







EDUCATION HOUSING PARTNERS
A THOMPSON | DORFMAN COMPANY

TTUSD Workforce Housing DRAFT Feasibility Study March 19, 2025





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FEASIBILITY ASSESSMENT MEMORANDUM

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March 13, 2025

Ms. Kerstin Kramer Superintendent Chief Learning Officer Tahoe Truckee Unified School District 11603 Donner Pass Road Truckee, CA 96161

Re: Workforce Housing Feasibility Study

Dear Ms. Kramer:

As outlined in the attached report, Education Housing Partners, Inc. (EHP), a California nonprofit public benefit corporation, has concluded its feasibility assessment of the potential for the Tahoe Truckee Unified School District (ITUSD or District) to develop workforce housing for the benefit of teachers and staff of TTUSD and employees of the other Truckee Tahoe Workforce Housing Agency (JPA) member agencies. EHP has evaluated a conceptual development scheme for 72 rental units. in terms of physical, economic, and political feasibility, and has determined that TTUSD's goal of entitling and constructing workforce housing on the site at rental rates affordable to low- to moderate-income households is achievable subject to financing and other issues as discussed further in this report. With the information provided herein, TTUSD can evaluate financial structures, project scale, and other design considerations that best address its objectives.

Background

In order to create a quality, affordable rental housing option to help recruit and retain employees, TTUSD initiated an evaluation of TTUSD-owned property that may be feasible for the development of a workforce housing community for District employees and employees of JPA member agencies. TTUSD identified two vacant and undeveloped portions of its Alder Creek Middle School site that may be feasible for the development of an employee housing community. These two areas are referred to in this report as Site A (approximately 4.8 acres to the east of the school facilities) and Site B (approximately 1.6 acres to the west of Comstock Drive).

TTUSD and the JPA conducted multiple surveys of staff between 2020 to 2024 to obtain the level of interest in staff housing. The survey results indicated a strong interest in staff housing, primarily due to factors such as affordability, proximity to work, and improved living conditions. Survey respondents also expressed a preference for two- and three-bedroom residences.

Upon commencement of this assignment in October 2024, and under the direction of TTUSD, EHP retained a design and development team to perform and/or analyze physical due diligence on the site and develop massing studies with a variety of rental housing programs (unit mix and sizes). The planning objectives included (1) incorporating a mix of 1-bedroom, 2-bedroom and 3-bedroom unit types to accommodate a variety of household sizes, including families, (2) offering quality, modern housing options in both apartment and townhome configurations, (3) designing residential units that

could be constructed either with traditional site-built or modular construction methods, and (4) offering rents that are affordable to low- to moderate-income households. A site plan meeting these objectives was conceived for the site in conjunction with TTUSD and a detailed cost analysis was then completed. The scheme designed and evaluated comprises a combination of apartment and townhome units totaling 72 dwelling units (approximately 15 units per acre). The unit mix includes approximately 30% one-bedroom units, 40% two-bedroom units, and 30% three-bedroom units.

This design would feature a community amenity building adjacent to a children's play structure and a well-landscaped central open space, which could be programmed with a BBQ area, picnic area, seating, and connected to the residences by pedestrian walkways. The site plan includes the potential location of a future childcare center as a community facility; however, this structure is not included in the conceptual development budget or operating budget.

It should be noted that the conceptual site plan, unit count, and the associated economic projections are indicative in nature and are flexible to accommodate a different scope, program and/or architecture at TTUSD's direction. While the analyses and financial projections contained in this report represent current market conditions, increased confidence in project economics and confirming the most suitable entitlement process is a function of TTUSD pursuing the steps outlined in this report. Based on EHP's experience, the attached design would provide a high-quality living experience for the community's target residents. Further, to address inflationary impacts and potential code changes, approval requirements and other unidentified conditions, EHP has incorporated a 10% project contingency.

Site Specifics, Entitlement Process, and Schedule

The project site is undeveloped and relatively flat, with moderate grades of approximately 5%. Surrounding uses are primarily low-density residential to the south, west, east, and a church and open space to the north. The subject property is presently zoned as Planned Community with a General Plan designation of Public, which allows for the development of employee housing at a density of 12-24 units per acre. The Town intends to rezone the property to bring it into conformance with the General Plan by the summer of 2025. However, even with the current zoning in place, it is well-settled law that when there is any conflict between zoning and the General Plan, the General Plan prevails, which means that employee housing is allowed to be developed on the site currently.

Entitlement Process. As the first step in the entitlement process, EHP recommends that the District submit an SB 330 Preliminary Application in order to vest current fees, regulations, and standards in effect at the time of submittal as permitted by State legislation. The District would then have 180 days from the submittal of the preliminary application to submit the full entitlement application under one of the pathways above. Following submission of an SB 330 application, there are three potential pathways for proceeding with project entitlements:

1. Full Town Entitlement Process: Unlike typical school district buildings which are processed by the DSA, entitlement and building permit approvals for educator housing properties are typically processed by the local agency, in this case the Town of Truckee. Planning offers a

Preliminary Application Review process in which proposed conceptual plans are routed to Planning, other Town departments, and local agencies for preliminary feedback. The Town's Preliminary Application Review process could be completed after the SB 330 application, or before if the District desires to get the Town's formal feedback prior to submitting the SB 330 application. Following the preliminary review, the next step is to submit a full entitlement application under the Town's Streamlined Residential Review process. This streamlined review is available to housing projects that adhere to the Town's recently adopted Objective Design Standards – EHP recommends following this streamlined process to avoid the added costs and delays that can come with project review under subjective standards. The entitlement schedule under the Streamlined Residential Review is ultimately dependent on the level of CEQA analysis required, as further discussed below. However, project approvals under this scenario are anticipated to require at least six to nine months from submittal of the entitlement application. The Town has an inclusionary housing requirement that either 1) 15% of units be affordable to lower income households (up to 80% of Area Median Income (AMI)), or 2) that 5% be affordable to very low income households (up to 50% AMI), 5% to lower income households, and 5% to moderate income households (up to 120% AMI).

- 2. SB 35 Project: For qualifying housing projects, SB 35 offers a streamlined, ministerial approval process that would not be subject to CEQA. The site's eligibility for SB 35 would need to be confirmed through additional due diligence in consultation with Town staff (see Cox Castle legal analysis for more detail). If the project qualifies for SB 35, the primary benefits are: 1) the project would be exempt from CEQA review, 2) the local agency is required by law to review SB 35 applications for completeness within 60 days, and approve complete applications within 90 days, and 3) the project would be approved ministerially rather than on a discretionary basis. Under this scenario, the project would still have the option of conducting a Preliminary Application Review with the Town to receive early feedback. Please note that SB 35 requires that at least 50% of the project's units be affordable to lower income households, for which many classified TTUSD employees would be eligible based on current income limits (\$58,350 for a one-person household). SB 35 also requires prevailing wage construction, though this is assumed to be a requirement of any District project. Project approvals under this scenario are anticipated to require six months from submittal of the entitlement application.
- 3. AB 2295 Project: AB 2295 is relatively new streamlining legislation that went into effect in 2024 to facilitate the development of employee housing on property owned by educational agencies throughout the state. The legislation allows local educational agencies to deem a housing development an allowable use on its owned property (subject to qualifying criteria, as further detailed in the provided legal analysis from Cox Castle). AB 2295 requires that at least 30% of the project's units must be affordable to lower income households, and a majority of units be affordable to moderate income households. Because the project site is already planned for an appropriate residential density under the General Plan, EHP does not see a need for utilizing AB 2295 for this project. In addition, the required order of leasing preference

mandated by AB 2295 would limit the District from giving leasing preference to employees of other JPA member agencies.

CEQA review. Under the Full Town Entitlement Process or AB 2295, the project would be subject to CEQA review. Key considerations include (1) whether the District elects to serve as the lead agency for CEQA and (2) whether any applicable CEQA exemptions or other streamlining tools would apply to the project. While the Town is generally the lead agency for CEQA, other public agencies such as TTUSD have the authority to act as the lead agency. If the District elects to do so, the District would have the authority to determine the form of CEQA compliance for the project. The appropriate CEQA document, such as a Mitigated Negative Declaration or an Environmental Impact Report (EIR), would be further evaluated with the assistance of land use counsel during the entitlement phase. The project may potentially be eligible for a Class 32 Categorical Exemption ("infill exemption"), though additional analysis and technical studies would be needed to determine if the project would comply with the required criteria. The estimated cost of preparing an EIR for CEQA (the most conservative case) is reflected in EHP's financial analysis.

Overall Project Schedule. After the submission of a formal project application, the entitlement and CEQA review process is expected to take as little as six months (under SB 35), or a year or more if an EIR is required. Following entitlement and CEQA approvals, it is expected to take up to 12 months to prepare the construction documents and complete permitting. Therefore, it is anticipated that construction could commence as soon as 18 months (under SB 35) or within approximately 24 months from the submission of the formal project application. Construction is anticipated to take approximately 15 to 20 months based on the proposal concept and assuming a construction start in the spring, allowing for grading to be completed ahead of seasonal building limitations; phasing construction would extend this timeline.

Recommendations. If the District were to pursue this project, EHP recommends that it: (1) Review the required affordability and potential applicability of SB 35 with the Town as well as with land use counsel to confirm the project's entitlement strategy; (2) If the project is not eligible for SB 35 (or if the District did not wish to pursue it) and CEQA review is required, consider serving as the lead agency for CEQA and complete a thorough review of CEQA streamlining tools that may be available. Together, these measures would confirm the optimal strategy to reduce entitlement cost, expedite entitlement timeframe, and improve the project's defensibility to legal challenges.

Design Overview

Based on numerous conversations with TTUSD and the JPA regarding their respective objectives, EHP determined that a medium-density residential product, including both apartments and townhomes, would be both contextual with the site's surroundings and desirable to the target resident base. The townhome units would each offer individual front door access, private yard areas as well as attached private garages. The proposed and evaluated project contains 72 units which provides a density of approximately 15.0 units per acre.

The site plan was programmed with approximately 30% one-bedroom, 40% two-bedroom and 30% three-bedroom units. These ratios can be adjusted as needed to accommodate TTUSD's and the JPA's targeted resident population. It is our experience that if the property is to be focused on recruiting early-career employees (who are often younger) to the area, a high ratio of one-bedroom units is appropriate; to the extent that TTUSD/JPA wants to address a more mature employee base, a higher percentage of larger units with more bedrooms may be suitable. The employee surveys completed by TTUSD and the JPA also revealed a preference for two- and three-bedroom units, to which the proposed unit mix responds.

As detailed in the attached preliminary unit specifications, the units would include quality features reflective of employee preferences such as nine-foot ceilings, in-unit washer/dryers, front yards, front decks, air conditioning, and large floor plans with garage parking more common to modern market-rate apartments. Sustainability features would include drought-tolerant and fire-resistant landscaping, solar energy, high-efficiency appliances and mechanical/plumbing systems, and energy-efficient lighting, windows and insulation. A community amenity building, which could be configured as a lounge, conference center, and/or fitness area, has been designed into the scheme. As mentioned above, the site plan includes the potential location of a future childcare center, but it has been excluded from the completed feasibility analysis. The plan is parked at a minimum of 2.0 spaces per unit.

The preliminary design package also includes an architectural elevation in the mountain lodge style with two options for the apartment elevation that are both appropriate for the environment and consistent with a high-quality rental property. Based on the direction from TTUSD, a design can be advanced for entitlement that incorporates this architectural style or a new one.

