



WELCOME!
2027-2035
HOUSING ELEMENT
WORKSHOP

The background features a stylized landscape with blue mountains in the upper half and dark green evergreen trees in the lower half. The text is overlaid on this background.

Town of Truckee

2027-2035

Housing Element Update

Sites Inventory Workshop

Town Council | Planning Commission

December 9, 2025 Joint Workshop

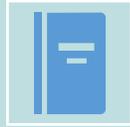
TOWN OF
TRUCKEE

Agenda

- **Presentation – ~20 minutes**
 - Housing Element Overview
 - Regional Housing Needs Allocation (RHNA)
 - Residential Sites Inventory
 - Workshop format
 - Questions
- **Workshop – breakout groups + report outs
~20-30 minutes**
- **Reconvene & Discuss + Council Direction –
~45 minutes**



Housing Element Overview



Required element of the General Plan



Plan for accommodating the Town's "fair share" of the regional housing need

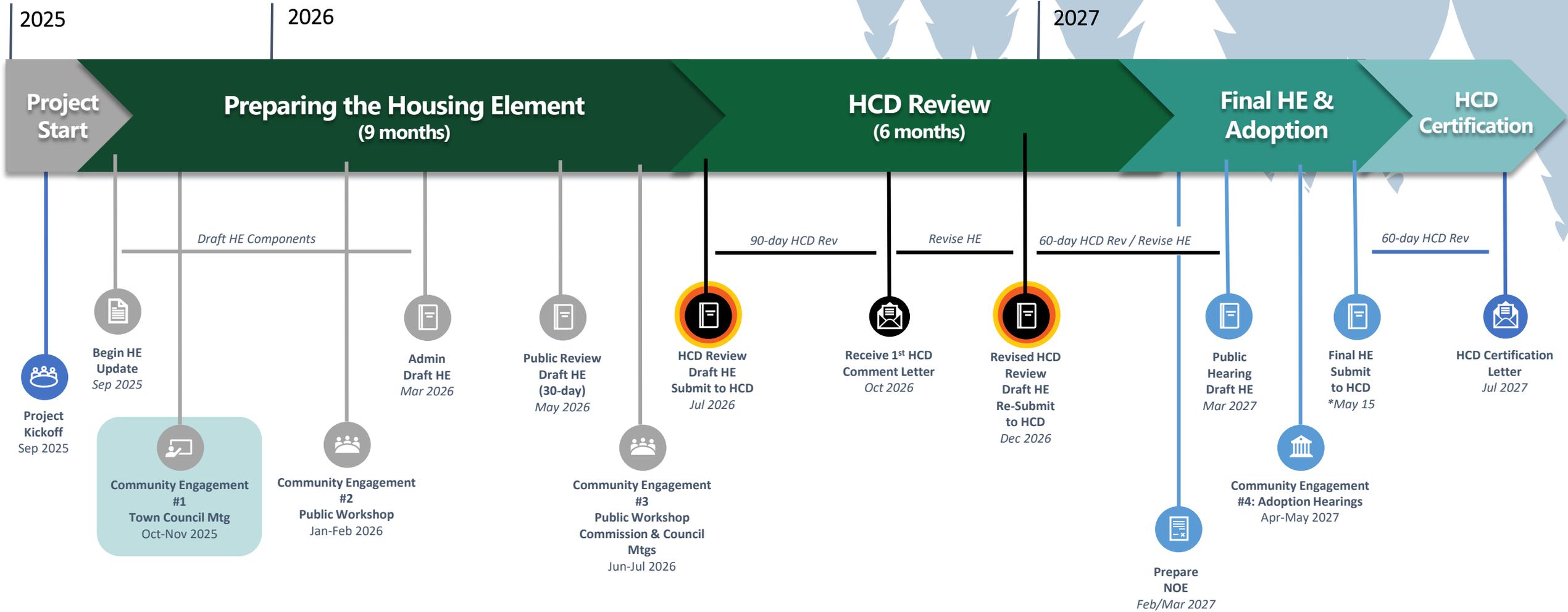


Reviewed and certified by State (HCD) for compliance with State law

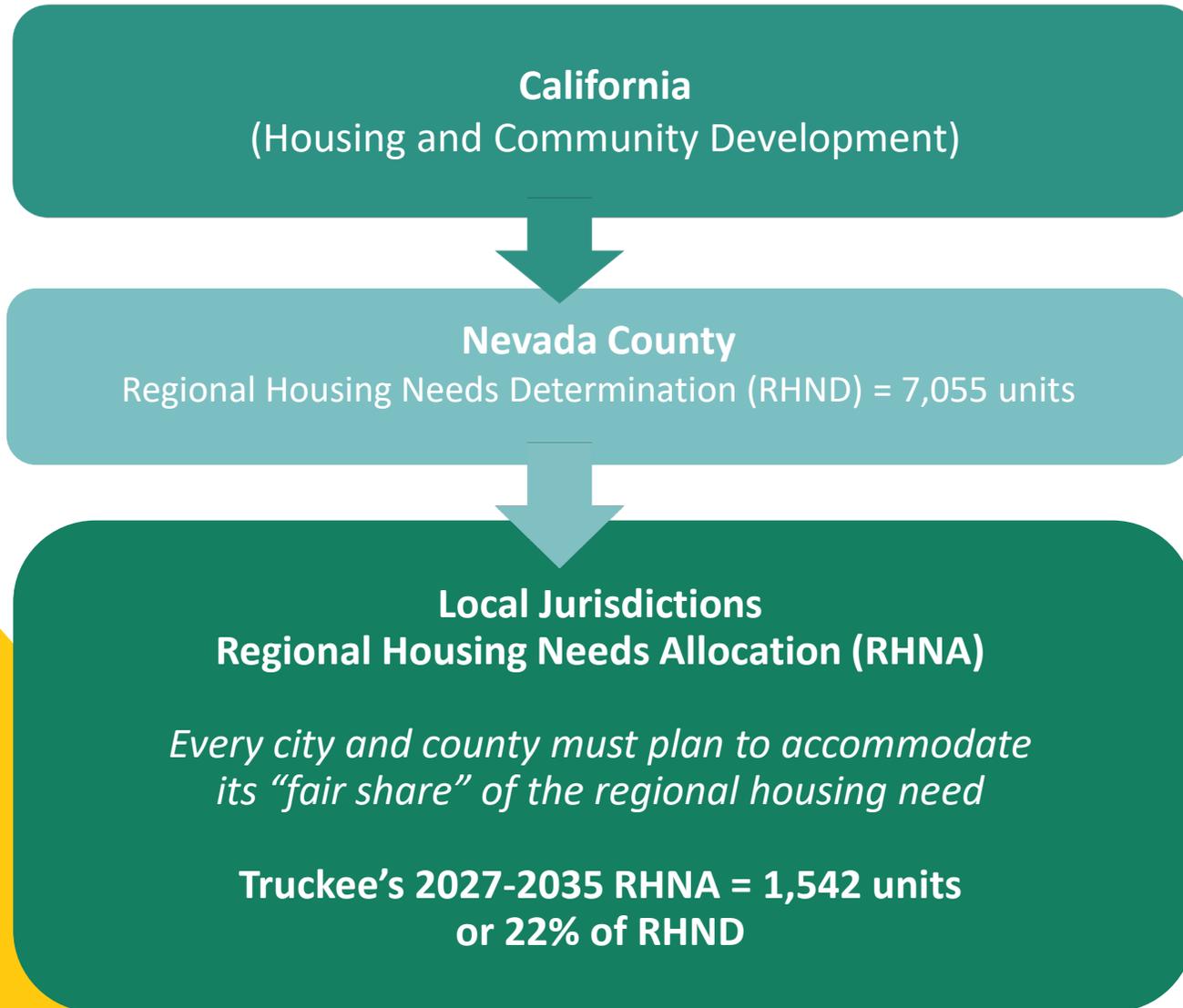


8-year State-mandated update schedule

Timeline



Regional Housing Needs Assessment (RHNA)



Truckee RHNA

2019 vs. 2027

Income Category	2019-2027 RHNA (Housing Units)	2027-2035 RHNA (Housing Units)
Very Low Income (<50% of Median Income)	187	477
Low Income (51-80% of Median Income)	140	231
Moderate Income (81-120% of Median Income)	128	313
Above Moderate Income (>120% of Median Income)	300	521
TOTAL	755	1,542



