

2023

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Town of Truckee Annual Report
Community Development Department



Table of Contents

- Purpose of the Report3
- Summary3
- Background5
- Residential Projects9
- Residential Projects Under Construction11
 - Residential Projects Approved13
 - Residential Projects Under Consideration15
 - Residential Buildout16
- Affordable Housing16
- Regional Housing Needs Assessment17
- Non-Residential Projects18
 - Non-Residential Projects Built18
 - Non-Residential Projects Under Construction18
 - Non-Residential Projects Approved21
 - Non-Residential Projects Under Consideration23
 - Non-Residential Buildout24
- General Plan Implementation24
- Housing Element Implementation35

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 2023. 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, 2024, the DoF estimated a 0.37% housing increase in 2021, a 1.55% increase in 2022, and a 0.56% increase in 2023 for the Town of Truckee.

The DoF estimates a 50.6% vacancy rate and 2.45 persons per household in 2023. 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, 61 single-family residential homes, 0 multi-family units, and 15 accessory dwelling units (ADUs) were completed between January 1, 2023 and December 31, 2023, an estimated 0.56% increase in the housing stock.

The Town saw a decrease in the number of building permit application submittals for non-residential projects in 2023. Ten new non-residential projects were under construction in 2023.

Specific Plan/Master Plan Area Buildout

Within the Gray’s Crossing Specific Plan Area, the Village at Gray’s Crossing project, which includes 17,192 square feet of commercial space with 21 residential lofts, a 129-room hotel, 5,000 square foot conference space, 24 attached residential units, and a fourplex, was approved in August 2019, with extension to the land use entitlement approved in November 2021. Building permits for the 24 attached residential units and fourplex were issued in 2022. Design changes to the hotel were approved in 2023. Three townhomes have been completed and the fourplex is anticipated to be completed in autumn 2024.

The Joerger Rach Specific Plan was adopted in 2015 and amended in June of 2021. **Soaring Ranch Phase 1**, which includes the Raley’s grocery store, Mountain Hardware co-anchor and a freestanding multi-tenant commercial building, along with the Truckee Tahoe Lumber Company building have already been constructed, while two remaining projects are approved, but have yet to be constructed. **Soaring Ranch Phase 2** includes a mixed-use project in four buildings with a total of 31,523 square feet of commercial floor area (15,984 square feet of retail space, 6,339 square feet of office space and 9,200 square feet of restaurant space) and 69 for rent multi-family residential units. Of the 69 units, 61 units will be unrestricted market-rate units and 8 units will be deed restricted for affordable housing. Soaring Ranch Phase 2 was approved in February of 2021 and is currently in the building permit review process, although no permits have been issued. **Soaring Ranch Phase 3** see discussion on Phase 3 below under “Approved”. **Joerger Ranch Parcel 2**, see discussion on Parcel 2 below under “Approved”.

Other Residential and Non-Residential Construction

Approved

Five new non-residential projects received land use entitlements in 2023 but have not yet commenced construction.

- Friends of Tahoe Truckee Waldorf School Development Permit (2021-00000095) at 12640 Union Mills Road: 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.
- Tahoe Donner Downhill Ski Lodge (2022-00000071) at 11585 Snowpeak Way: 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. As of the publishing of this report, this project is under construction.
- Bar of America Expansion (2023-00000110) at 10040 Donner Pass Road: A Development Permit, Use Permit, Zoning Clearance, and Historic Design Review authorizing the conversion 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 modifications to the historic building. As of the publishing of this report, this project is under construction.
- West River Street Park (2023-00000101) at 10257 West River Street: 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. As of the publishing of this report, this project is under construction.
- Coldstream Commercial Development Permit (2023-00000036) at 12848 and 12833 Deerfield Drive: 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.

Under Consideration

The Planning Division continues to stay busy with development review, including the following projects:

- Gray’s Crossing Lot F (2022-00000079): A Tentative Map and Development Permit were 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.
- Silver Creek Estates (2021-00000060): A Development Permit application was submitted to the Town in August of 2021 proposing a 42-unit housing project within the Winter Creek subdivision. Five units are proposed to be deed-restricted to very low-income residents (60% area median income). This application is being considered by the Planning Commission at its August 2024 hearing.
- Trailside Townhomes (2021-00000026): 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.
- Village at Gray’s Crossing Car Wash (2022-00000034): A Development Permit was applied for in March of 2022 to construct a 3,825 square foot automated car wash. The proposed 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. This project was approved in January 2024.

General Plan Implementation & Update

In February 2018, the Town Council initiated the General Plan update process, which includes climate action planning, an update of the Downtown Specific Plan (now the Downtown Truckee Plan), and updated policies and programs. As of May of 2023, all phases of the General Plan Update have been completed, which included the following:

- 1) Project Initiation: Background data collection, a tour of Truckee, community engagement strategy, GPAC creation, and scheduling in 2018;
- 2) Existing Conditions Report: 406-page report consolidating essential baseline information and prepared with the goal of streamlining Environmental Impact Report (EIR) preparation, completed in early 2019;

- 3) Issues, Opportunities, and Vision: Consisting of a community visioning workshop in March 2019, GPAC crafted a vision statement in September 2019, a GPAC audit of the 2025 General Plan guiding principles/goals in fall 2019, and GPAC approval of draft guiding principles/goals in November 2019; and
- 4) Land Use Alternatives: An examination of potential changes to the General Plan Land Use Designations and identification of a preferred land use alternative, and reviewing the land use designation map to ensure that the desired community vision and development patterns will be achieved over the life of the plan;
- 5) Goals and Policy Development: Auditing the current plan language and incorporating new or missing ideas, and eventual hosting of a community workshop;
- 6) Downtown Specific Plan (now the Downtown Truckee Plan): Preparation of an administrative draft of the Downtown Truckee Plan focuses on the policies of the Downtown Truckee Plan.
- 7) Environmental Impact Report: Preparation of the draft EIR for review.
- 8) Adoption: Review and recommendation of final documents by the public, Planning Commission, and the HPAC, and eventual adoption by the Town Council. Certification of the Draft and Final EIR.

