

Meeting Date: May 19, 2021
Prepared By: Emily Vitas, Executive Director
Agenda Item: Executive Director Report

AGENCY OPERATIONS

2020-21 Audit

Per Agency bylaws, we are required to have a formal audit performed annually. We are currently vetting responses and proposals from local and regional CPA firms to perform our annual audits, starting with the 2020-21 Fiscal Year. Proposals will be provided for review and consideration at the June 16 board meeting.

TTWHA HOUSING PROGRAMS & UPDATES

Housing Match Program with Landing Locals

Employees Placed: 10 (8 TFHD, 2 TTUSD)

There are \$4,156 remaining for the program in its current form. We are working with Landing Locals and The Town of Truckee to develop a proposed incentive program, utilizing the \$75,000 included in the draft budget for the 2021-22 Fiscal Year. Options for the program could include TTWHA paying the incentive for the employees that are placed through the Town's program and an expansion of the program beyond Town boundaries to allow for more homeowner participation. A new program outline will be presented at the June 16 board meeting.

Master Leasing Program Development

We have a proposed program outline drafted. Before finalizing the outline and gathering our agency representatives to review and refine, I am meeting with representatives from other communities (Mammoth Lakes, Winter Park, CO, St Johns Medical Center, Jackson Hole, WY, and Vail Health, Eagle/Summit Counties, CO) to gather information on their programs. Additionally, I am meeting with Brent Collinson to discuss the legal considerations of the program, including taxable benefits and implications that we need to be aware of.

While our program guidelines and processes will act as a model for our master leasing activities, it is becoming clear that each leasing agreement will be different. Through conversations with local developers currently working on workforce housing units, I have found that each will have their own requirements (ex: one may property manage and maintain their own units, another may require that we do) and we'll need to be open to revisions based on units and provider.

Temporary Housing Solutions Update

Discussions have been had with Placer County and Town of Truckee on temporary housing needs and opportunities. It is agreed that pursuit of temporary housing opportunities that result in the placement of tangible units would require the same permits and approvals with our entitlement agencies as a permanent housing development. The solutions would also require the same infrastructure as a permanent development (foundations, water, sewer, etc). Because of this, moving quickly on units for temporary (2-3 years) use while we work towards permanent housing opportunities could be a similarly lengthy process to the one we expect to enter in to with permanent housing. We will continue to engage with our entitlement agencies, regional partners, and potential partners, and explore options.

COMMUNITY ENGAGEMENT

The following list includes those that I have met, and community meetings I've attended, since our last board meeting. Please let me know if you'd like further information on any of these connections.

Community Meetings and Presentations

TTWHA Member Agency 1-year Update & Budget Request Presentations:

April 21: TTUSD May 5: TDPUD June 23: TTAD May or June: TFHD

Chris Romero, Romero Construction

Drew Jack, Town of Truckee – Land Mapping Exercise

Emily Setzer, Placer County – Monthly Check-in

Heidi Allstead, Martis Fund – Monthly Check-in

James Marta, James Marta & Company – Agency Audit

Seana Doherty, Town of Truckee – Monthly Check-in

Steve Frisch, Sierra Business Council and Reza Shera, Developer – Silver Creek Development

Todd Rivera, TTUSD – Land Mapping and Development

Zeth Macy, Schettler Macy & Associates – Agency Audit

Wendy Sullivan, WSW Consulting – Master Leasing

Mountain Housing Council Funders Network

Mountain Housing Council Quarterly Meeting

REGIONAL HOUSING UPDATE

The following is not a comprehensive list of regional housing activities, rather an overview of updates that have been gathered through meetings over the previous month/s.

Mountain Housing Council

- The Council met on April 23 for the quarterly council meeting. Attached you'll find the presentation from the meeting.

Placer County

- The Workforce Housing Preservation Program, approved by the Board of Supervisors in February 2021, is planned to launch in July, 2021. Information on how our agency, and individual members, can participate will be shared at the June, 2021 TTWHA board meeting.

Town of Truckee

- On May 11, Town staff presented an update to Council on their long-term rental incentive program. Staff requested an AMI increase to 150% to accommodate those local employees who had been turned away from houses due to the 120% AMI cap. Council voted unanimously to increase the AMI and led a lengthy discussion regarding what efforts could be made in addition to the AMI increase to support our community at this time.

DEVELOPER CONNECTIONS AND PROJECT UPDATES

Silver Creek

The Silver Creek project includes 40 units of 1-, 2-, and 3-bedroom workforce housing units along Brockway Road in Truckee, adjacent to the Winter Creek development (see attached site plan). The units will be available for lease, and managed by the developer's team.

Because of the workforce housing opportunity of this project, the developer, Reza Shera, has been working closely with Sierra Business Council to navigate the development and entitlement process in Truckee. I have met with Steve Frisch and Reza to discuss a master leasing opportunity for some of the units. There is an opportunity to pursue either a traditional master leasing agreement or an up-front per-

unit cost to allow agency employees access to units for a pre-determined amount of time. The Town of Truckee and Martis Fund are also interested in supporting the project and engaging in discussions around how to do so. We will continue conversations with Reza and return to the board with a formal request once better understand the funding need and opportunity.

Romero Construction

Seana Doherty and I met with Chris Romero to discuss development opportunities in the region. Chris is a long-time developer out of the Bay Area who has relocated to Truckee and is pursuing workforce housing development opportunities in the region. While Chris has the financing available to develop, he is looking for parcels of land to do so. We are interested in continuing the conversation once we have identified parcels for development and have an RFP ready.

Forest Service

The Forest Service has a similar need to our member agencies in that they have employees in need of housing, with no stock available. They have a parcel of land that could work well for a shared development to respond to both the needs of their own staff, and our own. Ted Owens has connected with Jonathan Cook-Fisher and discussed what a potential partnership could look like. Ted and I are meeting with Jonathan, to walk the land and discuss opportunities, the week of May 24.

ATTACHMENTS

2020-21 Agency Work Plan

2021-25 TTWHA Housing Work Plan

Mountain Housing Council – April 23 Quarterly Meeting Presentation

Silver Creek Site Plan