



DATE: February 16, 2022

TO: Board of Education

FROM: Mrs. Carmen Ghysels, Superintendent Chief Learning Officer

SUBJECT: Truckee Tahoe Workforce Housing Agency Land Mapping Process and Tahoe Truckee Unified School District Proposed Workforce Housing Development Parcel Analysis

PRESENTED BY: Mrs. Carmen Ghysels, Superintendent Chief Learning Officer

ACTION REQUESTED

The Tahoe Truckee Workforce Housing Agency requests that the Tahoe Truckee Unified School District Board of Education select two sitting Board Members to participate in an Ad Hoc Committee. This Ad Hoc Committee will analyze and determine if the district may be interested in pursuing workforce housing development on district-owned land while concurrently analyzing owned parcels to understand if there are parcels available for said development.

BACKGROUND INFORMATION

The Truckee Tahoe Workforce Housing Agency was founded in 2020 to provide housing access and opportunities to the employees of its member agencies. The Tahoe Truckee Unified School District (TTUSD), as a founding member of the agency, made its commitment to pursuing housing for its employees clear through its participation in the development and founding of the agency. With the shifts in the housing landscape, we have seen brought on by a global pandemic, it is more important than ever to pursue housing that ensures long-term stability and affordability for our workforce.

In August 2021, Truckee Tahoe Workforce Housing Agency (TTWHA) completed a land mapping analysis of all parcels owned by its four founding member agencies (Tahoe Forest Hospital District, Tahoe Truckee Unified School District, Truckee Donner Public Utility District, and Truckee Tahoe Airport District). The analysis, conducted by Mr. Drew Jack, a GIS Analyst with the Town of Truckee, resulted in an opportunity matrix of 22 sites that could potentially be considered for workforce housing development, based on a set of criteria determined by TTWHA (proximity to amenities and services and member agency facilities). After review, the TTWHA board requested that both small parcels (under 5 acres) and all Truckee Tahoe Airport parcels (due to parcels being in FAA flight paths) be removed from the matrix, leaving eight potential parcels for consideration. Of the eight parcels, two are owned by TTUSD.

Once the parcels were identified, TTWHA staff met with TTUSD staff to discuss the parcels. TTUSD staff informed the group of the Joint Occupancy Project model and shared that it could be a way for the District to contribute land (over funds) for workforce housing development. Additionally, the Joint Occupancy Approach is a model that is available only to school districts; other special districts are required to follow the more lengthy and challenging land surplus model. TTWHA and TTUSD staff then met with Clarissa Canady, the District's General Counsel to further discuss the proposed opportunity. Our meeting with Clarissa shed further light on the Joint Occupancy Model as well as an introduction to the Teacher Housing Act of 2016, two actions that, when combined, could provide an ideal approach to bringing the housing our District staff need to fruition.

The Joint Occupancy Approach (California Education Code 17515-17526) allows for any California school district to enter into leases and agreements relating to real property and buildings to be used jointly by the district and any private person, firm, local governmental agency. This model allows a school district to lease a parcel to a developer for workforce housing (along with other development – commercial, market-rate residential, etc., that could cover a developer's debt service, which could allow for more affordable housing) development that fits the needs of the District and its publics. This model allows for an expedited process as it does not require the surplus of land. This model does not require state approvals, all efforts would be managed at the local level. The District would work with local entitlement agencies under this model. AB 1406, passed in 2018, extended the land leasing authority from 66 years to 99 years should the district choose to enter into an extended lease with a developer. Once the lease expires, ownership of the development reverts to the District.

The Teacher Housing Act of 2016 (SB-1413) facilitates the acquisition, construction, rehabilitation, and preservation of affordable rental housing for teachers and school district employees by authorizing California school districts to lease property owned by the district for the development of employee housing. The law was expanded in 2020 to allow for access to units constructed on school district land to be accessible to the general public, not just school district employees.

It was recommended by Ms. Canady that we utilize both the Joint Occupancy Approach and Teacher Housing Act of 2016 if the District were to pursue development on their land. Next steps from the meeting with Ms. Canady, TTUSD staff, and TTWHA staff included a recommendation that TTUSD enter its own period of research and analysis to understand if the pursuit of workforce housing development on district-owned land is of interest to the district.

The recommended process would include:

- Review of all district-owned parcels
- Evaluation process to understand if there are parcels that will not be developed for school facilities and could be considered for workforce housing
- Determining which parcels, if any, could be considered
- Research of selected parcel/s to understand the development opportunity for each
- Consideration of a contribution of land for workforce housing, and how TTWHA member agencies and/or other proposed regional partners could contribute to the process and development
- Ensure the process is transparent and shared with district stakeholders

PROPOSED TIMELINE

March 1: Committee is launched

March – June: District-owned parcels reviewed and analyzed for future district use

June – September: Evaluation of determined parcels and analysis around development viability

March – September: Research conducted to understand the proposed process and how the district may proceed if interested

September 1: Results are reported to the Board of Trustees at a regularly scheduled public meeting of the board.

EXAMPLE PROJECTS BEING DEVELOPED UNDER THE PROPOSED MODEL

[San Diego Unified Scripps Mesa Conference Center Joint Occupancy Project](#)

[Oakland Unified School District Land Lease Development Pursuit](#)

RESOURCES REQUIRED: The proposed process would be completed without district expense beyond staff and general counsel time. TTWHA could lead the process, at no additional charge to the district.

PREPARED BY: Emily Vitas, Executive Director, Truckee Tahoe Workforce Housing Agency

Attachments:

TTWHA Land Mapping Parcel Maps

TTWHA Land Mapping Opportunity Matrix

TTUSD Identified Parcel Cut Sheets