The Town adopted the 2019-2027 Housing Element on August 13, 2019, and the State Department of Housing and Community Development found the Housing Element in compliance with State law. The Town has initiated implementation of many Housing Element programs to help facilitate the creation of housing.

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 2022. The DoF estimates that the Town of Truckee had a decrease of 73 persons as of January 1, 2024 (16,702 total population; a 0.44% decrease).

As of January 1, 2024, the DoF estimated that there were 13,713 housing units within the Town, a 0.56% increase from 2022. Truckee’s vacancy rate, which primarily relates to second homeowners, is 50.6%. Truckee’s household occupancy is 2.45 persons per household. Based on the Town’s Building Division’s records, 61 single-family residential homes, 0 multi-family units, and 15 accessory dwelling units (ADUs) were completed between January 1, 2023 and December 31, 2023, a 0.56% increase in the housing stock.

In comparison, the State of California had a 0.14% decrease in population and Nevada County had a 0.60% decrease in population. The vacancy rates for both State (6.4%) and County (20.3%) are significantly lower than the Town’s vacancy rate, which represents the high level of second homeownership that exists within Truckee.

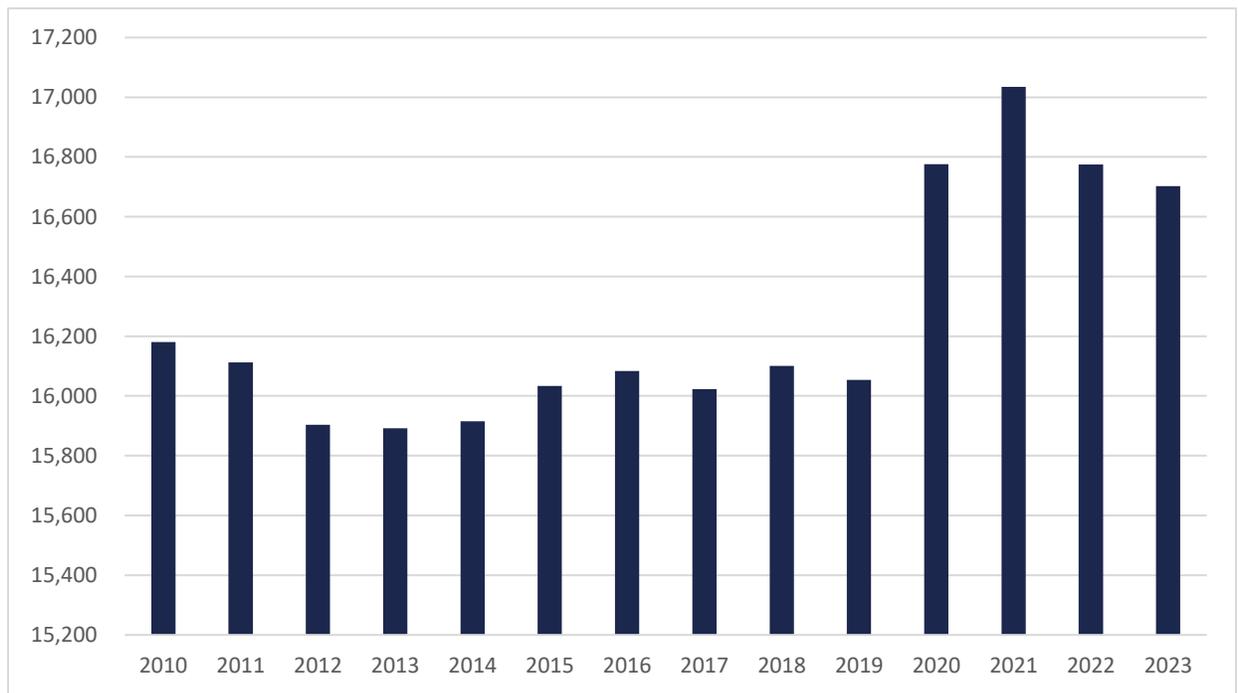
Town of Truckee

Year	Population	Change	Change (%)	Number of Housing Units	Change	Change %	Vacancy Rates	Persons Per Household
2023 (est.)	16,702	(73)	-0.44%	13,713	77	0.56%	50.6%	2.45
2022 (est.)	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

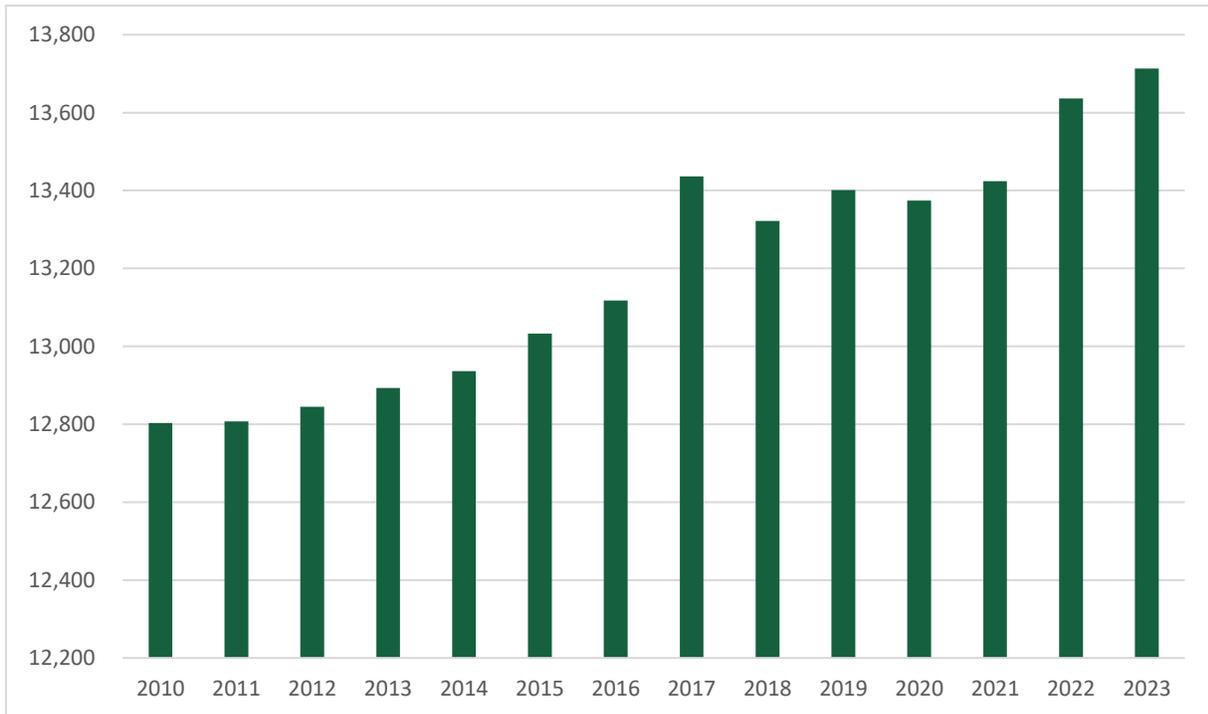
2018	16,101	78	0.48%	13,322	90	0.67%	51.4%	2.48
2017	16,023	(61)	-0.38%	13,232	114	0.86%	51.4%	2.48
2016	16,084	51	0.31%	13,118	85	0.64%	51.0%	2.50
2015	16,033	118	0.73%	13,033	97	0.74%	51.0%	2.50
2014	15,915	23	0.14%	12,936	43	0.33%	51.0%	2.50
2013	15,892	(12)	-0.07%	12,893	48	0.37%	51.1%	2.51
2012	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
2023	100,474	-0.60%	54,369	0.44%	20.3%	2.28
2022 (est.)	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

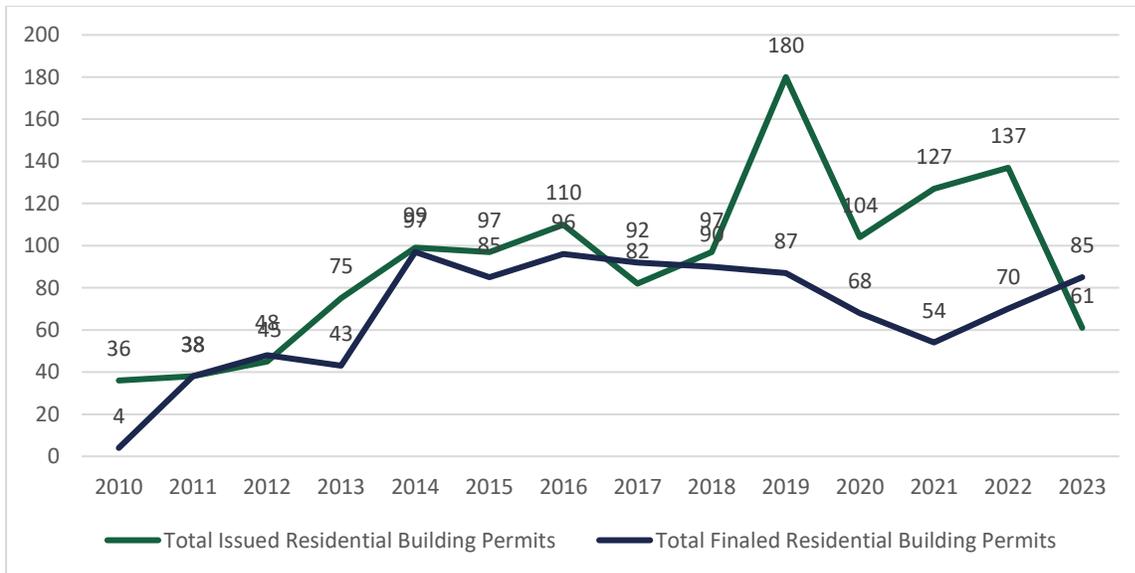
	Population	Change (%)	Housing Units	Change (%)	Vacancy Rates	Persons Per Household
2023	39,061,058	-0.14%	14,708,894	0.85%	6.4%	2.77
2022	39,114,785	-0.48%	14,584,348	0.78%	6.4%	2.80
2021	39,303,157	-0.59%	14,471,112	0.54%	6.7%	2.85
2020	39,538,223	-0.39%	14,392,140	1.09%	6.4%	2.86
2019	39,695,376	0.3%	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 2023 Truckee saw an increase in both issued and completed residential permits. Although there has been some decrease in residential permit activity over the past year, staff anticipates that residential construction will remain steady with a combination of remodel-type projects and new residences. 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. Major challenges to construction arose in 2020 due to the COVID pandemic with operational hurdles for businesses and governing organizations alike. Despite major challenges, building permit activity has remained high, with a dip in issued residential permits in the year 2023.

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 2023. Major residential projects include larger multi-family residential subdivisions and developments. Overall, in 2023, there was a decrease in construction of residential projects from 2022.

Residential Projects Completed

Fast Lane Employee Housing

Location: Highway 267, adjacent to the Fastlane service station

Project Address: 11991 State Highway 267
Project Number: 2016-00000159 and 2017-00000149
Unit Type: Employee apartment
Number: 1 unit
Affordable Units: None

In 2017, a Project Amendment was approved by the Planning Commission for an amendment to the Fast Lane service station project. Workforce housing requirements were triggered as part of the amendment and the applicant opted to construct one multi-family apartment on the project site for employees. Final Certificate of Occupancy was issued in July 2023.

Frishman Hollow II

Location: Prosser area, on the west side of 89N, south of the Prosser Dam Road roundabout
Project Address: 11200 Rue Ivy
Project Number: 2019-00000074
Unit Type: Multi-family residential units, rental
Number: 68 units
Affordable Units: 33 very low-income units (50% AMI), 34 low-income units (14 at 60% AMI; seven at 70% AMI, and 13 at 89% AMI), and one manager's unit

The applicants were approved for construction of 68 low-income affordable housing units on the perimeter of the existing Frishman Hollow I, a 32-unit low-income affordable housing project. Four buildings, two with 30 units each and two fourplexes, were approved by the Planning Commission in February 2020. Construction began in June of 2020 and is substantially complete with residents moving in in December 2021. The Final Certificate of Occupancy was granted in January 2023.

