



DATE: November 16, 2022

TO: Board of Education

FROM: Mrs. Carmen Ghysels, Superintendent Chief Learning Officer

SUBJECT: Approve a District-Owned Site as a Truckee Tahoe Workforce Housing Agency Opportunity Site for Further Analysis for Potential Workforce Housing Development

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

ACTION REQUESTED

Approval of a district-owned site as a Truckee Tahoe Workforce Housing Agency (TTWHA) opportunity site for further analysis for potential workforce housing development.

BACKGROUND INFORMATION

The Truckee Tahoe Workforce Housing Agency (TTWHA) was founded in 2020 to provide housing opportunities to employees of its member agencies. As a founding member agency, the Tahoe Truckee Unified School District recognized that increased focus on employee housing was crucial to ensure staff stability and wellbeing, among other benefits. TTWHA's charge includes programs and services for qualified employees (currently, the 2300 employees of its seven member agencies) and the pursuit of development and acquisition to ensure long-term housing opportunities for the region's workforce.

In April 2021, the Truckee Tahoe Workforce Housing Agency completed a three-month land mapping analysis, identifying a short list of member agency-owned parcels that could be considered for workforce housing development. Three of the sites were TTUSD-owned sites. TTWHA staff engaged with TTUSD staff to understand the opportunity for development on the identified parcels.

As a result, TTUSD and TTWHA staff worked to research the identified parcels, and opportunities available to TTUSD for development. In early 2022, TTWHA approached the TTUSD board to request participation in an ad-hoc committee tasked with further analyzing district-owned sites with a goal of identifying the top site/s that could be made available for development. At the same time, TTUSD was beginning a master planning process and TTWHA

began its strategic planning process. After two meetings, the ad-hoc committee determined that each agency should complete its planning and re-engage once complete. A commitment was made to report back in November 2022.

In October 2022, TTWHA completed its strategic planning analysis and, through a land exercise led by the agency's consultant, identified four publicly-owned sites as having the greatest potential for workforce housing development. One of these sites is a TTUSD-owned site. TTWHA is planning to further analyze the identified sites and is pursuing owner support (in this case, TTUSD) in conducting further analysis.

TTWHA staff will discuss the opportunity and process with the TTUSD board at the November 16, 2022, board meeting.

RESOURCES REQUIRED: None

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

Attachment: Presentation