

Housing Our Workforce

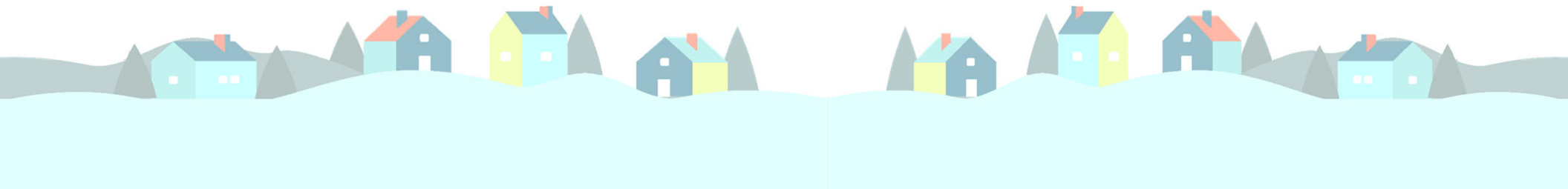


TRUCKEE TAHOE
Workforce Housing Agency

Thank You to Our 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

Established - March 2020



Truckee Tahoe Workforce Housing Agency

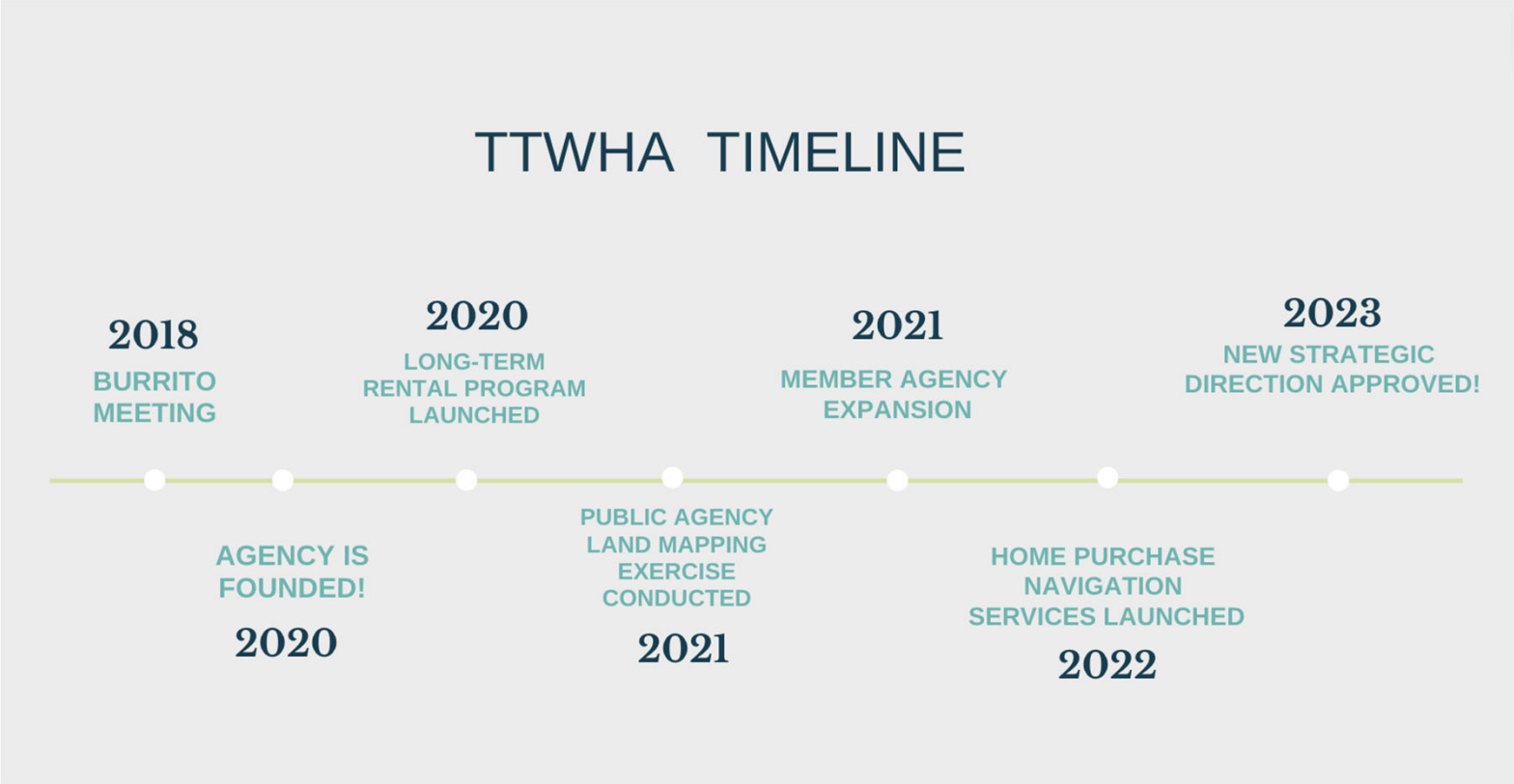
We Facilitate Workforce Housing Solutions for the Truckee-Tahoe Workforce.

