

Meeting Date: July 21, 2021
Prepared By: Emily Vitas, Executive Director
Agenda Item: Executive Director Report

NEW MEMBER AGENCY UPDATE

We are progressing through the new member process with the Town and Counties. The Town will be requesting that the Council approve the second resolution (confirming their understanding and approval of the TTWHA agreement and bylaws), while both Counties are bringing the first resolution (requesting membership) to their Supervisors at the end of July. We are on track to welcome the three member agencies on September 1.

TTWHA HOUSING PROGRAMS & UPDATES

Land Mapping Exercise

We are working with Drew to complete the cut sheets for the 8 parcels identified through the mapping exercise. The board will review the cut sheets and next steps at the August board meeting.

Master Leasing Program

We have three interested homeowners in the pipeline for our master leasing program and may have the opportunity to work with them as our pilot participants in the program. I am also meeting with local property management companies to understand the process around management, and explore partnership opportunities to help manage properties, process rent payments, etc. once the program begins to grow.

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 & Member Contribution Presentations:

June 23: TTAD June 24: TFHD

Art Chapman and John Jones – Workforce Housing Opportunities
Brian Wright, TDPUD – Housing Updates
Dan Fraiman, Dan Fraiman Construction – Workforce Housing Opportunities
Emily Setzer, Placer County – Monthly Check-in
Matt Hanson and Lauren Kilbourne, Tahoe Truckee Homes – Master Leasing
Nevada County Staff and Supervisors Bullock and Miller – New Member Discussion
Placer County Staff – New Member Discussion
Seana Doherty, Town of Truckee – Monthly Check-in
Todd Rivera, TTUSD – Housing Update

Mountain Housing Council Emergency Housing Meeting
Mountain Housing Council Achievable Housing for All Stakeholder Working Group

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 Housing Council led an emergency housing meeting on June 25 to explore immediate solutions. Over 40 community members broke in to smaller sessions to discuss: short-term options such as accessing campgrounds and state-owned land, emergency housing ordinances led by entitlement agencies that could include temporary rent control or caps on STRs, ways for local businesses to pool their money for employee housing, and a variety of other solutions. Housing Council has made exploring these options their primary charge for the near future.
- The employer / employee surveys and update to the 2016 regional housing needs assessment have caught the attention of local and regional news outlets, as detailed here in SFGate's article about the thousands of locals in need of housing: <https://www.sfgate.com/renotahoe/article/truckee-north-tahoe-housing-study-tech-transplants-16312584.php>

Placer County

- The [Workforce Housing Preservation Program](#) was launched on July 12. The program has a cap of 245% AMI for single-family homes and 220% for multi-family homes. The amount a home buyer can receive through the program is dependent on a variety of factors and will be determined once an applicant has a home secured. There is currently \$500,000 available for the program, and they have already received three applications.

Town of Truckee

- At the July 12 Town Council meeting, staff presented a proposed [Below Market Rate Housing Program](#), a program that could allow the Town to purchase homes, deed restrict them, and sell to locals at a below-market rate. The program could also provide a deed restriction mechanism for homeowners or developers interested in deed restricting their units. There was overwhelming support from Council to move forward the development of this program.
- The Town is working with Landing Locals on another iteration of the Long-term Rental Grant Program, to be brought to Council in August. This next proposed round of updates to the pilot program could include a shift in incentive lengths and amounts, rental rate caps, and tenant qualifications. Placer County has also expressed interest in potentially running a similar program, which would allow a region-wide offering.

DEVELOPER CONNECTIONS AND PROJECT UPDATES

For-purchase Development, Brockway Road, Truckee

We have been working with a developer who recently acquired a parcel along Brockway Road in Truckee. He is working on a plan for a 60+ unit development that includes for-purchase single-family homes, offered at purchase prices that are in line with what our employees have stated they can afford. We have an opportunity to partner on this project in a way that could allow us to secure units before they're complete, based on employee interest.

ATTACHMENTS

2021-25 TTWHA Housing Work Plan