

August 12, 2024

Dear Adam Petersen,

Attached please find Residences at Jibboom support letters for the August 13th Town Council hearing. The support letters are from the following:

California Housing Defense Fund (CalHDF)

Cindy Gustafson/ Placer County Supervisor

Heidi Volkstadt Allstead/Tahoe Truckee Workforce Housing Agency

Jeff Kraunz/Creekside Charter Executive Director

Kristina Kind/Tahoe Truckee Community Foundation

Edward Vento/CATT

Brendan Madigan/Owner Alpenglows Sports

Daniela Garofalo/Truckee Artist

Chris Egger/Resident

Michael Talmadge/Resident

Steve Collins/Resident

Gerard Fenech/Owner Tamarack Lodge Motel

Rhonda Talmadge/Resident

Abigail Edwards/Planner Tahoe Land Planning, LLC

Sandy Pinkowski/Resident

Sherri-Lynn Laboissonniere/Resident

Steven McNamara/NTPUD Chief retired

Andrea Buxton/Environmental Engineer, Tahoe Resource Conservation District

Cynthia Basso/Esq. Basso Law

John & Kim Percy/Residents

Kurt Williams/TCPUD

Dave Westall/Resident

CalHDF March 8, 2024 support letter

Sincerely,

A handwritten signature in blue ink, appearing to read "Sean Whelan". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Sean Whelan



Aug 11, 2024

Town of Truckee
10183 Truckee Airport Road
Truckee, CA 96161

By Email: dpollyvy@townoftruckee.com; jzabriskie@townoftruckee.com;
chenderson@townoftruckee.com; aklovstad@townoftruckee.com;
lromack@townoftruckee.com

CC: jcallaway@townoftruckee.com; dmishimori@townoftruckee.com;
kcarpenter@townoftruckee.com; sring@townoftruckee.com; amorris@townoftruckee.com;
truckee@townoftruckee.com

Re: Proposed 62-unit multifamily development on Jibboom Street, 2024-00000014 /
DP-UP-MUP-ZC-TM-HDR-SP

Dear Town of Truckee,

The California Housing Defense Fund ("CalHDF") submits this letter to remind the Town of its duty to abide by all state housing laws when evaluating the proposed 62-unit multifamily project at 10012 and 10090 Jibboom St in Truckee, 2024-00000014 / DP-UP-MUP-ZC-TM-HDR-SP. These laws include the Housing Accountability Act ("HAA"), the Density Bonus Law ("DBL"), and SB 330.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would reduce the project's density unless, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit, and it complies with local zoning code and the Town's general plan. Of note, increased density, concessions, and waivers that a project is entitled to under the DBL do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA. (Gov. Code, § 65589.5, subd. (j)(3).) The HAA's protections therefore apply, and the Town must not reject the project, except based on health and safety standards, as outlined above.

Additionally, the DBL offers the project certain benefits. (See Gov. Code, § 65915.) The Town must respect these benefits. Specifically, given that the project will include 10 low-income units, the Town must grant the requested increased density, waivers, and concessions pursuant to state law (*Id.* at subs. (b), (e), and (f).) (And, as mentioned above, these waivers and concessions do not impede the HAA's application to the project.) Additionally, pursuant to the DBL, the project is entitled to a relaxed accessory parking requirement. (*Id.* at subd. (p)(1).) Furthermore, the California Court of Appeal has ruled that when an applicant has requested one or more waivers and/or concessions pursuant to the DBL, the Town "may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes 'amenities' beyond the bare minimum of building components." (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)

Finally, the Council may not deny the requested historic resources redesignation to Category D (Nonessential) in order to deny the housing development project, as such a denial constitutes a denial under the HAA. (See, e.g., *San Francisco Bay Area Renters Federation v. City of Berkeley et al.*, Superior Court of Alameda County, Case No. RG16834448, Stipulated Order filed July 21, 2017 [see attached] [ruling that the City of Berkeley could not deny an ancillary demolition permit in order to stop a housing development project].) And in a separate case, Berkeley was fined \$4 million and forced to pay \$1.4 million in attorneys' fees after incorrectly using historic preservation to justify denying a project in violation of the HAA.

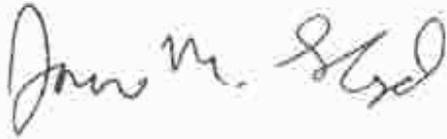
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage, and the Tahoe area in particular struggles to provide housing options for local low- and middle-income workers. New housing such as this is a public benefit: by providing affordable housing and multifamily housing, it will provide badly-needed housing to the local workforce that is being priced out by wealthy homebuyers and renters seeking homes in the mountains; it will enhance the town's tax base; and it will bring new customers to local businesses. While no single housing development can solve all these problems, this project is a step in the right direction. CalHDF urges the Town to approve the project, consistent with both its legal obligations and the community's economic and environmental interests.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director

A handwritten signature in black ink, appearing to read "James M. Lloyd". The signature is written in a cursive, flowing style.

