

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

May 18, 2022, 8:30am

1. CALL TO ORDER / ROLL CALL

Directors Present: Chair Harry Weis, Tahoe Forest Hospital District
Director Jen Callaway, Town of Truckee
Director Carmen Ghysels, Tahoe Truckee Unified School District
Director Alison Lehman, Nevada County
Director Steven Poncelet, Truckee Donner Public Utility District
Director Shawna Purvines, Placer County
Director Lauren Tapia, Truckee Tahoe Airport District

Absent: Vice Chair Todd Leopold, Placer County
Director Brian Wright, Truckee Donner Public Utility District

Staff Present: Ms. Emily Vitas, Executive Director

Others Present: Robb Etnyre, Interim General Manager, Truckee Tahoe Airport District
Ted Owens, Advisor, Tahoe Forest Hospital District

2. APPROVAL OF AGENDA

No changes requested.

3. PUBLIC COMMENT

No public comment.

4. CONSENT ITEMS

- a. Remote Meeting Agreement
- b. Draft Minutes of the April 20, 200 Board Meeting
- c. March 2022 Financial Statements

A motion to approve consent items was made by Director Poncelet and seconded by Director Lahman.

Ayes: Director Callaway, Director Ghysels, Director Lehman, Director Poncelet, Director Purvines, Director Tapia, Director Weis.

Noes: None

5. REPORTS AND PRESENTATIONS

- a. Report-out: Regional Housing Partner Update
 - i. Director Lehman provided an update on Nevada County's housing-related activities, including the recent Eastern County tour and housing discussion with Assemblywoman Dahle
 - ii. Placer County

Director Purvines provided an update on Placer County's housing-related activities, including housing amendments to address SB9, updates to the Workforce Housing Preservation Program and proposed Lease to Locals program, legislative updates and associated bills, and the Dollar Creek Crossing project.

iii. Town of Truckee

Director Callaway provided an update on the Town of Truckee's housing-related activities, including announcements on the Town's new housing staff person and the consultant administering for the Below Market Rate program and updates on proposed projects in Truckee. Additionally, Director Callaway provided an update on the Coldstream development and the completed Coldstream Commons affordable housing complex.

b. Executive Director Report

i. Agency Strategic Plan

Staff presented an update on the strategic planning process.

ii. TTWHA Housing Program and Project Updates

Staff presented updates on housing programs and projects, including the long-term rental pilot program, the Landed down payment assistance opportunity, and the school districts parcel identification for possible workforce housing development.

6. ITEMS FOR BOARD ACTION

- a. Consider Approval of Partnership with Landed for Employee Down Payment Assistance
Staff presented an opportunity to work with Landed, a company providing down payment assistance to essential professionals.

Board discussion ensued. It was determined that the terms of the loan offering should be reviewed by legal counsel before determining TTWHA's participation. A motion was presented to approve the agency's participation pending review of terms.

A motion was made by Director Lehman and seconded by Director Tapia.

Ayes: Director Callaway, Director Ghysels, Director Lehman, Director Poncelet, Director Purvines, Director Tapia, Director Weis.

Noes: None

- b. Consider Approval of Strategic Plan Development Proposal

Staff presented a proposal from Agnew::Beck to continue their services relating to the Agency's Strategic Framework. The proposal includes a six month period of analysis and development relating to the agency's pursuit of a development and acquisition fund and modeling and criteria relating to housing opportunities.

A motion was made to approve the proposal by Director Poncelet and seconded by Director Tapia.

Ayes: Director Callaway, Director Ghysels, Director Lehman, Director Poncelet, Director Purvines, Director Tapia, Director Weis.

Noes: None

- c. Consider Approval of the 2022-23 Agency Budget and Associated Update to the Agency's Funding Policy
Staff presented the annual budget along with a proposed new member fee calculation for board consideration.

Board discussion included considerations regarding the new member fee calculation and its inclusion in the 2022-23 budget. The board requested that staff consider the proposed structure's significance as it relates to the agency's overall structure and its impact on individual member agency fees.

Board requested that this item be brought back for consideration at a special meeting before the June 15 regularly scheduled board meeting.

No action was taken.

7. DIRECTOR COMMENTS

8. ADJOURN: 10:10

A motion to adjourn was made by Director Poncelet.

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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