

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

**March 16, 2022, 8:30am  
The Hub at Old Greenwood  
12915 Fairway Drive, Truckee, CA 96161**

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1. CALL TO ORDER / ROLL CALL: 8:10

Directors Present: Chair Harry Weis, Tahoe Forest Hospital District  
Vice Chair Kevin Smith, Truckee Tahoe Airport District  
Director Jen Callaway, Town of Truckee  
Director Carmen Ghysels, Tahoe Truckee Unified School District  
Director Alison Lehman, Nevada County  
Director Todd Leopold, Placer County  
Director Brian Wright, Truckee Donner Public Utility District

Board Alternates and Member Agency Representatives: Board Alternate Hilary Hobbs, Town of Truckee  
Board Alternate Lauren Tapia, Truckee Tahoe Airport District  
Board Alternate Shawna Purvines, Placer County  
Board Alternate Steven Poncelet, Truckee Donner Public Utility District  
Carissa Binkley, Member Agency Representative, Nevada County  
Ted Owens, Agency Advisor, Tahoe Forest Hospital District

Staff Present: Ms. Emily Vitas, Executive Director  
Ms. Jackelin McCoy, Housing Program Manager

2. APPROVAL OF AGENDA

No additions or deletions made to the agenda.

3. PUBLIC COMMENT

No public comment.

4. BOARD RETREAT

a. Part I

i. Welcome/Introductions

ii. Context Setting

1. TTWHA Today

Seana Doherty, Session Facilitator, led the board through a discussion of TTWHA's existing structure and activities.

2. Regional Housing Landscape

Ms. Doherty led the board through a discussion around the region's housing landscape, including regional housing partners' efforts, and housing projects in the pipeline.

The board discussed housing challenges and barriers to their employees' ability to access stable, affordable housing. Discussion included household income limit caps for housing programs, TTWHA's need for

expert advisors and consultants to accomplish the work, lack of housing stock throughout the region, and opportunities that TTWHA can pursue.

Needs identified included:

- Criteria and models for workforce housing development and property acquisition
- A technical advisory committee to support development, acquisition, and funding
- A model for funding development and acquisition

iii. Models + Frameworks to Consider

Dan Fraiman, local housing developer, presented on housing projects in the pipeline and funding models to consider.

The board discussed workforce housing development opportunities on publicly-owned land, the importance of partnerships when pursuing development, and the needs of member agency employees

iv. Session Wrap-up and Lunch

b. Part II

i. Setting a Framework for Success

Ms. Doherty led the board through a breakout session that included establishing vision and mission statements, long-term goals, areas of focus, and tactics to execute.

ii. Setting Strategic Priorities

The board presented its recommendations from the breakout sessions.

iii. Closing + Next Steps

5. DIRECTOR COMMENTS

No director comments

6. ADJOURN: 1:05pm

**Harry Weis, Chair of the Board**

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*Harry Weis*

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**Emily Vitas, Board Secretary**

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*Emily Vitas*

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