

Housing Our Employees



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



Truckee Tahoe Workforce Housing Agency

Founded in 2020 to provide housing access and affordability to the employees of our member agencies

Support ~2,300 community service professionals

Welcomed three new member agencies in 2021: Nevada County, Placer County, Town of Truckee

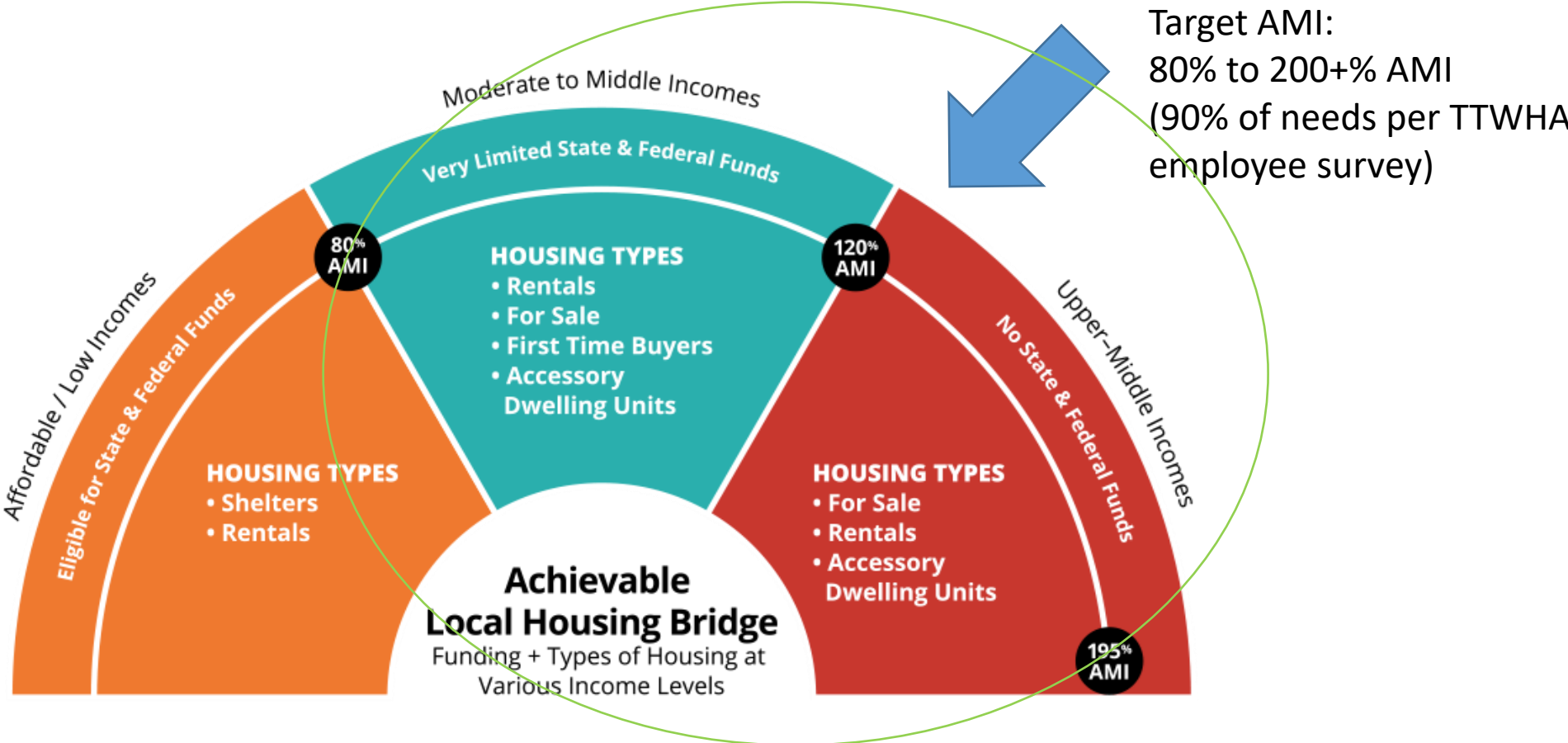


Funding Structure

2022-23 Member Contributions	
Tahoe Forest Hospital District	\$224,214
Tahoe Truckee Unified School District <i>Received \$10,302 Member Fee Reimbursement (\$89,827 paid)</i>	\$100,129
Placer County	\$26,713
Town of Truckee	\$21,715
Truckee Donner Public Utility District	\$14,132
Nevada County	\$7,928
Truckee Tahoe Airport District	\$5,170
Total 2022-23 Member Contributions	\$400,000
Total TTAD Contributions 2020-22	\$40,804



Who We Serve



How We Serve Employees Currently

Housing Concierge

Your expert for all things housing!

