



COUNTY OF NEVADA COUNTY EXECUTIVE OFFICE

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NEVADA COUNTY BOARD OF SUPERVISORS Board Agenda Memo

MEETING DATE: September 28th, 2021

TO: Board of Supervisors

FROM: Mali LaGoe, Assistant County Executive Officer

SUBJECT: Resolution approving the Truckee Tahoe Workforce Housing Agency Joint Powers Agreement and Bylaws and authorizing the County Executive Officer, or their designee, to execute the Agreement and approve the one-time and annual fees to be paid by the County in the maximum amount of \$26,103 for Fiscal Year 2021/22, and amending the fiscal year 2021/22 County Executive Office budget (4/5 Affirmative Vote Required).

RECOMMENDATION: Approve the attached Resolution.

FUNDING:

The cost to join the Truckee Tahoe Workforce Housing Agency (TTWHA) Joint Powers Agency (JPA) is estimated to be a maximum of \$26,103 and includes a one-time Buy-in Fee (\$19,603) and an Annual Membership Fee (still to be finalized by TTWHA but estimated to be in the range of \$4,000 to \$6,500). The funding requirement for FY 2021/22 will be funded with General Fund dollars and a budget amendment for the County Executive Office budget is required and is included in this Resolution. The on-going funding requirements of the agreement, including the required annual membership fee (estimated to be on-going in the \$4,000-\$6,500 range) and non-mandatory opt-in costs (will be zero unless the County opts in contingent upon Board authority which would be required at the time of a potential cost), are described in greater detail below and will be incorporated into the annual county budgeting process.

BACKGROUND:

The TTWHA is a Joint Powers Agency established on January 22, 2020, by four founding members: Tahoe Truckee Unified School District, Truckee Donner Public Utility District, Tahoe Truckee Airport District, and the Tahoe Forest Hospital District with a mission to increase housing access and affordability for the employees of its member agencies who provide needed services to the general public. In its first year, the TTWHA completed an Employee Housing Needs Study for its members as well as a five-year workplan to address the identified needs. In December 2020, Nevada and Placer Counties, along with the Town of Truckee executive leadership, entered into discussions with the founding members to consider joining the JPA. The TTWHA then contracted with Municipal Resources Group (RMG) to research the feasibility of expanding TTWHA membership to include the three requesting agencies. The result was a recommendation to invite the three entities to join the JPA.

On July 27th, 2021 the Nevada County Board of Supervisors approved Resolution 21-340 requesting that the County of Nevada be approved as a member of the Truckee Tahoe Workforce Housing Agency. This request was approved on August 18, 2021 by the TTWHA Board which is now awaiting the Nevada County Board of Supervisors approval of the Joint Powers Agreement and Bylaws.

Many essential workers in the North Truckee-Tahoe area are struggling to live in the places that they work. With increasing housing prices (for sale and rent) and a decrease in housing stock that meets the needs of employees, it is increasingly more difficult for employees who work in the Truckee-Tahoe region to find a home. Nevada County currently has 35 employees working in the Truckee-Tahoe Region who would directly benefit from the services provided by the TTWHA should Nevada County join the Agency. In addition, Nevada County participation in TTWHA will provide a forum for regional collaboration with the other member organizations in addressing affordable housing issues in the Truckee/Tahoe region.

ANNUAL FUNDING REQUIREMENTS

There are three components to the funding requirement for participating in the TTWHA JPA. They are as follows:

- New Member Buy-in Fee – A one-time only contribution paid in equal amounts by all member organizations and placed in a reserve fund for future use at the discretion of the JPA Board.
- Annual Membership Fee – On-going and based on a pro rata share of the JPA’s annual operating budget plus general housing program costs and preliminary expenses related to Opt-In Programs (for items that are general in nature and do not include implementation costs associated with Opt-In programs/projects). These annual operating costs are spread on a pro rata basis to member agencies based on the number of full time equivalent (FTE) employees that are stationed in or serve on a regular basis within the geographic boundaries of the TTWHA.
- Opt-In Funding of Housing Programs and Acquisition/Development Projects – These costs are not mandatory and will be based on whether the County wishes to “opt-in” or participate in the proposed the programs or projects based on the member agency’s employee need.

The current year (FY 2021/22) and future year's funding requirements are discussed in more detail below.

FY 2021/22 Funding Requirement:

FY 2021/22 funding requirement consists of the one-time Buy-in Fee and the Annual Membership Fee (no Opt-In funding is required at this time). The one-time Buy-in Fee is \$19,603. The Annual Membership Fee is based on the operating budget for FY 2021/22, which is \$400,000 and includes approximately \$115,000 in general housing project related costs, the current annual budget is included in this board packet (see Exhibit B of the JPA Agreement, page 28 of the attached PDF file). The JPA will finalize this fee component once Nevada County, Placer County and the Town of Truckee ratify their membership in the JPA and have finalized the total number of FTEs on which to allocate the operating budget. However, the estimated range for Nevada County is \$4,000 to \$6,500. This brings the maximum year one cost to the County of \$26,103 (Buy-In plus Annual Membership fees). The estimated cost to Nevada County is based on the 35 FTEs mentioned above.

Future Years' Funding Requirement:

In future years, the County will continue to pay the Annual Membership Fee (pro rata share of the operating budget, based member agency FTEs served by the JPA and are estimated to be in the range consistent with the current year cost) plus any JPA housing acquisition and/or development project costs that the County chooses to opt into.

The annual membership costs will be budgeted on a yearly basis through the annual County budgeting process. The Opt-in costs will be driven by opportunities to participate in housing programs and acquisition/development projects that the County determines would benefit our employees. The County will have the ability to opt-in or out of any future housing program acquisition/development projects. Any projects that the County may wish to participate in would be brought to the Board of Supervisors for approval on a case-by-case basis and at which time, the participation costs would be known.

It is recommended that the Board approve this resolution to approve the Truckee Tahoe Workforce Housing Agency Joint Powers Agreement and Bylaws and authorize the County Executive Officer, or their designee, to execute the agreement and approve the one time buy-in and first year annual membership fees to be paid by the County in the maximum amount of \$26,103 for Fiscal Year 2021/22.

Item Initiated by: Mali LaGoe, Assistant County Executive Officer
Approved by: Alison Lehman, County Executive Officer

Submittal Date: 9/28/2021
Revision Date: