

2024

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Town of Truckee Annual Report
Community Development Department



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Purpose of the Report

The State requires an annual progress report on the status of the General Plan and its implementation. The Community Development Department has expanded this report to provide information that may be of benefit to the Town decision-makers, Town staff, other local public agencies, and community members in understanding growth, development, and programs in Truckee. The report summarizes population changes and housing unit construction within Truckee as well as major residential and non-residential projects that were completed, under construction, or approved in 2024. Additionally, the report gives an update on the progress toward implementation of the General Plan, including efforts to support affordable housing, expand resource conservation and sustainability initiatives, conserve open space, enhance multi-modal transportation, ensure disaster preparedness, preserve Truckee’s historic resources, and celebrate Truckee’s unique sense of place.

We hope that the information in this report will assist decision-makers in discussing these issues and taking appropriate action and will encourage and enable members of the public to participate more effectively in the decision-making process.

A separate Housing Element Annual Report has also been submitted to the Department of Housing and Community Development and the Office of Planning and Research as required by State law.

Summary

The Community Development Department Annual Report (CDD Annual Report) relies on the Department of Finance (DoF) reports on demographics. As of January 1, 2025, the DoF estimated a 0.37% housing increase in 2021, a 1.55% increase in 2022, a 0.56% increase in 2023, and a 1.23% increase in 2024 for the Town of Truckee.

The DoF estimates a 50.6% vacancy rate and 2.43 persons per household in 2025. Vacancy rates are used to show the amount of second homeownership within the town of Truckee.

Based on the Town of Truckee building permit records, 81 single-family residential homes, 2 permits for multi-family units, and 31 accessory dwelling units (ADUs) were completed between January 1, 2024 and December 31, 2024.

The Town saw a decrease in the total number of building permit application submittals in 2024.

Background

The California Department of Finance (DoF) annually estimates population, housing units, vacancy rates, and occupancy rates for the state as well as each county and city in California. Each year the data is based on city-provided data for new construction, demolitions, and conversions. The DoF released information in May 2025. The DoF estimates that the Town of Truckee had an increase of 76 persons as of January 1, 2025 (16,778 total population; a 0.46% increase).

As of January 1, 2025, the DoF estimated that there were 13,883 housing units within the Town, a 1.23% increase from 2023. Truckee’s vacancy rate, which primarily relates to second homeowners, is 50.6%. Truckee’s household occupancy is 2.43 persons per household. Based on the Town’s Building Division’s records, 81 single-family residential homes, 2 permits for multi-family units, and 31 accessory dwelling units (ADUs) were completed between January 1, 2024 and December 31, 2024, a 1.23% increase in the housing stock.

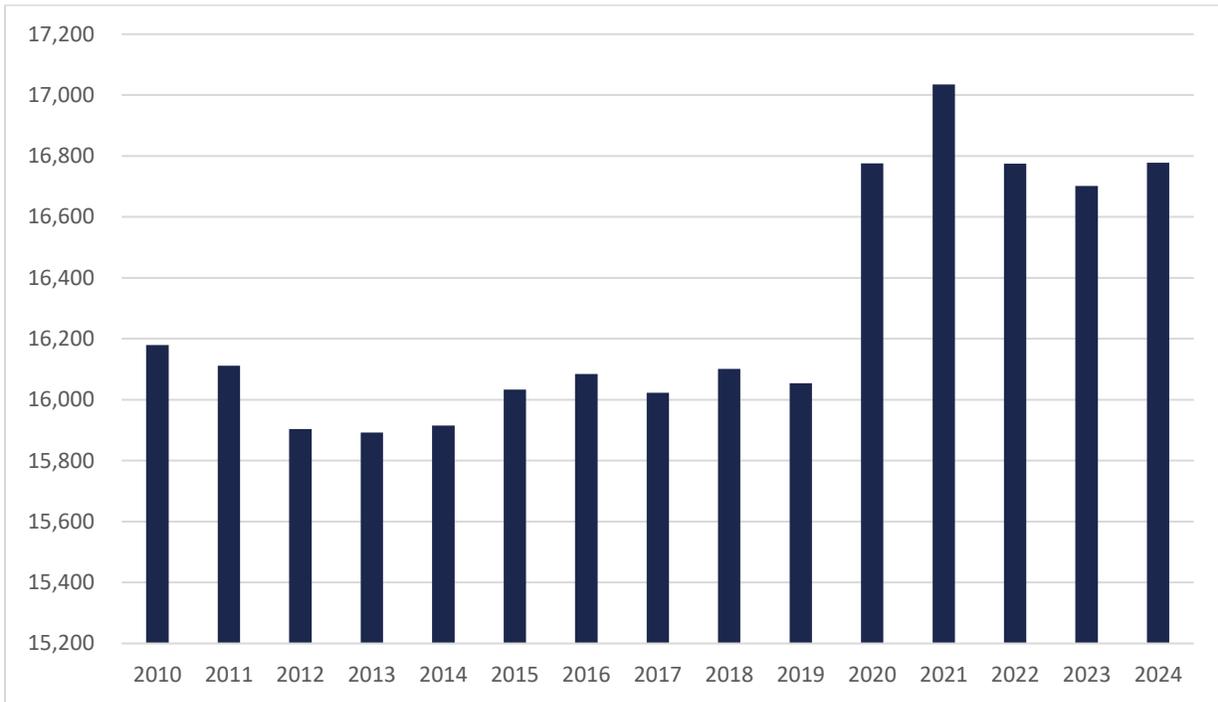
In comparison, the State of California had a 0.17% increase in population and Nevada County had a 0.30% decrease in population. The vacancy rates for both State (6.4%) and County (20.4%) are significantly lower than the Town’s vacancy rate, which represents the high level of second homeownership that exists within Truckee.

Town of Truckee

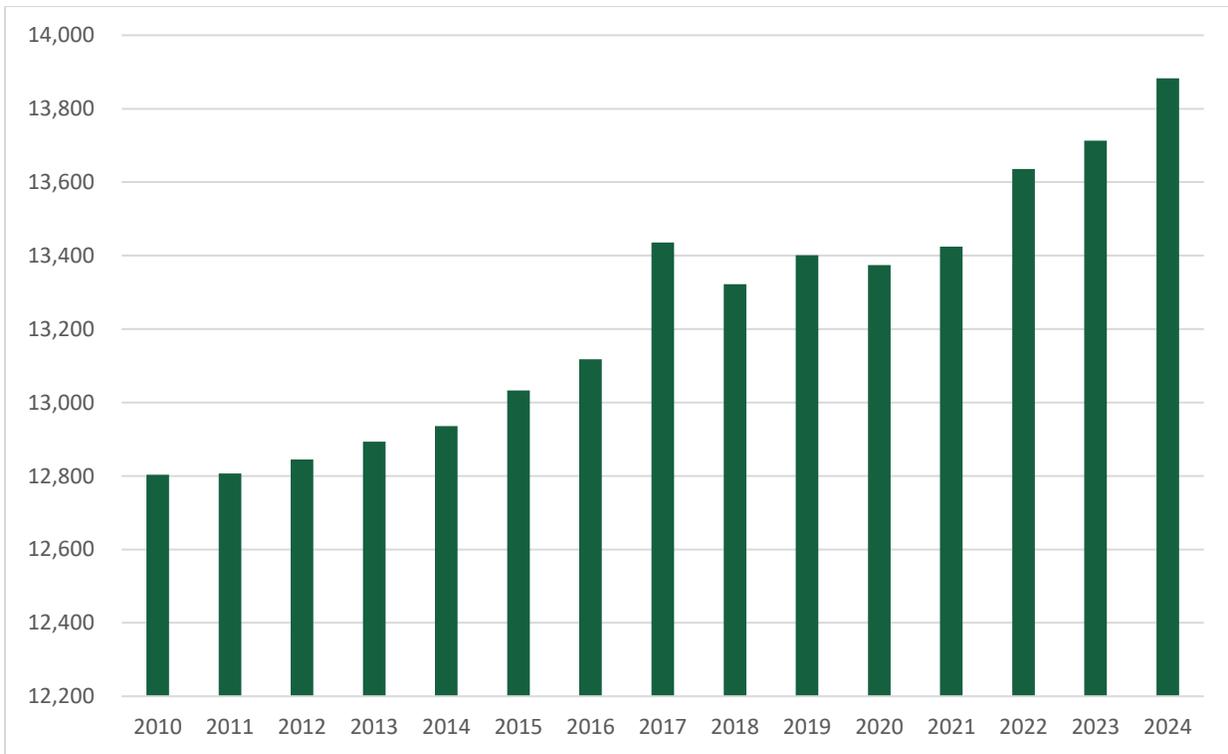
Year	Population	Change	Change (%)	Number of Housing Units	Change	Change %	Vacancy Rates	Persons Per Household
2024	16,778	76	0.46%	13,883	170	1.23%	50.6%	2.43
2023	16,702	(73)	-0.44%	13,713	77	0.56%	50.6%	2.45
2022	16,775	(260)	-1.53%	13,636	212	1.55%	50.6%	2.48
2021	17,035	259	1.52%	13,424	50	0.37%	50.6%	2.56
2020	16,776	722	4.30%	13,374	-27*	-0.20%*	50.6%	2.53
2019	16,054	(47)	-0.29%	13,401	79	0.59%	51.4%	2.46
2018	16,101	78	0.48%	13,322	90	0.67%	51.4%	2.48
2017	16,023	(61)	-0.38%	13,232	114	0.86%	51.4%	2.48
2016	16,084	51	0.31%	13,118	85	0.64%	51.0%	2.50
2015	16,033	118	0.73%	13,033	97	0.74%	51.0%	2.50
2014	15,915	23	0.14%	12,936	43	0.33%	51.0%	2.50
2013	15,892	(12)	-0.07%	12,893	48	0.37%	51.1%	2.51
2012	15,904	(208)	-1.30%	12,845	38	0.29%	51.0%	2.52
2011	16,112	(68)	-0.42%	12,807	4	0.03%	50.6%	2.54
2010	16,180			12,803			50.5%	2.54

*These numbers are estimates from the Department of Finance, the Town does not believe that the number of housing units decreased between 2019 and 2020.

Population Growth in Truckee



Housing Unit Growth in Truckee



Nevada County

	Population	Change (%)	Housing Units	Change (%)	Vacancy Rates	Persons Per Household
2024	100,177	-0.30%	54,656	0.53%	20.4%	2.26
2023	100,474	-0.60%	54,369	0.44%	20.3%	2.28
2022	101,080	-0.82%	54,132	0.62%	20.3%	2.30
2021	101,919	-0.31%	53,795	0.31%	21.6%	2.37
2020	102,241	4.4%	53,627	-0.66%	20.2%	2.35
2019	97,696	-0.38%	53,984	0.44%	21.2%	2.27
2018	98,076	0.18%	53,745	0.35%	21.2%	2.29
2017	97,894	-0.26%	53,557	0.39%	21.2%	2.29
2016	98,149	0.0%	53,347	0.31%	21.1%	2.30
2015	98,156	0.39%	53,182	0.36%	21.2%	2.31
2014	97,764	-0.08%	52,987	0.2%	21.1%	2.31
2013	97,850	-0.85%	52,879	0.21%	21.2%	2.32
2012	98,090	-0.61%	52,766	0.16%	21.1%	2.33
2011	98,689	-0.1%	52,677	0.16%	21.0%	2.34
2010	98,764		52,590		21.0%	2.35

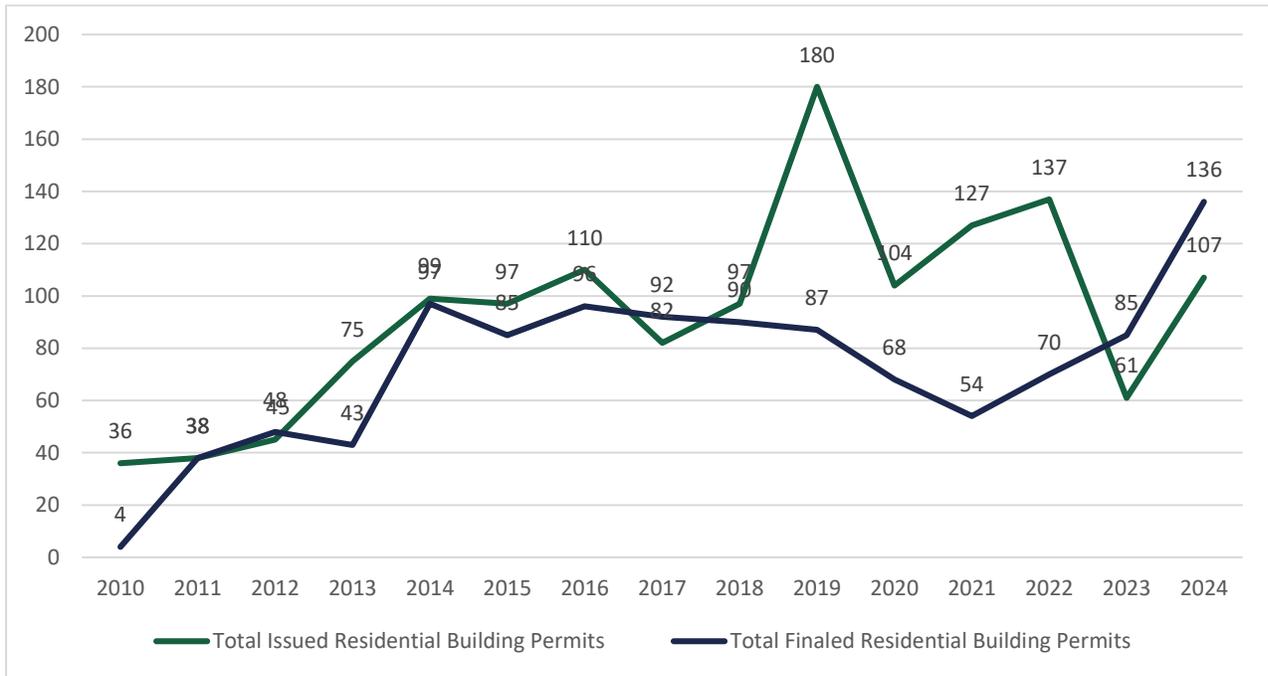
California

	Population	Change (%)	Housing Units	Change (%)	Vacancy Rates	Persons Per Household
2024	39,128,162	0.17%	14,824,827	0.79%	6.4	2.75
2023	39,061,058	-0.14%	14,708,894	0.85%	6.4%	2.77
2022	39,114,785	-0.48%	14,584,348	0.78%	6.4%	2.80
2021	39,303,157	-0.59%	14,471,112	0.54%	6.7%	2.85
2020	39,538,223	-0.39%	14,392,140	1.09%	6.4%	2.86
2019	39,695,376	0.3%	14,235,201	0.5%	7.4%	2.95
2018	39,586,646	0.5%	14,157,502	0.6%	7.4%	2.96
2017	39,398,702	0.7%	14,072,205	0.6%	7.5%	2.96
2016	39,131,307	0.7%	13,982,747	0.5%	7.5%	2.96
2015	38,870,150	0.8%	13,914,933	0.5%	7.7%	2.96
2014	38,556,731	0.7%	13,845,405	0.4%	7.7%	2.95
2013	38,269,864	0.9%	13,785,895	0.3%	7.8%	2.94
2012	37,924,661	1.0%	13,740,400	0.3%	8.0%	2.93
2011	37,561,624	0.8%	13,704,840	0.3%	8.0%	2.91
2010	37,253,956		13,670,304		8.1%	2.90

Building Permit Activity

Since 2014, issuance of new residential building permits has generally remained steady, from 2019 through 2024 Truckee saw an increase in both issued and completed residential permits. With the launch of an Accessory Dwelling Unit (ADU) education and pilot program in 2020, the Town has continued to see an increase in inquiries about ADU construction. With the continued administration of this program, staff anticipates a continued increase in ADU permitting and construction.

Residential Building Permit Activity by Year



Residential Projects

This section provides a breakdown of major residential projects in Truckee that were completed, under construction, approved, or under consideration in 2024. Major residential projects include larger multi-family residential subdivisions and developments. Overall, in 2024, there was a decrease in construction of residential projects from 2023.

Residential Projects Completed

Donner Lake 6

Location: Donner Lake Road, behind Donner Pines West
 Project Address: 10199 Donner Lake Road
 Project Number: 2019-00000141; 2022-00000064 (Time Extension)
 Unit Type: Apartments
 Number: 6 units
 Affordable Units: None

A six-unit multi-family residential project with studios and one-bedroom units on Donner Lake Road, behind Donner Pines West. The project was approved with an alternative equivalent proposal to address inclusionary housing requirements, which include a deed restriction for all units requiring employment within the Tahoe Truckee Unified School District and prohibition of short-term rentals and subleases. The project was approved by the Planning Commission in May 2020 and a Time Extension was approved in August 2022. The building permits were all issued in 2021 and were issued Certificate of Occupancy in February 2025.

Industrial Way Mixed Use Building

Location: Truckee Industrial Park Subdivision on Industrial Way, north of the Pioneer Commerce Center subdivision
 Project Address: 10969 Industrial Way
 Project Number: 2019-00000175 and Time Extension 2022-00000032

Unit Type: Apartments
 Number: 9 units
 Affordable Units: 1 unit at low-income

In May 2020, the Planning Commission approved a 28,336 mixed-use general manufacturing building with nine multi-family residential units including one affordable housing unit on the south side of Industrial Way. Two workforce housing units will have local employment preference requirements. A building permit application was submitted to the Town in December 2020 and was issued in 2022. A one-year time extension was granted by the Planning Commission in April of 2022. Final Certificate of Occupancy was issued in April 2024.

The Village at Gray’s Crossing

Project Address: Edwin Way and Jake’s Way
 Project Number: 2017-00000160; Time Extensions 2021-00000096 and 2023-00000121
 Unit Type: 24 attached single-family residential units, one fourplex, and 21 lofts
 Number: 49 units
 Affordable Units: 9 units at 120% AMI

This project is the mixed-use component of the Gray’s Crossing Specific Plan Area. In addition to a 129-unit hotel with 4,989 square feet conference center and pool and 17,192 square feet of commercial space, 21 residential units above the commercial spaces, one residential fourplex and 24 townhomes were approved. Nine units are required to be deed restricted for moderate-income households. Time Extensions for the project was approved in November 2021 and December 2023. Building permits were issued for the 24 townhomes and fourplex in summer 2022 with the commercial space anticipated for issuance in 2025. Design changes for the hotel were approved in 2023; building permits were submitted in July 2024 with issuance anticipated in 2025. Twelve townhomes and the fourplex have been completed in December 2024.

Residential Projects Under Construction

There are 68 residential units physically under construction or were part of a larger project that had not reached full buildout. The table below reflects all residential projects under construction in 2024.

Project	Approved MFR	Approved SFR	Built MFR	Built SFR	Unbuilt MFR	Unbuilt SFR	Total Unbuilt
Pioneer Industrial Park	2	0	0	0	2	0	2
Spring Creek	30	36	30	24	0	12	12
TOTAL	32	36	30	24	2	12	14

Pioneer Industrial Park

Location: Pioneer Commerce Center – Trails End
 Project Address: 11211 Trails End Road
 Project Number: 2019-00000143
 Unit Type: Multi-family apartments in a mixed-use project
 Number: 2 units
 Affordable Units: None

A 4,101 square feet industrial project within two buildings with two two-bedroom residential units, located at the southwest end of Trails End. The Planning Commission approved this project in June 2020 with building permit issued on April 21, 2022. Project completion is anticipated in summer 2025.

Spring Creek Subdivision

Location: Prosser area, south of Alder Creek Middle School
 Project Address: Wolverine Circle
 Project Number: 04-072
 Unit Type: Single Family/duplex, for sale
 Number: 66 units (36 single-family homes/30 duplex units)
 Affordable Units: 3 duplex units sold to moderate-income households (120% AMI)

This project was partially created to meet the affordable housing requirement for the Pioneer Commerce Center and was originally approved with a combination of stick-built construction and manufactured units. However, in 2013, the manufactured homes were approved as stick-built. Of the 66 approved units, 30 were required to be offered to moderate-income households. Of the 30 affordable units required to be constructed, 14 were initially built and offered for sale to moderate-income households. However, only three out of these 14 sold. The remaining 11 units were either sold at market-rate or retained as rentals by the developer. Two attached single-family residential units and one detached single-family residential unit were finalized in 2019. An additional two attached single-family residential units and one additional detached single-family residential unit were finalized in 2020. Ten attached single family residences were completed in 2021. Three new residences received certificates of occupancy in 2022 and permits were issued for three more. One new single-family residence was completed in 2023. No new building permits were issued or finalized in 2024.

Residential Projects Approved

Below are several major residential projects with land use approvals in 2024 for which construction has not yet started.

Residential Projects Approved	MFR	SFR
Estates Meadows	30	
Joerger Ranch Parcel 2	12	
Old Greenwood - Carson Range	0	24
Old Greenwood - The Villas	8	
Skislope Way Townhomes	4	
Soaring Ranch Phase II	69	
Soaring Ranch Phase III	109	
Waltman/Elements Mountain Company	2	
Trailside Townhomes	6	
Silver Creek Estates	42	
Residences at Jibboom	62	
TOTAL UNITS	344	24

Estates Meadows

Project Address: 10020 Estates Drive
Project Number: 2020-00000135
Unit Type: Affordable multi-family, for rent
Number: 30
Affordable Units: 30

The applicants submitted an application for a Development Permit, Tentative Map, and Minor Use Permit to the Town in October 2020 proposing a 30-unit affordable housing project across four buildings to the south of the Truckee-Donner Senior Apartments. 100% of the units are proposed to be deed-restricted to 50-60% AMI. The project would also include common areas, site improvements, and frontage improvements. This project was approved by the Planning Commission in May of 2022. The parcel map was recorded in February 2023. State Assembly Bill 2729 (2023) extended land use entitlement for housing developments for 18 months. With this extension, the project will expire on November 30, 2025.

Joerger Ranch Parcel 2

Project Address: 10110 Soaring Way
Project Number: 2022-00000006
Unit Type: Affordable multi-family, for rent
Number: 12
Affordable Units: 8

A Development Permit for a mixed-use industrial and residential development with 49,739 square feet of general manufacturing floor area in five industrial shell buildings, 16,354 square feet of multi-family residential floor area in 4 residential buildings (this is to include 8 workforce housing units in 2 four-plex buildings and 4 market-rate housing units in 2 duplex buildings), and 912 square feet of accessory office space was approved on November 15, 2022. State Assembly Bill 2729 (2023) extended land use entitlement for housing developments for 18 months. With this extension, the project will expire on May 29, 2026. A building permit application has not been submitted.

Old Greenwood – Carson Range Court and Villas Phase 2

Project Address: Carson Range Court and Villa Court
Project Number: 2015-00000102
Unit Type: Attached whole-ownership units, for sale
Number: 32
Affordable Units: None

The Town Council approved the original Old Greenwood Planned Development project in 2002 which included 29 detached and 18 attached fractional units on Carson Range Court and Miner's Trail, as a component of a larger project. New owners applied to increase the allowed density within the Old Greenwood Planned Development area to allow conversion of fractional ownership units to whole ownership units. In 2007, eight townhouse units were approved to replace 12 fractional ownership units. In May 2015, the Planning Commission approved a change to allow seven fractional units and one full-ownership unit in the Villas Phase 2. The final map has not yet been recorded. In September 2016, the Town Council approved Old Greenwood Project Amendment #4 which changed the density designation for Old Greenwood which allowed for conversion of 82 fractional ownership units (11 already constructed; 52 detached and 30 attached) to 66 residential units (30 detached and 36 attached). The approval included conversion of 29 undeveloped detached fractional units and 18 undeveloped attached fractional units on Carson Range Court and Miner's Trail to 24 attached whole ownership units on Carson Range Court and six detached whole ownership units and two custom home sites on Miner's Trail. It is unknown when the Carson Range Court component of the project will commence. The 2016 amendment also allowed all eight of the Villas Phase 2 units to be approved as whole ownership units. In 2021, a final map application was submitted for the Villas 2, which is currently under review and the applicants are working on the building design.

Skislope Way Townhomes

Project Address: 16665 Ski Slope Way
Project Number: 2021-00000033, 2024-00000074
Unit Type: Multi-family apartments, for rent
Number: 4 units
Affordable Units: 1 unit

A Zoning Clearance was submitted to the Town to allow for four attached townhomes with one unit deed restricted for affordability in March 2021. The Zoning Clearance was approved by the Community Development Director on May 19, 2022. A request for a two-year Time Extension was approved, extending the expiration date to July 30, 2026. A building permit application has not been submitted.

Soaring Ranch Phase II

Project Address: 10501 Soaring Way
Project Number: 2019-00000178 and Time Extension 2022-00000154
Unit Type: Multi-family apartments in a mixed-use project
Number: 69 units
Affordable Units: 8 units

A mixed-use development consisting of 31,523 square feet of commercial floor area (15,984 sq. ft. of retail space, 6,339 sq. ft. of office space, and 9,200 sq. ft. of restaurant space) with 69 multi-family units (61 market rate residential units and eight affordable housing units). This project was approved in 2021 and the building permit was submitted in March of 2022 and was ready to issue in December 2022 pending payment of fees and outside agency approvals; however, the permit has not been issued. A two-year Time Extension was approved on May 16, 2023. State Assembly Bill 2729 (2023) extended land use entitlement for housing developments for 18 months. With this extension, the project will expire on November 29, 2026.

Soaring Ranch Phase III

Project Address: 10701 Soaring Way
Project Number: 2021-00000097
Unit Type: Multi-family apartments in a mixed-use project
Number: 109 units
Affordable Units: 18 units

A Development Permit, Use Permit, and Planned Development application was submitted in August 2021 and approved on October 18, 2022, for a mixed-use development including 109 multi-family residential units (91 unrestricted market-rate units and 18 deed-restricted affordable units) and 7,834 square feet of commercial floor area located on a 6.06-acre property in the Joerger Ranch Specific Plan Area. State Assembly Bill 2729 (2023) extended land use entitlement for housing developments for 18 months. With this extension, the project will expire on April 30, 2026. A building permit application has not been submitted.

Waltman/Elements Mountain Company

Project Address: 10414 Panamint Place
Project Number: 2020-00000017 and 2022-00000091
Unit Type: Multi-family attached units within a mixed-use project.
Number: 2 units
Affordable Units: None

The Waltman Use Permit was approved in January 2010 for a snow removal and ancillary driveway sealing business. With AB 208, the Tentative Map and land use approvals were extended to March 8, 2016. A two-year Time Extension was approved by Planning Commission in May 2016 and a four-year Time Extension was approved in August 2018. In July 2020, a Project Amendment was approved by the Planning Commission to combine the two Use Permits previously approved for SnowTech and Waltman Construction, which merged into a single company known as the Elements Mountain Company. The applicants are required to construct two workforce housing units to satisfy their workforce housing requirement. The two units will be part of a 22,000 square feet mixed-use building at the Panamint Place property. Occupancy of the two workforce housing units shall be restricted to an owner of the property or

snow removal and driveway sealing business or an employee of the business and their household. A building permit application has been reviewed by the Town and was issued in December of 2022. A grading permit was finalized in October 2023 for the outdoor storage of equipment and materials. A two-year Time Extension was approved, extending the land use permit expiration date to October 11, 2025.

Trailside Townhomes

Project Address: 12800 Zurich Place
Project Number: 2021-00000026
Unit Type: Multi-family attached units
Number: 6 units
Affordable Units: None

A Use Permit, Development Permit, Planned Development, and Tentative Map application proposing six multi-family residential units in Tahoe Donner. The project consists of three two- and three-bedroom duplex buildings with ground floor single-car garages. This project was approved in April 2024.

Silver Creek Estates

Project Address: 10011 Winter Creek Loop
Project Number: 2021-00000060
Unit Type: Multi-family attached units
Number: 42 units
Affordable Units: 5 units

A Development Permit proposing a 42-unit housing project within the Winter Creek Subdivision. Five units are to be deed-restricted to very low-income residents (60 percent are median income). The application was approved by the Planning Commission in August 2024.

Residences at Jibboom

Project Address: 10012 and 10090 Jibboom Street
Project Number: 2024-00000014
Unit Type: Multi-family attached units
Number: 62 units
Affordable Units: 10 units

An application was submitted in February 2024 for a Development Permit, Use Permit, Zoning Clearance, Tentative Map, Historic Design Review, Sign Plan, and Minor Use permit to construct a, 89,312-square-foot mixed-use development comprised of 62 multi-family residential units (10 affordable for-rent units and 52 market rate for-sale units) and 3,339 square feet of ground floor commercial space. The project was approved in September 2024.

Residential Projects Under Consideration

There were five notable residential projects under review by the Community Development Department in 2024.

Gray's Crossing Lot F: A Tentative Map and Development Permit was applied for in June of 2022 to construct 30 market-rate for-sale housing units configured in 15 duplex buildings and six inclusionary housing units in two triplex buildings. The project will subdivide the property so that each duplex unit and triplex unit will be located on their own lot.

Railyard Trout Creek and Industrial Heritage Districts Development Permit at 11158, 11157, and 11089 Church Street (2023-00000063): A Development Permit application was submitted to the Town in May 2023 proposing 27 duplex and triplex townhomes and 22 single-family dwellings on the east side of the balloon track in the Railyard Master Plan Trout Creek District and six mixed-use buildings with approximately 11,000 square feet of ground-level retail and 108 residential units with outdoor amenities in the Industrial Heritage District. All units are proposed to be for-sale with the majority of the affordable housing requirement fulfilled through the constructed Truckee Artist Lofts, with three additional affordable housing units proposed in the Industrial Heritage District. A Development Permit and Tentative Map are the required land use entitlements for the project. The project has been on hold by the applicant since October 2023.

Oski Multifamily Development and Tentative Map at 10419 East River Street (2024-00000002): An application was submitted in January 2024 for a Development Permit, Use Permit, Planned Development, and Tentative map to construct a 13-unit residential project. The application was deemed complete for processing in February 2024, and the applicant is currently considering potential changes to the project.

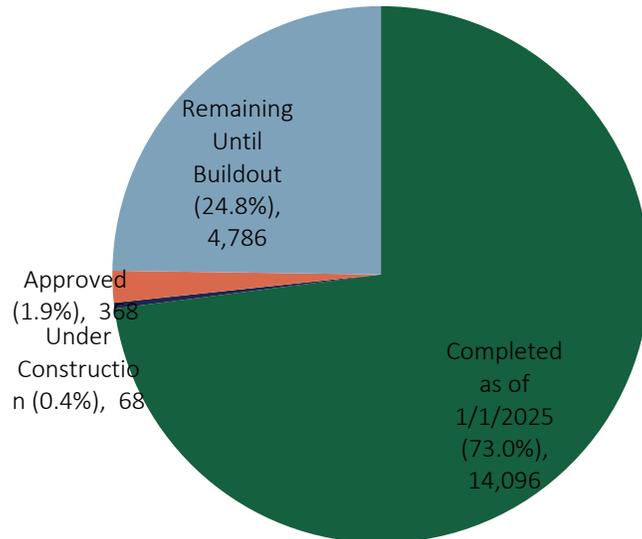
Residences at Jibboom at 10012 and 10090 Jibboom Street (2024-00000014): An application was submitted in February 2024 for a Development Permit, Use Permit, Zoning Clearance, Tentative Map, Historic Design Review, Sign Plan, and Minor Use permit to construct a, 89,312-square-foot mixed-use development comprised of 62 multi-family residential units (10 affordable for-rent units and 52 market rate for-sale units) and 3,339 square feet of ground floor commercial space. The project was approved in September 2024.

Pioneer East Development Permit at 10400 Pioneer Trail (2024-00000046): An application was submitted in April 2024 for a Development Permit, Tentative Map, Planned Development, and Minor Use Permit to construct a service commercial/mixed use development including five commercial buildings (37,507 square feet) and one residential building (14,676 square feet, 22 workforce housing units). Six of the proposed 22 units are affordable for-rent units.

Residential Buildout

Buildout is defined as the development of land to its full potential or theoretical capacity as permitted under current proposed planning or zoning designations. The 2040 General Plan estimates that the residential buildout for Truckee—based on General Plan land use designations and densities—is 19,318 dwelling units. This buildout would result in a projected maximum capacity population of 49,068 persons based on 2040 General Plan assumptions. It should be noted that it is not anticipated that the Town’s population will reach the maximum capacity in the year 2040. Actual projected population in 2040 is estimated at 20,100 persons, according to the 2040 General Plan.

As shown in the chart below, as of January 1, 2025 the Town is currently at 73% of total residential buildout. Upon completion of all residential units under construction or approved, there would be 14,532 residential units, which is 75.2% of total residential buildout.



Residential Buildout

As part of the AB 1600 Traffic Impact Fee Program, the Engineering Division has determined the anticipated buildout of the Town based on densities approved in actual projects. Often, projects are approved at lesser densities than zoning would allow. The AB1600 Program estimates that there will be 19,298 housing units at buildout, which is 20 units fewer than anticipated in the General Plan (0.1% less). As of January 1, 2024, the Town is at approximately 73% of the anticipated AB1600 buildout.

The General Plan acknowledges that some parcels may be built out at higher densities due to incentives such as density bonuses while other projects may be built out at lower densities or intensities due to site constraints, uses, or other factors. The AB 1600 projects development based on the current conditions. However, the discrepancy is minimal and the potential development will likely balance out.

Affordable Housing

In 2023, the Town Council identified the development of workforce housing as a community priority. In August 2019, the Town Council adopted the updated 2019-2027 Housing Element, which provides policy direction for housing programs within the town. As part of the implementation of the Housing Element, the Town Council reviews the affordable housing in-lieu fee and workforce housing ordinance annually and the Town reviews the Development Code to reduce impediments to development of affordable housing and seeks partnerships with other agencies and developers to create more opportunities for housing. The Town joined the Joint Powers Authority (JPA) and the Truckee Tahoe Workforce Housing Agency in 2021. The JPA consists of the Town of Truckee, surrounding counties, and other local special districts and supports the development of workforce housing for member agencies by acquiring, developing, or contracting for workforce housing and supporting housing programs for agency employees.

At this time, the Town continues to look for ways to create housing programs that serve all sectors of the community. The existing funding for federal and state programs targeted to low-income households is not sufficient to meet local demand or the diverse housing needs of the community. The Town continues to look for partnerships and leverage the capital and land that is available. Regardless, the limitations on availability of outside assistance programs act as a constraint to the provision of affordable housing. Further, Truckee’s tourism-based economy, and luxury home market, in conjunction with the extreme climate and soaring prices for building materials, have led to high construction costs that are difficult to translate to an affordable product.

In late 2019, the Town hired a Housing Program Manager to facilitate affordable housing projects, Accessory Dwelling Unit (ADU) incentive programs, longer-term rental conversion programs, and serve as a resource to the development community. A part-time Senior Planner focuses on assisting the community with understanding and applying for ADUs. Additionally, the Town continued to staff a housing consultant to assist in grant writing and monitoring of existing affordable housing projects. The Housing Manager Position has now been converted to an analyst tasked with operating our existing housing programs, and the Town hired a Principal Planner to help with developing housing policy. Housing programs and initiatives currently underway at the Town are described in more detail under the “General Plan Implementation” section of this report.

Regional Housing Needs Assessment

The Housing Element establishes quantified objectives in the number of housing units which the Town believes can be constructed, rehabilitated, or preserved over the planning period. Through the Regional Housing Needs Assessment process (RHNA), regional level housing growth needs are allocated to individual cities and counties. RHNA numbers provide direction on the amount of land that the Town has to allocate at specific densities to accommodate affordable housing. The Town is responsible for providing adequate sites for housing but is not required to build the units. Units are built based on market demand or through affordable housing requirements implemented by the Town. In this current planning cycle, the town has constructed 121 very low income, 8 moderate, and 272 above moderate units to date.

The current RHNA prepared by the California Housing and Community Development Department (HCD) allocate housing needs for the period from December 31, 2018, through August 15, 2027. The RHNA identifies 755 units as the Town of Truckee’s share of the region’s housing need for the 2019-2027 planning period.

	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
2019-2027 RHNA Need	187	140	128	300	755

With units constructed, units approved, as well as the available sites for residential use in Truckee, the 2019-2027 Housing Element identified that the Town has accommodated its RHNA need; in fact, the Town had an identified surplus that could carry over to the future Housing Element. The 2019-2027 Housing Element is available at the following link: <https://www.townoftruckee.com/home/showdocument?id=18568>

Regardless of the identified RHNA surplus, the Town remains committed to the creation of actual affordable housing to serve its community through policy adoption, program creation, and collaboration.

Non-Residential Projects

Based on the 2040 General Plan and non-residential floor space estimates, the Community Development Department estimates there is approximately 2.61 million square feet of non-residential floor space in Truckee. Nearly half of this floor space is commercial (not including lodging).

Non-Residential Projects Completed

In 2024, there were 7 non-residential projects completed. The total square footage of non-residential projects completed in 2024 was 79,158 square feet.

Project	Square Footage	Demo
Bar of America Expansion	100	
Downtown 76 Station	1,766	1,200
Cottonwood Expansion	1,143	
Truckee Tahoe Airport Hangars	43,308	
Industrial Way Mixed Use Building	28,336	
Truckee Tahoe Lumber Saw Shed	480	
Truckee Sanitary District Vehicle Storage	4,025	
Subtotal	79,158	1,200
TOTAL	77,958	

Bar of America Expansion

Location: Downtown
 Project Address: 10040 Donner Pass Road
 Project Number: 2023-00000110
 Project Type: Commercial
 Non-Res Floor Area: 100 square feet new
 Residential: None

A Development Permit, Use Permit, Zoning Clearance, and Historic Design Review authorizing the conversion of 2,118 square feet of floor area from office to restaurant/bar and the addition of 100 square feet of new basement access floor area. The project also includes expansion of the existing outdoor dining area and exterior modification to the historic building. The project was completed at the end of 2024.

Downtown 76 Station

Location: Downtown at the corner of Donner Pass Road and Bridge Street
 Project Address: 10041 Donner Pass Road
 Project Number: 13-030

Project Type: Commercial
Non-Res Floor Area: 1,766 square feet (1,200 square feet demolished)
Residential: None

The Downtown 76 gas station has substantially completed construction for a large remodel to remove the mechanic bays and include a Circle K convenience store. The building permit was issued in 2014. There are remaining items that are required to be addressed prior to final certificate of occupancy. The building is substantially complete though Final Certificate of Occupancy has not yet been issued. Final Certificate of Occupancy was issued in June 2024.

Cottonwood Restaurant Expansion

Location: Hilltop Area
Project Address: 10142 Rue Hilltop
Project Number: 2015-00000103 and 2019-00000036
Project Type: Commercial
Non-Res Floor Area: 1,143 square feet
Residential: None

In August 2015, the applicants submitted an application to construct a 1,143 square foot kitchen/wait staff addition to the existing 5,037 square foot Cottonwood restaurant. The Planning Commission re-approved this project in June 2019 and building permits were issued in November 2019. The structure is substantially complete with minor items required to be finished prior to issuance of a Final Certificate of Occupancy. This permit was completed in June 2024.

Truckee Tahoe Airport Hangars

Location: North of Soaring Way within the Joerger Ranch Plan Area
Project Address: Unknown
Project Number: 2017-00000057
Project Type: Commercial
Non-Res Floor Area: 43,308 square feet
Residential: None

In 2003 the Truckee Tahoe Airport District and the Town of Truckee made an intergovernmental agreement to allow the Airport District to construct new hangars within the Joerger Ranch Plan Area subsequent to a rezone from Planned Community (PC) to Public Facilities (PF). The agreement allowed the construction of airplane hangars without a Use Permit from the Town and with the District as lead agency for permitting purposes. A Building Permit was applied for in April of 2018, but expired in 2020. The project was finalized in July 2024.

Industrial Way Mixed Use Building

Location: Truckee Industrial Park Subdivision, north of Pioneer Commerce Center
Project Address: 10969 Industrial Way
Project Number: 2019-00000175, 2022-00000032
Project Type: Mixed Use Building
Non-Res Floor Area: 28,336 square feet
Residential: 9 units
Affordable Units: None

Two industrial shell buildings with a total of 28,336 square feet of general manufacturing space and a residential apartment building with a total of nine multifamily residential units. All units are proposed to be one-bedroom units (953 sq. ft.). One of the units is proposed to be an inclusionary housing unit and two units are proposed to satisfy the project's workforce housing requirements. The Planning Commission approved this project in May 2020. Building permit applications were submitted in December 2020 and were issued in March of 2022. A one-year Time Extension for the land use entitlement was approved in March of 2022. Final Certificate of Occupancy was issued in April 2024.

Truckee Tahoe Lumber Company Saw Shed

Location: South of Soaring Way across from Tahoe Food Hub
Project Address: 11001 Soaring Way

Project Number: 2020-00000157
 Project Type: Commercial
 Non-Res Floor Area: 480 square feet
 Residential: None

The Truckee Tahoe Lumber Company’s new location was approved in March of 2018 through a Zoning Clearance with the Director’s approval. The Building Permit for the saw shed was issued in November of 2021 and was finalized in August 2024.

Truckee Sanitary District Vehicle Storage Building

Project Address: 12304 Joerger Drive
 Project Number: 2018-00000143 and 2018-00000143
 Project Type: Institutional
 Non-Res
 Floor Area: 4,925 square feet (addition)
 Residential: None

In December 2018, the Planning Commission approved a 4,025 square feet addition to an existing 9,845 square feet vehicle storage building for the Truckee Sanitary District. The expansion is intended to provide more covered storage for TSD’s vehicles and equipment. The building permit was issued in June 2019 and finalized in August 2024.

Non-Residential Projects Under Construction

Project	Square Footage	Demo
Tahoe Donner Downhill Ski Lodge	24,490	15,838
DEWBEYÚMUWE? Park	0	
Guest House Membership Organization	4,689	
Pioneer Industrial Park Mixed Use Building	4,101	
Truckee Tahoe Lumber Company Redevelopment	7,087	5,570
The Village at Gray’s Crossing	83,371	
Subtotal	123,738	21,408
TOTAL	102,330	

Tahoe Donner Downhill Ski Lodge

Project Address: 11585 Snowpeak Way
 Project Number: 2022-00000071
 Project Type: Commercial
 Non-Res Floor Area: 24,490 square feet
 Residential: None

A Development Permit, Minor Use Permit, Sign Plan, and Mitigated Negative Declaration approving the demolition of an existing 15,838-square-foot lodge building and the construction of a new 24,490-square-foot lodge building. The project is under construction; the applicant anticipates completion of construction at the end of 2025.

DEWBEYÚMUWE? Park

Project Address: 10257 West River Street
Project Number: 2023-00000101
Project Type: Public Facilities

A Development Permit, Use Permit, and Sign Plan authorizing the development of a 1.1-acre public park including walking paths, seating areas, landscaping, children’s play areas, restroom facilities, and public river access.

Guest House Membership Organization

Project Address: 10403 High Street
Project Number: 2017-00000162, 2018-00000080
Project Type: Commercial – Hotel/Motel
Non-Res Floor Area: 4,689 square feet
Residential: None

In June 2018, the applicants submitted an application to construct a 4,689 square feet residential-type structure to be used as a “membership organization facility” within the Historic District. The project was recommended for approval by the Historic Preservation Advisory Commission and a Minor Use Permit was approved for an alternative parking plan in March 2019. Building permits were issued in October 2020 and construction is currently underway.

Pioneer Industrial Center Mixed Use Building

Project Address: 11211 Trails End Court
Project Number: 2019-00000143
Project Type: Mixed Use Building
Non-Res Floor Area: 4,101 square feet
Residential: 2 units
Affordable Units: None

In October of 2019 the applicant applied for a mixed-use development including two industrial warehouse buildings with two residential units above. The project was approved by Planning Commission in June of 2020 and the building permit was issued in April of 2022. The project was granted a Planned Development that allowed for deviations in the Development Code Standards including height, parking and fencing standards within a scenic corridor, covered parking requirements, and parking lot perimeter landscaping. Project completion is anticipated for summer 2024.

Truckee-Tahoe Lumber Company Redevelopment

Location: Downtown within the Railyard Master Plan area, west of the balloon track, off the Church Street extension
Project Address: 10242 Church Street and 10322 Trout Creek Road
Project Number: 2020-00000002 and Time Extension 2023-00000002
Project Type: Commercial
Non-Res Floor Area: 7,087 square feet addition to the existing North Shed, (demo 5,570 square feet of existing office/retail building)
Residential: None

In January 2021, the Planning Commission approved a Development Permit and Planned Development to redevelop and adaptively reuse the existing Truckee-Tahoe Lumber Company (TTL) site in the Railyard Master Plan area. Demolition of the existing 4,758 square feet Truckee-Tahoe Lumber Company office and retail location, and redevelopment of the existing North and West sheds, including adding a second floor to the North Shed, and an 18,000 square feet plaza area. The proposed square footage is 21,432 of mixed-use non-residential space, including retail, office, and restaurant. A two-year time extension was approved in February 2023. Building permits were issued in July 2023. The North shed is expected to be completed in summer 2025.

The Village at Gray's Crossing

Location: Prosser area, on the east side of Highway 89 North, between Prosser Dam Road and Hennes Road
 Project Address: Edwin Way and Jake's Way
 Project Number: 2017-00000160; Time Extensions 2021-00000096 and 2023-00000121
 Non-Res Floor Area: 83,371

This project is the mixed-use component of the Gray's Crossing Specific Plan Area. In addition to a 129-unit hotel with 4,989 square feet conference center and pool and 17,192 square feet of commercial space, 21 residential units above the commercial spaces, one residential fourplex and 24 townhomes were approved. Nine units are required to be deed restricted for moderate-income households. Building permit applications have been submitted for the commercial space, fourplex, and 24 townhomes. A Time Extensions for the project was approved in November 2021 and December 2023 Building permits were issued for the 24 townhomes and fourplex in summer 2022 with the commercial space anticipated for issuance in 2024. Design changes for the hotel were approved in 2023. Three townhomes have been completed and the fourplex were completed in 2024.

Non-Residential Projects Approved

In 2024, there were 9 projects with non-residential floor space that had valid land use entitlements totaling 78,153 square feet of non-residential floor area with currently active land use entitlements.

Project	Square Footage	Demo
Friends of Truckee Waldorf School	0	
Coldstream Commercial	19,732	
Village at Gray's Crossing Car Wash	3,825	
Crestwood Construction Industrial Building	8,800	
Mountain Brew	1,728	
Old Trestle Restaurant	3,471	
Soaring Ranch Phase II - Commercial	31,523	
Waltman/Elements Mountain Company	22,164	
Zurich Place Offices	10,467	
Subtotal	101,710	0
TOTAL	101,710	

Friends of Truckee Waldorf School

Project Address: 12640 Union Mills Road
 Project Number: 2021-00000095
 Project Type: Institution
 Non-Res Floor Area: 0 new square feet
 Residential: None

A Development Permit, Use Permit, and Mitigated Negative Declaration approving a 240-student Waldorf School (transitional kindergarten through eighth grade). The school will utilize an existing 4,560-square-foot building and

will install seven modular buildings on permanent foundations to create four additional classrooms. The project also includes widening the existing entrance road, reconfiguration of the parking/drop-off area, and additional parking.

Coldstream Commercial

Project Address: 12848 and 12833 Deerfield Drive
Project Number: 2023-00000036
Project Type: Commercial
Non-Res Floor Area: 19,732
Residential: None

A Development Permit and Sign Plan authorizing the construction of two commercial shell buildings with 19,732 square feet of commercial space and 2,261 square feet of outdoor dining space.

Village at Gray's Crossing Car Wash

Project Address: 10980 Industrial Way
Project Number: 2022-00000034
Project Type: Commercial
Non-Res Floor Area: 3,825 square feet
Residential: None

A development permit to construct a 3,825-square-foot automated car wash. The building would be approximately 100 feet long and 24.5 feet in height with a car wash tunnel, customer service area with restroom, employee break room, manager's office, and vending area. The project was approved by the Planning Commission in January 2024. The building permit has not been submitted and the applicant is considering potential other options for the site.

Crestwood Construction Industrial Building

Project Address: 10980 Industrial Way (APN 019-700-008-000)
Project Number: 2020-00000092
Project Type: Industrial
Non-Res Floor Area: 8,800 square feet
Residential: None

In February 2021, the Planning Commission approved a Development Permit for an 8,800 square foot industrial shell building with a total of 7,120 square feet of general manufacturing space. The building is configured to allow for eight 1,110 square foot individual partitioned units, with each unit containing an accessory office (85 square feet) and bathroom (70 square feet). A Time Extension was granted by the Planning Commission on May 16, 2023, extending the approval through 2025.

Mountain Brew

Project Address: 11260 Donner Pass Road
Project number: 2022-00000153
Project Type: Commercial
Non-Res Floor Area: 1,728 square-foot conversion of space

A Use Permit for the operation of a coffee shop with indoor and outdoor dining and drive-thru located within an existing building. This project proposes to rehabilitate and reuse an existing 1,728 square foot building that was previously used as a gas station. The project was approved and an Mitigated Negative Declaration was adopted by the Planning Commission on November 21, 2023.

Old Trestle Restaurant

Project Address: 10331 West River Street
Project Number: 2018-00000136 and 2021-00000147
Project Type: Commercial

Non-Res
Floor Area: 3,471 square foot conversion of industrial space to commercial and manufacturing.
Residential: None

In May 2019, the Planning Commission approved the Old Trestle Restaurant and Distillery which included a conversion of existing manufacturing use to a commercial restaurant use with outdoor dining and accessory distillery use. The approval has since expired but a smaller version of the same project was approved through a Zoning Clearance in June of 2022.

Soaring Ranch Phase II – Commercial

Location: Truckee Industrial Park, north of Pioneer Trail on Industrial Way
Project Address: 10501 Soaring Way
Project Number: 2019-00000178 and Time Extension 2022-00000154
Project Type: Industrial
Non-Res Floor Area: 31,523 square feet
Residential: 69 multi-family units

A Development Permit Amendment, Planned Development Amendment, Tentative Map Amendment and Use Permit were approved by the Planning Commission in February of 2021 for a mixed-use development consisting of 31,523 square feet of commercial floor area (15,984 sq. ft. of retail space, 6,339 sq. ft. of office space, and 9,200 sq. ft. of restaurant space) with 69 multi-family units (61 market rate residential units and eight affordable housing units.) The building permits for this project are currently under review. A two-year Time Extension was approved on May 16, 2023.

The Village at Gray’s Crossing Car Wash

Location: Prosser area, on the east side of Highway 89 North, north of Henness Road
Project Address: 10012 Edwin Way
Project Number: 2022-00000034;
Project Type: Commercial
Non Res Floor Area: 3,833 s.f. automated car wash
Residential: None

This project is a 3,883 s.f. 100-foot-long automated car wash with 13 parking stalls and nine vacuum stations. The building includes a small customer service area with restroom, employee break room, manager’s office, and vending area. The project is part of the larger Village at Gray’s Crossing but was processed independently. The building permit application has not yet been submitted.

Waltman/Elements Mountain Company Use Permit

Location: Tahoe Donner area, on the west side of Panamint Place off of Teton Way
Project Address: 10414 Panamint Place
Project Number: 2020-00000017 and 2022-00000091
Project Type: Industrial
Non-Res Floor Area: 22,164 square feet
Residential: 2 units

The Waltman Use Permit was approved in January 2010 for a snow removal and ancillary driveway sealing business. With AB 208, the Tentative Map and land use approvals were extended to March 8, 2016. A two-year Time Extension was approved by Planning Commission in May 2016 and a four-year Time Extension was approved in August 2018. In July 2020, a Project Amendment was approved by the Planning Commission to combine the two Use Permits previously approved for SnowTech and Waltman Construction, which merged into a single company known as the Elements Mountain Company. The applicants are required to construct two workforce housing units to satisfy their workforce housing requirement. The two units will be part of a 22,000 square feet mixed-use building at the Panamint Place property. Occupancy of the two workforce housing units shall be restricted to an owner of the property or snow removal and driveway sealing business or an employee of the business and their household. A building permit application has been reviewed by the Town and a building permit was issued in December of 2022. A grading permit was finalized in October 2023 for the outdoor storage of equipment and materials.

Zurich Place Offices

Location: Near Intersection of Northwoods Blvd and Zurich Place
 Project Address: 12885 Zurich Place
 Project number: 2021-00000032 and 2023-00000157
 Project Type: Commercial
 Non-Res Floor Area: 10,467 square feet

In March 2021, the applicants submitted a Development Permit application for a 10,467 square foot, three-story office building located on a Neighborhood Commercial zoned property in the Tahoe Donner Subdivision. The project was approved in November of 2021. A two-year Time Extension was approved by the Planning Commission on January 16, 2024.

Non-Residential Projects Under Consideration

There were three major non-residential projects under review by the Community Development Department in 2024:

Pioneer East Development Permit at 10400 Pioneer Trail (2024-00000046): A Tentative Map for 12 new lots created from a 9.62 acre Service Commercial (CS) zoned parcel. The project also includes a Development Permit for construction of six commercial buildings and one work force housing building. Total commercial floor area will be 78,500 square feet and 14,676 square feet of residential floor area. The project is requesting a Planned Development by a minimum of 25% of all residential units as affordable in exchange for more two-bedroom units and the ability to have a sit-down restaurant in the CS zoning district. The project was approved in 2025.

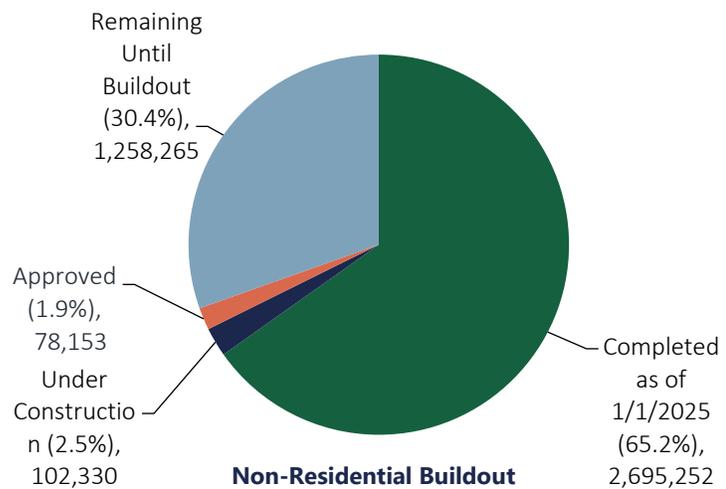
Lamperti Mixed Use Project at 11093 Trails End (2024-00000130): A development permit, minor use permit, and sign plan to construct two buildings commercial/industrial buildings (8,123 square feet) and two residential units. The project was approved in March 2025.

Residences at Jibboom at 10012 and 10090 Jibboom Street (2024-00000014): An application was submitted in February 2024 for a Development Permit, Use Permit, Zoning Clearance, Tentative Map, Historic Design Review, Sign Plan, and Minor Use permit to construct a, 89,312-square-foot mixed-use development comprised of 62 multi-family residential units (10 affordable for-rent units and 52 market rate for-sale units) and 3,339 square feet of ground floor commercial space. The project was approved in September 2024.

Non-Residential Buildout

The 2040 General Plan estimates that the non-residential buildout for the town of Truckee based on General Plan land use designations and intensities is 4,134,000 square feet of floor space. The town is currently at 65.2% of non-residential buildout. Upon completion of all non-residential floor space under construction or approved, the town will be at 69.6% of non-residential buildout.

As part of the AB 1600 Traffic Impact Fee Program, the Engineering Division has adjusted the anticipated buildout of the Town based on the projects that have been approved. The AB1600 estimates that there will be approximately 4,593,000 square feet at buildout, which is 459,000 square feet more than anticipated in the General Plan (11.1% more).



The General Plan acknowledges that some parcels may build at higher intensity due to incentives such as floor area ratio increases while other projects may build at lower than the possible density or intensity due to site constraints, uses, or other factors. The AB 1600 projected development based on the existing condition in 2014.

General Plan Implementation

In May 2023, the Town adopted the Final Environmental Impact Report and documents for the adoption of the 2040 General Plan. The Town began this large General Plan update process in February 2018.

In 2023, the Town was beginning work on implementation goals, policies and actions of the 2040 General Plan. This is achieved through programs such as the Development Code updates and reviewing projects for consistency with land use, community character, circulation, and conservation goals. The Historic Preservation Advisory Commission continues to review projects in the historic district to ensure adherence to the Historic Design Guidelines and the Downtown Specific Plan. Additionally, with the 2019-2027 Housing Element update, housing programs have been updated to address current community needs.

The list below describes a number of actions and activities the Town carried out in 2024 as part of implementation of General Plan goals and policies. The action items are organized under the General Plan element most relevant to a given item, with overlapping associated General Plan elements identified as part of the description of each item.

HOUSING ELEMENT

Housing & Development Annual Report

Associated General Plan Elements: Housing

The Town continues to submit the Housing Element Annual Report to provide the State with information on the progress of housing development within Truckee.

2019-2027 Housing Element Adoption

Associated General Plan Elements: Housing | Land Use

The Town Council adopted the 2019-2027 Housing Element in August 2019. The intent of the Housing Element is to ensure that the housing needs of all economic segments of the community can adequately be met. The goals and policies of the Housing Element are established to guide the development, rehabilitation, and preservation of a balanced inventory of housing to meet the needs of present and future residents of the Town. Policies and programs that have been incorporated include revisions to the Development Code to comply with State law, analyzing additional sites beyond State requirements to accommodate housing for the community, consistent review of Development Code requirements, supporting partnerships, and creating ongoing funding sources. More information about Housing Element compliance can be found in the Housing Element Implementation section.

ADU Program

Associated General Plan Elements: Housing

In 2020, the Town of Truckee kicked off the Accessory Dwelling Unit Program aimed at accelerating the construction of accessory dwelling units (ADUs) in Truckee as a pathway to growing the inventory of long-term rental homes available for the local residents and workforce. The ADU program established a team of technical support staff dedicated to helping answer questions related to ADU standards, requirements, and the building permit process. There are now a variety of additional resources and incentives, including a consolidated list of relevant ADU standards, an ADU vendor directory of building and design professionals, ADU fact sheets, educational webinars for homeowners and building professionals, a financial incentive program offering grants and loans, tenant-matching through a partnership with Placemate, and more. In 2023, the Town worked with five neighboring jurisdictions to develop pre-approved ADU designs and plan sets to streamline the permitting process, reduce out-of-pocket costs, and improve achievability of ADU construction. In 2024, with a similar purpose, Town staff researched and interviewed modular and kit home

manufacturers to create an online resource of prefabricated ADU vendors that can meet Truckee’s uniquely high snow loads. Prior to the ADU Program launch, the Town received 18 ADU building permit applications in 2019. In 2024, the Town received 51 ADU building permit applications.

First-Time Homebuyers Down-Payment Assistance

Associated General Plan Elements: Housing

The Town of Truckee currently offers two loan products for qualified applicants - the CalHome Loan Program and the BEGIN Program. The Town of Truckee has previous funding through the CalHome Program and the BEGIN Program. As existing loans funded with the CalHome and BEGIN Programs are repaid, the funds become available for loan through the Town’s CalHome Reuse Fund Program. Applications for these funds are processed as available on a first-come-first served basis. All requirements of the CalHome and BEGIN Programs carry forward to the Reuse funds. The Town continues to administer this program as funds administered revolve into availability for new applicants.

Lease to Locals Program

Associated General Plan Elements: Housing

The Town of Truckee launched the Lease to Locals Program (formerly the Long-Term Rental Grant Program) in October 2020 with the goal of unlocking existing housing stock for the local workforce. The program includes a set of incentives for homeowners that shift from renting their home short-term (or not renting at all) to seasonal or annual lease arrangements with locally employed tenants. Participating and qualifying homeowners will receive an incentive grant of up to \$18,000, depending on the number of local employees housed and length of lease. The Town has partnered with start-up housing platform Placemate to work with homeowners through the process of qualifying for the grant to securing a qualifying tenant. Placemate also works with qualifying tenants to connect them with homeowners. As of December 2024, this program has converted 209 residences to long term rentals, housing 507 Truckee residents.

Rooted Renters Program

Associated General Plan Elements: Housing

The Town of Truckee launched Rooted Renters in July 2024 with the goal of locking in existing workforce rental units at below market prices for at least three years by providing financial incentives to property owners of up to \$26,000. The goals of the program are to create stable, long-term rental housing at an affordable rate for the local workforce across multiple years, to provide an incentive to landlords offering below-market rent, and to expand the Town’s suite of housing programs through a multi-year rental solution. Placemate also administers Rooted Renters. As of December 2024, this program has preserved 23 long term rentals and housed 55 Truckee residents.

Homegrown Housing

Associated General Plan Elements: Housing

Homegrown Housing is a new program launched in 2024 that supports new workforce housing units within the Truckee town limits. The program will pay a developer up to \$110,000 per newly constructed housing unit to “deed restrict” the unit for long-term use as workforce housing based on specific requirements for the unit, including location, size, and parking. The program is operated by Sierra Business Council.

Truckee Home Access Program

Associated General Plan Elements: Housing

The Truckee Home Access Program (THAP) preserves, produces, and protects homes to create places for people who meet local employment and income qualifications to live locally. THAP pays buyers, sellers, and local businesses, to

reserve homes for income qualified local workers using a fifty-five-year deed restriction. The median home price in Truckee is over \$1.5 million and in order to afford a median priced home, a household needs to make more than 300% of area median income. The average income in a THAP participant is 159% of area median income. Buyers can apply for compensation up to \$150,000 for a maximum \$937,500 home purchase price. Payment can be used for down payment assistance, renovations, or other expenses. Sellers can sell at a reduced price and apply for compensation to make up the difference between the reduced price and the appraised value. Local Businesses can apply for compensation to rent or sell homes to local workers, including their own. The program launched in November 2022. As of December 2024, THAP housed 59 people and deed restricted 23 homes that were purchased by local workforce members.

CONSERVATION & OPEN SPACE ELEMENT/ CLIMATE ACTION PLANNING

New General Plan Climate Action Element

Associated General Plan Elements: Conservation & Open Space

As part of the 2040 General Plan update, a Climate Action Plan (CAP) was added to Truckee's General Plan. Projects are now evaluated on whether all applicable requirements from the CAP have been incorporated into the project. For example, project-associated greenhouse gas impacts would be deemed "Less Than Significant" if all applicable measures are met.

Sustainability Committee

Associated General Plan Elements: Conservation & Open Space

The Town's Sustainability Committee was formed in 2019 in response to Council's priority on sustainability and reducing greenhouse gas emissions. Each Town division is represented on the Committee, whose members work to coordinate sustainability activities across all Town functions. Committee work has included submitting for and receiving Beacon Awards recognizing the Town's sustainability efforts, developing the Town's Sustainable Purchasing and Practices Policy and implementing a centralized paper purchasing model, writing blog posts for the Keep Truckee Green website, and generally collaborating across departments to develop greenhouse gas reduction projects.

EV Charging Stations

Associated General Plan Elements: Conservation & Open Space | Circulation

The Town continues to operate three EV chargers at Town Hall that are available for public use. In addition, there are six EV chargers available within public parking lots in downtown Truckee in the Railyard Master Plan area, with another two planned for installation at the Railyard Mobility Hub in 2025. Chargepoint, the station operator for the three Town Hall chargers and Railyard chargers, reports that in 2023 these stations collectively served 1,781 unique drivers and provided over 91 MWh of electricity to power electric vehicles. The chargers provide electricity from Truckee Donner Public Utility District, who reports that 45.5% of their electricity was procured from eligible renewable sources in 2022 (the most recent year reported), with a projection to hit 75% when a new solar generation facility comes online.

The Town currently operates nine EV chargers to support its transition to an electric municipal fleet, with six chargers at the River View Corporation Yard for the Transit fleet, one charger at Town Hall and two chargers at Stevens Lane Corporation Yard to support the remainder of the Town's electric vehicles.

Litter Mitigation

Associated General Plan Elements: Conservation & Open Space

The Town's Solid Waste and Sustainability Division, Keep Truckee Green, continued several ongoing litter mitigation efforts. Truckee Day is an annual community-wide litter cleanup event that occurs on the first Saturday each June. Keep

Truckee Green provides annual funding for Clean Tahoe, a regional nonprofit organization, to do bi-weekly litter cleanup in high-impact areas throughout Town. Keep Truckee Green also funds a trailhead ambassador program through the Truckee Trails Foundation, which places local ambassadors at local trails and recreation areas to provide information on how to recreate responsibly, inspire visitors and community members to take care of our environment, and pass out materials including trash bags and dog poop bags.

The Town Facilities Division also regularly conducts landscaping work to beautify areas and set a standard of keeping it clean with regular litter clean-up. See Click Fix, a citizen service request platform continues to provide residents the ability to report litter and illegal dumping issues and giving Town staff the ability to rapidly address community needs.

Waste Reduction

Associated General Plan Elements: Conservation & Open Space

The Keep Truckee Green Division operates community programs to prevent food waste. Community compost drop-off locations are available for residents to drop-off their food scraps and keep their food out of landfill, preventing greenhouse gas emissions. Keep Truckee Green also continues to operate a volunteer-run food recovery program to transport surplus bread products from Truckee Sourdough to Sierra Community House for their weekly food distributions. The Feed Truckee partnership helps feed community members while preventing over 15,000 pounds of bread from going to the landfill each year.

Keep Truckee Green continues “Fixit Clinics” at the Truckee Roundhouse, a local nonprofit makerspace. These popular events assist community members in repairing broken household items with help from volunteer Fixit Coaches, helping promote a culture of reuse and repair and keeping products out of the landfill. Keep Truckee Green has expanded on this partnership by funding a series of mending workshops to help residents learn clothing repair techniques such as patching, darning, and zipper repair.

LAND USE

Truckee Library

Associated General Plan Elements: Land Use | Community Character

In September 2019 Town Council and the TDRPD Board of Directors approved a term sheet for a future lease of a portion of the Town’s Riverview property in exchange for TDRPD designating a library site within Truckee River Regional Park. A site for the library was selected and conceptually approved by TDRPD in February of 2020. While the designated site is within Truckee River Regional Park, the land is owned by three different public agencies. The Town collaborated with Truckee Donner Public Utility District, Truckee Sanitary District, and Truckee Donner Recreation and Park District to complete a lot line adjustment to resolve this. During 2024, the Town worked closely with Nevada County, Friends of the Truckee Library, and a consultant team to explore options for library design and funding, preparation of a request for proposals, and regional partnership opportunities.

Development Code Amendments

Associated General Plan Elements: Land Use | Housing

Development Code updates are completed annually to implement General Plan policies, community goals, State law, and to address current trends.

CIRCULATION

VMT Thresholds

Associated General Plan Elements: Circulation | Conservation & Open Space

Climate Action Planning

On September 27, 2013, Governor Jerry Brown signed Senate Bill (SB) 743 into law which stated criteria for determining the significance of transportation impacts must “promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.” To that end, the State CEQA Guidelines identify vehicle miles traveled (VMT) as the preferred CEQA transportation metric. VMT is a metric that accounts for the number of vehicle trips generated and the length or distance of those trips. In 2019 and 2020, the Town worked with the Nevada County Transportation Commission to develop thresholds of significance. The proposed thresholds of significance were reviewed by the Town Council and adopted on June 23, 2020 and updates were made in April of 2022.

Truckee Trails & Bikeways Master Plan

Associated General Plan Elements: Circulation | Conservation & Open Space

Climate Action Planning

The current “Truckee Trails and Bikeways Master Plan (Master Plan)” was adopted in 2015. Since that time, the Town, regional partners, and private developers have made considerable progress in implementing many of the recommendations in the plan, including capital projects as well as policy to support safe, convenient, and attractive bicycle and pedestrian travel. An update of the Master Plan is scheduled to begin in FY 25/26 which will focus in reassessment of existing conditions, demand and connectivity, including a new emphasis on unpaved/natural surface trails as well as user safety and education.

DEWBEYÚMUWE? Park

Associated General Plan Elements: Conservation & Open Space, Land Use and Community Character.

The DEWBEYÚMUWE? Park Project includes design and construction of a riverfront open space park (site work, landscaping, hard-scaping, and site fixtures) at the site of the former Nevada County Corp Yard. The site will include a mix of riparian restoration, riverfront park, and river-oriented commercial development. Commercial development construction is anticipated to be financed and constructed by private developers. The project was approved by the Planning Commission in November 2023. Construction on the project has begun and construction on the park was completed in Summer 2025.

West River Street Streetscape

Associated General Plan Elements: Circulation | Community Character

The project includes streetscape design for West River Street between Bridge Street and Riverside Drive/Mill Street. The project will include sidewalks, curbs, gutters, crosswalks, ADA accessibility, landscaping, lighting, utility undergrounding, storm drainage improvements, and parking improvements. A landscape and lighting district to fund ongoing maintenance has been formed. Construction began in May 2023 and was completed in spring 2025.

Reimagine Bridge Street

Associated General Plan Elements: Circulation | Community Character

The project includes traffic signals and sidewalk connections at the corners of West/East River Streets, Donner Pass Road and Bridge Street intersections. The project will include sidewalks, curbs, gutters, crosswalks, ADA accessibility, lighting, utility undergrounding, traffic signals, railroad crossing improvements for vehicles and pedestrians, and the formation of a quiet zone. Town staff and the consultant team (lead by Eastern Sierra Engineering) have been working with property owners, businesses, Union Pacific Railroad, and the Public Utilities Commission to develop the design. A community workshop was held in 2019 and a Project Advisory Committee was formed to help chose the preferred alternative. Construction is tentatively scheduled to start in 2026.

Truckee Railyard Mobility Hub

Associated General Plan Elements: Circulation

As a result of a “Truckee Transit Center Relocation Feasibility Study,” it was determined that current transit center located at “The Depot” was at capacity for meeting the existing and future needs for local, regional, and intercity transit vehicles and services. Additionally, this constrained location lacks adequate space and complementary facilities to support other mobility needs such as parking, secure bike storage, bike share, pedestrian access and waiting areas, and shuttles,

including increased number of vehicles needed to support the TART Connect microtransit program. . An alternatives analysis for site selection was complete in 2020 which identified the northern portion of the balloon track (north of Church Street) in the Railyard Master Plan area. Engineering and Transportation Staff completed the purchase of the “North Balloon Track” parcels resulting in the acquisition of approximately 97,000 square feet of land to accommodate a new mobility hub, adjacent parking, electric vehicle charging and snow storage and stormwater treatment.

Phase 1 of the Mobility Hub was substantially complete in fall 2023 and shortly thereafter opened to the public. This phase of the project included construction of bus bays, internal vehicle and pedestrian circulation, placement of a prefabricated restroom facility landscaping, street scaping, bike maintenance station, and newly designed transit passenger shelters. The new Mobility Hub now serves as the primary layover location for both Town and Placer County fixed route services, while the Greyhound and Amtrak interstate bus services continue to serve and layover at the Depot

Phase 2A of the Mobility Hub was awarded for construction during the 2024 construction season and is substantially complete as of summer 2025. The 2A scope of the included construction of additional parking adjacent to the newly constructed Mobility Hub as well as both Level 2 and Level 3 electric vehicle charging. The newly constructed parking increased parking inventory within the overall Parking District and Railyard/Downtown commercial district. In regard to the EV charging, Level 3 charging will be available for the sole use of transit fleets while the Level 2 chargers will be available to the general public. Additionally, conduit was installed to facilitate the construction of future charging stations within the new constructed parking lot as funding becomes available as well to complement future development on the private development on the parcel directly to the south.

The final phase of the Mobility Hub, Phase 2B, will consist of a climate-controlled Mobility Hub building and landscaping. Design for Phase 2B was initiated in winter 2025 while Construction is funded to for approximately \$1.48 million and is currently scheduled for summer 2026.

Transit Service Expansion & New Buses

Associated General Plan Elements: Circulation

TART services within Truckee were expanded in 2020, with expansion of service hours and the addition of Sunday and holiday service for the Truckee Local Route. In addition to the Truckee Local expanded service, the Town, in partnership with Placer County and the Airport District, also initiated regional night service to the resort base areas located at Northstar and within Olympic Valley. This has provided connections to the Kings Beach and Tahoe City communities via transfer to the Placer TART system. In summer 2021, two new buses were added to the transit fleet to be utilized for night service and Dial-a-Ride (DAR) services. Both buses are all-wheel-drive ultra-low emissions vehicles, achieving much greater fuel efficiencies than current buses while still meeting the capacity needs of the system.

In 2024, the Town, with support from Nevada County Transportation Commission, completed the Truckee “Short Range Transit Development Plan (SRTDP).” Through detailed analysis conducted as part of the SRTDP, a preferred scenario was identified, the basis of which is rooted in the continuation of TART Connect, including the establishment of a new revenue source. This new revenue source, Measure E – Town Essential Services Measure, was approved by 61% of voters and went into effect in April 2025. The SRTDP was accepted by Council in January 2025 and the continuation of TART Connect was approved as part of the FY 25/26 Budget adoption.

Transit Shelter Construction

Associated General Plan Elements: Circulation

The Town has constructed 3 new shelters at the Mobility Hub which reflect a new design and take into consideration passenger safety and comfort as well as public safety by increasing visibility and reducing the attractiveness of our shelters to those not riding the transit system. Given the focus on TART Connect door-to-door microtransit service, the construction of new shelters is not anticipated in the coming years as existing facilities meet the service needs for both fixed route and microtransit services.

E-Bike Share

Associated General Plan Elements: Safety | Circulation

The Town implemented an electric bike or “BCycle E-Bike” share program in June 2023, which resulted in the installation of 100 stations throughout town and the deployment of 100 bikes. This program currently has a 3-year commitment from BCycle, the private E-bike share operator.

The Year 1 season commenced in 2023 and resulted in over 3,200 trips taken, 20,000 miles ridden, and approximately 19,626 lbs. of carbon offset or “not realized.” In 2024 the Year 2 operating season commenced in early May 2024 and resulted in a 46% increase in ridership for a 2-year total ridership of 7,800 trips, 50,900 miles ridden, and 48,200 lbs. of carbon offset or “not realized.”

Program effectiveness continues to be tracked and reported to evaluate user satisfaction, trip type and purpose, reductions in vehicle miles traveled, and overall system utilization. To date the top 5 stations are as follows:

- Glenshire Legacy Trail Trailhead
- Jibboom Street Pocket Park (new in 2024)
- Eagle Plaza
- Truckee Way/Stockrest Springs Roundabout
- Trout Creek Trailhead (new in 2024)

Year 3, which is the final year of commitment by BCycle, commenced in May 2025. Following the conclusion of Year 3, Staff will present findings and ongoing business models as to provide Council with necessary information to determine whether or not to continue the program and this action item in the Mobility Element of the General Plan.

Microtransit

Associated General Plan Elements: Circulation

The Town continues to operate the TART local system (Fixed Route and DAR), including night service to Northstar during summer and winter peak seasons. In 2022, the Town embarked on the microtransit pilot program in the summer of 2022 now known as “TART Connect.” Since the initial pilot, transit ridership has increased by approximately 500% over pre-TART Connect levels of service. Given this increase in ridership and overall success, Council continued to support the TART Connect program through an annual allocation of the Town’s General Fund with additional support from Visit Truckee-Tahoe and Tahoe Forest Hospital through FY24/25.

To support Town Essential Services, including the ongoing operation of TART Connect, the Town conducted public surveys on feasibility of new general sales tax measure at a rate of ½%. The survey showed a majority support for such a measure which resulted in the passage of Measure E in November 2024 and the continuation of TART Connect for FY 25/26. Given Measure E is a general sales tax measure, budget request will need to be submitted to continue the program on annual basis.

Transportation Demand Management and Rideshare Programs

Associated General Plan Elements: Circulation

Transportation Demand Management, or TDM, are strategies aimed at optimizing the use of transportation systems and reducing reliance on single-occupancy vehicles. TDM achieves this by encouraging travelers to shift to more sustainable modes like public transit, cycling, walking, or carpooling, and by promoting flexible work arrangements like telecommuting. Ultimately, TDM seeks to reduce congestion, improve air quality, and make transportation more efficient and affordable. TDM Measures implemented by the Town over the last several years include the following:

- Telecommute/Work From Home Policy

- Alternative Transportation Credit for Town employees traveling to work through alternative means and/or carpooling
- Parking District Daytime Parking Fees
- E-bike Share Program
- Fare-free Transit Services
- TART Connect Services
- Tier 3 Event Shuttle Services (i.e. 4th of July Fireworks and Truckee Thursdays)
- Truckee Town-wide Employer Vanpool Program (summer 2025 launch)
- Advanced Traveler information through public outreach and newly installed Changeable Message Signs on Donner Pass Road
- Bike Month Awards and Incentives

Collectively, these strategies work as a comprehensive suite of projects, programs, and services designed to provide residents, commuters, and visitors with a suite of alternatives to promote reductions in single occupancy vehicles and overall vehicle trips. In addition to alternatives and incentives, disincentives such as parking management through parking fees promote mode shift to other modes, specifically transit and biking and walking as well as carpooling to share the cost of parking

Public Improvement and Engineering Standards (PIES)

Associated General Plan Elements: Circulation

Engineering staff published the updated PIES for public review in April 2025 with an anticipated adoption by Town Council in August 2025.

COMMUNITY CHARACTER

Night Sky Preservation

Associated General Plan Elements: Community Character

Consistent with the Night Sky Community Character goal of “Protect views of the night sky as an important natural and scenic resource in Truckee and minimize the effects of light pollution,” 2024 marked the beginning of the Dark Sky Outdoor Lighting Rebate Program. As of the publishing of this report, 207 light fixtures have been updated as part of this program. Additionally, an awareness campaign centered around dark skies began in summer 2024, including the inaugural photo competition.

Public Art

Associated General Plan Elements: Community Character

The Town’s first Public Art Master Plan was adopted by Town Council in July 2019. As a first step in implementing the plan, staff solicited applicants and held interviews for a 7-person advisory body to begin developing a public art program, and Town Council appointed those members in February 2020. Since the Public Art Commission of Truckee (PACT) was appointed, the Commission has worked towards curating an inventory of existing public art in Truckee, creating a mapped inventory of public art opportunity sites, discussing funding strategies, developing processes and criteria for soliciting public art projects in Truckee, and developing a database of artists interested in creating public art. The Commission facilitated an art installation on the retaining wall that was built as a part of the Brockway Road Multi-Use Path project in 2023. The PACT also worked with staff on the Donner Lake Litter Art project, which will install two fish sculptures made of trash collected from Donner Lake in two planters at the Truckee Donner Recreation and Park District boat launch facility that was completed in September 2023. The PACT is currently working with an artist to create and art piece for the Church Street/Truckee Way roundabout, installation for which is planned in the fall of 2025. with three artists to develop concept designs for a potential art piece for the middle of the Church Street/Truckee Way roundabout. The PACT has also developed a 2-year work plan to identify and prioritize future projects and funding need.

Historic Preservation Implementation Program

Associated General Plan Elements: Community Character | Land Use

The Town continued efforts to promote historic preservation in 2024 through the Mills Act Program, which was initiated in 2004, and through the Historic Design Review process, which is overseen by the Historic Preservation Advisory Commission. The Mills Act program has been a successful incentive to promoting rehabilitation and investment. A total of 41 properties have been enrolled in the Mills Act program since its inception in 2004.

ECONOMIC DEVELOPMENT

Economic Development Program

Associated General Plan Elements: Economic Development

The Town provides an economic development program to increase the Truckee job and tax base, create and retain sustainable and livable wage jobs, diversify the local economy, and promote Truckee as a great place to live, work, or visit. Economic development projects included Business Navigator services, supporting a Tourism Based Improvement District, and funding the Truckee Welcome Center.

Chamber of Commerce Contract

Associated General Plan Elements: Economic Development

The Town partners with the Truckee Chamber to provide economic development programs including Truckee.com, the Truckee Jobs Collective employment platform, undertaking of a Business Landscape Study, business communication and education, Business Success Program, workforce development activities, as well as operation of the Truckee Welcome Center downtown.

New Business Program

Associated General Plan Elements: Economic Development

On the Town website, OpenCounter helps familiarize current business owners and those interested in a business startup with the Town's zoning, requirements, fees, and processing time for their planned use and location. OpenCounter supports new businesses by providing customer support regarding the Town's zoning, fees, or requirements for a project, saving time for both businesses and Town staff.

Additionally, Town Economic Development staff has begun providing a "Business Navigator" service to businesses looking to open in Truckee by guiding and connecting businesses with appropriate Town departments, outside agencies, and additional resources such as the Small Business Development Center to help ensure a successful process. Furthermore, Town Economic Development staff are partnering with the Truckee Chamber of Commerce on a "Business Success" program focused on a cohesive framework to help guide new businesses through the startup phase.

SAFETY

Emergency Operations Center

Associated General Plan Elements: Safety

The Emergency Operations Center (EOC) continued to be prepared to support town-related emergencies. In FY2024-25 The EOC had one level 3 activation in support of the August 11th Pass Fire and regional power outage caused by a Verdi, NV area wildfire. The EOC supported the incident through logistics (food, bathrooms), public information (Genasys, Code Red, Social Media), potential shelter coordination, community resource center support, and after-action reviews. Additionally, the Office of Emergency Services staff supported the nearby Royal Fire in early July 2024, the worldwide CrowdStrike Outage that impacted town services in mid-July 2024, a potential regional natural gas disruption in October 2024, and a potential Power Safety Outage Management in November 2024. The 2024-25 winter did not require an EOC activation, however, the Office of Emergency Services pre-positioned the town-owned generator at the Community Arts Center in advance of several Winter Storm Warnings, if needed for a shelter or warming center.

The EOC also underwent a substantial upgrade with its digital display and teleconferencing capabilities through a grant managed by the Nevada County Office of Emergency Services. The improved capabilities will better allow EOC staff to coordinate with partner agencies and maintain higher levels of situational awareness, resulting in a greater ability to support incidents and town essential services impacted by emergencies.

Evacuation Modeling

Associated General Plan Elements: Safety | Circulation

Since 2020 the Town of Truckee has been working to study and analyze evacuations to inform emergency operations by establishing evacuation time frames and ultimately improve mass evacuation in the Town. Initially, these studies were supported by manual car counts at the neighborhood level, and tracking sewer flow. Studies were also supported by a National Science Foundation Grant.

More recently, the Town partnered with an evacuation software company, Ladriss, to model evacuation times. The company uses real-time modeling with changeable parameters such as population, vehicle loading, vehicle speeds, and roadway conditions, to provide evacuation travel estimates. Their software also comes with the ability to re-route traffic, add road closures, and now incorporates simultaneous fire progression modeling within the platform. Additionally, anonymized car census data from the Police Department's license plate reader software, Flock, has helped affirm and improve car count data. Ladriss also partnering with SWCA, the Truckee Fire Protection District (TFPD) lead planner on their Community Wildfire Protection Plan (CWPP).

The Town is assisting Tahoe Donner with a more focused evacuation study for that neighborhood, similar to what was done by Nevada County for western communities at risk, utilizing existing town capabilities, partnered with specialized consultants. The findings of that study will inform future studies and best practices, town-wide which are planned for FY2025-26.

The Town partnered with the Nevada County Office of Emergency Services to update the Hazard Mitigation Plan (HMP), which was approved by FEMA in December of 2024 and adopted by the Town in January 2025. The HMP is an all-hazardous risk assessment of the community that also includes mitigation measures to take to reduce or eliminate identified issues. These issues are primarily naturally occurring (weather, flood, fire, or earthquake) but could include manmade hazards (hazardous materials, traffic, criminal activity). This document is required to be updated every 5 years, reviewed at the State and federal levels, and then included in the Safety Element of the Town's General Plan.

Finally, the town completed the Evacuation Annex under the Emergency Operations Plan to improve evacuation practices and procedures during large-scale evacuation efforts. Staff and partners plan to exercise the new plan in FY2025-26 to test and further improve the plan.

Subdivision Egress Routes

Associated General Plan Elements: Safety | Circulation

The Town continues to work with CAL FIRE and the State Board of Forestry (BOF) to better define subdivisions with less than two egress routes. BOF, through CAL FIRE, looks at subdivisions using their definition of a subdivision (30 residential units clustered together) and then looks at specific roadways (Emergency Vehicle Access (EVA) is not included as an egress route). CAL FIRE identified 7 subdivisions within the Town that meet their review criteria and provided recommendations (not requirements) looking at potential egress routes, fuels management, and roadway designs in an effort to improve evacuation routes. While the recommendations are generic and often not realistic, the Town remains committed to improving egress and emergency vehicle ingress during an evacuation and is exploring ways to incorporate the subdivision recommendations where feasible. The Town provided a progress report to the Board of Forestry on the recommendations for each subdivision and may use these to help prioritize future evacuation studies in FY 2023-24, and plan to utilize the Tahoe Donner evacuation study and future Town-wide evacuation study to make improvements to these subdivisions. Additionally, the town adopted new CAL-FIRE recommended Fire Hazard Severity

Zones required by the State in May 2025. The increase in acreage identified as a Very High Fire Severity Zone may result in additionally identified subdivisions that meet the [AB2911's Subdivision Review Program](#) criteria.

Housing

Housing Element Implementation

Associated General Plan Elements: Housing

These programs, including local efforts to remove governmental constraints to maintenance, improvement and development of housing are currently being pursued by the Town:

Program H-1.1

Objective: The Town shall modify the Development Code to allow residential use on the following sites by-right for housing in which at least 20 percent of the units are affordable to lower-income households:

- Arnold DMU (APN 019-300-041);
- Arnold DRH (APN 019-300-042);
- Winter Creek Multi-Family (APN 019-820-001);
- Joerger Ranch Parcel 4 (APN 019-620-002); and
- Upper McIver (APN 019-460-042).

The Town may revisit one or several of these sites during the General Plan update or other process. If any modifications are made, the Town recognizes the need to replace the site density and unit count with a by-right site with adequate minimum density. (Source: New Program)

Timeframe identified in Housing Element: August 15, 2022

Status: Complete: By right zoning was reviewed by the Planning Commission in 2024 with Town Council adoption in February 2025.

Program H-1.2

Objective: Annually evaluate the inventory of available sites and take appropriate action to ensure ongoing supply of available sites at appropriate densities to meet projected housing growth needs through the planning period. (Source: 2014 Housing Element, Program H-1.1.2, modified).

Timeframe identified in Housing Element: Annual monitoring (Annual Report)

Status: Ongoing

Program H-1.3

Objective: Analyze rezoning additional land for workforce or affordable housing beyond the Regional Housing Needs Allocation requirements prior to the adoption of the 2040 General Plan, including the following possible candidate sites:

- The Residences at Jibboom (APNs 019-102-011, -012, -013, -014, -015, and -017);
- Truckee Tahoe Lumber (APN 019-030-051);
- Gateway Site (APN 018-570-063);
- Gray's Crossing (APNs 019-770-002, 043-010-007, and 043-010-005);
- Joerger Ranch Phase III (APN 019-620-060);

- High Altitude Fitness Gym (APN 018-580-052);
- RPL Properties (APN 018-800-015); and
- Town Riverview Corporation Yard (APN 019-440-079). (Source: New Program)

Based on analysis, the Town will complete rezoning of some or all of the above-mentioned sites, as deemed appropriate.

Timeframe identified in Housing Element: Analyze the sites by December 2020. Rezone appropriate sites by January 2022, or sooner, if possible.

Status: Complete: SB-2 funding was received and will be directed toward this effort. An RFP was released in early 2020 and a consultant was hired to help with the process of reviewing sites, determining feasibility, and presenting options to the Town Council. The process is ongoing, with sites to be selected by the Town Council in early 2021. Once sites are selected, further analysis and environmental review will commence.

Program H-1.4

Objective: Identify homeowner associations that prohibit or restrict second units. Work to expand opportunities for second units by presenting the community and neighborhood benefits of second units to homeowner associations whose Covenants, Conditions, and Restrictions (CC&Rs) prohibit such uses, and ask that the prohibition be considered for removal. Advocate at the State level for prohibition of existing CC&R secondary residential unit restrictions. Explore partnership opportunities with Tahoe-Truckee Sanitation Agency and Truckee Sanitary District to expand sewer service in neighborhoods where current septic systems limit the potential for second units. Actively pursue Lahontan Regional Water Quality Control Board's secondary residential unit requirements for parcels less than three acres on septic system. (Source: 2014 Housing Element, Program H-1.2.2, modified).

Timeframe identified in Housing Element: Meet with homeowners associations by November 2020, work with the Town's legislative advocate by March 2020, and continue ongoing discussions with the Tahoe-Truckee Sanitation Agency and Truckee Sanitary District.

Status: Complete: AB 68, which prohibits HOA's outright prohibition of secondary residential units, went into effect January 1, 2020. The Town has worked with the HOAs and informed them of the State's regulations. Town staff continues to communicate with various HOAs regarding potential barriers that deter the creation of ADUs/JADUs and advocates on behalf of homeowners. In 2023, TSD conducted a survey of all homeowners in Truckee who are currently on septic to determine the level of homeowner interest to financially contribute to sewer expansion. Although 49.5% of septic-served homeowners responded that they are interested in creating an ADU on their property, and 76.7% of those owners stated that a lack of sewer connection does or may limit their ability to create an ADU, only 34.5% of total septic homeowners responded that they are interested in switching to public sewer (at an estimated cost of \$35,000 to \$60,000 per parcel for the initial installation, plus \$800 annual user fee). Both TSD and Town staff are actively looking at grant sources to subsidize sewer installation costs. In January 2024, the Nevada County Environmental Health Department released updated information to simplify the septic permitting requirements for JADUs and to clarify the septic requirements for ADUs..

Program H-1.5

Objective: Promote the development of secondary residential units throughout the town by preparing and distributing an informational brochure on the permitting procedures and other requirements for building second dwelling units. (Source: New Program).

Timeframe identified in Housing Element: Prepare informational brochure by September 2021.

Status: The Town created an ADU team (Housing Program Analyst, Planner, and Building staff) to help answer questions and walk applicants through ADU standards, information, and the permit application process. Fact sheets for ADUs and JADUs were created and posted to the website along with additional information relevant to the ADU permitting process. Information is provided through webinars to homeowners and the building professional community. In 2023, the Town, in partnership with neighboring agencies, released ADU master plans for public use. In 2024, staff launched an online resource for modular and pre-fabricated ADUs that can meet Truckee's snow load requirements. In January 2025, the Town published a new pre-approved ADU review process on its website, as required by AB 1332.

Program H-1.6

Objective: In partnership with regional housing entities, explore a secondary residential unit pilot program which would incentivize and streamline secondary residential units in exchange for deed restrictions. (Source: New Program).

Timeframe identified in Housing Element: Launch the pilot program by December 2020.

Status: An ADU pilot program was presented to the Town Council on 2/25/2020. The Town created an ADU team (Housing Program Manager, Planner, and Building staff) to help answer questions and walk applicants through ADU standards, information, and the permit application process. Fact sheets for ADUs and JADUs were created and posted to the website along with additional information relevant to the ADU permitting process. Town staff meets with individual homeowners to explore their site-specific opportunities and hurdles to create an ADU/JADU, including preliminary inspections to permit after-the-fact units. The Town has created financial incentives to encourage the building of new units as well as the permitting of existing, unpermitted units to increase the inventory of safe, long-term housing:

- \$50,000 low-interest loan for new ADU construction for smaller ADUs, with restrictions related to size, rental, term limits, and monitoring
- \$50,000 forgivable loan for new ADU construction with restrictions related to tenant employment and income qualification, term limits, and monitoring
- \$25,000 forgivable loan to help with the costs of construction and permitting for existing, unpermitted ADUs or JADUs, with requirements for renting based on employment and income qualification, term limits, and monitoring
- \$1,000 Mini-grant for existing Unpermitted ADUs to help with construction and/or permitting costs to bring existing unpermitted ADUs into compliance.
- \$1,000 mini-grant for new ADUs to help with construction and/or permitting costs

Following are the number of ADU/JADU building permit applications received by the Town of Truckee in each calendar year for the purpose of showing ADU growth despite significantly declining single-family dwelling applications:

- 2020: 21 applications
- 2021: 26 applications
- 2022: 40 applications
- 2023: 41 applications
- 2024: 50 applications

Since launch, the ADU incentive program has received 48 applications and awarded funds for 15 ADUs.

Program H-1.7

Objective: Review and revise the Secondary Residential Unit Ordinance to be in compliance with State Law. Revisions will include reducing parking requirements to one space per secondary residential unit. (Source: New Program).

Timeframe identified in Housing Element: Review and revise the Secondary Residential Unit Ordinance for compliance with State law by December 31, 2019.

Status: An Urgency Ordinance was adopted by the Town Council on 12/11/2019 to ensure compliance with State law. The ordinance was reviewed by the State. On January 7, 2021, an updated ADU ordinance was adopted for further clarification and based on information from HCD (from direct phone calls and the ADU Handbook). On December 13, 2022 the Town adopted an urgency ordinance ensure compliance with new ADU legislation, which was forwarded to HCD for review. Additional minor modifications were made to the ADU ordinance in 2023 and 2024 to further clarify standards and/or to ensure compliance with State Law. Another Urgency Ordinance was adopted by the Town Council on 12/10/2024 adopting changes to ensure compliance with changes to State ADU law that went into effect on January 1, 2025.

Program H-1.8

Objective: Review and revise Secondary Residential Unit Ordinance to encourage and reduce barriers to construction of secondary residential units. (Source: New Program).

Timeframe identified in Housing Element: Review as part of the 2040 General Plan update.

Status: Ongoing. See also Program H1.7 above.

Program H-1.9

Objective: Develop objective design standards for multi-family residential projects and continue public outreach on creation and implementation of these standards. (Source: New Program).

Timeframe identified in Housing Element: With completion of the General Plan update (2022).

Status: Complete. The Town was awarded LEAP Grant funding in 2021. Funding was used for consultant work to create objective design standards for residential projects. The consultant audited the Town's regulatory documents, conducted a community survey, organized a focus group, and drafted ordinance language. Staff created the Streamlined Residential Review process to review projects using the objective design standards. The objective design standards were adopted in October 2023. Subsequently, an information sheet and checklist were created to help implement the objective design standards.

Program H-1.10

Objective: Explore the creation of a multi-unit zoning overlay for existing single-family parcels potentially in combination with deed restrictions. (Source: New Program)

Timeframe identified in Housing Element: Explore by July 2022.

Status: SB9 has provided an avenue for multi-unit zoning in single-family parcels. Staff will consider additional ways to incentivize multi-unit zoning on existing and proposed single-family parcels.

Program H-2.1

Objective: Assess housing needs in conjunction with the Town's Annual Report to the Department of Housing and Community Development. The Town will evaluate available resources including funding and assess and consider specific actions to address priority needs and activities for the upcoming year. (Source: 2014 Housing Element, Program H-1.4.1)

Timeframe identified in Housing Element: Annually

Status: Ongoing. Additionally, in 2024, staff began work on a Housing Equity Framework which will be used to analyze existing housing programs to ensure that the Town's programs are addressing the needs of all Truckee residents. It is anticipated that the Housing Equity Framework will be completed in 2025.

Program H-2.2

Objective: Monitor and pursue outside grants and other State and federal funds (including SB2 2017) for housing and housing-related activities. Partner with outside organizations, including Nevada County, to pursue and administer housing programs as appropriate. (Source: 2014 Housing Element, Program H-5.1.1).

Timeframe identified in Housing Element: Evaluate and pursue funding opportunities on an annual basis.

Status: SB-2 funding was received. The Town has used these funds to identify feasibility of rezoning specific sites. This project was completed in 2024.

The Town was awarded LEAP Grant funding in 2021. Funding went toward consultant work to create objective design standards for residential projects. This project was completed in 2024.

The Town continues to monitor and pursue outside grants and other state and federal funding. During 2021 the Town applied for three grants relating to housing and jobs.

- Applied and were awarded Permanent Local Housing Allocation (PLHA) Formula funding to develop and construct new deed restricted accessory dwelling units.

- Applied for PLHA Competitive funding to develop affordable, multi-family, new construction units on state owned surplus property (previous CHP site). Not awarded.

- Applied and were funded Community Development Block Grant Coronavirus (CDBG-CV 2-3) to assist businesses impacted by COVID-19 retain low/moderate jobs.

The Town applied for and was awarded HOME Program Income Only to develop Frishman Hollow Phase II, 68 affordable <80% AMI units; 8 HOME assisted. Development is fully leased.

A Joint Powers Authority, Truckee Tahoe Workforce Housing Agency, consisting of the Town of Truckee, surrounding counties, and other local special districts was created to support the development of workforce housing for member agencies by acquiring, developing, or contracting for workforce housing and supporting housing programs for agency employees. The Town joined the JPA in 2021.

Program H-2.3

Objective: Support nonprofit entities and collaborate with for-profit developers in their efforts to make housing more affordable, through activities including supporting grant applications, in-kind technical assistance, subsidies, and assisting in identifying sites for affordable housing. (Source: 2014 Housing Element, Program H-5.1.2).

Timeframe identified in Housing Element: Ongoing, project based.

Status: Ongoing, project based. The Town partnered in 2018 on an affordable housing project that obtained tax credit financing for 76 extremely-low, very-low, and low income households. The project broke ground in 2019 and completed construction in 2021. The Town has also partnered with a developer to build affordable housing for 50%-80% AMI on Town-owned land. The project was approved by the Planning Commission in February 2020, obtained building permits in 2020, and received Certificate of Occupancy in 2023. Both of these projects required staff support in the grant application process. The Planning Commission also approved a 30-unit affordable senior housing project in May 2022 that will utilize state or federal funding. Additionally, staff is working with State agencies and a developer on affordable housing on State-owned land. The Town was a funding and participating partner in the Mountain Housing Council, which seeks to address housing challenges in the North Tahoe-Truckee region, including availability, variety, and affordability. Activities include legislative policy analysis, exploration of funding sources, and a Regional Housing Assessment and Action Plan. The Town is also a member agency to the Truckee Tahoe Workforce Housing Agency, a Joint Powers Authority that seeks to facilitate housing solutions for the Truckee-Tahoe workforce. In 2024, the Town launched a "Deed Restriction for New Housing Development" program to support new workforce housing units within the Truckee town limits. The program will pay a developer up to \$110,000 per newly constructed housing unit to "deed restrict" the unit for long-term use as workforce housing.

Program H-2.4

Objective: Cooperate with Regional Housing Authorities of Nevada and Sutter Counties to provide rental assistance through the Section 8 Voucher Program. Refer inquires related to the Section 8 program to the Housing Authority. Encourage property owners to accept Section 8 vouchers for rental assistance. (Source: 2014 Housing Element, Program H-5.1.3).

Timeframe identified in Housing Element: Ongoing.

Status: An affordable housing project that anticipates accepting Section 8 Vouchers broke ground in 2019 and completed construction in 2021.

Both Section 8 Project Based Vouchers and Housing Choice Vouchers are utilized by tenants in Truckee.

- The Truckee Artist Lofts have 19 Project Based Vouchers and all 19 are leased.

In 2024, there were four housing choice vouchers leased in Truckee (3 in Frishman Hollow; 1 in Frishman Hollow II).

Pacific Crest Commons (on a state-owned site) will also use up to 10 project-based Section 8 vouchers. Construction is anticipated in 2025, pending approval of Tax Credit funding..

Program H-2.5

Objective: Review annually the effectiveness of the Inclusionary Housing Ordinance and bonuses, concessions, and incentives and implement revisions as appropriate. Consider expanding the Inclusionary Housing Ordinance to include requirements for "achievable housing" (i.e., 80% to 195% Area Median Income). (Source: 2014 Housing Element, Program H-1.2.3, modified).

Timeframe identified in Housing Element: Consider "achievable housing" by August 2020. Annual monitoring.

Status: Ongoing. As part of the 2040 General Plan implementation, the Town will be developing a Truckee-specific Density Bonus program which may include density bonus options for "achievable housing" units.

Program H-2.6

Objective: Review annually the effectiveness of the Workforce Housing Ordinance and bonuses, concessions, and incentives; investigate alternative methods to provide Workforce Housing, including an affordable housing credit bank; and implement revisions as found appropriate. Consider expanding the Workforce Housing Ordinance to include requirements for "achievable housing" (i.e., 80% to 195% Area Median Income). (Source: 2014 Housing Element, Program H-1.2.4).

Timeframe identified in Housing Element: Annual monitoring.

Status: Ongoing. The Workforce Housing Ordinance is reviewed by the Town Council on an annual basis, and was last reviewed in November 2023. As part of the 2040 General Plan implementation, the Town will be developing a Truckee-specific Density Bonus program which may include density bonus options for "achievable housing" units.

Program H-2.7

Objective: Review and revise the Density Bonus Ordinance to be in compliance with State Law. Revisions will include bonuses for commercial projects that partner with affordable housing developers and noticing requirements to applicants. Review the Workforce Housing Ordinance and Inclusionary Housing Ordinance in conjunction with the update to the density bonus ordinance to ensure consistency with the State density bonus law. (Source: New Program).

Timeframe identified in Housing Element: Review and revise the Density Bonus Program by May 2020. Review and revise the Workforce Housing and Inclusionary Housing Ordinances, if necessary, by May 2020.

Status: Amendments to the Density Bonus ordinance ensure compliance with State law were put into effect on March 12, 2020. New updates were adopted in May 2024. Staff reviews updates to the state legislation annually to ensure compliance.

Program H-2.8

Objective: Work with regional partners and nonprofits to support First-Time Homebuyers down payment assistance loans and programs. (Source: 2014 Housing Element, Program H-5.1.4, modified).

Timeframe identified in Housing Element: Annually.

Status: Ongoing. See Program H-2.13.

Program H-2.9

Objective: Analyze the feasibility of additional funding sources, including, but not limited to, a transient occupancy tax and/or parcel tax, to promote and assist in the development and rehabilitation of affordable housing within Truckee. (Source: 2014 Housing Element, Program H-5.1.5, modified).

Timeframe identified in Housing Element: Assess feasibility of additional funding sources by November 2020.

Status: Complete: Measure K, a ballot measure increasing the transient occupancy tax by 2% for general fund purposes including housing and wildfire mitigation, was passed by the voters in November 2020.

Program H-2.10

Objective: Work collaboratively with local regional housing entities and homeowners associations to examine potential methods to incentivize conversion of second homes or short-term rentals to long-term rentals. Explore short-term rental regulations. (Source: New Program).

Timeframe identified in Housing Element: Assess feasibility by June 2021. Explore short-term rental regulations by December 2020.

Status: Short-term rental regulations related to nuisance and registration requirements were adopted in October 2020. The Town of Truckee launched the Long-Term Rental Grant Program on October 14, 2020 with the goal of unlocking existing housing stock for the local workforce. The program includes a set of incentives for homeowners that shift from renting their home short-term — or not renting at all — to 12-month-plus lease arrangements with locally employed tenants. Participating and qualifying homeowners will receive a \$3,000 grant and free tenant-matching services. The Town is partnering with Truckee-based local housing business, Placemate, to market and administer the new program. In September 2021, the Town Council approved a moratorium on short-term rentals, which was extended to June 15, 2022. This moratorium was intended to allow staff time to review current regulations on short-term rentals and propose changes, as necessary. In February 2022, the Town Council provided direction to staff based on community input and stakeholder input, to create additional regulations on short-term rentals including creating a cap on short-term rentals, phasing out short-term rentals in multi-family residential projects and ADUs, and requiring a one-year cooling off period after a property sells. The ordinance was adopted in April 2022.

The Lease to Locals Program (Formerly known as the Long-Term Rental Grant Program) has continued into its third year with some programmatic changes, including increasing incentive amounts based on the number of workforce members housed and offering seasonal (5+ months) as well as annual leases. As of December 2024, the program has converted 209 units into long-term rentals and housed 507 locals. In 2022 and 2023, staff developed the Short-Term Rental Workforce Housing Token Pilot Program that incentivizes the creation of workforce housing with the use of a limited number of transient occupancy tax registration certificates. In 2024, staff developed a new workforce rental housing preservation pilot program called Rooted Renters. It has preserved 23 long term rental units at below market rent rates and housed 55 locals.

Program H-2.11

Objective: Working in collaboration with local regional housing entities, coordinate with public agencies to identify opportunities for affordable housing on publicly-owned lands in Truckee. Provide information to these agencies regarding the affordable housing need and the social, economic, and environmental benefits of housing the workforce close to the work place. Annually monitor publicly owned lands and review all Town-owned property for feasibility to construct housing. (Source: 2014 Housing Element, Program H-5.1.7, modified).

Timeframe identified in Housing Element: Provide information to special districts by January 2021. As part of the annual report, review Town-owned property.

Status: Ongoing. The Town partnered with the Mountain Housing Council, a regional housing collaborative, to identify publicly owned land and analyze housing potential on each property.

Additionally, the State has completed the process of approving a housing project with transitional and supportive housing, on unused State-owned CHP property within the Truckee town limits. The Town continues to work closely to support the development of the 55-unit Pacific Crest Commons project on the State-owner former CHP site in Truckee. Staff meet bi-weekly with the developer to support project coordination, and the Town has approved a \$1 million low interest loan to support this project which should break ground in 2024, pending approval of Tax Credit funding.

A Joint Powers Authority, Truckee Tahoe Workforce Housing Agency, consisting of the Town of Truckee, surrounding counties, and other local special districts was created to support the development of workforce housing for member agencies by acquiring, developing, or contracting for workforce housing and supporting housing programs for agency

employees. The Town joined the JPA in 2021. Among these efforts, the JPA is continuing to explore opportunities for development of housing on public land.

In 2023, a conceptual housing plan was developed for a Town-owned property known as the High Altitude Fitness site. The Town released a Notice of Property Availability through the Surplus Lands Act in January 2024 to assess interest in the property for housing, open space, or school district needs. No responses were received. The Town initiated an RFIQ in October 2024 to solicit firms for the financial, design, and build analysis for a housing project on the site, now known as Edmunds Lofts. In January 2025, the Council selected a development team partner to construct a housing project..

Program H-2.12

Objective: The Town will encourage development of housing for extremely low-income households through a variety of activities, such as targeted outreach to for-profit and nonprofit housing developers, providing financial or in-kind technical assistance, fee deferrals, land-write downs, expedited/priority processing, identifying grant and funding opportunities, and/or offering additional incentives to supplement the density bonus provision in state law. (Source: 2014 Housing Element, Program H-1.2.5).

Timeframe identified in Housing Element: Annual monitoring.

Status: The Town partnered in 2018 on an affordable housing project that obtained tax credit financing for 76 extremely-low, very-low, and low income households. The project broke ground in 2019 and completed construction in 2021. The Town has also partnered with a developer to build affordable housing for 50%-80% AMI on Town-owned land. The project was approved by the Planning Commission in February 2020, obtained building permits in 2020, and has obtained Certificate of Occupancy in 2023. A 48-unit affordable housing project for low and very low income households started construction in May 2020 and completed construction in August 2021 . All three of these projects required staff support in the grant application process.

Program H-2.13

Objective: Explore a deed restriction purchase program to incentivize homeowners to deed restrict their property for-rent or for-sale to help reach the goal of maintaining and sustaining homes for primary residents of Truckee. (Source: New Program).

Timeframe identified in Housing Element: Explore program by December 2020.

Status: Ongoing. The Truckee Home Access Program (THAP) deed restriction purchase program was launched in November 2022. The program has deed restricted 23 houses as of December 2024, including one by a local business to rent to income qualified local employees.

In 2024, staff developed a new program to deed restrict new housing units called Deed Restriction for New Housing Development. This program is managed by an outside program administrator.

Program H-2.14

Objective: Annually review the Town's Capital Improvement Project (CIP) and operating budget for opportunities to support the creation of affordable housing. (Source: New Program).

Timeframe identified in Housing Element: Annually as part of the Town's CIP and operating budget review and adoption.

Status: Ongoing annually.

Program H-3.1

Objective: Ensure accessibility of housing for persons with special needs through Building Department workshops to help educate property managers, contractors, and local professionals about ADA requirements. (Source: 2014 Housing Element, Program H-1.3.2).

Timeframe identified in Housing Element: Workshops held quarterly.

Status: Ongoing.

Program H-3.2

Objective: Review and revise the Development Code to encourage and remove barriers to the creation of senior housing. (Source: New Program).

Timeframe identified in Housing Element: December 31, 2022.

Status: Ongoing. The Development Code was amended in May 2021 to clarify that senior housing (multi-family housing with an age restriction) is allowed wherever multi-family housing is allowed.

Program H-3.2

Objective: The Town shall continue to provide individuals with disabilities reasonable accommodation through flexibility in the application of land use and zoning regulations to ensure persons with disabilities have equal access to housing. (Source: New Program).

Timeframe identified in Housing Element: Ongoing.

Status: Ongoing.

Program H-3.3

Objective: The Town shall amend the Development Code to allow transitional and supportive housing in all zones allowing residential uses, subject only to the requirements and restrictions that apply to other residential uses of the same type in the same zone. Additionally, the Town shall amend the Development Code to allow supportive housing as a by-right permitted use in all zones allowing multi-family housing and mixed-use development, provided the supportive housing development complies with specific requirements per Government Code Article 11, Section 65651. (Source: New Program).

Timeframe identified in Housing Element: December 31, 2019.

Status: Complete: Amendments to Development Code to ensure compliance with State law regarding transitional and supportive housing were put into effect on March 12, 2020.

Program H-3.4

Objective: The Town shall amend the Development Code to comply with the Employee Housing Act, which requires: 1) employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other single family dwellings of the same type in the same zone; and 2) farmworker housing of up to 12 units or 36 beds in group quarters to be considered an agricultural use and permitted in any zone that permits agricultural uses. (Source: New Program).

Timeframe identified in Housing Element: December 31, 2019.

Status: Complete: Amendments to Development Code to ensure compliance with State law regarding employee housing were put into effect on March 12, 2020.

Additionally, the Town is contemplating further amendments to support employee housing laws that would legalize after-the-fact housing in the downtown. This would help provide housing for resorts in adjacent jurisdictions.

Program H-3.5

Objective: The Town shall amend the Development Code to allow manufactured homes in all zones allowing single-family residential dwellings with the same development standards to which single-family residential dwellings on the same lot would be subject, in compliance with Government Code Article 2, Section 65852.3. (Source: New Program).

Timeframe identified in Housing Element: December 31, 2019.

Status: Complete: Amendments to the Development Code ordinance to ensure compliance with State law regarding manufactured homes were put into effect on March 12, 2020.

Program H-4.1

Objective: Continue to promote programs that provide loans to homeowners to assist in rehabilitating existing homes, including the Owner-Occupied Housing Rehabilitation Program which provides loans to income eligible homeowners to make rehabilitation repairs to their homes.

Information on the Owner-Occupied Housing Rehabilitation Program and other rehabilitation loan or grant programs developed in the future will be provided on the Town's website, at Town Hall and directly to homeowners as part of code enforcement activities. (Source: 2014 Housing Element, Program H-2.1.1).

Timeframe identified in Housing Element: Annually.

Status: Ongoing. The Town, through CalHome Reuse Program funding has available both owner-occupied rehabilitation and first-time homebuyer programs. Information is on the Town's website. In 2024, one CalHome owner-occupied housing rehabilitation loan was made. The Town also has BEGIN Reuse loan funds for down payment assistance for first-time homebuyers..

Program H-4.2

Objective: Continue to maintain an inventory and annually monitor affordable, income-restricted housing units, including both rental and ownership units, in the Town. There are no housing units at-risk of converting to market-rate during the current planning period. However, the Town will annually update its inventory, including current contact information, for future use. (Source: 2014 Housing Element, Program H-2.1.2).

Timeframe identified in Housing Element: Annually.

Status: Ongoing. The Town's Housing Program Analyst, in conjunction with the Town's Grant Program Coordinator, is compiling data to help facilitate and streamline monitoring for affordable housing. In 2023, the Town contracted with an outside consultant to increase capacity for deed restriction monitoring. This project is ongoing.

The Town of Truckee maintains an inventory of income restricted units, both rental and ownership units.

The Town maintains a current contact list.

Program H-4.3

Objective: Develop a program to improve Truckee's existing mobile home parks. Facilitate outreach to mobile home park owners, mobile home and RV park residents, and other community members to explore conditions within Truckee's mobile home parks and develop an action plan, as staff availability and funding allow, to address identified problems.

The program might include strategies such as:

- Develop a low-cost loan program, targeted to mobile-home, RV and mobile home park owners, to rehabilitate units and improve the conditions within the parks.
- Provide technical assistance to mobile home owners and renters, and mobile home park and RV owners in seeking grants and/subsidies for improvements.
- Implement landscaping and streetscape improvements by the Town in the vicinity of mobile home parks.
- Coordinate with utilities providers to resolve existing or future infrastructure deficiencies at mobile home parks. (Source: 2014 Housing Element, Program H-2.1.5).

Timeframe identified in Housing Element: Review as part of the 2040 General Plan update.

Status: The Town contacted the State Department of Housing and Community Development to discuss existing Truckee mobile home parks. The State identified that HCD had jurisdiction over all mobile home parks and local jurisdictions should not intervene.

In 2016, the Town began design work on Envision DPR, a corridor improvement and streetscape project on Donner Pass Road. Utilities were undergrounded and landscaping, sidewalks, lighting, and crosswalk improvements were installed on Donner Pass Road from Coldstream Road to Frates Road. Three mobile home parks, Sunset Inn I, Old 40 Village, and Sierra Park Trailer Court (behind the La Bamba restaurant) are located within the boundaries of the Envision DPR and new infrastructure and landscaping improvements were installed in front of all three of these mobile home parks.

Program H-4.4

Objective: Explore preservation options for mobile home parks such as:

- The creation of a mobile home park zoning district
- Rent stabilization
- Non-profit purchase/ownership
- Requirements for relocation assistance
- Other methods to mitigate displacement (Source: New Program).

Timeframe identified in Housing Element: Legal brief on rent stabilization by December 2020; Review as part of the 2040 General Plan update.

Status: Ongoing. Research has been initiated.

Program H-5.1

Objective: Continue efforts to streamline the development review process and eliminate any unnecessary delays in the processing of development applications. To streamline development review, the Development Code establishes the Zoning Administrator as the review and approval body for historic variances, minor residential use permits (ten or less units), variances, site plans, certificates of compliance and tentative maps for two to four parcels. To reduce or eliminate potential constraints associated with holding costs, continue to give priority to processing of applications for affordable housing projects. The priority will extend to building inspections during the construction process. Annually review the development review process and priority processing given to affordable housing projects to ensure that affordable housing priority processing does not have an adverse effect on the processing of other development applications. (Source: 2014 Housing Element, Program H-3.1.1).

Timeframe identified in Housing Element: Ongoing, project based.

Status: Ongoing, project-based. Affordable housing projects are given priority in processing, including Planning Commission review. With adoption of the Objective Design Standards in October 2023, projects consistent with the Objective Design Standards and development standards for the project site are subject to staff-level design review of the project.

Program H-5.2

Objective: When feasible, allow fee deferrals or consider providing alternative funding assistance for projects which provide housing committed to lower or moderate income households. The fees that may be deferred or provided assistance include planning application fees, building permit fees, Town traffic impact fees, and/or facility impact fees. Continue to work cooperatively with local fee charging partners to review and/or defer fees. (Source: 2014 Housing Element, Program H-3.1.2, modified).

Timeframe identified in Housing Element: Ongoing, project-based.

Status: In compliance with State law (Section 66007 of the Government Code), Town fees or charges for the construction of public improvements or facilities are deferred until prior to building permit final for eligible residential development. Impact fees for smaller ADUs are waived..

Program H-5.3

Objective: The Town will study the feasibility of continuing to reduce parking requirements in high-density residential zones where available public transportation and nearby goods and services exist and consider codifying procedures for allowing flexibility for parking through parking studies from the Town's on-call traffic and parking consultant. Based on its findings, the Town will revise the Development Code as appropriate. (Source: 2014 Housing Element, Program H-3.1.3, modified).

Timeframe identified in Housing Element: Investigate reduced parking by December 2023.

Status: Ongoing. The 2040 General Plan, adopted in May 2023, supports the development of transportation demand management programs for larger employee-generating projects. Use of Density Bonus Law and AB2097 provide avenues for reduced parking for residential projects.

Program H-5.4

Objective: Investigate, engage in, and collaborate with a long-term regional housing entity that would create housing programs, communicate among regional jurisdictions, manage affordability compliance, and help monitor and enforce housing programs. (Source: New Program).

Timeframe identified in Housing Element: Investigate a regional housing entity by August 2021.

Status: Ongoing. This vision for how to satisfy the components of this goal has continued to evolve.

In 2021 the Town of Truckee joined the Truckee Tahoe Workforce Housing Agency Joint Powers Authority (TTWHA) and in 2022 participated in the TTWHA strategic planning process. While the agency's work initially focused on supporting workforce housing for member agency employees, the mission was updated to more broadly support workforce housing in our region (rather than establishing a completely separate housing entity). In the coming year the agency intends to establish a separate 501(c)3 arm to facilitate public-private partnership to support regional workforce housing efforts. The agency provides housing "concierge" services to assist residents with finding available housing and is planning to begin a rental housing master lease pilot program and coordinated legislative advocacy in 2025.

The Town was a funding and participating partner in the Mountain Housing Council, which addressed housing coordination in the North Tahoe-Truckee region, including availability, variety, and affordability. Activities included legislative policy analysis, exploration of funding sources, and a Regional Housing Assessment and Action Plan.

Program H-5.5

Objective: Hire a full-time Housing Coordinator position to facilitate the creation of new affordable and workforce housing opportunities in Truckee. (Source: New Program).

Timeframe identified in Housing Element: Hire a Housing Coordinator by December 2019.

Status: Complete: A Housing Program Manager was hired and began work in January 2020. A Housing Program Analyst was hired in May 2022 to develop and administer Town housing programs, including the Accessory Dwelling Unit program, Truckee Home Access Program, Lease to Locals, Rooted Renters, Short-Term Rental Workforce Housing Token Program, and Deed Restriction for New Housing Development.

Program H-6.1

Objective: Continue coordinating with other providers of public facilities and services in the review of residential development projects to ensure services and facilities will be available, consistent with the providers' level of service standards. Standards for services availability and timing are provided in the Land Use Element. (Source: 2014 Housing Element, Program H-4.2.3).

Timeframe identified in Housing Element: Ongoing, project-based.

Status: Ongoing, project-based.

Program H-6.2

Objective: Review land use and zoning to find opportunities to incentivize residential sites that are compatible with surrounding uses and to locate medium and high density housing near jobs, schools, transit, and other services to encourage quality of life benefits. (Source: New Program).

Timeframe identified in Housing Element: Review as part of the 2040 General Plan update.

Status: Ongoing. SB-2 funding was received and was directed toward this effort. As part of the SB-2 process, the Town has identified potential land that can be rezoned to a higher density in central locations. Additionally, the 2040 General Plan, adopted in May 2023, increased densities and densities along Donner Pass Road, one of the key transportation corridors in Truckee, and in appropriate neighborhood centers at Donner Lake and Glenshire.

Program H-6.3

Objective: Explore incentives and/or regulatory approaches to further the Town's goals for renewable energy and greenhouse gas reductions in housing policies, programs, and projects. (Source: New Program)).

Timeframe identified in Housing Element: Ongoing.

Status: Ongoing. The Town incorporated a Climate Action Plan Element as part of the 2040 General Plan. The Climate Action Plan Element includes incentives and regulatory approaches to furthering the Town's goals for renewable energy and greenhouse gas reductions, including in housing projects. The Town provides rebates for energy efficiency and weatherization upgrades and will launch a full-service housing weatherization pilot program in 2025..

Program H-7.1

Objective: Review the Development Code on an annual basis to ensure that no provisions within the Development Code discriminate against any residential development or emergency shelter because of race, religion, sex, gender, gender identity, gender expression, genetic information, color, ancestry, sexual orientation, citizenship, primary language, immigration status, national origin, marital status, familial status, medical condition, disability, or source of income of its owners or intended occupants. Revise the Development Code as necessary to remove discriminatory provisions and to be consistent with State and federal laws. (Source: 2014 Housing Element, Program H-6.1.1, modified).

Timeframe identified in Housing Element: Annual review.

Status: Ongoing.

Program H-7.2

Objective: Identify an entity responsible for providing fair housing services for the Town of Truckee. Services may include community education, individual counseling, mediation and landlord/tenant counseling. Refer fair housing inquiries to the designated agency or organization.

Provide information on fair housing laws and regulations through the Town's local public facilities. This includes postings of fair housing law on the Town's website, at Town Hall, at the local post offices and library. (Source: 2014 Housing Element, Program H-6.1.2, modified).

Timeframe identified in Housing Element: Identify entity by August 2022. Provide information on website by February 2023.

Status: The Town has posted information on fair housing law on the website.