

Dear TTAD Directors,

I read the MAP letter which was posted on the TTAD website today.

The following are my comments to address the concerns in Nikki Riley's letter:

A. "This is not a new issue, nor is it one that will go away any time soon"

.....this is exactly the point, it will not go away unless someone attempts to bridge the vast gap between construction costs and real world rental rates at all levels of annual leases.

B. "this is not an affordable/workforce housing project"

.....I agree, it is not being presented to provide "housing at a greatly reduced cost with state and federal subsidies". There is a large number of forgotten families who are 2 income couples perhaps with children who are well above the affordable housing criteria yet must commute from Nevada, Grass Valley, Nevada City, etc. and would like to have their children in Truckee schools and become a full member of the community. Per the Tahoe Truckee Community Foundation Housing Study, 58% of workers in the district do not live in the district. There is no appreciable inventory of leasable homes.

C. "3 or 4 bedrooms will be a stretch at \$2250-\$3000."

.....I'm told by the Truckee Family Resource Center that there are 3-4 families per week seeking housing at a \$6-800 per bedroom rate, there is just no inventory and they are turned away. I know of a mediocre 3 bedroom home that rents for \$2460/ month with people waiting.

D. "Our sense is that this is designed as a dormitory style housing project"

.....That facts are, our approach has been from the beginning to build elegant mountain modern single family dwellings. They will have granite counters, quality cabinetry, barn wood accented siding, and not resemble anything near a shipping container. These will be family homes, NOT dormitories.

E. "what happens if there are no Local's who can afford the \$750 rent. Will the rent go down until the units are rented"

.....RPL assumes all of the risk, and yes, the rents would go down until rented.

"or will the project cry foul and become open to non-Local's?"

.....I cannot comment on the dysfunctional state of affairs between local government agencies and other developers, but this contract specifically prevents any escape. RPL assumes the risk.

F. " We are concerned about the proposed phasing"

.....Since this is a progressive, environmentally responsible, outside the box approach to construction, the rational behind the phasing is to build one R&D unit to prove out construction techniques. Then, engaging my 44 year skill set to seek out the MOST efficient methodologies to construct the 10 following units. That efficiency could easily call for a much quicker build which is desirable for both parties. This project relies upon those efficiencies. In fact, any meaningful improvement to the current housing crisis for the Tahoe/Truckee area would benefit from those efficiencies. This project could forge a new and effective direction that could have impact on far more than the 11 units/22 dwellings proposed.

Thank you for the opportunity to expand upon the benefits of a proactive approach to this stagnant problem effecting Truckee's young families.

Thanks

Rick Lee

RPL Properties LLC