

# Housing Our Workforce



TRUCKEE TAHOE  
Workforce Housing Agency

## Nevada County Board of Supervisors Update 6/11/24

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

# Vision & Mission

***Vision:*** We envision a thriving community where all local employees have access to quality homes that they can afford

***Mission:*** We Facilitate Workforce Housing Solutions for the Truckee-Tahoe Workforce (updated: 2023)

# Who We Serve

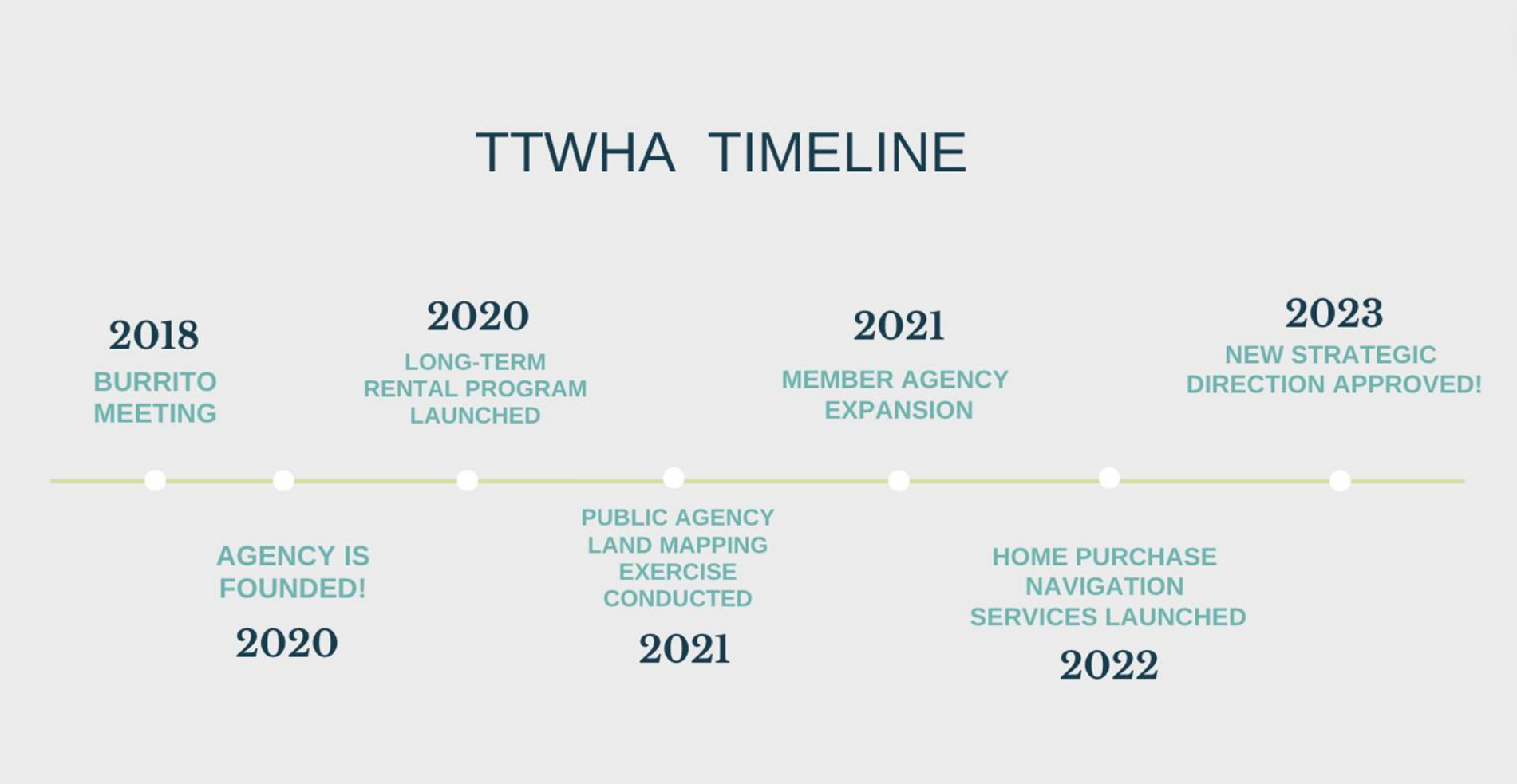


**Founded** in 2020 to provide housing access and affordability to the **2,300** employees of our seven member agencies

**Expanded** in 2023 to serve the housing needs of our greater Truckee-Tahoe Workforce



# TTWHA History & Timeline



# Board and Staff

## Board of Directors

Lauren Tapia, Board Chair – Human Resource Manager, *Truckee Tahoe Airport District*

