

**MINUTES
MEETING OF THE BOARD OF DIRECTORS OF
THE TRUCKEE TAHOE WORKFORCE HOUSING AGENCY**

October 20, 2021, 8:30am

1. CALL TO ORDER / ROLL CALL: 8:30

Directors Present: Harry Weis, Tahoe Forest Hospital District
Kevin Smith, Truckee Tahoe Airport District
Brian Wright, Truckee Donner Public Utility District
Carmen Ghysels, Tahoe Truckee Unified School District
Jen Callaway, Town of Truckee
Mali LaGoe, Nevada County (Alternate Representative)
Shawna Purvines, Placer County (Alternate Representative)

2. APPROVAL OF AGENDA

No changes made to the agenda.

3. PUBLIC COMMENT

No public comment.

4. CONSENT ITEMS

- a. Remote Meeting Agreement
- b. Minutes of the September 15, 2021 Board Meeting
- c. August 2021 Financials
- d. Resolutions Approving the TTWHA Agency Agreement from New Member Agencies Smith, Wright

No public comment.

Motion to approve made by Director Smith. Seconded by Director Wright.

Ayes: Director Ghysels, Director Smith, Director Weis, Director Wright

Noes: None

5. ACCEPTANCE OF NEW TTWHA MEMBER AGENCIES

The Oath of Office was administered to Jen Callaway, Town of Truckee, Mali LaGoe, Nevada County, and Shawna Purvines, Placer County.

6. REPORTS AND PRESENTATIONS

a. Executive Director Report

Ms. Vitas provided updates on:

- i. Agency operations, including a part-time employee role to support housing operations.
- ii. Housing programs and projects, include the ongoing US Forest Service site opportunity, the agency's long-term rental pilot program and down payment assistance program, and the master leasing opportunity at Soaring Ranch.
- iii. Regional Housing Partner efforts from Mountain Housing Council, Placer County, and the Town of Truckee.

7. ITEMS FOR BOARD ACTION

- a. Consider Acceptance of Financial Statements and Independent Auditor's Report for Fiscal Year Ending June 30, 2021
Motion to accept made by Director Ghysels. Seconded by Director Smith.
Ayes: Director Callaway, Director Ghysels, Director LaGoe, Director Purvines, Director Smith, Director Weis, Director Wright.
Noes: None
- b. Consider Approval of the Revised Member Agency Funding Policy
Motion to Approve made by Director LaGoe. Seconded by Director Wright
Ayes: Director Callaway, Director Ghysels, Director LaGoe, Director Purvines, Director Smith, Director Weis, Director Wright.
Noes: None
- c. Consider Approval of the Long-term Rental Pilot Program
Board discussion ensued. The board requested that staff consider providing damage coverage to homeowners, to supplement the tenant security deposit, and a financial incentive in lieu of property management services for those that self-manage.
Motion to approve the program with the addition of a financial incentive in lieu of management fees and damages coverage of up to \$2,000 per household made by Director Smith. Seconded by Director Callaway.
Ayes: Director Callaway, Director Ghysels, Director LaGoe, Director Purvines, Director Smith, Director Weis, Director Wright.
Noes: None

8. DIRECTOR COMMENTS

Director Weis discussed the need to support the workforce's housing needs beyond those of member agency employees.

Director Callaway updated the board on the many housing initiatives the Town is executing and emphasized the Town's desire to support 'missing middle' housing.

Director Purvines shared that Housing Trust Placer is a county-wide trust currently looking at acquisition of at-risk units that could go to market, including an apartment complex in Dollar Hill.

9. ADJOURN: 9:56

Motion to adjourn made by Director Ghysels. Seconded by Director Callaway.

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Harry Weis, Board Chair

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Carmen Ghysels, Board Secretary