Founded in 2020 to provide housing access and affordability to the 2,300 employees of our seven member agencies

Expanding in 2023 to serve the housing needs of our greater Truckee-Tahoe Workforce



TTWHA History & Timeline



Board and Staff

Board of Directors

Lauren Tapia, Board Chair – Human Resource Manager, *Truckee Tahoe Airport District*

Stephanie Holloway, Vice Chair – Deputy CEO, *Placer County*

Harry Weis, Treasurer – President and CEO, *Tahoe Forest Hospital District*

Alison Lehman – CEO, *Nevada County*

Brian Wright – General Manager, *Truckee Donner PUD*

Kerstin Kramer – Superintendent, *Tahoe Truckee Unified School District*

Jen Callaway – Town Manager, *Town of Truckee*

Staff

Heidi Volkhardt Allstead, Executive Director

Jackelin McCoy, Program Manager



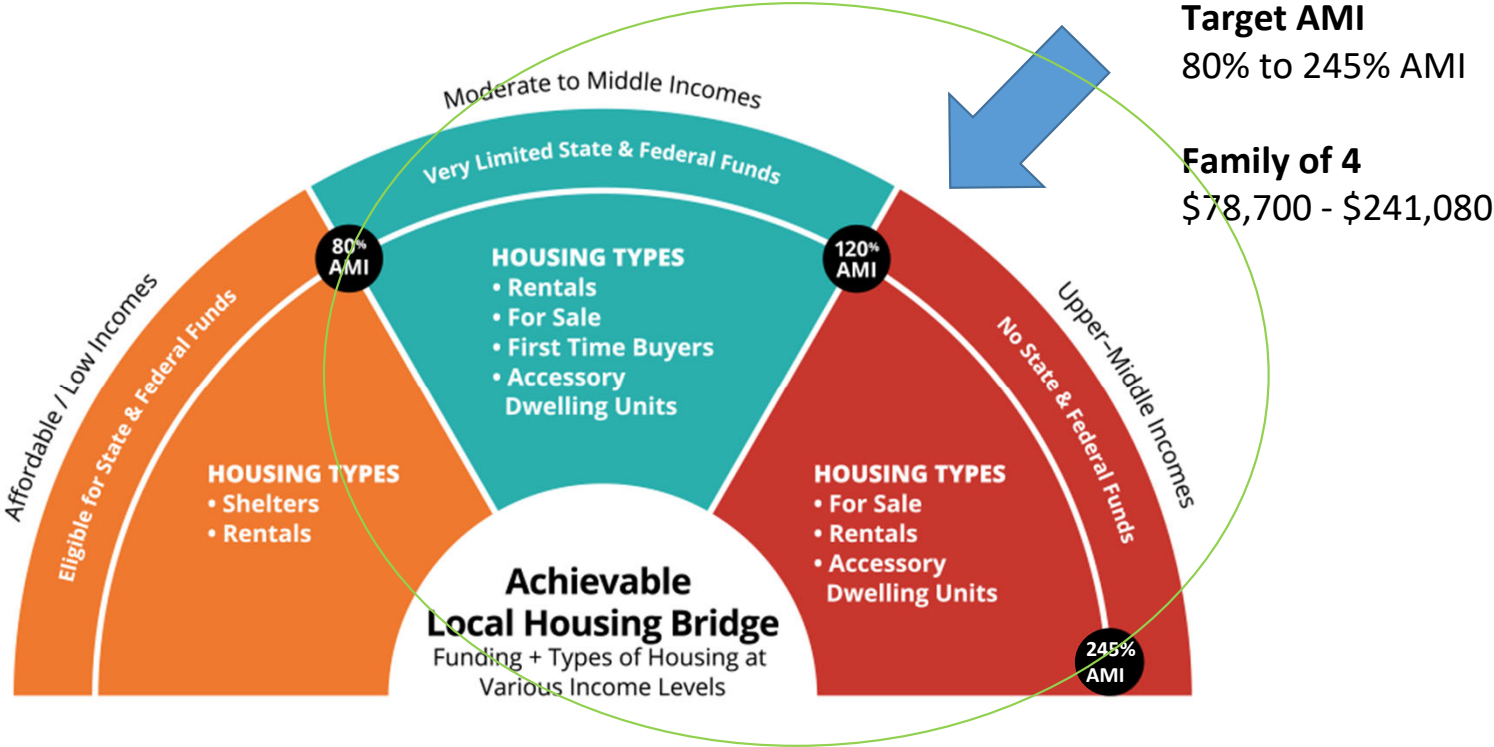
Funding Model

2023-24 Member Contributions	
Tahoe Forest Hospital District	\$194,107
Tahoe Truckee Unified School District	\$98,527
Placer County	\$36,022
Town of Truckee	\$34,621
Truckee Donner Public Utility District	\$25,651
Nevada County	\$21,727
Truckee Tahoe Airport District	\$19,345
Total 2023-24 Member Contributions	\$430,000

Member Agency Fee Calculation

- **January:** Employee count provided to TTWHA
- **February:** Annual Membership Fee calculations complete
 - Operating Expenses: 25% of annual budget (Current \$15,000)
 - Housing Programs related to Opt-In Programs/Projects: 75% using FTE counts
- **June:** Member agency membership fee invoiced

Who We Serve

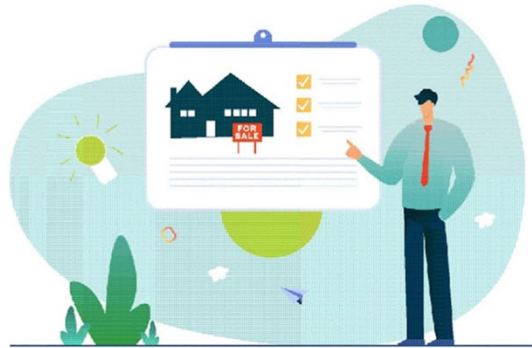


How We Serve

TTWHA helps you navigate housing in Truckee-Tahoe.



**General
Housing Support**



**Home Purchase
Education + Assistance**



**Access to
Rental Homes**

ILLUSTRATIONS DESIGNED BY FREEPIK



**TRUCKEE TAHOE
Workforce Housing Agency**

■ ■ ■ **Need housing help?**

Reach out to TTWHA today: info@ttjpa.org