**708 lower income units
46% of total RHNA**

**+ 787 units
= 104% increase**

Housing Types and Affordability

Housing Element assumption: **Density = Affordability**

Above-Moderate Income

Sites that can only accommodate single-unit housing (SFR, small lots with lower density)

Moderate Income

Sites that can accommodate small multi-unit housing (e.g., duplex, triplex, fourplex) (MFR zoned lots less than 6-14 du/acre and smaller MFR lots smaller than 1 acre)

Lower Income

Must allow 15 units per acre per State law; minimum size threshold of at least 1 acre



Large-lot Single Family Home



Townhome



Duplex & Triplex



Multifamily Housing (15 units/acre)



Small-lot Single Family Home



Accessory Dwelling Unit (ADU)

How will we accommodate the 2027-2035 RHNA?

1. Vacant sites
2. Approved Projects/Pipeline Projects
3. Underutilized sites
4. Accessory dwelling units (ADUs) - TBD
5. Explore rezoning (if needed)



Available Sites for Residential Use (Preliminary)

Total by Income Category	
Lower	488*
Moderate	227
Above Moderate	250*
Total	965*

Site Name	Zoning	General Plan	Realistic Capacity by Income (units)				Income Category
			Lower	Mod.	Above Mod.	Total	
Arnold DMU	Downtown High Density Residential	Riverfront Mixed Use	45			45	Lower
Arnold DRH	Downtown High Density Residential	Riverfront Mixed Use	26			26	Lower
Tahoe Forest Hospital Gateway	CMU 6-18	Corridor Mixed Use	45			45	Lower
Railyard Downtown Extension	Downtown Master Plan	Downtown Specific Plan Area	175			175	Lower
Coldstream - Lakeside Residential	Lakeside Residential (LR)	Planned Community 1			112	112	Above Moderate
Coldstream - Village Green Residential	Village Green Residential (VGR)	Planned Community 1			90	90	Above Moderate
Upper McIver	Medium High Density Residential, 12-18 du/acre	Medium High Density Residential	82			82	Lower
Sutton Site	Downtown High Density Residential, 24 du/acre (DRH-24)	Downtown Specific Plan Area		8		8	Moderate
Hilltop - JAR Hilltop North	Downtown Master Plan	Downtown Specific Plan Area	88			88	Lower
Hilltop - Davies and Fitch	Downtown Master Plan	Downtown Specific Plan Area		94		94	Moderate
Aspen Meadows	Medium Density Residential, 6-12 du/acre	Medium Density Residential		36		36	Moderate
Gray's Crossing Cottages	RS	Gray's Crossing Specific Plan Area		9	48	57	Above Moderate
Hospital Site	RH 12-18	Hospital Campus	14			14	Lower
Joerger Ranch CL-1 Site	CL-12	Planned Community 3		9		9	Moderate
Alder Creek Middle School Site	Planned Community	Public	12	60		72	Mixed
Safeway Corner Pad	CMU 6-18	Corridor Mixed Use		11		11	Moderate
Caltrans Maintenance Yard	DRH 12-24	Downtown Truckee Plan Area				TBD	

*Minor changes from staff report, mostly in the AM category

Approved and Pending Projects (Preliminary)

Project Name	Units by Income Level						Total Units	Entitlement Expiration Date
	ALI	ELI	VLI	LI	M	AM		
Silver Creek Estates				5		35	40	11/30/2025
Railyard Hotel						15	15	N/A
Railyard – Trout Creek						49	49	N/A
Railyard – Industrial Heritage (Mixed Use)						108	108	N/A
Joerger Ranch Parcel 4				4	48	44	96	N/A
Jibboom Residences				10		52	62	9/30/2026
East River Street					2	11	13	N/A
Estates Meadows				30			30	11/30/2025
Aspen Creek Truckee					14	76	90	N/A
Joerger Ranch Parcel 2					8	4	12	5/29/2026
Old Greenwood - Carson Range						24	24	10/16/2026
Old Greenwood - The Villas						8	8	10/16/2026
Skislope Way Townhomes						4	4	7/30/2026
Soaring Ranch Phase II				14	55	17	86	11/29/2026
Soaring Ranch Phase III				18		91	109	4/30/2026
Edmunds Lofts				2	10		12	8/10/2027
Lamperti Mixed Use Project						2	2	3/31/2027
Trailside Townhomes/Zurich						6	6	4/29/2026
Gray's Crossing Lot F					6	30	36	N/A
The Old Lumberyard Phase 2						18	18	N/A
Gateway Village					48		48	N/A

