



## SB2 - Town Council Questions from May 25, 2021

The Residences at Jibboom maintains its desire to partner with the Town of Truckee to generate desperately needed housing for locals. By looking beyond what exists in the Development Code today we have an opportunity to provide even greater community benefits. We request that the Town consider a *partnership* with this project to provide the numerous benefits described below as quickly and efficiently as possible. This has been our position since the purchase of the property in 2017 and we remain committed to that goal today.

In response to requests from staff and council, please find the following answers.

1. **Infill—Does this site meet goals of creating development on in-fill sites?**  
 Yes, this project would be developed on a blighted dirt lot located in the heart of downtown Truckee. In fact, this site narrowly misses the CEQA Class 32 Infill Categorical Exemption. Although centrally located to transit, the exemption states that the bus intervals must be 30 minutes or less versus TART's 60 minute intervals. Otherwise, the property meets the definition of infill and has been a blighted dirt lot for over 40 years in the middle of the vibrant Truckee Historic District.
  
2. **Public Benefit—What are the public benefits that this project could potentially offer that are above and beyond the standard requirements?**
  - A. Housing: Here are the specific housing benefits we are interested in generating for our community:

	Building A	Building B-C	Building D		
Total units	9 studios	8 studios	7 studios		
	6 1BR	16 1BR	1 1BR		
		8 2BR	10 2BR		
<b>Total</b>	<b>15</b>	<b>32</b>	<b>18</b>	<b>65</b>	<b>units total</b>
Deed restricted units per inclusionary requirements		8 studios	2 studios	10	units = 15% of 65 units
TTWHA / <a href="http://JPA.org">JPA.org</a> deed restricted for local workforce housing	all 15 units				
Locals priority for 30 days		all remaining rental units	all remaining rental units		

A.1 **10 rental units @ 80% AMI:** In order to meet Truckee's required 15% inclusionary housing requirement

A.2 **15+ units for employees of Tahoe Truckee Workforce Housing Agency (JPA.org) and/or Truckee's Deed Restriction Purchase Program:**

We are in discussions with TTWHA to master lease 15 or more units to employees of the agency. We may not necessarily put an income requirement on these units but would require that tenants work for one of the member agencies/employers in the agency. We are willing to deed restrict the units in accordance with the standards established to provide *achievable* housing.

How would this work? We are currently exploring this same model with Placer County as part of their Workforce Housing Preservation Program (deed restriction purchase program) on a different market rate 17-unit apartment building in Tahoe City. Placer County is considering paying \$40K per unit to preserve the affordability of the unit for 20 years for workers that are employed within the geographic boundaries of TTUSD. In this instance, we are looking at capping the AMI for this deed restriction at 180%.

For the Residences at Jibboom, beyond the 10 required inclusionary units and the 15 additional units master leased to TTWHA, we are open to deed restricting *even more* units to preserve them for the regional workforce. We have had discussions with Truckee's Housing Program Manager about the potential of applying to the Deed Restriction Purchase Program that the Town is currently working on. One idea discussed includes selling deed restrictions to the Town to protect the long-term affordability of some of the units.

A.3 **Locals Priority Leasing for 30 days:** In addition to the above, we are also willing to prioritize the remaining units to locally employed workers for 30 days. We used this same strategy in Tahoe City for the 17 units and 100% are currently rented to local employees.

A.4 **Downpayment Assistance for the for-sale units:** We have had discussions with Martis Fund about down payment assistance and will employ that resource to the extent it is available (funded) when units reach the market.

B. Sidewalk / Pedestrian safety, shelter, and experience: The pedestrian corridor between Alibi and Coffee Bar along Jibboom Street is hazardous and requires the use of the shoulder next to street traffic. This project would provide a covered sidewalk similar to that of Donner Pass Road. Included in the design are several spaces designed for community engagement and congregation. There are lone benches for intimate conversations (Building C) and two plaza spaces for larger groups between Buildings B and C and east of Building D to link to the Trout Creek pocket park. Public spaces have been shielded from the High Street neighborhood to reduce impacts.

C. Greenhouse gas reductions:

C.1 **GHG reduction in vehicle miles traveled**

- Close proximity to public transportation hub.
- Close proximity to crossroads of public trail system.

- Close proximity to employment centers of Pioneer Commerce Center and Downtown.
- Close proximity to amenities. (bars, restaurants, college, shops, etc.)
- Centrally located in Town.
- Bikes. Enclosed storage and electric charging stations.
- Electric Car Share Program proposed. (4 cars)

**C.2 GHG reduction by building methods**

- Shared envelopes w/ dense units = less energy consumption
- Small units = less energy consumption
- Passive solar
- Natural cross-ventilation
- PV electric
- Energy Star appliances
- Efficient windows U-.33 or less
- Super insulated roofs R-50+ (30% better than Title 24)
- No wood stoves
- Reduced portland cement utilizing slag cement (GGBFS)
- High efficiency HVAC including hydronic heat.
- Wood frame = renewable resource with carbon sequestration
- Tight envelope w/ blower door testing.
- Low VOC materials.
- Utilizing existing retaining walls
- Minimal asphalt required due to infill location
- No on-site forest destruction
- Wildfire resiliency. Less wildfire risk than forested sites. WUI construction. Great evacuation routes.

D. Public art on site: work with the Town Arts Commission

**3. Delinquencies**

None.

**4. Loss of commercial space**

None. This project will add commercial space and complete the walking corridor from Donner Pass Rd down Jibboom Street between Coffee Bar and Alibi.

**5. Compatibility**

The MWA design has been vetted and is intended to be consistent with the historic district and subject to HPAC review. It has been designed to complement the patterns of development of downtown and be a thoughtful transition from the commercial district to the High Street neighborhood while completing the needed pedestrian walking loop.

The hillside to the north of the project will be preserved as open space at the neighbors' request. MWA held neighborhood meetings including a pre-design meeting to discuss all parties' issues and potential strategies. This was followed by a schematic design presentation where the project received overwhelming positive support and gratitude.

## **6. Developer interest**

Residences at Jibboom put its application on hold last summer in order to commit to the SB2 process. The team had been pursuing a re-zone and environmental work independently and is highly motivated to participate in the Town's SB2 effort.

Sean Whelan has a proven record of providing desirable and affordable housing for locals. For example, he previously developed the Dollar Hill Apartments in Tahoe City. One of his tenants, a Tahoe Forest Hospital employee, notes, "The units are nice, pet friendly, close to the beach, and the price is better than anywhere else in Tahoe for a 1-bedroom apartment... Sean is great about addressing concerns in the building."