530-582-6593 | www.ttjpa.org

Access to Rental Homes

TTWHA's Home Lease Program

- *We secure rentals (short- and long-term) for employees throughout the region*
- *Tiered system: public agency employees, general workforce*
- *Incentives for homeowners*
 - *Financial incentives to homeowners that help increase rental affordability*
 - *Free property management services*
 - *Free tenant vetting and home listing on our website*
- *Can be layered with the Lease to Locals Program*
- *Funded by TTWHA's Member Contributions*

North Tahoe-Truckee Lease to Locals Programs

- *Connecting locals with second home-owners to unlock rental opportunities*
- *Funded by Truckee and Placer County*
- *Financial incentives to homeowners*



placemate

Landing Locals is now Placemate



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Workforce Housing Agency

Access to Home Purchase



TTWHA's Home Purchase Navigation

- *Home Purchase Education through group workshops and 1:1 consultations*
- *Provide deep understanding of our regional down payment assistance programs*
- *Guidance through the initial first steps in purchasing a home*
- *Connecting employees to local lenders who serve the local community*
- *Directing employees to the current resources and to local program administrators*
- *Lowering the barriers and fears that may come with this daunting process*



Regional Home Purchase Programs

Martis Fund Down Payment Assistance

Down Payment Assistance Type: Loan

Amount: \$75,000

Payment Deferred - Loan due and payable at time of sale or after 30 years. 3% fixed rate compounded annually, or profit share split of home's appreciation at time of sale.

The buyer's household income may not be more than 180% of the Placer County median income; this equates to roughly \$183,960 for a family of four.

Must have 3% of own funds to contribute – can be gift funds.

