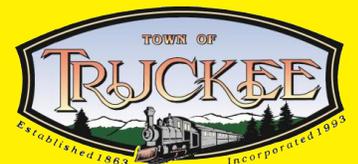




TOWN OF TRUCKEE
2019-2027
HOUSING
ELEMENT

Adopted by the Town Council on August 13, 2019
Resolution 2019-43



HOUSING ELEMENT

A. Introduction

The 2019-2027 Housing Element provides for the identification and analysis of existing and projected housing needs and articulates the Town's official policies for the preservation, conservation, improvement, and production of housing within the Town of Truckee. The Housing Element is the only General Plan Element that requires review and certification by the State of California.

B. Background

1. Purpose and Content

The Housing Element provides a detailed analysis of the Town's demographic, economic, and housing characteristics as required by State Law. The Element also provides a comprehensive evaluation of the Town's progress in implementing the programs from the previous (2014-2019) Housing Element related to housing production, preservation, and conservation. Based on the community's housing needs, available resources, constraints, and opportunities for housing production and preservation and its past performance, the Housing Element identifies goals, policies, and programs (i.e., actions) that address the housing needs of present and future residents.

California Government Code Section 65583 requires a jurisdiction's Housing Element include the following components:

- A review of the previous Element's goals, policies, objectives, and programs to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing need and an inventory of resources and constraints related to meeting these needs;
- A statement of goals, policies, and quantified objectives related to the maintenance, preservation, improvement, and development of housing; and
- A policy program that provides a schedule of actions that the Town is undertaking or intends to undertake implementing the policies set forth in the Housing Element.

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The Town of Truckee Housing Element is organized into three parts:

- Introduction;
- Background - Describes the purpose, process, and contents of the Housing Element; and
- Policy Program - Identifies specific policies and programs the Town of Truckee will carry out over the planning period to address the Town's housing goals.

Given the detail and lengthy analysis in developing the Housing Element, supporting background material is included in the following appendices:

- Appendix HA: Housing Profile
- Appendix HB: Potential Housing Constraints
- Appendix HC: Potential Housing Resources
- Appendix HD: Review of Housing Element Past Performance
- Appendix HE: Community Outreach
- Appendix HF: Glossary

2. Housing Element Update Process

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans (California Government Code Section 65302(c)).

This Housing Element update covers an eight-year planning period from August 15, 2019 to August 15, 2027. State planning law mandates that jurisdictions within Nevada County review and update their Housing Element by August 15, 2019. It is intended that this housing element be reviewed annually and updated and modified every eight years in order to remain relevant and useful and reflect the community's changing housing needs. This document represents the update required and responds to the issues that currently face the Town.

3. State Law and Local Planning

The Housing Element is one of the eight General Plan elements required by the State of California, as articulated in Sections 65580 to 65589.8 of the California Government Code. State Law requires that each jurisdiction's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions

for the preservation, improvement, and development of housing.” The Housing Element plans for the provision of housing for all segments of the population.

a. General Plan Consistency

The California Government Code requires internal consistency among the various elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan’s various elements shall provide an integrated and internally consistent and compatible statement of policy. Town staff has reviewed the other elements of the General Plan and has determined that this Housing Element provides consistency with the other elements of the General Plan. The Town will maintain this consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan.

b. Relationship to Other Plans and Programs

The Housing Element identifies goals, objectives, policies, and programs for the next eight years that directly address the housing needs in Truckee. There are a number of Town plans and programs that work to implement the goals and policies of the Housing Element. These include the Town’s Municipal Code and Specific Plans.

C. Policy Program

This section of the Housing Element outlines the Town’s Policy Program for the 2019-2027 Planning Period. The Policy Program identifies the specific actions necessary to address present and future housing needs, meet the specific requirements of State law, and consider the input by residents and stakeholders.

In developing this Policy Program, the Town engaged residents and stakeholders in multiple housing workshops and meetings. A summary of the outreach is provided in Appendix HE of this Housing Element. Through focused stakeholder meetings, a community workshops, and working sessions with the Town Council and Planning Commission, the identification of these issues provided the basis for Truckee’s Housing Policy for the 2019-2027 Planning Period.

1. Guiding Principles

The following principles related to housing were developed to guide preparation of the policy program. Each of these guiding principles is implemented by the policies and programs of the Housing Element listed in Section E.

- Provide an adequate number of sites for the development of housing to meet Truckee’s fair share of the regional housing need.
- Encourage a variety of types of housing, distributed throughout the community.
- Provide housing to meet the needs of its residents, particularly those who work in Truckee, while maintaining the Town’s character.

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- Remove avoidable governmental constraints to the maintenance, improvement, and development of housing.
- Enhance and promote quality housing design in both new and existing development.

2. Goals, Policies, and Programs

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 Town of Truckee's goals and policies related to housing are presented in this section. These goals and policies 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. The programs specified in this section constitute the Town's Housing Program, which is intended to rely upon a wide variety of mechanisms to implement the Town's goals.

Goal H-1	Ensure an adequate supply of housing sites to meet the housing needs of all segments of the community. <i>(Source: 2014 Housing Element, Goal H-1)</i>
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Policies

Policy H-1.1 Provide an adequate supply of sites zoned at sufficient densities to accommodate the production of new residential units to meet the needs of existing and future residents. *(Source: 2014 Housing Element, Policy H-1.1)*

Policy H-1.2 Consistent with “no-net-loss” density provisions contained in Government Code Section 65863, consider the potential impact on the Town’s ability to meet its share of the regional housing need when reviewing proposals to downzone residential properties, reclassify residentially-designated property to other uses, or develop a residential site with fewer units or at a higher income than what is assumed for the site in the Housing Element sites inventory. *(Source: New Policy)*

Policy H-1.3 Continue to require residential projects to achieve a minimum density of at least 50 percent of the maximum allowed density (Development Code Sections 18.080.050 and 18.92.110). Provision of affordable housing units above inclusionary housing units required by the Town Inclusionary Housing Ordinance shall be required for any project built below 90 percent of the maximum allowed density, according to a “sliding scale” standard. A project may incorporate project phasing and subdivision

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remainders and transfer density rights to achieve consistency with this policy. Exceptions to this policy can be made in the circumstance that the site is constrained. *(Source: 2014 Housing Element, Program H-1.1.3, Development Code)*

- Policy H-1.4 Continue to require units in residential developments constructed within high-density residential zones (RM, DRM, and DRH zoning districts with a density of six or more dwelling units per acre) to not exceed a maximum average living area of 1,500 square feet per unit (Development Code Section 18.214.050). Residential developments with more than 30 percent of their total units affordable to very low-, low-, or moderate-income households are exempt from the maximum unit size requirement. Development providing a number of affordable units more than 15 percent, but less than 30 percent, will be subject to a “sliding scale” that would permit larger unit sizes in proportion to the number of affordable units provided in the development. *(Source: 2014 Housing Element, Program H-1.1.4)*
- Policy H-1.5 Comply with by-right housing requirements on certain sites that have been counted in previous housing element cycles, consistent with AB 1397. *(Source: New Policy)*
- Policy H-1.6 Encourage alternative housing types such as co-housing, tiny homes, micro-housing, and junior accessory dwelling units to meet the diverse housing needs of all sectors of the community. *(Source: 2014 Housing Element, Program H-1.3.3)*
- Policy H-1.7 Pursue methods to expand opportunities for accessory dwelling units (i.e., second units) throughout the town. *(Source: New Policy)*

Programs

- Program H-1.1 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);

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- 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)*

Objective:	Streamline housing development on specific sites
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	August 15, 2022
Quantified Objective:	266 lower-income units

Program H-1.2 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)*

Objective:	An adequate supply of land to meet the Regional Housing Needs Allocation.
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Annual monitoring as part of the Annual Progress Report.

Program H-1.3 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);

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- 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.

Objective:	An adequate supply of land to meet community needs.
Responsible Party:	Community Development Department
Funding Source:	General Fund/SB2 Planning Grant
Implementation Time Frame:	Analyze the sites by December 2020. Rezone appropriate sites by January 2022, or sooner, if possible.

Program H-1.4 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)*

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Objective:	Encourage second unit housing development
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	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.
Quantified Objective:	24 secondary residential units

Program H-1.5 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)*

Objective:	Encourage second unit housing development
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Prepare informational brochure by September 2021.
Quantified Objective:	24 secondary residential units

Program H-1.6 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)*

Objective:	Encourage second unit housing development
Responsible Party:	Community Development Department

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Funding Source:	General Fund
Implementation Time Frame:	Launch the pilot program by December 2020.
Quantified Objective:	10 secondary residential units with deed restrictions

Program H-1.7 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)*

Objective:	Revise the Secondary Residential Unit Ordinance
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Review and revise the Secondary Residential Unit Ordinance for compliance with State law by December 31, 2019.

Program H-1.8 Review and revise Secondary Residential Unit Ordinance to encourage and reduce barriers to construction of secondary residential units. *(Source: New Program)*

Objective:	Revise the Secondary Residential Unit Ordinance
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Review as part of the 2040 General Plan update.

Program H-1.9 Develop objective design standards for multi-family residential projects and continue public outreach on creation and implementation of these standards. *(Source: New Program)*

Objective:	Develop objective standards for multi-family residential projects.
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Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	With completion of the General Plan update (2022)

Program H-1.10 Explore the creation of a multi-unit zoning overlay for existing single-family parcels potentially in combination with deed restrictions. *(Source: New Program)*

Objective:	Expand opportunities for a variety of housing types.
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Explore by July 2022.

Goal H-2	Provide housing affordable to all segments of the community. <i>(Source: 2014-2019 Housing Element, Goal 5)</i>
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Policies

- Policy H-2.1 Promote efficient use of available resources to address priority housing needs. *(Source: 2014 Housing Element, Policy H-1.4)*
- Policy H-2.2 Encourage the private sector to build affordable housing. *(Source: 2014 Housing Element, Policy H-1.2)*
- Policy H-2.3 Strive to provide housing opportunities that are affordable to the local workforce. *(Source: New Policy)*
- Policy H-2.4 Encourage development of housing for extremely low income households. *(Source: 2014 Housing Element, Program H-1.2.5)*
- Policy H-2.5 Pursue and support the use of available private, local, state and federal assistance to support the development or rehabilitation of affordable housing. *(Source: 2014 Housing Element, Policy H-5.1)*

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- Policy H-2.6 Continue to implement the Inclusionary Housing Ordinance (Development Code Chapter 18.214), which requires new residential development projects to include affordable housing units or to pay an in-lieu fee to provide for affordable housing. Provide density bonuses, concessions, and incentives for development projects that construct their affordable housing. *(Source: 2014 Housing Element, Program H-1.2.3)*
- Policy H-2.7 Continue to implement the Workforce Housing Ordinance (Development Code Chapter 18.216) which requires commercial, industrial, institutional, recreational and residential resort projects that create jobs to provide affordable housing for a portion of their projected workforce or to pay an in-lieu fee to provide for affordable housing. Provide density bonuses, concessions, and incentives for projects that construct their affordable housing. *(Source: 2014 Housing Element, Program H-1.2.4)*
- Policy H-2.8 Encourage projects that support mixed-income housing developments to promote economically diverse neighborhoods and strong communities. *(Source: New Program)*
- Policy H-2.9 Require long-term affordability commitments for affordable housing that receives financial assistance, a density bonus, or other regulatory concessions from the Town. Continue to require affordable units required under the Inclusionary or Workforce Housing Ordinances to remain affordable at their required income-levels in perpetuity. *(Source: 2014 Housing Element, Program H-5.1.6)*
- Policy H-2.10 Encourage the development of housing units for extremely low-income households, including family housing and non-traditional housing types such as single-room occupancy units, transitional housing, co-housing, and micro-housing. *(Source: 2014 Housing Element, Program H-1.2.5, modified)*
- Policy H-2.11 Continue to work with the Regional Housing Authority of Sutter and Nevada Counties on Housing Choice Vouchers and with future developers interested in project-based vouchers. *(Source: New Policy)*
- Policy H-2.12 Continue to encourage the use of the Town's Density Bonus Program to eligible proposed developments to disperse affordable housing throughout the Town. *(Source: 2014 Housing Element, Program H-1.2.1)*

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Programs

Program H-2.1 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)*

Objective:	Assess annual housing needs
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Annually

Program H-2.2 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)*

Objective:	Obtain outside funding for housing and housing-related activities
Responsible Party:	Community Development Department - Housing Consultant
Funding Source:	General Fund
Implementation Time Frame:	Evaluate and pursue funding opportunities on an annual basis.

Program H-2.3 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)*

Objective:	Support nonprofit affordable housing providers
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Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Ongoing, project-based

Program H-2.4 Cooperate with Regional Housing Authorities of Nevada and Sutter Counties to provide rental assistance through the Section 8 Voucher Program. Refer inquiries 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)*

Objective:	Section 8 referrals
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Ongoing

Program H-2.5 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)*

Objective:	Implement the Inclusionary Housing Ordinance
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Consider “achievable housing” by August 2020. Annual monitoring
Quantified Objective:	50 units

Program H-2.6 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

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include requirements for “achievable housing” (i.e., 80% to 195% Area Median Income). *(Source: 2014 Housing Element, Program H-1.2.4)*

Objective:	Implement the Workforce Housing Ordinance
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Consider “achievable housing” by August 2020. Annual monitoring
Quantified Objective:	100 units

Program H-2.7 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)*

Objective:	Revise the Density Bonus Program
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	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.

Program H-2.8 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)*

Objective:	Support first-time homebuyers programs
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Responsible Party:	Community Development Department - Housing Consultant
Funding Source:	CalHome or other funding as available
Implementation Time Frame:	Annually

Program H-2.9 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)*

Objective:	Assess local program expansion
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Assess feasibility of additional funding sources by November 2020.

Program H-2.10 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)*

Objective:	Identify feasible incentives for converting second homes to long-term rental housing for local residents
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Assess feasibility by June 2021. Explore short-term rental regulations by December 2020.

Program H-2.11 Working in collaboration with local regional housing entities, coordinate with public agencies to identify opportunities for affordable housing on publicly-owned

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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)*

Objective:	Review Town-owned and publicly owned property for housing potential.
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Provide information to special districts by January 2021. As part of the annual report, review Town-owned property.
Quantified Objective:	40 units

Program H-2.12 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)*

Objective:	Encourage and facilitate development of 45 housing units affordable to extremely low income households.
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Annual monitoring

Program H-2.13 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

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homes for primary residents of Truckee. *(Source: New Program)*

Objective:	Develop a deed restriction purchase program.
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Explore program by December 2020.
Quantified Objective:	10 deed restricted units

Program H-2.14 Annually review the Town’s Capital Improvement Project (CIP) and operating budget for opportunities to support the creation of affordable housing. *(Source: New Program)*

Objective:	Annually review the Town’s ability to financially support the creation of affordable housing.
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Annually as part of the Town’s CIP and operating budget review and adoption.

