

Housing Our Workforce



TRUCKEE TAHOE
Workforce Housing Agency

Providing Housing Opportunities to the Employees of our Member Agencies:

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



TTUSD-owned Parcels for Development Consideration

For board action/direction:

- Acknowledge that the Districts' identified parcel does not have intended future use for school facilities
- Authorize TTWHA to consider the parcel as an 'opportunity site' to allow for further analysis
 - During the period of analysis, the district will not plan for site use
 - Including this parcel as an opportunity site does not mean a commitment on behalf of the district to move forward/develop, only that there is an interest and willingness for further consideration

TTUSD Workforce Housing Development Research + Analysis to Date

Work to date:

- Conversations with TTUSD staff began in May 2021 during TTWHA Land Mapping Process
- Three meetings with Dannis Woliver Kelley, Clarissa Canady
- 1:1 meetings with board members
- Board presentations: 2021 + 2022
- Meetings with Placer County + TRPA
- Ad-hoc committee convened (2x): decision made by committee to incorporate the process in to the District's facilities/master planning process and TTWHA's strategic planning process and revisit in November 2022
- 2022 Employee Housing Needs Survey
- Agnew::Beck analysis

TTWHA Strategic Plan

Public Agency Parcels – Top 4 Identified

Sites:

- TTUSD Kingswood Estates
- Placer County Speckled
- TDPUD Pioneer Center
- USFS Hobart Mills

Pioneer Center – Truckee

General Site Information	
Parcel Number	APN 019-400-027-000
Address	11270 Trails End Road, Truckee, CA 96161
Current owner	Truckee Donner Public Utility District
Jurisdiction	Town of Truckee
Acres	29.9 acres
Zoning	Manufacturing/Industrial and RS-0.5
Maximum Site Coverage	70%
Open Space Requirement	20%
Maximum Allowed Height	50ft (3.5 stories)
Setback Requirements	None, it may be required through land use permit to address screening, landscaping, design guidelines, etc. Allowed: residential/half of parcel: 1 dwelling unit per 2 acres On M portion – residential use allowed: Livework units, caretaker housing, multi-family associated with commercial/industrial project
Allowed Uses	

Site Narrative

- Predominantly industrial area that also includes retail businesses, warehouses, and multi-family housing.
- In its immediate vicinity the property is surrounded by auto shops, office, and retail spaces.
- The Trout Creek Trail, a Class I paved shared path, has a section called the Pioneer Trout Connector that runs through the southern portion of the property allowing connection from the Tahoe Donner neighborhood and downtown Truckee to Pioneer Trail.
- Access to Interstate 80 and CA-89, two major arteries in town, is in proximity allowing easy connection from the property to different parts of town and surrounding locations.
- The southeast lot (11211 Trails End Rd) has an application currently being reviewed for a mid-use development called Pioneer Industrial Park. This is part of a larger development done in the area named Pioneer Commerce Center Phase III Planned Development.

Housing Potential	
Total Development Potential (Units)	14 units under current zoning 178 units with rezone to RM-6 with max build out
Total Development Potential (SQFT)	191,400 sqft.
Potential Unit split	Unit split would be determined by development type (apartments, condos, single family homes, etc.)

Site Overview

Strengths	Challenges	Adjacent Uses
<ul style="list-style-type: none"> • Great location near town center • Measured owner (public agency) • Large site for greater diversity of housing options and other support services • Located within existing commercial and residential land use • Centrality located on bike and pedestrian paths • Close to schools and employment centers • Flat topography 	<ul style="list-style-type: none"> • Proximity to light industrial uses • Potential public easements • Use of area housing for broader community needs beyond the PUD • Challenging to get financing for projects where level is limited (E-100-year lease) • Potential challenge for construction financing with deed-restricted projects • Lack of clear PUD policy on using land for services serving other non-use functions 	<ul style="list-style-type: none"> • Light industrial • Commercial • Assistant • Schools

Next Steps

- Commitment from PUD to provide future housing
- Initiate zone change to allow for higher density uses
- Conduct a more extensive site analysis to determine options to provide workforce housing
- Set vision and goals for housing and site use
- Call on community and partner feedback
- ID incentives such as financing, priority processing, property tax abatement, fee deferral, code variations for deed restrictions, parking reductions.
- Issue development RFP
- Entitlement and construction