Project Economics

Exhibits to this report include conceptual architectural and engineering plans that detail the site planning and massing, building typology and illustrative elevations, unit program and specifications, parking, landscape and open space design, and preliminary civil engineering. In addition, EHP's analysis provides an overview on geotechnical, environmental, title, traffic, utilities and infrastructure, biological resources, and an analysis of rental options in the submarket. EHP notes that the majority of currently available and proximate market-rate rental housing is in product built over 15 years ago and is not professionally managed. Also, this product offers few to no amenities. The majority of recently constructed rental product is either lower quality or deed-restricted affordable housing.

With the information outlined above, EHP prepared a preliminary project budget for the design. Two general contractors were engaged to prepare conceptual hard cost budget estimates for the scheme. These general contractors are experienced, well-regarded firms with recent experience in Northern California building multi-family projects in similar climates and with prevailing wage requirements. The budgets provided were based on a prevailing wage scale and were used to determine the probable cost for the scheme in today's market.

As detailed in the following table, the total budgeted cost for the plan is approximately \$61.2 million (\$850,000/unit) for complete buildout. The budget includes all anticipated soft costs, hard costs, and a 10% project contingency for design omissions and construction inflation. This product is designed

to accommodate either traditional site-built or modular construction. Based on preliminary conversations with general contractors with both site-built and modular experience, building the project with modular construction in unlikely to result in material cost or time savings. Moreover, current methods for site-built construction utilize panelized construction for building components such as walls, kitchens, and bathrooms, for which much of the labor occurs in factories and on-site labor needs are reduced. EHP notes that the newly imposed tariffs are likely to impact the supply chain and materials pricing, given that much of lumber, electrical, and plumbing supplies are imported; the impact of these tariffs on overall construction costs is unknown at the time of this report.

EHP analyzed a revenue structure that pegged rental rates to be affordable to households earning 80%-120% of AMI. As a result of either TTUSD or the JPA's ownership of the housing and occupancy by school staff or JPA-member-agency employees, operating expenses are dramatically lower than traditional market-rate apartments. There should be no property taxes and limited on-site leasing and management staff. In addition, EHP's experience is that these properties also benefit from other operational efficiencies related to high occupancy rates and low turnover.

EHP notes that the property insurance market in California is currently extremely challenging. The insurance market has been tightening for several years, with multiple carriers pulling out of the State, and the recent fires in Los Angeles have worsened the situation. EHP underwrote annual insurance premiums of \$1,000 per unit for property and casualty for the operating apartments; however, with insurance premiums currently in a state of "surge pricing", insurance brokers report that premiums could be \$2,500 per unit or more if placing insurance today. With State intervention, EHP believes insurance costs will stabilize and recommends reevaluating this over the next 12-18 months. EHP also suggests that TTUSD review insurance coverage options for the project with its insurance coop, the JPA, and outside carriers to outline and price all available options.

TTUSD/TTWHA Workforce Housing - Total Development Cost

Description	Cost	Cost per Unit	Cost per SF
Hard Costs	\$42.3M	\$588K	\$493
Soft Costs	\$13.3M	\$185K	\$155
Contingency	\$5.6M	\$77K	\$65
Total Development Cost	\$61.2M	\$850K	\$713

A potential financing structure for the project is JPA bond financing. Depending on the entitlement pathway pursued, the project could conceptually support the following level of bond proceeds:

• Full Entitlement Scenario (15% Lower Income Requirement) – Based on proposed rents and estimated operating expenses, EHP's financial analysis indicates a stabilized Net Operating Income of approximately \$1,500,000, which could support approximately \$30.2M in bond proceeds at a 5.0% cost of capital. These bonds would be repaid by property

operations. Given Total Development Costs of \$61.2M, this would require identifying approximately \$31.0M of other funding sources.

• SB 35 Entitlement Scenario (50% Lower Income Requirement) – Based on proposed rents and estimated operating expenses, EHP's financial analysis indicates a stabilized Net Operating Income of approximately \$1,200,000, which could support approximately \$23.4M in bond proceeds at a 5.0% cost of capital. These bonds would be repaid by property operations. Given Total Development Costs of \$61.2M, this would require identifying approximately \$37.8M of other funding sources.

In either scenario, other sources of funding could include, but would not be limited to, General Obligation bonds, Certificates of Participation, grant funding, and/or funding from the State or County. Low-income housing tax credit financing (LIHTC), which is typically used for financing affordable projects, is likely not viable as most District employees and other proposed residents of this community would not qualify for a LIHTC-funded project as their incomes are too high. Please see the provided Financing Options Summary for more information.

Lastly, it should be noted that the proposed rents can be adjusted based on financial need or other considerations, but any system should be reviewed with counsel to confirm that it complies with Fair Housing and other non-discriminatory legislation. Adjustments to proposed rents would also affect the estimated bond proceeds available (with higher rents supporting higher bond proceeds, and vice versa).

Next Steps

Assuming TTUSD supports the project as outlined herein, the next steps following this feasibility stage should focus on:

- (1) Evaluating potential financing structures and capital sources.
- (2) Initiating the preapplication process with Town staff to confirm design direction and CEQA approach, in consultation with land use counsel.
- (3) Responding to the various tasks outlined in the Project Summary.
- (4) Engaging the design team to prepare the entitlement application for the preferred scheme.

Thank you for the opportunity to work with TTUSD on this important initiative. Please let us know if you have any questions.

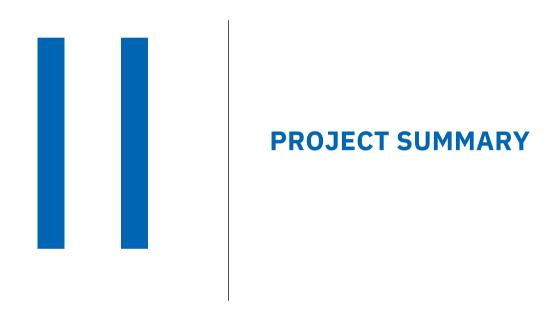
Sincerely,

Bruce Dorfman CEO

cc: Will Thompson Joanna Julian Marlon Just-Vargas

Exhibits:

- 1) Project Summary
- 2) Entitlement Options Summary
- 3) Financing Options Summary
- 4) Financial Analysis
- 5) Conceptual Design
- 6) Preliminary Project Specifications
- 7) Appendix
 - Title Report (Fidelity National Title)
 - Natural Hazards Disclosure Report (First American)
 - Biological Resources Assessment (Greg Matuzak Environmental Consulting)
 - Alder Creek Middle School Feasibility Analysis Report (SCO Planning & Engineering, Inc.)
 - Initial Transportation Assessment (LSC Transportation Consultants, Inc.)
 - Preliminary Legal Analysis re: SB 35 and AB 295 (Cox, Castle & Nicholson, LLP)
 - Preliminary Housing Development Application Information Sheet



TTUSD Workforce Housing | Project Summary Alder Creek Middle School Site

OVERVIEW

Located in Truckee, CA, the subject site is an approximately 5-acre portion of a 35.7-acre parcel (APN 019-370-030-000 and APN 019-410-027-000) located at 10931 Alder Drive. The site is currently designated as Public in the General Plan (allowing the development of workforce housing at a density of 12-24 units/acre) and zoned as Planned Community (PC). The parcel is developed with the Alder Creek Middle School, including a middle school building, numerous portable classroom structures, parking and site improvements along with outdoor recreation areas. The proposed site area for the workforce housing project is undeveloped and its topography has moderate grades (under ~5% on developable portions of the site). The overall site vicinity is characterized by institutional and open space uses to the north and primarily residential uses to the south, east, and west.

A workforce housing community with 72 units has been conceptualized for Site A (the "project"), as detailed in the table below. Two apartment buildings (12 units each) and six townhome buildings (8 units each) are proposed, in addition to a Community Building and potential Childcare facility. Vehicular access would be taken from Alder Dr. Conceptually, Site B could accommodate 20-26 townhome units as a future development phase, with vehicular access taken from Alder Dr and Comstock Dr.

Project Data – TTUSD Workforce Housing Site A						
Housing Type	Two-Story Stacked Flats and Two- to Three-Story Townhomes	Building Height	~38' maximum			
Site Area	~5.0 acres	Amenities	Community Building (2,500 SF) Potential Childcare Use (3,600 SF)			
Total Units	72 units (~14 du/acre)	Open Space	Landscaped central open space with seating, BBQ area, and lawn; children's playground.			
Unit Mix	20 1 BD/ 1 BA (28%) 4 2 BD/ 1 BA (6%) 24 2 BD/ 2 BA (33%) 24 3 BD/ 2 BA (33%)	Parking Ratio	~2.0 spaces/unit 150 total spaces - 72 garage - 52 surface			
Average Unit Size	1,193 SF		- 21 guest - 5 childcare			

DEVELOPMENT CONSIDERATIONS

Civil Engineering:

Summary of Findings

- Existing Conditions: The existing topography is consistent with many of the surrounding parcels with mild slopes (5% to 10% grades, averaging closer to 5%). No notable visible rock formations or sizeable boulders were identified. The entire existing site is generally very developable in terms of accessibility to utilities.
- Easements: Site A contains a public utility easement for an existing sewer easement that runs from Gray's Crossing across Alder Drive through the project area. Site B is constrained by easements on its northern, eastern and western edges. The proposed conceptual site plan works within the constraints of these existing easements.
- Sanitary Sewer is provided by the Truckee Sanitary District (TSD). A Public Sewer Pump Station owned and operated by TSD is located to the south of the project site. In the next stage of design, optimal placement of the gravity system will need to be determined. No issues are anticipated with providing service to serve the project.
- **Domestic Water and Fire Flow:** Water service to the project area is provided by Truckee Donner Public Utility District (TDPUD). The site has great access to public water for both domestic and fire suppression needs. No issues are anticipated with providing service or off-site improvements to serve the project.
- Storm Drainage: The Town of Truckee requires storm drainage treatment to ensure post-project flows match pre-project conditions, with water quality treatment for smaller storms. A retention pond with a low-flow outlet is generally the most cost-effective solution. The northeasterly corner of the project is likely the best location to move existing retention and provide additional treatment storage.
- Electrical & Natural Gas: A joint utilities trench that includes TDPUD electrical runs along the north shoulder of Alder Drive near the project site. Natural gas lines are present on Comstock Drive and within parts of the joint trench.
- Communications: Underground communication facilities run along Comstock Drive within a joint utility trench shared with electrical and natural gas lines. A direct-burial AT&T line also crosses the northwestern part of the property, extending northeast across Alder Drive and through the church site.

	 Please refer to the attached feasibility report completed by SCO Planning & Engineering, Inc., including a Constraints Exhibit showing the location of the easements and utility lines discussed above. Next Steps
	• In the next phase of work, a schematic grading plan should be prepared for inclusion in the project's entitlement application.
Fire Access:	Summary of Findings
	 EHP reviewed the conceptual site plan with Truckee Fire for preliminary feedback. The Fire Marshal suggested that they are likely to require a secondary access to Comstock Dr through an internal connection to Saddleback Drive. The most practical way to achieve this connection would be to obtain TSD's agreement to utilize their existing sewer lift station access road for this purpose; however, the road would need to be widened from 20-feet to 24-feet wide if there is a requirement to improve it to City standards. SCO's preliminary cost estimate for widening the access road is approximately \$160,000. The Fire Marshal did not express any concern over the conceptual site access envisioned for Site B (with two proposed access points connecting an internal drive to Comstock Dr and Alder Drive). Next Steps
	• As part of the entitlement process, the proposed project will need to be reviewed in more detail with Truckee Fire to confirm fire access requirements and compliance with applicable fire department accessibility and other standards.
Geotechnical and	Summary of Findings
Natural Hazards:	• EHP reviewed the Geologic Hazards Investigation Report dated October 6, 2000 and prepared by Kleinfelder, Inc. prior to the development of the Alder Creek Middle School campus. In addition, EHP obtained a current Natural Hazard Disclosure report for the subject property dated December 5, 2024.
	• Soils: The site is underlain by moderately indurated alluvium composed of silt, sand, and gravel with some cobbles and boulders.
	• Groundwater : Groundwater was encountered during Kleinfelder's exploration at depths ranging from about 2 to 20 feet below the ground surface. The shallow groundwater depths may have been influenced by snowmelt, and water levels are probably lower during

- the drier periods of the year. The groundwater depth is not considered to be an issue for the development of the proposed housing.
- Seismic Hazards: The site is not within an earthquake fault zone, a landslide hazard zone, or a liquefaction hazard zone. The site is subject to ground motion from large earthquakes in western Nevada and eastern California.
- Flood Zone: The project site is located in Flood Zone X (Area of Minimal Flood Hazard). The project site is not located in a Special Flood Hazard Area.