Home must be in TTUSD geographical boundary.

Must work in Placer County east of Donner Summit or within Truckee town limits

Cannot have owned a home in the last 12 months

Placer County Workforce Housing Preservation Program

Down Payment Assistance Type: Grant (repayment is not required)

Amount: 16% of the home purchase price and/or up to \$150,000

Homebuyers must have a minimum of 4% of the sale price available as a down payment.

Deed Restricted – If the house is sold in the future, it must be sold to a household that has at least one household member who meets the local worker criteria which may impact future sales price

One borrower must be employed full time within the TTUSD geographical boundary. No income restrictions.

Can be combined with the Martis Fund.

The house must be in unincorporated eastern Placer County.

Homeowner may rent house to a household that has at least one household member who meets the local worker criteria.

Truckee Home Access Program

Down Payment Assistance Type: Grant (repayment is not required)

Amount: 16% of the home purchase price and/or up to \$150,000

No Minimum Buyer Contribution

Deed Restricted – Must sell to another individual who qualifies for the program

Payment can be used for down payment assistance, renovations, or other expenses.

One borrower must be employed full time within the TTUSD geographical boundary

Annual gross household income, including the income of all household members 18 years of age and older, must not exceed 245% AMI for existing homes; this equates to roughly \$241,080 for a family of four

Must be purchasing a residential home property without code violations that is within the Town of Truckee limits with a value of \$937,500 or less

Can be combined with the Martis Fund.

Hopkins Village

Workforce Housing Development located in Truckee.

\$615,000 purchase price (currently).

Can utilize the Martis Fund for down payment assistance

Total household income cannot exceed 180% AMI adjusted by household size.

One borrower must be employed full-time (30+ hours) within the TTUSD geographical boundary.

If sold within 5 years, the home must be sold to a household whose income does not exceed 180% of AMI.

How We Serve: Member Agencies

TTWHA Programs: All Time (July 2020 through December 2023)

	TFHD	TTUSD	TDPUD	TTAD	Town	Placer	Nevada	Gen Pub.	Homes/ Homeowners
Housing Concierge									
Employees	145	85	7	5	18	15	7	85	
Homeowners									119
Home Rentals									
Placements	17	8	3		1	1		5	
Home Listings									75
Home Purchase									
Home Purchase		1		1					
TFHD HPAP	3	1							
Hopkins Purchase	4	1							
TOTALS	213	88	13	11	31	22	12	112	

TTUSD Employee Testimonial

A TTUSD teacher came to our agency this Fall with urgency:

- Her Initial Email
 - *“I need help with housing! Please call me right now. I am looking for a house to rent ASAP”*

We were able to place her and her children into a safe affordable secure rental within a month.

- Her Last Email
 - *“I am highly satisfied and very grateful. I couldn't have moved into this place without your help.”*



TTWHA + TTUSD Partnership

- **Engaging TTUSD Employees:**
 - ALL Member Agencies - Employee Survey - Summer 2024
 - TTUSD + TTWHA Renter Employee Survey Through *ThoughtExchange*
 - One-on-one housing support for your employees
 - Convocation
 - TTUSD Staff meetings
- **Leadership Meetings:**
 - Monthly Meetings
 - Annual Human Resources Check-in Meeting - Feb 24
- **Development + Housing Programs:**
 - Kingswood & Alder Creek Properties - Modular classroom conversion
 - Home Purchase & Concierge services
 - Rental opportunities



2022 TTUSD Rental Needs Survey Results

Survey Results

Truckee is the most desired place to live within the TTUSD boundaries

Single Family Homes and **Townhomes** are the most desired housing types

Over **40%** of TTUSD employees are renters, while **60%** are homeowners

About **46% of employees are considering leaving employment**, in part due to housing