- Affordable housing pursuits
- Regional program navigation
- Regional housing information and data

Rental Housing

Unlocking existing units for member agency employees

- Financial incentives for Truckee-Tahoe homeowners
- Unlocking homes that cannot qualify for other regional programs

Home Purchase Navigation

Helping employees down their unique home purchase pathways

- Lender and real estate partners
- Down payment assistance navigation
- General home purchase education



TTWHA Services Stats + Placements

July 2020 – September 2022		TTUSD	TFHD	TDPUD	TTAD	Nevada	Placer	Town
Employee Concierge		37	84	8	7	6	5	6
Housing Match (07/20 – 1/22)		5	12	1				
Long-term Rental Program (5/22 - Present)								
	Placements	2	2	2				
	Pipeline	4	10	1	1	3	1	3
Home Purchase Pathway								
	Home Purchase: General		1		1			
	Home Purchase: Hopkins	2	1					
	Purchase Navigation: Landed	22	9	3	1	2	2	2
	Purchase Navigation: Lender Pipeline		4		1			
	TOTAL EMPLOYEES DIRECTLY ENGAGED / PLACED	72	119	15	10	11	8	11

2022 Employee Housing Needs Survey

Survey Questions	2022	2020
Currently live outside the Tahoe-Truckee region	40%	27%
Considering leaving employment, in part due to housing	39%	16%
Currently rent their homes	49%	38%
Cost burdened <i>(spend more than 30% of income on housing)</i>	NA	22%
Found it difficult to find housing during last housing search	37%	43%
Somewhat or very dissatisfied with their housing	18%	20%
Planning to retire in next 5 years	9%	11%
Lost rental housing during the pandemic	16%	
Experienced high levels of stress over the last two months due to their current housing situation	38%	

2022 TTUSD Housing Needs Survey

Survey Questions: TTUSD Employees	2022	2020
Somewhat or very dissatisfied with their housing	16%	18%
Considering leaving employment, in part due to housing	46%	16%
Planning to retire in next 5 years	15%	17%
Currently rent their homes	43%	33%
Found it difficult to find housing during their last search	42%	44%
Lost rental housing during the pandemic	10%	NA
Experienced high levels of stress over the last two months due to their current housing situation	40%	NA

Rental Needs from Survey

	All rental sizes	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
Under \$800	6	1	5	11	0	0
\$800 to \$999	28	0	14	11	2	1
\$1,000 to \$1,499	59	1	18	27	11	2
\$1,500 to \$1,999	58	1	6	31	19	1
\$2,000 to \$2,499	24	0	0	10	14	0
\$2,500 or more	12	0	0	3	5	4
Total needed	198	3	43	93	51	8



Home Purchase Needs from Survey

Home price	All home sizes	1-bedroom	2-bedroom	3-bedroom	4-bedroom	5-bedroom
Under \$150,000	14	0	5	9	0	0
\$150,000 to \$199,999	3	2	1	0	0	0
\$200,000 to \$299,999	12	1	6	3	2	0
\$300,000 to \$399,999	46	4	18	20	4	0
\$400,000 to \$499,999	73	5	21	38	9	0
\$500,000 or more	228	3	49	138	36	2
Unspecified	100	5	33	45	16	1
Total	476	20	133	253	67	3



Truckee Tahoe Workforce Housing Agency 10-Year DRAFT Strategic Framework

Create Financing Tools

Create finance tools to support development and acquisition of middle-income housing.

Support Member Employees

Provide housing services and implement programs to support immediate needs of member employees.



Create Long-term Housing Solutions

Facilitate: development on public agency land, acquire rental units, implement programs to increase inventory of WF homes.