Next Steps

- During the next design phase of the project (schematic design), a preliminary geotechnical report should be prepared for the site to validate preliminary assumptions and to advise on probable foundation types suitable for the project.
- Following entitlement, a comprehensive geotechnical investigation that includes subsurface exploration, laboratory testing, and engineering analyses will be required to provide conclusions and recommendations for the design and construction of the site in the design development phase of the project.

Biological:

Summary of Findings

- Aquatic Resources: The project site areas contemplated contain no aquatic resources such as ponds, wetlands, streams, rivers, or drainages. However, a seasonal stream runs north-south to the immediate east of Site A, requiring the proposed project to observe a 50-foot setback. The northern parcel includes a federally-mapped potential aquatic resource at the northern end of the seasonal stream, but the area's vegetation and soil conditions suggest it is not a regulated wetland. As a result, the proposed project is not anticipated to be subject to Clean Water Act Section 404/401 permitting requirements or regulation under the CDFW Lake or Streambed Alteration Agreement program.
- Tree Impacts: The biological survey confirmed that the Project area contains no large oak trees, ensuring that no native oaks will be removed or disturbed. However, as the area is primarily composed of conifers, including pines, their removal may require a Town of Truckee Tree Removal Permit.
- **CNPS-Listed Plants:** A biological survey was conducted in December 2024, which is off-season for a formal botanical survey.

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Based on available information, the project area potentially provides limited suitable habitat for plant species listed by the California Native Plant Society (CNPS). During blooming season (June–September), a focused survey for Plumas ivesia and Donner Pass buckwheat should be conducted by a qualified botanist to determine the presence or absence of the plant and in order to minimize potential impacts.

- **Special Status Wildlife:** The Project area potentially contains suitable habitat for four (4) species of myotis bats as well as the Sierra Nevada horseshoe hare. In the spring season, a qualified biologist should conduct a focused survey for the presence or absence of suitable habitat on the site in order to confirm eligibility for SB 35, and in order to minimize potential impacts.
- Nesting Birds and Raptors: The project area provides suitable habitat for nesting raptors and migratory birds, though none were observed during the biological survey. Within 30 days of construction or grading, a qualified biologist should conduct a focused survey for raptors and special-status bird species to identify any active nests. Implementing this measure will ensure potential impacts are minimized and considered less than significant.
- Wildlife Movement: Though the project area provides habitat for both resident and migratory wildlife, potential impacts to wildlife movement are considered less than significant. The presence of SR 89 to the east already limits wildlife movement between the east and west. Additionally, the surrounding large, undeveloped open spaces allow mobile species to navigate around existing or future development without significant restriction.
- Please refer to the attached Biological Resources Assessment completed by Greg Matuzak Environmental Consulting LLC.

Next Steps

- Conduct a formal botanical survey between June to September.
- Conduct a habitat survey for myotis bats and the Sierra Nevada horseshoe hare survey in spring to determine to determine the presence or absence of habitat, which may impact SB 35 eligibility and CEQA review.
- Prior to construction, conduct nesting bird and raptor surveys within 30 days of commencing any ground disturbance or construction.
- The estimated cost of completing these surveys is \$4,000 and has been included in EHP's financial analysis.

	• Review with the Town the biologist's findings that the mapped wetland area is not a regulated wetland; the Town may request further study or confirmation.
Environmental:	Summary of Findings
	• EHP reviewed the Phase 1 Environmental Site Assessment dated May 11, 1999 and prepared by Kleinfelder, Inc. prior to the development of the Alder Creek Middle School campus.
	• No evidence of Recognized, Controlled, or Historical Environmental Conditions were identified in the 1999 assessment.
	Next Steps
	• In the next phase of work, an updated Phase 1 Environmental Site Assessment is recommended in order to confirm that no new environmental issues have emerged that affect the project site. The estimated cost for completion is \$2,500.
Traffic:	Summary of Findings
	 Site access would be taken from a new connection to Alder Drive. There are three existing driveways nearby on Alder Drive, including two for the Middle School and one for a church. The proposed driveway location is unlikely to interfere with existing vehicles turning in/out of these driveways. Based on an Initial Transportation Assessment prepared by LSC Transportation Consultants, Inc. (LSC), the project would be anticipated to be screened out of a Vehicle Miles Traveled (VMT) assessment under the Town of Truckee's affordable housing criteria, if 75% or more of the units are designated affordable for very low, low, and moderate income households. If the project is determined to qualify for an SB 35 entitlement process, a VMT analysis for the project would not be required. However, the Town will require a level-of-service (LOS) study as part of the entitlement process. LSC does not foresee any capacity issues at nearby intersections and roadways. While school traffic at the Middle School can be busy during morning drop-off and afternoon pick up, this traffic is for a very short time period. For past projects in the area, Town staff has indicated that this time period does not need to be analyzed and to use the Town's standard analysis period of a busy summer weekday. Please refer to the Initial Transportation Assessment dated February 28, 2025 prepared by LSC Transportation Consultants, Inc.

	Next Steps					
	• Traffic study requirements during the entitlement process will depend on the level of CEQA analysis required and proposed affordability levels, and will be determined in consultation with Town staff. Estimated costs to complete a transportation analysis have been reflected in the financial analysis as part of CEQA review.					
Title:	Summary of Findings					
	 The title report refers to a utility easement for an existing sewer main that runs through the project site from northeast to southwest. The proposed conceptual design accommodates the easement and, therefore, the easement is not anticipated to conflict with future improvements. Other easements shown on the title report lie outside of the project area. Please refer to the attached Preliminary Title Report issued by Fidelity National Title. 					
	Next Steps					
	None.					
Underwriting Assumptions:	Summary of Financial Analysis					
Assumptions:	• Construction Method: The conceptual floor plans have been designed to be suitable for either modular or site-built construction. Based on discussions with three general contractors, each modular experience, modular construction is unlikely to provide material cost or schedule savings for this project. As a result, EHP recommends site-built construction. The primary considerations for this recommendation include:					
	• Schedule: Modular construction may save 2-3 months from the schedule in a best-case scenario. However, it is often difficult to realize these time savings due to logistical challenges timing the delivery of the modules to the site.					
	• Costs: The optimal building configuration for modular is a double-loaded corridor, which the proposed apartment building reflects. However, townhome buildings are not conducive to the benefits of modular construction. In addition, transportation costs for delivering the modular units are considerable and present liability challenges.					
	Other Risks: Other factors include the business risk of a factory not being able to produce the modules on time or at					

all, and the risk of modules getting damaged either in transit or while being stored on-site.

• Affordability Requirements:

- The Town of Truckee has an Inclusionary Housing Ordinance requiring that either 1) 15% of units be affordable to low income households, or 2) that 5% of units be affordable to very low income households, 5% to low income households, and 5% to moderate income households.
- If the project is pursued under AB 2295, at least 30% of the project's units must be affordable to lower income households (up to 80% AMI), with a majority of units affordable to moderate income households (up to 120% AMI). These requirements would meet and exceed the Town's Inclusionary Housing Ordinance.
- If the project is pursued under SB 35, at least 50% of the project's units must be affordable to lower income households (up to 80% AMI). These requirements would meet and exceed the Town's Inclusionary Housing Ordinance.
- Contingency: To address inflationary impacts and potential code changes or approval requirements, EHP has incorporated a 10% project contingency.
- Operating Expenses–Insurance: The property insurance market in California is currently extremely challenging. The insurance market has been tightening for several years, with multiple carriers pulling out of the State, and the recent fires in Los Angeles have only exacerbated the situation.
 - Most carriers are currently not offering new property coverage in California, and those that are offering it are typically non-admitted or surplus lines carriers. (A surplus lines carrier is an insurer that operates in the non-admitted market and provides coverage for hard-to-insure risks that standard (admitted) insurers will not cover.) In general, premiums on insurance renewals have increased 30%-40% since the recent fires.
 - The project site, like most property in Truckee, is located in a Very High Fire Hazard Severity Zone. A broker from HUB International Insurance advised that premiums of \$2,500 per unit per year are expected in today's market based on recent comparables in Very High zones; HUB advised that the California FAIR plan is most likely to be the only insurance option in today's market.

	• EHP underwrote annual insurance premiums of \$1,000 per unit for property and casualty for the operating apartments; however, with insurance premiums currently in a state of "surge pricing", insurance brokers report that premiums could be \$2,500 per unit or more if placing insurance today. With State intervention, EHP believes insurance costs will stabilize over the next 12-18 months.
	 Next Steps EHP recommends that TTUSD revisit insurance costs over the next 12-18 months and review insurance coverage options for the project with its insurance co-op, the JPA, and outside carriers to outline and price all available options.
Other:	Other Findings and Recommendations: • Due to the size and proposed development plan for the site, virtually all construction can occur on the property; no issues with construction staging are anticipated.



TTUSD Workforce Housing

ENTITLEMENT OPTIONS SUMMARY

SB 330 Preliminary Application. As a first step in the entitlement process, EHP recommends the District file a Preliminary Application under SB 330. Established under California's Housing Crisis Act of 2019, an SB 330 Preliminary Application streamlines the approval process for housing developments by locking in fees, regulations, and other local requirements at the time of submission, thereby providing applicants with greater certainty against regulatory changes. This early-stage application requires basic project details, such as the site plan, conceptual building elevations, and number of units. Aside from alerting an applicant of any missing information, a local jurisdiction does not otherwise review or comment on an SB 330 application. Once a complete SB 330 application is submitted, a full application must follow within 180 days. Key benefits of filing the application include protection from policy changes, fee increases, and new design standards that could otherwise hinder the project. The conceptual plans developed as part of this feasibility report are of adequate detail to meet SB 330 requirements; to file the application, the District must simply submit a completed SB 330 application form. The Town's "Preliminary Housing Development Application Information Sheet," including the submittal checklist, is provided in the appendix of this report for reference.

Entitlement Process. Unlike typical school district buildings, entitlement and building permit approvals for educator housing properties are typically processed by the local agency, in this case the Town of Truckee. The Division of State Architect would not be involved in this development. Relative to Town planning, the subject property is presently zoned as Planned Community (which does not permit residential uses) with a General Plan designation of Public, which does allow for the development of employee housing at a density of 12-24 units per acre. The Town intends to rezone the property to bring it into conformance with the General Plan by the summer of 2025. However, even with the current zoning in place, it is well-settled law that when there is any conflict between zoning and the General Plan, the General Plan prevails, which means that employee housing is allowed to be developed on the site currently.

