

Housing Our Employees



TRUCKEE TAHOE
Workforce Housing Agency

Providing Housing Opportunities to the Employees of the Following Member Agencies:

Nevada County | Placer County | Tahoe Forest Hospital District
Tahoe Truckee Unified School District | Truckee Donner Public Utility District
Truckee Tahoe Airport District | Town of Truckee



Agency Update + Land Mapping Exercise

- 2021 Year in Review
- TTWHA Projects and Programs Underway
- TTWHA Land Mapping Exercise +
TTUSD Development Considerations



Truckee-Tahoe Housing Landscape

Regional Efforts Underway

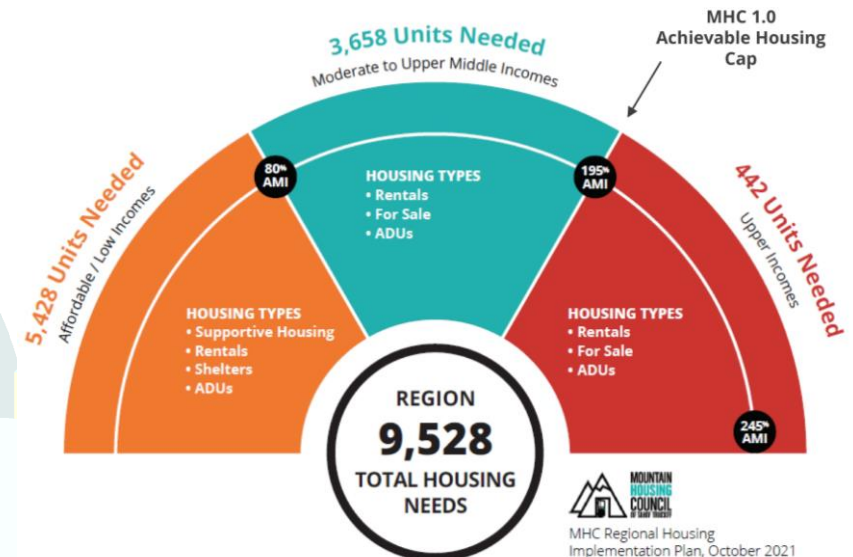
- Mountain Housing Council
Regional Housing Implementation Plan
- Town of Truckee Workforce Housing
Grant Program + Below Market Rate Program
- Placer County Workforce Housing Preservation
Program
- Short-term Rental Ordinances
- Martis Fund Downpayment Assistance

By the Numbers

Average Rent: ~\$1,100 - \$1,500/room
Compared to \$800/room in March 2020

Median Sale Price: Truckee-Tahoe: \$1.1M
63% increase since March 2020

Regional Unmet Housing Need: 9,528 Units
2021 RHIP Workforce Housing Needs Assessment Update



TTWHA Year In Review

- Agency Expansion
- Employee Concierge Services
- 2020-21 Housing Match Program
- 2021-22 Long-term Rental Pilot Program
- Down Payment Assistance Program
- Master Leasing
- Workforce Housing Development



2021 YEAR IN REVIEW

PROJECTS / PROGRAMS / EFFORTS UNDERWAY

- **Employee Housing Concierge**
July 2020 - Present
86 employees supported in their housing pursuits
- **Housing Match Program**
July 2020 - October 2021
18 employees placed
- **Long-term Rental Pilot Program**
November 2021 - Present
1 employee placed / 4 homes currently listed
- **Pathway to Ownership**
Down Payment Assistance Program Developed
To be launched in 2022
- **Workforce Housing Development**
Pursuing two development opportunities
- **Master Leasing**
Pursuing two master leasing opportunities
- **Regional Housing Partnerships**
Participation in Mountain Housing Council
Partnerships cultivated with Town of Truckee, Placer County, Martis Fund, and regional housing partners

BY THE NUMBERS: TARGETS / SUCCESSES

| ANNUAL TARGETS | % Served | # Served |
|----------------|----------|----------|
| 2021 | 1% | 23 |
| 2022 | 1.5% | 35 |
| 2023 | 2.5% | 58 |
| 2024 | 5% | 115 |
| 2025 | 10% | 230 |

| PROGRAMS | TFHD | TTUSD | TDPUD | TTAD | Nev Co | Plac Co | Town |
|---|------|-------|-------|------|--------|---------|------|
| Employee Housing Concierge | 54 | 26 | 2 | 4 | | | |
| Housing Match Program (7/20 - 10/21) | 12 | 5 | 1 | | | | |
| Long-term Rental Program (11/21 - Pres) | 1 | | | | | | |
| Housing Purchase | 1 | | | 1 | | | |
| Hopkins Village Qualified Buyers | 1 | 3 | | | | 1 | |

