

# Mountain Housing Council Quarterly Meeting

April 23, 2021

**TAHOE TRUCKEE**  
COMMUNITY FOUNDATION

# WHAT WE DO



Community  
Scholarships



Grant-Making  
To Nonprofits

**FOREST  
FUTURES**

Market-based Solutions  
for Forest Health



Family Strengthening  
through CCTT



Emergency Response  
Fund



Expand Housing  
for Locals



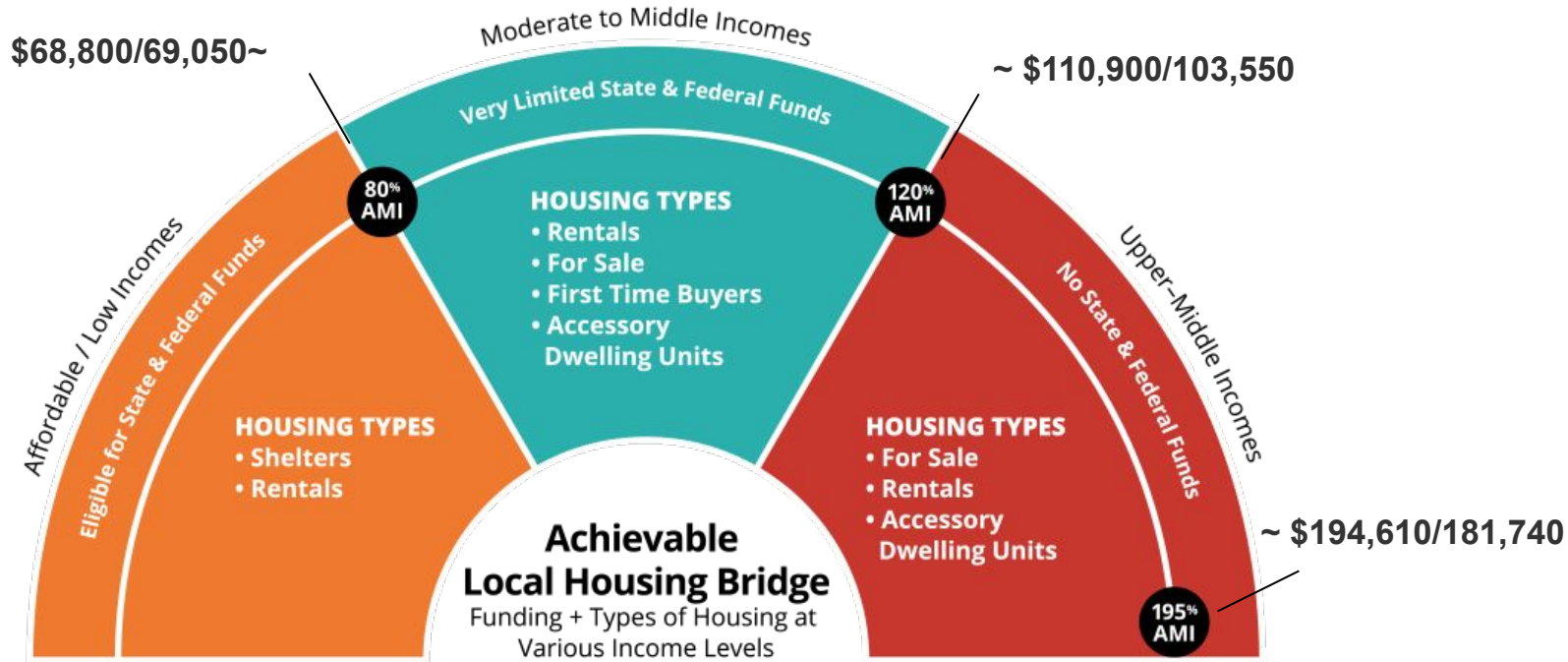
Affordable Housing  
Projects

# MOUNTAIN HOUSING COUNCIL PARTNERS

Community Collaborative of Tahoe Truckee  
Contractors Association of Truckee Tahoe  
Donner Summit Association  
Martis Fund  
Mountain Area Preservation  
Nevada County  
North Lake Tahoe Resort Association  
North Tahoe Public Utility District  
Olympic Valley Public Service District  
Placer County  
Sierra Business Council  
Sierra Community House  
Squaw Valley | Alpine Meadows  
Sugar Bowl Resort

Tahoe City Public Utility District  
Tahoe Donner Association  
Tahoe Prosperity Center  
Tahoe Regional Planning Agency  
Tahoe Sierra Board of Realtors  
Tahoe Truckee Community Foundation  
Town of Truckee  
Truckee Chamber | Truckee Tomorrow  
Truckee Downtown Merchants Association  
Truckee North Tahoe Transportation  
Management Association  
Truckee Tahoe Airport District  
Truckee Tahoe Workforce Housing Agency  
Vail Resorts/Northstar California  
**Visit Truckee-Tahoe**

# OUR CHARGE



MHC is working to accelerate solutions for Achievable Local Housing in the North Tahoe Truckee region. Our Area Median Income (AMI) reflect a range between Nevada County and Placer County, based on a 4-person household.

-The California Department of Housing and Community Development (HCD)

# Welcome Tara!

After attending UC Berkeley and Lewis & Clark Law School, Tara worked in environmental and animal/wildlife protection nonprofits throughout the Bay Area, Truckee, and DC for 17 years. During this time, she also assisted clients with a variety of housing-related legal issues, including foreclosure defense, Homeowners' Association disputes, eviction moratoriums, contract disputes, landlord-tenant matters, and more. After growing up in the Bay Area and spending summers in Tahoe Donner, she and her family now live in Truckee, where she also volunteers with animal shelters.



**TARA ZUARDO**

**Project Director, Mountain  
Housing Council**

# AGENDA

8:00-8:05 am	Welcome
8:05-8:25 am	Community Impact Storytelling
8:25-9:00 am	MHC Updates
	<i>Statewide Policy Working Group ~ Steve Frisch and Brittany Benesi</i>
	<i>Housing Funders Network/Dealmakers ~ Heidi Volkhardt Allstead</i>
	<i>Support Housing Homelessness Working Group ~ Alison Schwedner</i>
9:00-9:50 am	Regional Housing Implementation Plan Update
9:50-10:00 am	Break
10:00-10:10 am	Adoption of <i>Achievable Local Housing</i> Definition
10:10-10:50 am	Partner Updates
10:50-11:00 am	Public Comment
11:00 am	Close

# MHC MEETING AGREEMENTS

- Show up and bring your best ideas.
- Be prepared.
- **Treat others with respect.**
- Voice opinions and concerns.
- Advocate for our collaborative goals.
- Work collaboratively and strive for consensus.
- Share your expertise.
- Serve as an ambassador.