Accordingly, there are three potential scenarios for proceeding with project entitlements:

1. Full Town Entitlement Process: Planning offers a Preliminary Application Review process in which proposed conceptual plans are routed to Planning, other Town departments, and local agencies for preliminary feedback. The Town's Preliminary Application Review process could be completed after the SB 330 application, or before if the District desires to get the Town's formal feedback prior to submitting the SB 330 application. This preliminary review provides applicants with an early analysis of the Town codes, policies, and development review processes that may apply to the project. Requesting a Preliminary Review does not a constitute

a formal project application, but it is a recommended step in order to get the Town's early feedback on the proposed project's conceptual design and to discuss the entitlement pathway. An initial deposit of \$1,250 is required to initiate the review, with the total cost depending on the complexity of the project and the level of staff review requested (the Town provides an option for a Limited Review or Comprehensive Review). EHP recommends a Comprehensive Review.

Following the Preliminary Application Review, the next step is to submit a full entitlement application under the Town's Streamlined Residential Review process. This streamlined review is available to housing projects that adhere to the Town's recently adopted Objective Design Standards – EHP recommends following this streamlined process to avoid the added costs and delays that can come with project review under subjective standards. EHP anticipates that a full entitlement application can be prepared within 4 months of initiating the Preliminary Application Review.

Schedule – Under this entitlement scenario, the Town would require up to 12 months to complete the project entitlements including CEQA review; this timeline may be extended if a full EIR is required (further discussed below). It should be noted that due to the discretionary review and approvals required by the Town in this scenario, any opponents of the project would have considerable opportunities to legally challenge the validity of the proposed project, irrespective of the legitimacy of these challenges or whether they would be upheld by the courts. Any challenges to the proposed project may add a delay to the overall project schedule pending their resolution.

Required Affordability – The project is subject to the Town's Inclusionary Housing Ordinance ("Ordinance"), which requires that either:

- 15% of units be affordable to lower income households (earning no more than 80% of AMI); OR
- 5% of units be affordable to very low income households (earning no more than 50% of AMI); and
- 5% of units be affordable to lower income households (earning no more than 80% of AMI); and
- 5% of units be affordable to moderate income households (earning no more than 120% of AMI).
- 2. **SB 35 Project:** For qualifying housing projects, SB 35 offers a streamlined, ministerial approval process that would not be subject to CEQA. The project would still have the option of conducting a Preliminary Application Review with the Town to receive early feedback. The site's eligibility for SB 35 would need to be confirmed through additional due diligence in

Tahoe Truckee Unified School District Feasibility Report Prepared by Education Housing Partners, Inc. March 13, 2025

consultation with Town staff, as further detailed in the provided Preliminary Legal Analysis prepared by Cox, Castle & Nicholson, LLP. If the project qualifies for SB 35, the project would be exempt from CEQA review and can only be evaluated against objective standards. The Town may require Design Review; however, the project would be approved ministerially rather than on a discretionary basis. SB 35 also requires prevailing wage construction, though this is assumed to be a requirement of any District project.

Schedule – The Town of Truckee is required by State law to review SB 35 applications for completeness within 60 days of submission. Once an application is deemed complete and consistent with all objective standards, the Town must approve the project within 90 days. These time frames are specific to projects containing 150 or fewer units.

Required Affordability – SB 35 requires that at least 50% of the project's units be affordable to lower income households (up to 80% AMI), for which many classified TTUSD employees would be eligible based on current income limits (\$58,350 for a one-person household).

3. **AB 2295 Project:** In September 2022, Governor Newson executed AB 2295 to facilitate the construction of workforce housing on property owned by educational agencies throughout the state. The legislation allows local school districts or county offices of education to deem a housing development an allowable use on its owned property (subject to qualifying criteria, as further discussed in the above-referenced legal analysis). Therefore, a housing project proposed under AB 2295 would not require a General Plan amendment or rezoning if certain conditions are met. AB 2295 does not provide streamlining of CEQA review.

Notably, projects approved under AB 2295 must abide by a specific leasing preference waterfall: 1) units must first be offered to the employees of the local educational agency; 2) if there are any remaining units, they may then be offered to employees of directly adjacent local educational agencies; 3) any remaining units may then be offered to local public agency employees; 4) any remaining units can lastly be offered to members of the general public.

Because the project site is already planned for an appropriate residential density under the General Plan, <u>EHP does not see a need for utilizing AB 2295 for this project</u>. In addition, the required order of leasing preference mandated by AB 2295 would limit the District from giving leasing preference to employees of other JPA member agencies.

Schedule – Under this entitlement scenario, the Town would require approximately 6 to 12 months to complete the project entitlements, depending on the amount of CEQA review required.



Required Affordability – AB 2295 requires that at least 30% of the project's units must be affordable to lower income households (up to 80% AMI), and a majority of units be affordable to moderate income households (up to 120% AMI).

CEQA Review. Under either the Full Town Entitlement Process or the AB 2295 scenario, the project would be subject to CEQA review. Key considerations include (1) whether the District elects to serve as the lead agency for purposes of CEQA and (2) whether any applicable CEQA exemptions or other streamlining tools would apply to the project.

- 1. **Lead Agency:** While the Town is generally the lead agency for CEQA, other public agencies such as TTUSD have the authority to act as the lead agency for CEQA. Since the Town would still retain authority to approve the Project, the Town would serve as a "responsible agency" for purposes of CEQA and would be limited in its authority to make critical decisions about the project's CEQA compliance. Ordinarily, the lead agency has the authority to determine the form of CEQA compliance and to oversee the completion of the appropriate document. EHP would still anticipate that the Town would process the rezoning of the site (if needed), design, permitting, and the building inspection process.
- 2. **CEQA document:** If the District elects to be the lead agency, the District would have the authority to determine the form of CEQA compliance for the project. The appropriate CEQA document would be further evaluated with the assistance of land use counsel during the entitlement phase. Potential compliance documents for consideration may include a Mitigated Negative Declaration or a full EIR, the latter being a more robust analysis which may be advised if a legal challenge to the CEQA document is reasonably anticipated. If the District opted to conduct a full EIR, that could require 12 months or more to complete at a cost of approximately \$500,000, inclusive of consultant fees and legal review fees. This cost has been included in EHP's financial analysis. Based on discussions with Town staff, the project may be able to do a Focused EIR that tiers off of the Town's General Plan EIR; a Focused EIR would reduce the time and expense needed to complete the analysis.

The project may potentially be eligible for a Class 32 Categorical Exemption ("infill exemption"), though additional analysis and technical studies would be needed to determine if the project would comply with the following required criteria:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. [Note: Compliance with this provision would require the Town to complete its rezoning of the site.]
- b) The proposed development occurs within city (town) limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare or threatened species.

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- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

While the Alder Creek site is greater than 5 acres, recent case law has clarified that the five-acre limit applies not to the underlying property on which a development is proposed, but rather the size of the work area for the development project itself. Since the proposed work area is no greater than five acres, the proposed project is anticipated to meet this criterion.

Additional technical analysis would be required to confirm whether the Project complies with subdivisions (c) and (d). The cost of completing the background analysis for a Class 32 exemption is anticipated to be less than \$100,000 and it could be completed in 3 to 6 months.

Overall Project Schedule. After the submission of a formal project application, the entitlement and CEQA review process is expected to take as little as 6 months (under SB 35), or a year or more if an EIR is required. Following entitlement and CEQA approvals, it is expected to take up to 12 months to prepare the construction documents and complete permitting. Therefore, it is anticipated that construction could commence as soon as 18 months or within approximately 24 months from the submission of the formal project application. Construction is anticipated to take approximately 15 to 20 months based on the proposal concept and assuming a construction start in the spring, allowing for grading to be completed ahead of seasonal building limitations; phasing construction would extend this timeline.

Recommendations. If the District were to pursue this project, EHP recommends that it: (1) Review the required affordability and potential applicability of SB 35 with the Town as well as with land use counsel to confirm the project's entitlement strategy; (2) If the project is not eligible for SB 35 (or if the District did not wish to pursue it) and CEQA review is required, consider serving as the lead agency for CEQA and complete a thorough review of CEQA streamlining tools that may be available. Together, these measures would confirm the optimal strategy to reduce entitlement cost, expedite entitlement timeframe, and improve the project's defensibility to legal challenges.



FINANCING OPTIONS

TTUSD Workforce Housing

POTENTIAL FINANCING OPTIONS SUMMARY

Outlined below are the three most common approaches to fund workforce housing developments owned and financed by public school districts. They are:

- Issuance of General Obligation (GO) Bonds this requires that a ballot measure be approved by voters and may limit funds available for other capital projects a district may want to pursue. However, to the extent GO bonds are issued for all or a portion of the workforce housing development costs, the debt service is reduced, allowing for lower rental rates to be offered to residents or for excess cash flow to be generated.
- Certificates of Participation (COPs) the issuance of COPs have been used to finance workforce housing in whole or in conjunction with GO bonds (when the bonds have not been sufficient to finance the entirety of the project). The issuance of COPs impacts a district's bonding capacity and is a guaranteed obligation of the district. Given interest rates and costs in the current economic environment, COPs are likely to finance not more than 60% to 70% of development costs and will require other grants or accruing loans to capitalize a project.
- Low Income Housing Tax Credits (LIHTC) LIHTC funding is primarily used to finance more deeply affordable projects that are targeted for households earning under 60% of median household income as there are a limited amount of tax credits issued on an annual basis, projects need to provide greater affordability in order to be competitive for LIHTC awards. LIHTC funded units have very strict income qualification requirements and may not be affordable to teachers, other higher-paid staff, or to dual-income households.

As an alternative to these methods, EHP is spearheading a new and different approach in which a county government and a county office of education are forming a Joint Powers Authority (JPA) to finance the development of a 135-unit workforce housing development in Marin County. Depending upon the interest rate at the time of issuance, the JPA is anticipated to issue tax-exempt revenue bonds that will fund 65% to 75% of the Marin project's capital costs. The remaining capital costs would be funded through low interest rate loans (with interest accruing until refinancing), grants, or philanthropic donations. The JPA structure allows the liabilities of the development to be isolated to the JPA entity; member agencies do not expose their individual balance sheets.

One exception to the limitation of liability in a JPA structure is an approach we are also pursuing in Marin. This construct provides credit enhancement to the bonds that would reduce their interest rate. Specifically, the Marin JPA is proposing that all districts that intend to reserve units for their employees to "guarantee" occupancy. Since these districts are highly rated from a bonding standpoint, the guarantee of cash flow is anticipated to result in an approximately 100 basis point

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reduction in the interest rate. This savings translates to an ability to reduce the average rent \$400 to \$500 per month (in the current municipal interest rate environment). The guarantees are in place for the entire term of the bond and limited to the occupancy of the specific units that an individual district would use. As long-term financing costs and development budgets are fixed at the beginning of a project, given historical inflation rates, the greatest risk for the involved districts is in the early years of operations. However, the risk is significantly mitigated by rental rates that would be offered at well below-market rates and unlikely to have significant vacancy.

A similar arrangement could be explored by the District/JPA, in which bonds issued by TTWHA would receive a credit enhancement from occupancy guarantees made by JPA member agencies. However, this should be reviewed by bond advisors and legal counsel for the District and JPA.