Goal H-3 Provide a range of housing opportunities for residents with special needs, including the elderly, people with disabilities, single parent households, large households, and the homeless. *(Source: New Goal)*

Policy H-3.1 Encourage housing design standards that promote the accessibility of housing for persons with special needs, such as the elderly, persons with disabilities, including persons with developmental disabilities, large families, single-parent households, and the homeless. *(Source: 2014 Housing Element, Program H-1.3.2)*

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Policy H-3.2 Continue to provide reasonable accommodation for persons with disabilities to request relief to Code regulations and permitting procedures that would otherwise prohibit equal access to housing opportunities. *(Source: New Policy based on 2014 Housing Element Program H-1.3.1)*

Policy H-3.3. Continue to support regional efforts to address the needs of the homeless population. *(Source: New Policy)*

Programs

Program H-3.1 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)*

Objective:	Educate property managers, contractors, and local professionals about ADA requirements
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Workshops held quarterly

Program H-3.2: Review and revise the Development Code to encourage and remove barriers to the creation of senior housing. *(Source: New Program)*

Objective:	Encourage senior housing.
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	December 2022

Program H-3.2: 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)*

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Objective:	Equal housing opportunities for persons with disabilities
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Ongoing

Program H-3.3: 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)*

Objective:	Allow transitional and supportive housing in compliance with State law
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	December 31, 2019

Program H-3.4: 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)*

Objective:	Allow employee and farmworker housing consistent with State law
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Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	December 31, 2019

Program H-3.5: 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)*

Objective:	Allow manufactured homes consistent with State law.
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	December 31, 2019

Goal H-4 Conserve and improve the quality of the existing housing stock and the neighborhoods in which it is located. *(Source: 2014 Housing Element, Goal H-2)*

Policies

Policy H-4.1 Pursue and support the use of all available resources for the rehabilitation and conservation of the existing housing stock. *(Source: 2014 Housing Element, Policy H-2.1)*

Policy H-4.2 Through the Downtown Specific Plan and Historic Preservation Program, preserve and adaptively reuse, whenever possible, older structures within the Downtown area of the Downtown Specific Plan for potential housing and mixed use development opportunities. *(Source: 2014 Housing Element, Program H-2.1.3)*

Policy H-4.3 Require in-kind or better replacement of any affordable units lost through conversion of a mobile home park to non-affordable housing or another use that would remove affordable manufactured housing units. Review effectiveness of this policy. *(Source: 2014 Housing Element, Program H-2.1.4)*

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- Policy H-4.4 Preserve existing mobile home parks in order to reduce and avoid the displacement of long-term residents, particularly senior citizens, the disabled, low-income persons, and families with school-age children, who may be required to move from the community due to a shortage of replacement housing that is affordable. Consider appropriateness of Park Model Recreation Vehicles as affordable housing. *(Source: New Policy)*
- Policy H-4.5 Conduct activities to ensure building safety and promote integrity of residential neighborhoods. *(Source: 2014 Housing Element, Policy H-2.2)*
- Policy H-4.6 Continue to enforce the building code by requiring a permit prior to construction, repair, addition, or relocation of any residential structure. *(Source: 2014 Housing Element, Program H-2.2.1)*
- Policy H-4.7 Prohibit occupancy of unsafe, substandard dwelling units. *(Source: 2014 Housing Element, Program H-2.2.2)*

Programs

- Program H-4.1 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)*

Objective:	Consider establishment of a housing rehabilitation program
Responsible Party:	Community Development Department
Funding Source:	CalHOME and other funds as available
Implementation Time Frame:	Annually
Quantified Objective:	2 units, subject to funding availability

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Program H-4.2 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)*

Objective:	Monitor income-restricted housing units.
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Annually

Program H-4.3 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)*

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Objective:	Develop a mobile home park improvement program
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Review as part of the 2040 General Plan update.

Program H-4.4 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*)

Objective:	Preserve existing mobile home parks.
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Legal brief on rent stabilization by December 2020; Review as part of the 2040 General Plan update.

Goal H-5 Remove or mitigate constraints to the maintenance, improvement and development of all housing, especially affordable housing. (*Source: 2014 Housing Element, Goal H-3*)

Policies

Policy H-5.1 Periodically review and modify, as necessary, standards and application processes to ensure none act as avoidable constraints to the production of affordable housing. (*Source: 2014 Housing Element, Policy H-3.1*)

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- Policy H-5.2 Explore opportunities to provide consistent and predictable policy direction for residential project applicants through objective development and design standards. *(Source: New Policy)*
- Policy H-5.3 Continually strive to streamline permit processing and review times for housing projects that meet the goals and policies of the Town to the greatest extent possible. *(Source: New Policy)*
- Policy H-5.4 Strive to ensure that the development impact fee structure does not unnecessarily constrain production of residential development. *(Source: New Policy)*
- Policy H-5.5 Allow shared parking in commercial and residential mixed-use projects, where it can be demonstrated that the uses do not have competing peak parking demands. *(Source: 2014 Housing Element, Program H-3.1.3)*

Programs

Program H-5.1 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)*

Objective:	Streamline development review
Responsible Party:	Community Development Department
Funding Source:	General Fund

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Implementation Time Frame:	Ongoing, project-based
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Program H-5.2 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)*

Objective:	Defer fees and consider providing alternative funding assistance for fees for affordable housing units
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Ongoing, project-based

Program H-5.3 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)*

Objective:	Modify parking requirements
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Investigate reduced parking by December 2023. Ongoing

Program H-5.4 Investigate, engage in, and collaborate with a long-term regional housing entity that would create housing programs, communicate among regional jurisdictions, manage

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affordability compliance, and help monitor and enforce housing programs. *(Source: New Program)*

Objective:	Engage in and financially support a regional housing entity.
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Investigate a regional housing entity by August 2021.

Program H-5.5 Hire a full-time Housing Coordinator position to facilitate the creation of new affordable and workforce housing opportunities in Truckee. *(Source: New Program)*

Objective:	Hire a Housing Coordinator
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Hire a Housing Coordinator by December 2019.

Goal H-6 Balance the need and provision of housing in the community with its impacts on the environment and needed public facilities and services, in light of the Town’s 100% renewable energy goals.
(Source: 2014 Housing Element, Goal H-4)

Policies

Policy H-6.1 Encourage residential design that promotes energy efficiency and sustainable building practices and reduces greenhouse gas emissions. *(Source: 2014 Housing Element, Policy H-4.1)*

Policy H-6.2 Continue the solar access ordinance that establishes development standards to ensure solar access for all new residential development. *(Source: 2014 Housing Element, Program H-4.1.1)*

Policy H-6.3 Continue to implement the Building Code by allowing for flexibility in standards if a project achieves greater energy

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efficiency and incorporates green building techniques. *(Source: 2014 Housing Element, Program H-4.1.2)*

Policy H-6.4 Encourage residential development that reduces infrastructure and other development costs preserves and enhances important environmental resources, and maintains important areas as open space. *(Source: 2014 Housing Element, Policy H-4.2)*

Policy H-6.5 Encourage residential projects that enable people to both live and work in Truckee to reduce vehicle trips to and from outside communities to help enhance quality of life and community cohesiveness, and reduce greenhouse gas emissions, consistent with the Town’s climate action targets. *(Source: New Policy)*

Policy H-6.6 Encourage residential clustering to protect and maintain open space. *(Source: 2014 Housing Element, Program H-4.2.1, modified)*

Policy H-6.7 Encourage the appropriate siting of residential uses to minimize negative impacts from incompatible uses (e.g., noxious industrial uses, freeways) and maximize quality of life benefits from proximity to jobs, schools, transit, and other services. *(Source: New Policy)*

Policy H-6.8 Encourage residential developers to reference the Trails and Bikeways Master Plan and design projects that promote pedestrian connections and walkability within the project and to destinations throughout the town. *(Source: 2014 Housing Element, Program H-4.2.2)*

Programs

Program H-6.1 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)*

Objective:	Coordinate with public facilities and service providers
Responsible Party:	Community Development Department
Funding Source:	General Fund

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Implementation Time Frame:	Ongoing, project-based
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Program H-6.2 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)*

Objective:	Incentivize residential sites close to services and amenities.
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Review as part of the 2040 General Plan update.

Program H-6.3 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)*

Objective:	Explore incentives and/or regulatory approaches to meet Town sustainability goals.
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Ongoing

Goal H-7	Provide equal housing opportunities for all residents of Truckee. <i>(Source: 2014 Housing Element, Goal H-6)</i>
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Policies

Policy H-7.1 Encourage and support the enforcement of laws and regulations prohibiting discrimination in the sale and rental of housing based on 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.
(Source: 2014 Housing Element, Policy H-6.1, modified)

Programs

Program H-7.1 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)

Objective:	Revise Development Code for discriminatory provisions and compliance with State and federal laws
Responsible Party:	Community Development Department
Funding Source:	General Fund
Implementation Time Frame:	Annual review

Program H-7.2 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)*

Objective:	Provide fair housing information and services
Responsible Party:	Community Development Department

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Funding Source:	General Fund
Implementation Time Frame:	Identify entity by August 2022. Provide information on website by February 2023.

D. Quantified Objectives

The Town of Truckee will utilize a variety of program approaches to focus the Town's resources on meeting its housing needs. The Housing Element is required to estimate the number of housing units the Town believes can likely be constructed, rehabilitated, and preserved over the planning period. The quantified objectives for this Housing Element are summarized in Table H-1.

TABLE H-1 QUANTIFIED OBJECTIVES 2019-2027

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	93	94	128	140	300	755
Rehabilitation	0	0	0	2 ³	0	2
Conservation of Mobile/ Manufactured Homes ¹	351					351
Preservation ²	0	0	0	0	0	0

Notes:

¹ Conservation of affordable housing through the no net loss policy as described in Policy H-4.3. Quantified objective is based on the number of authorized mobile home spaces in Truckee as of May 2019, from the HCD website. Mobile home parks have been sold to new owners and there have been changes in type of ownership as owner-occupied units are being converted to park-owned rental units

²No units are at-risk during the planning period.

³Subject to funding availability and program demand.

APPENDIX HA – HOUSING PROFILE

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A. Introduction

Under State Housing Element Law, jurisdictions must evaluate both existing and future needs for all income groups when preparing the State-mandated Housing Element. Assessing the existing and future housing needs in the Town creates a solid foundation from which the Housing Element’s policies and objectives can be developed.

This section presents the demographic and housing characteristics that influence the demand for and the availability of housing. This section focuses on identifying the need for housing according to income level, tenure and special needs groups.

Primary data sources include the U.S. Census American Community Survey Data for 2013-2017, information published by the California Department of Finance (DOF), and information from the data packet prepared by Nevada County and Reviewed by the California Department of Housing and Community Development (HCD). The U.S. Census Bureau conducts the American Community Survey to provide estimates between decennial Census data. In this document, the decennial Census data was used for comparison purposes, but the American Community Survey Data for 2013-2017 was the primary data source due to the more current nature of the information. Additional data sources used include the Town of Truckee Community Development Department Annual Report and Building Permit data, Department of Developmental Services, Continuum of Care, and the U.S. Department of Housing and Urban Development.

B. Community Profile

1. Population Trends and Characteristics

Population trends and characteristics affect overall housing demands as well as demands for specific types of housing.

a. Historical, Existing, and Forecast Growth

The Town of Truckee is one of three incorporated cities in Nevada County. According to the Department of Finance, in 2018, Nevada County’s population was 99,155 residents. From 2010 to 2015, the County’s population decreased by 0.6 percent and from 2010 to 2018, the population increased by 0.4 percent. Table HA-1 compares the population in Nevada County to the populations of surrounding counties in 2010, 2015, and 2018.

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TABLE HA-1 REGIONAL POPULATION TRENDS 2000-2018

County	2010	2015	2018
Placer County	348,432	370,387	389,532
Butte County	220,000	224,285	227,621
El Dorado County	181,058	183,172	188,399
Nevada County	98,764	98,217	99,155
Sutter County	94,737	96,390	97,238
Yuba County	72,155	74,044	74,727
Sierra County	3,240	3,195	3,207

Source: Department of Finance E-5 2011-2018, with 2010 benchmark, May 2018

The Town of Truckee experienced rapid growth in the 1990s. According to the U.S. Census and the DOF, Truckee experienced a 56 percent population increase between 1990 and 2000. From 2000 to 2010, the total population increased 15.8 percent. However, between 2010 and 2018, only a 3.1 percent increase in population for Truckee and a 0.4 percent increase in population for Nevada County have been observed. Table HA-2 compares Truckee’s population growth trends with those of the County.

As indicated in Figure HA-1, the 2025 General Plan, adopted in 2006, forecast a population of 28,263 for Truckee in 2025. The Town is not likely to reach this forecasted population given the growth rates over the past decade. Table HA-2 shows a range of population projections for Truckee that were calculated using a low average annual growth rate of 0.39 percent (based on the growth rate between 2010 and 2018) and a high average annual growth rate of 1.06 percent (based on the growth rate between 2000 and 2018). The town’s population is projected to grow to between 17,500 and 18,900 residents by 2030, with an increase in the number of residents ranging from 800 to 2,200 over the 2018 population of 16,700.

The Department of Finance (DOF) produces population projections for the state and counties in California on a regular basis. 2018 DOF projections show the county population growing at an average annual growth rate of 0.54 percent from 2018 to 2030, which is within the lower average annual growth rate range for the town (0.39 percent). The population in the county is expected to increase from 98,757 in 2018 to 105,318 by 2030. This translates into an increase in population of 6,561 by 2030, as compared to the population in 2018.

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TABLE HA-2 POPULATION GROWTH 2010-2018

Jurisdiction	2010	2015	2018	2010-2018 Growth		2015-2018 Growth	
				Number	%	Number	%
Truckee	16,180	16,046	16,681	501	3.1%	635	4.0%
Nevada County	98,764	98,217	99,155	391	0.4%	938	1.0%

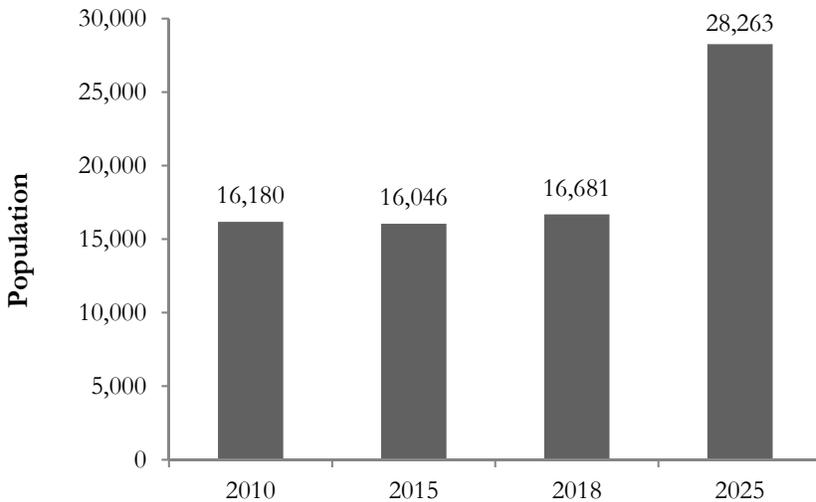
Source: Department of Finance E-5 2011-2018, with 2010 benchmark, May 2018

TABLE HA-3 POPULATION GROWTH PROJECTIONS IN TOWN OF TRUCKEE AND NEVADA COUNTY, 2018-2030

Population	Town of Truckee		Nevada County
	Low Projected Population (Average annual growth rate: 0.39%)	High Projected Population (Average annual growth rate: 1.06%)	Projected Population (Average annual growth rate 0.54%)
2018	16,700	16,700	98,757
2030	17,500	18,900	105,318

Source: Department of Finance 2018a, 2018b; town projections prepared by Ascent Environmental in 2018

FIGURE HA-1 TOWN OF TRUCKEE POPULATION FORECAST 2000-2025



Source: Department of Finance E-5 2011-2018, with 2010 benchmark, May 2018; Town of Truckee 2025 General Plan

b. Age Composition

In 2017, the prime working age group (25 to 54 years) comprised the largest percentage (44.9 percent) of the Town's population. The second largest group was school age (5 to 19 years) with 19.3 percent of the population. Refer to Table HA-4 for the distribution of age in 2017. Figure HA-2 shows the breakdown of population by age and sex in 2017 where males comprised 51.3 percent of the total population and the female population was 48.7 percent.

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TABLE HA-4 AGE DISTRIBUTION 2017

Age Group	2010 ²		2017 ³	
	Number	% of Population ¹	Number	% of Population ¹
Preschool (0-4 years)	1,061	6.6%	980	6.0%
School (5-19 years)	3,006	18.6%	3,154	19.3%
Young Adult (20-24 years)	841	5.2%	726	4.5%
Prime Working (25-54 years)	8,679	53.6%	7,324	44.9%
Retirement (55-64 years)	2,178	13.5%	2,373	14.6%
Senior Citizen (65+ years)	1,256	7.8%	1,751	10.7%
Total	13,967	100%	16,308	100%

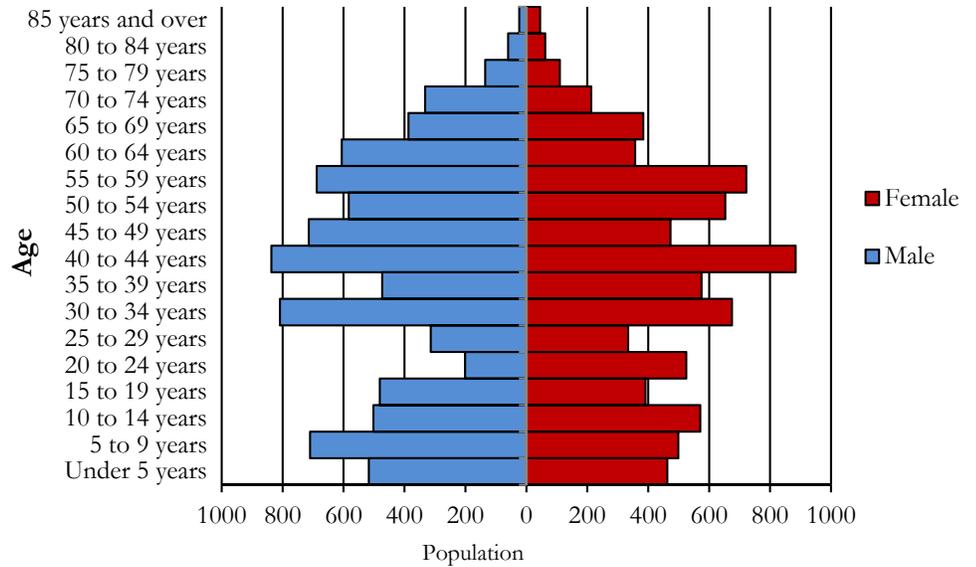
Notes:

¹ Percentages may not add up to 100% due to rounding.

