought to the pier. You may also use the dock attendants for occasional shuttle service to and from the pier and beach house. Additionally, the dock attendants will take requests for snacks and beer to be put in your boat prior to departure.

The dock attendants will fill your watercraft's gas tank, at your request, using the dispenser at the dock. The gas will

Guide to Understanding HOA's

Condominium Ownership offers certain benefits and at the same time there are responsibilities for each owner. There is a mistaken belief that owning a condominium means the owners have no responsibilities – this is not correct. While the association is responsible for the maintenance and management of the common areas, the owners are generally responsible for their condominium units. The association has no duty to act as a property manager for the owners and their units. For example, the association is not required to provide and oversee the management and scheduling of interior work such as pest abatement or heating system repair. The association staff maintains a list of trusted contractors and service providers and will gladly

be charged to your homeowners account. We are currently charging \$5.00/gallon for premium fuel.

As of the mailing of this newsletter we currently have two open buoys available for rent. The cost is \$2500. Please contact Spencer directly to reserve.

After Hours Marina Assistance: If you need marina assistance before or after normal operating hours, staff can be available at a rate of \$30 an hour. The charges will be billed to your homeowner account. Arrangement for before and after service must be worked out with the dock attendant directly.

Boat Detailing: SWC offers boat detailing. \$10/per linear foot for a basic wash and \$12/ per linear foot for a premium. Please contact the office for details.

It is looking as though we will once again have a very limited beach area which in turn means that we will have very limited space on our kayak/paddleboard racks. Due to this

we will be clearing out underneath the beach house deck and will be offering owners the option to rent a spot underneath the deck

for \$100. The dock attendants will then be at your service to help transport your watercraft to the beach/pier and put it back afterwards. We have limited space available so please let us know if you would like to reserve a spot as soon as possible.

Please note that the neither the marina manager nor the dock attendant are licensed boat mechanics and should not be asked to perform work that would fall under the category of a boat mechanic (example: changing/filling fluids, repairing or replacing boat parts, etc).

give owners a reference and contact information but they cannot be required to arrange for the services or oversee the work. Moreover, each owner should carry insurance for the betterments, improvements and contents of the condominium or damages that are not covered by the insurance or the association. Each owner's condominium is a separately owned type of real-estate. Because the association is owned by individuals, the association is not responsible for any portion of the interior of the unit. It is recommended that all owners have their insurance agents contact Stillwater Cove's agents to make sure there are no gaps in insurance.

Stillwater Cove Insurance: Mike Menath Insurance – Ron Wright or Lori Nelson 775-831-3132

Local News

CalNeva

Like a Phoenix rising from the ashes of destruction, the Cal Neva Resort Hotel Spa & Casino in Crystal Bay, Nevada will be reopening its doors in its original capacity as a lodging casino, according to project managers.

In January 2018, billionaire Larry Ellison, CEO of data services company Oracle, purchased the partially renovated complex for nearly \$36 million. The property has been closed since 2013 when a California development company went bankrupt while pursuing an ambitious remodeling of the resort. It's estimated that it will take another \$23.8 million to finish the renovation and no timeline for completion has been announced.

First opened as a casino in the early 1930s, the Cal Neva reached its apex as a tour-de-force of music and destination gambling in the early 1960s when legendary singer/actor Frank Sinatra became a managing partner at the hotel-casino. Sinatra re-vamped the overly rustic Cal Neva Lodge into a world-class resort that would serve as a frequent getaway for celebrities like Marilyn Monroe, Joe DiMaggio and the Kennedy brothers. Alas, by fall of 1963 the Nevada Gaming Board had revoked Sinatra's gaming license due to connections with infamous Chicago mob boss Sam Giancana, resulting in a major economic setback for the North Lake Tahoe gambling scene until

1985 when Charles Bluth would purchase the lodge. Bluth spent over a decade attempting to return the property to its former glory, finally achieving his goal in 1998 when the Cal Neva was named "Nevada's Best Getaway" by Conde Nast Traveler. Since then, however, plans to improve and modernize the resort have remained tumultuous and have yet to be fully realized.

According to a recently published investigative report commissioned by CN Hotel Holdings, LLC, the new owners plan to develop a resort "to be in balance with the surrounding environment and community character." This involves renovating the existing 10-story hotel tower, which was built in 1969, making it too young to be eligible for the National Register of Historic Places. Other structures, including the low-rise structure (consisting of the casino and the celebrity room), wedding chapel, cabins and signage will be destroyed and revitalized, a process that began last summer and will continue throughout 2019. Permanent erosion control measures have already been installed, and the project area will continue to be fenced in order to protect the delicate re-seeded areas and ensure project success. Overall, the revitalization project is expected to deliver strong economic and environmental benefits to the Crystal Bay and Incline communities as well as to the surrounding North Lake Tahoe region.

