



WORKFORCE HOUSING 4-YEAR IMPLEMENTATION WORK PLAN

November 22, 2024

BOARD OF DIRECTORS MEETING

WORKFORCE HOUSING SOLUTIONS PROGRAM

OBJECTIVE:

Provide workforce housing including international student employees (J1 visa), seasonal/part-time and full-time positions based on need and operational impact

CURRENT STATUS:

Master lease on a 5- or 12-month basis

- Winter Seasonal - up to 85 beds
- Summer Seasonal – up to 24 beds



4-YEAR IMPLEMENTATION WORK PLAN

WORK PLAN ASSUMPTIONS:

The work plan is built on the following assumptions,

- A cost-benefit analysis is needed per strategy, which will impact capital needs
- Adjustments to projected capital needs and allocations will occur year-to-year

WORK PLAN DEVELOPMENT:

Strategies presented in the Workforce Housing Study while considering,

- Tahoe Donner's operational employee needs, scale, and type
- Regional housing market
- New housing vs. purchase costs
- Influence of local housing initiatives and programs
- Cost-benefit analysis and financial assessment



SUMMARY OF PLAN INVESTMENT – PRELIMINARY ESTIMATES

Plan Investments	2025	2026	2027	2028	2029
Capital Projects Fund					
Reserve Replacement Fund – Chalet House	51,125	33,271	173,796	6,548	
Workforce Housing Feasibility Study/Project	50,000	100,000	250,000	1,500,000	2,500,000
Project Costs					
Cost-benefit Analysis & Risk Assessment – Master leasing, existing multi-residential property purchase, new construction, etc.	\$50,000				
Legal Advisement – CSO land use variance standards		\$25,000			
Cost-benefit Analysis & Risk Assessment – Tiny Home Village			\$25,000		
Cost-benefit Analysis & Risk Assessment – Chalet House renovation			\$25,000		
Cost-benefit Analysis & Risk Assessment – Large-scale housing project				\$25,000	

BOARD GUIDANCE AND/OR ACTION

The Board has a variety of options:

1. Accept the Workforce Housing 4-Year Implementation Work Plan as proposed
2. Provide feedback to staff for follow-up and request modification to bring back to the Board for future consideration
3. May choose to reject the Workforce Housing 4-Year Implementation Work Plan
4. Provide other direction on this initiative

Should the Board not request modifications to the Workforce Housing 4-Year Implementation Work Plan, the Board is provided with a staff recommendation as follows:

By Motion: The Board of Directors accepts the Workforce Housing 4-Year Implementation Work Plan as presented in Exhibit A.

THANK YOU