## *Virtual Agreements*

- Be patient
- Politely mute
- Please “Chat”

# STORIES FROM THE COMMUNITY



**Blake Tresan**  
General Manager  
Truckee Sanitary District



**Greg Ehlers**  
Chief Operating Officer  
Boxabl





Truckee Sanitary District

## Setting Residential Sewer Connection Fees

Blake Tresan, PE  
General Manager/Chief Engineer  
[btresan@truckeesan.org](mailto:btresan@truckeesan.org)

# Truckee Sanitary District

- Wastewater Collection for greater Truckee area
- Formed in 1906
- Service to 16,000 customers
- Growth has averaged 2% per year
- Operating Revenues come from Annual User Fees & Property Taxes
- Capacity Expanding Capital Projects funded from Connection Fees
  - “Growth pays for Growth”

# TSD Connection Fees

- Connection Fees: One time charge at time of connection, restricted for capacity-related capital infrastructure projects
- Current Flat Fee of \$750 per Equivalent Dwelling Unit (EDU) set in 1983
- 2019 - Performed Hydraulic Model to determine Capacity needs
  - \$20 Million in capacity-related improvements required for Buildout
  - 12,000 potential future EDUs at buildout (EDU = 230 gal/day)
- 2020 - Retained Consultant to Assess Adequacy of Connection Fee
  - Increase Connection Fee to \$1,440 per EDU

# TSD Connection Fees

- Commercial Fees
  - Set at flow ratio of an EDU (i.e, one restaurant seat = 7% of an EDU or 16 gpd)
- Residential Rates
  - Option 1 – Flat Rate of \$1,440 per unit (“A house is a house is a house”)
  - Option 2 – Tiered Rate
    - Single-Family Units – 100%
    - Multi-Family Units – 80%
  - Option 3 – Scalable Rate based on size of unit

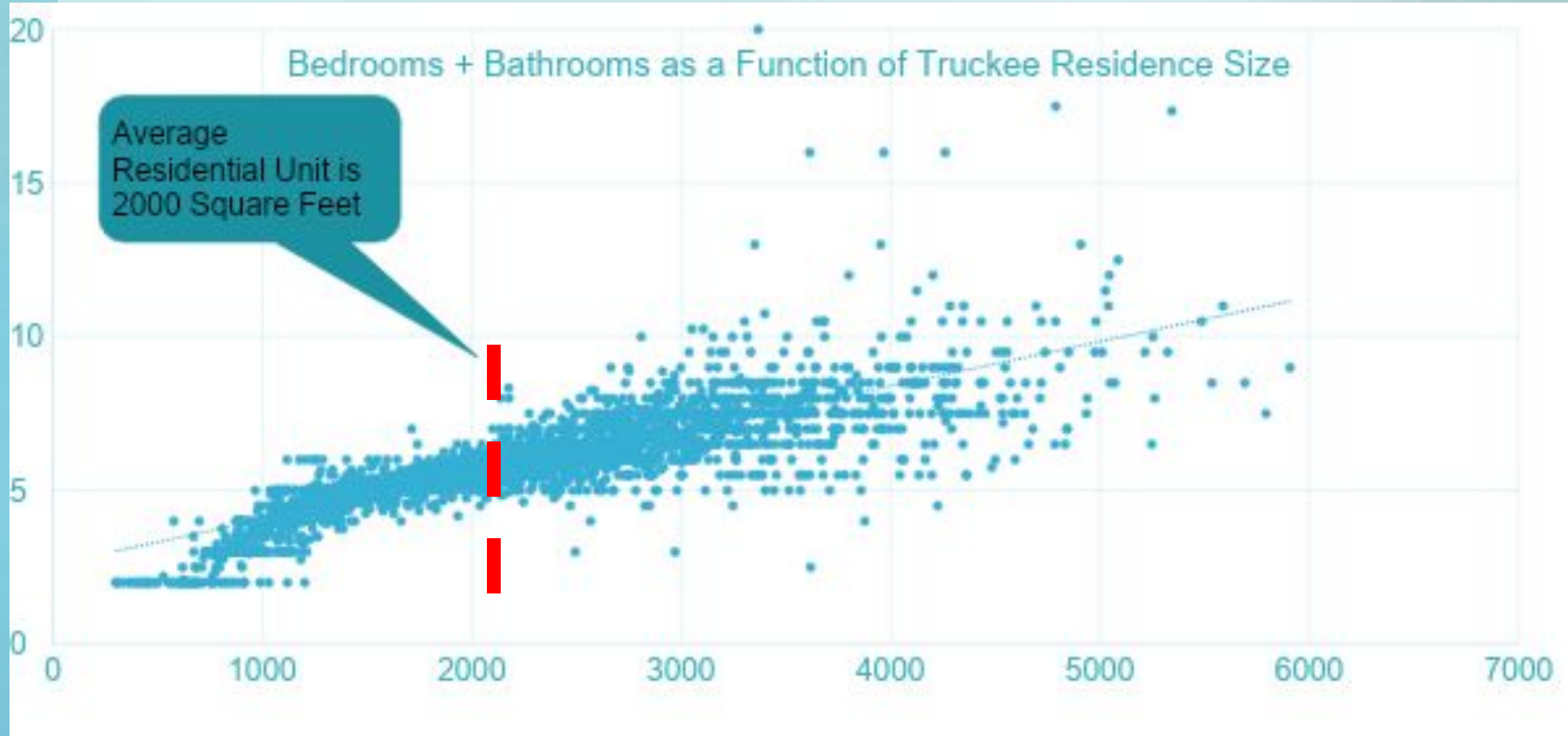
# TSD Connection Fee

- Public Comments from
  - Mountain Housing Council
  - Contractors Association of Tahoe Truckee
  - Truckee Railyard Developer
  - Truckee Co-Housing Developer