James M. Lloyd
CalHDF Director of Planning and Investigations

PLACER COUNTY BOARD OF SUPERVISORS



MAIN OFFICE
175 FULWEILER AVENUE
AUBURN, CA 95603

CINDY GUSTAFSON
SUPERVISOR, DISTRICT FIVE

CONTACT
(530) 889-4010
CINDYGUSTAFSON@PLACER.CA.GOV

June 26, 2024

To Whom it May Concern:

I am writing to express my support for initiatives that prioritize affordable and workforce housing in our community.

Projects that address the critical need for local housing are essential for our community's well-being and sustainability. It is much more profitable to develop properties for vacation homes or luxury housing, so I strongly commend those who choose this path for a community win-win solution.

Developers and projects that exceed minimum inclusionary housing requirements demonstrate a commitment to the greater good. By allocating a significant percentage of units above the minimum requirement to long-term renters, it very directly benefits our community.

This approach not only supports economic diversity but also enhances the social fabric of our neighborhoods. It provides essential housing options for individuals and families who contribute to our community's vitality.

I believe supporting such initiatives is not just a matter of social responsibility but also a strategic investment in our community's future. These efforts ensure that our neighborhoods remain inclusive and accessible to a diverse range of residents.

Sincerely,

Cindy Gustafson
Supervisor, District 5
County of Placer



TRUCKEE TAHOE
Workforce Housing Agency

August 9, 2024

RE: Residences at Jibboom

Dear Historic Preservation Advisory Commission, Planning Commission and Town Council:

The Truckee Tahoe Workforce Housing Agency (TTWHA) supports the Residences at Jibboom housing development offering affordable, workforce, and market rate housing.

Our mission is to facilitate workforce housing solutions for the Truckee-Tahoe workforce by providing housing access and affordability to members of our workforce who most often fall in the middle-income category (80% AMI and above).

The TTWHA was founded in 2020 to provide housing access and affordability to the 2,300 employees of our seven member agencies (Tahoe Forest Hospital District, Tahoe-Truckee Unified School District, Truckee Tahoe Airport District, Truckee Donner Public Utility District, Placer County, Nevada County, and the Town of Truckee). In 2023, we expanded our services to include the housing needs of our greater Truckee-Tahoe Workforce. Since our inception, we have provided housing support and services to over 600 member agency employees and the general workforce.

According to the 2023 Mountain Housing Council's Housing Needs Assessment, **the North Tahoe & Truckee region is in need of 8,197 housing units.** Households between 30 to 60% Area Median Income (AMI) and 80 to 120% AMI have the most unmet housing needs.

The Residences at Jibboom multifamily housing development targets this very issue by offering affordable housing to our local workforce. Additionally, the development will consist of 62 units above commercial space. Ten (10) of these units will be low income affordable at 80% of AMI and another twenty (20) units will be offered VOLUNTARILY by the developer as workforce rentals with limits on rental rates. All 30 of these units will be leased to those that work within the TTUSD boundaries. And 48% (30) of the units will be affordable/workforce units occupied by locals at reduced rental rates versus the minimum required 16% or (10) units.

Please consider approving this project as it supports the goals of our regional housing needs, and will provide the much needed housing in our community.

Sincerely,

Heidi Volkhardt Allstead
Executive Director
Truckee Tahoe Workforce Housing Agency

www.ttjpa.org | 530-582-6593

Nevada County - Placer County - Tahoe Forest Hospital District - Tahoe Truckee Airport District
Tahoe Truckee Unified School District - Town of Truckee - Truckee Donner Public Utility District



July 8, 2024

RE: Residences at Jibboom

Dear Historic Preservation Advisory Commission, Planning Commission and Town Council:
I support the Residences at Jibboom housing development offering affordable, workforce and market rate housing.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage, and the Tahoe area in particular struggles to provide housing options for local low- and middle-income workers. The Residences at Jibboom multifamily housing development targets this very issue by offering affordable living spaces to locals within the boundaries of TTUSD.

New housing such as this is a public benefit; by providing affordable multifamily housing, it will offer badly-needed homes to the local workforce that is being priced out by wealthy homebuyers and renters seeking homes in the mountains. Additionally, it will enhance Truckee's tax base and contribute to a more vibrant community.

Residences at Jibboom consists of 62 units above commercial space. Ten (10) of the units will be low income affordable at 80% of AMI and another twenty (20) units will be offered VOLUNTARILY by the developer as workforce rentals with limits on rental rates. All 30 of these units will be leased to those that work within the TTUSD boundaries.

