

Meeting Date: January 19, 2022
Prepared By: Emily Vitas, Executive Director
Agenda Item: 5b. Executive Director Report

AGENCY OPERATIONS

TTWHA Year in Review

Please see the 2021 Year in Review document included with this report for an overview of housing activities from the past year.

TTWHA Housing Program Manager

Jackelin McCoy joins TTWHA on January 17 as the new Housing Program Manager. Jackelin currently works in a part-time capacity with Nevada County as a Care Coordinator and also supports Truckee HR as a Human Resources Consultant. She will start in a part-time capacity, working 15-20 hours a week. She will manage existing housing programs and will help to develop additional programs, as identified by the Agency Work Plan and Board of Directors.

TTWHA HOUSING PROGRAMS & PROJECT UPDATES

Long-term Rental Pilot Program

We are seeing great interest in the program, with one employee placed, one pending, and five current listings. Because of the season and recent storms we aren't seeing as much interest in rentals and expect units to be filled more quickly as we progress towards spring. Additionally, we are working to refine the way in which we advertise to employees, as we feel we are not yet reaching all employees that are looking for housing.

Down Payment Assistance Program

A draft program outline and items for board discussion are included with this packet as Item 6b.

Master Leasing Opportunity at Soaring Ranch

Conversations continue on this opportunity.

United States Forest Service: White River, CO Project Presentation + Town of Truckee Meeting White River Presentation

Board members and staff participated in a presentation about the White River, CO Workforce Housing Project. The project is the first proposed project under the United States Forest Service's (USFS) Land-lease model. The Tahoe National Forest District is interested in working with local partners to pursue the same opportunity on the 25-acre parcel we have been conducting due diligence on. The presentation deck is attached to this report.

Next steps on this opportunity include meeting with the Town of Truckee to understand the process required to pursue a project on this parcel. Discussion has included a potential opportunity to pursue a transfer of development rights from the Canyon Springs project in Truckee. A re-zoning of the land would be required to pursue workforce housing development on the site.

Meeting with Town of Truckee

Forest Service and TTWHA staff met with Jen Callaway and Jenna Gatto, Planning Manager, to discuss the site. The discussion included a brainstorm around how to bring workforce housing to fruition on the site. Town staff are meeting internally to discuss the opportunity and will report back once they've had an opportunity to meet.

Tahoe Truckee Unified School District Development Opportunity

We are researching an opportunity to pursue workforce housing development on District-owned land under a Joint Occupancy Approach model. At the February 2 TTUSD board meeting I will present our findings from the TTWHA land mapping exercise and ask the District Board of Trustees to consider entering a period of analysis of district-owned sites.

Truckee Tahoe Airport District Workforce Housing Development Opportunity

Director Smith and I are working with local developer and real estate investor Mike Sahlman to consider a small 4-unit modular development on TTAD-owned land. Mr. Sahlman has provided cost estimates, a site plan, and modular unit examples to present to the TTAD Board of Directors.

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 – December + January

Meetings:

Art Chapman, Soaring Ranch – Master Leasing Opportunity
Carmen Ghysels, Todd Rivera, TTUSD – TTUSD Development Opportunity
Cris Hennessey, TTUSD Board of Trustees – TTUSD Development Opportunity
Emily Setzer, Placer County - TTUSD Development Opportunity
Heidi Allstead, Martis Fund – Monthly Check-in
Karen Fink, TRPA – TTUSD Development Opportunity
Kristin York, Gina Jones, Jessica Carr, Sierra Business Council – Down Payment Assistance Program
Matt Hanson & Lauren Kilbourne, Tahoe Truckee Homes – Long-term Rental Pilot Program
Seana Doherty, Town of Truckee – Monthly Check-in
Shawna Purvines, Placer County – Housing Check-in
Stacy Caldwell, Tahoe Truckee Community Foundation – Housing Check-in
Town of Truckee staff, USFS staff, TTWHA staff – USFS Site Considerations

Presentations/Events:

USFS White River Project Presentation

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.