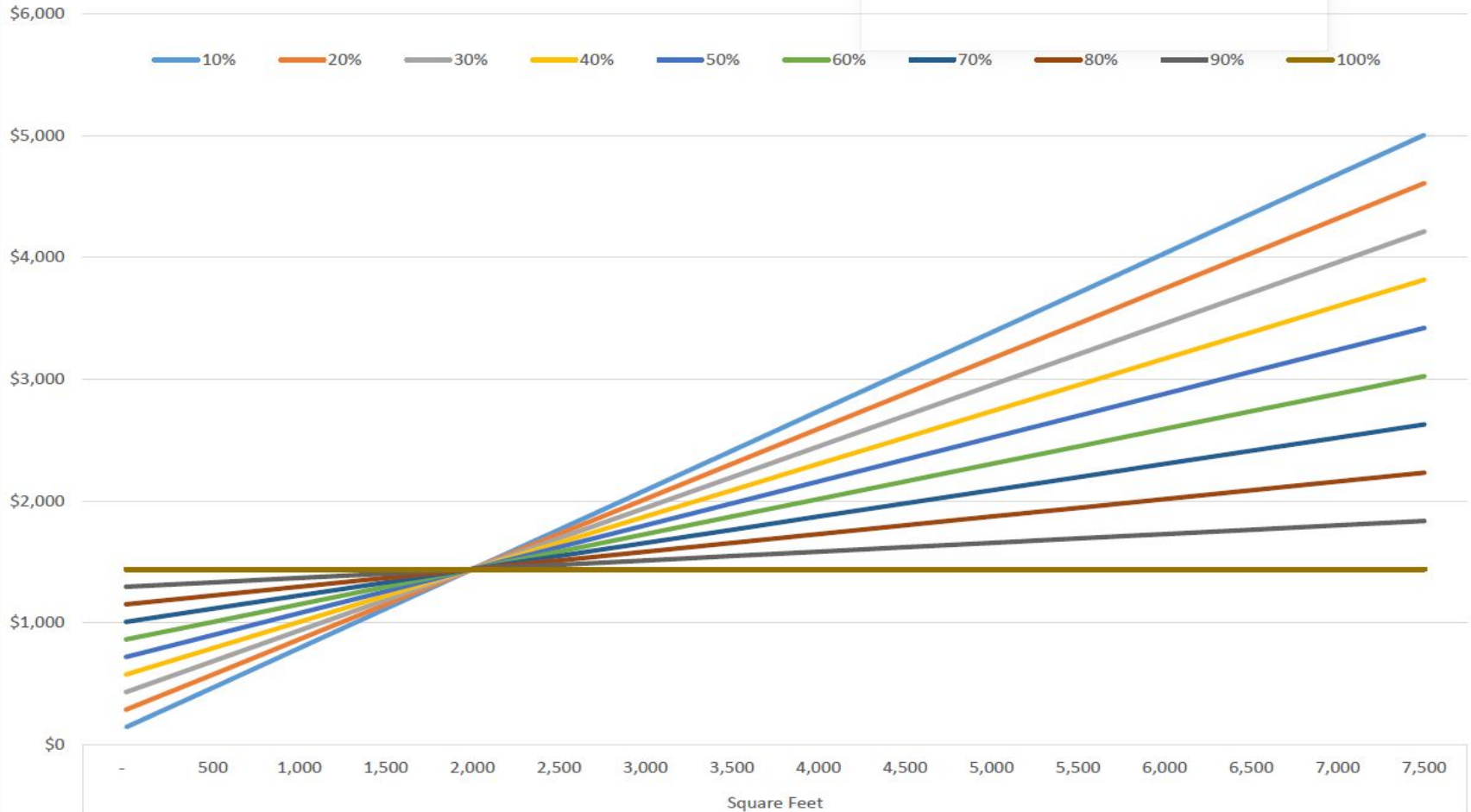
# Scalable Residential Rate

- Finding the nexus between size of structure and peak flow
- Complicated by occupancy patterns in a second home community
- Pure scalable isn't equitable
  - Does a 6,000 square foot home produce 6X of a 1,000 square foot unit?
- Base Fee + Scalable

# Residential Units



# Truckee Sanitary District Scalable Connection Fee Discussion





# TSD Connection Fee

- Board Deliberation
- 80% Base Fee + 20% Variable
- \$1,160 + \$0.14 per square foot
- Escalate costs annual by increase in construction costs
- Review connection fee every 5 to 10 years to account for changes in land use, flow characteristics, and construction costs



# MHC Updates



**SIERRA**  
////////////////////  
**BUSINESS COUNCIL**

# **Mountain Housing Council Policy Working Group Update**

Steve Frisch & Brittany Benesi

April 23rd, 2021

# HOUSEKEEPING: POLICY WORKING GROUP

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- Next Working Group Meeting: Monday!
- Meetings Schedule
  - Last Monday of month: January - May
  - Every other month/as needed: June - December
- MHC Policy Platform Adopted
- Legislative Tracking

# ADVOCACY WORKING GROUP POLICY PLATFORM

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- Process
  - Principles + Platform
  - Collaboration
  - Opt-Out Strategy
- Objectives Include:
  - Building Identity & Influence
  - Solution to the Eviction Crisis
  - Increased Funding for Housing
  - Removing Policy Barriers
- Key Principles Include:
  - Affordability
  - Equity & Access
  - Variety
  - Services
  - Retention
  - Rational Permitting
- ❖ Key Partnerships

# KEY POLICY UPDATES

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- MHC Legislative Tracking Sheet
  - Updated weekly
- Development in High Hazard Severity Zones
  - SB 55 (Stern) update
  - SB 12 (McGuire) - Safety Element Updates
  - AB 1295 (Muratsuchi) - limits on local government residential agreements
- Extended CEQA Exemption
  - The Jobs and Economic Improvement Leadership Act of 2021

# KEY POLICY UPDATES P.2

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- Proposed Opportunities for Density Increase
  - AB 571 (Mayes) - Housing Impact Fees
  - SB 10 (Wiener) - Increased Density Zoning
- SB 5 (Atkins)
  - \$6.5 Billion 2022 Affordable Housing Bond
- AB 15 (Chiu) - Eviction Moratorium Extension Update
  - Urgency clause; joint hearing

## Developer Funding Request Form

Please fill out the following form in order to provide us with information about your project and to be considered for funding. Please also note that this information will be stored securely and kept confidential within the confines of the Mountain Housing Council.

Developer Name *	Company Name *
<input type="text"/>	<input type="text"/>
Company Website	Company Address
<input type="text"/>	<input type="text"/>
Email *	Phone
<input type="text"/>	<input type="text"/>
<input type="checkbox"/> For-Profit <input type="checkbox"/> Non-Profit	
Project Title *	
<input type="text"/>	
Project Description *	
<input type="text"/>	
Have you received entitlements? *	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Project Status *	
<input type="text" value="Concept/Pre-Application"/>	
Project Timeline Start Date	Project Timeline End Date
<small>Approximate as necessary.</small> <input type="text"/>	<small>Approximate as necessary.</small> <input type="text"/>
Have you had a pre-development meeting with your local jurisdiction? *	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Site Status *	Local Jurisdiction
<input type="text" value="Identified"/>	<input type="text" value="Placer County"/>
Information on Site Address *	
<input type="checkbox"/> Street Address <input type="checkbox"/> APN	
Upload Map of Site (if applicable)	
<small>PDF Only</small> <input type="button" value="Choose File"/> No file chosen	
Estimated Number of Acres	Residential Buildings
<input type="text"/>	<input type="text"/>

# Housing Funders Network & Dealmakers Update

**Heidi Volkhardt Allstead**  
*Martis Fund*



# WHO WE ARE

Convene **Local funders and resource partners that play a role in financially supporting local achievable housing projects**, align resources and processes, and seek additional funding from outside agencies and donors to grow resources.

## Team Members:

Emily Setzer, Placer County

Shawna Purvines, Placer County

Emily Vitas, Truckee Tahoe Workforce Housing Agency

Heidi Volkhardt Allstead, Martis Fund

Tom Murphy, Martis Fund

Jen Callaway, Town of Truckee

Stacy Caldwell, Tahoe Truckee Community Foundation

# RESOURCES: DEVELOPER FUNDING REQUEST FORM

Funding Request

One Point of Entry

Collaborate Regional  
Funding

Leverage New Dollars

Data Collection &  
Gathering Feedback on  
Challenges

## Developer Funding Request Form

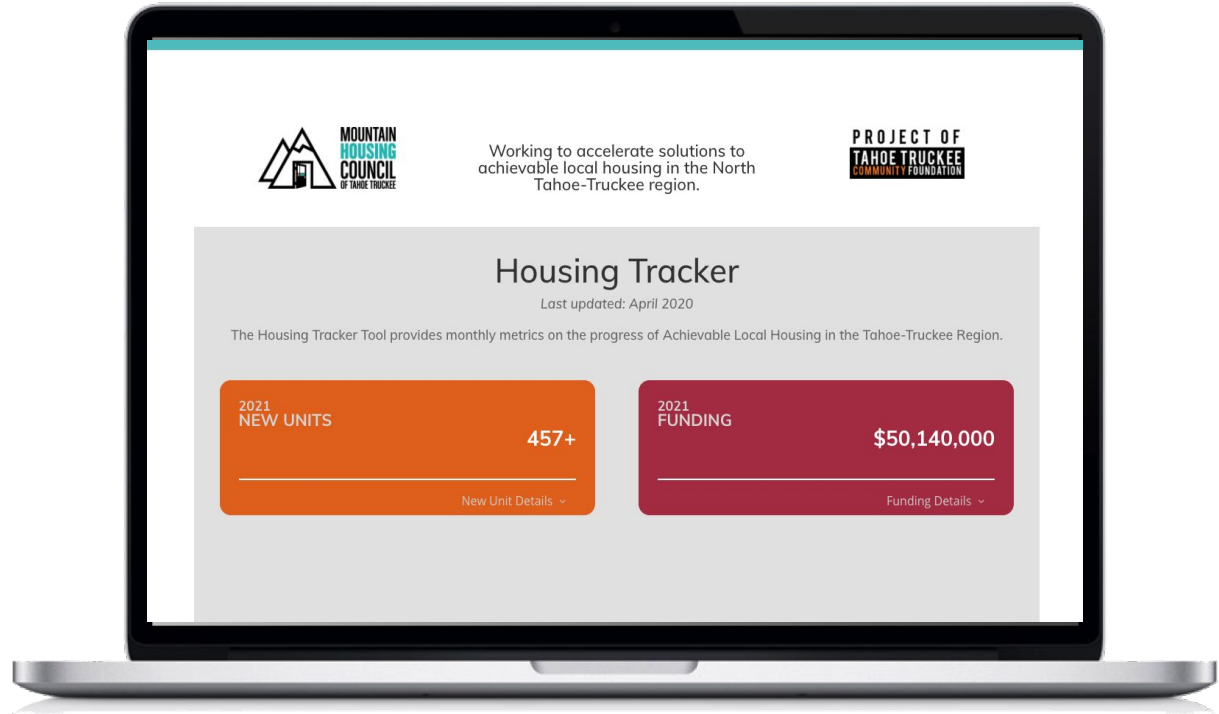
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Project Description *	
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Have you received entitlements? *	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Project Status *	
<input type="text" value="Concept/Pre-Application"/>	
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Upload Map of Site (if applicable)	
PDF Only <input type="button" value="Choose File"/> No file chosen	
Estimated Number of Acres	Residential Buildings
<input type="text"/>	<input type="text"/>