Miner's and Sutter's Trail

Location: North of the Olympic Heights Subdivision, in the southeast corner of the Old Greenwood Planned Development
Project Address: Miner's Trail and Sutter's Trail
Project Number: 2015-00000102 Unit Type: Detached and attached 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 some fractional ownership units to whole ownership units. In September 2016, the Town Council approved Old Greenwood Project Amendment #4 which changed the density designation for Old Greenwood and 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 17 undeveloped detached fractional ownership units to 16 detached whole ownership units and 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. The Miner's Trail subdivision map has been recorded and building permits for all eight of the Miner's Trail home sites were completed in 2023. The Sutter's Trail subdivision map has been recorded and all 14 of the units have been constructed and two building permits have expired.

Pioneer Commerce Center Building M

Location: Pioneer Commerce Center, north side of Pioneer Trail
Project Address: 10701 Pioneer Trail
Project Number: 2017-00000052
Unit Type: Multi-family residential, rental
Number: 9 units
Affordable Units: None

Building M of the Pioneer Commerce Center is a three-story building with nine residential units, with a mix of studio, one-bedroom, and two-bedroom units. The units were approved as market-rate apartments for “workforce housing.” A deed restriction was recorded on the property requiring that one of the units located in the nine-unit multifamily residential structure on the property be rented with a right of first refusal for occupancy to Pioneer Commerce Center employees and a “locals’ preference” for leasing of that same unit. The Building Permit for this project was issued in 2019. Final Certificate of Occupancy was issued in September 2023.

Residential Projects Under Construction

There are 310 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 2023.

Project	Approved MFR	Approved SFR	Built MFR	Built SFR	Unbuilt MFR	Unbuilt SFR	Total Unbuilt
Donner Lake 6	6	0	0	0	6	0	6
Industrial Way Mixed-Use Building	9	0	0	0	9	0	9
Pioneer Industrial Park	2	0	0	0	2	0	2
Spring Creek	30	36	30	24	0	12	12
The Village at Gray's Crossing	49	0	3	0	46	0	46
TOTAL	96	36	33	24	63	12	75

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 are currently under construction under a new owner.

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.

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 2024.

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.

The Village at Gray's Crossing

Location: Prosser area, on the east side of Highway 89 North, between Prosser Dam Road and Henness Road
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. Building permit applications have been submitted for the commercial space, fourplex, and 24 townhomes. 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 is anticipated to be completed in autumn 2024.

Residential Projects Approved

Below are several major residential projects with land use approvals for which construction has not yet started. In total, 292 residential units were approved in 2023.

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	
Subtotal	292	24
TOTAL UNITS	292	24

Estates Meadows

Location: Directly south of Estates Drive and East of the Regional Park
 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. A Time Extension request was submitted in May 2024.

Joerger Ranch Parcel 2

Location: Directly south of the Truckee Airport and north of Soaring Way
 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.

Old Greenwood – Carson Range Court and Villas Phase 2

Location: North of the Olympic Heights Subdivision, in the southeast corner of the Old Greenwood Planned Development and in the central portion of Old Greenwood on the northeast side of Villa Court
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

Location: Skislope Way
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 submitted on May 31, 2024.

Soaring Ranch Phase II

Location: Soaring Way
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, but has yet to be issued. A two-year Time Extension was approved on May 16, 2023.

Soaring Ranch Phase III

Location: Soaring Way
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.

Waltman/Elements Mountain Company

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
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 foot 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.

Trailside Townhomes

Location:
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.

Residential Projects Under Consideration

There were three residential projects under review by the Community Development Department in 2023.

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.

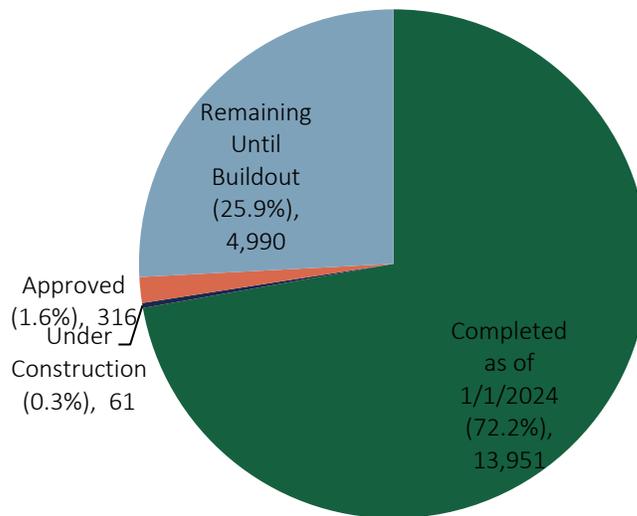
Silver Creek Estates at APN 019-820-011-000 (2021-00000060): A Development Permit application was submitted to the Town in August of 2021 proposing a 40-unit state density bonus housing project within the Wintercreek

subdivision. Five units are proposed to be deed-restricted to very low-income residents (60% area median income).

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.

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, 2024 the Town is currently at 72.2% of total residential buildout. Upon completion of all residential units under construction or approved, there would be 14,328 residential units, which is 74% of total 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 72.3% of the anticipated AB1600 buildout. Upon completion of all units under construction and approved, the Town would be at 74.2% buildout based on the AB1600 estimates.

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.

There are currently multiple projects awaiting or under construction that include affordable housing, such as Estates Meadows, Northwoods Townhomes, Skislope Way Townhomes, Soaring Ranch Phase II and III, the Village at Gray's Crossing and Waltman/Elements Mountain Company for a total of 68 affordable units.

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, urban flight due to Covid 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 continues 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

There were no new non-residential buildings completed in 2023. 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 Under Construction

In 2023, there were 10 non-residential projects under construction. The total square footage of non-residential projects under construction in 2023 was 179,206 square feet.

Project	Square Footage	Demo
Cottonwood Expansion	1,143	
Downtown 76 Station	1,766	1,200
Guest House Membership Organization	4,689	
Industrial Way Mixed Use Building	28,336	
Pioneer Industrial Park Mixed Use Building	4,101	
Truckee Tahoe Airport Hangars	43,308	
Truckee Tahoe Lumber Saw Shed	480	
TSD Vehicle Storage Building	4,925	
Truckee Tahoe Lumber Company Redevelopment	7,087	5,570
The Village at Gray's Crossing	83,371	
Subtotal	179,206	6,770
TOTAL	172,436	

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.