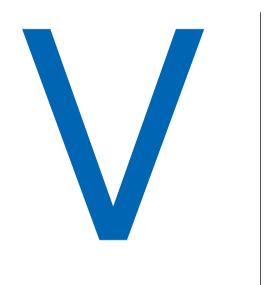
Bond Financing for Proposed Project

With JPA bond financing, the project could conceptually support the following level of bond proceeds, depending on the entitlement pathway pursued:

- Full Entitlement Scenario (15% Lower Income Requirement) Based on proposed rents and estimated operating expenses, EHP's financial analysis indicates a stabilized Net Operating Income of approximately \$1,500,000, which could support approximately \$30.2M (49% of project costs) in bond proceeds at a 5.0% cost of capital. These bonds would be repaid by property operations. Given Total Development Costs of \$61.2M, this would require identifying approximately \$31.0M (51% of project costs) in other funding sources.
- SB 35 Entitlement Scenario (50% Lower Income Requirement) Based on proposed rents and estimated operating expenses, EHP's financial analysis indicates a stabilized Net Operating Income of approximately \$1,200,000, which could support approximately \$23.4M (38% of project costs) in bond proceeds at a 5.0% cost of capital. These bonds would be repaid by property operations. Given Total Development Costs of \$61.2M, this would require identifying approximately \$37.8M (62% of project costs) in other funding sources.

Potential sources of other funding could include:

- State or County grant funding, including Local Housing Trust Fund matching grants and Permanent Local Housing Allocation (PLHA) funding
- Western Nevada County Regional Housing Trust Fund
- The Martis Fund Workforce Housing Fund
- North Tahoe Community Alliance
- HUD Programs, including Community Development Block Grants (CDBG)
- Tahoe Truckee Community Foundation
- Other Philanthropic Grants or Social Impact Investors



FINANCIAL ANALYSIS

Tahoe Truckee Unified School District Workforce Housing

Prepared by Education Housing Partners, Inc.

Project Data	
Project :	Tahoe Truckee Unified School District
Description:	Workforce Housing in Truckee
# of Units :	72 Units
Land Area - Total:	~4.8 Acres
Site Density :	15.0 Units/Acre
Land Area - Useable:	~4.8 Acres
Effective Density :	15.0 Units/Acre
Parking Count :	150 spaces
Parking Ratio :	2.1 spaces/unit
Product Type:	Stacked and Townhome For-Rent Units

Development Budget				
		<u>Cost</u>	Per Unit	Per SF
Land		\$0	\$0	\$0
Direct Hard Costs (1)	\$340	\$29,202,600	\$405,592	\$340
Off-site Improvements (2)		\$160,000	\$2,222	\$2
Onsite Improvements (3)		\$8,255,164	\$114,655	\$96
General Conditions/General Requirements (4)	3.9%	\$1,644,142	\$22,835	\$19
Contractor Contingency	3.0%	\$1,200,357	\$16,672	\$14
G.C. Fee	4.5%	<u>\$1.854.552</u>	\$25.758	\$22
Subtotal - Hard Costs		\$42,316,815	\$587,734	\$493
A & E Fees	3.3%	\$2,000,000	\$27,778	\$23
Municipal Fees (5)	2.1%	\$1,300,000	\$18,056	\$15
Legal, Insurance, Bonding (6)		\$1,500,000	\$20,833	\$17
CEQA Review		\$500,000	\$6,944	\$6
Signage, Furniture, Fixture & Equipment		\$750,000	\$10,417	\$9
Developer Overhead and Fee	5.0%	\$3,050,000	\$42,361	\$36
Cost of Bond Issuance and Interest Reserve (7)	6.9%	\$4,250,000	\$59,028	\$49
Subtotal - Soft Costs		\$13,350,000	\$185,417	\$155
Project Level Contingency	10%	<u>\$5,566,681</u>	<u>\$77,315</u>	<u>\$65</u>
Total Development Cost		\$61,233,496	\$850,465	\$713

- (1) Assumes prevailing wage labor rates.
- (2) Includes fire access road.
- (3) Includes demolition, earthwork, erosion control, wet and dry utilities, paving and striping, concrete flatwork, and landscaping.
- (4) Based on a 15 month construction duration.
- (5) Includes estimated City review fees and utility connection fees. Impact fees are excluded per Government Code 6103 and 6103.7.
- (6) Includes performance and material bonds and builder's risk insurance.
- (7) Estimated financing cost based on a \sim \$30M bond issuance, including bond counsel, capitalized interest, and reserves; actual financing cost to be determined by bond underwriter and based on final capital structure and interest rates at the time of bond issuance.

Tahoe Truckee Unified School District Workforce Housing

Prepared by Education Housing Partners, Inc.

Unit Mix & Rents – Per Truckee Inclusionary Housing Requirements									
Unit Type	Qty	%	Net Area	Total Area	Projected Rent (1)	AMI Income Served (2)	Rent/SF	Monthly Rent	Annual Rent
Apartment - 1BR / 1BA	17	24%	710	12,070	\$1,800	N/A	\$2.54	\$30,600	\$367,200
Apartment - 1BR / 1BA - Low Income	3	4%	710	2,130	\$1,668	80% AMI	\$2.35	\$5,003	\$60,030
Apartment - 2BR / 1BA	3	4%	1,040	3,120	\$2,600	N/A	\$2.50	\$7,800	\$93,600
Apartment - 2BR / 1BA - Low Income	1	1%	1,040	1,040	\$1,876	80% AMI	\$1.80	\$1,876	\$22,515
Townhome - 2BR / 2BA	20	28%	1,164	23,275	\$2,750	N/A	\$2.36	\$55,000	\$660,000
Townhome - 2BR / 2BA - Low Income	4	6%	1,164	4,655	\$1,876	80% AMI	\$1.61	\$7,505	\$90,060
Townhome - 3BR / 3BA	20	28%	1,650	33,000	\$3,100	N/A	\$1.88	\$62,000	\$744,000
Townhome - 3BR / 3BA - Low Income	4	<u>6%</u>	<u>1,650</u>	6,600	\$2,084	80% AMI	\$1.26	\$8,335	\$100,020
Total	72	100%	1,193	85,890	\$2,474		\$2.07	\$178,119	\$2,137,425

(1) Projected rents for unrestricted units (blue font) may be modified at the District/JPA's discretion. Projected rent for Low Income units (black font) is calculated per Town ordinance and includes utility allowance. Per Town of Truckee inclusionary housing regulations, 15% of the units must be affordable to low income households, or 5% of the units shall be affordable to very low income households, 5% to low income households, and 5% to moderate income households.

Pro Forma – Per Truckee Inclusionary Housing Requirements							
		2025	Trending	2026	2027	2028 (1)	
Cash Flow Analysis							
Rental Income		2,137,425	3%	2,201,548	2,267,594	2,335,622	
Garage	\$0/unit/mo	0	3%	0	0	0	
Other Income (2)	\$50/unit/mo	43,200	3%	44.496	<u>45,831</u>	47,206	
Total Income		2,180,625		2,246,044	2,313,425	2,382,828	
less Vacancy	5%	(109,031)		(113,393)	(117,928)	(122,645)	
Gross Income		2,071,594		2,132,651	2,195,497	2,260,182	
less Expenses (3)	\$7,800/unit/yr	(561,600)	3%	(578,448)	(595,801)	(613,675)	
Net Operating Income		1,509,994		1,554,203	1,599,695	1,646,507	

	Total Amount	Per Unit
Total Development Cost	61,233,496	\$ 850,465
Bond Interest Rate	5%	
Bond Issuance Supported (4)	30,199,875	\$ 419,443
Other Sources	31,033,621	\$ 431,023
Other Sources % of Total	51%	

- (1) Bold = First Stabilized Year
- (2) Other income includes RUBS, application fees, pet fees, lounge rental, etc.
- (3) Assumes no property taxes; \$5,500/unit controllables; \$2,300/unit management fee, reserves, and insurance.
- (4) Assumes interest-only debt service until recapitalization, typically in year 10-15. Bond terms are typically 30-40 years.

HCD Official State Income Limits — Nevada County — 2024

	Household Size	1	2	3
Household Income Limits	Extremely Low Income	\$21,900	\$25,000	\$28,150
	Very Low Income	\$36,500	\$41,700	\$46,900
	Low Income	\$58,350	\$66,700	\$75,050
	Median Income	\$78,750	\$90,000	\$101,250
	Moderate Income	\$94,500	\$108,000	\$121,500

Source: https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2024.pdf

Tahoe Truckee Unified School District Workforce Housing

Prepared by Education Housing Partners, Inc.

Unit Mix & Rents – Per SB 35 Requirements									
Unit Type	Qty	%	Net Area	Total Area	Projected Rent (1)	AMI Income Served	Rent/SF	Monthly Rent	Annual Rent
Apartment - 1BR / 1BA	10	14%	710	7,100	\$1,800	N/A	\$2.54	\$18,000	\$216,000
Apartment - 1BR / 1BA - Low Income	10	14%	710	7,100	\$1,350	80% AMI	\$1.90	\$13,500	\$162,000
Apartment - 2BR / 1BA	2	3%	1,040	2,080	\$2,600	N/A	\$2.50	\$5,200	\$62,400
Apartment - 2BR / 1BA - Low Income	2	3%	1,040	2,080	\$1,519	80% AMI	\$1.46	\$3,038	\$36,450
Townhome - 2BR / 2BA	12	17%	1,164	13,965	\$2,750	N/A	\$2.36	\$33,000	\$396,000
Townhome - 2BR / 2BA - Low Income	12	17%	1,164	13,965	\$1,519	80% AMI	\$1.31	\$18,225	\$218,700
Townhome - 3BR / 3BA	12	17%	1,650	19,800	\$3,100	N/A	\$1.88	\$37,200	\$446,400
Townhome - 3BR / 3BA - Low Income	<u>12</u>	<u>17%</u>	1.650	<u>19.800</u>	\$1,688	80% AMI	\$1.02	\$20,250	\$243,000
Total	72	100%	1,193	85,890	\$2,061		\$1.73	\$148,413	\$1,780,950

⁽¹⁾ Projected rents for unrestricted units (blue font) may be modified at the District/JPA's discretion. Projected rent for Low Income units (black font) includes utility allowance; per SB 35 regulations, at least 50% of the units must be affordable to low income households (up to 80% Area Median Income (AMI)).

Pro Forma - Per SB 35 Req	uirements					
		2025	Trending	2026	2027	2028 (1)
Cash Flow Analysis						
Rental Income		1,780,950	3%	1,834,379	1,889,410	1,946,092
Garage	\$0/unit/mo	0	3%	0	0	0
Other Income (2)	\$50/unit/mo	43.200	3%	44,496	45,831	47,206
Total Income		1,824,150		1,878,875	1,935,241	1,993,298
less Vacancy	5%	(91.208)		(94,856)	(98,650)	(102,596)
Gross Income		1,732,943		1,784,019	1,836,591	1,890,702
less Expenses (3)	\$7,800/unit/yr	(561.600)	3%	(578,448)	(595,801)	(613,675)
Net Operating Income		1,171,343		1,205,571	1,240,789	1,277,026

	Total Amount	Per Unit
Total Development Cost	61,233,496	\$ 850,465
Bond Interest Rate	5%	
Bond Issuance Supported (4)	23,426,850	\$ 325,373
Other Sources	37,806,646	\$ 525,092
Other Sources % of Total	62%	

- (1) Bold = First Stabilized Year
- (2) Other income includes RUBS, application fees, pet fees, lounge rental, etc.
- $(3) \ \ \text{Assumes no property taxes; $5,500/unit controllables; $2,300/unit management fee, reserves, and insurance.}$
- (4) Assumes interest-only debt service until recapitalization, typically in year 10-15. Bond terms are typically 30-40 years.

HCD Official State Income Limits — Nevada County — 2024

	Household Size	1	2	3	4
Household Income Limits	Extremely Low Income	\$21,900	\$25,000	\$28,150	\$31,250
	Very Low Income	\$36,500	\$41,700	\$46,900	\$52,100
	Low Income	\$58,350	\$66,700	\$75,050	\$83,350
	Median Income	\$78,750	\$90,000	\$101,250	\$112,500
	Moderate Income	\$94,500	\$108,000	\$121,500	\$135,000

Source: https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2024.pdf and the state of the s

Tahoe Truckee Unified School District Workforce Housing

Prepared by Education Housing Partners, Inc.