# RESOURCES: HOUSING TRACKER

Provides updates on important housing projects in region & progress on overall achievable housing goals



# RESOURCES: DEALMAKER MEETING

*Convene local small-medium-to-large developers, contractors, and investors in the region to work towards solutions on our complex housing challenges.*

## **The Challenge:**

How can we create more achievable housing for all?

## **Key Takeaways**

We have to create certainty in terms of timeline and expectations for developers. This is critical. The development approval process can't be subjective. It can't change after approval.

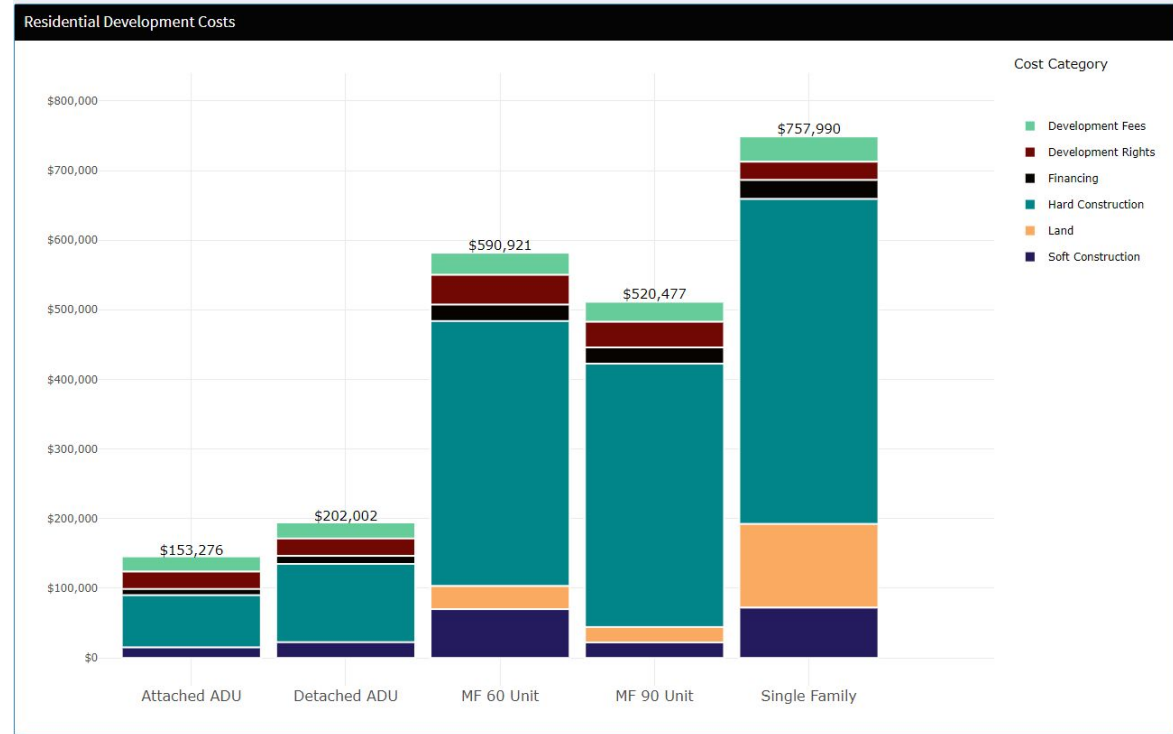
As a region, we need many tools in our toolkit.

Fees remain a barrier

# RESOURCES: HOUSING COST ANALYSIS TOOL

*The MHC is in the process of looking at various costs and incentives needed to build development on the North Shore and in Truckee.*