Stephanie Holloway, Vice Chair – Deputy CEO, *Placer County*

Louis Ward, COO and acting CEO, *Tahoe Forest Hospital District*

Alison Lehman – CEO, *Nevada County*

Steven Poncelet – Public Information & Strategic Affairs Director, *Truckee Donner PUD*

Kerstin Kramer – Superintendent, *Tahoe Truckee Unified School District*

Jen Callaway – Town Manager, *Town of Truckee*

## Staff

Heidi Volkhardt Allstead, Executive Director | Secretary

Jackelin McCoy, Program Manager



# Funding Model

- **January:** Annual Employee Count
- **February:** Calculate Annual Membership Fees
  - Operating Expenses: 25% (\$15K)
  - Housing Programs: 75%
- **June:** Invoice Member Agency
- **July:** Member Agency Fee Due

## Member Agency Contributions

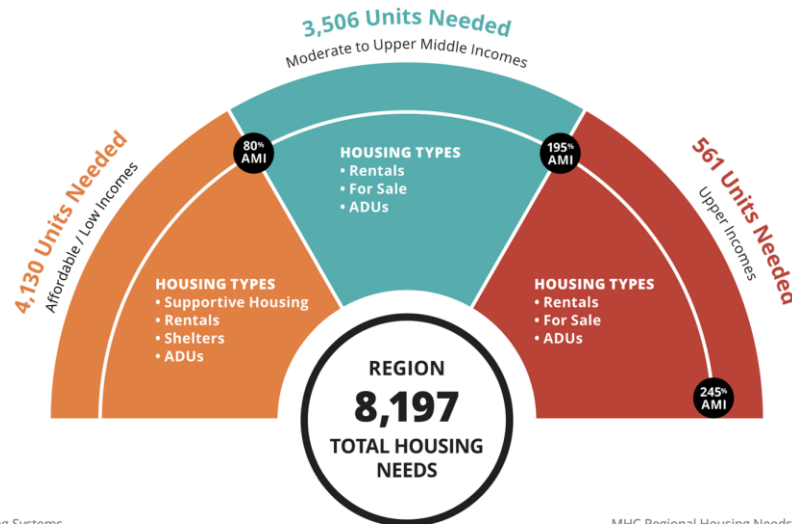
**2023-24    2024-25**

Tahoe Forest Hospital District	\$194,107	<b>\$196,642</b>
Tahoe Truckee Unified School District	\$98,527	<b>\$99,169</b>
Placer County	\$36,022	<b>\$35,092</b>
Town of Truckee	\$34,621	<b>\$34,685</b>
Truckee Donner Public Utility District	\$25,651	<b>\$25,589</b>
Nevada County	\$21,727	<b>\$20,566</b>
Truckee Tahoe Airport District	\$19,345	<b>\$18,257</b>
<b>Total Member Contributions</b>	<b>\$430,000</b>	<b>\$430,000</b>

