

Housing for Our Essential Employees



TRUCKEE TAHOE
Workforce Housing Agency



1-Year Update + Member Contributions

1. Housing Market Update
2. Housing Work Plan: 2020 Housing Survey
3. Housing Work Plan: Focus Areas, Targets, Activities
4. Year 1: Housing Successes + What's Next
5. 2021-22 Member Contributions



Housing Market Update

Average Sale Price: 96161*

May 2020	October 2020	March 2021
\$948,000	\$1,220,000	\$1,600,000

67% increase over 2020

Median Sale Price: 96161*

May 2020	October 2020	March 2021
\$692,000	\$834,000	\$1,220,000

72% increase over 2020

Average Rent – Landing Locals

May 2020	\$800/room
October 2020	\$1,000/room
March 2021	\$1,150/room

Average Rent – Publicly Advertised

Average Listing	\$6,000
Average Rent	\$1,668/room

23 houses, 83 bedrooms

*Data pulled from KJM Dickson Real Estate +
John Biebl & Anna McGee Market Reports, 2020 + 2021

Help wanted: Cost of living limits customer service workers and businesses

News [FOLLOW NEWS](#) | June 11, 2021

Miranda Jacobson
Special to the Sierra Sun

SFGATE

Travel // Tahoe

'Another family losing their home': SF transplants are displacing Tahoe locals

Julie Brown
April 8, 2021 | Updated: April 8, 2021 6:17 p.m.

LOCAL

Tahoe's new Gold Rush: Bay Area residents fleeing coronavirus push up home prices

J.K. Olsen
Aug. 25, 2020 | Updated: Aug. 25, 2020 2:12 p.m.



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Member Agency Employee Survey

TTAD	TTWHA	
16%	16%	Considering leaving employment, in part due to housing
4%	11%	Planning to retire in next 5 years
32%	38%	Rent their homes
14%	22%	Cost burdened (spend more than 30% of income on housing)
8%	27%	Live outside the Tahoe-Truckee region
12%	20%	Somewhat or very dissatisfied with their housing
68%	43%	Found it difficult to find housing during their last / current housing search



Member Agency Employee Survey

Programs of Greatest Interest (TTWHA):

Program	Employee Interest
Employer-leased Rentals	400 employees
Deed-restricted Housing	500 employees
Down-payment Assistance	48%
Monthly Housing Stipend	47%
Home Repair/Renovation	44%
Homebuyer Education/Financial Counseling	34%
Mileage/Commute Reimbursement	51%



2021-2025 Housing Work Plan

Work Plan Focus Areas

- Lease and Build Workforce Housing
- Expand Housing Programs and Services
- Explore non-housing-related programs to ease the burden of housing costs



2021-2025 Housing Work Plan

Work Plan Targets

Year	% Employees Served	# Employees Served*
2021	1%	17
2022	1.5%	25
2023	2.5%	42
2024	5%	83
2025	10%	167
TOTAL	20%	333

*# Served is based on the total employee count from the employee housing needs survey in July 2020.



2021-2025 Housing Work Plan

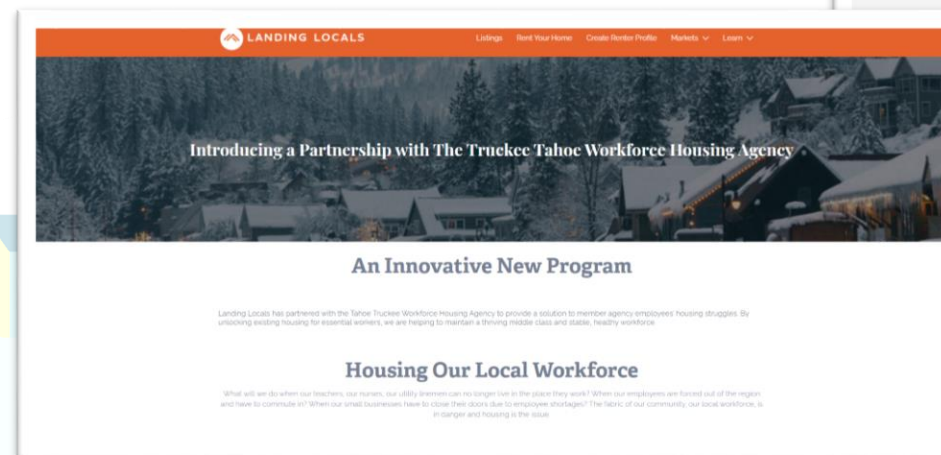
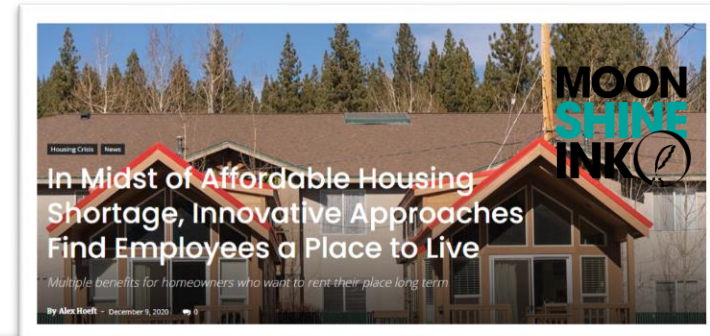
Housing Work Plan Activities

- Development of Workforce Housing
- Master Leasing Program
- Employee Concierge Program
- Housing Match Program
- Housing Education
(Pathway to Ownership, Housing Rebates, etc)
- Member Agency Collaborative Efforts
(Homeowners Insurance Access, Partnerships on Childcare and/or Transportation:
non-housing related programs to ease burden of employee housing costs)



TTWHA 1-year Report

- Agency Founding + Startup Activities
- Employee Housing Needs Assessment
- Employee Concierge Services
- Housing Match Program
- Housing Work Plan Developed
- Regional Partnerships + Developer Cultivation



TTWHA 1-year Report

Program	TTAD	TFHD	TTUSD	TDPUD
Employee Concierge	3	38	23	2
Housing Match		10	3	
Housing Purchase	1			
Hopkins Village Qualified Buyers		2	3	
<i>Hopkins Village Interest List</i>		15	23	
**TOTALS July '20 – May '21	4	50	29	2



**Totals do not include Hopkins Village Interest List



Current Efforts / Focus Areas

- **Master Leasing Program**
- **Workforce Housing**
 - Pursuing development on publicly-owned land
- **Employee Education Programs**
 - Pathway to Ownership (Education / Down Payment Assistance)
- **Member Agency Expansion**



2021-22 Member Contributions

Agency	Contribution	Employee Count
Truckee Tahoe Airport District	\$5,634	28
Tahoe Forest Hospital District	\$267,002	1327
Tahoe Truckee Unified School District	\$112,676	560
Truckee Donner Public Utility District	\$14,688	73



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