Operating Expense	Description	Amount		
		72 units		
		Per Unit	Annual	Notes
Maintenance/Service Contracts	Repair and replacement (all systems),	\$1,400	\$100,800	
	contracts (window washing, fire alarm, pest, gutters), snow removal			
Staff Costs	Prorated salaries, payroll taxes, workers comp, medical benefits	\$1,200	\$86,400	
Administration	Accounting, office supplies, miscellaneous	\$200	\$14,400	
Landscaping	Landscaping, parking lot cleaning	\$500	\$36,000	
Utilities	Electric, water, garbage. Each unit has an electric meter; Water is submetered to residents.	\$1,800	\$129,600	(1)
Turnover	Painting, carpet, cleaning. Turnover costs = \$2,000/du; assume 20% turnover annually.	\$400	\$28,800	
Property Management Fee	Assumes cost for a third-party property management company.	\$900	\$64,800	
Insurance	District insurance program assumed to cover casualty, rent loss, and liability.	\$1,000	\$72,000	
Reserves	Reserves for future non-routine maintenance and replacement of systems	\$400	\$28,800	(2)
Total Operating Expense		\$7,800	\$561,600	

⁽¹⁾ A portion of these costs are billed to residents through submetering or RUBS and shown as other income in the proforma.

⁽²⁾ Due to new construction, non-routine maintenance and replacements should be minimal initially and reserves are for future years.

Tahoe Truckee Unified School District

Workforce Housing Prepared by Education Housing Partners, Inc.

<u>Consultants</u>	<u>Phase</u>	Scope	Total Amoun			
Architectural	1. Concept/Feasibility	Concept Design	\$	30,00		
	SD/Entitlements	SD/Entitlements	\$	80,00		
	3. DD/CDs	DD/CDs	\$	310,00		
	3. DD/CDs	Specs	\$	8,00		
	4. Construction Admin	Construction Admin	\$	170,00		
Landscape	1. Concept/Feasibility	Concept Design	\$	12,00		
	SD/Entitlements	SD/Entitlements	\$	26,00		
	3. DD/CDs	DD/CDs	\$	52,00		
	4. Construction Admin	Construction Admin	\$	12,00		
Civil Engineering	1. Concept/Feasibility	Concept/Feasibility	\$	-		
	SD/Entitlements	Survey	\$	50,0		
	3. DD/CDs	DD/CDs	\$	115,0		
	4. Construction Admin	Construction Admin	\$	15,0		
Structural Engineering	2. SD/Entitlements	SD/Entitlements	\$	3,0		
	3. DD/CDs	DD/CDs	\$	90,0		
	4. Construction Admin	Construction Admin	\$	15,0		
Mechanical, Electrical, Plumbing	2. SD/Entitlements	SD/Entitlements	\$	5,0		
	3. DD/CDs	DD/CDs	\$	120,0		
	4. Construction Admin	Construction Admin	\$	15,0		
ife Safety	3. DD/CDs	DD/CDs	\$	15,0		
,	4. Construction Admin	Construction Admin	\$	7,0		
Acoustical	3. DD/CDs	DD/CDs	\$	30,0		
ico do dicar	4. Construction Admin	Construction Admin	\$	15,0		
Environmental/Traffic	1. Concept/Feasibility	Preliminary Traffic Analysis	\$	8,0		
Biologist	Concept/Feasibility	Biological Assessment Report	\$	10,0		
5.0.108.51	2. SD/Entitlements	Habitat/Nesting Surveys	\$	4,0		
Arborist/Forester	2. SD/Entitlements	SD/Entitlements	\$	30,0		
Geotech	1. Concept/Feasibility	Preliminary Assessment	\$	-		
	3. DD/CDs	Geotech Study & Design	\$	15,0		
	4. Construction Admin	Construction Admin	\$	75,0		
oint Trench	2. SD/Entitlements	SD/Entitlements	\$	15,0		
	3. DD/CDs	DD/CDs	\$	90,0		
	4. Construction Admin	Construction Admin	\$	15,0		
Greenbuilding	3. DD/CDs	DD/CDs	\$	18,0		
Ü	4. Construction Admin	Construction Admin	\$	15,0		
Vaterproofing	3. DD/CDs	DD/CDs	\$	35,0		
	4. Construction Admin	Construction Admin	\$	25,0		
nterior Design	3. DD/CDs	DD/CDs	\$	45,0		
	4. Construction Admin	Construction Admin	\$	5,0		
ADA Consultant	3. DD/CDs	DD/CDs	\$	5,0		
	4. Construction Admin	Construction Admin	\$	-		
Corrosion Consultant	3. DD/CDs	DD/CDs	\$	5,0		
	4. Construction Admin	Construction Admin	\$	10,0		
Owner's Rep - Construction	4. Construction Admin	Construction Admin	\$	180,0		
Third-Party Peer Review	3. DD/CDs	DD/CDs	\$	50,0		
Miscellaneous & Reimbursables	1. Concept/Feasibility		\$	10,0		
	2. SD/Entitlements		\$	65,0		
	3. DD/CDs		\$	75,0		



CONCEPTUAL DESIGN

TAHOE TRUCKEE WORKFORCE HOUSING

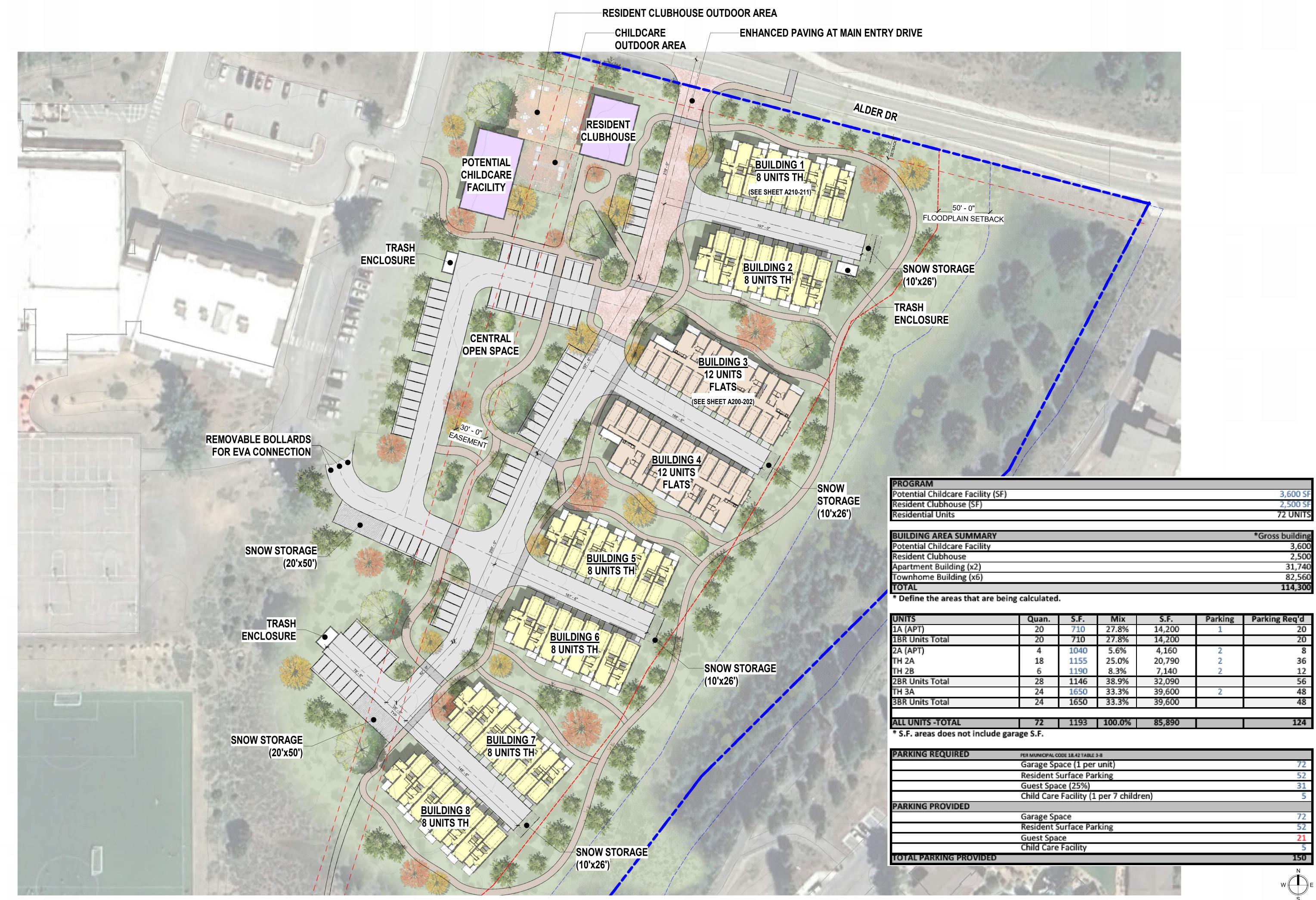
10931 ALDER DRIVE, TRUCKEE, CA 96161











STUDIO EHP - TA
10931 ALDE
03/03/2025



UNIT A
710 SF
1 BEDROOM, 1 BATHROOM

UNIT 2A
1,040 SF
2 BEDROOMS, 1 BATHROOM

APARTMENT BUILDING PLAN - LEVEL 2



BUILDING COMPOSITION 10X 1-BDRM 2X 2-BDRMS

APARTMENT BUILDING PLAN - LEVEL 1











FLATS BUILDING FRONT ELEVATION - OPTION 1





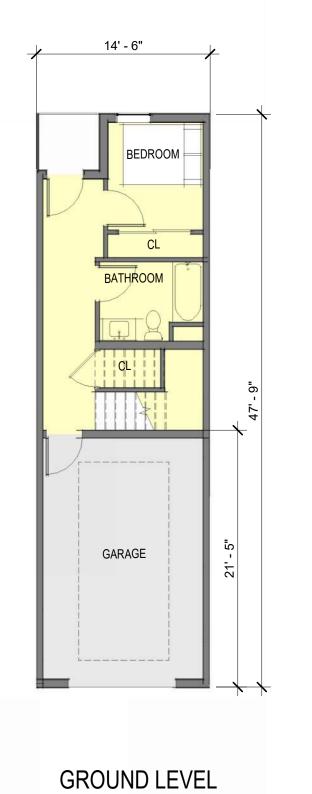




FLATS BUILDING FRONT ELEVATION - OPTION 2









TOWNHOME 2B 1,190 SF + 300 SF GARAGE 2 BEDROOMS, 2 BATHROOMS

TOWNHOME 2A 1,155 SF + 300 SF GARAGE 2 BEDROOMS, 2.5 BATHROOMS TOWNHOME 3A 1,650 SF + 300 SF GARAGE 3 BEDROOMS, 3.5 BATHROOMS