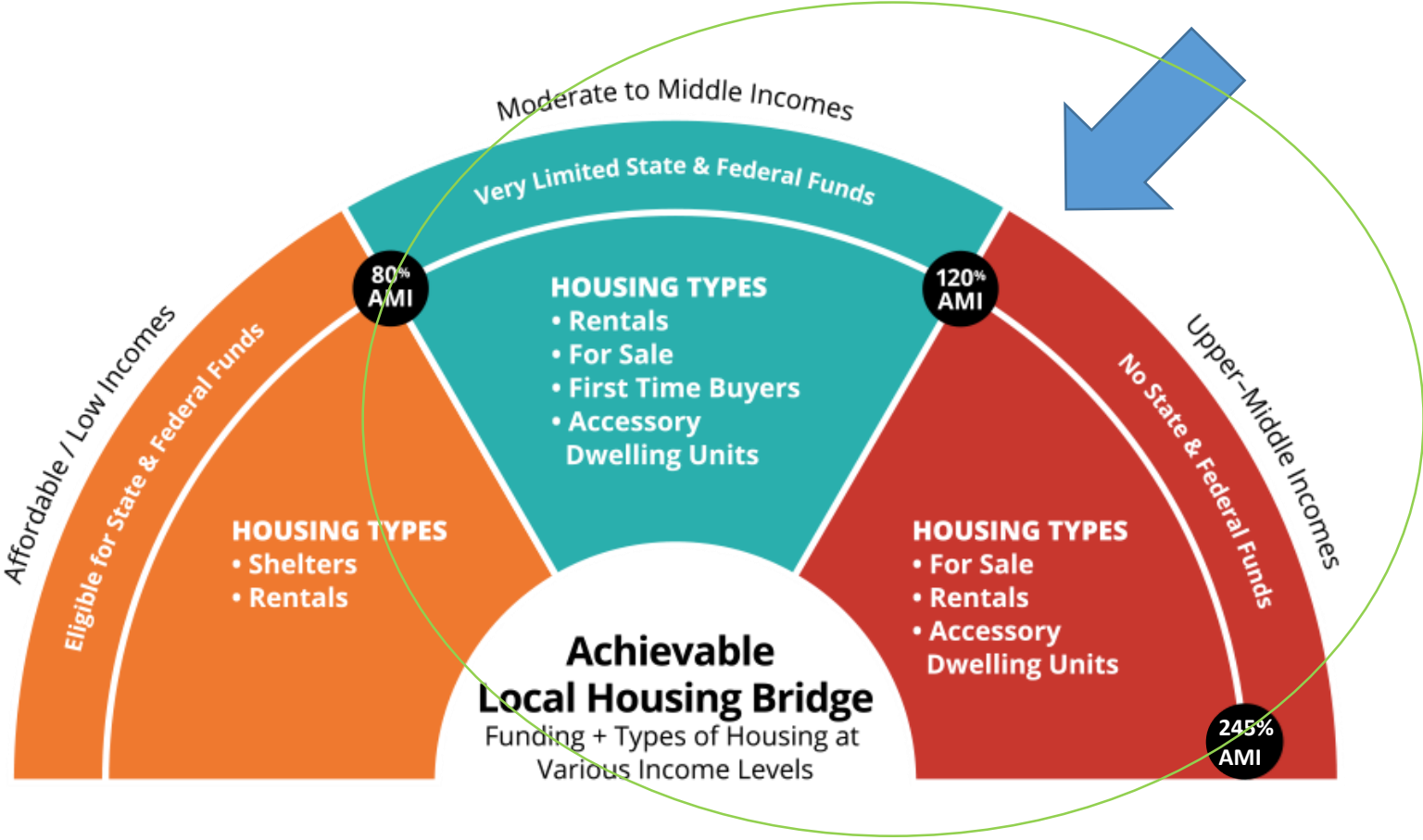
# General Housing Support

## Mountain Housing Council's 2023 Updated Housing Needs Assessment: **8,197 total housing needs**

- Households between 30 to 60% Area Median Income (AMI) and 80 to 120% AMI have the **most unmet housing needs**
  - 0-80%AMI: **Makes up 50%** of the population with unmet housing needs
  - 80-195% AMI: **Makes up 42%** of the population with unmet housing needs
- **Government subsidies are only available for those with who are < 80% AMI**



# Who We Serve - JPA Target AMI



**Target AMI**  
80% to 245% AMI

**Family of 4**  
\$90,000 - \$280,000



# How We Serve



- **Education and promotion of Regional Programs**
- **Creation & administration of Employer Based DPA programs**
- **Retention of Member Agency Employees**
- **Recruitment of Member Agency Employees**

# How We Serve

**TTWHA helps you navigate housing in Truckee-Tahoe.**



**General  
Housing Support**



**Home Purchase  
Education + Assistance**



**Access to  
Rental Homes**

ILLUSTRATIONS DESIGNED BY FREEPIK



**TRUCKEE TAHOE  
Workforce Housing Agency**

■ ■ ■ **Need housing help?**

Reach out to TTWHA today: [info@ttjpa.org](mailto:info@ttjpa.org)

530-582-6593 | [www.ttjpa.org](http://www.ttjpa.org)

# General Housing Support

**TTWHA connects the *missing middle of 80% AMI and above* to:**

- **Local and statewide housing resources**
- **Local Rental Programs**
- **Down Payment Assistance Programs**
- **Housing Concierge Support**
- **TTWHA Home Rental Housing Match Program**
- **Master Lease Pilot Program (*future program*)**