Estimated timeframe to construction: 3 - 5 years



Speckled Avenue – Kings Beach

General Site Information	
Parcel Number	090-094-022-000
Current Owner	Tahoe Conservancy
Future Owner	Potential land transfer to Placer County or JPA
Jurisdiction	Placer County/TRPA
Address	8644 Speckled Avenue, Kings Beach, CA 96143
Acres	1.46 acres
Zoning	• TB-C-KBI – Kings Beach Industrial Subdistrict • Under the Tahoe Basin Community Plan
Maximum Site Coverage	25%
Setback Requirements	Front: 10' Side: 5' Rear: N/A
Allowed Uses	Commercial, Residential, Office, Civic, Civic Support, Educational, Industrial

Site Narrative

- Site is adjacent to an industrial warehouse and single-family homes in the core of Kings Beach.
- It is located on the last block where the transition to Residential zoning occurs
- **Developer interest/feedback:** some interest from local developer to do WF rental with track record
- To the north is a large undeveloped area zoned the Martin Peak Subdistrict, which should be reserved for moderate to intensive resource management to include timber management programs that enhance the wildlife, recreational, and vegetation resources.

Housing Potential	
Total Development Potential (Units)	49
Total Development Potential (SQFT)	47,698
Parking requirements	Unspecified
Potential Unit split	34 – studio 1 – 1 bedroom 13 – 2 bedroom 2 – 3 bedroom

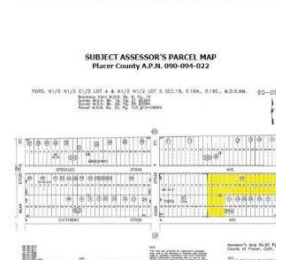
Site Summary

Strengths	Challenges	Adjacent Uses
<ul style="list-style-type: none"> • Motivated owner (public agency) • Potential for land donation to TTWHA • Small lot size (unusable) • Area primed for residential use • Nearby supportive services including grocery, schools, and T&E Stop • Easy hook-ups to existing infrastructure • Free land for future developers • Developer interest • Partner financing potential 	<ul style="list-style-type: none"> • Challenging to get financing for projects where and is leased (E-100-year lease) • Potential challenge for construction financing with deed-restricted projects • Development requires change to current zoning (2 to 3 prng) • Check timing through property limits for coverage • High fire danger zone • Timeline with TRPA 	<ul style="list-style-type: none"> • Industrial Warehouse • Farming • Residential • Timber use • Wildlife • Recreation

Next Steps

- Initiate land donation
- Initiate zone change to allow residential use
- Conduct a more extensive site analysis to determine best options to provide workforce housing
- Set vision and goals for housing and site use
- Collect community and partner feedback
- ID incentives such as financing, priority processing, property tax abatement, fee deferral, code variations for deed restrictions, parking reductions.
- Issue development RFP
- Entitlement and construction

Estimated timeframe to construction: 4 years



Kingswood Estate Property—TTUSD #2

General Site Information	
Parcel Number	APN 112-010-004-000
Address	Legal description: 10 A FR SEC 12 16 17
Current Owner	Tahoe Truckee Unified School District
Jurisdiction	Town of Truckee, not subject to development code per new state law
Acres	10 acres
Zoning	R-TB-RAC-NTRA – North Tahoe Recreation Area Subdistrict. Currently zoned for 10 units per acre (RM 1D)
Maximum Site Coverage	30%
Maximum Building Height	30ft
Setback Requirements	Front – 50ft Side – 30ft Rear – 30ft
Allowed Uses	Civic, Civic Support, Education. Site currently has a conservation land designation, residential use not currently allowed
Future land use designation (if applicable)	Single-Family Residential, Multi-Family Residential, Employee Housing

Site Narrative

- The site is very accessible from both Truckee and North Tahoe region
- Convenient access right off CA-267
- Located in a quiet residential neighborhood
- Falls within recreation use area in regional land use map
- Not within a town center buffer
- Parcel has good development potential and no deed restrictions
- Parcel is within the residential bonus unit boundary
- Parcel falls within the "Highest Opportunity" site category: CA Fair Housing Task Force Criteria

Housing Potential

Total Development Potential (Units)	96
Assuming 10 units per acre max	
Total Development Potential (SQFT)	65,340 sqft.
Potential Unit split	33 – studio 42 – 1 bedroom 18 – 2 bedroom 3 – 3 bedroom

Site Overview

Strengths	Challenges	Adjacent Uses
<ul style="list-style-type: none"> • "Tranquil and forested site" • Best site for ownership role product (Townhome/condo) and fit existing use character • New use fits w/ own school district land to bypass local planning process • Located halfway between Truckee and Lake Tahoe • Easy connection to all utilities • Incentive providers available 	<ul style="list-style-type: none"> • Allowed unit density is very low • Zone doesn't allow for residential use • Potential neighbor pushback/conflict with existing neighborhood • Designated as school site – won't be used as a school under existing plan • Need to map transportation corridor or close to any supporting services • 17% slope 	<ul style="list-style-type: none"> • Residential • Forested land



