



**TRUCKEE TAHOE AIRPORT DISTRICT
BOARD OF DIRECTOR STAFF REPORT**

AGENDA TITLE: A Consideration and Possible Action on TTAD participating with Placer County in the purchase of the Naha’s Property in Tahoe City for a Workforce/Locals housing project

MEETING DATE: July 25, 2018

PREPARED BY: Rick Stephens, Board of Director with assistance from Kevin Smith, General Manager

RECOMMENDED ACTION: Review, consider and possibly take action the attached information outlining opportunity for TTAD to participate in the purchase of the Naha’s property in Tahoe City working in partnership with Placer County to facilitate the construction of Workforce/Locals housing.

DISCUSSION: The Naha’s Property is 11.4 acres of vacant land on Dollar Hill, just above Dollar Point. An aerial photograph is attached. A TRPA-designated “Preferred Affordable Housing Area” and as such may be eligible for a 25 percent bonus units above the 15 units per acre base allowable density. This property has been discussed multiple times in past regional housing ad hoc committee reports. With the receipt successful negotiations by Placer County to agree to purchase option terms, Placer County is seeking funding and community support to purchase this property to address locals housing needs. They are seeking the Districts disposition as to our interest in participating in the purchase of the property.

Placer County has negotiated an Option to Purchase of the Property under the following terms:

1. Purchase Price: \$3,600,000.
2. Option Payment: \$50,000 for 120 days to investigate project feasibility, funding for closing, Approval of entitlements, Environmental Conditions, Physical condition, Title, selection of a housing developer. The \$50,000 is refundable for the 120 days.

3. Three (3) option extensions of 3 months each for an additional payment of \$20,000 for each extension. All of these option payments (with the \$50,000) would be non-refundable.
4. The County staff has identified \$2,273,000 of funds from County housing and tourism sources such as the Housing Trust Fund, 2017-2018 Transient Occupancy Tax Fund Balance, and the Lake Tahoe Tourism and Promotions budget. However, more funds are needed to close on this property.
5. The County hopes that TTAD will participate in the closing of the property in the amount of \$500,000.
6. The County also hopes for participation by the TTCF and the Martis Fund.
7. The County's Staff Report is attached
<https://www.placer.ca.gov/upload/bos/cob/documents/sumarchv/2018/180724A/2A.pdf>
8. A TTAD representative would participate on the RFP Committee with the County, the Mountain Housing Council, MAP, etc.
9. Placer County Board of Supervisors will vote on this Option Agreement at their Board meeting in Kings Beach on July 24, 2018

This property is the largest parcel for housing in the Tahoe Basin area of the Airport District. It is near schools (grades 4-12). It is close to downtown Tahoe City (2 miles to downtown Tahoe City and 6 miles to Kings Beach). It is close to grocery stores, pharmacy, parks and transit. It is adjacent to the future bike trail from Tahoe City to Kings Beach.

FISCAL IMPACT: The District will be committing to \$500,000 to the closing of escrow on this sale. TTAD has budgeted \$500,000 in the 2018 Budget year for local's housing projects. It is likely that the funds would not be required until August 2019.

PUBLIC COMMUNICATIONS: This property has been mentioned various times in Housing Committee reports at TTAD Board Meetings. The District has been very vocal of our support in seeking solutions to the regional housing crisis. The \$500,000 in question was discussed and approved as part of the Budget process to be used for regional housing projects.

SAMPLE MOTION(S): I move to (approve, continue, deny) the proposed \$500,000 participation with Placer County in the purchase of the Nahas Property in Tahoe City and authorize the Board President to sign the Agreement with Placer County.

ATTACHMENTS:

Placer County Staff Report

Map of Property