# Why We Serve

## *Impact & Benefit*







- **TTWHA Member Agency employees feel supported having access to the housing concierge services**
- **Enhanced Employee Satisfaction and Well-being**
- **Improved Recruitment and Retention**
- **Community Engagement and Agency Social Responsibility**

Member Agency Info	TFHD	TTUSD	Placer Co.	Town	TDPUD	NV Co.	TTAD	General Public / Homeowners
<b>Member Agency Fees (FY23/24)</b>	<b>\$194,107.00</b>	<b>\$98,527.00</b>	<b>\$36,022.00</b>	<b>\$34,621.00</b>	<b>\$25,651.00</b>	<b>\$21,727.00</b>	<b>\$19,345.00</b>	
<i>Administrative Fee</i>	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	
<i>Member Agency Fee (minus admin fee)</i>	\$179,107.00	\$83,527.00	\$21,022.00	\$19,621.00	\$10,651.00	\$6,727.00	\$4,345.00	
<i>Member Agency Fee vs. Percent of budget</i>	<b>45.14%</b>	<b>22.91%</b>	<b>8.38%</b>	<b>8.05%</b>	<b>5.97%</b>	<b>5.05%</b>	<b>4.50%</b>	
<b>All Time - Member Agency Stats (July 2020 - May 2024)</b>	<b>193</b>	<b>83</b>	<b>15</b>	<b>23</b>	<b>12</b>	<b>14</b>	<b>7</b>	<b>254</b>
<b>FY 23/24 - Member Agency Stats (July 2023 - May 2024)</b>	<b>60</b>	<b>23</b>	<b>3</b>	<b>7</b>	<b>5</b>	<b>9</b>	<b>2</b>	<b>176</b>
<b>All Time - Percent Served 600 locals (Concierge + Public)</b>	<b>55.62%</b>	<b>23.99%</b>	<b>4.34%</b>	<b>6.65%</b>	<b>3.47%</b>	<b>4.05%</b>	<b>2.02%</b>	<b>42.33%</b>
<b>Services</b>								
<b>Administrative: \$15K Each: Board meetings, financials, audit, general meetings, marketing and communications</b>	✓	✓	✓	✓	✓	✓	✓	✓
<b>Programs:</b>								
<b>Home Purchase Navigation Services</b>	✓	✓	✓	✓	✓	✓	✓	✓
<b>Concierge Services</b>	✓	✓	✓	✓	✓	✓	✓	✓
<b>Home Rental Program</b>	✓	✓	✓	✓	✓	✓	✓	✓
<b>Master Leases Program</b>	✓				✓			
<b>Development - Site Selection</b>	✓	✓	✓	✓	✓	✓	✓	✓
<b>State Housing Legislation + Policy</b>	✓	✓	✓	✓	✓	✓	✓	✓
<b>Fee for Service</b>								
<b>Home Payment Assistance Program</b>	✓						✓	

# Fy 23/24 Nevada County Housing Services

- **Home Rental Match Program-** Assisted a new Nevada County employee with direct housing in Truckee and subsidized his housing expenses
- **New Program Development:** TTWHA staff will be proposing a new program to assist the Sheriff's Department in Truckee with their housing needs

# TTWHA Strategic Plan Targets

1.	<b>Create</b>		<b>\$10 million</b> Create \$10 million in new funding to accelerate workforce housing solutions.
2.	<b>Facilitate</b>		<b>75 units</b> Facilitate development of at least 75 workforce housing units on publicly-owned land.
3.	<b>Incentivize</b>		<b>50 units</b> Incentivize the development and/or acquisition of workforce housing on privately-owned land.
4.	<b>Acquire</b>		<b>24 units</b> Acquire 24 existing housing units and preserve for long-term workforce housing.
5.	<b>Expand</b>		<b>1,000 employees</b> Expand housing programs to serve 200 employees per year, including member employees and other public agencies employees.
6.	<b>Increase</b>		<b>Increase state funding for workforce housing</b> Participate in state advocacy efforts to increase funding for middle-income workforce housing needs.