² Source: U.S. Census 2010 DP-1

³ Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, DP05

FIGURE HA-2 POPULATION BY AGE AND SEX 2017



Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, S0101

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c. Race and Ethnicity

As shown in Table HA-5, as of 2017, the majority of residents in Truckee (78.4 percent) were White, Non-Hispanic and 18 percent were Hispanic or Latino.

TABLE HA-5 RACIAL AND ETHNIC COMPOSITION 2017

Racial/Ethnic Group	2010		2017	
	Number	%	Number	%
White	13,992	86.48%	14,969	91.79%
Black	60	0.37%	99	0.61%
American Indian & Alaska Native	95	0.59%	27	0.17%
Asian	241	1.49%	224	1.37%
Native Hawaiian and Other Pacific Islander	15	0.09%	18	0.11%
Hispanic	3,016	18.64%	2,975	18.24%
Other	1,431	8.84%	971	5.95%
Total	16,180	100.00%	16,308	100%

Note: The numbers do not add up because ethnicity is measured separately from race.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, DP05

2. Employment Trends

Housing needs are affected by employment trends. Availability of jobs in a geographic area can create demand for nearby housing. The quality or pay of available employment can also determine the demand for various housing types and price levels.

Truckee is largely dependent on tourist, resort, and second home and retirement activity. As shown in Table HA-6, in 2016, 22.3 percent of Truckee's population was employed in arts, entertainment, recreation, accommodation and food service, followed by education (21.1 percent), construction (13.1 percent), and professional, scientific, management, administrative, and waste management services (12.1 percent).

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TABLE HA-6 EMPLOYMENT BY INDUSTRY¹ 2016

	Truckee		Nevada County	
	Employees	Percent	Employees	Percent
Total Civilian employed population 16 years and over	8,754	100%	41,251	100%
Agriculture, forestry, fishing and hunting, and mining	26	0.3%	562	1.4%
Construction	1,145	13.1%	3,592	8.7%
Manufacturing	343	3.9%	3,002	7.3%
Wholesale trade	81	0.9%	715	1.7%
Retail trade	603	6.9%	4,337	10.5%
Transportation and warehousing, and utilities	321	3.7%	1,477	3.6%
Information	88	1.0%	754	1.8%
Finance and insurance, and real estate and rental and leasing	691	7.9%	2,231	5.4%
Professional, scientific, and management, and administrative and waste management services	1,056	12.1%	5,450	13.2%
Educational services, and health care and social assistance	1,850	21.1%	9,317	22.6%
Arts, entertainment, and recreation, and accommodation and food services	1,951	22.3%	5,030	12.2%
Other services, except public administration	336	3.8%	2,575	6.2%
Public administration	263	3.0%	2,209	5.4%

Notes:

¹Data cited for Truckee population, and does not represent the number of jobs in Truckee
Source: U.S. Census Bureau American Community Survey DP-03 2012-2016

The largest employer in Truckee, Tahoe Forest Health System, employed 520 persons in 2019. Approximately nine companies in or around Truckee employed 250 or more persons. Table HA-7 lists the major employers, with 50 or more employees, in the town and the approximate number of employees. Many of these employers are not located within the Truckee limits, but many of their employees reside in the town.

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TABLE HA-7 TOWN OF TRUCKEE – MAJOR EMPLOYERS

Company	Number of Employees
Tahoe Forest Health System	520
Tahoe Truckee Unified School District (TTUSD)	520
Clear Capital	352
Resort at Squaw Creek	330
Squaw Valley Alpine Meadows	300
The Ritz-Carlton, Lake Tahoe	260
Northstar California Resort	250
Sugar Bowl Resort	250
Tahoe Donner Association	250
Martis Camp	120
Kelly Brothers Painting Inc.	110
Town of Truckee	100
Squaw Valley Ski Holdings - Alpine Meadows Ski Resort	100
Lahontan Golf Club	90
Mountain Hardware & Sports	80
Sierra Nevada College	80
Truckee Donner Public Utility District	69
Tahoe Mountain Lodging	62
Truckee-Tahoe Lumber Company	58
PlumpJack Squaw Valley Inn	52

Source: Truckee Donner Chamber of Commerce, March 2019

Employment rates are also an indicator of economic trends in the town. As shown in Table HA-8, the Town of Truckee’s labor force increased from 9,750 in 2010 to 10,630 in 2018. According to the California Employment Development Department, between 2003 and 2018, 2018 had the lowest unemployment rate at 2.5 percent.

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TABLE HA-8 TRUCKEE LABOR FORCE TRENDS 2003 - 2018

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2003	9,390	8,960	430	4.5%
2004	9,840	9,070	410	4.3%
2005	9,620	9,250	380	3.9%
2006	9,760	9,410	350	3.6%
2007	9,870	9,470	390	4.0%
2008	9,970	9,290	680	6.8%
2009	9,670	8,810	860	8.9%
2010	9,750	8,810	940	9.7%
2011	9,810	8,930	880	9.0%
2012	9,670	8,810	860	8.9%
2013	9,600	9,060	540	5.6%
2014	10,050	9,420	640	6.3%
2015	10,100	9,570	530	5.2%
2016	10,160	9,690	470	4.6%
2017	10,230	9,890	340	3.3%
2018	10,630	10,360	270	2.5%

Source: State of California Employee Development Department, Unemployment Rates (Labor Force), 2018

3. Household Characteristics

This section describes the characteristics of Truckee’s households. The U.S. Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. The U.S. Census Bureau defines a family as related persons living within a single housing unit.

a. Household Formation and Composition

According to the U.S. Census Bureau, there were 6,343 households in 2010 and 6,531 households in 2018 (DOF 2018a), representing overall 3.0 percent growth and an average annual growth rate (AAGR) of 0.2 percent. This low growth trend is very similar to that in the other incorporated areas, with Grass Valley growing at an AAGR of 0.1 percent to a total of 6,156 households and Nevada City at 0.3 percent to a total of 1,422 households.

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TABLE HA-9 TOTAL HOUSEHOLDS –2000-2018

Area	2000	2010	% Increase 2000-2010	2018	% Increase 2010-2018
Truckee	5,149	6,343	23%	6,531	3.0%
Nevada County	36,894	41,527	13%	41,647	0.29%
California	11,502,870	12,568,167	9.3%	13,113,840	4.34%

Source: U.S. Census 2000 SF3, H16, DOF Census 2010 Demographic Summary Profile, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2018, with 2010 Benchmark. Sacramento, California, May 2018

The 2010 U.S. Census reported that Truckee’s average household size was 2.54 persons. According to the DOF, by 2018 the average number of persons per household increased slightly to 2.55 persons, while Nevada County’s average number of persons per household stayed the same at 2.35, as shown in Table HA-10.

TABLE HA-10 AVERAGE PERSONS PER HOUSEHOLD 2000-2018

	2000	2010	2018
Truckee	2.68	2.54	2.55
Nevada County	2.47	2.35	2.35

Source: Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2018, with 2010 Benchmark. Sacramento, California, May 2018

As shown in Table HA-11, in 2017, owner-occupied households with two to four persons make up the largest group for all households in Truckee. Owner-occupied households with two to four persons comprise 52.3 percent of the total households (both renter and owner occupied). Renter-occupied households with two to four persons comprise 20.5 percent of total households. Households with five or more persons comprised 4.1 percent of total households, with 81 renter-occupied households and 253 owner-occupied households with five or more persons.

TABLE HA-11 HOUSEHOLD SIZE DISTRIBUTION 2017

Household Size	Renter Occupied		Owner Occupied		Total	
	Number	%	Number	%	Number	%
1 Person	582	9.3%	859	13.8%	1,441	23.1%
2-4 Persons	1,281	20.5%	3,260	52.3%	4,541	72.8%
5+ Persons	81	1.3%	172	2.8%	253	4.1%
Total	1,944	31.2%	4,291	68.8%	6,235	100%

Source: U.S. Census Bureau American Community Survey 2013-2017, B25009

b. Household Income

The State of California Housing and Community Development (HCD) generates an annual median income for the purpose of determining program eligibility. The 2018

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median family income (MFI) for Nevada County, including the Town of Truckee, is \$73,500 based on a four-person household.

The State of California uses five income categories to determine housing affordability. These categories are as follows:

- Extremely Low-Income: Less than 30 percent of the median income
- Very Low-Income: 30 to 50 percent of the median income
- Low-Income: 51 to 80 percent of the median income
- Moderate-Income: 81 to 120 percent of the median income
- Above Moderate-income: greater than 120 percent of the median income

Table HA-12 shows the income ranges for each income category based on the 2018 HCD MFI for Nevada County.

TABLE HA-12 INCOME RANGE BY AFFORDABILITY CATEGORY

Income Level	Percent of County Median ¹	Income Range (\$)²
Extremely Low-Income	≤ 30%	≤ \$22,050
Very Low-Income	31%-50%	\$22,051-\$36,750
Low-Income	51%-80%	\$36,751-\$58,800
Moderate-Income	81%-120%	\$58,801-\$88,200
Above Moderate-Income	>120%	>\$88,201

Notes:

¹ Based on 2018 HCD income limits. April 26, 2018.

² Based on 2018 HCD MFI of \$73,500 for a four-person household for Nevada County

Table HA-13 shows household income distribution by tenure in 2012 and 2017. In 2017, approximately 9.8 percent of owner-occupied households and 26 percent of renter-occupied households earned less than \$35,000 a year, which generally falls within the very low-income category. Approximately 17.5 percent of owner-occupied households and 42.4 percent of renter-occupied households had an income under \$50,000, which generally falls within the low and very low-income categories. The largest income group for owner-occupied households reported annual incomes of \$150,000 or more, which is within the above-moderate income category. The largest income group for renter-occupied households earned between \$100,000 to \$149,999, which is also within the above moderate-income category.

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TABLE HA-13 HOUSEHOLD INCOME BY TENURE IN 2012 AND 2017

Income	2012				2017			
	Owner occupied		Renter occupied		Owner occupied		Renter occupied	
	Number	%	Number	%	Number	%	Number	%
Less than \$5,000	45	1.0%	92	4.8%	57	1.3%	120	6.2%
\$5,000 to \$9,999	135	3.0%	154	8.0%	14	0.3%	13	0.7%
\$10,000 to \$14,999	50	1.1%	54	2.8%	47	1.1%	222	11.4%
\$15,000 to \$19,999	38	0.8%	212	11.0%	28	0.7%	21	1.1%
\$20,000 to \$24,999	159	3.5%	158	8.2%	72	1.7%	57	2.9%
\$25,000 to \$34,999	338	7.5%	229	11.9%	203	4.7%	72	3.7%
\$35,000 to \$49,999	477	10.5%	357	18.6%	332	7.7%	320	16.5%
\$50,000 to \$74,999	674	14.9%	344	17.9%	703	16.4%	354	18.2%
\$75,000 to \$99,999	741	16.3%	187	9.7%	662	15.4%	258	13.3%
\$100,000 to \$149,999	1,034	22.8%	90	4.7%	963	22.4%	390	20.1%
\$150,000 or more	844	18.6%	42	2.2%	1,210	28.2%	117	6.0%
Total	4,535	100%	1,919	100%	4,291	100%	1,944	100%

Note: Percentages may not equal 100% due to rounding

Source: U.S. Census Bureau American Community Survey 2008-2012 and 2013-2017, B25118

The median income for Truckee residents by tenure and a comparison to Nevada County as a whole in 2017 is shown in Table HA-14. The median income for owner-occupied households in 2017 was \$101,403, but only \$59,063 for renter-occupied households. The overall median income for the Town of Truckee was \$89,154, over \$28,544 more than Nevada County's median income of \$60,610.

TABLE HA-14 MEDIAN INCOME BY TENURE 2017

Jurisdiction	Median Income
Town of Truckee	\$89,154
Owner-Occupied Households	\$101,403
Renter-Occupied Households	\$59,063
Nevada County	\$60,610
Owner-Occupied Households	\$71,129
Renter-Occupied Households	\$40,625

Source: U.S. Census Bureau American Community Survey 2013-2017, B25119

4. Housing Inventory and Market Conditions

This section describes the housing inventory and market conditions in Truckee. Understanding existing housing conditions, as well as past and current housing trends, provides a method for projecting future housing needs in the Town.

a. Housing Stock Profile

In 2010, the U.S. Census Bureau reported 12,893 housing units in Truckee, which represented 24.3 percent of all units in Nevada County. In 2018, Truckee’s housing units represented 24.8 percent of the housing in the County. DOF estimated 13,322 housing units in Truckee in 2018, a 0.5 percent average annual increase since 2010.

TABLE HA-15 NUMBER OF HOUSING UNITS – TRUCKEE AND NEVADA COUNTY 2010-2018

Year	Truckee	Nevada County	Truckee as % of the Region
2010	12,803	52,590	24.3%
2013	12,893	52,879	24.4%
2018	13,322	53,746	24.8%

Source: U.S. Census 2010, H3; and the State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2013. Sacramento, California, May 2013, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2018, with 2010 Benchmark. Sacramento, California, May 2018

i. Unit Type

Of the 13,322 housing units reported by the U.S. Census in 2018, single-family, detached units were the largest housing type with 84 percent of the total units. The second largest group was multi-family units, comprising 11 percent of the total units.

TABLE HA-16 HOUSING INVENTORY BY UNIT TYPE 2010-2018

Housing Type	2010	% of Total	2013	% of Total	2018	% of Total
Single-family, detached	10,758	84.0%	10,832	84.0%	11,196	84.0%
Single-family, attached	203	1.6%	206	1.6%	218	1.6%
Multi-family	1,401	10.9%	1,413	11.0%	1,466	11.0%
Mobile homes	441	3.4%	442	3.4%	442	3.3%
Total Housing	12,803	100%	12,893	100%	13,322	100%

Source: U.S. Census 2010 SF3, H30; State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2000, and January 1, 2011-2013. Sacramento, California, May 2013; Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2018, with 2010 Benchmark. Sacramento, California, May 2018

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b. Tenure

As shown in Table HA-17, 68.8 percent of housing units in Truckee were owner-occupied while 31.2 percent were renter-occupied in 2017. Truckee has a lower percentage of owner-occupied units than the County and a higher percentage than the State.

TABLE HA-17 OCCUPIED UNITS BY TENURE 2010 AND 2017

	2010		2017	
	Number	%	Number	%
Truckee				
Owner Occupied	4,326	68.2%	4,291	68.8%
Renter Occupied	2,017	31.8%	1,944	31.2%
Total	6,343	100.0%	6,235	100.0%
Nevada County				
Owner Occupied	29,890	72.0%	29,975	74.2%
Renter Occupied	11,637	28.0%	10,411	25.8%
Total	41,527	100.0%	40,386	100.0%
California				
Owner Occupied	7,035,371	55.9%	7,024,315	54.5%
Renter Occupied	5,542,127	44.1%	5,863,813	45.5%
Total	12,577,498	100.0%	12,888,128	100.0%

Notes: Percentages may not equal 100% due to rounding

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates 2013-2017, B25003

c. Vacancy Rates

Vacancy rates are an indicator of both housing supply and demand. Low vacancy rates indicate an under supply of housing. This suggests that housing costs may be inflated and households may find it difficult to find housing with an affordable monthly payment. A high number of vacant units indicate an oversupply of housing. A 4 to 6 percent vacancy rate is considered “normal” for most communities. In 2017, the vacancy rate in Truckee was 55.3 percent (refer to Table HA-18). This number is high because it reflects the large number of units that are used for seasonal or occasional use. The number of units that are used for seasonal or occasional use (7,318) are subtracted from the number of vacant housing units to determine a more accurate assessment of Truckee’s vacancy rate. By this measure, only 2.7 percent of Truckee’s housing units were vacant in 2017. In comparing 2010 and 2017, the number of occupied housing units decreased and the number of vacant units, particularly seasonal units, increased significantly.

