

## MINUTES

### SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE TRUCKEE TAHOE WORKFORCE HOUSING AGENCY

October 26, 2020, 8:00am

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1. Call to Order: 8:10  
Directors Present: Harry Weis, Tahoe Forest Health System  
Carmen Ghysels, Tahoe Truckee Unified School District  
Kevin Smith, Truckee Tahoe Airport District  
Steven Poncelet, Truckee Donner Public Utility District  
  
Also Present: Emily Vitas, Executive Director  
Rem Scherzinger, Truckee Donner Public Utility District  
Ted Owens, Tahoe Forest Hospital District
2. Public Comment  
No public comment was made.
3. Housing Market and Needs
  - a. Current Housing Landscape
    - i. Housing Market
    - ii. Rental Market
    - iii. Opportunities and ChallengesBoard discussion ensued.  
This item was for informational purposes only, no motion required.  
No public comment.
  - b. Employee Housing Needs Study
    - i. Data Review and Themes
    - ii. Opportunities and ThreatsBoard discussion ensued.  
This item was for informational purposes only, no motion required.  
No public comment.
  - c. Overall Goals of Our Housing Efforts  
Board discussion ensued. The board contributed a number of potential goals including the importance of housing to effectively recruit and retain employees, to ensure employees are paying the right percentage of income to housing, employee satisfaction, contributing to a thriving middle class, and being able to control the employee cost of housing.  
This item was for informational purposes only, no motion required.  
No public comment.
4. Housing Strategy and Goals
  - a. Developing Actions Based On Regional Landscape and Study Results  
Board discussion ensued. The board determined a list of potential housing activities they would like the Agency to pursue. Activities include development, efforts to reduce home

purchase transaction costs, and activities that relate to the Agency's three focus areas: Accessibility, Affordability, and Education. Director Poncelet tasks Ms Vitas with determining how to measure success of our efforts, and the need to set specific goals to track.

This item was for informational purposes only, no motion required.

No public comment.

5. Agency Sustainability and Growth

a. Member Agency Expansion

Board discussion ensued. The board discussed a timeline for welcoming new members to the Agency, and the importance of remaining true to our mission to provide housing opportunities to the employees of member agencies, not the communities or constituencies that they represent. The board requested that this item be brought back for discussion in July of 2021.

This item was for informational purposes only, no motion required.

No public comment.

b. Pursuit of Funding

The board discussed potential revenue generating activities. The board requested, by March 2021, a multi-year forecast and work plan so member agencies can determine funding needs. Mr. Scherzinger notified the board that, as a Joint Powers Authority, the Agency is a not-for-profit and can receive charitable gifts, and pursue funds as a 501c3 nonprofit would.

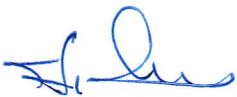
This item was for informational purposes only, no motion required.

No public comment.

6. Public Comment

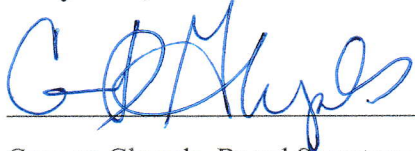
No public comment was made

7. Adjourn: 12:17



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Harry Weis, Board Chair



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Carmen Ghysels, Board Secretary