48% (30) of the units will be affordable/workforce units occupied by locals at reduced rental rates versus the minimum required 16% or (10) units.

This would greatly help our teaching staff secure housing and support schools in the area! I strongly support this initiative.

Sincerely,

Jeff Kraunz



Executive Director, Creekside Charter

Tahoe Truckee Community Foundation
11071 Donner Pass Rd
Truckee, CA 96161

July 10, 2024

Historic Preservation Advisory Commission
1183 Truckee Airport Road
Truckee, CA 96161

Dear Commissioners,

From 2016 to 2023, the Tahoe Truckee Community Foundation (TTCF) successfully united 29 diverse partners through the Mountain Housing Council (MHC). Partners included land-use planning agencies, public entities, private employers of all sizes, nonprofits, and networks. Our collective mission has been to accelerate housing solutions for those who live and work in the North Tahoe Truckee region. Along the way, we have included our community's input as we identify needs and drive solutions through surveys, focus groups, bilingual community gatherings, and more.

We have conducted three Truckee North Tahoe Regional Workforce Housing Needs Assessments to identify community needs. These assessments have guided our work to tackle the unique challenges of our local housing crisis and our solutions have focused on five key impact drivers: increasing funding for housing, advocating for policies, developing supportive workforce housing programs, unlocking existing housing, and creating new units.

The cost of living in Tahoe Truckee is 72% higher than the national average, and the median home cost in Truckee is \$1.4M. Because 66% of our housing units are owned by part-time homeowners or investors, they stand empty for most of the year. This has created a significant shortage of affordable housing, with an unmet demand of 2,121 units for our resident workforce. This means that critical community members like first responders, teachers, nonprofit employees, and elected officials struggle to make ends meet or are forced out of the region. This shortage has led to numerous challenges for employers, local workers, and residents which includes an increase in workforce shortages and mental health challenges. 76% of employers say current housing conditions detract from the success of their business and 13% of our community feels that housing is the greatest challenge to their own mental well-being.

Federal and state-wide programs such as HUD may acknowledge, but do not address these community members who often represent the "missing middle" or those who earn $\geq 80\%$ AMI (moderate income level). The MHC includes these community members in its *Achievable Local Community Housing framework*.

While we don't take a position on specific projects and let public process run its course, we support leadership and encourage action that provides achievable housing to our workforce as part of an integrative approach that intertwines transportation, health, employment and economic opportunities with housing.

For the past five years, we have closely followed the Developer of the Residences at Jibboom as they navigated the workforce housing processes. During this time, the developer has

dynamically evolved this infill project to better meet the needs of the Truckee workforce and its downtown neighbors. This commitment to adaptability and responsiveness has led to design changes that now offer targeted affordable rents, mixed-income units including 10 affordable units, and 48% of the units restricted to the local workforce.

Initiatives that align with the MHC definition of achievable local housing are essential to addressing the housing crisis in our region and ensuring a brighter future for all residents.

Thank you for your attention to this important matter.

Sincerely,

Kristina Kind
Program Director
Tahoe Truckee Community Foundation



24 June 2024

RE: Residences at Jibboom

Dear Historic Preservation Advisory Commission, Planning Commission, and Town Council:

The Contractors Association of Truckee Tahoe supports the Residences at Jibboom housing development offering affordable, workforce, and market-rate housing.

California remains in a statewide, crisis-level housing shortage, and the Tahoe area especially struggles to provide housing options for local low- and middle-income workers. The Residences at Jibboom multifamily housing development targets this very issue by offering affordable living spaces to locals within the boundaries of the TTUSD.

New housing such as this, is a crucial public benefit. The project will provide affordable multifamily housing, which is much needed in our town and our area. It will contribute to the cutting down of VMTs for people having to commute because of the high cost and unavailability of housing, and positively decrease traffic and carbon emissions. Additionally, it will enhance Truckee's tax base and contribute to a more vibrant community.

Residences at Jibboom consist of 62 units above commercial space. Ten (10) of the units will be low-income affordable at 80% of AMI and another twenty (20) units will be offered VOLUNTARILY by the developer as workforce rentals with limits on rental rates. All 30 of these units will be leased to those who work within the TTUSD boundaries.

48% (30) of the units will be affordable/workforce units occupied by locals at reduced rental rates versus the minimum required 16% or (10) units. This is a much needed project and we encourage your positive consideration and thank you in advance for your approval of this project.

Sincerely,

A handwritten signature in black ink that reads 'E. Vento'.