Next Steps

- Commitment from School District to use site for future housing
- TTUSD board review and action (No)
- Discussions with Excellence and Education to assist with financing
- Initiate zone change to allow residential use (2-3 years)
- Conduct a more extensive site analysis to determine best options to provide workforce housing
- Set vision and goals for housing and site use
- Call on community and partner feedback
- ID incentives such as financing, priority processing, property tax abatement, fee deferral, code variations for deed restrictions, parking reductions.
- Issue development RFP
- Entitlement and construction
- Establish down payment assistance program to go alongside ownership product

Estimated timeframe to construction: 5.7 years

TTUSD Parcel Identified as Top Site

Kingswood Estate Property—TTUSD #2

General Site Information	
Parcel Number	APN 112-010-004-000
Address	Legal description: 10 A FR SEC 12 16 17
Current Owner	Tahoe Truckee Unified School District
Jurisdiction	Town of Truckee, not subject to development code per new state law
Acreage	10 acres
Zoning	R TB-RAC-NTRA - North Tahoe Recreation Area Subdistrict. Currently zoned for 10 units per acre (RM 10)
Maximum Site Coverage	30%
Maximum Building Height	30ft
Setback Requirements	Front – 50ft Side – 30ft Rear – 30ft
Allowed Uses	Civic, Civic Support, Education, Site currently has a conservation land designation, residential use not currently allowed
Future land use designation (if applicable)	Single-Family Residential, Multi-Family Residential, Employee housing



Site Narrative

- The site is very accessible from both Truckee and North Tahoe region
- Convenient access right off CA-267
- Located in a quiet residential neighborhood
- Falls within recreation use area in regional land use map
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Housing Potential	
Total Development Potential (Units) Assuming 10 units per acre max	96
Total Development Potential (SQFT)	65,340 sqft.
Potential Unit split	33 – studio 42 – 1 bedroom 18 – 2 bedroom 3 – 3 bedroom

Site Overview		
Strengths	Challenges	Adjacent Uses
<ul style="list-style-type: none"> • Tranquil and forested site • Best site for ownership style product (Townhomes/condos) would fit existing site character • New state law allows school district land to bypass local planning process • Located halfway between Truckee and Lake Tahoe • Easy connection to all utilities • Internet providers available 	<ul style="list-style-type: none"> • Allowed unit density is very low • Zone doesn't allow for residential use • Potential neighbor pushback/conflicts with existing neighbors • Designated as school site – won't be used as a school under and existing plan • Not on a major transportation corridor or close to any supporting services • 11% slope 	<ul style="list-style-type: none"> • Residential • Forested land
Next Steps		
<ul style="list-style-type: none"> • Commitment from School District to use site for future housing <ul style="list-style-type: none"> ◦ TTUSD board review and action (Nov) ◦ Discussions with Excellence and Education to assist with fundraising • Initiate zone change to allow residential use (2-3 years) • Conduct a more extensive site analysis to determine best options to provide workforce housing • Set vision and goals for housing and site use • Collect community and partner feedback • ID incentives such as financing, priority processing, property tax abatement, fee deferral, code variations for deed restrictions, parking reductions. • Issue development RFP • Entitlement and construction • Establish down payment assistance program to go alongside ownership product 		
<p>Estimated timeframe to construction: 5-7 years</p>		

Kingswood Estate Property: TTUSD-owned

- 10 acres
- Located in Placer County
- Zoned for 10 units per acre
- Ideal location between Truckee and Tahoe
- Convenient access off 267
- Good development potential

Strengths

- Staff acknowledgement of availability
- School district allowances/mechanisms for workforce housing development
- Parcel size
- Location
- Utilities access
- Willing partners (County, TRPA, TTWHA members, other public agency members)

Challenges

- Current zoning (district-specific mechanisms may allow work-arounds)
- TRPA compliance / regulations
- Not on major transportation corridor (transit stop access)
- Portion of land has slope
- Neighbor pushback - wanting ongoing recreational use

CA School District Development Mechanisms

Development mechanisms for School Districts to consider:

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.