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. Staff has reached out to the applicants to resolve the final items with Final Certificate of Occupancy anticipated for 2024.

Guest House Membership Organization

Location: Downtown, east of the McIver Roundabout, on the southeast side of High Street
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.

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.

Pioneer Industrial Center Mixed Use Building

Location: Pioneer Industrial Center
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 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 is substantially complete, but the Building Permit needs to be reinstated.

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 has yet to receive a final passing inspection.

Truckee Sanitary District Vehicle Storage Building

Location: Airport area, adjacent to the Riverview Sports Park
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 expired in June of 2021. This permit will need to be reinstated prior to the addition being finished.

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 Village at Gray's Crossing

Location: Prosser area, on the east side of Highway 89 North, between Prosser Dam Road and Henness Road

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. 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 is anticipated to be completed in autumn 2024.

Non-Residential Projects Approved

In 2023, there were 6 projects with non-residential floor space that had valid land use entitlements totaling 76,425 square feet of non-residential floor area with currently active land use entitlements.

Project	Square Footage	Demo
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	78,153	0
TOTAL	78,153	

Crestwood Construction Industrial Building

Location: Truckee Industrial Park, north of Pioneer Trail on Industrial Way
Project Address: 10980 Industrial Way (APN 019-700-008-000)
Project Number: 2020-0000092
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

Location:
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. The applicant has not pulled a building permit at this time.

Old Trestle Restaurant

Location: West River Street, adjacent to the old Nevada County corporation yard
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

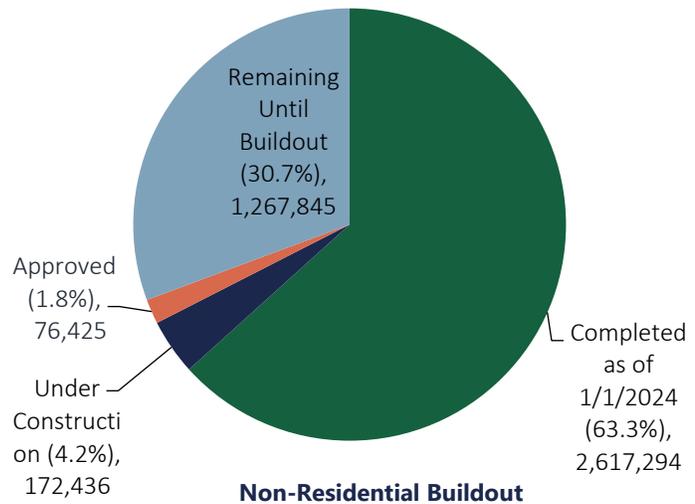
There was one major non-residential project under review by the Community Development Department in 2023:

Pioneer East Development Permit at **10400 Pioneer Trail (APN 019-410-028) (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.

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 63.3% of non-residential buildout. Upon completion of all non-residential floor space under construction or approved, the town will be at 69% 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 Town is currently at approximately 57% of the AB1600 buildout assumption. Upon completion of all units under construction and approved, the Town would be at 62.4% buildout based on the AB1600 estimates.



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 2023 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 (Page 35).

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 2023, the Town received 41 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 2023, this program has converted 158 residences to long term rentals, housing 368 Truckee residents.

SB2 Housing Site Rezone Process

Associated General Plan Elements: Housing | Land Use

In June 2019, the Town applied to the State of California Department of Housing and Community Development (HCD) for the 2019 Planning Grants Program (PGP - also known as SB2) to help accelerate the development of housing in Truckee. Staff sought this grant to conduct housing site analysis and recommend to Town Council a selection of the 2019 Housing Element housing opportunity sites for potential rezone prior to adoption of the updated (2040) General Plan. The Town was awarded \$160,000 in grant funding and contracted with PlaceWorks to conduct constraint and opportunities analysis for each housing site, ranking the sites for recommendation based on independent analysis. In June 2021, Town staff brought forth a recommendation to Town Council for prioritizing sites to move forward through the remaining steps in the SB2 process. Council chose to consider additional housing units on the High Altitude Fitness site, the former CHP site on Highway 89, Tahoe-Truckee Lumber's downtown site, and the Residences at Jibboom. The selected sites were evaluated as part of the Town's General Plan update. Any necessary Master Plan, Specific Plan, or Development Code amendments associated with rezoning these sites will move forward as part of the implementation of the 2040 General Plan.

Pacific Crest Commons

Associated General Plan Elements: Housing | Land Use

In January 2019, Governor Gavin Newsom signed into law Executive Order N-06-19 for Affordable Housing Development. The order created an inventory of excess state-owned lands and prioritized these properties for development as affordable housing projects. The former California Highway Patrol site (1.7 acres) on Highway 89 near Donner Pass Road was identified in this inventory and the State of California has partnered with the Pacific Companies and JK Architecture and Engineering to develop the site as an affordable housing project. While local building and land use regulations are not applicable to State development projects on State-owned lands, the project partners have reached out to the Town for consultation on various aspects of the project, now referred to as "Pacific Crest Commons". This State of California housing project proposes 55 deed-restricted affordable housing units, a community center and small playground. The project is currently pursuing tax credit financing.

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, businesses, and developers to reserve homes for income qualified local workers using a fifty-five-year deed restriction. The median home price in Truckee is \$1,125,000 and in order to afford a median priced home, a household needs to make 276% of area median income. The average income in a THAP participant is 162% 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. Developers can apply for compensation to build homes for sale or rent to local workers. The program launched in November 2022. In 2023, THAP housed 35 people and deed restricted 13 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.

Green Building Initiatives

Associated General Plan Elements: Conservation & Open Space

The Town has launched a number of initiatives to green Town-owned and community buildings. The Town contracted with nZero in 2022 to develop online internal and public-facing dashboards to track greenhouse gas emissions from municipal operations, including energy use at Town facilities and fleet vehicle fuel consumption. Staff worked with nZero to fully develop this dashboard in 2023, and anticipate using this data to complete municipal operations greenhouse gas inventories annually beginning in 2024. nZero is also providing an in-depth analysis of energy use at Town facilities, and has made personalized recommendations for the Town to reduce its carbon footprint.