Edward C. Vento, DBA
Executive Director
Contractors Association of Truckee Tahoe (CATT)
ExecDir@ca-tt.com

June 12, 2024

RE: Residences at Jibboom

Dear Historic Preservation Advisory Commission, Planning Commission and Town Council:

I support the Residences at Jibboom housing development offering affordable, workforce and market rate housing.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage, and the Tahoe area in particular struggles to provide housing options for local low- and middle-income workers. The Residences at Jibboom multifamily housing development targets this very issue by offering affordable living spaces to locals within the boundaries of TTUSD.

New housing such as this is a public benefit; by providing affordable multifamily housing, it will offer badly-needed homes to the local workforce that is being priced out by wealthy homebuyers and renters seeking homes in the mountains. Additionally, it will enhance Truckee's tax base and contribute to a more vibrant community.

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48% (30) of the units will be affordable/workforce units occupied by locals at reduced rental rates versus the minimum required 16% or (10) units.

Sincerely,

Brendan Medigan

Owner, Alpenglöw Sports

Founder, Broken Arrow Skyrace

July 8, 2024

RE: Residences at Jibboom

Dear Historic Preservation Advisory Commission, Planning Commission and Town Council:
I support the Residences at Jibboom housing development offering affordable, workforce and market rate housing.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage, and the Tahoe area in particular struggles to provide housing options for local low- and middle-income workers. The Residences at Jibboom multifamily housing development targets this very issue by offering affordable living spaces to locals within the boundaries of TTUSD.

New housing such as this is a public benefit; by providing affordable multifamily housing, it will offer badly-needed homes to the local workforce that is being priced out by wealthy home buyers and renters seeking homes in the mountains. Additionally, it will enhance Truckee's tax base and contribute to a more vibrant community.

Residences at Jibboom consist of 62 units above commercial space. Ten of the units will be low income affordable at 80% of AMI and another twenty (20) units will be offered VOLUNTARILY by the developer as workforce rentals with limits on rental rates. All 30 of these units will be leased to those that work within the TTUSD boundaries.

48% (30) of the units will be affordable/workforce units occupied by locals at reduced rental rates versus the minimum required 16% or (10) units.

Sincerely,

Daniela Garofalo

June 22, 2024

RE: Residences at Jibboom

Dear Historic Preservation Advisory Commission, Planning Commission and Town Council:

As a civic-minded community member, I have paid close attention to housing issues—and efforts—in the greater Truckee-Tahoe area for years. Many, if not all, of us who live here, love this place, and call it home, have unfortunately seen fellow community members—the individuals who make this place what it is—leave the area due to a lack of housing availability and affordability. And, as much as everyone knows this, has seen it (or worse yet, experienced it themselves), and wants to turn the tide, at the end of the day, there has been essentially zero substantive progress in what matters most—the construction of new housing that is made available for local members of the community (e.g., the local workforce).

I have seen very few proposals come along that actually include the construction of new workforce housing. When one does come along—and ticks a bunch of other boxes, such as being located in an area of higher density, alongside places of employment and services, creating a walkable, climate-friendly solution with high quality-of-life—there are few legitimate reasons not to approve such a project.

The Residences at Jibboom, creating 30-units of new workforce housing, are an opportunity to do what is most needed for the local community, an opportunity that doesn't come along very often. I fully endorse the approval of the Residences at Jibboom, as a way to serve our local community, and encourage you to do the same.

Sincerely,

Chris Egger

Tahoe City

June 12, 2024

RE: Residences at Jibboom

Dear Historic Preservation Advisory Commission, Planning Commission and Town Council:

I support the Residences at Jibboom housing development offering affordable, workforce and market rate housing.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage, and the Tahoe area in particular struggles to provide housing options for local low- and middle-income workers. The Residences at Jibboom multifamily housing development targets this very issue by offering affordable living spaces to locals within the boundaries of TTUSD.

New housing such as this is a public benefit; by providing affordable multifamily housing, it will offer badly-needed homes to the local workforce that is being priced out by wealthy homebuyers and renters seeking homes in the mountains. Additionally, it will enhance Truckee's tax base and contribute to a more vibrant community.

Residences at Jibboom consists of 62 units above commercial space. Ten (10) of the units will be low income affordable at 80% of AMI and another twenty (20) units will be offered VOLUNTARILY by the developer as workforce rentals with limits on rental rates. All 30 of these units will be leased to those that work within the TTUSD boundaries.

48% (30) of the units will be affordable/workforce units occupied by locals at reduced rental rates versus the minimum required 16% or (10) units.

