

Housing Our Workforce



TRUCKEE TAHOE
Workforce Housing Agency

Our Mission is to Facilitate Workforce Housing Solutions in the Truckee Tahoe Region

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



TTAD Home Purchase Assistance Program

Presentation Overview

TTAD Employee Stats

Program Overview

Program Terms

Program Timeline

“TTWHA played a pivotal role in helping me find permanent housing here in Truckee and I could not be happier!”



TTAD Employee Stats: Summer 2022

- 40% Rent / 60% Own
- Down payment assistance was the #1 employee request, homebuyer education and financial counseling was #2
- Preferred housing product: Single family or manufactured/mobile home: 3 bedroom, in Truckee or greater Nevada County
- Interest in deed restricted home: 71% yes/need more info
- Average price respondents are willing/able to pay: \$572,000
Median price respondents are willing/able to pay: \$500,000
- Majority of employees currently renting fall within the 51-80% AMI and 120 -150% range (meaning they are eligible for all regional assistance programs)

TTWHA Home Purchase Assistance Program

- Employer-funded Down Payment Assistance
- Administered / serviced by TTWHA
- Simple interest, deferred payment, second priority loans
- Each program can have its own specific terms
- Other regional programs, such as THAP and WHPP can be utilized in conjunction with this loan product
- Launched first program (Tahoe Forest Hospital) February 2023

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Home Purchase Assistance Program

What Does 'Employer Funded' Entail?

What Does Employer as Funder Look Like?

- Employer is on deed, alerted of changes in ownership / primary loan
- Employer is repaid upon sale of home
- Average loan term: 5-7 years*
- Loan repayments can go towards additional loans or returned to employer

Home Purchase Assistance Program

Borrower Repayment Terms

- Deferred payment loans (no payments required during life of loan)
- Loan must be repaid upon:
 - Sale of home
 - Loan default
 - Loan payoff
 - Employee no longer occupies as current residence
 - Employee leaves employment*



Home Purchase Assistance Program

Loan Repayment Upon Cessation of Employment

- Borrower must repay loan within 2 years of final day of employment (see Program Guidelines Item 6.4.2)
- TTWHA and Member Agency will:
 - Monitor employment
 - Require signed statement committing to repayment terms
 - Implement protocol for borrower communication upon cessation of employment
- Borrower will be notified that they can repay the loan by:
 - Selling the home
 - Refinancing, if there is sufficient equity
 - Utilizing personal funds / gift of funds



Home Purchase Assistance Program Terms

TERM	RECOMMENDATION
Borrower Eligibility: Employment	Completed 180 days of employment In good standing per HR Full-time permanent, 40 hours/week
Borrower Eligibility: Loan	Credit score minimum of 670 No min/max income requirements Buying within the TTAD Boundaries*
Home Eligibility	All homes, except manufactured homes not on permanent foundations
Maximum Home Purchase Price <i>Median home price in Truckee: \$1.3M</i>	\$1.5M <i>What an employee making ~245% AMI can 'comfortably' afford. Reference: MHC Affordability Gap</i>
Loan Amount	16% of home purchase price, up to \$100,000
Loan Interest Rate	3%

Home Purchase Assistance Program Terms

TERM	RECOMMENDATION
Loan Distribution	<ul style="list-style-type: none">- First-come First-serve, with pre-approval option that is valid for 90 days- Borrower must have been pre-approved by their primary lender before applying for funds
Borrower Investment	4%
Borrower Assets	Borrower cannot have 1.5 times the requested loan amount in non-retirement assets
Repayment	<ol style="list-style-type: none">1. Sale of the residence;2. The employee no longer occupies the residence as their primary residence;3. Default of any terms of the loan or deed of trust securing the loan;4. Payment in full of the primary loan (including but not limited to a refinance of the primary loan if the refinance includes any “cash out” component);5. Cessation of employment: the loan shall become due two years from the date of cessation of employment.

Home Purchase Assistance Program Terms

TERM	RECOMMENDATION
Home Occupancy	Borrower must occupy the residence as their primary home for the life of the loan - TTWHA will verify annually
Loan Security	The assistance loan will be subordinate only to the primary loan, unless the TTAD loan review committee allows a third position for 'loan layering'
Loan Payments	Payments are not required for the life of the loan, though the borrower will be educated on interest accrual and encouraged to pay interest in an annual basis.
Loan Length	Why the 30-year?

Home Purchase Assistance Program

Program Process / Roles

TTWHA	<ul style="list-style-type: none">● Program Administration● Loan Processing● Loan Servicing
TTAD	<ul style="list-style-type: none">● Employee Communications● Application Review and Approval (decision made by committee)● Loan Distribution● Loan Beneficiary● Employment Verification and Monitoring

Home Purchase Assistance Program

Program Timeline

- January 24: Board Consideration
- January 25 - February 2: Finalization of Program / Partnership Documents
- February 12: Program Announced - Program Presentation to Staff

Tahoe Forest Home Purchase Assistance Program

Program Launch: February 2023

Annual Funding Commitment: \$900,000

Loans completed: 6 = \$1,055,116 (2022-23: 2 / 2023-24: 4)

Locals Served: 19 (7 employees + families)

Borrower Qualifications: Employed 180+ days, full-time, in good standing

Employees Served: Physicians, Administrative, Technicians, Specialists

Martis Fund Down Payment Assistance Program

Program Launch: 2016

Annual Funding Commitment: Varies, dependent on need

Loans completed: 54 = \$3,000,000+ (zero defaults)

Loans paid off: 11 (averaging 5-7 year pay-off)

Borrower Qualifications: 180% AMI, full-time employed in Truckee-Tahoe

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Thank You