* Employee program tracking 7/1/20 - Present
** Nevada County, Placer County, and Town of Truckee joined October 20, 2021

TTWHA Housing Programs

| Program | TTUSD | TFHD | TDPUD | TTAD | Nevada | Placer | Town |
|---|-----------|------|-------|------|--------|--------|------|
| Employee Concierge | 26 | 54 | 2 | 4 | | | 1 |
| Housing Match (July 2020 – Oct 21) | 5 | 12 | 1 | | | | |
| Long-term Rental Pilot Program (Nov 2021-Present) | | 1 | | | | | |
| Home Purchase | | 1 | | 1 | | | |
| Hopkins Village | 3 | 2 | | 2 | | 1 | |
| TOTALS July '20 – Dec '21 | 34 | 70 | 3 | 7 | 0 | 1 | 1 |



2022 Activities + Focus Areas

- **Programming**
 - Employee Concierge
 - Long-term Rentals
 - Pathways to Ownership
 - Down Payment Assistance
 - Homebuyer Education
- **Workforce Housing Development**
- **Strategic Planning**
 - Refine housing work plan + areas of focus
 - Determine future direction + pursuits



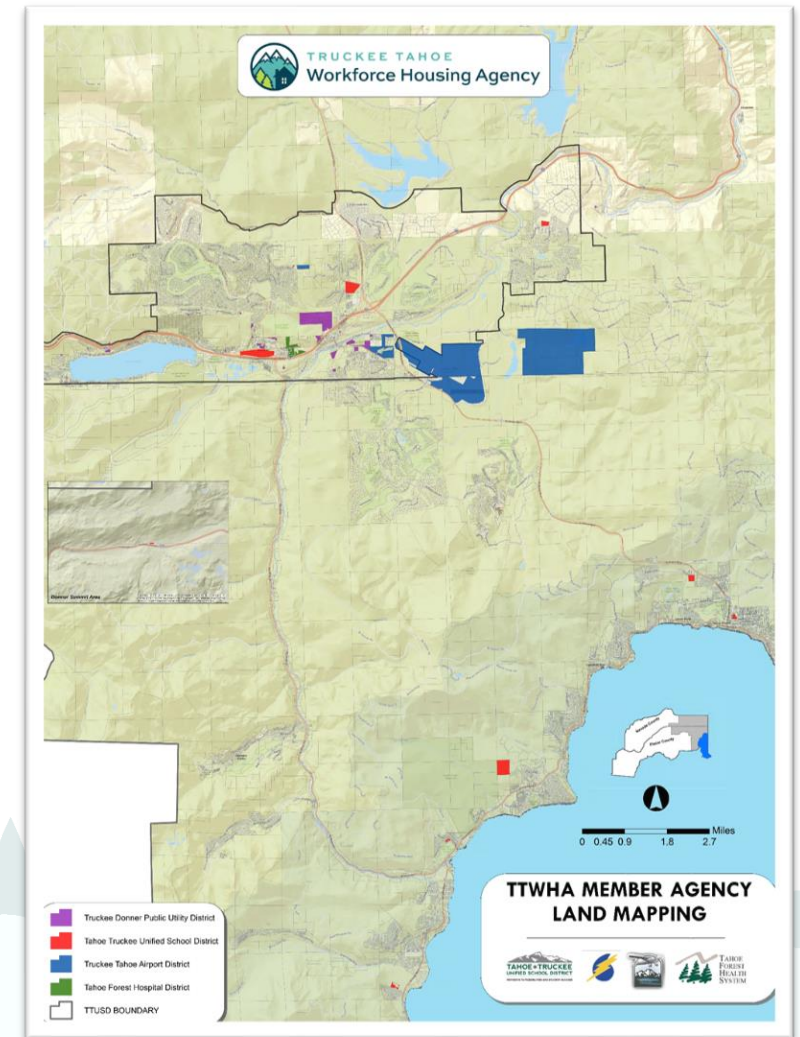
TTWHA Land Mapping Exercise

Process

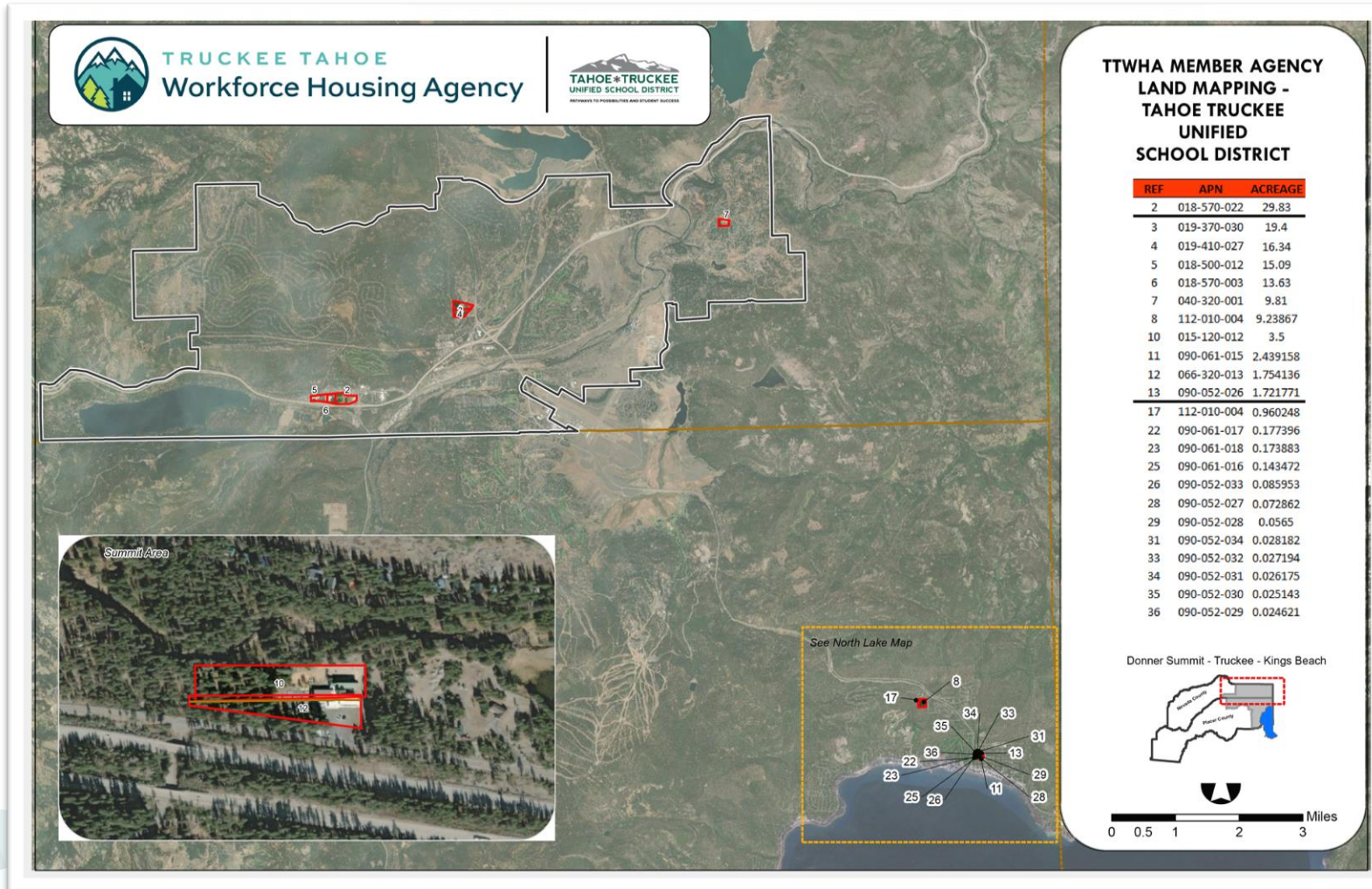
- Map all member agency-owned land
- Develop opportunity matrix of highest-scoring sites, based on set of criteria
- Cut sheets developed for top 8 sites