Sincerely,

Michael B Talmadge

07/20/2024

(Name and company if applicable)

11792 Highland Ave Truckee, CA 96161

PLEASE CUSTOMIZE AS NECESSARY AND RETURN TO SEANWHELAN@MAC.COM

June 30, 2024

RE: Residences at Jibboom

Dear Historic Preservation Advisory Commission, Planning Commission and Town Council:

I am writing in support of the Residences at Jibboom. A housing development offering affordable, workforce and market rate housing.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage, and the Tahoe area in particular struggles to provide housing options for local low- and middle-income workers. The Residences at Jibboom multifamily housing development targets this very issue by offering affordable living spaces to locals within the boundaries of TTUSD.

New housing such as this is a public benefit by providing affordable multifamily housing. It will offer badly-needed residential units in our supply constricted market to the local workforce that is being priced out by wealthy homebuyers and renters seeking homes in the mountains. Additionally, it will enhance Truckee's tax base and contribute to a more vibrant and diverse community.

The Jibboom development will consist of 62 residential units on top of commercial space. Ten (10) of the units will be low income affordable at 80% of AMI and another twenty (20) units will be offered voluntarily by the developer as workforce rentals with limits on rental rates. All 30 of these units will be leased to those that work within the TTUSD boundaries. 48% (30) of the units will be affordable/workforce units occupied by locals at reduced rental rates versus the minimum required 16% or (10) units.

Approval of the Jibboom development provides the town of Truckee a great opportunity to service the needs of the community while converting a blighted lot into functional space that will benefit residents and visitors alike.

Sincerely,

x: 
Steve Collins
15659 Sherwood Dr.
Truckee

Date: June 30, 2024

July 2, 2024

RE: Residences at Jibboom

Dear Historic Preservation Advisory Commission, Planning Commission and Town Council:

As the manager of the Tamarack Lodge Motel near Tahoe City, I support the Residences at Jibboom housing development offering affordable, workforce and market rate housing. Tamarack has offered lodging to tourists since the 1920s, but in recent years we have also needed to offer housing to our housekeepers and maintenance staff. This puts significant pressure on our business because we have always been a small motel and each room we rent to an employee is one less room we can use to run a profitable business. The Residences at Jibboom is clearly a well thought out plan offering numerous benefits to the community.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage, and the Tahoe area in particular struggles to provide housing options for local low- and middle-income workers. The Residences at Jibboom multifamily housing development targets this very issue by offering affordable living spaces to locals within the boundaries of TTUSD.

New housing such as this is a public benefit; by providing affordable multifamily housing, it will offer badly-needed homes to the local workforce that is being priced out by wealthy homebuyers and renters seeking homes in the mountains. Additionally, it will enhance Truckee's tax base and contribute to a more vibrant community.

Residences at Jibboom consists of 62 units above commercial space. Ten (10) of the units will be low income affordable at 80% of AMI and another twenty (20) units will be offered VOLUNTARILY by the developer as workforce rentals with limits on rental rates. All 30 of these units will be leased to those that work within the TTUSD boundaries.

48% (30) of the units will be affordable/workforce units occupied by locals at reduced rental rates versus the minimum required 16% or (10) units.

Sincerely,



Gerard FENECH
Tamarack Lodge Motel

June 12, 2024

RE: Residences at Jibboom

Dear Historic Preservation Advisory Commission, Planning Commission and Town Council:

I support the Residences at Jibboom housing development offering affordable, workforce and market rate housing.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage, and the Tahoe area in particular struggles to provide housing options for local low- and middle-income workers. The Residences at Jibboom multifamily housing development targets this very issue by offering affordable living spaces to locals within the boundaries of TTUSD.

New housing such as this is a public benefit; by providing affordable multifamily housing, it will offer badly-needed homes to the local workforce that is being priced out by wealthy homebuyers and renters seeking homes in the mountains. Additionally, it will enhance Truckee's tax base and contribute to a more vibrant community.

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48% (30) of the units will be affordable/workforce units occupied by locals at reduced rental rates versus the minimum required 16% or (10) units.

Sincerely,

Ronda L. Falmadge

07.20.2024

(Name and company if applicable) 11792 Highland Ave Truckee, CA 96161

PLEASE CUSTOMIZE AS NECESSARY AND RETURN TO SEANWHELAN@MAC.COM

June 12, 2024

RE: Residences at Jibboom

Dear Historic Preservation Advisory Commission, Planning Commission and Town Council:

I would like to express my support of the Residences at Jibboom housing development project offering affordable, workforce and market rate housing.

I feel that this project fills a need by providing housing options for local low- and middle-income workers so that the public sector and local businesses can maintain their employees. The Residences at Jibboom multifamily housing development targets this very issue by offering affordable living spaces to locals within the boundaries of TTUSD.

