



Workforce Housing Study 2025 Implementation Plan – DRAFT

INTRODUCTION

The Workforce Housing Study, conducted by Economic Planning Systems in conjunction with the Draft 4-Year Workforce Housing Implementation Plan, presents a strategic framework that identifies the organization’s housing needs and outlines potential development concepts, programs, partnerships, and tools to address these needs. The 2025 Implementation Plan aligns with the Workforce Housing Study and the Draft 4-Year Implementation Plan by considering ongoing strategies, pending projects, and associated requirements. It serves as a prioritized guide for the organization’s actions in 2025.

Assumptions

This implementation plan is built on the following assumptions:

- The association will continue to support seasonal workforce housing; therefore, expect continued administration and operations expenses associated with workforce housing.
- Adjustments to projected capital needs and allocations will be made annually.
- Decision points throughout the plan will change the priorities for subsequent tasks based on prior actions. Decision points requiring Board approval include but are not limited to financial impacts such as construction, renovation, property purchases, property sales, and more.

2025 TASKS & TIMELINE

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

2. **Hire a consultant to produce a cost-benefit analysis and risk assessment**
 - Subtasks: to include a complete analysis:
 - 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
 - Cost: \$50,000
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3. Objective prioritization pending results of the cost-benefit analysis and risk assessment

- Subtasks: to be determined by the cost-benefit analysis and risk assessment results. Subtasks could include:
 - 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
- Cost: To be determined by the results of the cost-benefit analysis and risk assessment

2025 SUMMARY OF PLAN INVESTMENT

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