TTUSD Sites

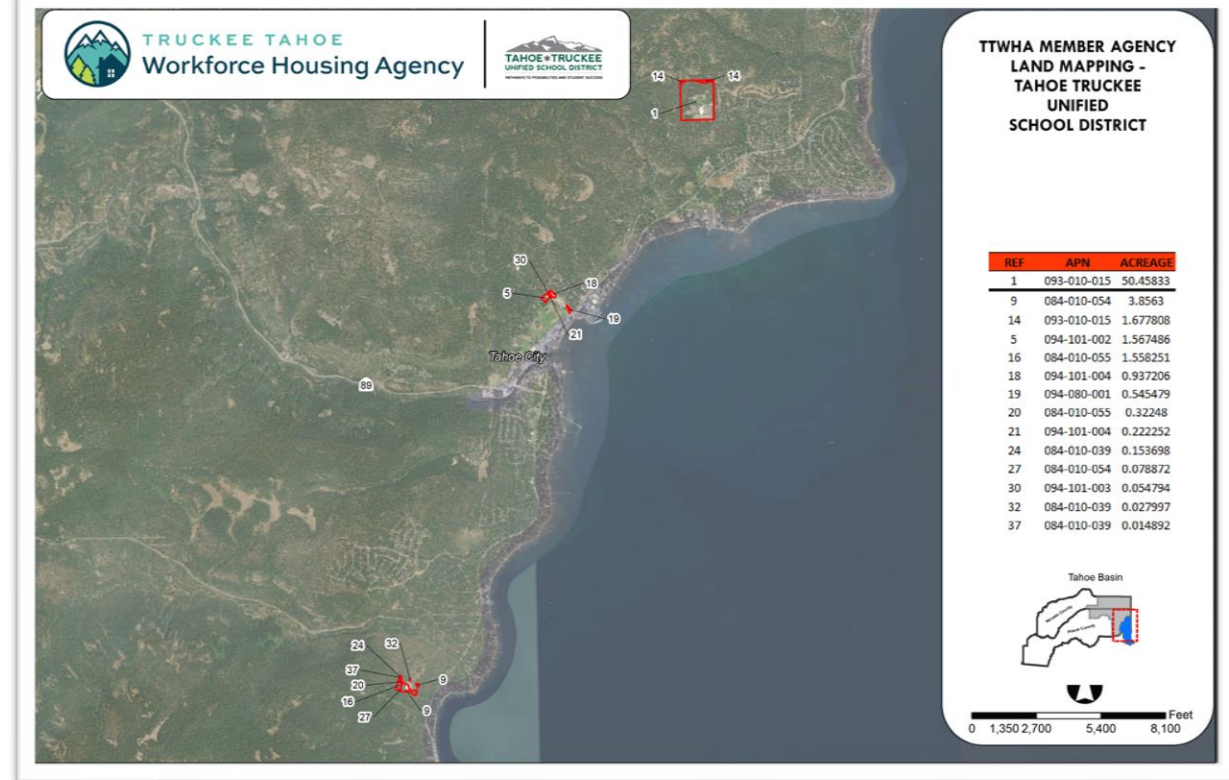
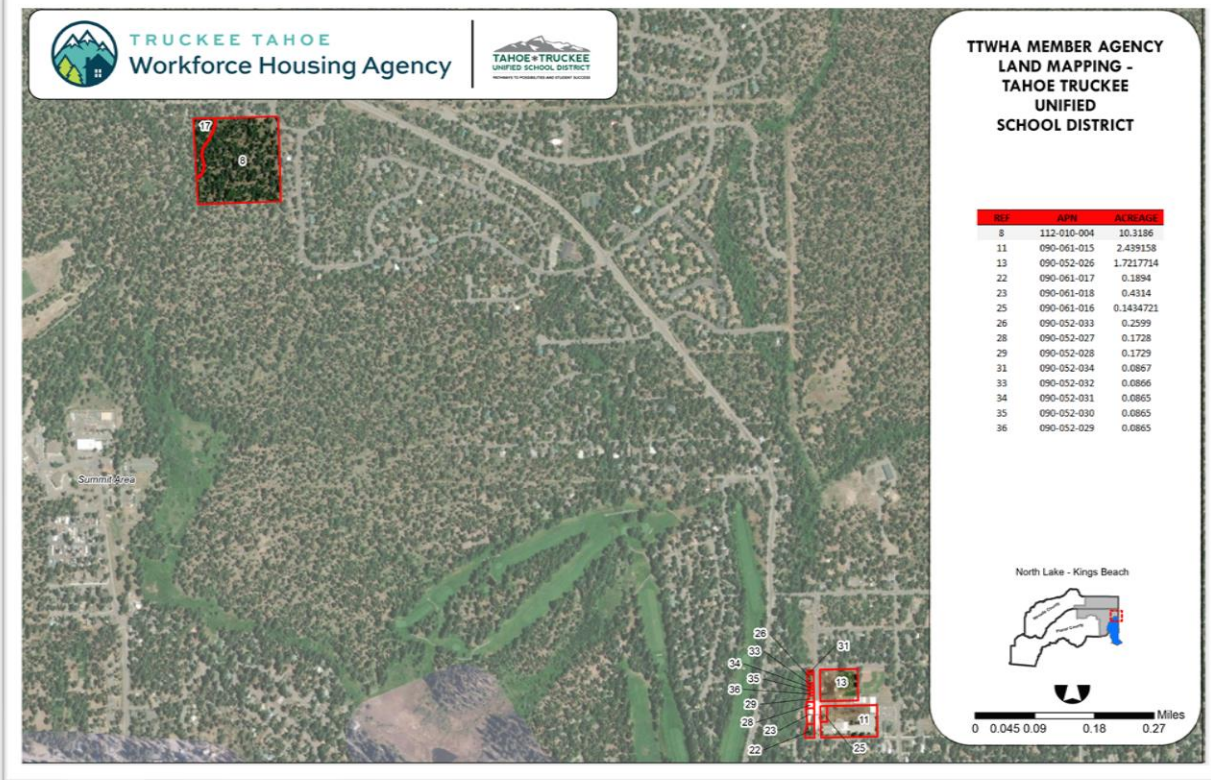
- 30 parcels
- 2 sites included in opportunity matrix