New housing such as this is a public benefit; by providing affordable multifamily housing, it will offer badly-needed homes to the local workforce that is being priced out by wealthy homebuyers and renters seeking homes in the mountains. Additionally, it will enhance Truckee's tax base and contribute to a more vibrant community.

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48% (30) of the units will be affordable/workforce units occupied by locals at reduced rental rates versus the minimum required 16% or (10) units.

Sincerely,

**Abigail Edwards
Principal Planner
Tahoe Land Planning, LLC**

Sandra L. Pinkowski · 10247 Annies Loop Truckee, CA 96161 · sandypinkowski@gmail.com

June 17, 2024

RE: Residences at Jibboom

Dear Historic Preservation Advisory Commission, Planning Commission and Town Council:

I am writing to express my support for the Residences at Jibboom housing development. In order for our town to remain a special place to both visit and live, we need affordable, workforce and market rate housing.

I have been a Truckee homeowner since 1999 and a full-time Truckee resident since 2015. I have experienced Truckee-North Tahoe both as a second homeowner as well as an active, involved member of our community. I have served as a substitute teacher for the Tahoe-Truckee Unified School District, volunteer at the Tahoe Truckee Humane Society, North Tahoe Little League, the Truckee Community Theater, and have also served on the Board of the Truckee Tahoe Swim Team, including roles of President and Secretary. Most relevant to this project, however, is my experience as an HR professional including several roles at ski resorts, the hospitality industry and small businesses here in Truckee-North Tahoe.

Hiring local residents for entry level or seasonal jobs is a struggle. The supply-demand imbalance of housing at price points that align with labor market rates for many of these needed positions forces talent to reside far distances from their jobs or live in less-than-ideal situations. Many local employers need to transport employees from Reno to Truckee-North Tahoe to staff their positions. Providing local housing at reasonable rates not only keeps talent in town to support other local businesses, but it also takes vehicles off the road, preserving our fragile environment.

As you know, California remains in the throes of a statewide crisis-level housing shortage, and the Tahoe area in particular struggles to provide housing options for local low- and middle-income workers, as noted above. The Residences at Jibboom multifamily housing development targets this very issue by offering affordable living spaces to locals within the boundaries of TTUSD.

New housing such as this is a public benefit; by providing affordable multifamily housing, it will offer badly-needed homes to the local workforce that is being priced out by wealthy homebuyers and renters. Additionally, it will enhance Truckee's tax base and contribute to a more vibrant community. Imagine residents living in this property walking to work, eating and shopping downtown, or simply catching TART for a short ride to their workplaces and shopping!

I am aware that Residences at Jibboom will consist of 62 units above commercial space. Ten (10) of the units will be low income affordable at 80% of AMI and another twenty (20) units will be offered VOLUNTARILY by the developer as workforce rentals with limits on rental rates. All 30 of the units will be leased to those that work within the TTUSD boundaries.

48% (30) of the units will be affordable/workforce units occupied by locals at reduced rental rates versus the minimum required 16% or (10) units.

Sincerely,

Sandra L. Pinkowski

June 12, 2024

RE: Residences at Jibboom

Dear Historic Preservation Advisory Commission, Planning Commission and Town Council:

I support the Residences at Jibboom housing development offering affordable, workforce and market rate housing.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage, and the Tahoe area in particular struggles to provide housing options for local low- and middle-income workers. The Residences at Jibboom multifamily housing development targets this very issue by offering affordable living spaces to locals within the boundaries of TTUSD.

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48% (30) of the units will be affordable/workforce units occupied by locals at reduced rental rates versus the minimum required 16% or (10) units.

Sincerely,

Sherry-Lynn Laboissonniere

(Name and company if applicable)

PLEASE CUSTOMIZE AS NECESSARY AND RETURN TO SEANWHELAN@MAC.COM

June 30, 2024

RE: Residences at Jibboom

Dear Historic Preservation Advisory Commission, Planning Commission and Town Council:

I am writing in support of the Residences at Jibboom housing development offering affordable, workforce and market rate housing.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage, and the Tahoe area in particular struggles to provide housing options for local low- and middle-income workers. The Residences at Jibboom multifamily housing development targets this very issue by offering affordable living spaces to locals within the boundaries of TTUSD.

New housing such as this is a public benefit; by providing affordable multifamily housing, it will offer badly-needed homes to the local workforce that is being priced out by wealthy homebuyers and renters seeking homes in the mountains. Additionally, it will enhance Truckee's tax base and contribute to a more vibrant community.

I will also add that my career as a firefighter in the region enlightened me to the plight of newly hired staff being forced to live hours away due to the high cost of housing in the region. Projects like Residences at Jibboom will soften the blow of high housing costs for our local firefighters.