BUILDING COMPOSITION 4X 2-BDRMS 4X 3-BDRMS

TOWNHOME BUILDING PLAN - LEVEL 1





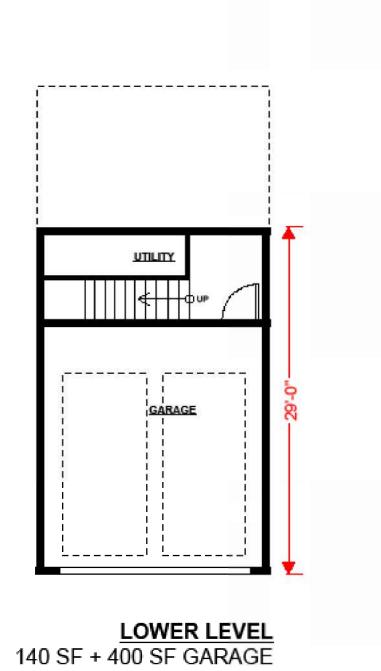




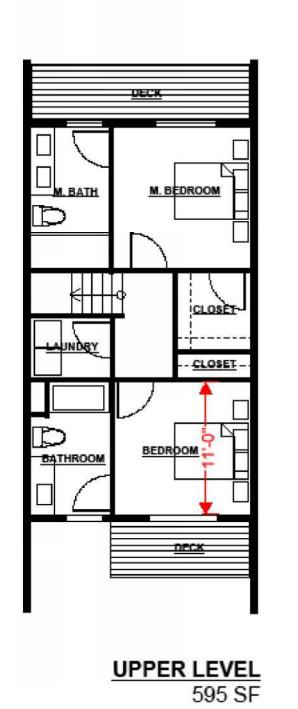
TOWNHOME FRONT ELEVATION

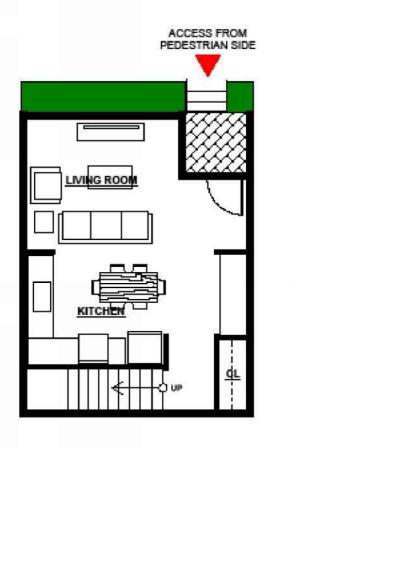


SITE PLAN - LOT B

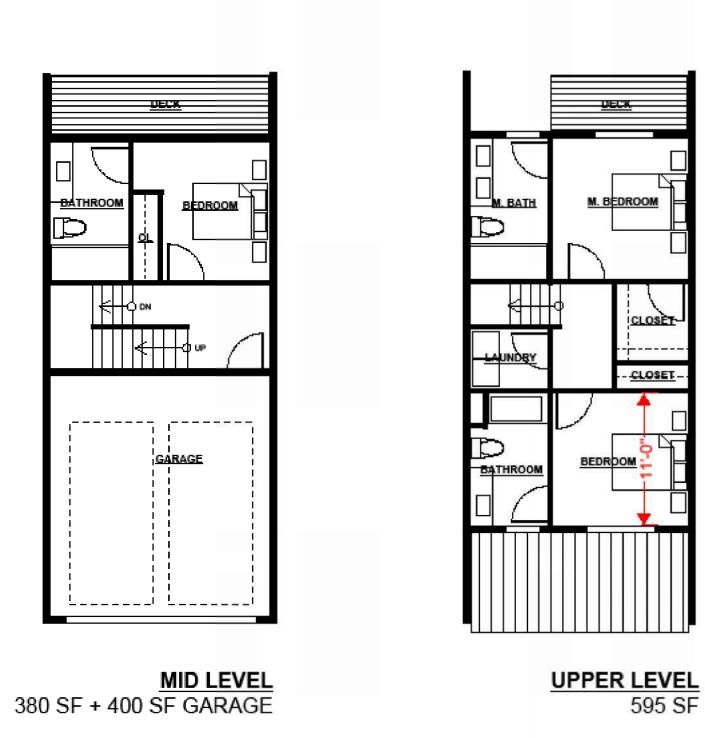


MID LEVEL 595 SF





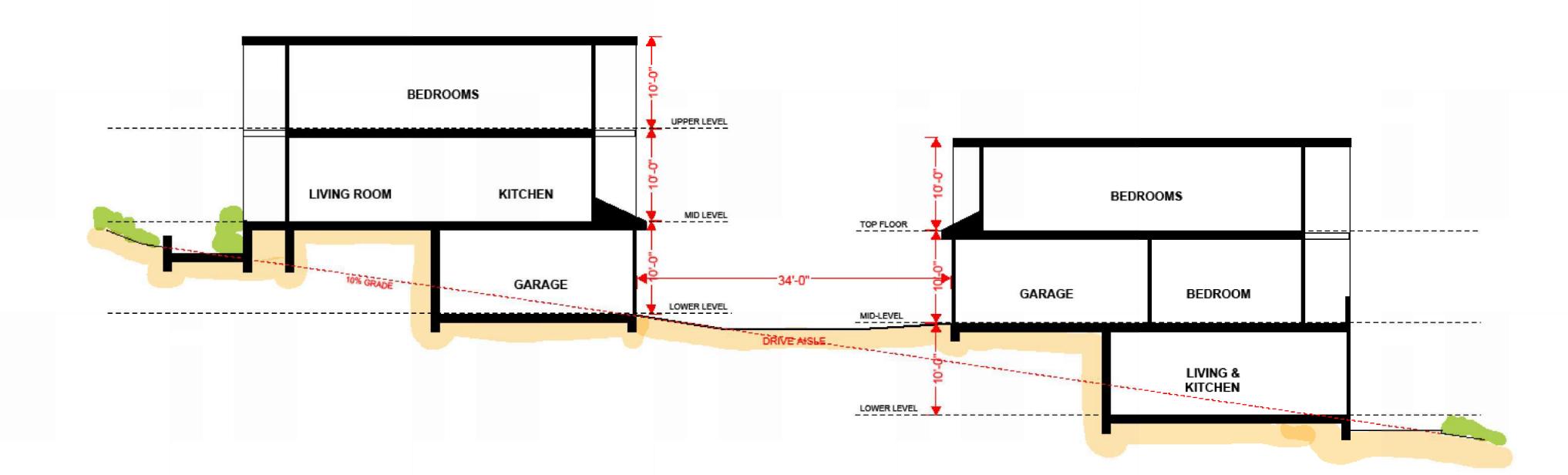
LOWER LEVEL 470 SF



TOWNHOME PLAN A

1,330 SF + 400 SF GARAGE
2 BEDROOMS, 2.5 BATHROOMS

TOWNHOME PLAN B 1,445 SF + 400 SF GARAGE 3 BEDROOMS, 3 BATHROOMS





EXISTING MAJOR CONTOUR LINE (5' INTERVAL)

— 10"W - WATER LINE PIPE (SIZE AS NOTED)

─ 6"FL -₩─ FIRE LINE - T5"SD - STORM DRAIN PIPE

8"SS SEWER LINE (SIZE AS NOTED)

—— JU —— JOINT TRENCH (DRY UTILITIES)

— · · — >— · · — FLOW LINE

FIRE HYDRANT DRAINAGE INLET STORM DRAIN MANHOLE

> 4" SINGLE SEWER LATERAL CLEAN OUT TO GRADE (S1) SEWER MANHOLE ELECTRIC TRANSFORMER & VAULT

CONCRETE HARDSCAPE

ASPHALT PAVEMENT

WATER FACILITIES & NOTES:

- W1 INSTALL 16"X16"X10" PING SLEEVE AND TAP AT MAIN LINE, SEE TDPUD WATER DETAIL W-4.5
- W2 RESIDENTIAL METER BOXES & FACILITIES TO BE VERIFIED WITH TDPUD.
- W3 COMMERCIAL METER BOX & LINE TO BE VERIFIED WITH TDPUD.
- W4 INSTALL FIRE HYDRANT PER TDPUD STANDARDS.

WHERE WATERLINE INTERSECTS ABOVE SD OR SEWER LINE CONTRACTOR SHALL INSTALL A FULL STICK OF WATER PIPE SHOULD BE CENTERED ON THE STORM DRAIN OR SEWER, WHEN THE WATER PIPE IS BELOW THE STORM DRAIN OR SEWER.

MAINTAIN MINIMUM SEPARATION FOR ALL UTILITIES PER TDPUD STD. DWG. NO. W-44.2 PROVIDE 24" MINIMUM CLEARANCE FROM WATER FACILITIES TO ANY OTHER UTILITY. THIS INCLUDES ALL ELECTRIC, GAS, TELEPHONE AND CABLE FACILITIES, ABOVE OR BELOW

CONTRACTOR SHALL ADJUST ALL (E) UTILITY BOXES, VAULTS AND MANHOLES WHICH OCCUR WITHIN NEW PAVEMENT TO 1/2" TO 1/4" BELOW FINISH GRADE. CONTRACTOR SHALL UPGRADE ALL BOXES, VAULTS AND LIDS TO H-20 TRAFFIC RATED WHERE BOXES VAULTS AND LIDS OCCUR WITHIN VEHICLE TRAFFIC AREAS.

SEWER FACILITIES & NOTES:

S1 NSTALL SANITARY SEWER MANHOLE PER TSD STANDARDS.

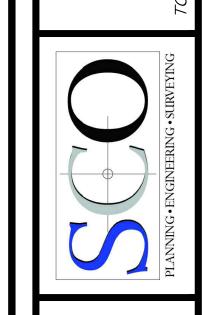
S2 INSTALL 8" SEWER LINE

ALL SEWER INSTALLATION SHALL MEET OR EXCEED DISTRICT CODE ORDINANCE 1-2021.

UTILTIY NOTES:

- U1 JOINT UTILITY TRENCH, MAINTAIN MINIMUM SEPARATION FOR ALL UTILITIES PER UTILITY COMPANY STANDARD SPECIFICATIONS AND TDPUD STD. DWG. NO. UT-S3.
- U2 ELECTRICAL LINE AND TRANSFORMER LOCATION TO BE CONFIRMED WITH TDPUD.
- U3 NEW TRANSFORMER PER TDPUD REQUIREMENTS.

