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,**

**(Name and company if applicable)**

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