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TABLE HA-18 OCCUPANCY STATUS BY TENURE 2017

	Truckee		Nevada County	
	2010	2017	2010	2017
Occupied Housing Units	6,343	6,235	41,527	40,386
Vacant Housing Units	6,460	7,700	11,063	13,007
Total Housing Units	12,803	13,935	52,590	53,393
For Rent	147	110	791	427
For Sale	147	73	791	548
For Seasonal Use	5,989	7,318	8,333	10350
Vacancy Rate	50.50%	55.30%	21.00%	24.40%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates 2013-2017, B25002 and B25004

d. Age of Housing Stock

The age of housing is often an indicator of housing conditions. In general, housing that is 30 years or older may need minor repairs due to the expected lifespan of building materials. Housing over 50 years old is more likely to need major repairs. Table HA-19 shows that 4,100 (30.8 percent) of Truckee’s housing units were constructed prior to 1980 and 585 (4.4 percent) of the Town’s housing units were constructed prior to 1960. These housing units represent housing stock at-risk of deterioration if the units are not rehabilitated. As would be expected, based on Truckee’s historic development patterns, most of these units are located near Donner Lake and in the Downtown area.

TABLE HA-19 AGE OF HOUSING STOCK BY YEAR BUILT

Year Built	Units	%
2010-2018 ¹	647	4.9%
2000-2009	2,639	19.8%
1990-1999	3,651	27.4%
1980-1989	3,399	25.5%
1970-1979	2,770	20.8%
1960-1969	745	5.6%
1950-1959	437	3.3%
1940-1949	79	0.6%
1939 or earlier	69	0.5%
Total Housing Units	13,322	100.0%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, B25034; Town of Truckee

Notes: ¹ Town of Truckee Building Permit data compiled for Community Development Department Annual Report

e. Housing Conditions

Housing is considered substandard when conditions are found to be below the minimum standard of living defined in the California Health and Safety Code. Households living in substandard conditions are considered as being in need of housing assistance, even if they are not seeking alternative housing arrangement, due to threat of health and safety.

In addition to structural deficiencies and standards, lack of infrastructure and utilities often serve as indicators for substandard conditions. In 2019, the Town Building Department estimates that there are approximately 25 housing units that require rehabilitation and five units that may require replacement. According to the 2010 U.S. Census, 91 occupied units in Truckee lacked complete plumbing facilities. This number has gone down significantly in 2017. 137 occupied units lacked complete kitchen facilities in 2010, which has decreased to 8 in 2017. It should be noted that there may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities. Table HA-20 summarizes the number of units lacking plumbing or complete kitchen facilities. These units are likely cabins used for seasonal use.

TABLE HA-20 UNITS LACKING PLUMBING OR COMPLETE KITCHEN FACILITIES 2010 AND 2017

Units	2010			2017		
	Owner - Occupied	Renter - Occupied	Total	Owner - Occupied	Renter - Occupied	Total
Lacking complete plumbing facilities	44	47	91	0	0	0
Lacking complete kitchen facilities	44	93	137	8	0	8

Source: U.S. Census Bureau American Community Survey 2008-2012, B25049; U.S. Census Bureau American Community Survey 2008-2012, B25053; U.S. Census Bureau American Community Survey 2013-2017, B25049; U.S. Census Bureau American Community Survey 2013-2017, B25053

The Community Development Department receives code violation complaints from local residents. Code Enforcement staff confirm the code violation and notify the homeowner of the violation. According to staff, there have been slight concentrations of units in need of repair within Downtown Truckee and near Donner Lake. As noted above, these locations are also where the Town has the largest proportion of units constructed before 1960. Truckee’s Code Enforcement staff indicated housing conditions have improved over the last 20 years.

f. Housing Costs and Rents

i. Existing and New Home Price Trends

The median sales price in Truckee was \$641,500 in February 2018. This was a 30.7 percent increase from the median sales price of \$490,888 in 2013. As shown in Table HA-21, Truckee’s median sales price remains higher than Nevada County.

TABLE HA-21 MEDIAN SALES PRICE

Jurisdiction	January 2013	February 2018	% Change
Truckee	\$490,888	\$641,500	30.7%
Nevada County	\$315,000	\$437,000	38.7%

Source: DataQuick News California Home Sale Activity by City, February 2014; Tahoe Sierra Board of Realtors Statistical Information; CoreLogic California Home Sale Activity by City

ii. Rental Prices

Rental units in Truckee consist of conventional apartments, secondary residential units, single-family homes, and condominiums. The monthly rent for a studio apartment in Truckee was \$750 to \$1,500 and rent for a one-bedroom apartment in Truckee was \$1,150 to \$2,000 as of March 2019. The monthly rent for a two-bedroom apartment was \$1,500 to \$1,800. Rents for single-family homes and condominiums ranged from \$2,000 to \$3,000 for two-bedroom homes and \$2,200 to \$3,000 for three-bedroom homes. The rental prices in Truckee have increased as the overall cost of housing has increased throughout California.

TABLE HA-22 AVERAGE MONTHLY RENT BY UNIT SIZE

Size of Unit	Average Rent
Studio	\$1,200 to \$1,500
1 bedroom	\$1,150 to \$2,000
2 bedrooms	\$1,500 to \$3,000
3 bedrooms	\$2,200 to \$3,000

Source: reno.craigslist.org, March 2019; Truckee Properties

iii. Affordability Gap Analysis

The costs of home ownership and renting can be compared to a household’s ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of the household income on housing expenses. Table HA-23 summarizes affordable monthly rents and purchase prices by income categories based on the 2018 HCD median income of \$73,500 for Nevada County. Affordable purchase price assumes a five percent interest rate with a 30-year mortgage.

TABLE HA-23 AFFORDABLE RENT AND PURCHASE PRICE BY INCOME CATEGORY

Income Category	Annual Income ¹	Affordable Monthly Rent Payment ²	Estimated Affordable Purchase Price ³
Extremely Low-Income	≤ 30% MFI ⁴	≤ \$551	≤ \$84,066
Very Low-Income	31-50% MFI	\$552-\$919	\$84,067-\$140,109
Low-Income	51% - 80% MFI	\$920-\$1,470	\$140,110-\$224,175
Moderate-Income	81% - 120% MFI	\$1,471-\$2,205	\$224,176-\$359,614
Above Moderate-Income	>120% MFI	>\$2,206	>\$359,615

Notes:

¹ Income limits established by HCD

² Based on 30% of income

³ Assumes 96.5% loan, 5.0% interest rate, 30-year mortgage; 21% for taxes, mortgage insurance, homeowners insurance as a percentage of total payments

⁴ MFI= 2018 HCD four-person Median Family Income (\$73,500)

iv. Rental Affordability

As of March 2019, the monthly rent for apartments of any size in Truckee exceeds the affordable monthly rent payment for extremely low-income, very low-income, and low-income households; however, rents are generally affordable for moderate-income households. Overcrowded situations were not considered. A moderate-income single person household could afford to rent a studio apartment. Low-income and moderate-income two-person households could afford a one-bedroom apartment in Truckee. A moderate income three-person household could afford a two-bedroom apartment. A moderate income four-person household could afford a three-bedroom apartment in Truckee.

v. Ownership Affordability

The median price of housing in Truckee, as shown Table HA-20, exceeds the affordability range for all income categories except above moderate-income households. To be able to afford to purchase a home at the median sales price of \$621,500, a household would need to have an annual income of just over \$144,000 or 200 percent of the Nevada County MFI (assuming a 5% interest rate, 30-year mortgage, 3.5% down payment, and 21% of total payment for taxes, mortgage

insurance, homeowners insurance, utilities). This indicates that there is an affordability gap for ownership housing, even for above moderate-income households. Lower- and moderate-income households would likely have trouble finding housing that they can afford to purchase.

C. Housing Needs

This section provides an overview of existing housing needs in the Town of Truckee. The four major “needs” categories considered in this element are:

- Existing housing need resulting from households overpaying for housing
- Existing housing need resulting from overcrowding
- Housing growth need resulting from future population growth
- Housing needs of “special needs groups” such as elderly persons, large households, female-headed households, persons with disabilities, homeless persons, and farm workers

1. Households Overpaying for Housing

Overpayment is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in repayment problems, deferred maintenance or overcrowding.

The impact of high housing costs is more apparent for extremely low-, very low- and low-income households, especially renter households.

Table HA-24 summarizes housing cost as a percentage of household income for owner-occupied and renter-occupied households. Approximately 39.3 percent of owner-occupied households and 44.3 percent of renter-occupied households in Truckee experienced overpayment in 2017. Cost burdens are even higher for lower- and moderate-income households, as shown in the table.

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TABLE HA-24 HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME FOR OWNERS AND RENTERS 2015

	Owner		Renter	
	Number	%	Number	%
Total households	4,235	100.0%	2,120	100.0%
Cost Burden < 30%	2,570	60.7%	1,160	54.7%
Cost Burden > 30%	1,665	39.3%	940	44.3%
Cost Burden > 50%	690	16.3%	445	21.0%
Income 0-30% (Extremely Low)	200	100.0%	180	100.0%
Cost Burden < 30%	25	12.5%	75	41.7%
Cost Burden > 30%	175	87.5%	105	58.3%
Cost Burden > 50%	160	80.0%	105	58.3%
Income between 30%-50% (Very Low)	155	100.0%	345	100.0%
Cost Burden < 30%	40	25.8%	30	8.7%
Cost Burden > 30%	115	74.2%	315	91.3%
Cost Burden > 50%	45	29.0%	250	72.5%
Income between 50% -80% (Low)	420	100.0%	235	100.0%
Cost Burden < 30%	220	52.4%	120	51.1%
Cost Burden > 30%	200	47.6%	115	48.9%
Cost Burden > 50%	140	33.3%	30	12.8%
Income 80% to 100% (Moderate)	330	100.0%	305	100.0%
Cost Burden < 30%	85	25.8%	145	47.5%
Cost Burden > 30%	245	74.2%	160	52.5%
Cost Burden > 50%	200	60.6%	60	19.7%
Income > 100% (Above Median)	3,135	100.0%	1,055	100.0%
Cost Burden < 30%	2,220	70.8%	810	76.8%
Cost Burden > 30%	915	29.2%	245	23.2%
Cost Burden > 50%	145	4.6%	0	0.0%

Source: 2006-2015 CHAS Data Sets: https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data

2. Overcrowding

An overcrowded housing unit is defined by the U.S. Census Bureau as a housing unit occupied by more than one person per room (excluding bathrooms, kitchen, hallway and closet space). Overcrowding can affect public facilities and services, reduce the quality of the physical environment and create conditions that contribute to deterioration.

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Table HA-25 summarizes the number of persons per room in Truckee. In 2017, 165 households in Truckee were overcrowded, accounting for 2.6% percent of all households. The 165 overcrowded households were fairly evenly split between owner- and renter-occupied households.

TABLE HA-25 TOWN OF TRUCKEE OVERCROWDING BY TENURE AND INCOME

Persons per Room	Owners		Renters		Total	
	Households	Percent of Total ¹	Households	Percent of Total ²	Households	Percent of Total ³
0.50 or less	3,171	73.9%	1,222	62.9%	4,393	70.5%
0.51 to 1.00	1,040	24.2%	637	32.8%	1,677	26.9%
1.01 or more	80	1.9%	85	3.9%	165	2.6%
Total Households	4,291	100.0%	1,944	100.0%	6,235	100.0%

Notes:

¹Percent of total owner-occupied units

²Percent of total renter-occupied units

³Percent of total households

Source: U.S. Census Bureau American Community Survey 2013-2017, B25014

3. 2019-2027 Fair Share Housing Needs

A local jurisdiction’s “fair share” of regional housing need is the number of additional housing units needed to accommodate the forecasted growth in the number of households, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market.

The fair share is allocated into the four household income categories used in State and Federal programs: very low-, low-, moderate- and above moderate-income. The Town must also plan for the growth needs of extremely low-income households. The extremely low-income need is assumed to be 50 percent of the very low-income allocation. The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction.

The allocation of housing needs begins with the DOF projection of the total statewide housing demand, which is then apportioned by the State Department of Housing and Community Development (HCD) to each of the State’s regions. Each region is usually represented by a Council of Governments (COG), responsible for future housing needs. HCD is required to develop a plan to distribute the final determination of regional housing need to each local government not represented by a COG. Table HA-26 shows the 2019-2027 Regional Housing Needs Allocation for the Town of Truckee based on the methodology developed by HCD.

TABLE HA-26 FAIR SHARE HOUSING NEEDS ALLOCATION –2019-2027

Income Category	Number of Units	% of Total Need
Extremely Low	93	12.3%
Very Low	94	12.5%
Low	140	18.5%
Moderate	128	17.0%
Above Moderate	300	39.7%
Total Need	755	100.0%

Source: Regional Housing Needs Allocation, HCD, 2018.

4. Special Needs Groups

Certain segments of the population may have more difficulty finding decent, affordable housing due to their special needs. This section identifies the needs of specific groups including: elderly persons, large households, female-headed households, persons with disabilities, homeless persons, and farmworkers.

In addition to the data from the 2010 U.S. Census, American Community Surveys from 2008-2012 and 2013-2017, this section uses data from the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) published by HUD. The CHAS provides information related to households with housing problems, including overpayment, overcrowding and/or without complete kitchen facilities and plumbing systems. The CHAS data is based on 2011-2015 American Community Survey data files and are mostly comprised of a variety of housing need variables split by HUD-defined income limits and HUD-specified housing types.

a. Elderly Persons

Elderly persons are considered a special needs group because they are likely to have fixed incomes and may require specialized housing. The primary housing concerns regarding elderly persons residing in Truckee are:

- Income - The elderly population is generally on a fixed income
- Household Composition - The elderly often live alone
- Transportation - The elderly population is more likely to utilize public transportation
- Health Care - The elderly often have greater need for health care

In 2017, elderly persons (age 65 and older) comprised 10.7 percent of Truckee’s total population. Of the total households in Truckee in 2017, 17.9 percent had an elderly householder. Of the total 1,113 households with an elderly householder, the majority (85.3 percent) are owner-occupied. Refer to Table HA-27.

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TABLE HA-27 HOUSEHOLD BY TENURE AND AGE 2017

Householder Age	Owner-Occupied		Renter- Occupied		Total	
	Units	%	Units	%	Units	%
15-24 years	0	0.0%	0	0.0%	0	0.0%
25-34 years	263	6.1%	692	35.6%	955	15.3%
35-44 years	826	19.2%	513	26.4%	1339	21.5%
45-54 years	1,155	26.9%	355	18.3%	1510	24.2%
55-59 years	643	15.0%	140	7.2%	783	12.6%
60-64 years	455	10.6%	80	4.1%	535	8.6%
65-74 years	674	15.7%	98	5.0%	772	12.4%
75-84 years	220	5.1%	53	2.7%	273	4.4%
85 years and over	55	1.3%	13	0.7%	68	1.1%
Total	4,291	100%	1,944	100%	6,235	100%

Source: U.S. Census Bureau American Community Survey 2013-2017, B25007

As indicated in Table HA-28, the median household income for households with a householder age of 65 years or more was \$69,938 in 2010. In 2017, the American Community Survey (ACS) estimated that the median household income for households 65+ years in Truckee was \$72,804. The median income for all households in Truckee was \$89,154 in 2017.

TABLE HA-28 ELDERLY MEDIAN HOUSEHOLD INCOME 2010 AND 2017

Householder Age	Town of Truckee 2010 Median Income	Town of Truckee 2017 Median Income
65+ years	\$69,938	\$72,804

Source: U.S. Census Bureau American Community Survey 2013-2017, B19049

Based on the ACS data shown in Table HA-29, 16.1 percent of elderly households earned less than \$25,000 and 36 percent earned \$25,000 to \$74,999, falling within the very low-, low-, and moderate-income categories.

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TABLE HA-29 ELDERLY HOUSEHOLD INCOME DISTRIBUTION 2017

Income	Householder Age 65+ years in 2017	
	Number	Percentage
<\$25,000	176	16.1%
\$25,000- \$34,999	39	3.6%
\$35,000- \$49,999	153	14.0%
\$50,000- \$74,999	202	18.5%
\$75,000- \$99,999	166	15.2%
\$100,000- \$149,999	152	13.9%
\$150,000- \$199,999	64	5.9%
>\$200,000	142	13.0%
Total	1,094	100.0%

Source: U.S. Census Bureau American Community Survey 2013-2017, B19037

Of the 1,751 persons 65 years of age or older, 42 (or 2.4%) were identified as living at or below the poverty level (See Table HA-30). This is lower than the town-wide poverty rate of 6.9 percent.

