

Meeting Date: October 20, 2021  
Prepared By: Emily Vitas, Executive Director  
Agenda Item: Executive Director Report

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## **AGENCY OPERATIONS**

### **Part-time Housing Program Manager Position**

We are beginning the hiring process for a part-time Housing Program Manager. The manager will oversee the employee concierge program and will support the development and execution of other housing-related activities. We'd like to fill the role by early 2022.

## **TTWHA HOUSING PROGRAMS & PROJECT UPDATES**

### **Forest Service Site**

We continue to work with Forest Service staff on identifying the opportunity for workforce housing on this site. Auerbach Engineering is currently completing the Land Survey, materials will be ready for review at the November board meeting. Additionally, we are working with Forest Service staff to set a meeting with the Tahoe National Forest Forest Supervisor to discuss a formal agreement between our agencies, should the Board choose to move forward with this site.

### **Long-term Rental Pilot Program**

The Long-term Rental Pilot Program is included in the October 20 board packet for board consideration. If approved, the program will go in to effect November 1. The program is an evolution of our original Housing Match Program with Landing Locals (17 homes unlocked in 12 months), and proposes incentives including property management, tenant selection and vetting, and a lease guarantee by the Workforce Housing Agency.

### **Down Payment Assistance Program**

Based on feedback at the September 15 board meeting, staff is conducting further research around home purchase assistance programs and connecting with potential partnering entities.

### **Master Leasing Opportunity at Soaring Ranch Development**

Conversations continue with JMA Ventures on this opportunity.

## **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:**

Mike Sahlmen, Westface Partners  
Seana Doherty, Town of Truckee – Monthly Check-in  
Walter Auerbach, Auerbach Engineering – TTWHA Land Survey

#### **Events/Gatherings:**

MHC Community Meeting: Housing Funders Network  
Placer County: Housing Trust Fund Meeting  
Town of Truckee: Housing Program Advisory 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 quarterly council meeting will be held on Friday, October 22

### Placer County

- Supervisor Gustafson hosted a conversation with Dan Heldridge, the CEO of [Housing Trust Placer](#) to provide information on their efforts and the Housing Trust model. Housing Trust Placer was founded in 2020 to pursue financing and services to increase housing opportunities for lower income families. In addition to private donations and government funding pursuits, the Trust will receive a portion of Placer County's in-lieu fees to fund housing purchase and development. There is interest in this model among Eastern County businesses. I am meeting with Dan directly to further discuss financing models and partnership opportunities.
- The moratorium on Short-term Rentals was extended until March 2022 to allow for County staff to conduct research and analysis in to the impact of STRs on the North Lake Tahoe community.
- Workforce Housing Preservation Program: Launched in July, 2021, the program has received nine 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

- Staff have convened a small advisory group to develop the Below Market Rate Housing Program. The program will offer rental and for-sale options for the local workforce by creating a separate, deed-restricted inventory of homes that only income-qualified applicants can participate in. The BMR Program would give the Town a tool to purchase deed restrictions on market rate rental or for-sale homes to build the long-term inventory of deed-restricted housing in Truckee. I am participating on the advisory committee and will keep the board updated on progress.

## **DEVELOPER CONNECTIONS AND PROJECT UPDATES**

### **Hopkins Village**

There are currently 30 qualified buyers for the 40-unit development. Dan Fraiman, the developer, will be reaching out to them in the next month to start the letter of intent to purchase process. The first building (2 units) is close to completion and we are working with Mr. Fraiman to allow access to a unit for walk-throughs for our employees.

## **ATTACHMENTS**

2021-25 TTWHA Housing Work Plan

TTWHA Opportunity Tracker