

Meeting Date: November 17, 2021
Prepared By: Emily Vitas, Executive Director
Agenda Item: Executive Director Report

AGENCY OPERATIONS

Part-time Housing Program Manager Position

The job listing for the Housing Program Manager was distributed on November 9 and will remain open through the end of year.

Annual Board Retreat

We are working on an early-2022 board retreat. The goal of the retreat will be to develop a strategic plan 'lite' for the agency, engage our new member agencies, and create shared goals for future housing-related activities and agency growth. Potential dates will be shared with the board in November.

TTWHA HOUSING PROGRAMS & PROJECT UPDATES

Long-term Rental Pilot Program

The program is now live. We have two homeowner leads in the pipeline. Extensive advertising will begin in November, with print and digital advertising and a mailer to second home owners outside Town of Truckee limits.

Down Payment Assistance Program

A draft program will be presented to the board at the January meeting for potential approval. We are working with the Town of Truckee and Placer County to ensure we are creating a program that can be 'layered' on to other assistance programs in the region and are meeting with housing consultants to understand how to develop a successful program. Program considerations include Area Median Income caps, loan interest structure, and other program requirements. We have also discussed this potential program with member agency employees to understand what is most important to them when seeking home purchase assistance. Upon program approval, member agencies that are interested in participating will 'opt-in' to the program.

Master Leasing Opportunity at Soaring Ranch

Conversations continue on this opportunity. An update will be provided at the January meeting regarding continued pursuit.

Housing Opportunity on United States Forest Service Land

The Due Diligence Analysis has been completed on the site, and will be presented to the board at the November 17 meeting. The report is included as Item 5a of the board packet. Details of our most recent meeting with the Forest Service are included in Item 6a of the board packet.

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:

Dan Heldridge, Housing Trust Placer – Housing Project Financing Discussion

Eli Ilano, Jonathan Cook-Fisher, USFS Team members – USFS Tahoe National Forest – Project Check-in
Ellen Campfield Nelson, Agnew Beck – Board Retreat Facilitation Discussion

Gaylen Larson, TTUSD Board Trustee – Housing Update

Heidi Allstead, Martis Fund – Monthly Check-in

Kim Szczurek, TTUSD Board Trustee – Housing Update
Matt Warner, Rise Housing – Down Payment Assistance Program
Seana Doherty, Town of Truckee – Monthly Check-in
Walter Auerbach, Auerbach Engineering – TTWHA Land Survey

Events/Gatherings:

MHC Quarterly 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

- Completed the Regional Housing Implementation Plan, which includes a series of recommendations to support the region's housing needs. We will receive a report from MHC representatives on the plan at the November 17 meeting.

[Regional Housing Implementation Plan – Executive Summary](#)

[Regional Housing Implementation Plan – Draft Report](#)

Placer County

- On Thursday, November 16, the Board of Supervisors will be holding a hearing to adopt the Housing Related Code Amendments. These amendments seek to provide a better framework for future housing development in the County that takes into account population growth, economic factors, demographics, and community needs and wants. The primary objectives of the Housing Related Code Amendments are to:
 - o Increase the availability of a mix of housing types in the County for existing and future residents, students, and employees whose income cannot support the cost of housing in the County;
 - o Improve the County's overall employment growth by assisting County employers in reducing critical shortages of skilled workers in part driven by a lack of available housing;
 - o Reduce Vehicle Miles Travelled (VMT) per capita by shortening commute distances for those who commute within Placer County for education or work, or other metric for VMT as determined appropriate by the County under SB 743 legislation, and
 - o Bring County housing policies, ordinances, standards, and guidelines into conformance with recent changes in State law.

Information on the Amendments is located [here](#).

- Offering a series of homebuyer education webinars to help residents learn about opportunities for homeownership in Placer County. Webinars will include information on the County's Workforce Housing Preservation Program, First Time Homebuyer Assistance Program, and general information about the home buying process. This information will go out in the next TTWHA E-news and will be shared with member agency HR leads for distribution.

Town of Truckee

- 42 homes have enrolled in the Workforce Rental Grant Program as of 11/10/21
- Accessory Dwelling Unit loans and grants are now available through the Town. This information will be shared with employees in our next e-news. [Learn more here.](#)

- Affordable Housing:
 - o Truckee Artist Lofts: All 76 units have been leased
 - o Coldstream Commons: Approximately 50% are leased. Still accepting applications for 60% and below AMI, restricted units.
 - o Frishman Hollow II: Expected to open in next two months
- A special Town Council meeting will be held Monday, November 15 to vet proposed land use alternatives for the 2040 General Plan Update
- On December 14 the Council will review two housing items: a Housing Funding Prioritization Tool and the Draft Below Market Rate Housing Program Concept.

ATTACHMENTS

2021-25 TTWHA Housing Work Plan
TTWHA Opportunity Tracker