*Host on MHC's website*

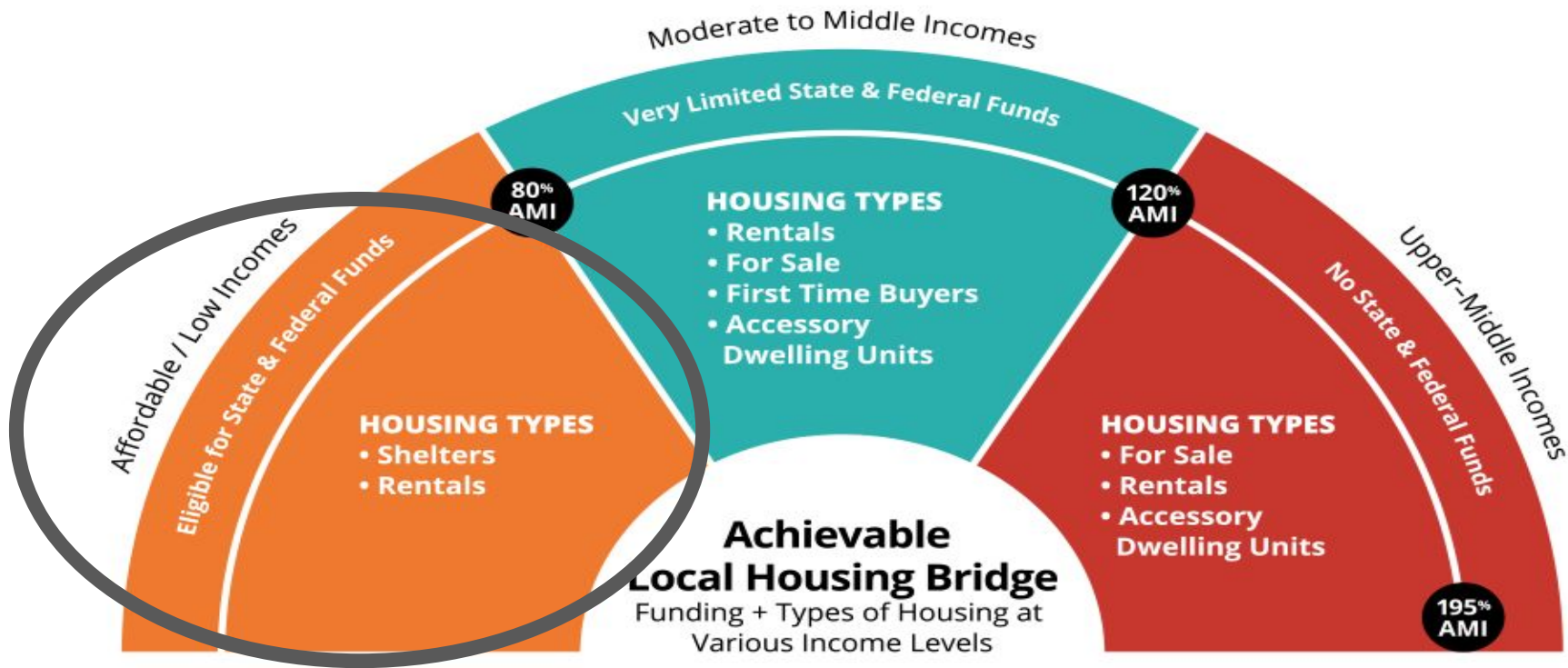




# Homelessness Working Group Update

**Alison Schwedner**

*Community Collaborative  
of Tahoe Truckee*



# THE HOMELESSNESS WORKING GROUP IS RESPONSIBLE FOR THE FOLLOWING MAJOR DUTIES FOR THE REGION:

- **Convene** partners once per month, with agendas, minutes, and materials, to address homelessness issues. These materials shall be distributed prior to each meeting
- **Work collaboratively** to end homelessness and improve policies surrounding securing permanent short- and long-term housing, streamlining services, and obtaining additional financial resources for homeless individuals
- **Build capacity and sustainability** for strategies surrounding homelessness
- **Embed homelessness efforts into broader housing solutions** under MHC and lean on MHC structural support

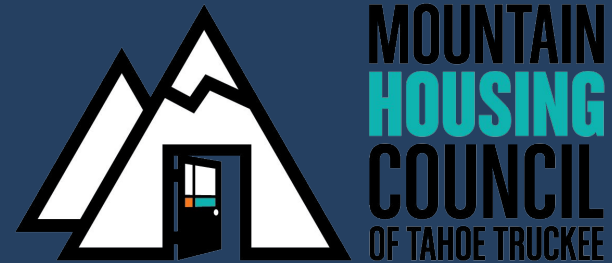


# THE HOMELESSNESS WORKING GROUP IS RESPONSIBLE FOR THE FOLLOWING MAJOR DUTIES FOR THE REGION(CONT'D)

- **Leverage community engagement** and educating community on homelessness issues, in part by coordinating a clear data source
- Work together to create a **continuum of services** that meet the needs of each homeless individual or family
- **Assist** those experiencing and/or at risk of experiencing homelessness with housing application process

# ACHIEVABLE HOUSING FOR ALL

Truckee Tahoe Community  
Foundation/Mountain Housing  
Council



Economic & Planning Systems, Inc.  
*The Economics of Land Use*

1330 Broadway, Suite 450  
510.841.91

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# AGENDA

- 1. AHA Process**
- 2. Opportunity Site Selection**
- 3. Community Workforce Housing Survey Results Update and Final Push**
- 4. Housing Needs Data Refresh Preliminary Data**
- 5. Q & A**

# ACHIEVABLE HOUSING FOR ALL (AHA)

## Objective

- Illuminate and demonstrate a process that results in achievable, community housing

## Result

- Use the AHA process as a roadmap for MHC's "**Housing Hub**"

The "**Housing Hub**" will act as an ally, providing technical assistance and problem solving for site owners building workforce housing and community outreach to bring community input into the design process earlier and ensure that the community's needs are met

# ACHIEVABLE HOUSING FOR ALL (AHA)

- **A process to build “readiness”**
- **A replicable template**
- **A stamp of approval**



# AHA PROCESS - 3 SITES

## 3 “ready” sites under review to be selected based on criteria

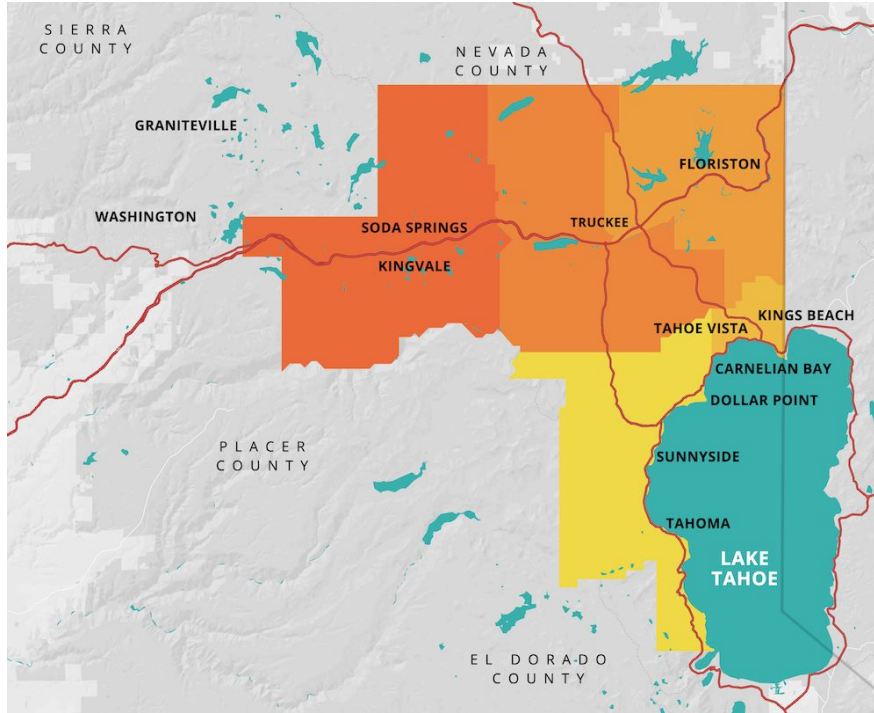
- jurisdictional awareness/readiness
- developer interest
- infrastructure availability
- environmental considerations

## Site diversity

- 1 site from each jurisdiction
- A mix of ownership (private vs. public)
- A mix of development challenges (infill, land assembly, environmental, etc.)



# AHA PROCESS - 3 SITES



## What the sites ARE:

- Pilot sites to beta test the AHA process and create a template to engage the readiness triangle
- A foundation for the next decade of housing work

## What the sites ARE NOT:

- A guarantee that housing will be built
- A guarantee for funding

# COMMUNITY WORKFORCE HOUSING SURVEY

- **Employer/Employee Surveys**
- **Response Update**
- **Survey Promotion Strategy**
  - **MHC Partner Role**
  - Outreach Materials

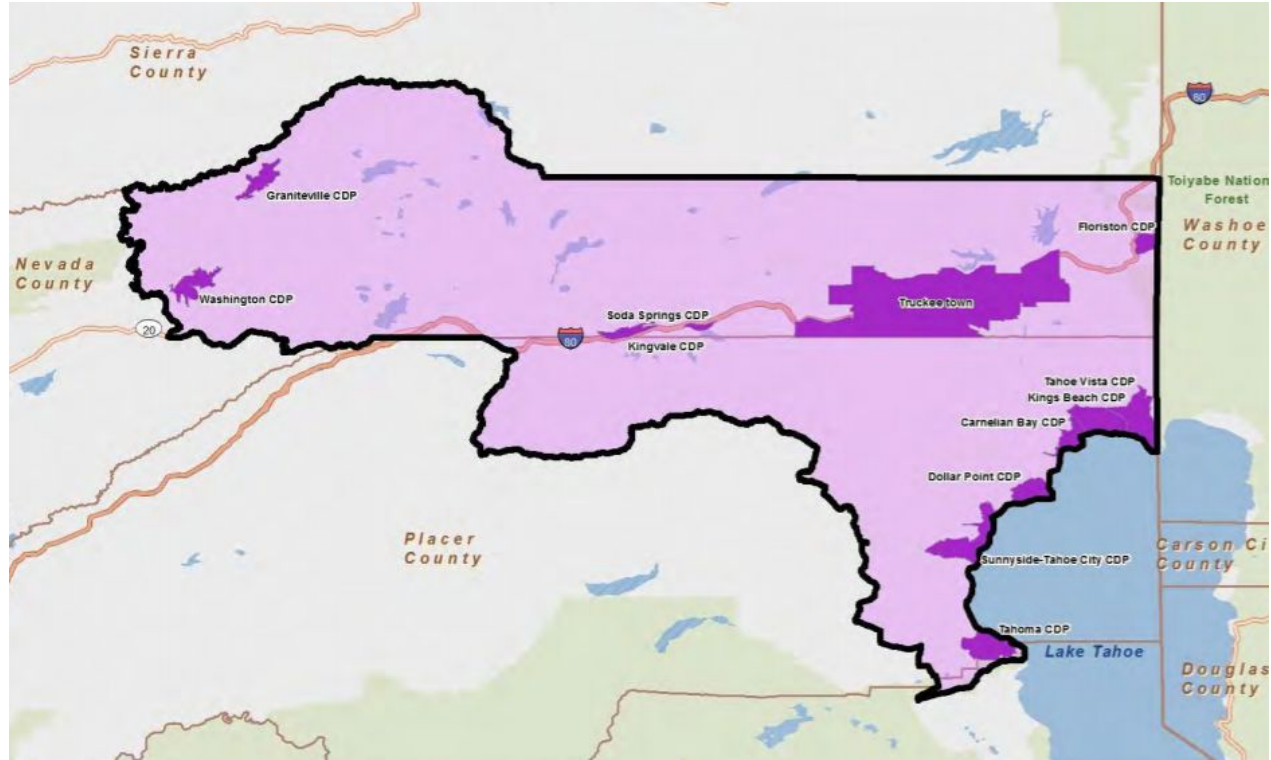




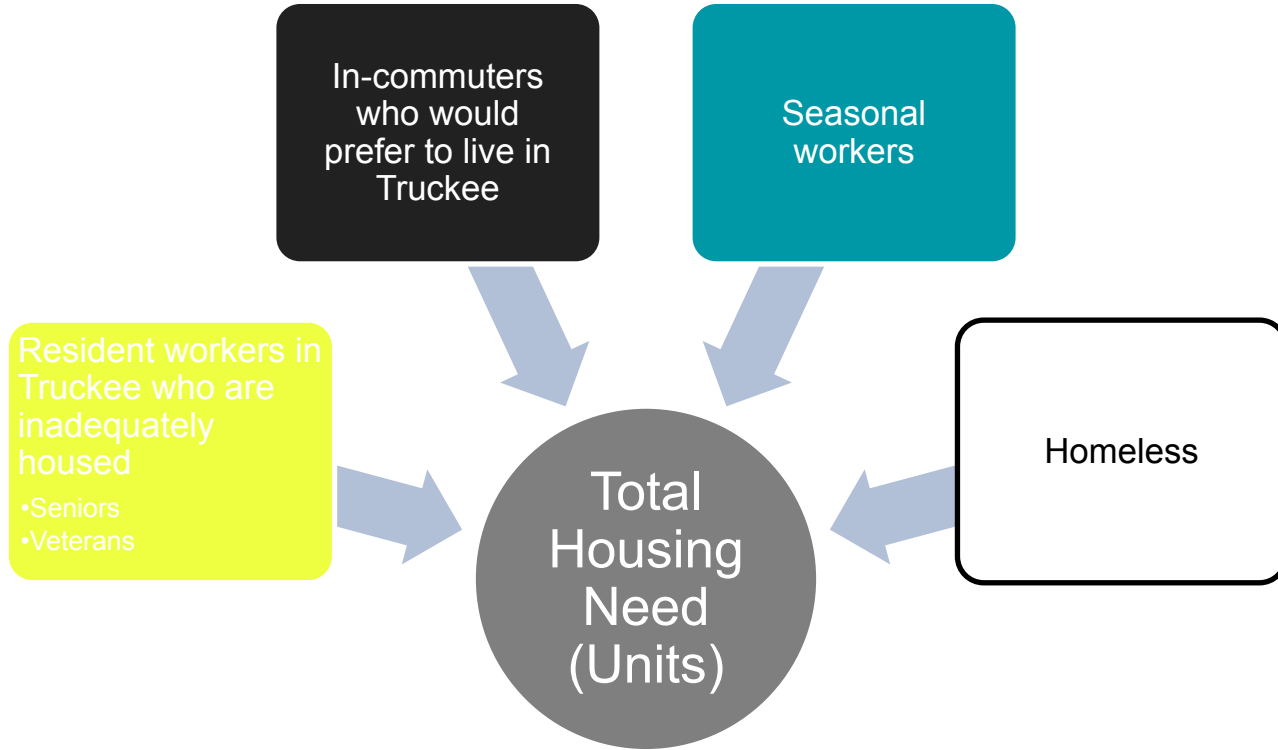
# HOUSING NEEDS ANALYSIS

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# PRELIMINARY HOUSING NEEDS ASSESSMENT FINDINGS



# PRELIMINARY HOUSING NEEDS RESULTS - COHORTS



# COHORT STATUS UPDATES

## Resident Workers

- Housing needs estimates completed using public sources

## In-Commuters

- Total demand estimated using public sources; housing need to be determined based on survey (see slide 4)

## Seasonal Workers

- Total demand and housing needs estimates to be validated by survey

## Homeless

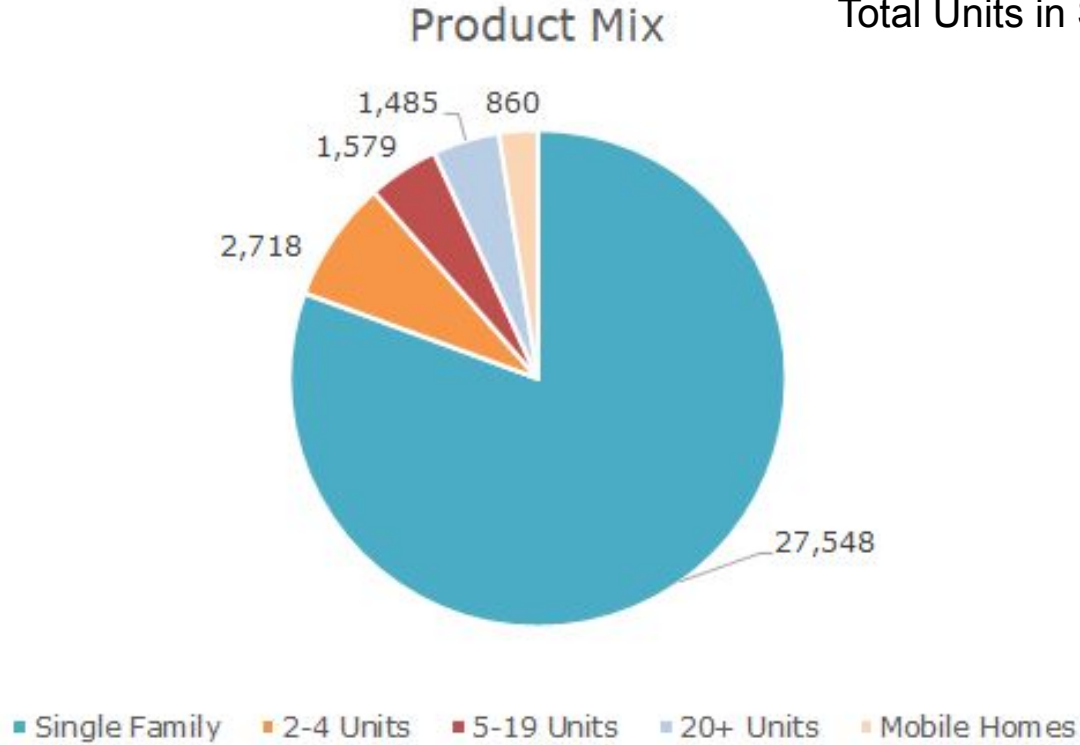
- HUD Point-in-Time Count (2020) determined there are 44 homeless (all individuals, no families) in the Study Area

## Sub-cohorts

- Veterans
- Seniors
- Estimates pending

# HOUSING INVENTORY OVERVIEW (TOTAL)

Total Units in Study Area: **34,191**

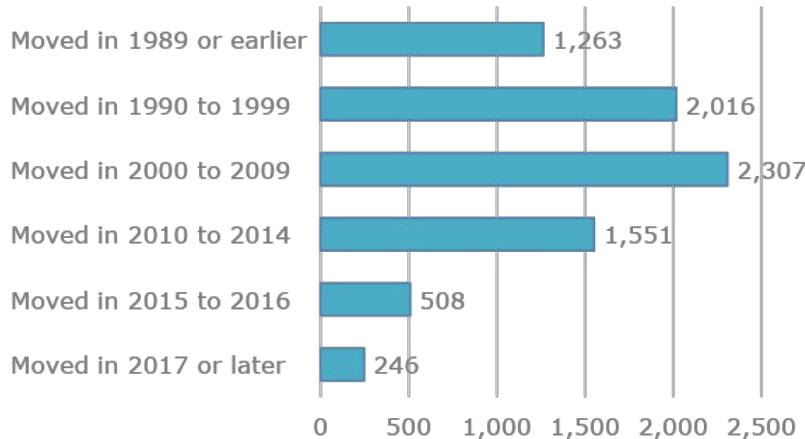


Sources: ESRI; US Census American Community Survey 2018; EPS

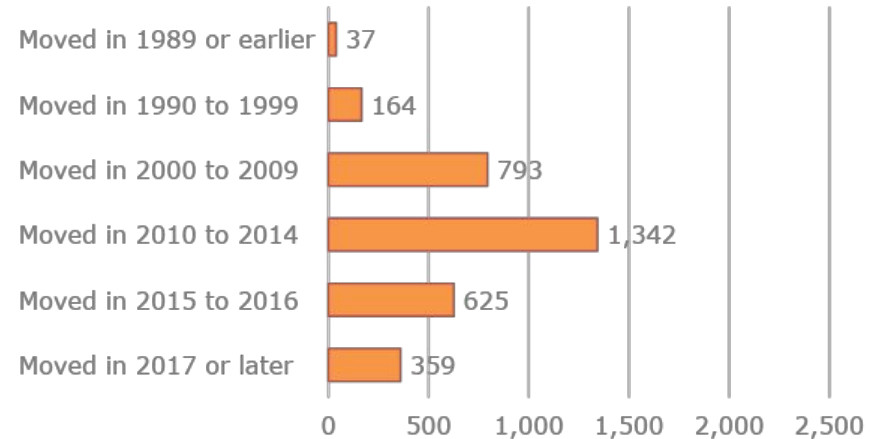
# HOUSING INVENTORY OVERVIEW (OCCUPIED)

Total Households in Study Area: **11,211**

## Owner Occupied Length of Tenure (Households)



## Renter Occupied Length of Tenure (Households)



Sources: ESRI; US Census American Community Survey 2018; EPS

# RESIDENT WORKERS – DEFINING NEED

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Income Category	Overburdened, Overcrowded, and/or Underhoused
<hr/>	
Income by Housing Problems (Owners and Renters)	
Household Income $\leq$ 30% HAMFI	84.19%
Household Income >30% to $\leq$ 60% HAMFI	72.47%
Household Income >60% to $\leq$ 80% HAMFI	55.95%
Household Income >80% to $\leq$ 120% HAMFI	51.04%
Household Income >100% HAMFI	19.16%

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*Source: HUD CHAS 2017*

HAMFI: HUD Area Median Family Income

# RESIDENT WORKERS CURRENT NEED (REGION)

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30%	265	127	101	9	502
Between 30% and 60%	343	315	197	18	872
Between 60% and 80%	135	225	146	13	519
Between 80% and 120%	240	505	399	43	1,188
Between 120% and 160%	134	310	289	31	764
Between 160% and 195%	52	195	206	21	474
Between 195% and 245%	35	187	133	18	373
<b>Total</b>	<b>1,204</b>	<b>1,865</b>	<b>1,471</b>	<b>153</b>	<b>4,693</b>

*\* Assumes households will occupy smallest unit without triggering overcrowding.*



# RESIDENT WORKERS CURRENT NEED (BY SUB-REGION)

## Truckee

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30%	139	67	53	5	264
Between 30% and 60%	180	166	103	9	459
Between 60% and 80%	71	118	77	7	273
Between 80% and 120%	126	266	210	23	625
Between 120% and 160%	71	163	152	17	402
Between 160% and 195%	27	103	108	11	249
Between 195% and 245%	19	98	70	9	196
<b>Total</b>	<b>633</b>	<b>981</b>	<b>774</b>	<b>80</b>	<b>2,469</b>

## East Placer County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total Units
Up to 30%	104	50	40	3	198
Between 30% and 60%	135	124	77	7	343
Between 60% and 80%	53	89	57	5	204
Between 80% and 120%	95	199	157	17	467
Between 120% and 160%	53	122	114	12	301
Between 160% and 195%	20	77	81	8	187
Between 195% and 245%	14	73	52	7	147
<b>Total</b>	<b>474</b>	<b>734</b>	<b>579</b>	<b>60</b>	<b>1,847</b>

*\* Assumes households will occupy smallest unit without triggering overcrowding.*

# RESIDENT WORKERS PROJECTED 2025 NEED (REGION)

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total
Up to 30%	276	133	106	9	524
Between 30% and 60%	357	329	205	18	910
Between 60% and 80%	141	235	152	14	542
Between 80% and 120%	251	527	417	45	1,240
Between 120% and 160%	140	324	301	33	797
Between 160% and 195%	54	204	215	22	495
Between 195% and 245%	37	195	139	19	389
<b>Total</b>	<b>1,256</b>	<b>1,946</b>	<b>1,535</b>	<b>159</b>	<b>4,896</b>

- Reflects current proportion of worker households that are cost burdened, overcrowded, or underhoused. Assumes a 4.3% total increase in jobs, based on CA EDD projections.