In 2023, the Town continued its partnership with the Truckee Donner Public Utility District to fund expanded eligibility for weatherization rebates, supporting higher rebate amounts for the 2023 season. These rebates help residents make their homes more energy efficient by reducing air leaks in their building envelope and heating and cooling systems. In 2023, the Town Council also approved funding for a no-cost, turnkey weatherization assistance program for households making up to 80% AMI, which is anticipated to begin in 2024.

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 and in coordination with other entities, there are nine EV chargers available within public parking lots in downtown Truckee, six in the Railyard Master Plan area and two at the Depot building. Chargepoint, the station operator for the three Town Hall chargers and 6 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. Chargepoint estimates that the electric fuel provided by the Town Hall and Railyard stations avoided over 65 metric tons of greenhouse gas emissions in 2023 when compared to gasoline-powered 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. Truckee Day 2023 was the 20th annual event, with over 1,300 registered volunteers participating around Town. 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

In 2022, the Town of Truckee adopted a Single-Use Foodware Reduction Ordinance which aims to reduce the amount of disposable foodware generated in our community. The first phase of the ordinance was a ban on the sale and distribution of expanded polystyrene (e.g., Styrofoam), which went into effect in April 2023. The remaining ordinance provisions took effect January 1, 2024, including a requirement for restaurants to serve customers dining in on reusable foodware and a \$0.25 fee for each disposable cup and takeout container provided to customers. In 2023, Keep Truckee Green staff conducted outreach to business to ensure they were prepared for ordinance implementation and managed a grant program that provided over \$10,000 in funding to local businesses to switch to reusable foodware. This is an exciting step forward in reducing disposable foodware generated from the source. To further support a culture of reuse, Keep Truckee Green also continues their reusable takeout container program, which provides a reusable option for to-go orders, which has saved an estimated 80,000 disposable takeout containers from landfill.

In May 2023, the Town Council directed staff to develop an ordinance to prohibit the sale and commercial distribution of water in single-use plastic bottles and paper cartons under a gallon in size after considering recommendations from a stakeholder committee and the community. To support these new regulations, Keep Truckee Green began development of several new programs designed to promote use of reusable water bottles, including a bottle filling station grant program that launched in November 2023.

The Keep Truckee Green Division also operates community programs to prevent food waste. Four 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 continued their bi-annual "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. In 2023, Keep Truckee Green 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.

Church Street Extension & Trout Creek Restoration

The Church Street Extension & Trout Creek Restoration project is complete, with ongoing vegetation monitoring occurring within the creek restoration areas. The project consisted of constructing a new eastern extension of Church Street between the Railyard and Glenshire Drive just west of the Rock and Rose landscaping business and restoration of Trout Creek Reaches 4 and 5. The creek restoration portion of the project restored Trout Creek upstream of the new bridge to upstream of the balloon track and downstream to near the right-of-way of Union Pacific Railroad's mainline tracks. The restored creek provides 100-year flood capacity and improves aquatic and riparian habitats. The construction project started in 2022 and was completed in 2023. The contractor completed the creek work and bridge in 2022 and completed the Church Street extension and Church Street/Glenshire Drive roundabout in 2023. The Town was awarded \$1 million in grant funds from the state Department of Water Resources and \$2.3 million in grant funds from the Department of Fish and Wildlife towards the project.

Particulate Matter Air Quality Management Plan

Associated General Plan Element: Conservation and Open Space / Climate Action Plan

The Town continues to review projects against the Particulate Matter Air Quality Management Plan requirements, including implementation of PM₁₀ emission offsets and incorporation dust suppression plans. As part of the Climate Action Plan development, the Climate Change Vulnerability and Adaptation Plan directly addresses poor air quality as a vulnerability for the Town. Staff anticipates exploring the update of the Particulate Matter Air Quality Management Plan as part of the future 2040 General Plan implementation program.

LAND USE

Innovate Gateway

Associated General Plan Elements: Land Use | Community Character

The Innovate Gateway Strategy is a Caltrans grant-funded planning process that was kicked off in Fall 2020 to study new housing options, economic development strategies, sustainable mobility opportunities, and quality of life enhancements within the Gateway Area. This project expanded on the recent work of the Envision Donner Pass Road project, focused on developing a vision beyond the right-of-way by providing an opportunity for the community to discuss the look, feel, character, and types of uses most desired and appropriate for the Gateway Area's future. Through an extensive public engagement process, the Innovate Gateway Strategy was adopted by the Truckee Town Council as a non-regulatory document to help guide future land use and streetscape decisions within the Gateway Area. After adopting the strategy in 2021, Town staff coordinated with the General Plan Update team to integrate the appropriate concepts and ideas into the now-adopted 2040 Truckee General Plan. Town staff is currently using the Innovate Gateway findings to facilitate the creation of development standards for the new Corridor Mixed Use zone.

Downtown Specific Plan Update

Associated General Plan Elements: Land Use | Community Character | Downtown Specific Plan

In February 2018, the Town Council directed staff to initiate the 2040 General Plan Update, which included an update to the 1997 Downtown Specific Plan. The community workshops were held in spring 2019 and 2020 to engage the community in identifying opportunities and challenges in Downtown Truckee. The plan, which was renamed the Downtown Truckee Plan, was drafted with a focus on opportunity areas in the Downtown and updating and prioritizing policies and programs. The Historic Preservation Advisory Commission reviewed the draft plan in August and September 2022, forwarding a recommendation of approval to the Town Council. The Downtown Truckee Plan was adopted by the Town Council in May 2023, in conjunction with the 2040 General Plan.

Truckee River Legacy Trail and Truckee Springs River Front Open Space Project

Associated General Plan Elements: Land Use | Community Character |

Downtown Specific Plan | River Revitalization Strategy

Starting in 2019, the Town partnered with the Truckee Donner Land Trust towards improvement of the Truckee Springs property (formerly envisioned to be developed as a master planned residential community), with the Land Trust closing escrow in May 2021. Environmental review was conducted in fall 2020 for the Truckee Springs River Front Open Space and Trail System Project proposed at the site. The proposed project would construct a trailhead parking lot at the end of South River Street and a new trail connection between the parking lot and Riverside Drive (and the West River Park Master Plan area) via a new pedestrian bridge over the Truckee River. The project also includes a trail connection from the Cottonwood restaurant to the new Truckee Springs trail and west to the Placer County line. Project construction started in 2022 and as of July 2024, the project is complete.