Residences at Jibboom consists of 62 units above commercial space. Ten (10) of the units will be low income affordable at 80% of AMI and another twenty (20) units will be offered VOLUNTARILY by the developer as workforce rentals with limits on rental rates. All 30 of these units will be leased to those that work within the TTUSD boundaries.

48% (30) of the units will be affordable/workforce units occupied by locals at reduced rental rates versus the minimum required 16% or (10) units.

Sincerely,



Steven McNamara

July 1, 2024

RE: Residences at Jibboom

Dear Historic Preservation Advisory Commission, Planning Commission and Town Council:

I support the Residences at Jibboom housing development offering affordable, workforce, and market rate housing.

I have lived on the west shore of Lake Tahoe full-time since 1995. I have raised two kids here that both graduated from North Tahoe High School. I have a master's degree in environmental chemistry and have worked full-time as a hydrologist, researcher and environmental manager, first for UC Davis's Tahoe Environmental Research Center and now for the Tahoe Resource Conservation District. In other words, I have an excellent education and have built a noble career here. However, I am a single mother and could never afford to buy a house here on my own. I have lived in a family home for the last 15 years, but my siblings want to sell it, so I have to move out. I'm fortunate to have found workforce housing in Truckee at Hopkins Village, and with some roommates will just be able to make it work. I support any and all alternative housing options for the local residents that provide the workforce required for our community to thrive. Had it not been for workforce housing I would have had to leave the area, the community I have loved and contributed to for nearly 30 years, the career I have built to help maintain and restore the natural treasures Lake Tahoe is famous for, and my kids would not be able to return to their roots, the place they spent their entire childhoods. Local people are what allow this area to be a world-renown place to visit and own a second home because they keep everything running and cater to the visitors. Without us, the economy will not be sustainable, and thus the revenue from visitors would also be lost. To deny this project is to deny the long-term economic viability of the region in addition to doing a disservice to the locals who have made a life here.

New housing such as this is a public benefit. Providing affordable multifamily housing offers required housing to the local workforce that is being priced out by wealthy homebuyers and renters seeking homes in the mountains. Additionally, it will enhance Truckee's tax base and contribute to a more vibrant local community.

Sincerely,



Andrea Buxton

July 19, 2024

RE: Residences at Jibboom

Dear Historic Preservation Advisory Commission, Planning Commission and Town Council:

I support the Residences at Jibboom housing development offering affordable, workforce and market rate housing.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage, and the Tahoe area in particular struggles to provide housing options for local low- and middle-income workers. The Residences at Jibboom multifamily housing development targets this very issue by offering affordable living spaces to locals within the boundaries of TTUSD.

New housing such as this is a public benefit; by providing affordable multifamily housing, it will offer badly-needed homes to the local workforce that is being priced out by wealthy homebuyers and renters seeking homes in the mountains. Additionally, it will enhance Truckee's tax base and contribute to a more vibrant community.

According to the plans I viewed there will be 62 residential units above the commercial space. Ten of the units will be low income affordable at 80% of AMI and another twenty units will be offered VOLUNTARILY by the developer as workforce rentals with limits on rental rates. All 30 of these units will be leased to those that work within the TTUSD boundaries. Therefore, 48% (a total of 30 out of 62 units) of the units will be affordable/workforce units occupied by locals at reduced rental rates versus the minimum required 16% or only 10 units.

In order to meet California's 2030 housing goals and our committee needs, this is a project I support.

Sincerely,



Cynthia Basso, Esq.
Basso Law

June 30, 2024

RE: Residences at Jibboom

Dear Historic Preservation Advisory Commission, Planning Commission and Town Council:

We support the Residences at Jibboom housing development offering affordable, workforce and market rate housing.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage, and the Tahoe area in particular struggles to provide housing options for local low- and middle-income workers. The Residences at Jibboom multifamily housing development targets this very issue by offering affordable living spaces to locals within the boundaries of TTUSD.

New housing such as this is a public benefit; by providing affordable multifamily housing, it will offer badly-needed homes to the local workforce that is being priced out by wealthy homebuyers and renters seeking homes in the mountains. Additionally, it will enhance Truckee's tax base and contribute to a more vibrant community.

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48% (30) of the units will be affordable/workforce units occupied by locals at reduced rental rates versus the minimum required 16% or (10) units.

Sincerely,

John and Kim Percy, 20+ year residents of Truckee

June 12, 2024

RE: Residences at Jibboom

Dear Historic Preservation Advisory Commission, Planning Commission and Town Council:

I support the Residences at Jibboom housing development offering affordable, workforce and market rate housing.

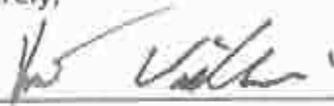
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage, and the Tahoe area in particular struggles to provide housing options for local low- and middle-income workers. The Residences at Jibboom multifamily housing development targets this very issue by offering affordable living spaces to locals within the boundaries of TTUSD.