AB 2295

- Allows staff housing to be built on property owned by a school district without requiring the district to request zoning changes
- Exempts certain kinds of educator housing projects from surplus lands act
- Makes school-zoned property eligible for housing development (without re-zone) given the project meets the criteria set forth in the statute

CA School Districts Utilizing Mechanisms

SCRIPPS MESA CONFERENCE CENTER JOINT OCCUPANCY PROJECT



A WIN-WIN FOR THE SAN DIEGO UNIFIED SCHOOL DISTRICT, STUDENTS, COMMUNITY AND TAXPAYERS.

Project Overview

The Scripps Mesa Joint Occupancy Project is a mixed-use development in the Miramar Ranch North neighborhood of San Diego. Identified for joint occupancy by the San Diego Unified School District, the project will transform a critical piece of land from a drain on district resources into a high-quality and valuable community asset. The project aligns with the district's Real Estate Utilization Strategy to help ensure a stable, ongoing revenue source to support students for years to come. The project is a permitted use in the City of San Diego's underlying property zoning, allowing the benefits of the joint occupancy development to be realized sooner.

Designed with the community in mind, the project includes:

- 264 luxury apartment homes, including up to 53 affordable units to be affirmatively marketed to qualifying school district employees;
- Approximately 4,000-square foot San Diego Unified School District Student Makerspace and Community Garden;
- Approximately 2,000-square foot neighborhood-serving retail/commercial space, which could include complementary after-school programs and services, as well as other community needs;
- Residential common area amenities, including a clubhouse/leasing center, fitness center, dog run, resort-style pool and spa, and...

Project Benefits

PERMITTED USE



The project is a permitted use in the City of San Diego's underlying property zoning.

PROVIDES HOUSING ALTERNATIVE



Helps meet community and regional needs for more balanced housing.

BENEFITS LOCAL SCHOOLS



Establishes a public-private partnership that will...

2 vacant Oakland Unified School District properties will become teacher housing

The OUSD board voted to lease two East Oakland sites for employee homes. The developments will also include a Black Cultural Zone hub and a job training center.

by Ashley McBride
July 1, 2021



California school districts get creative in providing housing for teachers

BY JULIA SHAPERO - 09/02/22 10:48 AM ET



Matthew Horwood/Getty Images

As the new school year kicks off, several California school districts are finding creative ways to provide housing for teachers who are being priced out of the neighborhoods they serve.

Just south of San Francisco, voters approved the construction of a 122-unit apartment complex on property owned by the Jefferson Union High School District, CBS News reported. The building rents to the district's teachers and staff at more affordable rates.

Teacher housing plan moves ahead in Palo Alto

Santa Clara County's proposed 110-apartment complex heads to City Council Monday night

by Gennady Sheyner / Palo Alto Weekly

Uploaded: Thu, Feb 4, 2021, 12:27 pm
Time to read: about 5 minutes



Santa Clara County's proposed development would provide 110 apartments for teachers and school district employees at 231 Grant Ave., near the Palo Alto Courthouse. Rendering by Van Meter Williams Pollack LLP.

As Palo Alto continues to lag in its effort to build affordable housing, Santa Clara County is advancing its own plan to create an apartment complex for teachers in neighborhood that is already undergoing a dramatic transformation.

Should Bay Area schools turn excess land into new housing?

School property could be key solution for teacher housing



DAILY CITY, CALIFORNIA - DECEMBER 30. Construction means completion on 122 subsidized apartments for teachers and staff in the Jefferson Union High School District, Thursday, December 30, 2021. In Daily City, Calif. (Karl Menden/Bay Area News Group)

For Sale For Open Homes

which the City Council will get its first look at on Monday. The plan would bring 110 apartments to 231 Grant Ave., across from the Palo Alto Courthouse.

TTWHA as Development Partner

TTWHA Proposed Role: Facilitator

- Determine need/opportunity
- Lead further analysis of opportunity sites
- Lead development of RFP and developer relations
- Lead community outreach and communications
- Partner in / facilitate development process

Public Agency-owned Land Development

Ultimate Goal: Release RFP for Development of Workforce Housing

Proposed Due Diligence on Four Opportunity Sites: 2023

- Clarify Development Goals (density, product type, deed restrictions, onsite amenities)
- Clarify Land Owner Role + Goals (unit makeup/use, site control, lease management)
- Conduct Neighborhood Outreach
- Conduct Site Survey + Appraisal: Owner-led
- Define RFP Process (RFP committee, needs analysis, document creation, procurement)
 - Research Land Owner RFP Process (procurement process, etc)
- Pursue Developer Input
- Cultivate Regional Partnerships
 - Entitlement Agencies
 - Environmental Planning Agencies

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