

Report Date: January 18, 2023
 Prepared By: Emily Vitas, Executive Director
 Agenda Item: 5b. Executive Director Report

AGENCY OPERATIONS

Draft 2023-24 Agency Budget

We are receiving employees counts from member agency HR leads through January 20 for the 2023-24 agency budget. The draft budget will be presented at the February 2 board meeting.

TTWHA HOUSING PROGRAM AND PROJECT UPDATES

TTWHA Programs: 01/10/2023								
	TFHD	TTUSD	TDPUD	TTAD	ToT	PLCR	NEV	GEN.
Concierge								
	104	40	7	5	7	5	4	18
LTR Program Current (May 2022 - Present)								
Placements	14	7	2					2
Pipeline (Renter Profiles)	10	4	1	1	3	1	3	
Home Purchase Navigation								
General Purchase				1				
Hopkins Purchase	2	1						
Hopkins Qualified Buyers	4	3				1		
Landed Pipeline	9	23	3	1	2	2	2	
Lender Partner Pipeline	5	1	1	1				
Lender Partner Purchase	1							

Unlocking Existing Housing

Long-term Rental Program – [our home listings page can be viewed here.](#)

Rental home openings have slowed during the winter season, which is typical for December – March. We continue to see roughly one homeowner inquiry per-week and are seeing an increase in temporary housing availability.

Total Placements, All-time: 23

Total Placements, 2022-23: 10

2022-23 Program Budget

Approved budget:	\$33,000
Advertising expense:	\$2,500
Homeowner incentives to date:	\$17,421
Tenant background checks:	\$342
Remaining budget:	\$12,737

Home Purchase Navigation

Home Purchase Navigation Webpage

[The Home Purchase Navigation page](#) is now live. We are using this page as a resource and entry point for employees and workforce interested in pursuing home purchase. The webpage leads interested parties to TTWHA staff who provide information on regional home purchase assistance programs and detail next steps in helping interested parties understand their buying power. Our relationships with local realtors and lenders allow us to provide a warm hand-off to trusted partners who work with employees in an educational nature.

Through this process and our partnership with Guild Mortgage we have been helped one employee purchase homes since August.

Tahoe Forest Home Purchase Assistance Program

On January 9 we launched the hospital's Home Purchase Assistance Program. In May 2022 the Hospital board approved a loan program that provides up to three loans per year at \$300,000 per loan, to be used for upper management recruitment purposes. TTWHA will administer the program, including loan filing, processing, and servicing throughout the life of the loan. We are in the process of distributing the first loan.

This program marks our first revenue stream outside of additional member agency fees. The structure has now been created to easily replicate this program for others who may be interested.

Hobarts Mill Development Opportunity

TTWHA has engaged with Nevada County, the United States Forest Service (USFS), the Mountain Housing Council, and regional developers to understand the development opportunity at the USFS Hobarts Mill site. We are meeting monthly with Nevada County and USFS to move this work forward.

USFS owns a large swath of land off HWY 89N, currently known as the Hobart Work Center. Through ongoing meetings with County and USFS staff, and conversations with a local homeowner who leads modular development throughout the Country, we are working on understanding the site's capacity, the housing product and who it needs to serve, and the phased approach to potential development.

This opportunity would be through the land leasing model that TTWHA was pursuing on the 25-acre USFS parcel in Truckee by the District Station. It is currently understood that, if development were possible, Nevada County would hold the land lease with the USFS and TTWHA would act as a facilitator and partner in bringing the project to fruition.

TTUSD Kingswood Parcel Opportunity

I was given the opportunity to present to the TTUSD Board of Trustees on November 2 and 16. These presentations included an annual agency and strategic plan update and educated the board on the final sites identified through our strategic planning process for potential workforce housing development. At the November 16 meeting the TTUSD board took action to allow their 10-acre Kingswood parcel to be included as an opportunity site for further analysis. As a part of the strategic plan execution, this site and the others identified through previous land mapping exercises and the strategic planning process will be incorporated into the next phase of analysis and pursuit in 2023.

MEMBER AND COMMUNITY OUTREACH

Nevada County Board of Supervisors 2023 Priority Setting Workshop

I will be presenting to the Nevada County Board of Supervisors on January 27 during their housing workshop. My focus will be on middle income workforce education, TTWHA programs and strategic plan, and Western County considerations to serve the middle-income workforce.

Regional Housing Partner Roundtable

We are working with Placer County, NLTRA, and Tahoe Truckee Community Foundation / Mountain Housing Council to convene the region's housing partners for discussion around our collaborative approach to housing. With the creation of a 501c3 housing fund and the Housing Hub it is crucial that our partners have a seat at the table and the opportunity to provide feedback and direction as we found these two new capacities for the Truckee-Tahoe region. The board will be alerted once a day/time has been selected for this important convening.

ATTACHMENTS

None