

Meeting Date: April 20, 2022  
Prepared By: Emily Vitas, Executive Director  
Agenda Item: 5c. Executive Director Report

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## **TTWHA HOUSING PROGRAM & PROJECT UPDATES**

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

Employee placements: 3  
Homes currently listed: 1  
Homes ‘closed’ without a match: 4  
Funds utilized as of April 1: \$20,185 of \$75,000

We continue to see a disconnect between employee demand and housing supply. Our pipeline of employees looking for rental housing at any given time is too small (currently) to easily match with the units we’re bringing online. This is a result of both the time of year and the location of most homes (Eastern Placer County).

Placer County is considering a Lease to Locals program that could be live as soon as June 1. If this program is implemented, we will need to re-think our program model.

### **Down Payment Assistance Program**

An updated draft program outline for board discussion is included with this packet as Item 6b.

### **Housing Development and Land Analysis**

#### United States Forest Service Land

Director Smith and I met with Mike Woodman, Executive Director of the Nevada County Transportation Commission, and Kena Sannar, Transportation Planner, to discuss the location of the Forest Service site in the airport’s B1 flight zone. Mr. Woodman and Ms. Sannar made clear during this meeting that the site’s location would be a major hindrance to development. We will continue to work with the Town on this opportunity, to understand if there is continued interest given concerns related to its location.

One April 1 I met with Jonathan Cook-Fisher, USFS District Ranger, and Jason Hansford with Alterra Mountain Corp, to discuss the USFS’s Hobarts Mill site. The site, located in unincorporated Nevada County, is comprised of hundreds of undeveloped acres roughly seven minutes from Truckee. The main constraint to development on the site is the lack of sewer or septic. Mr. Cook-Fisher is working on gathering site information to share with Nevada County to better understand development options.

#### Tahoe Truckee Unified School District Parcel Identification Ad-hoc Committee

At the February 16 TTUSD Board of Education meeting, the board approved their participation in a 6-month ad-hoc committee to identify parcels available for workforce housing development. The 10-person committee, comprised of TTUSD staff and board members, TTWHA staff, and TTUSD counsel, will meet monthly through August to identify TTUSD-owned parcels for possible workforce housing development. TTWHA staff will provide support through conducting research in to development and funding models being utilized by other school districts pursuing housing development.

## **COMMUNITY ENGAGEMENT**

*The following list includes those that I have met, and community meetings I’ve attended, since our February 2022 board meeting. Please let me know if you’d like further information on any of these connections.*

**Community Meetings and Presentations – December + January**

**Meetings:**

Al Adams – Down Payment Assistance  
Alison Lehman and Carissa Binkley – Housing Introduction and Update  
Crystal Betts, TFHD – Down Payment Assistance  
Emily Setzer and Shawna Purvines, Placer County – Placer County Property Acquisition  
Gaylen Larson, TTUSD – Housing Update  
Gina Jones, Sierra Business Council – Down Payment Assistance  
Jonathan Cook-Fisher, USFS and Jason Hansford, Alterra – USFS Site Development  
Kelly Woo, TTAD – Down Payment Assistance  
Kerrie Racicot, Tahoe Truckee Vacation Properties – Partnership Discussion  
Kim Szczurek, TTUSD – Down Payment Assistance  
Louis Ward, TFHD – TTWHA Introduction  
Mike Woodman, Nevada County Transportation Commission – USFS Site Discussion  
Patrick Taylor, Alpine Corporation – North Lake Tahoe Development Opportunities  
Shellan Rodriguez, SMR Development – Housing Partnership Opportunities  
Stacy Caldwell, TTCF – Housing Update  
TTUSD Ad-hoc: Parcel Identification

Member Agency HR Introduction Meetings: Nevada County, TFHD, TTUSD, TDPUD, Town of Truckee

**Presentations/Events:**

Presentation: TTUSD Board of Trustees: Ad-Hoc Committee Presentation and Request  
Interview Panel: Town of Truckee Housing Manager  
Participant: Town of Truckee Below Market Rate Advisory Committee  
Participant: Nevada County Housing Roundtable  
Presentation: Truckee-North Tahoe Transportation Management Agency  
Participant: TRPA Tahoe Living Working Group  
Participant: Housing Advocate Mini-Summit

**ATTACHMENTS**

None