Nevada County

- Acting as a co-applicant with The Pacific Companies and Regional Housing Authority on the Sierra Crest Commons development for No Place Like Home funds at the end of January 2022 for 10 supportive housing units reserved in the development for our local Behavioral Health population. Total Possible funding is \$2M. A resolution will likely be brought to the Board of Supervisors before year-end to consider support and authorization of the application.

Placer County

- Increased funding assistance for Workforce Housing Preservation Program to 16%, up to \$150k, of purchase price, so homebuyer contributes 4% down.

- A short-term rental update was provided to the Board of Supervisors at the December 14th meeting. The Board supported a cap on STR Permits and a minimum # nights rented/year requirement. They did not support a waiting period or maximum # nights rented/year requirement, and did not support geographical spacing. The need for increased penalties and enforcement was expressed.
- The Hopkins Village 60-day purchase process has closed. Ten units are currently under contract. We are happy to report that the first confirmed buyer is an employee of the hospital that TTWHA has been working with over the last year. The County continues to accept applications.
- The proposed adoption of the County's Housing Related Code Amendments item was rescheduled to March, 2022.
- The Dollar Creek Crossing project has entered environmental review.

Town of Truckee

- At the January 11 Council Meeting, staff presented information and requests related to the prioritization of housing funds and introduced a proposed evaluation tool for future projects.
 - o Housing fund prioritization recommendations for the next five years included:
 - 45% of funding towards supporting households serving 80% AMI and below (affordable, tax-credit rental projects)
 - 55% supporting households between 80-195% AMI (Workforce Rental Grant Program, ADU program, Below Market-rate Housing Program)
 - 5% towards supporting housing above 195% AMI (Below Market-rate Housing Program)
 - o The proposed housing request evaluation tool considers the following criteria when making decisions about funding requests:
 - Area 1: Housing Needs / Housing Types (Meets council priorities, serves underserved populations, implements housing element goals, meets RHNA numbers)
 - Area 2: Developer Experience (experience, readiness, management company experience)
 - Area 3: Location (close to amenities and services, meets 2040 General Plan Land Use Planning Goals, on-site amenities)
 - Area 4: Sustainable Building (sustainable building methods, recycling/on-site composting, all electric, bike share / storage)
 - Area 5: Other (innovation, partnerships, community support)

ATTACHMENTS

2021 TTWHA Year in Review
 USFS White River, CO Presentation Deck
 2021-25 TTWHA Housing Work Plan
 TTWHA Opportunity Tracker



2021 YEAR IN REVIEW

PROJECTS / PROGRAMS / EFFORTS UNDERWAY

- Employee Housing Concierge**
July 2020 - Present
86 employees supported in their housing pursuits
- Housing Match Program**
July 2020 - October 2021
18 employees placed
- Long-term Rental Pilot Program**
November 2021 - Present
1 employee placed / 4 homes currently listed
- Pathway to Ownership**
Down Payment Assistance Program Developed
To be launched in 2022
- Workforce Housing Development**
Pursuing two development opportunities
- Master Leasing**
Pursuing two master leasing opportunities
- Regional Housing Partnerships**
Participation in Mountain Housing Council
Partnerships cultivated with Town of Truckee, Placer County, Martis Fund, and regional housing partners

BY THE NUMBERS: TARGETS / SUCCESSES

ANNUAL TARGETS	% Served	# Served
2021	1%	23
2022	1.5%	35
2023	2.5%	58
2024	5%	115
2025	10%	230

PROGRAMS	TFHD	TTUSD	TDPUD	TTAD	Nev Co	Plac Co	Town
Employee Housing Concierge	54	26	2	4			
Housing Match Program (7/20 - 10/21)	12	5	1				
Long-term Rental Program (11/21 - Pres)	1						
Housing Purchase	1			1			
Hopkins Village Qualified Buyers	1	3				1	

* Employee program tracking 7/1/20 - Present

**Nevada County, Placer County, and Town of Truckee joined October 20, 2021

Truckee Tahoe Workforce Housing Agency provides housing support for the employees of our member agencies:

Nevada County • Placer County • Tahoe Forest Hospital District
Tahoe Truckee Unified School District • Truckee Donner Public Utility District
Truckee Tahoe Airport District • Town of Truckee

TRUCKEE TAHOE

Workforce Housing Agency

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