15% of the respondents plan on retiring in next 5 years

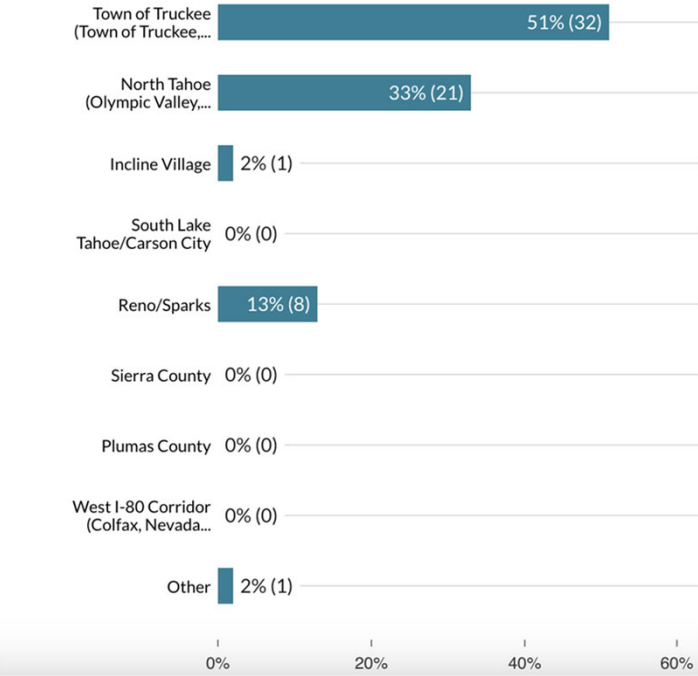
38% Experienced high levels of stress over the last two months due to their current housing situation



TTUSD Survey Results - January 2024

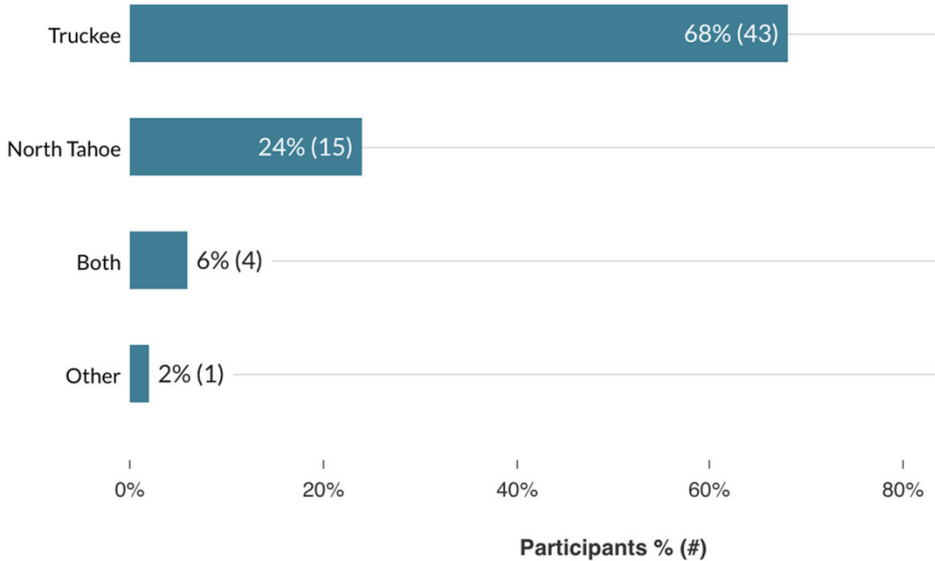
Q1 | Where do you currently live?

Answered: 63
Not answered: 2



Q3 | Where is your primary work location?

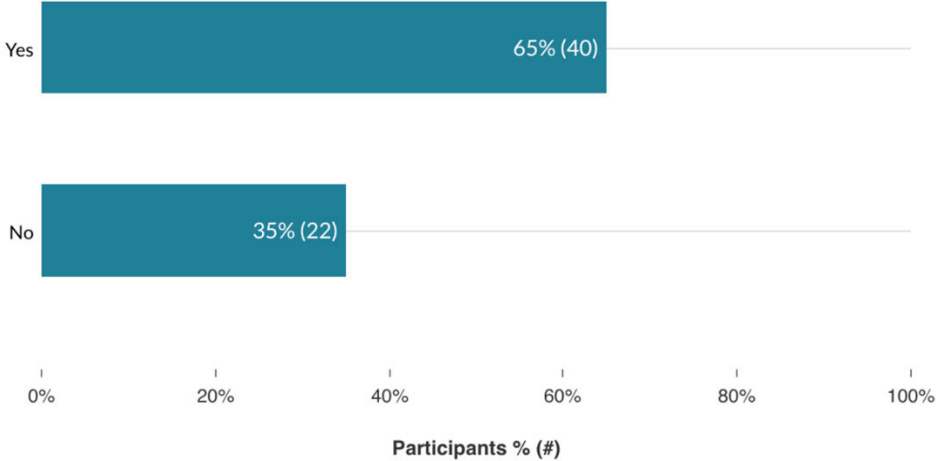
Answered: 63
Not answered: 2



TTUSD Survey Results - January 2024

Q4 | **Are you currently experiencing housing challenges, or have you experienced housing challenges within the last 12 months?**