Operate

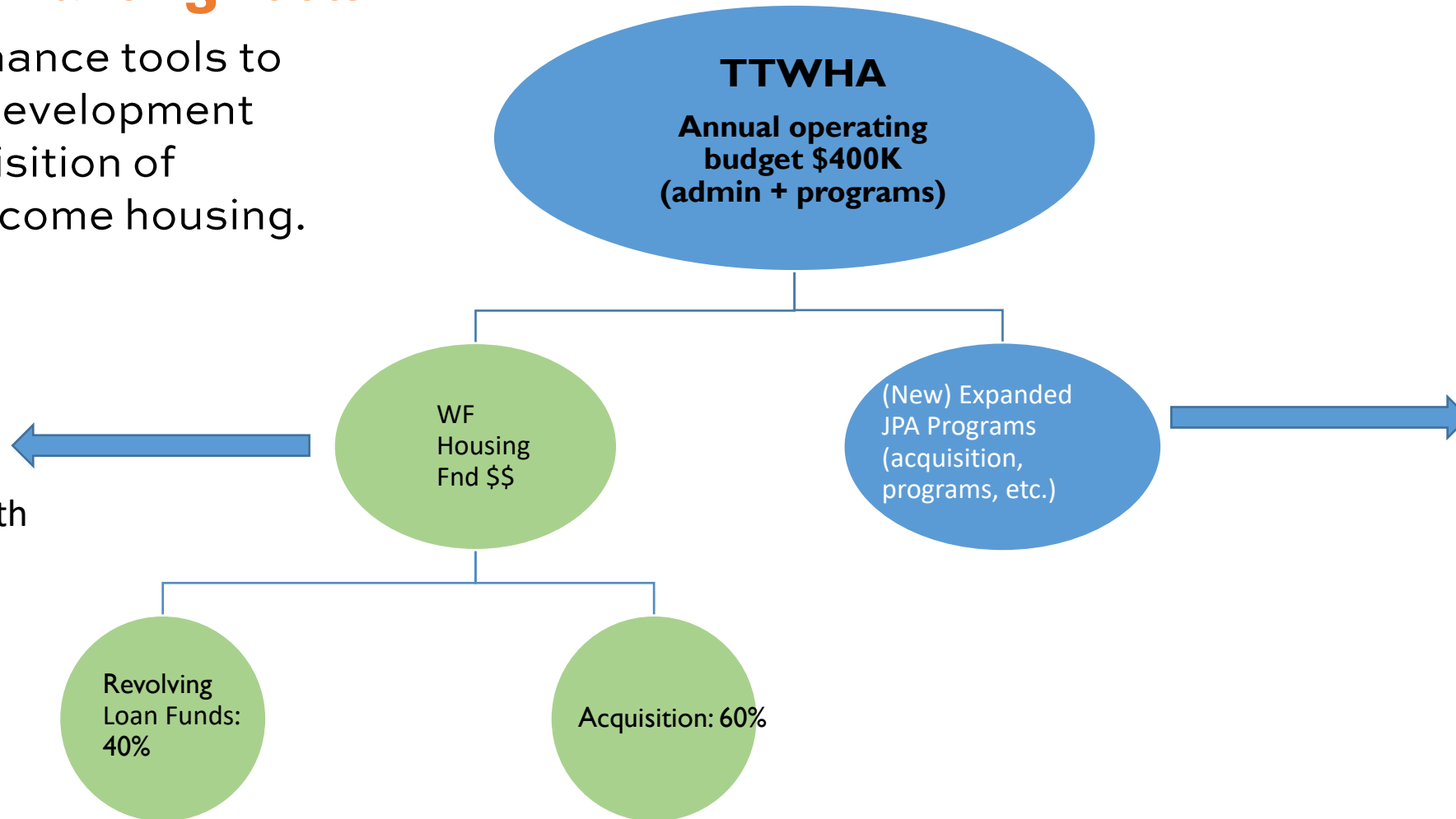
Strengthen and grow the agency to respond to increased housing needs and execution of the 10-year Plan.

Truckee Tahoe Workforce Housing Agency Proposed New Financial Model

Create Financing Tools

Create finance tools to support development and acquisition of middle-income housing.

Funds serve eligible workforce in Truckee-North Tahoe



Proposed update: prioritize member employees, release units to eligible WF

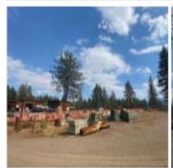
Truckee Tahoe Workforce Housing Agency Proposed Member Agency Parcels for Development Pursuit

Create Long-term Housing Solutions

Facilitate: development on public agency land, acquire rental units, implement programs to increase inventory of WF homes.

