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December 3, 2015

Mike McKeever, CEO
Sacramento Area Council of Governments
1415 L Street
Sacramento, CA 95814

RE: Sacramento Area Council of Governments (SACOG) - 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS)

Dear Mr. McKeever:

On behalf of the North State Building Industry Association (NSBIA) which represents over five-hundred companies in the new home building industry, I thank you for the dedicated effort by the SACOG to complete the 2016 MTP/SCS. SACOG's defined role as a metropolitan and a regional transportation planning agency focusing is valuable in order to strengthen the current and future transportation options in the Sacramento Region. We would like to acknowledge the substantial progress that SACOG and the BIA have collectively made in recent years to be more collaborative when discussing these important issues.

As we have discussed, it is crucial that we strive to accurately assess future housing needs to adequately accommodate projected growth. While predictions are necessary to forecast transportation funding and priorities, we realize that precise projections are inherently difficult to achieve since market forces and consumer demand ultimately dictate the scale and direction of the region's housing needs. That being said, we expect that local governments will take into consideration the growth projections identified in the MTP/SCS, along with other data and trends, to determine future land use and growth patterns within their jurisdictions.

Moving forward, the NSBIA requests that we expand our collaborative efforts to access future housing needs and growth projections. The NSBIA's member home builders and land developers are constantly monitoring the housing market, housing trends, and consumer preferences, and can provide valuable knowledge and insight to SACOG's transportation planning efforts.

Again, we respect and appreciate SACOG's hard work on this difficult and important task and look forward to building and enhancing our relationship through active and early participation in the next update to the MTP/SCS

Sincerely,

Michael Streck,
President / CEO
North State Building Industry Association