TABLE HA-30 POPULATION AT OR BELOW POVERTY LEVEL

Population for whom poverty status is determined	Total	Population Below Poverty Level	
		Number	Percentage
Total	16,273	1,125	6.90%
Under 18 years	3,757	105	2.80%
Under 5 years	980	13	1.30%
5 to 17 years	2,777	92	3.30%
Related children of householder under 18 years	3,757	105	2.80%
18 to 64 years	10,765	978	9.10%
18 to 34 years	3,200	442	13.80%
35 to 64 years	7,565	536	7.10%
60 years and over	2,714	102	3.80%
65 years and over	1,751	42	2.40%

Source: U.S. Census Bureau American Community Survey 2013-2017, S1701.

Truckee has one senior housing complex: Truckee Donner Senior Apartments has 60 low-income one- and two-bedroom apartments with a community room, on-site management, and fitness center.

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Services available to seniors in Truckee include the following:

- Sierra Senior Services provides home-delivered meals, community dining, and social connection, and coordinates additional support services that empower seniors to continue living independently.
- The Truckee Dial-A-Ride service is offered year-round to the general public with priority service for seniors and persons with disabilities. Dial-A-Ride is available for trips within the Town limits, Monday-Friday 8:00 am to 5:00 pm, and Saturday and Sunday 9:00 am to 5:00 pm. Reservations are required 24 hours in advance of your trip on the weekdays and by 5pm on Friday for weekend trips.
- The Tahoe Forest Hospital administers senior programs including the following:
 - Tahoe Forest Heart to Heart- Pritikin Intensive Cardiac Rehabilitation. Heart to Heart is a medically monitored exercise and education program delivered by Cardiac Nurses and Exercise Physiologists
 - Group exercise class including senior fitness, yoga, and Pilates.
 - Health Coaching: A personal health coach program that helps set goals, stay accountable and recognize and overcome barriers.
 - Take Control of your Health! - Self Management Programs for Chronic Disease (CDSMP), Diabetes (DSMP), and Chronic Pain (CPSMP): A free six-week series for individuals with a chronic disease and/or their caregivers. It provides support, information and skills to manage chronic conditions on a daily basis to improve health and quality of life.

The U.S. Census Bureau provides information on the number of persons with disabilities of varying types. Table HA-31 shows the number of Truckee residents in 2017 with disabilities. According to the U.S. Census, while the elderly comprised 10.7 percent of Truckee's total population, the elderly make up 22.9 percent of residents with disabilities. The most common disabilities for elderly residents include hearing difficulty followed by ambulatory disability.

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TABLE HA-31 PERSONS WITH DISABILITIES BY DISABILITY TYPE AND AGE IN 2017

	Nevada County		Truckee	
	Number	Percent	Number	Percent
Total Number of People with Disabilities	14,756	100.0%	1,424	100%
Total Number of People with Disabilities for Ages 5-64	7,562	51.2%	1,098	77.1%
Disability Type				
Hearing Difficulty	1,822	12.3%	496	34.8%
Vision Difficulty	1,458	9.9%	327	23.0%
Cognitive Difficulty	3,180	21.6%	426	29.9%
Ambulatory Difficulty	3,248	22.0%	369	25.9%
Self-Care Difficulty	1,234	8.4%	151	10.6%
Independent Living Difficulty	2,632	17.8%	255	17.9%
Total Number of People with Disabilities for Ages 65 and Over	7,194	48.8%	326	22.9%
Disability Type				
Hearing Difficulty	3,658	24.8%	269	18.9%
Vision Difficulty	1,068	7.2%	52	3.7%
Cognitive Difficulty	1,617	11.0%	0	0.0%
Ambulatory Difficulty	3,741	25.4%	90	6.3%
Self-Care Difficulty	1,450	9.8%	0	0.0%
Independent Living Difficulty	2,442	16.5%	59	4.14%

U.S. Census Bureau American Community Survey 2013-2017, S1810

Note: Total Disabilities do not equal Total Number of People with Disabilities since one person may have more than one disability.

b. Large Households

Large households are defined as having five or more persons within the same household. Large households are included as a special needs group because they require larger dwellings with more bedrooms.

The American Community Survey 2013-2017, as shown in Table HA-32, reported 253 large households, representing 4.1 percent of total households in Truckee. Of the large households, 172 were owner-occupied and 81 were renter-occupied. Large households often have the highest cost burden and report the highest percentage of housing problems. Finding larger units at an affordable price is a concern primarily for households with lower incomes.

TABLE HA-32 LARGE HOUSEHOLDS BY TENURE

Number of Persons in Unit	Owner-Occupied	Renter-Occupied	Total
Five	99	81	180
Six	11	0	11
Seven or more	62	0	62
Total	172	81	253
Percent of Total Households ¹	2.8%	1.3%	4.1%

Note:

¹ Total Households in 2017 = 6,235

Source: U.S. Census Bureau American Community Survey 2013-2017, B25009

c. Female-Headed Households

Female-headed households are defined as a household with a female head of household and at least one dependent (child, elderly adult, etc.). Female-headed households are considered a special needs group due to their historically low rate of homeownership and higher instances of poverty. In Truckee, the rate of homeownership by female-headed households is 42.5 percent.

TABLE HA-33 TENURE IN FEMALE-HEADED HOUSEHOLDS, 2017

Household Type	Owner-Occupied		Renter-Occupied		Total	
	Number	%	Number	%	Number	% of All Households ¹
Female-headed households	184	42.5%	249	57.5%	433	6.9%

Note: ¹Total households in 2017 = 6,235

Source: U.S. Census Bureau American Community Survey 2013-2017, S2501

As shown in Table HA-34, the poverty rate for all families with related children under 18 is 4.3 percent, while the poverty rate for female headed households with related children under 18 is 22.2 percent.

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TABLE HA-34 POVERTY IN FEMALE-HEADED HOUSEHOLDS IN 2017

	All Families		Married-Couple Families		Female household, no husband present	
	Total	Percent below poverty level	Total	Percent below poverty level	Total	Percent below poverty level
Families	4,210	3.6%	3,602	1.3%	433	24.5%
With related children of householder under 18 years	2,015	4.3%	1,578	0.7%	342	22.2%
With related children of householder under 5 years	293	0%	243	0%	50	0%
With related children of householder under 5 years and 5 to 17 years	326	3.4%	266	4.1%	50	0%
With related children of householder 5 to 17 years	1,396	5.4%	1,069	0%	242	31.4%

Source: U.S. Census Bureau American Community Survey 2013-2017, S1702

d. Persons with Disabilities

Access and affordability are two major needs of persons with disabilities. For those with physical disabilities, access both within their homes and to and from the site is important. This often requires specially designed dwelling units. Persons with disabilities, like the elderly, have special needs in regards to location. There is typically a desire to be located near public facilities and public transportation.

The U.S. Census Bureau provides information on the number of persons with disabilities of varying types and degrees. Table HA-35 shows the number of Truckee residents in 2017 with disabilities. According to the U.S. Census, 4.9 percent of Truckee residents reported having at least one type of disability.

TABLE HA-35 PERSONS REPORTING DISABILITIES IN 2017

Age Group	Total Number in Age Group	Number of People with a Disability	% of Age Group ¹
Under 5 years	980	86	8.8%
5-17 years	2,812	67	2.4%
18-64 years	10,765	945	8.8%
65 years and older	1,751	326	18.6%
Total	16,308	804	4.9%

Source: Source: U.S. Census Bureau American Community Survey 2013-2017, S1810

e. Developmental Disabilities

SB 812 requires that cities to include, needs of individuals with a developmental disability within the community in the special housing needs analysis. According to

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Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides services and supports for approximately 269,900 children and adults with developmental disabilities and 40,300 infants with a developmental delay or established risk condition. These services are provided through state-operated developmental centers and community facilities, and contracts with twenty-one nonprofit agencies called regional centers. In addition, the regional centers are currently providing diagnosis & evaluation services to approximately 10,700 consumers. . The Alta Regional Center is one of 21 regional centers in the State of California that provides point-of-entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information from the Alta Regional Center, charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments provides a closer look at the disabled population. Two tables are provided to show the age of persons with development disabilities in Truckee and their living situations.

TABLE HA-36 PERSONS WITH DEVELOPMENT DISABILITIES BY ZIP CODE

Zip code Area	0-17	18+ years	Total
96160	<11	<11	>0
96161	31	11	42
96162	<11	<11	>0

Source: Department of Developmental Services

TABLE HA-37 LIVING SITUATIONS OF PERSONS WITH DEVELOPMENTAL DISABILITIES BY ZIP CODE

Zip code area	Home of Parent/ Family/ Guardian	Independent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster / Family Home	Other	Total Res
96160	<11	0	0	0	0	<11	>0
96161	36	<11	0	0	0	<11	>36
96162	<11	0	0	0	0	0	>0

Source: Department of Developmental Services

There are a number of housing types appropriate for people living with a developmental disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating ‘barrier-free’ design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with Developmental Disabilities, the Town will implement programs to coordinate housing activities and outreach with the Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

f. Homeless Population and Transitional Housing

It is challenging to accurately count homeless populations, which include people living in vehicles and in places not designed to be permanent housing (i.e., motels) in addition to those on the streets and in shelters. There are currently no homeless or transitional shelters located in Truckee; however, the Town allows transitional housing by right on parcels designated residential – Rural Residential (RR), Single-Family Residential (RS), Multi-family Residential (RM), Downtown Medium Density Residential, Downtown High Density Residential (DRH) zoning districts – and Neighborhood Commercial (CN), General Commercial (CG), and Downtown Mixed Use (DMU) zoning districts. The number of visible homeless persons in Truckee varies based on the weather conditions. Emergency shelters are allowed by right General Commercial (CG) and Service Commercial (CS) zoning districts and allowed with Use Permit approval in Multi-family Residential (RM), Downtown High Density Residential (DRH), Neighborhood Commercial (CN), Highway Commercial (CH), and Downtown Commercial (DC) zoning districts. Emergency shelters, accessory to a church/place of worship are allowed with a Minor Use Permit in the

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Downtown Mixed Use (DMU) zoning district Truckee's Family Resource Center, which relies on information from Project MANA's Homeless Outreach Coordinator, estimates that 20-23 homeless persons are in Truckee in winter. This estimate was based on the U.S. Department of Housing and Urban Development's homeless count. Project MANA's Homeless Outreach Coordinator estimates around 50 homeless persons in Truckee in the summer. Project MANA is a private nonprofit organization that collects, stores, and redistributes food throughout the North Tahoe/Truckee region in Nevada and California.

Currently, there are programs in the neighboring City of Reno (Washoe County, Nevada) and Nevada County which provide assistance to Truckee residents. The City of Reno and Washoe County are a part of a Continuum of Care consortium, which provides emergency shelter assistance, transitional housing, and permanent housing to the local homeless population. Nevada County runs the Emergency Assistance Coalition, which provides emergency shelter, one-time motel vouchers, food, and gas. The following agencies and programs receive referrals from the Emergency Assistance Coalition:

- Salvation Army Auburn - 286 Sutter Street, Auburn, CA – Homeless Services
- Hospitality House - 1262 Sutton Way, Grass Valley, CA – Community Homeless Shelter/Emergency Assistance
- Red Cross (Eastern Region) – 2125 East Onstott Road, Yuba City, CA – Emergency shelter.
- Booth Family Center - 12390 Rough And Ready Highway, Grass Valley, CA – Homeless Services
- Tahoe Safe Alliance –Truckee – 12257 Business Park Drive, Unit 6, Truckee CA 96161

Additionally, United for Action, a coalition of faith based groups, nonprofits, and the counties, opened an Emergency Cold Weather Warming Shelter in 2015 in Downtown Truckee.

g. Farm Workers

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. According to the U.S. Census American Community Survey 2013-2017, 70 of Truckee's residents reported being employed in agriculture, forestry, fishing and hunting, and mining. There is no significant agricultural industry within Truckee; thus, it is assumed that the majority of these residents worked in forestry or fishing industries, rather than agricultural production and harvest.

Due to the nature of the industry, it is likely that these farm workers reside in Truckee year round and, consequently, there would be no need for seasonal shelter to house migrant farm labor. Farmworkers face various housing issues due to their typically

lower incomes and the seasonal nature of their work. These issues include overcrowding and substandard housing conditions, as well as homelessness.

Under its current zoning, the Town does not allow for farm labor camps or farm-related group care facilities. However, to assist agricultural workers with their housing needs, the Truckee Municipal Code permits manufactured homes in all residential zones, permits by right second units in the RR, RS, DRS, DRM, and DMU zones, permits by right apartments in RM, DRM, DRH, and DMU zones, conditionally permits rooming and boardinghouses in RM and DRH zones, and conditionally permits single-room occupancies in the CN, CG, and DMU zones.

5. Extremely Low-Income Households

Extremely low-income households are defined as households with income less than 30 percent of the median family income. The provisions of Government Code Section 65583(a)(1) require quantification and analysis of existing and projected housing needs of extremely low-income households. In 2015, 380 households in Truckee were extremely low-income households, which is 5.9 percent of the total households.

Table HA-38 provides a summary of housing problems experienced by extremely low-income households in the Town of Truckee. Extremely low-income renter-occupied households experience both overpayment and overcrowding. According to data from the 2015 CHAS provided by HUD, 75 percent of extremely low-income households experience at least one type of housing problem.

Based on conversations with the Regional Housing Authority, the Town of Truckee has seven Housing Choice Vouchers. The Town is subject to the Housing Authority and work with them on an as-needed basis. The Town has also approved 25 project-based vouchers for the Railyard Artist Lofts and would continue to be receptive to conversations from developers that pursue a similar program.

TABLE HA-38 HOUSING PROBLEMS FOR EXTREMELY LOW-INCOME HOUSEHOLDS 2015

	Renters		Owners		Total	
	Number	%	Number	%	Number	%
Extremely Low-Income (ELI) Households - Household Income ≤ 30% MFI	180	47.4%	200	52.6%	380	100%
ELI Households with any Housing Problem	105	58.3%	180	90.0%	285	75.0%
ELI Households with Cost Burden ¹ > 30%	105	58.3%	175	87.5%	285	75.0%
ELI Households with Cost Burden ¹ > 50%	105	58.3%	160	80.0%	270	71.1%

Notes:

¹Percentage of household income spent on housing cost

Source: HUD CHAS Data, 2011-2015

6. Analysis of “At-Risk” Housing

State law requires the Town to identify, analyze, and propose programs to preserve housing units that are currently restricted to low-income households and that will become unrestricted and possibly lost as low-income housing. State law requires the following:

- An inventory of restricted multi-family housing projects in the Town and their potential for conversion;
- An analysis of the costs of preserving and/or replacing the units "at-risk" and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units “at-risk”; and
- Programs for preserving the at risk units.

There are a total of 380 assisted housing units in the Town of Truckee. These units are required to remain affordable by the funding source or program they were constructed under. There are no government-assisted rental properties in Truckee that may be at risk of opting out of programs that keep them affordable to very low- and low-income households over the next ten years from the beginning of the planning period (2019-2029) – Truckee Pines Apartments and Truckee-Donner Senior Citizen Community. Generally, the inventory consists of Housing and Urban Development (HUD), multifamily bonds, and density bonus properties. Target levels include the very low-income group and the low-income group. Table HA-39 identifies the affordable housing projects located within Truckee that are supported by LIHTC or USDA funding.

TABLE HA-39 INVENTORY OF AFFORDABLE HOUSING AND EARLIEST EXPIRATION DATE

Project Name/Location	Assistance Program	Low-Income Units	Units at Risk	Earliest Conversion Date
Truckee Pines Apartments	LIHTC	104	0	2/15/2050
Truckee-Donner Senior Citizen	LIHTC/USDA	59	0	9/30/2052
Truckee Riverview	LIHTC	38	0	12/1/2053
Sierra Village Apartment	LIHTC	56	0	7/12/2055
Frishman Hollow	LIHTC	31	0	8/1/2062
Hennes Flats	LIHTC	92	0	9/18/2061
Total		380	0	--

Source: HCD Nevada County Data Package, 2018

California Government Code Section 65863.10 requires that owners of Federally-assisted properties must provide notice of intent to convert their properties to market rate at twelve months prior to, and again at six months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD, the local public housing authority, and to all impacted tenant households. The six-month notice must include specific information on the owner's plans, timetables, and reasons for termination. Under Government Code Section 65863.11, owners of Federally-assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified Entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified entities have first right of refusal for acquiring at-risk units. Qualified entities are non-profit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. The only qualified entity listed for Nevada County is the Rural California Housing Corporation.

