



WORKFORCE HOUSING 2025 IMPLEMENTATION PLAN

January 24, 2025

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



2025 IMPLEMENTATION WORK PLAN

TASK 1: Continue the master lease program and TDA management of the Chalet House

- Timeline: January 1, 2025 – December 31, 2025
- Cost:
 - Average Monthly Lease Expense: \$30,700
 - Average Monthly Rent Revenue: \$25,500
 - Utilities
 - Maintenance
 - Housing Supplies
 - Administrative



2025 IMPLEMENTATION WORK PLAN

TASK 2: Cost-benefit analysis and risk assessment

- Subtasks:
 - Continuation of the master lease program
 - Multi-residential unit property lease or purchase
 - Renovation or new construction options at Chalet House
 - New construction options on other Tahoe Donner-owned property
- Timeline: February 1, 2025 – May 31, 2025

TASK 3: Prioritization of tasks pending results of cost-benefit analysis and risk assessment

- Subtasks:
 - Implement recommendations made for the master lease program
 - Identify an appropriate apartment or condominium multi-residential unit with sufficient space for 24+ beds for lease or purchase
 - Consider selling the Chalet House
 - Consider renovation/new construction at the Chalet House
 - Consider new construction on other Tahoe Donner-owned property
- Timeline: June 1, 2025 – December 31, 2025



SUMMARY OF PLAN INVESTMENT – PRELIMINARY ESTIMATES

Plan Investments	2025
Capital Projects Fund	
Reserve Replacement Fund – Chalet House	\$51,125
Workforce Housing Feasibility Study/Project	\$50,000
Project Costs	
Cost-benefit Analysis & Risk Assessment – Master leasing, existing multi-residential building property purchase, new construction, etc.	\$50,000

BOARD GUIDANCE AND/OR ACTION

The Board has a variety of options:

1. Accept the Workforce Housing 2025 Implementation 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 2025 Implementation Plan
4. Provide other direction on this initiative

Should the Board not request modifications to the Workforce Housing 2025 Implementation Plan, the Board is provided with a staff recommendation as follows:

By Motion: The Board of Directors accepts the Workforce Housing 2025 Implementation Plan as presented in Exhibit A.

THANK YOU