Squaw Valley

Squaw Valley Alpine Meadows' plan for 94 acres of commercial and residential development will move forward following favorable rulings in a series of lawsuits. Sierra Watch, a Tahoe area conservation group, had filed two lawsuits against the plan after it was approved by the Placer County Board of Supervisors in 2016. In August of last year, The Placer County Superior Court finally ruled in favor of Squaw Valley, just as Ron Cohen assumed the role of president and chief operating officer of the Squaw Valley Alpine Meadows ski resort. Cohen had been working as interim president of the resort since Andy Wirth retired in April of 2018.

"Together, these two rulings effectively put an end to Sierra Watch's strong-arm campaign to force Squaw Valley Alpine Meadows to abandon our plans to renew and expand The Village at Squaw Valley," Cohen said in a news release. "As we move forward, we are committed not just to building a renewed and vibrant Village, but also to building it upon a new foundation of trust and community inclusion."

The project includes up to 900 residential units and 297,000 square feet of commercial space, including the Mountain Adventure Camp, a 90,000 square foot indoor recreation center and training facility. The new development is expected to generate over 500 jobs, \$22 million in tax revenue and \$150 million in new infrastructure surrounding the Squaw Valley area.

"We are moving forward with the planning, prioritizing and detailed design work necessary to start the redevelopment within the app oved project design guidelines, and intend to engage with the community throughout that process," Cohen continued. "We anticipate construction will begin once building permits are obtained from the County, however market conditions will dictate the pace of construction and phasing of the redevelopment."

Furthermore, following a \$1.4 million lodge renovation at Alpine Meadows last year, Alterra Mountain Company (the parent company of Squaw Valley Alpine Meadows) has committed \$17 million in investments and capital improvements at Squaw Valley Alpine Meadows for the 2019 fiscal year. This includes a \$10 million upgrade to

Squaw Valley (cont.)

the current Hot Wheels lift at Alpine Meadows, which will be replaced with a high-speed detachable quad that is being extended an additional 1,300 feet for improved access to the Sherwood Express lift. Squaw Valley will also be seeing more improvements to its beginner terrain at High Camp with a new rope tow eliminating the need to traverse uphill to get to the lodge. Other improvements include a new magic carpet and snow fencing which will all be installed this summer.

In recent years, Squaw Valley Alpine Meadows has made

multiple investments to their infrastructure by spending \$1.8 million on renovations at High Camp in 2017 followed by \$4 million in investments last year into snow safety tools that included several new state-of-the-art Gazex remote avalanche triggers. Still in the works are plans for a base-to-base gondola from Squaw Valley to Alpine Meadows which is pending approval from Placer County and the U.S. Forest Service. If approved, the eight-passenger gondola will allow guests to travel from one mountain to the other in less than 15 minutes.

Fire Safety

Our neighboring state has endured the worst damage from Wildfires in our nation's history over the past two years. It is extremely important that all owners are diligent of emergency wildfire protocol.

There are two things that citizens should understand about this process. First, the reverse dial systems are loaded with the area telephone database. So, every citizen who has a landline telephone has their number in the database. Unfortunately, cellular carriers do not provide a database to 911 Dispatcher (they are not required by law and apparently there exists a technology barrier as well). This means that you must sign-up your cellular telephone number to receive these calls (Washoe County residents should go to www.ReadyWashoe.com and click on "Get the Message" other County residents should contact their Emergency Manager for procedures). Please also be aware that the calls will appear as an out of area number (if a fire is in your area, always answer the telephone!) Please also remember that there are a variety of reasons that telephones can fail, telephone lines can burn, cellular towers can fail, etc. So, always monitor the local news station on radio and television and stay in contact with your neighbors.

The second thing to consider is that citizens must be prepared for short-notice action. Public Safety Officials are adopting a "Ready, Set, Go!" pattern of alerting.

LEVEL 1: A level 1 Evacuation means "BE READY" for potential evacuation. Residents should be aware of the danger that exists in the area, monitor emergency services

website and local media outlets for information. This is the time for preparation and precautionary movement of persons with special needs, mobile property and (under certain circumstances) pet and livestock. If conditions worsen, emergency services personnel may contact you via an emergency notification system.

LEVEL 2: A Level 2 Evacuation means "BE SET" to evacuate. YOU MUST PREPARE TO LEAVE AT A MOMENTS NOTICE. This level indicates there is significant danger to your area, and residents should either voluntarily relocate to a shelter or with family/friends outside of the affected area, or if choosing to remain, to be ready to evacuate at a moment's notice. Residents MAY have time to gather necessary items, but doing so is at their own risk. THIS MAY BE THE ONLY NOTICE THAT YOU RECEIVE. Emergency services cannot guarantee that they will be able to notify you if conditions rapidly deteriorate. Area media services will be asked to broadcast periodic updates.