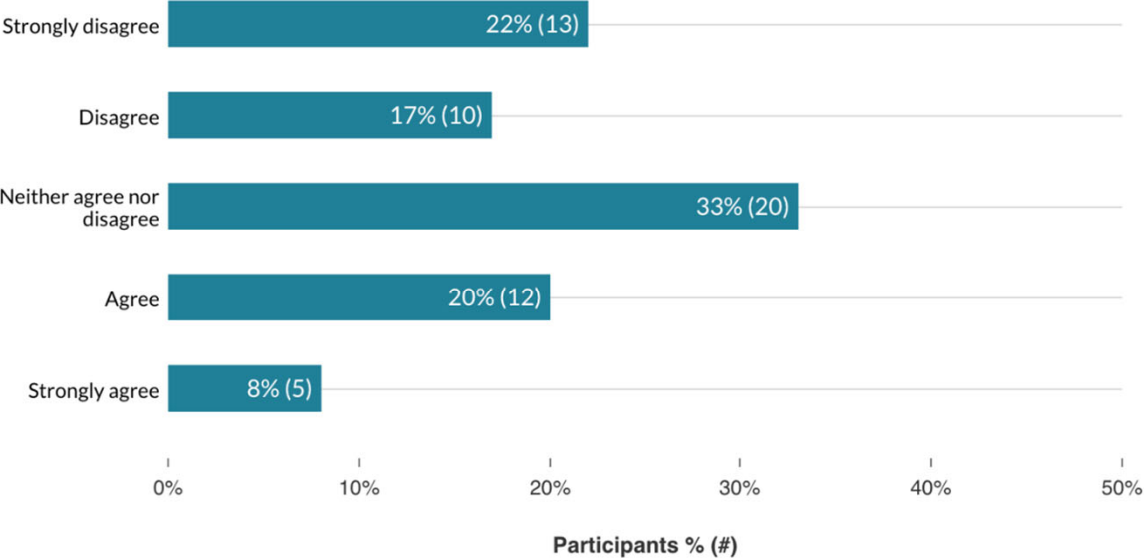
Answered: 62
Not answered: 3



TTUSD Survey Results - January 2024

Q5 Please rate the level to which you agree or disagree with the following statement: I am considering leaving my current employment in part due to housing challenges.

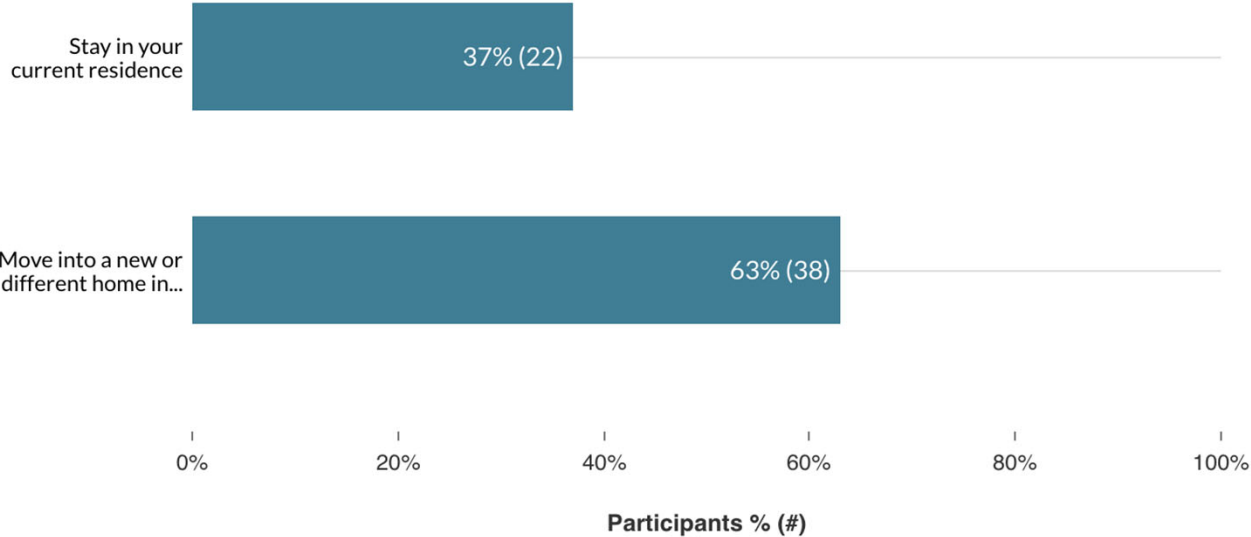
Answered: 60
Not answered: 5



TTUSD Survey Results - January 2024

Q6 | Within the next 12 months, would you prefer to:

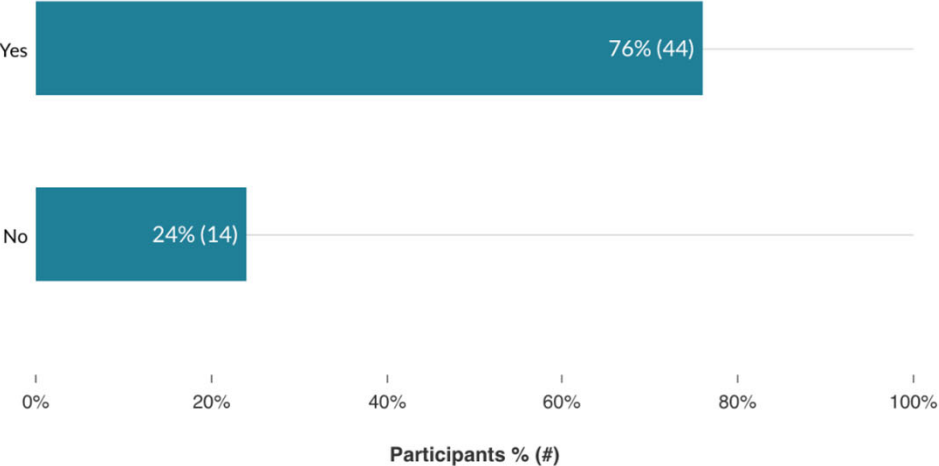
Answered: 60
Not answered: 5



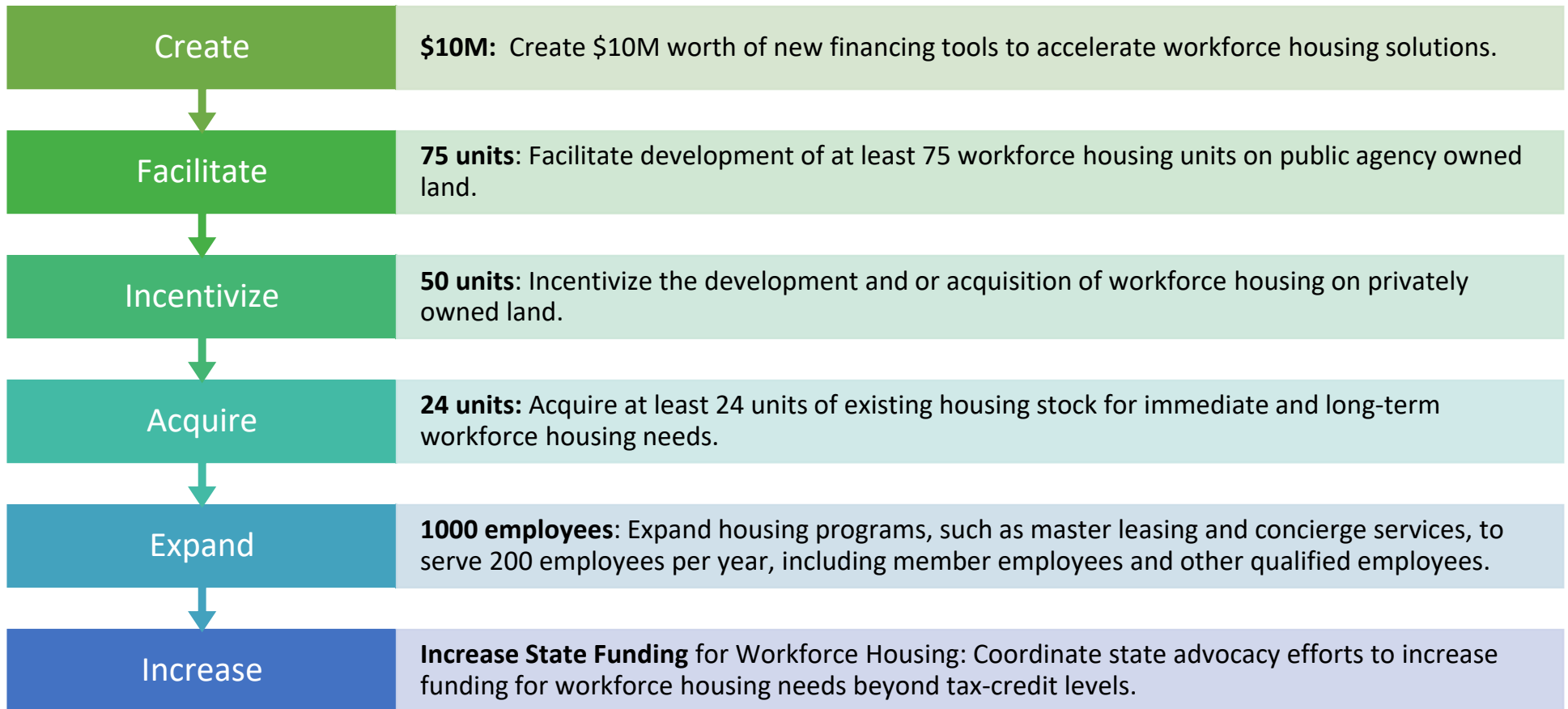
TTUSD Survey Results - January 2024

Q11 | If TTWHA and TTUSD were to explore partnering on master-leasing rentals in the Tahoe-Truckee area to lease to employees at rents affordable for your household (i.e., paying no more than 30% of household income for rent), would you be interested in renting a housing option from TTUSD through TTWHA?

Answered: 58
Not answered: 7



TTWHA Strategic Plan 2023 - 2027



TTUSD-TTWHA Development Efforts Timeline

Date	Activity
Summer 2021	<p>Completion of TTWHA Land Mapping Exercise <i>Compiling of member agency parcels to identify sites that may be conceivable for workforce housing TTUSD: 30 sites, 2 sites included in final TTWHA 'priority matrix'</i></p>
December 2021	<p>Board Presentation: Land Mapping Exercise <i>Request: March - August, 2022: Ad-hoc Committee to review sites and make a recommendation to the board of site/s that could be 'released' for further workforce housing assessment. Board approved.</i></p>
March - August 2022	<p>Ad-hoc Committee Meetings (2x) + TTUSD Staff and Board Meetings <i>Meetings resulted in a 'hold' on further research, to allow for TTUSD and TTWHA Strategic Planning. TTUSD planning would result in final identification of sites available for consideration.</i></p>