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 is currently

collaborating with Truckee Donner Public Utility District, Truckee Sanitary District, and Truckee Donner Recreation and Park District to complete a lot line adjustment that will resolve this. During 2023 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. .

Short-Term Rental Ordinance

Associated General Plan Elements: Land Use | Noise | Housing

In August of 2020, in response to heightened community interest and concern, the Town Council directed staff to develop an ordinance addressing short-term rental (STR) and community-wide nuisance abatement regulations. A short-term rental ordinance was drafted, reviewed, and ultimately adopted by Town Council in October of 2020. This first short-term rental ordinance was intended to minimize neighborhood nuisance and life safety issues associated with short-term rental properties such as overflow parking, trash, loud noise, fire safety, occupancy levels, and other impacts while creating an administrative licensing and enforcement framework and generating a higher level of accountability amongst STR operators. A total of 1,255 operators registered under the new program in 2021 calendar year. In September 2021, in response to the worsening housing crisis in the region, Town Council adopted a temporary moratorium on the issuance of new STR registration certificates while the Town considered and studied potential updates to the STR program to help address the housing shortage. Town staff worked closely with a stakeholder advisory committee to study this issue and develop recommendations for Town Council. Town Council ultimately adopted an amended STR ordinance in April of 2022, instituting a cap on the number of STR registration certificates town-wide, phasing out STRs in multi-family units and ADUs, and requiring a 365-day waiting period after a property sells before the new owner may begin the registration process. Town Council also directed staff to develop a new workforce housing incentive program that will utilize a portion of STR registration certificates as an incentive for the development of new workforce housing units, which was adopted in March of 2022. Staff anticipates returning to Town Council for bed & breakfast or hosted rental policy discussions in late 2024.

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. Updates in 2023 included amendments to the telecommunications facilities, residential objective design standards accessory dwelling units, density bonus, bicycle parking, and streamlined Zoning Verification process ordinances for compliance with State law and consistency with Town priorities.

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.

Trails & Bikeways Master Plan

Associated General Plan Elements: Circulation | Conservation & Open Space

Climate Action Planning

The Town Council adopted a comprehensive update for the Trails and Bikeways Master Plan on September 22, 2015 which now includes pedestrian amenities in the long-range planning document. The Town intends to initiate an update

to this plan in 2023. In addition, in October of 2022, the Council authorized staff to accept all paved trails into the Town trail maintenance network to provide consistent snow removal and a higher level of trail maintenance, using Measure R and Measure U as a funding source.

West River Street Park

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

The West River Street 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.

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 is scheduled to be completed in the fall of 2024. Additional work by the utilities may extend beyond this date.

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 for 2026.

Roundabouts

Associated General Plan Elements: Circulation | Conservation & Open Space/ Climate Action Planning

The Church Street Extension and Trout Creek Restoration project constructed a roundabout at the intersection of the extended Church Street and Glenshire Drive in 2023.

Truckee Railyard Mobility Hub

Associated General Plan Elements: Circulation

The current transit center located at "The Depot" is exceeding its existing capacity 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 and Transportation Network Companies (TNC's). 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 will be awarded for construction in August 2024 with construction scheduled to be completed by October 2024. The 2A scope of the project will include construction of additional parking adjacent to the newly constructed Mobility Hub as well as both Level 2 and Level 3 electric vehicle 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 will also be installed to facilitate the construction of future charging stations within the new constructed parking lot as funding becomes available. The final phase of the Mobility Hub, Phase 2B, will consist of a climate-controlled Mobility Hub building and landscaping. Design for Phase 2B is anticipated to be initiated in fall 2024 following release of additional grant funds from Caltrans. Construction for Phase 2B is tentatively scheduled for summer 2025.

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. The Town has continued to operate the TART local system (Fixed Route and DAR), including night service. However, the Town embarked on the microtransit pilot program in the summer of 2022 now known as "TART Connect." Since the initial pilot, Council has 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. This service is now Town-wide and continues to contribute significantly to the overall increase in transit ridership within the Town.

It should be noted that the Town is currently in the process of evaluating the long-term viability and sustainability of TART Connect, as the pilot programs have been funded through partner contributions and Town discretionary funding and not through dedicated sources.

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.

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. The 2023 season resulted in over 3,200 trips taken, 20,000 miles ridden, and approximately 19,626 lbs. of carbon offset or not realized.

The 2024 season commenced in early May 2024. New stations include stations at the upper Trout Creek Trailhead, Regional Park TART transit stop, Lift Workspace, Truckee Way at Stevens Lane, and an expanded station at Eagle Plaza. By the end of July 2024, the BCycle system has resulted in over 2,800 trips taken, over 16,000 miles ridden, and approximately 15,620 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.

Following the conclusion of the first year, staff and representatives from BCycle provided a comprehensive end of year report to Council in December 2023. At the conclusion of the 2024 BCycle season, staff will again return to Council for a similar report and discuss the future of the Program, as the 2025 season will be the last of BCycle’s contractual obligation.

Microtransit

Associated General Plan Elements: Circulation

Microtransit, or TART Connect, continues to be the driver of the growth in transit ridership within the Truckee Transit System, resulting in a 500% increase in transit ridership over pre-TART Connect levels. However, the long-term viability of the program remains unanswered, as a dedicated and long term funding sources has yet to be established. To determine public support related to new Town initiatives, including TART Connect, the Town conducted public opinion surveys in winter 2023 and again in spring 2024. As a result of these surveys, Council voted to authorize the placement of a tax revenue measure on the November 2024 ballot. If passed, this new revenue could support the continuation of the TART Connect program as well as programs, projects, and initiatives as outlined in the newly adopted Town General Plan.

Public Improvement and Engineering Standards (PIES)

Associated General Plan Elements: Circulation

Engineering staff worked to make updates to the PIES through 2023. Updates are ongoing and are anticipated to be completed by early 2025.

COMMUNITY CHARACTER

LEAP Grant

Associated General Plan Elements: Community Character | Land Use

In 2021, the Town Planning Division staff applied for and was awarded \$65,000 for a Local Early Action Planning (LEAP) grant from the State department of Housing and Community Development to develop objective design standards for housing development projects in the Town of Truckee. The purpose of this project is to create clear standards for the development community to aide in streamlining the permitting process for housing projects and provide certainty to applicants, decision makers, residents, and the public while meeting community aesthetic goals. With support from the Town’s consultant, Design Workshop, and input from a group of local designers and developers, a draft ordinance was created and presented to the Planning Commission at a workshop held in June 2023. Direction and edits made by the Planning Commission were incorporated and a recommendation for approval was forwarded to the Town Council in July 2023. The Town Council adopted the updated ordinance in September 2023 and the updated Development Code went into effect in October 2023. The LEAP grant was closed out in September 2023.

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 three artists to develop concept designs for a potential art piece for the middle of the Church Street/Truckee Way roundabout.

Historic Preservation Implementation Program

Associated General Plan Elements: Community Character | Land Use

The Town continued efforts to promote historic preservation in 2023 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 began 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. The 2023-2024 winter was much milder than what Truckee encountered during the 2022-2023 winter, however, the EOC did elevate to Duty Officer status to support a late February/Early March Blizzard event. This storm brought several feet of snow to the town over a 48 hour period, resulting in the closure of I-80 from Stateline to the western side of the crest for several days. The large closure and active public outreach led to reduced visitors and commercial traffic in the Town, helping limit traffic-related impacts.

The Town EOC supported the incident by pre-staging the town generator at the Community Arts Center, if needed for a shelter or warming center, sharing information with town staff and regional emergency management partners, coordinating messaging with Nevada County via an emergency CodeRED message in advance of the storm, and also

provided non-congregate overnight sheltering at a local hotel for a stranded traveling family. The EOC also coordinated with the Tahoe-Truckee COAD to help ensure underserved population needs were addressed, as identified.

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, Ladris, 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. Ladris also partnering with SWCA, the Truckee Fire Protection District (TFPD) lead planner on their Community Wildfire Protection Plan (CWPP).

The Town plans to partner with Tahoe Donner in the near future to conduct a more focused evacuation study for that neighborhood, similar to what was done by Nevada County for western communities at risk, which will utilize existing town capabilities, partnered with specialized consultants. The findings of that study will likely inform future studies and best practices, town-wide.

The Town continues to partner with the Nevada County Office of Emergency Services to update the Hazard Mitigation Plan (HMP), which is expected to be complete before the end of 2024. 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.

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.

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: Ongoing, anticipated in 2024. Further, the Winter Creek parcel is under review as of August 2024, and with approval would not require a modification to by-right housing.

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: Sites have been selected (Former CHP Site, Truckee Tahoe Lumber, Residences at Jibboom, and Gateway) and have been incorporated into the General Plan process and environmental review, which was adopted in May 2023. Therefore, this process has been completed.

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: 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 ADU team prepared fact sheets for ADUs and JADUs which were posted to the Town's website along with additional information relevant to the ADU permitting process. Additional information is provided through webinars to the building professional community. Town staff continues to add helpful resources to the ADU website, including a list of modular and kit home manufacturers that meet Truckee's high snow loads.

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 in February 2020. The Town created an ADU team (Housing Program Analyst, ADU Planner, and the Chief Building Official) to help answer questions and walk applicants through ADU standards, information, and the permit application process. Fact sheets for ADUs and JADUs have been created and posted to the website along with additional information relevant to the ADU permitting process. 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 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

As of December 2023, The ADU Grants & Loans Program has received 22 funding applications, approved 20 applications, and 7 grants have been completed and funded. In 2023, 41 ADU permits were applied for.

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.

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 per 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: 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 has 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: Ongoing. 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

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.

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

The Town continues to monitor and pursue outside grants and other state and federal funding. In the year 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.

A Joint Powers Authority (JPA), 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 has 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. Activities include legislative policy analysis, exploration of funding sources, and a

Regional Housing Assessment and Action Plan. The Town is also a partner agency to the Truckee Tahoe Workforce Housing Agency, a Joint Powers Authority that seeks to facilitate housing solutions for the Truckee-Tahoe workforce.

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.

Pacific Crest Commons (on a state-owned site) will also use up to 10 project-based Section 8 vouchers. Development is expected to begin construction in 2024, pending approval of Tax Credit funding.

Other multi-family developments occupants utilize 10 Housing Choice Vouchers.

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 reviewed by the Town Council in March 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 January 2023, the program has converted 110 units into long-term rentals and housed 229 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.

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 (JPA), 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. If no respondent replies with interest in the property, the Town can consider alternative development opportunities for the site, including assessing interest in development of the site for workforce housing.

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 14 houses as of March 2024, including one by a local business to rent to income qualified local employees. We have received 37 individual buyer applications to the program, and 315 individuals have taken the program application workshop. Town Council has allocated up to \$400,000 to partner with

other local agencies and purchase an 8-unit multi family complex that will be deed restricted based on local employment and income qualifications.

One developer has applied for THAP to deed restrict 20 units of a proposed project. Staff is working with the applicant to refine the application before it is proposed for funding.

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. 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: Ongoing.

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: Ongoing, project-based. Affordable housing are provided fee deferrals if requested. In compliance with State law, 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. Updates to the Development Code will be ongoing to implement the General Plan.

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 2022 The Town participated in the Truckee Tahoe Workforce Housing Agency 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 and to acquire it's first multi-family rental property, which will be funded by multiple public and private funding partners and deed restricted by the Town.

The Town is 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. The Town has continued to participate in the Mountain Housing Council regional coordination. Activities include 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 in May 2022 to develop and administer Town housing programs, including the Accessory Dwelling Unit program, Long-term Rental Preservation program, Truckee Home Access Program, and Lease to Locals.

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 is incorporating 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. Implementation of Reach Codes or Tier 1 or 2 of CalGreen is being considered.

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: Ongoing.