# Next Steps

## 1. TTWHA July Board Meeting:

- a. Updated Strategic Plan + Targets
- b. Final FY 24/25 Budget
- c. Final FY 24/25 Agency Work Plan

## 1. Hobart Mills:

- a. Partnership Agreement | MOU
- b. RFP/Scope for feasibility study
- c. Fund Management Plan

## 1. TTWHA | NV County Departments + HR

- a. Continue supporting NV County Employees
- b. Master leasing and program opportunities





# Housing Our Workforce



TRUCKEE TAHOE  
Workforce Housing Agency

## Thank You

**Heidi Volkhardt Allstead, Executive Director**

**Contact: [heidi@ttjpa.org](mailto:heidi@ttjpa.org)**





## **Hobart Mills June 11, 2024 Update**

# ***Pursuing a Rural Solution for Workforce Housing***

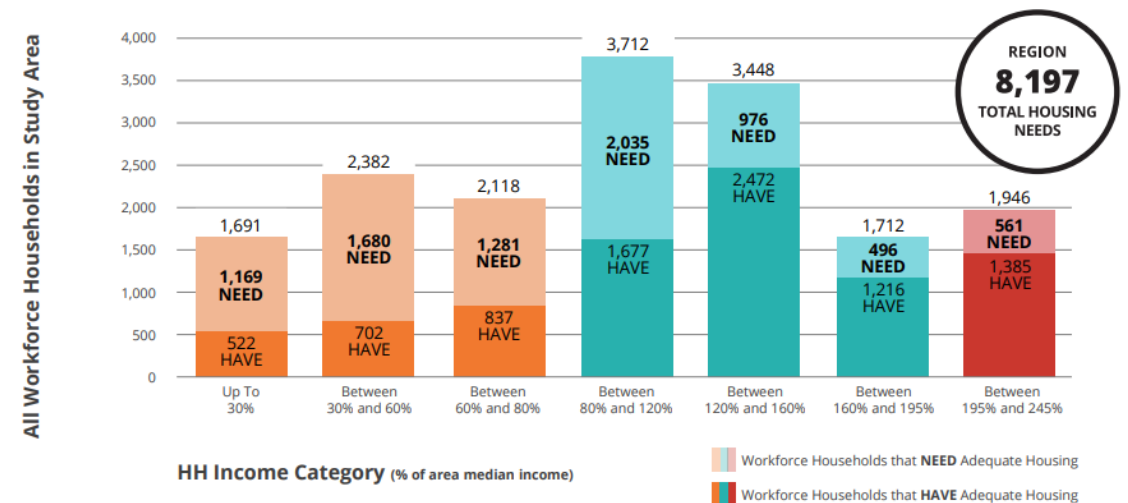


# Critical Need

- Local Workforce, especially with incomes between 80% and 160% AMI
- Housing for our local hotshot team which the region is at risk of losing due to inadequate housing conditions



## REGIONAL HOUSEHOLD NEED BY INCOME CATEGORY



# 2018 Farm Bill



Pursuant to the 2018 Farm Bill, the USFS is permitted to lease administrative sites to municipalities, non-profits, for-profit, tribal, and other governmental entities for the purpose of constructing new facilities and/or improving existing facilities, including the development of workforce housing.



Lease payments can be made with in-kind considerations in lieu of cash.



Under the November 2023 Continuing Resolution, the Farm Bill was extended one year and is currently set to expire September 30, 2024. We anticipate another one-year extension to occur this fall.

# Summit County, Colorado



First public agency to successfully execute a lease with the USFS using the 2018 Farm Bill Administrative Leasing Provision.

Plans underway to develop 162-unit, income-based rental complex on Dillion Ranger District land, which is part of the White River National Forest

# Current Partners

Exploring Housing  
Solutions at Hobart Mills  
Work Center



TRUCKEE TAHOE  
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NEVADA  
COUNTY  
CALIFORNIA

# The Partnership Timeline



**May 2021: Discussions between TTWHA and USFS began**



**July 2021: Nevada County joins TTWHA**



**Summer 2021: Given 2018 Farm Bill provision, 2 potential USFS sites assessed: Truckee District Station and Hobart Mills (Truckee District Station ultimately deemed non-developable given its proximity to TTAD Flight Zone)**



**August 2022: Nevada County, TTWHA, and Mountain Housing Council tour USFS Hobart Mills site to assess viability of housing on the site**