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48% (30) of the units will be affordable/workforce units occupied by locals at reduced rental rates versus the minimum required 16% or (10) units.

Sincerely,



TCPUD

(Name and company if applicable)

Kent Williams

PLEASE CUSTOMIZE AS NECESSARY AND RETURN TO SEAN.WHELAN@NAC.COM

June 12, 2024

RE: Residences at Jibboom

Dear Historic Preservation Advisory Commission, Planning Commission and Town Council:

I support the Residences at Jibboom housing development offering affordable, workforce and market rate housing.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage, and the Tahoe area in particular struggles to provide housing options for local low- and middle-income workers. The Residences at Jibboom multifamily housing development targets this very issue by offering affordable living spaces to locals within the boundaries of TTUSD.

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48% (30) of the units will be affordable/workforce units occupied by locals at reduced rental rates versus the minimum required 16% or (10) units.

Sincerely,

David Westall

06/14/2024

(Name and company if applicable)

PLEASE CUSTOMIZE AS NECESSARY AND RETURN TO SEANWHELA@MAC.COM



Mar 8, 2024

Town of Truckee
10183 Truckee Airport Road
Truckee, CA 96161

By Email: truckee@townoftruckee.com

CC: jcallaway@townoftruckee.com; dnishimori@townoftruckee.com;
kcarpenter@townoftruckee.com; sring@townoftruckee.com; amorris@townoftruckee.com;

Re: Proposed 62-unit multifamily development on Jibboom Street, 2024-00000014 /
DP-UP-MUP-ZC-TM-HDR-SP

Dear Town of Truckee,

The California Housing Defense Fund ("CalHDF") submits this letter to remind the Town of its duty to abide by all state housing laws when evaluating the proposed 62-unit multifamily project at 10012 and 10090 Jibboom St in Truckee, 2024-00000014 / DP-UP-MUP-ZC-TM-HDR-SP. These laws include the Housing Accountability Act ("HAA"), the Density Bonus Law ("DBL"), and SB 330.

The HAA (Gov. Code, § 65589.5) requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. These findings must be "supported by a preponderance of the evidence on the record." (*Id.* at subd. (j)(1).) Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA. (Gov. Code, § 65589.5, subd. (j)(3).) As a project with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit.

Additionally, the DBL offers the project certain benefits. (See Gov. Code, § 65915.) The Town must respect these benefits. Specifically, given that the project will include 10 low-income units, the Town must grant the requested increased density, waivers, and concessions pursuant to state law (*Id.* at subds. (b), (e), and (f).) (And, as mentioned above, these waivers and concessions do not impede the HAA's application to the project.)

360 Grand Ave #323, Oakland 94610
www.calhdf.org

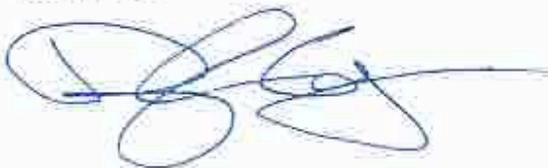
Additionally, pursuant to the DBL, the project is entitled to a relaxed accessory parking requirement. (*Id.* at subd. (p)(1).)

SB 330 also grants the project certain benefits. Among other benefits, within 30 days of receiving a development application, a local agency must transmit a determination of completeness to the applicant, including an exhaustive list of information needed to deem the applicant complete. (Gov't Code § 65943 (a).) CalHDF understands the Town has provided this incompleteness determination to the applicant for this project. We write to remind the Town that upon receipt of the additional information from the applicant, it "is limited to determining whether the application as supplemented or amended includes the information required by the list and a thorough description of the specific information needed to complete the application." (*Id.* at subd. (b).) SB 330 also provides for an appeals process to contest an incompleteness determination that the Town must respect, should the applicant avail themselves of it. (*Id.* at subd. (c).)

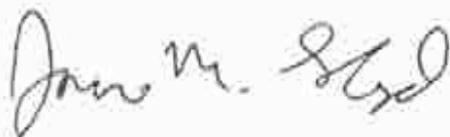
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage, and the Tahoe area in particular struggles to provide housing options for local low- and middle-income workers. New housing such as this is a public benefit; by providing affordable housing and multifamily housing, it will provide badly-needed housing to the local workforce that is being priced out by wealthy homebuyers and renters seeking homes in the mountains; it will enhance the town's tax base; and it will bring new customers to local businesses. While no single housing development can solve all these problems, this project is a step in the right direction. CalHDF urges the Town to approve the project, consistent with both its legal obligations and the community's economic and environmental interests.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations