



April 10, 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: 7.3 Mountain Housing Council - Achievable Housing Policy Brief and Recommendation

Mayor Wallace Dee and Council Members:

The Contractors Association of Truckee Tahoe was involved in the drafting of the Mountain Housing Council's policy brief and recommendation for "Achievable Housing" in front of you tonight. Our Local Government Affairs Committee unanimously adopted the definition and policy recommendation at our February 12 meeting. Additionally, on March 27, we suggested to the Town's Planning Commission that the Town should examine ways to integrate the Council's Achievable Housing Policy into Town policy and program as part of the 2019 Housing Element Update, if not sooner. We support this new definition while at the same time still see a need to address the housing shortage for lower income households.

From the Town staff report:

"The MHC acknowledges that local jurisdictions will have to determine how the 'Achievable Housing' definition will be incorporated in policy and implemented. For example, the 'Achievable Housing' definition could be incorporated within the Town's Workforce Housing and Inclusionary Housing Ordinances."

YES we agree.

"The 'Achievable Housing' could potentially be considered as an additional component within the 'affordable housing' requirements or part of alternative equivalent proposals to meet the Town's requirements."

YES we agree.

Additionally, 'Achievable Housing' projects could be considered for the same or similar benefits of a traditionally affordable project – project streamlining, deferment of fees, subsidies, reduced standards, etc."

YES we agree.

This is again another milestone in creating a robust housing program that reflects our circumstances in Truckee. We think it deserves your support. Thank you for considering our perspective. Please contact me (530.550.9999 or pat@ca-tt.com) if you have any questions.

Sincerely,

CONTRACTORS ASSOCIATION OF TRUCKEE TAHOE

A handwritten signature in blue ink that reads "Pat Davison".

Pat Davison
Government Affairs Manager