Total by Income Category	
Acutely Low	
Extremely Low	
Very Low	
Low	83
Moderate	189
Above Moderate	594*
Total	866*

*Minor changes from staff report, mostly in the AM category

Site Inventory Summary Table (Preliminary)

	Lower- Income	Moderate- Income	Above Moderate- Income	Total
2027-2035 RHNA Need	708	313	521	1,542
Vacant/Non-Vacant Sites	488*	227	250**	965**
Approved + Pending Projects	83	189	594**	866**
ADU Projections	TBD	TBD	TBD	TBD
Total	571*	416	844**	1,833**
Surplus/Deficit (-)	-137	103	323**	289**
RHNA + 30% Buffer	920.4			
Deficit	-349*			

*1 unit change from staff report due to error

**Updates to Above Moderate numbers

No Net Loss

Maintain the Sites Inventory at all times

At all times the housing element land inventory must accommodate the remaining unmet RHNA.

At no time may a community allow development to cause the land inventory to become insufficient to meet the unmet RHNA for lower- and moderate-income households, unless alternative sites are made available in 180 days.

Downzoning and Reduction in Density

If a project is approved on a housing element site with either fewer units or a different income category, cities and counties must either:

- Make written “no net loss” finding that other housing element sites are adequate to meet the RHNA for lower- or moderate-income housing; or
- Identify and make available within 180 days other sites zoned at a density suitable for lower- or moderate-income housing (including any required CEQA)

No Net Loss

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Also consider other Town policies and goals and how we might accommodate future rezones.

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**Updates to Above Moderate numbers

Adequate Sites Program

To meet the remaining RHNA requirements + buffer, an adequate sites program will be included to the Housing Element.

- List of candidate sites for rezoning
- Future effort by the Town to identify which of the candidate sites should be rezoned.
- Must rezone to meet the deficit within 3 years of adoption of the Housing Element

Sites that are rezoned would allow housing, by-right, if:

- Minimum density:
16 du/acre
- 20% of the units are affordable to lower-income units

What happens if we don't comply?

If our Housing Element is deemed out of compliance at any time...



Builder's Remedy proposal in Menlo Park for 458' tall building (typical height maximum: 40')

Loss of local control – Builder's Remedy for projects with affordable housing

Legal suits and attorney fees

Financial penalties – Courts can fine jurisdictions up to \$100,000/month (with additional penalties for nonpayment)

Court could appoint an agent to ensure jurisdictions come into compliance

Loss of grant funding

Shorter rezone timelines

Workshop

20-30 minutes

Today's goal:

Identify areas where higher density (16+ du/acre) is appropriate or where nonresidential properties should be rezoned.

Discuss any concerns or opportunities related to density

Discuss ways to mitigate impact of density

Things to think about/discuss:

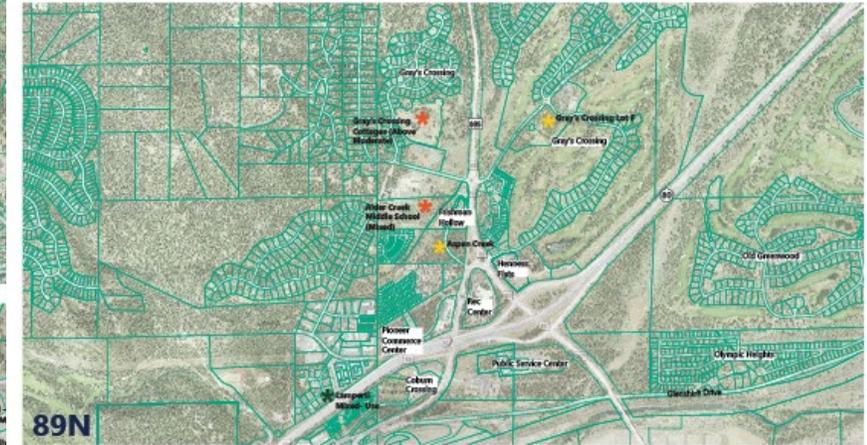
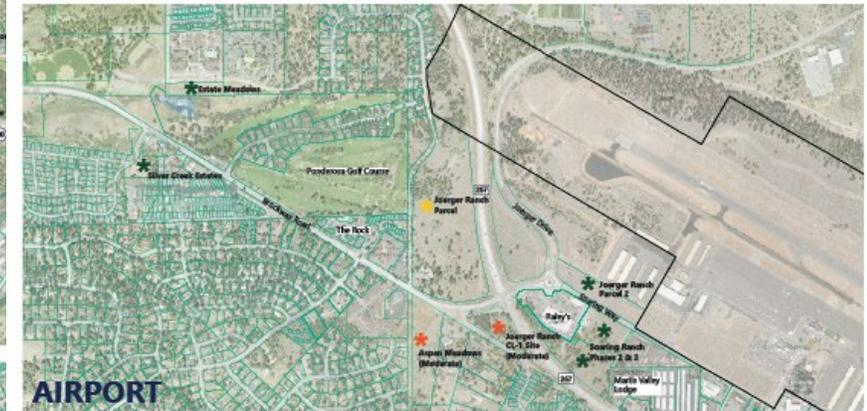
- Are there areas where greater than 16 du/acre can be considered?
- What are the main concerns with density?
 - How can we mitigate them?
- Are there areas where 4 or more stories is okay? Is greater height more acceptable if it preserves open space and parking?
- What are the features of Truckee we want to preserve? Have our priorities changed?

Workshop



2027-2035 HOUSING ELEMENT WORKSHOP

December 9, 2025



WHERE DO YOU THINK HIGHER DENSITY HOUSING SHOULD GO?

The State requires the Town to make available sites for higher density residential development through zoning. We need to find sites for at least 350 more units with zoning that allows 15 units or more per acre.

For reference, Henness Flats and Frishman Hollow are ~14 du/acre and Coburn Crossing is ~16 du/acre.

- ★ Site already has an approved project.
- ★ Site is counted as "available site"
- ★ Pipeline project (under review or with a submitted pre-app)

Income Level	Acutely Low	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Town of Truckee RHNA Requirements	116	137	224	231	313	521	1,542
Available Sites for Residential Use (Preliminary Draft)		571			416	844	1,833
RHNA Remaining (Preliminary Draft)		-137			103	323	289
30% Buffer		-212					
Total		-349					

2027-2035 HOUSING ELEMENT WORKSHOP

December 9, 2025 **TOWN OF TRUCKEE**

Workshop

Unit Type	 Large-lot Single Family Detached	 Small-lot Single Family / Cluster	 Attached / Detached Townhouses	 Multiple apartment buildings	 Urban High Density
Typical Density	1 ~ 6 du/ac	7 ~ 10 du/ac	11 ~ 15 du/ac	18 ~ 24 du/ac	30 ~ 90 du/ac
Example Layouts	   	   	   	   	 

Workshop

Density: 15 du/acre



Density: 18 du/acre



Workshop

Density: 27 du/acre



Density: 34 du/acre



Workshop

- 5 tables with discussion facilitated by a planner
- Each Town Council member should sit with their appointed Planning Commissioner
- Report out at end of discussion
- Commission to return to dais for discussion
- Council to return to the dais for discussion then direction



Questions

Workshop

20-30 minutes

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Discuss ways to mitigate impact of density

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- Are there areas where greater than 16 du/acre can be considered?
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Public Comment

1. **Eric Sutton** – questions related to his property listed in the sites inventory
 - Staff responded directly
2. **Brian Griggs** – requested sites in the Joerger Ranch Specific Plan area be considered as candidate sites

Next Up

- Staff and Ascent will continue to refine and update the site inventory as circumstances change
- Staff and Ascent will continue to work on the following:
 - Analysis of existing and projected housing needs
 - Evaluate of the previous Housing Element
 - Analysis of potential constraints on housing
 - Fair housing analysis
- Early 2026 workshop anticipated to discuss goals, policies, and programs

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Questions