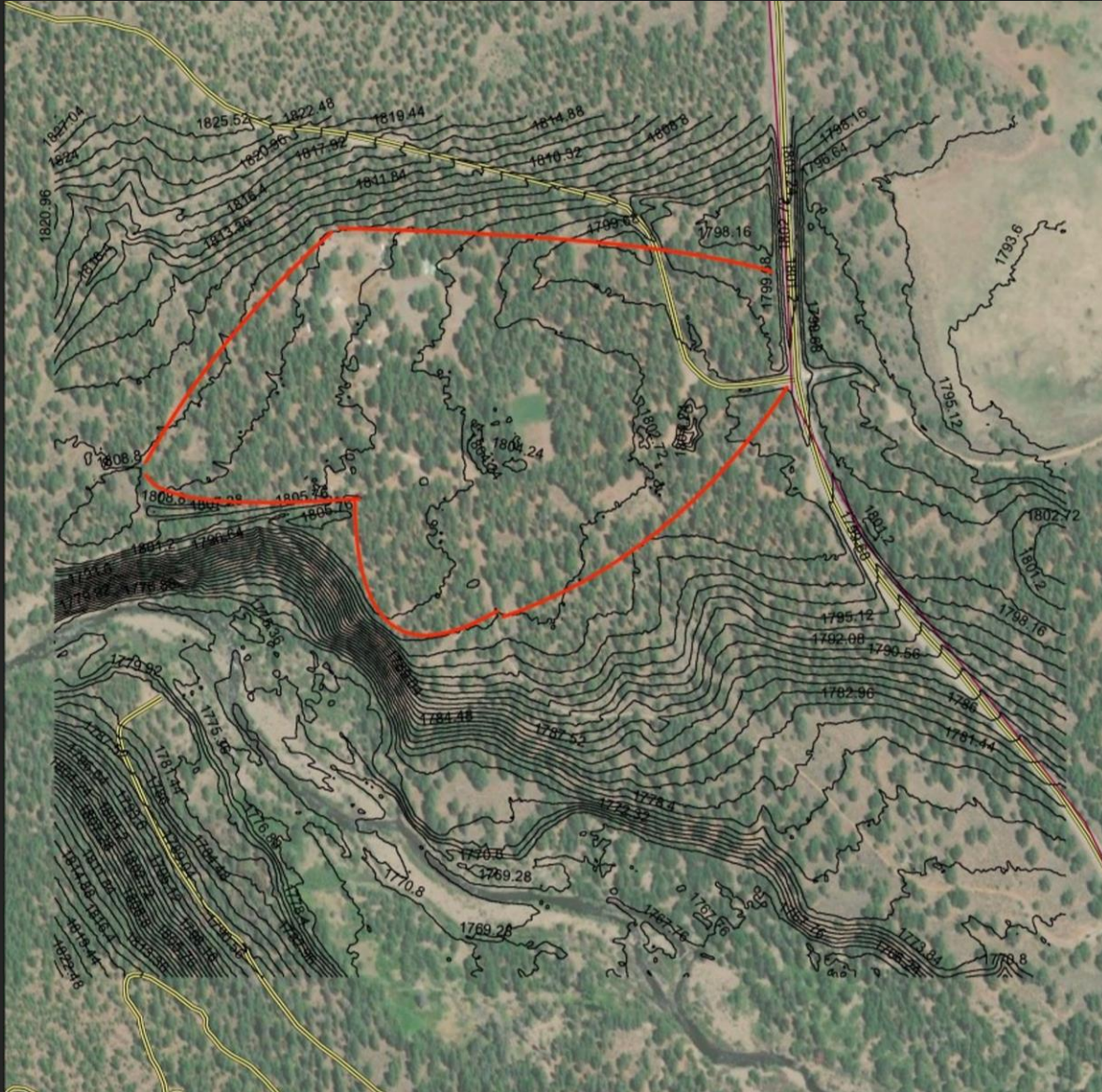


**May 2023: Nevada County and TTWHA submit an initial proposal to the USFS for a potential workforce housing project at the Hobart Mills site**



**March 2024: TTWHA Board selects Hobart Mills as a priority project for continued site exploration and due diligence**





# Hobart Mills Work Center - Site Details

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- Existing USFS administrative site
  - 60-acre parcel
  - Located 6 miles north of Truckee off CA-89

# Next Steps

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- Feasibility Assessment
- Infrastructure Options
- Zoning and Entitlements



# Model Solution for Rural Counties

- In February 2024, County staff discussed the Hobart Mills opportunity with Rural County Representatives of California (RCRC) staff
- RCRC expressed excitement that Hobart Mills could potentially serve as a model for other rural counties throughout California who are seeking housing solutions





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# Questions and Discussion