TTWHA Land Mapping Exercise



TTWHA Land Mapping Exercise

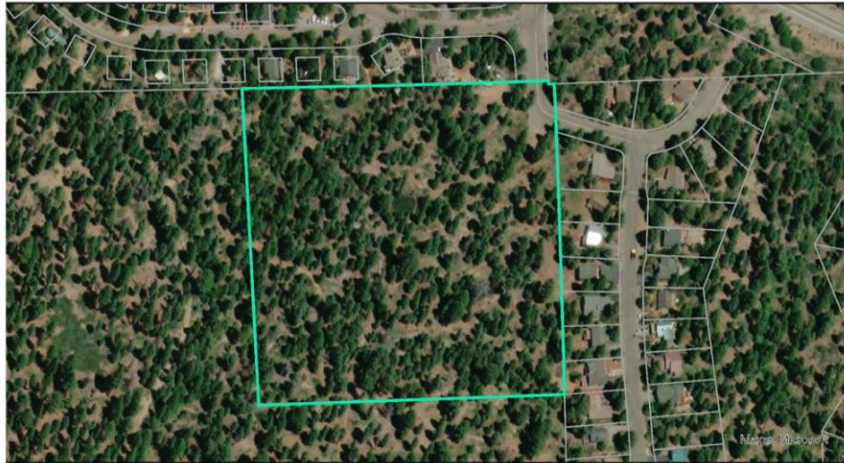


TTWHA Land Mapping Exercise

| TTUSD-owned Parcels | | | | | | | |
|---------------------|--------------------------------|--------------------------------|--|----------|-----------|-------------|------------|
| APN | Conceivable for Local Housing? | Unavailable for Local Housing? | Why is Parcel Unavailable? | ACRES | STREETNUM | STREETNAME | STREETTYPE |
| 040-320-001 | | X | School site | 9.81 | 10990 | Dorchester | Dr |
| 019-410-27000 | X | X | School site. Parcel could be assessed for potential housing areas. | 16.34 | | Alder | Dr |
| 019-370-030 | X | X | School site. Parcel could be assessed for potential housing areas. | 19.4 | 10931 | Alder | Dr |
| 018-570-022 | | X | School site | 29.83 | 11695 | Donner Pass | RD |
| 018-570-003 | | X | School Site | 13.63 | 11725 | Donner Pass | RD |
| 018-500-012 | | X | School Site | 15.09 | 11911 | Donner Pass | RD |
| 015-120-012 | | X | School Site | 3.5 | 52755 | Donner Pass | RD |
| 066-320-013-000 | | X | Schoolsite | 1.754136 | 52755 | Donner Pass | RD |
| 112-010-004-000 | X | | Vacant Site In Kingswood | 10 | | DONNER | RD |