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
Acreage	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 Uses	Allowed: residential/half of parcel: 1 dwelling unit per 2 acres On M portion – residential uses allowed: Live/work units, caretaker housing, multi-family associated with commercial/industrial project



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 mixed-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	Next Steps
<ul style="list-style-type: none"> Great location near town center Motivated owner (public agency) Large site for greater diversity of housing options and other supportive services Located within existing commercial and residential land uses Centrally located on bike and pedestrian paths No impact to neighbors Close to schools and employment centers Flat topography 	<ul style="list-style-type: none"> Proximity to light industrial uses Perennial utility easements Use of future housing for broader community needs beyond the PUD Challenging to get financing for projects where land is leased (i.e. 100-year lease) Potential challenge for construction financing with deed-restricted projects Lack of clear PUD policy on using land for workforce housing or other non-utility functions 	<ul style="list-style-type: none"> Light industrial Commercial Residential Services 	<ul style="list-style-type: none"> Commitment from PUD Initiate zone change to allow residential Conduct a more extensive site analysis to provide workforce housing Set vision and goals for housing Collect community and partner feedback ID incentives such as fee tax abatement, fee deferral, code restrictions, parking reductions Issue development RFP Entitlement and construction

Estimated timeframe to construction: 5-7 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
Acreage	1.46 acres
Zoning	<ul style="list-style-type: none"> 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 King's 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	24 – studio 31 – 1 bedroom 13 – 2 bedroom 2 – 3 bedroom

Site Summary

Strengths	Challenges	Adjacent Uses	Next Steps
<ul style="list-style-type: none"> Motivated owner (public agency) Potential for land donation to TTYWA Small lot size (manageable) Area primed for residential use Nearly supportive services including grocery, schools, and TART Stop Easy hook-ups to existing infrastructures Free land for future development Developer interest Partner funding potential 	<ul style="list-style-type: none"> Challenging to get financing for projects where land is leased (i.e. 100-year lease) Potential challenge for construction financing with deed-restricted projects Development requires change to current zoning (2 to 3 years) Creek crossing through property limits lot coverage High fire danger zone Timeliness with TRPA 	<ul style="list-style-type: none"> Industrial Warehouse Existing residential Timber use Wildlife Recreation 	<ul style="list-style-type: none"> Finalize land donation Initiate zone change to allow residential Conduct a more extensive site analysis to provide workforce housing Set vision and goals for housing Collect community and partner feedback ID incentives such as financing, fee tax abatement, fee deferral, code restrictions, parking reductions Issue development RFP Entitlement and construction

Estimated timeframe to construction: 5-7 years



Kingswood Estate Property—TTUSD #2

General Site Information	
Parcel Number	APN 112-010-004-000
Address	Legal description: 10 A FR SEC 12 L6 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
- 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) 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	Next Steps
<ul style="list-style-type: none"> Tranquil and forested site Best site for ownership style product (Townhome/condo) would fit existing use character New state law allows school districts 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/conflict 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 	<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 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 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

Estimated timeframe to construction: 5-7 years

Truckee Tahoe Workforce Housing Agency 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)
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Estimated timeframe to construction: 5-7 years		

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

Truckee Tahoe Workforce Housing Agency TTUSD Kingswood Parcel

Work to date:

- Conversations with TTUSD staff began in May 2021
- Three meetings with Dannis Woliver Kelley, Clarissa Canady
- 1:1 meetings with board members
- Board presentation: 2021
- 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

Truckee Tahoe Workforce Housing Agency

TTUSD Kingswood Parcel

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

Truckee Tahoe Workforce Housing Agency TTUSD Kingswood Parcel

TTWHA Proposed Role: Facilitator

- Determine need
- Lead analysis on site
 - Site analysis
 - Land appraisal
 - Site capacity given school district housing mechanisms
 - Determine product, price, district/JPA/community partner contributions
- Lead development of RFP and developer relations
- Partner in / facilitate development process

Truckee Tahoe Workforce Housing Agency TTUSD Kingswood Parcel

Today's presentation is informational only. We will return 11/16 to seek further direction from the board.

For board consideration/direction (11/16):

- Acknowledge that the Kingswood Property does not have intended future use for school facilities
- Authorize TTWHA to consider the parcel as an 'opportunity site' to allow for further analysis
 - Acknowledge that during the period of analysis, the district will refrain from utilizing the site
 - Acknowledge that 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 analysis

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