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APPENDIX HB – POTENTIAL HOUSING CONSTRAINTS

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A. *Governmental Constraints*

Governmental constraints include policies, standards, requirements or actions imposed by government upon land and housing ownership and development. Although state and federal agencies also play a role in the imposition of governmental constraints, these agencies are beyond the control of local government and are therefore not addressed in this analysis.

1. Land Use Controls

a. General Plan

Every town or city in California is required to have a General Plan, which establishes policy guidelines for development within the jurisdiction. The General Plan is the foundation for all land use controls in a jurisdiction. The Land Use Element identifies the location, distribution and density of land uses. In implementing the General Plan, the Town of Truckee utilizes a number of planning tools including zoning regulations and specific plans. General Plan residential densities are expressed in dwelling units per acre. The 2025 Truckee General Plan provides for residential land use designations in the Town. Table HB-1 summarizes these designations and their associated acreages and density ranges.

TABLE HB-1 **GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS**

Designation	Description	Acreage	Density Range
Residential Cluster (RC-5)	This designation is applied to subdivisions that have existing lots in the four- to eight-acre size range, and to lands which would be appropriate for clustered low-density development.	2,969	1 dwelling unit per 5 acres
Residential Cluster (RC-10)	This designation applies to subdivisions which have existing lots in the 8 to 15-acre size range, and to areas which would be appropriate for clustered development in this density range.		1 dwelling unit per 10 acres

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Designation	Description	Acreage	Density Range
Residential (RES)	Land uses allowed in this designation include all residential uses, including home occupations. Neighborhood-serving commercial uses are also allowed in this designation, subject to the requirements of Town policy.	3,799	0.5-6 dwelling units per acre
High Density Residential (RH)	This designation allows higher density single- and multi-family residential uses. Limited neighborhood commercial and small office uses are also allowed where appropriate.	258	6-18 dwelling units per acre
Planned Community (PC-1)	Land uses allowed in this designation are a mixture of medium-density, clustered residential uses; commercial uses, including visitor lodging; and open space for passive recreation and preservation of scenic and habitat values.	266	Determined by Specific Plan
Downtown Specific Plan Area (DSPA)	This designation allows commercial, industrial, public and residential uses, and mixed-use commercial and residential uses.	533	Buildout of 1,130 dwelling units
Gray's Crossing Specific Plan Area (Gray's Crossing SPA)	Allowed uses are as specified in the approved Gray's Crossing Specific Plan. These uses include mixed-use commercial, residential and recreational uses, and community facilities.	783	Buildout of 725 dwelling units
Tahoe Donner Plan Area (Tahoe Donner PA)	This designation allows buildout of the land uses put in place for Tahoe Donner prior to the Town's incorporation, as reflected in the master development plan classifications for the Tahoe Donner planned community. Such uses include single-family homes, condominiums in clustered development areas, neighborhood serving-commercial uses, and recreational facilities.	4,035	Buildout of 7,000 dwelling units

Source: Town of Truckee 2025 General Plan

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According to the General Plan, a total of 19,901 dwelling units are anticipated within the Town limits at build-out. The Department of Finance (DOF) reports 13,322 dwelling units currently developed within the Town as of January 2018. There is a potential for 6,579 units to be added to the Town's housing stock based on General Plan estimates.

Downtown Specific Plan

In 1997, the Town adopted the Downtown Specific Plan, which covers an area of approximately one square mile in Truckee's historic core. Commercial, industrial, public and residential uses and mixed-used commercial and residential uses are allowed in the plan area. Buildout of the Downtown Specific Plan would result in approximately 1,674 new housing units; 650,000 square feet of non-residential uses; and approximately 690 lodging units. The Downtown Specific Plan area includes the Railyard Master Plan and Hilltop Master Plan areas, which are described below. One other master plan area exists in the Downtown Specific Plan area, which is referred to as the "Bright" parcel, that has not yet been planned. The Town plans to update the Downtown Specific Plan in the future to reflect goals, actions, and policies found in the General Plan.

Railyard Master Plan

The Railyard Master Plan Area is located at the eastern end of historic Downtown Truckee in the Downtown Specific Plan Area. It is an identified The Railyard Master Plan Area is composed primarily of an area historically occupied by railyards and lumber mills, and includes approximately 75 acres of land. The proposed uses within the Railyard Master Plan area include:

- Retail and Restaurants – 70,000 square feet
- Grocery Store – 35,000 square feet
- Office – 15,000 square feet
- Theater Space – 750 seats
- Residential Units -570 units (including live/work and work/live units)
- Hotel – 60 rooms
- Civic building – 25,000 square feet

Hilltop Master Plan

The Hilltop Master Plan area is located immediately south of historic downtown Truckee, on the south side of Brockway Road between Palisades Drive and South River Street. The area is approximately 1/4-mile-wide and extends approximately 1/3-mile south of Brockway Road. The site is accessed from Brockway Road, Pine Cone Road, and Palisades Drive near Ponderosa Drive. The proposed uses within

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the Hilltop Master Plan area include:

- Commercial – 52,265 square feet
- Multiple Family Residential – 249 units
- Single Family – 46 units
- Lodging – 60 rooms

Gray's Crossing Specific Plan

The Gray's Crossing Specific Plan area encompasses approximately 800 acres in Truckee. This site can accommodate a mix of residential, commercial, and public land uses. Development allowed in this area includes 417 acres of open space, 725 residential units, 50,700 square feet of non-residential uses and 300 units of lodging.

Tahoe Donner Plan Area

The Tahoe Donner Plan Area designation recognizes the existing approved Tahoe Donner community. Buildout of the Tahoe Donner planned community is estimated to result in a total of 7,000 housing units and 70,000 square feet of non-residential uses, which would be mostly recreational facilities.

Coldstream Specific Plan

The Coldstream Specific Plan was adopted in September 2014. This specific plan is an infill project and mixed-use development that is aimed to restore, enhance, and revitalize an approximate 178.6-acre area located east of Donner Lake in the Gateway area of Truckee. The specific plan seeks to preserve over 100 acres of open space, provide a wide variety of housing types and up to 70,000 square feet of commercial space in Truckee. The specific plan proposes 345 new residential units.

b. Development Code

The Development Code establishes more specific development standards, allowable uses and limitations. Zoning regulations control development by establishing requirements related to height, density, lot area, yard setbacks and minimum parking spaces. These site development standards work to ensure a quality living environment for all residents in Truckee.

There are six residential zoning districts in Truckee. Table HB-2 summarizes the zoning districts that permit residential uses.

Table HB-3 summarizes the zoning requirements for the residential designations. The summary includes minimum lot size, maximum lot coverage, maximum building height, and minimum setbacks.

Development Permits are required for land use activities with total project floor area of 7,500 square feet or more, a total disturbance area of 26,000 square feet, or 11 or

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more residential units. The review process for a Development Permit focuses on issues related to site layout and design in order to ensure the best utilization of the subject site and compatibility of design with surrounding properties. The Planning Commission has decision-making authority over Development Permits subject to the following findings:

- A. The proposed development is:
 - 1. Allowed by Article II (Zoning Districts and Allowable Land Uses) within the applicable zoning district with the approval of a Development Permit, and complies with all applicable provisions of this Development Code the Municipal Code, and the Public Improvement and Engineering Standards.
 - 2. Consistent with the General Plan, any applicable Specific Plan and/or Master Plan, the Trails Master Plan, the Truckee Tahoe Airport Land Use Compatibility Plan, and the Particulate Matter Air Quality Management Plan.
- B. The proposed development is consistent with the design guidelines, achieves the overall design objectives of the design guidelines, and would not impair the design and architectural integrity and character of the surrounding neighborhood.
- C. The Development Permit approval is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potential significant adverse effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted.
- D. There are adequate provisions for public and emergency vehicle access, fire protection, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety. Adequate provisions shall mean that distribution and collection facilities and other infrastructure are installed at the time of development and in operation prior to occupancy of buildings and the land, and all development fees have been paid prior to occupancy of buildings and the land.
- E. The subject site is:
 - 1. Physically suitable for the type and density/intensity of development being proposed;
 - 2. Adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards, and other features required by the Development Code; and
 - 3. Served by streets adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed development.

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- F. The proposed development is consistent with all applicable regulations of the Nevada County Department of Environmental Health and the Truckee Fire Protection District for the transport, use, and disposal of hazardous materials.

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TABLE HB-2 PERMITTED RESIDENTIAL USES

Use	RR	RS	RM	DRS	DRM	DRH	CN	CG	CH	CS	M	DMU	DC	DM	DVL	RC	REC
Caretaker and employee housing							MUP		P								
Emergency shelters			UP			UP	UP	P	UP	P			UP				
Emergency shelters, accessory to a church/place of worship												MUP					
Live/work units				MUP	UP	UP						MUP	MUP	MUP			
Manufactured home	P	P	P	P	P	P											
Mobile home, tiny home or recreational vehicle as a temporary residence during construction	P	P	P	P	P	P										P	P
Mobile home parks	UP	UP	UP	UP	UP	UP											
Multi-family dwellings, 2 to 10 units			P	UP	P	P						P					
Multi-family dwellings, 11 and more units			DP	UP	DP	DP	UP	UP				DP					
Multi-family dwellings, individual ownership, 2 to 10 units		UP	P	UP	P	P						P					
Multi-family dwellings, individual ownership, 11 and more units		UP	DP	UP	DP	DP						DP					
Multi-family dwellings, in commercial/ industrial project							P	P		P	P	P	P	P			
Residential care facilities, 1 to 6 clients	P	P	P	P	P	P											
Residential care facilities, 7 to 12 clients	UP	UP	UP	UP	UP	UP						UP				UP	
Rooming and boarding houses			UP			UP											
Secondary residential units / Junior Accessory Dwelling Units	P	P		P	P							P				MUP	P
Senior citizen/disabled congregate care housing			UP		UP	UP	UP					UP					
Single-family dwellings	P	P		P								P				MUP	P
Single-room occupancy (SRO) housing							UP	UP				UP					
Supportive housing	P	P	P	P	P	P	P	P				P					
Transitional housing	P	P	P	P	P	P	P	P				P					
Transient rental, multi-family dwellings		UP	UP	UP	UP	UP						UP					
Transient rental, single-family dwellings	P	P	P	P	P	P						P				P	P
Work/live units							MUP	MUP		MUP	MUP	MUP	MUP	MUP			

P = Permitted DP=Development Permit MUP= Minor Use Permit UP=Use Permit

**There are no siting requirements for residential care homes.

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TABLE HB-3 SUMMARY OF RESIDENTIAL ZONING REQUIREMENTS

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	Maximum Height	Maximum Density	Maximum Lot Coverage
RR	No minimum lot area with public water and sewer; 1.5 acres. to 3 acres ¹	70 ft. - Interior 120 ft. - Elsewhere	20 feet	10 feet; 30 feet for parcels 3 acres or larger	20 feet; 30 feet for parcels 3 acres or larger	35 feet	1 SFU + 1 second unit per lot	Lots > 10,000 sf: 40% Lots < 10,000 sf: 50%
RS	No minimum lot area with public water and sewer; 1.5 acres. to 3 acres ¹	70 ft. - Interior 75 ft. - Corner 120 ft. - Elsewhere	20 feet	10 feet; 30 feet for parcels 3 acres or larger	20 feet; 30 feet for parcels 3 acres or larger	35 feet	1 SFU + 1 second unit per lot	Lots > 10,000 sf: 40% Lots < 10,000 sf: 50%
RM	No minimum lot area with public water and sewer; no subdivision allowed otherwise	70 ft. - Interior 75 ft. - Corner	20 feet	10 feet; 30 feet for parcels 3 acres or larger	20 feet; 30 feet for parcels 3 acres or larger	40 feet	15 units per acre	Lots > 10,000 sf: 40% Lots < 10,000 sf: 50%
DRS	No minimum lot area	40 feet	15 feet	5 feet	20 feet	35 feet	1 SFU + 1 second unit per lot	70%
DRM	No minimum lot area	40 feet	15 feet	5 feet	20 feet	35 feet	14 units per acre	70%
DRH	No minimum lot area	40 feet	15 feet	10 feet	25 feet	35 feet	24 units per acre	70%
CN	No minimum lot area	No minimum lot width	None, except as may be required through land use permit conditions of approval			50 feet or 3 ½ stories	4 units per acre as mixed use 12 units per acre as multi-family	70%
CG	No minimum lot area	No minimum lot width	None, except as may be required through land use permit conditions of approval			50 feet or 3 ½ stories	4 units per acre as mixed use 12 units per acre as multi-family	70%
CH	No minimum lot area	No minimum lot width	None, except as may be required through land use permit conditions of approval			50 feet or 3 ½ stories	0.20 FAR	70%
CS	No minimum lot area	No minimum lot width	None, except as may be required through land use permit conditions of approval			50 feet or 3 ½ stories	4 units per acre as mixed use	70%
DMU	No minimum lot area	No minimum lot width	Edge of the existing or future sidewalk improvement as determined by the Town Engineer.	None required	None required	50 feet or 3 ½ stories, whichever is less	24 units per acre	100%
DC	No minimum lot area	No minimum lot width	Edge of the existing or future sidewalk improvement as determined by the Town Engineer.	None required	None required	50 feet or 3 ½ stories, whichever is less	24 units per acre	100%

Notes:

¹ Minimum lot size dependent on availability of public water and sewer.

Source: Town of Truckee Development Code

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Minimum and Maximum Density

In the Multi-Family Residential (RM) zoning district, Downtown Medium Density Multi-Family Residential (DRM) zoning district, and Downtown High Density Multi-Family Residential (DRH) zoning district, the allowed density may be based on the number of bedrooms in each unit, as shown in Table HB-3.

TABLE HB-4 DWELLING UNIT EQUIVALENTS BASED ON NUMBER OF BEDROOMS

Number of Bedrooms in Unit	Equivalent Number of Dwelling Units
Studio	0.50 units
1 bedroom	0.67 units
2 bedroom	0.80 units
3 bedrooms or more	1.00 units

Source: Town of Truckee Development Code

Additionally, in order to ensure efficient use of land and an adequate supply of housing to meet the housing needs of all segments of the community, residential subdivisions shall be required to achieve minimum densities in line with the Housing Element requirements or provide additional affordable housing.

All projects must provide a minimum of 50 percent of the maximum allowable density on-site unless an exception is granted by the review authority, or the review authority approves a Transfer of Development Rights or project phasing plan.

Projects with 90 percent to 100 percent of the maximum allowable density shall be exempt from providing additional housing units beyond those required by the Inclusionary Housing Ordinance. See Table HB-5 for the minimum density requirement.

TABLE HB-5 MINIMUM DENSITY REQUIREMENT

Minimum Density (% of maximum allowed density for the residential zoning district)	Additional Required Inclusionary Housing Units (% of maximum density on top of existing 15% requirement)
90-100%	0%
80-89%	5%
70-79%	10%
60-69%	15%
50-59%	20%

Source: Town of Truckee Development Code

c. Site Improvements

Site improvements vary depending on the location and existing infrastructure of a specific site. Dedication and construction of streets, alleys and other public

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easements and improvements may be required to maintain public safety and convenience. The Town's standards and requirements for streets, sidewalks, parkway trees and other site improvements are found in the Town's Public Improvement and Engineering Standards.

The Town of Truckee has adopted the following design standards for residential subdivisions:

- Local Streets – two 12-foot travel lanes with 2-foot shoulders or 3-foot curb and gutter. Class I trail or sidewalk may be required.
- Collector Streets – two 12-foot travel lanes with 2-foot shoulders or 3-foot curb and gutter. Class I trail or Class II bikeway and/or a sidewalk may be required.
- Arterial Streets – Two 12-foot travel lanes with 5-foot bicycle lane, 3-4 foot shoulders or curb and gutter, and 4-foot sidewalk. Class I trail may be required.

d. Parking Requirements

Table HB-6 summarizes the parking requirements for residential uses within the Town of Truckee.