LEVEL 3: A Level 3 Evacuation means "GO" Evacuate NOW. LEAVE IMMEDIATELY! Danger to your area is currently or imminent, and you should evacuate immediately. If you choose to ignore this advisement, you must understand that emergency services may not be available to assist you further. DO NOT delay leaving to gather any belongings or make efforts to protect your home. THIS WILL BE THE LAST NOTICE THAT YOU RECEIVE. Entry to evacuated area may be denied until conditions are safe. Area radio and TV stations have been asked to broadcast periodic updates.

The Housing Crisis Continues....

Even on the busiest weekend, drive through a Lake Tahoe neighborhood and you're likely to see many houses with the lights off and curtains drawn, locked up for months at a time. Growing second home ownership has helped contribute to a shrinking inventory of available housing in the Tahoe region.

After nearly a year of research, data analysis, and community input, the Mountain Housing Council of Tahoe Truckee has released a report examining the short-term rental market and how it directly affects the current housing crisis in the North Tahoe/Truckee region. "The Mountain Housing Council took on the (short-term rental) topic to understand, from a data-driven perspective, how they are both benefiting and impacting our communities, particularly locals' housing," Jennifer Merchant, deputy CEO-Tahoe for Placer County said in a news release.

The key findings of the report include:

- There are 38,937 housing units in the region not including condos and hotel-condos.
- Of these units, approximately 60 percent are second homes, up from 52 percent in 2000.
- Over 65 percent of the region's homes are vacant 50 percent of the time.
- Short-term rentals grew by 81 percent in the Town of Truckee and 33 percent in Placer County between 2012-2018.
- In the Town of Truckee, approximately 20 percent of housing units are long-term rented; in Eastern Placer County, the number is only 8.6 percent.

California's wage gap has been growing for decades, with income inequality now greater than it was prior to the Great Recession of 2008. Top pre-tax cash incomes in California are 40 percent higher than they were in 1980 while middle-class incomes are only 5 percent higher, according to the Public Policy Institute of California. Working class incomes have trended even worse and are 19 percent lower. Even those making what looks like an "average" living are feeling the effects of the housing race. The median home price in South Lake Tahoe recently surpassed \$500,000, according to a report from Chase International, and in Incline Village that median figure is even higher, sitting at approximately \$850,000 per home. This isn't nearly as high as some areas in California, but Tahoe's job market lacks the high paying jobs found elsewhere in the state. In 2013, more than 40 percent of jobs in the area were related to tourism, according to a 2015 report from the Tahoe Prosperity Center (TPC).

In general, housing problems tend to be associated with more urban areas. But unlike their urban counterparts, resort towns like those surrounding Lake Tahoe need to have a workforce strong enough to support millions of visitors annually. The most expensive places to live in the nation, which include the Bay Area, Honolulu and the New York metropolitan area, also tend to have median incomes higher than the national average, according to the Bureau of Economics. The area median income (AMI) in the 96150 zip code (which extends roughly from Meeks Bay to Kirkwood) is \$51,400 per household, according to the most recent data from the U.S. Census Bureau. In South Lake Tahoe that figure is even lower, where the AMI sits at approximately \$42,400 per household. Meanwhile, nationwide the median income is about \$59,000 per household, which makes parts of Lake Tahoe more expensive from a relative standpoint. In fact, less than one in five Tahoe residents can afford the median home price according to last year's TPC report, making it harder for local employers to find and keep employees.

The issue hasn't gone without notice from local officials — several have already pointed to housing as a major local issue in the upcoming elections — and are hard at work drafting long-term solutions to a housing problem that shows no signs of slowing down. One of these projects, the Kings Beach Housing Now development hosts 77 energy-efficient apartments for low-income workers, and was funded with tax credit equity, the HOME Investment Partnership Program, Placer County and other sources. The development spans five sites and nine buildings, all which are rented to households making between 30 and 60 percent of the AMI, which is between \$22,830 and \$45,660 for a family of four. Additionally, when it comes to employer involvement, there are some opportunities for local and seasonal workers. Kirkwood Mountain Resort has first come, first serve housing on site, and Heavenly Mountain Resort owns apartment complexes where rent is about \$13 a day. However, employees can't stay in the units long term.

Amid these ongoing efforts, the TPC hopes their goal of facilitating future pilot projects can serve as an example for the entire Tahoe Basin. Still, these projects and others like it are not without their challenges, as constructing affordable housing units can often prove unprofitable for developers, meaning local governments are going to have to create ways to subsidize affordable housing, or turn to innovative low-cost construction methods in order to achieve their goals. Regardless, the communities surrounding Lake Tahoe are in dire need of affordable housing developments now, or soon there won't be a local workforce at all to support the Basin we know and love.