TTWHA Land Mapping Exercise

112-010-004



Owner: Tahoe Truckee Unified School District
Street Address: Donner Road Tahoe Vista CA 96148

Assessed Acreage: 10 ac
Legal Description: 10 A FR SEC 12 16 17

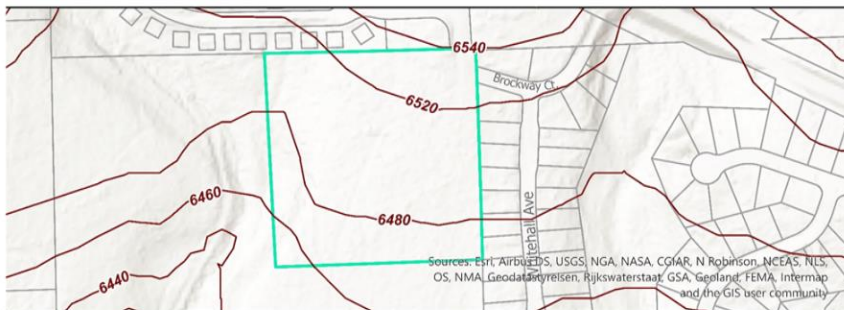
Mean Slope: 11%

Parcel falls within the "Highest Opportunity" site category
- CA Fair Housing Task Force Criteria

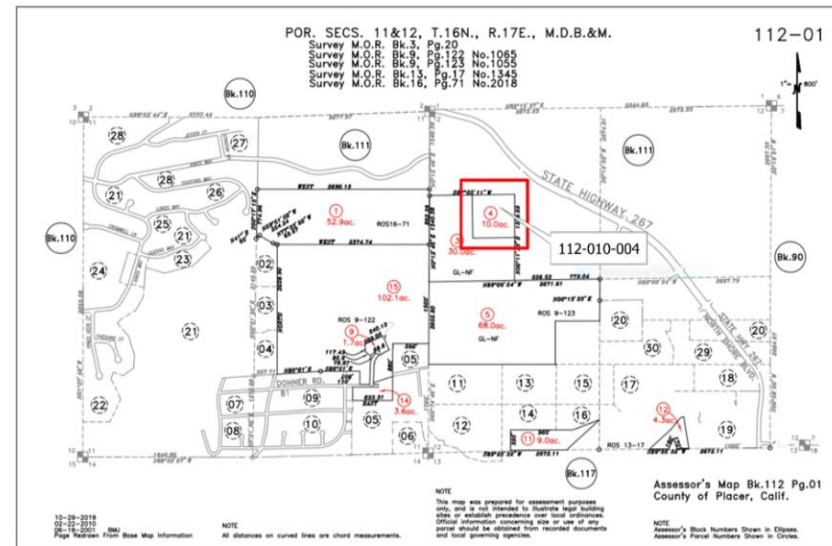
Matrix Score: 5

Pts/Category

Acreage: 1
Zoning: 0
Proximity to Services: 1
Slope: 1
Opportunity Area: 2



112-010-004



TTWHA Land Mapping Exercise

TTUSD-specific Efforts-to-Date

- Discussions with TTUSD staff and general counsel
- Joint Occupancy Approach research
- Opportunity matrix site research
 - Meetings with Town, County, TRPA
 - Meetings with developers



Workforce Housing Development Consideration: Joint Occupancy Approach + Teacher's Housing Act of 2016

Joint Occupancy Approach

California Education Code 17515-17526: *Any school district may 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.*

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.*



Board Request

Preliminary Exploration: TTUSD Site Analysis: March 1 – August 31

- Ad-hoc committee, comprised of TTUSD staff + board members, a representative from TTWHA, and legal counsel
- Goal: Review district-owned parcels to determine which (if any) could be considered for workforce housing development



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