



January 23, 2018

The Honorable Carolyn Wallace Dee, Mayor
The Honorable David Tirman, Vice Mayor
The Honorable Jessica Abrams
The Honorable Patrick Flora
The Honorable Morgan Goodwin

RE: Agenda Item 7.2 Workforce Housing Ordinance Changes

Mayor Wallace Dee and Council Members:

Thanks to Associate Planner Yumie Dahn for answering my questions first thing this morning so we could offer these comments tonight on proposed changes to the workforce housing ordinance.

Change #1 - We support the simplification of the formula to a percentage basis for the housing requirement.

Change #2 - We do not support the change from a choice (rental or for sale tenancy) to a preference (rental preferred, otherwise for sale is an alternative equivalent action). Since most projects are coming in as rentals, why change anything? Leave the choice feature intact. Please allow flexibility so the developer can tailor the requirement to the project.

Change #3 - We strongly support the menu of options change and look forward to seeing more detail for the Planning Commission meeting in March.

- We strongly support allowing a “locals only” deed restriction to be used instead of an income-based deed restriction. Again this allows more flexibility and steps away from the disincentive associated with income-based deed restrictions. To address the Town concern about projects mitigating their own impacts, we support a priority order for locals only:
 - ✓ employees of the project are first priority
 - ✓ employees of any other local business are second priority
 - ✓ and any other fulltime (or fulltime-to-be) “locals” would be third priority (could be seniors or students, others not employed).


This eliminates the chance a unit could be rented or purchased by a second home owner or vacation renter.

- We have a serious concern that the Alternative Equivalent (AE) pathway will become a new hurdle or challenge increasing time and costs. The AE should be a choice, a parallel way to get to a certain desired end point. We do not want to see AE become so difficult that there is no real choice. It should not be punitive.

Please keep in mind the need to offer financial assistance to projects to offset their burden, such as the Town has done with the Railyard or Coburn’s Crossing. Offering choice and flexibility is a great direction but we can’t lose sight of one of the biggest, if not the biggest hurdle, which is cost. The more the Town can help with cost, the less cost will be passed onto the consumer and the more likely a project will actually happen instead of a business owner or developer walking away.

Thank you for listening to our concerns. I’m happy to answer any questions you may have.

Sincerely,
CONTRACTORS ASSOCIATION OF TRUCKEE TAHOE


Pat Davison
Government Affairs Manager