# RESIDENT WORKERS PROJECTED 2025 NEED (SUB-REGION)

## Truckee

## East Placer County

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total
Up to 30%	145	70	56	5	276
Between 30% and 60%	188	173	108	10	479
Between 60% and 80%	74	123	80	7	285
Between 80% and 120%	132	277	219	23	652
Between 120% and 160%	74	170	158	17	420
Between 160% and 195%	28	107	113	12	260
Between 195% and 245%	19	102	73	10	205
<b>Total</b>	<b>661</b>	<b>1,024</b>	<b>808</b>	<b>84</b>	<b>2,576</b>

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total
Up to 30%	109	52	42	4	206
Between 30% and 60%	141	129	81	7	358
Between 60% and 80%	55	92	60	6	213
Between 80% and 120%	99	208	164	18	488
Between 120% and 160%	55	127	118	13	314
Between 160% and 195%	21	80	85	9	195
Between 195% and 245%	15	77	55	7	153
<b>Total</b>	<b>494</b>	<b>766</b>	<b>604</b>	<b>63</b>	<b>1,927</b>

- Reflects current proportion of worker households that are cost burdened, overcrowded, or underhoused. Assumes a 4.3% total increase in jobs, based on CA EDD projections.

# HOUSING NEEDS ESTIMATES: VETERANS AND SENIORS

## Veterans

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total
Up to 30%	24	11	9	1	45
Between 30% and 60%	30	28	17	2	77
Between 60% and 80%	12	20	13	1	46
Between 80% and 120%	21	45	35	4	106
Between 120% and 160%	12	28	26	3	68
Between 160% and 195%	5	17	18	2	42
Between 195% and 245%	3	17	12	2	33
<b>Total</b>	<b>107</b>	<b>166</b>	<b>131</b>	<b>14</b>	<b>417</b>

## Seniors

Percent of AMI	Studio	1-Bedroom	2-Bedroom	3+ Bedrooms	Total
Up to 30%	56	27	21	2	106
Between 30% and 60%	72	66	41	4	184
Between 60% and 80%	28	47	31	3	109
Between 80% and 120%	51	107	84	9	250
Between 120% and 160%	28	65	61	7	161
Between 160% and 195%	11	41	43	4	100
Between 195% and 245%	7	39	28	4	79
<b>Total</b>	<b>254</b>	<b>393</b>	<b>310</b>	<b>32</b>	<b>989</b>

- Based on number of working veterans and seniors residing in the Study Area

# IN-COMMUTER POTENTIAL CURRENT NEED

- Will be based on forthcoming survey results
- On survey, In-Commuter respondents will indicate whether they would move into Study Area should adequate housing become available
- In the 2016 survey, about 85% of In-Commuters said that they would relocate

Total In-Commuter Jobs	8,936
Total In-Commuter Households @ 1.3 workers per HH	6,928

In-Commuter Need @ 50%	3,464
In-Commuter Need @ 60%	4,157
In-Commuter Need @ 70%	4,850
In-Commuter Need @ 80%	5,542
In-Commuter Need @ 90%	6,235

*\* Percentage indicates possible proportion of in-commuter respondents stating they would relocate to Study Area if adequate housing became available*



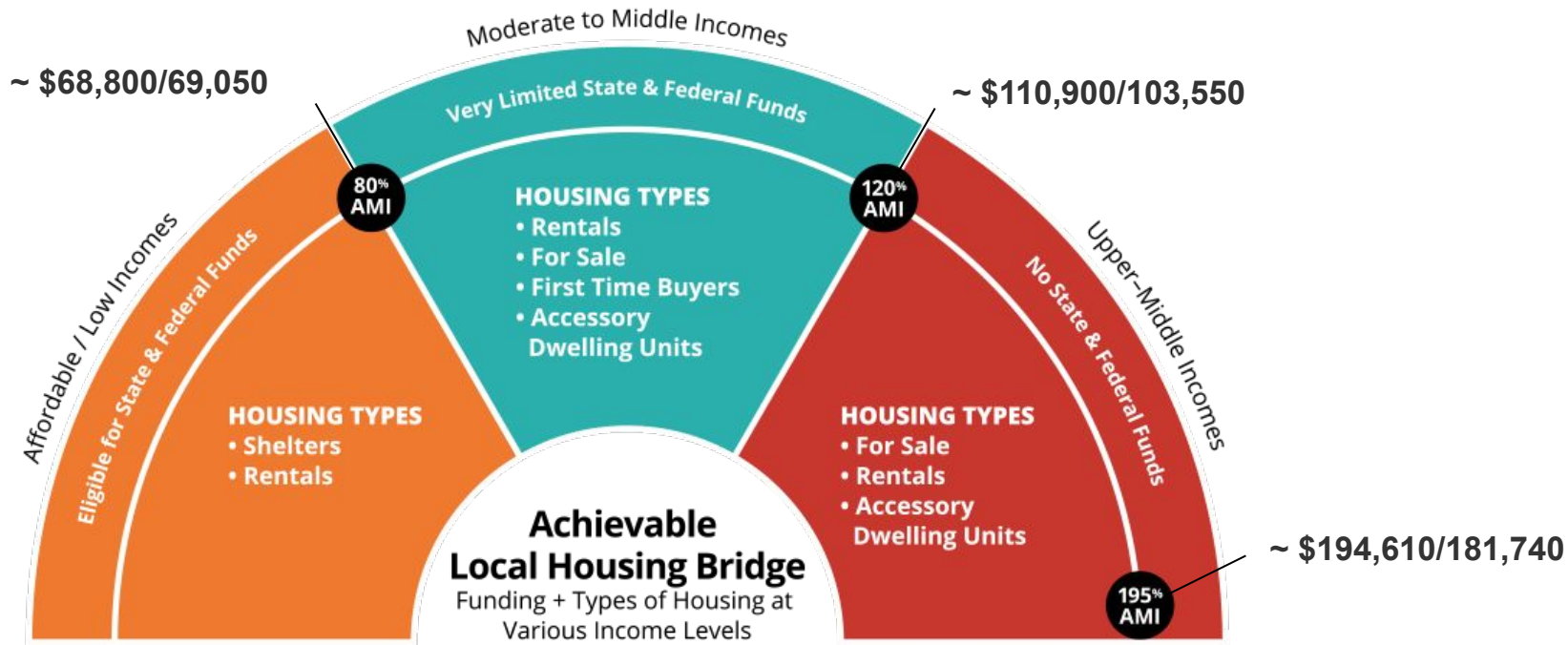
# BREAK

What type of employer-led housing do you think would best provide housing solutions for workers in our region?

**Counseling, Education, Homebuyer assistance, rental assistance, etc.?**



# Achievable Local Housing Definition



MHC is working to accelerate solutions for Achievable Local Housing in the North Tahoe-Truckee region. Our Area Median Income (AMI) reflect a range between Nevada County and Placer County, based on a 4-person household.

-The California Department of Housing and Community Development (HCD)





# Partner Updates



# Public Comment

# MHC PUBLIC ENGAGEMENT PROTOCOL

- Provide comment during “Public Comment” from 10:50-11:00 am.
- **Please limit comment to two minutes** to ensure all those interested in speaking will have the opportunity to share their ideas •
- Please follow the rules of the “Speak your Peace” Campaign as adopted by Truckee Tahoe Community Foundation:

**Pay attention:** Be aware and attend to the people and the world around you

**Listen:** Genuinely focus on others as they speak so that you may better understand their perspectives o

**Be inclusive:** Welcome all points of view, every individual, and all groups of citizens working for the greater good o

**Don't gossip:** And do not accept when others do o

**Show respect:** Honor other people and their opinions o

**Be agreeable:** Consider the possibility you might be wrong, admit the things you do not know

**Apologize:** Be sincere and repair damaged relationships

**Give constructive criticism:** Be sure that your intention is to help

**Take responsibility:** Don't shift responsibility or blame others

# Thank you!

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