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TABLE HB-6 RESIDENTIAL PARKING REQUIREMENTS

Type of Residential Development	Required Parking Spaces
Group quarters (including boarding houses, rooming houses, dormitories, and organizational houses)	1 space per each bed, plus 1 space per each 8 beds for guest parking, 1 space per each employee on largest shift
Duplex housing units	2 spaces per each unit
Mobile homes (in Mobile Home Parks)	2 spaces per each mobile home (tandem parking allowed in an attached carport), plus 1 guest parking space for each 4 units
Multi-family dwelling, condominiums, and other attached dwellings	Studio and 1-bedroom units - 1.5 spaces per each unit with 1 space per unit in a fully enclosed garage. Spaces not required to be in garage for affordable housing units 2 bedrooms or more - 2 spaces per each unit, with 1 space per unit in a fully enclosed garage. Spaces not required to be in garage for affordable housing units Guest parking - 25% of total required spaces
Mixed-use developments	Determined by Use Permit
Secondary residential units	1 space per studio and 1-bedroom unit and 2 spaces per unit with two or more bedrooms in addition to that required for the single-family dwelling. No additional parking is required if the site is located within a half mile of a transit stop, within the Downtown Specific Plan Area General Plan Land Use Designation, or a car share vehicle station is located within one block of the secondary unit.
Senior housing projects	1 space per each unit with 0.5 spaces per unit covered, plus 1 guest parking space per each 10 units
Senior/disabled congregate care facilities	0.5 space per each residential unit, plus 1 space per each 4 units for guests and employees
Single-family dwelling	2 spaces

Source: Town of Truckee Municipal Code Title 18, Sect. 18.48 et seq.

The Town has found that recently approved and/or constructed housing projects have been constructed to the maximum densities allowed in the applicable zoning district while meeting current parking requirements. Based on these proposed and constructed projects, the Town concludes that existing parking requirements do not unduly impact the cost and supply of housing, or the ability for developments to achieve maximum densities.

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The Town allows for flexibility in parking in the Downtown, including Downtown Residential Zoning Districts. Off-street parking requirements for uses in the Downtown may be provided in one or more of the following manners:

- Off-street parking consistent with the parking standards;
- An in-lieu parking fee;
- Off-street parking provided on a non-contiguous, separate parcels or parcels subject to requirements such as zoning, ownership, landscaping, etc.
- On-street parking provided within the street right-of-way in front of the parcel containing the use subject to requirements such as approval of a Minor Use Permit, reduced credit, construction, easements, etc.
- Other on-street and off-street parking proposals may be authorized through approval of a Minor Use Permit.

Additionally, the Town adopted a Parking Management Plan specific for the Railyard Master Plan which requires one space per studio units or one-bedroom unit, 1.5 spaces per each two-bedroom unit, and two spaces per each three-bedroom unit. Only 50% of the required residential parking is required to be located onsite.

2. Density Bonus

The Town of Truckee enacted density incentives in Chapter 18.212 of its Development Code (Title 18, Truckee Municipal Code). The Town grants a density bonus for a proposed residential project when the project consists of five or more dwelling units, complies with all applicable provisions in the Town's Development Code and when the project is designed and constructed so that at least:

- 10 percent of the units are affordable to low- income persons and families;
- 5 percent of the units are affordable to very low-income persons and families;
- 10 percent of the units in a condominium project are affordable to moderate-income persons and families;
- 33 percent of proposed converted condominium units are affordable to low- or moderate- income or 15 percent of proposed condominium units affordable for lower income households;
- The proposed residential project is a senior citizen housing development as defined in Section 51.3 of the Civil Code or a mobile home park that limits residence based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code;
- The applicant donates land to the Town of Truckee or its designee; or

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- The applicant constructs a child care facility as part of a proposed very low-, lower-, or moderate-income residential project; or
- The applicant constructs a transitional residential project.

The cumulative total of all density bonuses granted under this Chapter shall not exceed 35% over the otherwise maximum allowable residential density. The proposed bonus and incentive requests must be included as a part of the land use permit application for the residential project. Bonuses, Concessions, and/or Incentives are further determined by type of project and the percentage of density increase:

- For Very Low Income Residential Projects – The amount of the density increase shall be 20% plus an increase of 2% for each 1% increase above 5% in the percentage of units affordable to lower income households, up to a maximum of 35%.
- For Lower Income Residential Projects – the amount of the density increase shall be 20% plus an increase of 1.5% for each 1% increase above 10% in the percentage of units affordable to lower income households, up to a maximum of 35%.
- For Moderate Income Projects – the units shall be affordable at a sales price that does not exceed 35% of 110% of the area median income and the applicant shall enter into and record an affordable housing agreement. The amount of the density increase shall be 5% plus an increase of 1% for each 1% increase above 10% in the percentage of units affordable to moderate income households, up to a maximum of 35%.
- For Condominium Conversion Residential Project – The amount of density increase shall be 25% over the number of units to be converted, up to a maximum of 35%. In lieu of granting a density increase, the review authority can grant other incentives that are financially equivalent to the density increase.
- Senior Citizen Residential Project – The amount of the density increase shall be 20% of the number of senior housing units.
- Land Donation Residential Project – The amount of the density bonus shall be 15% plus an increase of 1% for each 1% increase above 10% in the land donation up to a maximum of 35%.
- Child Care Residential Project – The amount of the density increase shall be an amount of square feet of residential floor space that is equal to or greater than the amount of square feet of floor space in the child care facility, up to a maximum of 35%. In lieu of granting a density increase, the review authority

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can grant a concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

- Transitional Residential Project – The amount of the density bonus shall be 20% of the number of the units designated for the transitional foster youths, disabled veterans, and/or homeless persons.

In addition to the density bonus, the Town provides at least one of the following regulatory concessions and/or incentives, unless the review authority makes a written finding that the additional concession or incentive is not required in order for the sales price or rent for the targeted dwelling units to be set in compliance with State law (Government Code Section 6915(b)):

- Reduction or modification of parcel development standards (e.g., coverage setback; zero lot line and/or reduced parcel sizes; architectural design requirements; public works improvements; and/or parking requirements).
- Approval of mixed-use development in conjunction with a housing project if non-residential land uses will reduce the cost of the housing project, and the non-residential land uses are compatible with the housing project and surrounding existing and planned land uses.
- Other incentives proposed by the developer or the Town that will result in cost reductions.
- A waiver or reduction of application fees, building permit application fees, Town traffic impact fees, recreation impact fees, and/or fire protection impact fees.

There have been several changes in State density bonus law in recent years, and the Town's density bonus ordinance is in compliance with these changes with one exception: the Town's ordinance does not currently address development bonus for commercial projects that partner with affordable housing developers. The Housing Element includes Program H-2.7 to review and update the density bonus ordinance for full compliance with State law.

3. Zoning for a Variety of Housing Types

a. Emergency Shelters

Pursuant to Senate Bill (SB) 2 (2007), jurisdictions with an unmet need for emergency shelters are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a use permit or other discretionary permit. The identified zone(s) must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter.

To comply with SB 2 (2007), emergency shelters are permitted in the General Commercial (CG) and Service Commercial (CS) zoning districts. There are

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approximately 177.0 acres in the CG zoning district, of which approximately 13.29 acres are vacant. There are approximately 34.7 acres in the CS zoning district, of which, one 9.6-acre parcel is vacant. Table HB-7 provides the list of vacant sites available for emergency shelters. Figure HB-1 shows the locations of the sites. As described in the table and shown in the figure, all of the sites are located close to Downtown Truckee and have reasonable access to transit and other services. The vacant sites included in the table provide sufficient opportunity to meet the shelter needs of Truckee’s homeless population, which is estimated to be about 20-23 people in the winter and 50 people in the summer. However, it should be noted, that there is also opportunity for redevelopment or reuse of existing structures in these zones.

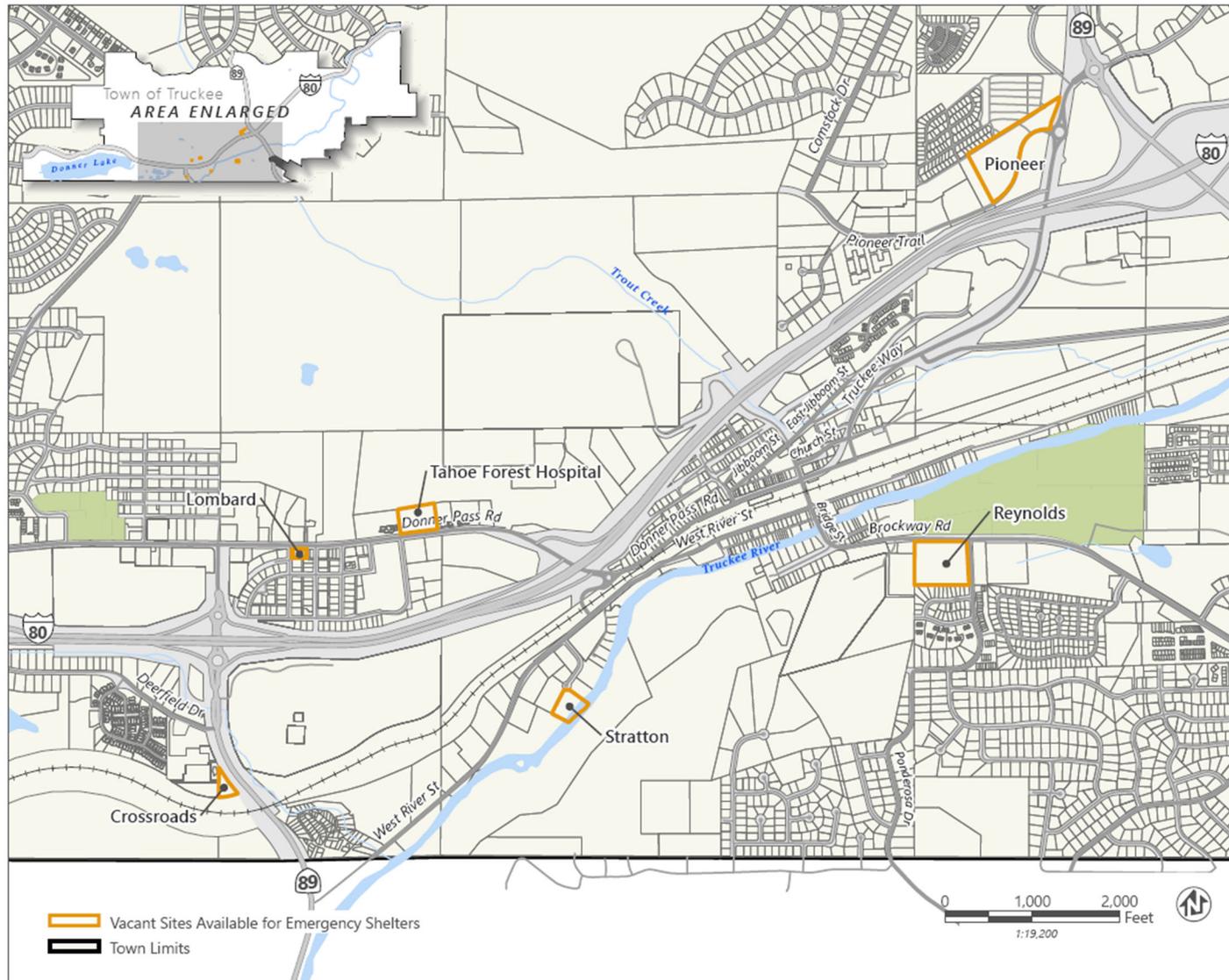
TABLE HB-7 VACANT SITES AVAILABLE FOR EMERGENCY SHELTERS

Parcel Number	Site Name	Zone	Parcel Size	On a major road/transit line	Available Utilities?	Environmental constraints/Terrain	Other
019-450-042	Reynolds Site	General Commercial (CG)	7.04 acres	Yes/Yes	Yes	Wetlands at the rear of the property/Mellow Terrain	N/A
019-300-060	Stratton Site	General Commercial (CG)	2.02 acres	No/No Approximately 0.6 miles from transit depot	Yes	Truckee River floodplain/Mellow Terrain	Adjacent to industrial uses
018-740-021	Crossroads Site	General Commercial (CG)	0.88 acres	Yes/Yes Adjacent to a transit stop	Yes	Moderate Slope	Access through a shopping center
018-622-001	Lombard Site	General Commercial (CG)	0.37 acres	Yes/Yes 0.1 miles from transit stop	Yes	Mellow terrain	Across from shopping center 0.25 miles from hospital
019-460-022	Tahoe Forest Hospital	General Commercial (CG)	3.00 acres	Yes/Yes	Yes	Moderate to steep terrain	Across the street from the hospital
General Commercial Total			13.29 acres				
019-410-028	Pioneer	Service Commercial (CS)	9.62 acres	Yes/Yes 0.1 miles from transit stop	Yes	Mellow terrain	0.1 miles from

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Parcel Number	Site Name	Zone	Parcel Size	On a major road/ transit line	Available Utilities?	Environmental constraints/ Terrain	Other
							recreation center
Service Commercial Total			9.62 acres				
Total			22.91 acres				

EXHIBIT HB-1 VACANT SITES AVAILABLE FOR EMERGENCY SHELTERS



Source: Parcel data downloaded from NV County in 2019

6/24/2019

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In addition, emergency shelters are permitted with a conditional use permit in the following zoning districts:

- Multi-Family Residential (RM)
- Downtown High-Density Residential (DRH)
- Neighborhood Commercial (NC)
- Highway Commercial (CH)
- Downtown Commercial (DC).

Emergency shelters, accessory to a church/place of worship are allowed in the Downtown Mixed Use (DMU) zoning district with a minor use permit.

In approving a conditional use permit, the Zoning Administrator or Planning Commission may impose specific development conditions relative to the construction, establishment, maintenance, location and operation of the proposed activity. Appropriate conditions may include but are not limited to buffers, hours of operation, landscaping and maintenance, lighting, off-site improvements, etc.

b. Transitional and Supportive Housing

Consistent with State law, the Development Code defines “transitional housing” as:

Rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months, and in no case more than two (2) years. Transitional housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

The Development Code defines “supportive housing” as:

Housing with no limit on length of stay, that is occupied by the target population as defined in Health and Safety Code Section 50675.14, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

The Town amended the Development Code in 2012 and again in 2018 to allow transitional and supportive housing as permitted uses by right in zones where residential uses are permitted (RR, RS, RM, DRS, DRM, DRH, CN, CG, and DMU) with the same regulations that apply to other residential uses of the same type in that zone. In preparing this current Housing Element Update, Town staff discovered that to comply with State law, the Development Code must be updated to allow transitional and supportive housing by-right in the DC, DM, RC, and REC zones.

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Additionally, AB 2162 (2018) requires supportive housing to be allowed by-right in any zone that permits multifamily or mixed-use development. Program H-3.3 calls for updating the Development Code to fully comply with State law requirements for transitional and supportive housing.

c. Single-Room Occupancy (SRO) Units

Single-room occupancy (SRO) housing is defined in the Development Code as a compact dwelling unit with limited cooking and living facilities designed primarily for one individual, within a multiple-unit structure. SROs are conditionally permitted in the CN, CG, and DMU zones, subject to a use permit.

d. Employee Housing

While there are no agricultural operations in Truckee, the community relies on seasonal employees in the service and recreation industries to support the tourism-based economy. Agricultural and tourism industry workers face various housing issues due to their typically lower incomes and the seasonal nature of their work.

The California Employee Housing Act (California Health and Safety Code Sections 17021.5 and 17021.6) requires that employee housing for six or fewer employees be deemed a single-family structure with a residential land use designation. Employee housing cannot be included within the definition of a boardinghouse, rooming house, hotel, dormitory, or other term that implies the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. The use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy.

The Town Municipal Code does not contain any provisions that would prohibit employee housing consistent with State law. The Code does not include employee housing in the definition of boarding house, rooming house, hotel, or dormitory. The Town defines “Family” as an individual or group of two or more person occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and where the adult residents share expenses.” The Town does not prohibit employees from living together as a “Family.” However, the Development Code can be amended to more explicitly allow employee housing for six or fewer employees as a single-family dwelling that is permitted in the same manner as other single-family dwellings.

The California Employee Housing Act also requires 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. While the Town of Truckee does not have any agricultural operations, several zones allow agricultural uses, such as crop production and agricultural processing. Housing Element Program H-3.4 calls for

updating the Development Code to comply with the Employee Housing Act. It should be noted that the Development Code does not have specific siting or separation requirements for group quarters.

e. Manufactured Homes

The Development Code allows for manufactured homes in all zones that allow conventional single-family residential dwellings, except for the DMU, REC, and RC zones. Development standards, including setbacks, site coverage, and height requirements, and permit processing for manufactured homes are consistent with conventional single-family residential homes. Program H-3.5 has been incorporated to require an update to 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 6582.3.

