

Meeting Date: September 15, 2021
Prepared By: Emily Vitas, Executive Director
Agenda Item: Executive Director Report

AGENCY OPERATIONS

Agency Audit

All materials have been submitted for the agency audit. The auditor has informed us they will be able to complete it this month.

New Member Agency Update

The requesting agencies will bring Resolution 2, agency agreement approval before their boards in late September. Due to our legal counsel's recommendation that agencies not be formally welcomed until their boards have approved Resolution 2, we have set their start date to October 1. I am meeting with each Agency to keep them updated on our progress and opportunities.

Each of our new member agencies have performed employee surveys to determine their agencies' needs. We have received the results from the Town of Truckee and Placer County's surveys and will combine with our own once Nevada County's survey results are in.

A new member checklist has been created to ensure that the new member process runs smoothly in the future.

2021-22 Board Retreat

With one year of operations behind us, and three member agencies joining in October, the board may choose to consider a board retreat to connect with our new board members, review the housing work plan, and refine our approach and pursuits.

TTWHA HOUSING PROGRAMS & PROJECT UPDATES

Housing Match and Long-term Rental Program

We continue to utilize the remaining funds from the housing match program while we develop our revised approach to long-term leasing. To date, we have housed 17 employees and their families (11 TFHD, 5 TTUSD, 1 TDPUD) through our partnership with Landing Locals.

The Long-term Rental Pilot Program was presented to the board at the August board meeting. The board requested that the program return for possible approval once the new member agencies have joined. Because the new member agencies will not join until October, the program will be presented to the board at the October 20, 2021 board meeting.

Down Payment Assistance Program

The down payment assistance program is being drafted and will be brought to the board in October. The program will be an 'opt-in' program, allowing member agencies to choose whether they will participate. Participation will likely require opt-in agencies to either determine on an annual basis how many loans they would like to fund, or provide a lump-sum funding amount up front that will fund loans in perpetuity. See Item 6b of the board packet for further details on program progress.

Land Mapping Exercise

We have received cut sheets for the top 8 parcels on our land mapping matrix (see attached). The board's requested next step is to connect with our entitlement agencies and use the cut sheets to engage in

conversation around opportunities on the proposed parcels. Our new member agencies will also have available parcels that we'll add to the matrix for consideration.

Soaring Ranch Master Leasing Opportunity

In July we submitted a Letter of Intent to JMA Ventures, LLC proposing terms for a master leasing agreement between TTWHA and JMA. JMA has responded with questions around the agreement terms and we are working to address these items. The development is set to break ground in Spring 2022, with a completion date of late 2022 / early 2023.

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

Meetings:

Allen Campfield Nelson, Agnew Beck – TTWHA Agency Needs
Chad Phillips, TM Construction + Rising Ventures – Master Leasing Opportunity, Kings Beach
David Polivy, Town of Truckee – Check-in
Emily Setzer, Placer County – Monthly Check-in
Heidi Allstead, Martis Fund – Monthly Check-in
Jen Callaway, Town of Truckee – Check-in
Laura Brown, Excellence in Education – Partnership Opportunities
Luke Watkins, Neighborhood Partners, LLC – USFS Site Walk
Nevada County Staff – New Member Check-in
Seana Doherty, Town of Truckee – Monthly Check-in
Shawna Purvines, Placer County – Monthly Check-in
Walter Auerbach, Auerbach Engineering – TTWHA Land Survey
Wendy Sullivan, WSW Consulting – Workforce Housing Development

Events/Gatherings:

MHC Community Meeting: Regional Housing Implementation Plan
Town of Truckee: Affordable Housing 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 Housing Council is preparing to host two virtual meetings, where the Regional Housing Implementation Plan (RHIP) consultants will share the data gathered from the 2021 update of the 2016 Truckee North Tahoe Regional Workforce Housing Needs Assessment and community workforce housing survey as well as lay out an innovative plan to create more housing in the region.
 - o The first meeting was on Aug. 25th and included an overview of the RHIP, presentations on the assessment update and survey results, and updates on next steps.
 - o The second meeting on Sept. 30th will present the regional housing implementation plan and lay out an innovative plan for the Mountain Housing Council.

Placer County

- **Moratorium on Short-term Rentals (STRs):** The 45-day moratorium to determine the impact short-term rentals have on Eastern Placer County and how they may be contributing to the existing housing crisis was extended to March, 2022. During that time staff will be conducting analysis on STR impacts and will return with a recommendation to the Board of Supervisors.
- **Consideration of a Long-term Rental Grant Program:** The Board has chosen not to pursue a long-term rental grant program, similar to the Town's current program, for North Lake Tahoe. The Board has expressed interest in placing their capacity in areas that will produce long-term / permanent results, such as housing development and the Workforce Housing Preservation Program.
- **Workforce Housing Preservation Program:** Launched in July, 2021, the program has received 7 partial applications and one complete application, with the home currently in escrow. We are working with County staff to understand how a proposed TTWHA Down Payment Assistance Program can complement this program.

Town of Truckee

- The long-term rental grant program has provided access to 26 homes since its start in October 2020. The recent update to the program, increasing incentives and allowing more unit types, including bedrooms, has increased homeowner interest.
- Working on a Below-Market Rate housing program, which will allow the town to purchase, deed-restrict, and sell homes in addition to providing incentives to home owners and buyers to deed restrict their homes. The Town is currently working with a consultant to research / develop the program.

DEVELOPER CONNECTIONS AND HOUSING PROJECT UPDATES

Kings Beach Tiny Home Village

The new owner of a trailer park on Trout Avenue in Kings Beach reached out to explore a potential master leasing partnership with TTWHA. The parcel is currently home to a number of mobile homes and long-term residents. The property owners plan is to place ~15-20 tiny homes on the property and work with local employers to offer seasonal and/or long-term leases. Ted Owens and I walked the site on September 6 to gauge progress and potential member agency interest. Due to the current timeline and progress, we determined that the opportunity should be tracked but that there is not potential for a board ask currently. We will continue to engage with the property owner as they progress in their work.

ATTACHMENTS

2021-25 TTWHA Housing Work Plan
TTWHA New Member Onboarding Checklist
TTWHA Land Mapping Exercise Matrix – Final 8 Sites
TTWHA Opportunity Tracker