



**TRUCKEE TAHOE AIRPORT DISTRICT  
BOARD OF DIRECTOR STAFF REPORT**

**AGENDA TITLE: Board and Staff Committee Assignments and Ad Hoc Committee Updates**

**MEETING DATE: March 22, 2023**

**PREPARED BY: Robb Etnyre, General Manager**

**1. Truckee Tahoe Workforce Housing Joint Powers Authority (TTWHA) Update – Lauren Tapia.**



<https://ttipa.org/>

The Board approved of the 2023-24 Agency Budget. How the Agency assess their Member Agency fees have been restructured. The revision now requires member agencies to contribute a \$15,000 operational fee each year (roughly 25% of the budget, or the component of the budget outside of staff and consultant fees). The Budget beyond the operational fee will continue to be calculated based on annual employee counts. Assigning a component of the budget to all seven (7) member agencies equally recognizes the agency’s shift to a more significant, all-serving solutions. July of 2023, the Airport District will now be invoiced \$19,345 (\$4,345 Employee Count Fee + \$15,000 Operations Fee) an increase of \$13,596. An Ad Hoc Committee for the 501c3 Formation was created, Mr. Harry Weis (TFHD), Mr. Stephen Poncelet (TDPUD), and Ms. Stephanie Holloway (Placer County) were approved as Ad Hoc Committee Members.

The Board also approved a revised TTWHA Home Rental Program, which now offers a two-tiered placement process. The TTWHA Home Rental Program unlocks existing homes in the Truckee-Tahoe region for lease to Member Agency Employees. TTWHA targets homes that are not able to qualify for the regions’ Lease to Locals programs, increasing the number of units available for rent to the local workforce. The program was launched in late 2020, and has unlocked 24 homes and are averaging one – two placements per month. The two-tiered placement process is as follows:

*Tier 1: TTWHA Member Agency Employees (made available for up to 3 weeks)*

For Homeowners:

- Free Tenant Vetting and Placement
- Free home listing on TTWHA Website/e-news, and housing specific sites
- Selection of one of the following:
  - Free property Management for the first year
  - An equivalent financial incentive

*Tier 2: General Workforce (available on week 4)*

For Homeowners:

- Free tenant vetting and placement. Applicants pay the application fee of \$38/application.
- Free Home listing on TTWHA website/e-news, and housing specific sites.

This update to the existing program will allow for greater placement potential, ensuring homes are filled with members of the local workforce. It also meets Target 5 of the TTWHA 2023-27 Strategic Plan.

As part of the Strategic Plan (Target 4), the Agency is building the model to pursue acquisition of existing housing throughout Truckee-Tahoe. In January 2023, we began the pursuit of an 8-unit complex in Truckee that could be secured and preserved for workforce housing. After a series of offers and counteroffers, we were not able to come to an agreement with the sellers. We continue to engage in conversations with the sellers as they explore other options. During this time, we have built the process to pursue these opportunities more quickly and efficiently and look forward to our first acquisition in 2023.

## 6 Targets in 5 Years

The TTWHA five-year Strategic Plan will track to the six key targets outlined below.

1. Create		<b>\$10 million</b> Create \$10 million in new funding to accelerate workforce housing solutions.
2. Facilitate		<b>75 units</b> Facilitate development of at least 75 workforce housing units on publicly-owned land.
3. Incentivize		<b>50 units</b> Incentivize the development and/or acquisition of workforce housing on privately-owned land.
4. Acquire		<b>24 units</b> Acquire 24 existing housing units and preserve for long-term workforce housing.
5. Expand		<b>1,000 employees</b> Expand housing programs to serve 200 employees per year, including member employees and other public agencies employees.
6. Increase		<b>Increase state funding for workforce housing</b> Participate in state advocacy efforts to increase funding for middle-income workforce housing needs.

### **3. Climate Transformation Alliance (CTA)** - Director Rohlf & Robb Etnyre – TTAD Representatives



<https://www.sierrabusiness.org/archives/climate-transformation-alliance/>

Next Quarterly meeting April 14, 2023, at the Truckee Tahoe Airport District conference rooms.

The following topics will be covered:

- Adaptation Planning Grant
  - o Nevada County will be the lead applicant, with support from CTA, for the Adaptation Planning Grant Program (APGP), which will develop a climate collaborative in Western Nevada County, further the programmatic work of the pre-existing climate collaborative in Eastern Nevada County and provide the County with the initial planning documents to develop a Climate Action Plan.
- Truckee Tahoe Building Decarbonization Program Update
- Climate Transformation Accelerator
  - o Project Status Updates

The founding partners of CTA have entered the second phase of work, while working with Nevada County to apply for the Adaptation Planning Grant to fund this work.

CTA MOU Phase II & Scope of Work (Attached)

Vision Statement

The Truckee North Lake Tahoe region will be net carbon neutral by 2045, through a combination of GHG emissions reduction and sinking or storing carbon in natural lands. Carbon neutrality improves the environment, creates new opportunities for innovation and business creation, increases public safety, improves public health, and addresses our commitment to stewarding the region for the benefit of future generations.

### **4. ACT Attendance by Board of Directors**

This is a standing agenda item to discuss Board interest and coordination in attending the next Airport Community Team Meetings. Meetings are every 2<sup>nd</sup> Wednesday of every month from 6:00 PM to 7:30 PM. The next ACT meetings is as follows:

April 12, 2023 – 1800-1900: Winter Weather Impact on TTAD Facilities

Board Attendance: To be decided.

### **ATTACHMENTS:**

- TTWHA 2023-24 Agency Budget
- TTWHA Home Rental Program – Revised
- CTA Phase II MOU & Scope of Work