NATURAL GAS PIPING TO THE GAS METER SHALL BE INSTALLED BY SW GAS (ALL TRENCHING AND BACKFILL BY CONTRACTOR). NATURAL GAS PIPING BEYOND THE METER SHALL BE INSTALLED BY THE CONTRACTOR PER THÉ APPROVED PLUMBING PLAN. ALL UNDERGROUND PIPE TO BE INSTALLED WITH TRACER WIRE PLACED 12" ABOVE PIPE WITH YELLOW WARNING TAPE LABELED "DANGER GAS



GRASS VALLEY (530) 272-5841 TRUCKEE (530) 582-4043





PRELIMINARY PROJECT SPECIFICATIONS

TTUSD Faculty/Staff Housing Preliminary Outline Specifications* Prepared by Education Housing Partners, Inc. 02.04.25

<u>SCOPE</u>	PROPOSED FINISHES AND PROGRAMMING	
Buildings		
Roof Systems	Shingled roof over insulation. Alternate: Standing seam metal roof at accent areas.	
Siding	HardieShingle siding/Hardie Board siding or three-coat stucco.	
Windows	Single-hung windows with casement windows at required Sound Transmission Class (STC) rating, per Acoustics Consultant	
	recommendations.	
	Vinyl nail-fin windows, low-E, STC rated, dual glazed. VPI brand or like.	
Exterior Stairs	Concrete with painted metal rails.	
Unit Stairs	Wood-framed stairs with carpet and rated drywall enclosure, as required.	
Metals	All exterior metals to be galvanized and painted.	
Exterior Decks	Steel or aluminum railings; rubber waterproofing membrane with topping slab.	
Security	Fobbed building/stairwell entries. Fobbed perimeter entrances and amenity spaces.	
	Optional: Cameras at all entry points, in all amenity spaces, including, but not limited to, the office, clubhouse, mail room, and package room, as applicable.	
Photovoltaic Panels	Infrastructure/conduit to support photovoltaic (PV) panels per code. PV capacity can be maximized, if desired. Include	
& Sustainability	options for "solar ready" and for solar install on carports (Baja or equivalent). Solar thermal assumed for all units. Buildings	
ov susumusmey	will be designed and constructed in accordance with the State of California's Build It Green program.	
Units		
Drywall & Paint	1-hr and floor/ceiling assemblies to be in line with tested GA assemblies.	
	Floor/Ceiling: 2 layers of 5/8" with RC channel when TJIs are used. 2 layers with 5/8" when standard 16" O.C. joists are	
	used.	
	Party Walls (1-HR): Acoustical caulked (top and bottom) double 5/8" layers at party walls. Single layer over plywood	
	sheathing.	
	Walls: Painted 5/8" drywall with level 3 light orange peel or knockdown finish. Layer of flat paint over layer of primer.	
	Kitchen/ Bathroom Walls, Doors, Casings and Base: Semigloss latex paint (full cover) over coat of primer. Sherwin	
	Williams paint or equal. All wet walls with mold resistant drywall.	
	Exterior: One coat of primer over Sherwin-Williams PM Itx Paint with no VOC.	
	Window Stools and Aprons: 2 finish coats of eggshell latex.	
	Miscellaneous: Drywall soffits over kitchen upper cabinets and around mechanical ductwork, and roof drains to be	
	drywalled and painted as needed.	
Calling	Access Panels: Painted to match walls and any exposed surface.	
Ceilings Insulation &	9'-0" in bedrooms and living room, 7'-6" to 8'-0" with metal drop in kitchen and bathroom. Meet Title 24 requirements. Exterior Walls: R-21 batt in wall cavity and 1-inch continuous rigid insulation over wall	
Soundproofing	sheathing. Roof: R-38 batt insulation in attic. Party walls require (2) R-13 and corridor walls R-13.	
Soundprooming	The party wall between adjacent residences will be an insulated staggered double-stud wall with three total layers of gypsum	
	board. Where needed for additional structural support, a layer of shear plywood can replace a layer of gypsum board.	
Flooring	Living/ Dining, Laundry, Kitchen, Bathroom, and Entry: Vinyl plank to be Tri-West Paradigm Trinity, Tri-West Engage	
	Shaker or equal.	
	Bedroom(s): Shaw Carpet Urban Touch Mist (or equivalent)	
	Modular Construction: Manufacturers may have pre-set finish packages.	
Doors	Unit Entry: Wood veneer solid core, flush, with peephole 7'-0" with single action dead bolt, 8'-0" fiberglass or metal with panel	
	pattern in townhomes; 20-min rated. Patio: 8'-0" fiberglass, glazed, insulated, flush with single action dead bolt.	
	Bed and Bath: 7'-0" solid core, painted, sealed bathroom door ends.	
	Other Interior: 7'-0" hollow core, painted, scaled batin both door to be 20-min rated.	
	Laundry Closet: 7'-0" louvered, painted.	
Trim	7/16" thick and 5" high MDF baseboard throughout units except baths (wood baseboards) and corridors (5 1/2" tall MDF	
	baseboard) 9/16" thick 2 1/4" wide MDF Interior Casing with eased edge and 3 1/4" wide in corridors.	
Closets	Wood/MDF shelf with rod for all closets. Double rods and double shelves for half of bedroom closets. Doors for all closets.	
Cabinetry	Kitchens: Thermofoil doors, European frame style hidden hinges (soft closers optional), matching edge banding for all	
·	exposed surfaces, matching toe kick. Pantry cabinet in kitchen adjacent to refrigerator. Full height end panels adjacent to	
	refrigerator as needed. 2'-0" deep upper refrigerator cabinet. At least two drawers with breadboards and preferably a drawer	
	bank.	
	Bathrooms: At least one drawer stack in bathrooms (nearest to outlets). A bathroom with a double vanity (optional) in 2-	
Hardware	bedroom units. Cabinetry style to match kitchen cabinets. Unit Entry: Kaba Confidant or similar.	
Haruware	Unit Interior: Taymor lever handles, brushed finishes or similar	
Countertops	Kitchen: 3cm granite or similar with eased edges, 4" tile backsplash from countertop. (Optional upgrade: backsplash from	
	countertop to upper cabinets).	
709	Bathrooms: 3cm granite or similar with eased edges, granite or similar backsplash.	
Tile	Standalone showers and tub/shower combo to have fiberglass tile-embossed surround. Standalone showers to have a pan.	

SCO	<u>PE</u>	PROPOSED FINISHES AND PROGRAMMING
Toilet Accessories		Recessed medicine and linen cabinets to match bath and kitchen cabinets.
	Tollet Meessories	3/8" heavy glass mirror in painted 1" to 2" wood frame above vanity. Square tube brushed finish towel bars and toilet paper
		holder.
		At least 2 towel bars per bathrooms, powder rooms to have at least 1.
		Robe hooks on back of door.
		Curved rod and curtain for tub/shower. Glass door for standalone showers in townhomes.
	Appliances	Standard GE, LG or Samsung package in white or black (Optional upgrade: stainless steel) with appliance sizes noted below:
		Upgraded Samsung Package (or equivalent)
		Electric Range: 5.9 CU FT, with front controls. Refrigerator: 21 CU FT fridge with exterior water and ice dispenser
		Microwave: over-the-range
		Dishwasher: with integrated controls
		Washer/Dryer: Stacked electric washer/dryer, with front controls. (Optional upgrade: front-loading)
	Window Coverings	Roller shades by Vertilux VTX (or similar) with valence.
	Fire Protection	Sprinkler building
		Fire hose connections and standpipes at all levels as required by code.
	Kitchen Plumbing	All fixtures brushed chrome finish.
		Sink: Elkay Lusterstone stainless steel single basin 7 1/2" deep undermount (or equivalent).
		Faucet: Kohler Bellera with pull-down spout / Luxier Contemporary Pull Down Spray Faucet
1		Garbage Disposal: InSinkErator Badger 5, 1/2 HP, Continuous Feed (or equivalent). Modular Construction: Manufacturers may have pre-set finish packages.
\vdash	Bathroom Plumbing	Toilet: Sterling Windham 12" rough-in elongated toilet (or equivalent).
		Tub: Sterling Ensemble 60" x 36" with tile surround.
		Bath & Shower Trim Set: Kohler Style.
		Showerhead: Kohler Awaken G90 1.4 GPM
		Sink: Kohler Caxton rectangular undermount 20 5/16" x 15 3/4"
		Faucet: Kohler Honesty single handle faucet
-	36 1 1 1	Modular Construction: Manufacturers may have pre-set finish packages.
	Mechanical	Electric: Either central or individual units. Exhaust for Bathrooms and Washer/Dryer: Through side walls on first floor where feasible, floors 2 through 3 out
		roof (or equivalent).
		HVAC: Pancake-style air handler in bathroom or hall ceiling, outside air to living rooms provided mechanically (direct duct
		outside air-to-air handler if required by local authority). Roof top compressor unit air-conditioning provided from compressor
		unit located on roof.
		Gather vertically run ductwork into chimney in units; horizontal in units where feasible.
		Mini-split and Vertical Terminal Air Conditioner (VTAC) options may be considered.
		Modular Construction: Water Heating Individual heat-pump water heater may be considered. HVAC Package systems such as HPAC units (e.g. Ephoca or Olympia Maestro) may be considered, as well as VTACs and mini split units.
	Life Safety	Monitored alarm tied to sprinkler system, smoke detectors, fire detection with central alarm. DAS system for emergency
	v	services.
	Electrical	150 amp capacity individually metered; All bathrooms shall contain a minimum of 1 GFI receptacle/2 outlets. Cable TV, CAT
		5 internet outlets in bedroom(s), living room, and den(s).
		Switched outlet in bedroom(s).
		TV chases centered on TV walls 56" or higher above the floor in all living rooms.
		One hard-wired phone line in the kitchen.
		At least one USB port/outlet in each bedroom, island (or counter area) and living room. USB outlet on at least one bedroom wall in master bathroom.
		Townhomes: Provide each unit with one dedicated 40-amp, 208/240-volt circuit for electrical vehicle (EV) or as required by
1		authority having jurisdiction.
1		Stack Flats: 10% of stalls to have EV chargers and 40% of stalls to have low-level outlets or as required by authority having
\bot		jurisdiction.
	Unit Lighting	Rocker switches throughout. Puck lights to have white baffles.
		Interior Stair: Ceiling LED puck lights (min. 2 per stair length).
		Kitchen: Lights over peninsula (min. 2), under cabinet LED strips.
1		Ceiling: LED puck lights (min. 4). Dining Room: A minimum of a junction box on a dimmer switch for a future fixture.
		Bathroom: Fan light combo (1 per bathroom), and vanity wall mount light, such as linear bar LED (1 per sink), a puck light
		over every tub/shower.
		Hall(s): Ceiling LED puck light(s) or wall mounted sconce(s) (min. 1 fixture every 15'-0").
		Walk-in Closets: Ceiling LED puck light(s) (min 1 per closet).
C:		Entry: Ceiling LED puck lights (min. 1 per entry or adjacent to entry).
Site	Amenities	NY.
<u> </u>	Leasing	None. Programming Full size as fair contamplish is smaller full size was so with youted head an improve over with your in a drawn.
1	Community Room	Programming: Full size refrigerator with icemaker; full size range with vented hood; microwave oven with warming drawer; dishwasher; sink; and wireless printer. Restrooms. Appliances, all electric, to be upgraded/premium in common areas. Fitness
		center (optional).
		Finishes: Vinyl plank flooring, decorative lights, Level 4 painted smooth walls, wired for sound with CATV, outlets on all
-	Rusinass Lauras	walls with 2 accessible.
Щ	Business Lounge	None.

<u>SCOPE</u>		PROPOSED FINISHES AND PROGRAMMING
	Pet Relief Area	Optional in landscaped area.
	Mail Room or Kiosk	Located near each building main entry subject to USPS. Package locker system optional.
	Package Room	Controlled Access from the mail room.
	Bike Parking	Bike parking in garages. Dero or equal equipment.
	Common Corridors	Carpet tile, GWB painted (Level 3), drop ceiling at 8'-2", ceiling LED puck light and wall sconces at unit entries.
	Garage/Carports	Paint columns along drive aisles.
		Garage or Carports: 1 space per unit with optional solar panel on carports.
		Townhomes: Provide each unit with one dedicated 40-amp, 208/240-volt circuit for electrical vehicle (EV) or as required by
		authority having jurisdiction.
		Stack Flats: 10% of stalls to have EV chargers and 40% of stalls to have low-level outlets or as required by authority having
		jurisdiction.

^{* &}quot;or like" for specific product call outs



APPENDIX

TTUSD Workforce Housing | Project Summary Alder Creek Middle School Site

APPENDIX ITEMS

- 1. Title Report (Fidelity National Title)
- 2. Natural Hazards Disclosure Report (First American)
- 3. Biological Resources Assessment (Greg Matuzak Environmental Consulting)
- 4. Alder Creek Middle School Feasibility Analysis Report (SCO Planning & Engineering, Inc.)
- 5. Initial Transportation Assessment (LSC Transportation Consultants, Inc.)
- 6. Preliminary Legal Analysis re: SB 35 and AB 295 (Cox, Castle & Nicholson, LLP)
- 7. Preliminary Housing Development Application Information Sheet (Town of Truckee)

