

Meeting Date: February 16, 2022
Prepared By: Emily Vitas, Executive Director
Agenda Item: 5c. Executive Director Report

AGENCY OPERATIONS

2022-23 Budget Preparation

We have received employee counts from all member agencies, and will use the following when preparing the 2022-23 agency budget:

Nevada County	46
Placer County	155
Tahoe Forest Hospital District	1301
Tahoe Truckee Unified School District	581
Truckee Donner Public Utility District	82
Truckee Tahoe Airport District	30
Town of Truckee	126

A draft budget will be presented to the board at the April 20, 2022 board meeting for feedback and discussion.

TTWHA HOUSING PROGRAMS & PROJECT UPDATES

Long-term Rental Pilot Program (November 2021 – June 2022)

Employee placements: 2
Homes Currently Listed: 3

We are seeing a disconnect between employee demand and housing supply. While we have a wealth of interest coming in from homeowners, we have a small pipeline of employee currently looking for rental housing. This is a result of both the season/time of year and the location of most homes (Eastern Placer County).

We knew when launching this pilot program that 1) launching in November, heading in to winter, would lead to less matches in the first few months and 2) we would need to solve for issues like the one we're currently seeing related to supply and demand. We are working to solve this issue by:

- Increased communications to member agency employees
- Connecting with other public agencies regarding a proposed expansion of the program to serve more regional employees (for example, can we 'hand-off' the units that are not a fit for our employees to ensure units stay within the 'local' market).

Down Payment Assistance Program

A program outline and draft program guidelines are included with this packet as Item 6b.

United States Forest Service Land

The Town of Truckee has included the USFS Truckee site in their general plan update. The site will be included in traffic studies, etc that are being performed as components of the plan update.

We are meeting with Nevada County Transportation Commission representatives to discuss the site's location in a B1 flight zone.

Tahoe Truckee Unified School District Land Analysis and Development Consideration

I presented to the TTUSD Board of Trustees on February 2. The presentation included a TTWHA annual update and an overview of the TTWHA Land Mapping Exercise that led to discussions around potential development of workforce housing on school district-owned land. The request being made to the board asked that the board consider entering in to a period of analysis to better understand if there are district-owned parcels that will not be used for school facility development and can be considered for workforce housing development. The board asked for additional details and clarification on the process, to be presented at the February 16th Board of Trustees meeting. The report we will present at the February 16th meeting is included here as an attachment.

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:

Blair Wallace, Developer – Truckee Mousehole Development
Dan Fraiman, Dan Fraiman Construction – Hopkins Village Tour
Deirdre Walsh, Vail / Northstar – General Housing
Emily Setzer, Placer County - Monthly Check-in
Hardy Bullock, Nevada County Supervisor – United States Forest Service Land
Heidi Allstead, Martis Fund - Monthly Check-in
Laura Brown, Excellence in Education – Housing Partnership Opportunities
Shawna Purvines, Placer County – Housing Check-in

Presentations/Events:

Presentation: TTUSD Board of Trustees: 2021 Update + TTWHA Land Mapping Analysis
Mountain Housing Council Quarterly Meeting

REGIONAL HOUSING PARTNER UPDATES

Mountain Housing Council

Mountain Housing Council held a quarterly council meeting on January 28. The council is halfway through it's second 3-year cycle. In its final 18 months, it will focus on creating the framework to implement the recommendations that came from the Regional Housing Implementation Plan, which was presented to the board at the January 19 board meeting.

The Mountain Housing Council's Year 2, 6-month progress report is included here as an attachment.

REGIONAL PROJECT UPDATES

Hopkins Village

Ted Owens, Jackelin, and I toured the Hopkins Village development on January 25 with the developer Dan Fraiman. The units are of high quality, nice size, and in a great location (access to open space, nice light, etc). Three buildings are up (6 units), with two of the buildings nearing completion.

Due to cost of construction materials and a rising market, units will now start at \$594,825. An updated info sheet, provided by the developer, is included as an attachment to this report.

Mr. Fraiman informed us that the for-purchase units can be purchased by local agencies and employers, as long as the tenant meets the housing requirements (locally employed, 180% AMI cap).

ATTACHMENTS

[Mountain Housing Council Year 2, 6 month Update \(LINK\)](#)

TTUSD Land Analysis Memo

Hopkins Village Info Sheet

2021-25 TTWHA Housing Work Plan

TTWHA Opportunity Tracker