November 2022	<p>Board Presentation: Update and Request to Further Analyze TTUSD Site for Development <i>TTWHA presented further parcel analysis, TTUSD staff discussions, school district development mechanisms, and a request to formally allow for further assessment on the Kingswood Estates site in Eastern Placer County, once TTWHA Development Consultant begins work in Summer, 2023. Board approved.</i></p>
April / May 2023	<p>Superintendent Ghysels / Executive Director Vitas announce departure from TTUSD and TTHWA <i>~3-month delay in efforts</i></p>
September 2023	<p>TTWHA Announces Search for Development Consultant <i>Consultant will lead TTWHA Development Efforts, starting with analysis of top identified sites, and supporting TTWHA and member agencies in moving towards development RFPs</i></p>
January 2024	<p>TTWHA Development Consultant Starts <i>TTWHA contracts with Shellan Rodriguez, SMR Development</i></p>

TTWHA Development Consultant

Development Consultant Scope

- Site Prioritization and Recommendations*
- Top Site/s Due Diligence
- Analysis of Existing Market Data
- Establish Development Timeline
- Financial Analysis
- Partner MOUs
- RFP on Top Site/s
- Technical Analysis

TTUSD + TTWHA Next Steps - 2024

- Development Consultant + Member agency meetings
 - Site Prioritization
 - Modular discussion
- Exploring Master Leasing Opportunities
- TTWHA team + TTUSD HR - Annual check-in meeting
- TTWHA Board Meeting - Development Consultant Presentation - March
- TTWHA Board Meetings & TTUSD Participation
- Monthly Meetings: Director Kramer, Todd Rivera + TTWHA Team



Housing Our Workforce



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Thank You

Heidi Volkhardt Allstead, Executive Director

Contact: heidi@ttjpa.org

