



County Executive Office

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NEVADA COUNTY BOARD OF SUPERVISORS
BOARD AGENDA MEMO

MEETING DATE: June 11, 2024

TO: Board of Supervisors

FROM: Alison Lehman, County Executive Officer

SUBJECT: Truckee Tahoe Workforce Housing Agency and Hobart Mills Informational Presentation

RECOMMENDATION: Accept the informational presentation regarding the Truckee Tahoe Workforce Housing Agency and the Hobart Mills project.

FUNDING: N/A

BACKGROUND: The Truckee Tahoe Workforce Housing Agency (TTWHA) was born out of a discussion at a Mountain Housing Council meeting in 2018 where conversations were had around what public agencies could do to support housing solutions in the Truckee Tahoe region.

Over the next year and a half, due diligence was completed leading to the official formation of TTWHA through a newly formed Joint Powers Authority (JPA) in 2020, creating a legal pathway for local public agencies to comingle resources and address workforce housing needs through a collaborative approach.

The founding members of the TTWHA JPA include Tahoe Forest Hospital District, Tahoe Truckee Unified School District, Truckee Donner Public Utility District, and the Truckee Tahoe Airport District.

Nevada County officially became a member of the JPA in 2021, along with Placer County and the Town of Truckee.

TTWHA's mission is to facilitate workforce housing solutions for members of the community. Initially, the JPA only served the employees of member agencies; however, now serves other qualified employees within the geographic boundaries of the Truckee-North Tahoe region.

TTWHA's focuses on facilitating housing solutions for households in the "middle-income" bracket, defined as households making above traditional low-income levels of 80% AML.

The services provided by TTWHA include general housing education, programs to

access rental homes, home purchase navigation and assistance, and other activities to increase the inventory of available units.

Included in the recently approved 5-year strategic plan (2023-2028), the TTWHA JPA Board of Directors provided direction for the agency to pursue program expansion, explore an acquisition program to preserve existing workforce housing, and pursue development opportunities which focus on middle-income housing, such as a possible project at the Hobart Mills Work Center site.

Hobart Mills, located roughly 6 miles north of the Town of Truckee in Nevada County, is a 60-acre parcel owned by the USFS and is currently used as an administrative site by the organization.

Hobart Mills has been identified as a potential site for the development of workforce housing for a few years given the passage of the 2018 Farm Bill which includes a provision permitting the USFS 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.

In March 2024, the TTWHA Board of Directors reviewed five public agency sites for potential development, including Hobart Mills, and elevated two of the sites as priority sites for continued due diligence over the coming year.

One of the 2 sites identified as a priority by the JPA Board is the Hobart Mills Work Center site.

Pursuant to the Nevada County Board of Supervisors Housing objective, which was renewed as a priority objective in January 2024, Nevada County staff have been working with TTWHA and USFS to explore the possibility of a workforce housing project at Hobart Mills. Nevada County is working directly with TTWHA to explore infrastructure feasibility at the site.

Staff recommends that the Board of Supervisors accepts the presentation regarding the Truckee Tahoe Workforce Housing Agency and the potential Hobart Mills project.

Item Initiated by: Mandy Stewart, Administrative Analyst II
Approved by: Alison Lehman, County Executive Officer
Submittal Date: 5/31/24