4. Senior Housing

Senior housing developments are allowed with approval of a use permit in the following zoning districts: Multi-Family Residential (RM), Downtown Medium Density Residential (DRM), Downtown High Density Residential (DRH), Neighborhood Commercial (CN) and Downtown Mixed-Use (DMU). Off-street parking must comply with standards listed in Table HB-4. Those standards may be further reduced up to 50% if the review authority finds that, based on the operational characteristics of the project, there will be no substantial impact.

Senior citizen congregate care housing facilities may not exceed a maximum density of 20 units per acre. A density bonus may be allowed if the development is consistent with State law and with the Development Code Section 18.212 (Density Bonuses, Concessions, and Incentives). The minimum floor area for each residential unit shall be as follows:

- Studio – 410 square feet
- One-bedroom – 510 square feet if kitchen-dining and living areas are combined; 580 square feet if kitchen-dining and living area are separate
- Two-bedroom – 610 square feet if kitchen-dining and living areas are combined; 680 square feet if kitchen-dining and living areas are separate

5. Secondary Residential Unit Requirements

Secondary residential units, also known as accessory dwelling units, provide additional opportunities to provide affordable housing, primarily intended for the elderly or family of the primary owner or as a rental unit for additional income. Secondary residential units are allowed as a matter of right in the Rural Residential (RR), Single-Family Residential (RS), Downtown Single-Family Residential (DRS), and Downtown Medium Density Residential (DRM) districts, subject to zoning

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clearance and provided certain size, setback and design conditions are met. Requirements for secondary units in all zones include the following:

- There shall be no more than one secondary unit per legal parcel and shall not be allowed on a parcel developed with two or more dwellings.
- The secondary unit may be located on the site within, attached to, or detached from the existing main dwelling.
- If detached, the secondary unit shall be separated from the main dwelling unit a minimum of 10 feet, but by no more than 100 feet, and shall be subject to the same side and rear setback requirements as the main dwelling. Exemptions apply to conversions of existing garages to secondary residential units within setbacks and to additions to garages.
- The secondary unit shall be served by the same driveway encroachment as the main dwelling unit.
- On parcels less than one acre, the total floor area of the second unit shall not exceed 800 square feet of gross floor area and for parcels of one acre or more, the total floor area shall not exceed 1,200 square feet of gross floor area. A secondary unit shall be allowed at least 500 square feet of gross floor area in all cases.
- The second unit must be architecturally compatible with the main unit.
- The additional dwelling unit shall be provided with one off-street parking space for studio and one-bedroom units and two off-street parking spaces per unit with two or more bedrooms, in addition to that required for the main dwelling unit, unless one of the following is true: the site is located within a half-mile of a transit stop or within the Downtown Specific Plan Area General Plan Land Use Designation; it is part of an existing primary residence or an existing accessory structure; or a car share vehicle station is located within one block of the secondary unit.
- All water supply and sewage disposal shall be provided by an established community system or by an on-site system. A secondary unit shall not be allowed on a parcel that is served by an on-site septic system and is less than three acres.

Additionally, Junior Accessory Dwelling Units (JADU) are allowed within the same zoning districts (DRS, DRM, RR, and RS). Requirements for JADUs in all zones include the following:

- A maximum of one JADUs is allowed on a single-family parcel developed with one existing main dwelling.
- The JADU is required to be located within the existing walls of the single-family residence and requires the inclusion of an existing bedroom.

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- A separate entrance from the main entrance to the structure, with an interior entry to the main living area, is required.
- The gross floor area of the junior accessory dwelling unit is required to not exceed 500 square feet, and must be contained entirely within an existing single-family residence.
- The following cooking facilities are required:
 - A sink with a maximum waste line diameter of 1.5 inches;
 - A cooking facility with appliances that do not require electrical service greater than 120 volts, or natural or propane gas; and
 - A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
- A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.
- No additional parking shall be required for a junior accessory dwelling unit.
- A junior accessory dwelling unit requires the recordation of a deed restriction, and includes the following:
 - A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers; and
 - A restriction on the size and attributes of the junior accessory dwelling unit in compliance with this Section.

With exception of the parking standards, the Town's ordinance is in compliance with Government Code Section 65852. The Housing Element includes Program H-1.7 to revise the parking standards for second units consistent with State law.

6. Building Codes and Enforcement/Compliance

A variety of building and safety codes are adopted for the purposes of preserving public health and safety and ensure the construction of safe and decent housing.

Building Codes – The Town of Truckee has adopted the 2016 California Building Code, which adopts by reference the International Building Code. The 2016 California Building Code establishes construction standards applied to all buildings including residential construction. The Town amends the code as needed to reflect

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local conditions. Amendments to the code reflect the Town's location in a high fire hazard area and mountain conditions. Thus, the amendments reflect requirements for fire retardant roofing materials, structural design of buildings to withstand snow loads, protection of piping from freezing, and erosion control. Residential code enforcement/compliance is done proactively and on a complaint basis. Code Compliance staff works closely with the Building, Planning, and Engineering Departments and the Police Department to ensure Town standards are being met. Code Compliance staff may observe violations while in the field and may open code compliance cases independent of a public complaint. However, the majority of code compliance cases are complaints driven by members of the public.

Americans with Disabilities Act – All new residential construction must comply with the federal Americans with Disabilities Act (ADA). Enforcement of ADA requirements is not at the discretion of the Town, but is mandated under federal law.

Compliance with building codes and ADA may increase the cost of housing production and can also impact the viability of rehabilitation of older dwellings required to be brought up to current standards. However, these regulations provide minimum standards that help ensure the development of safe and accessible housing.

7. Development Fees

Various fees and assessments are charged by the Town and other agencies to cover the cost of development permit processing and providing local services. The fees help ensure provision of adequate public services and quality development; however, they are often passed through to renters and homeowners in the price or rent of housing. One method of determining whether fees are excessive and represent barriers to affordable housing is by comparing fees to jurisdictions in the region.

Table HB-7 outlines the various fees charged by the Town of Truckee for new development and compares those fees to the fees charged by the cities of Grass Valley and Roseville. Table HB-8 illustrates the total typical development fees for single-family and multi-family applications.

In 2018, the Town updated the calculation method for Town-collected facilities and traffic impact fees from a per unit basis to a per square footage basis. The purpose of this update was to reduce costs for smaller residential projects, including secondary residential units.

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TABLE HB-8 COMPARATIVE DEVELOPMENT FEE SUMMARY

Fee Charges	Truckee	Grass Valley	Roseville
Environmental			
Initial Determination	Included in fees/costs for land use permit application	\$1,470	Included in fees/costs for land use permit application
Notice of Determination	Included in fees/costs for land use permit application	\$124 + Fish & Wildlife Fees	Included in fees/costs for land use permit application
Notice of Exemption (CEQA)	Included in fees/costs for land use permit application	\$124 + County Filing Fee	\$816 (with Initial Study) \$347 (without Initial Study)
EIR Processing	Included in fees/costs for land use permit application	\$27,175 deposit	\$20,000 deposit
Planning			
General Plan Amendment	\$7,500 deposit	\$6,345	\$10,000 (10 acres or less) \$17,000 deposit (11+ acres) \$15,000 deposit policy amendment
Zoning Code Text Amendment	\$6,500 deposit	\$2,645	\$10,000 deposit
Tentative Tract Map	\$2,500 deposit for 4 or less parcels	\$3,000 (4 or fewer lots) \$4,170 (5 to 10 lots) \$5,589 (11 to 25 lots) \$7,665 (26 to 50 lots) \$11,225 (51 + lots)	\$6,000 deposit (4 or fewer lots) \$11,000 deposit (5 to 99 lots) \$16,000 deposit (100 to 499 lots) \$24,000 deposit (500 + lots)
	\$6,500 deposit for 5 or more parcels		
Planned Development	\$7,500 deposit	\$6,998 (plus \$100/dwelling unit)	\$11,000 deposit
Conditional Use Permits and Variances	\$3,000 deposit minor use permit \$6,500 deposit use permit	\$550 limited use permit \$439 minor use permit \$2,600 major use permit	\$9,000 deposit
	\$3,000 deposit variance	\$435 minor variance \$1,5740 major variance	\$1,128 administrative variance \$3,911 variance to development standards
Building			
Building Plan Check and Inspection	Base fee for 1,000 s.f.: \$5,305 + \$16.66/s.f. Base fee for 2,000 s.f.: \$6,634 + \$240.26/s.f. Base fee for 3,000 s.f.: \$9,032 + \$149.26/s.f. Base fee for 4,500 s.f.: \$11,272+ \$116.33/s.f. Base fee for 7,500 s.f.: \$14,764 + \$118.65/s.f. Base fee for 10,000 s.f.: \$17,729 + \$163.69/s.f.	Base Fee - \$1,563 Up to 1,600 sq. ft. - \$0.65/sq. ft. After 1,600 sq. ft. - \$0.46/sq. ft.	Building fee is based on valuation of the project
Plan Check	\$170/hour	65% of building permit fee	--
Electrical	\$186	\$137	Based on valuation of the job
Mechanical	\$186	\$137	Based on valuation of the job
Plumbing	\$186	\$130	Based on valuation of the job

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Fee Charges	Truckee	Grass Valley	Roseville
Permit Issuance	\$186	--	Based on valuation of the project
Engineering and Subdivision			
Engineering Hourly Rate	\$167/hour	--	--
Subdivision Improvement Agreement	\$3,641	--	100% of improvements
Grading and Improvement Plan Check	5% of valuation: 1st \$50,000 of estimated construction costs	\$650/sheet deposit	Billed hourly; Deposit: 5% of engineer's cost estimate (\$1,000 minimum)
	3%: \$50,000 to \$250,000	\$2,700 inspection deposit	
	1% of valuation over \$250,000		
Encroachment Permit	\$283	\$260 +\$5/day short term/blanket permit \$46 new long-term permit	5% of project cost (\$60 minimum)

Notes:

-- Not listed in Fee Schedule

Source: Town of Truckee, City of Grass Valley, City of Roseville

TABLE HB-9 TYPICAL DEVELOPMENT FEES – TOWN OF TRUCKEE (2019)

Development Fee	New Single-Family (per unit) ¹	New Multi-Family (per unit) ²
Town of Truckee Building Permit	\$8,952	\$5,829
School Facilities Mitigation Fee	\$7,360	\$4,428
Recreational Facilities Mitigation Fee	\$3,860	\$2,316
Fire Protection Facilities Mitigation Fee	\$2,050	\$1,476
Traffic Facilities Mitigation Fee	\$5,011	\$3,228
Facilities Mitigation Fee	\$2,860	\$1,874
Truckee Sanitary District	\$1,650	\$1,650
Truckee Tahoe Sanitation Agency	\$5,000	\$5,000
Truckee Donner PUD (electrical)	\$2,954	\$2,954 ³
Truckee Donner PUD (water)	\$4,990	\$3,510
Total	\$43,314	\$33,416

Notes:

1 Based on a hypothetical new single-family unit with 2,000 square feet living area + 500 s.f. garage

2 Based on a hypothetical multi-family unit with 1,200 square feet living area and under 11 units.

3 Fees for multi-family units are based on actual costs and may vary significantly from this amount.

Source: Town of Truckee, 2019.

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For single-family residential, the total development costs (building permits and government fees) are approximately 10 to 15 percent of total construction. For multi-family residential projects, the total development fee costs are approximately 6 to 10 percent of total construction. Total construction takes into account land costs, hard construction costs, soft costs, financing costs, and overhead costs. These numbers are based on a fee study conducted by the Hansford Economic consulting in 2018 as part of a Mountain Housing Council analysis. .

8. Local Processing and Permit Procedures

Considerable holding costs are associated with delays in processing development applications and plans. Applications for development permits are made in writing to the Community Development Department, Planning Division. Depending on the type of entitlement required, a development may be subject to various levels of review, such as public hearings and environmental review. Actual processing time varies according to the size and scope of the project, as well as the time taken by the developer to prepare plans and other project related documents. All residential projects are subject to review by the Town of Truckee Planning Division, the Planning Commission, and/or Town Council. Table HB-9 summarizes the Town’s processing time for residential project approval.

TABLE HB-10 PROCESSING TIME FOR RESIDENTIAL PROJECT APPROVAL

Process	Permit Required	Time Frame
Single-Family Dwellings	Zoning Clearance	4 to 6 weeks
Secondary Dwelling Unit	Zoning Clearance	4 to 6 weeks
Subdivisions (4 or fewer parcels)	Tentative Map	3 to 6 months
Subdivisions (5 or more parcels)	Tentative Map	4 to 14 months
Multi-Family Dwellings (4 to 10 units without subdivision)	Zoning Clearance	2 to 6 months
Multi-Family Dwellings (4 to 10 units with subdivision)	Zoning Clearance and Tentative Map	2 to 6 months
Multi-Family Dwellings (11 or more units)	Development Permit	4 to 14 months

Source: Town of Truckee

9. Housing for Persons with Disabilities

The U.S. Census Bureau defines persons with disabilities as those with a long-lasting physical, mental, or emotional condition with serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

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a. Reasonable Accommodation Procedures

As a matter of State law (SB 520), cities and towns are required to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities, and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities.

The Truckee Development Code was amended in 2010 to provide exception in zoning and land-use for housing for persons with disabilities. The reasonable accommodation procedure is now a ministerial process, with no processing fee, subject to approval by the Community Development Director, and applies the following decision-making criteria:

- The request for reasonable accommodation will be used by an individual with a Disability protected under fair housing laws.
- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.
- The requested accommodation would not impose an undue financial or administrative burden on the City.
- The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.

b. Zoning and Other Land Use Regulations

The following are ways in which the Town facilitates housing for persons with disabilities through its regulatory and permitting procedures:

- The Town of Truckee allows residential care homes for one to six persons in all residential units and residential care homes for seven to twelve persons in all residential zoning districts subject to a conditional use permit.
- The Town's Planning Commission or Zoning Administrator reviews and grants conditional use permits based on evaluation of the project's design and impact on the surrounding areas.
- The Town allows some variation from the application of its parking standards. Section 18.48.060 of the Development Code provides requirements for disabled/handicapped parking requirements. Parking spaces for the disabled are determined by the California Building Code of Regulations, The Director uses the requirements set forth in the Development Code in determining the minimum number of off-street parking spaces to be provided. Disabled accessible parking spaces are counted toward fulfilling off-site parking requirements.

10. Environmental/Infrastructure Constraints

a. Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions, which provide the greatest threat to the built environment. The following hazards may impact development of residential units in Truckee. Any environmental hazards found to pose a constraint to housing development on vacant land will be mitigated on a project by project basis.

i. Seismic Hazards

As with most parts of California, Truckee is subject to hazard from seismic activity. Faults located near Truckee include the Mohawk Valley Fault, the southern section of which lies approximately 20 miles northwest of Truckee in Sierra County, the Dog Valley Fault, which extends from Dog Valley, and the Polaris Line, which runs 200 yards from the Martis Creek Dam and Northstar Ski Resort. Several small trace faults are also located within the Town limits. None of these faults are designated as “Alquist-Priolo Special Study Zones,” which identify fault areas considered to be of greatest risk in the state. There has been seismic activity in recent years, including a magnitude 6.0+ earthquake in 1966; a magnitude 3.6 earthquake in 1998; a magnitude 4.5 earthquake, centered six miles south of Truckee in 2004; a 3.2 magnitude earthquake, centered six miles northeast of Truckee in 2011; and a 4.0 magnitude earthquake centered 12.2 miles from Truckee in 2017.

ii. Flooding

Portions of the Town are located within the 100-year flood hazard zone as mapped by the Federal Emergency Management Agency (FEMA), and are defined as “flood prone.” Areas subject to flooding are found mainly along Donner Lake shore, Donner Creek, lower Trout Creek, Cold Creek, and Truckee River. Areas along the Truckee River are subject to flooding as far as 300 feet from the banks of the river, as mapped by FEMA. All of the sites in the sites inventory have been reviewed relative to flooding constraints. Two sites are partially within the 100-year flood zone, which limits the developable area of these sites. This has been factored into the development capacity calculation, as described in the sites inventory discussion (Appendix HC).

Truckee is a member of the National Flood Insurance Program (NFIP). Through NFIP, Truckee adopts and enforces certain floodplain management ordinances. In return, Truckee property owners can purchase federally backed flood insurance.

iii. Toxic and Hazardous Wastes

Although definitions of hazardous materials vary, Federal, State and county agencies have generally recognized toxic substances as chemicals or mixtures whose manufacture, process, distribution, use or disposal may present an unreasonable risk to human health or the environment. The Nevada County Environmental Health Department monitors commercial use and storage of hazardous materials, which

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includes issuing permits for the use and storage of significant quantities of hazardous materials or substances.

iv. Fire Hazards

According to the California Department of Forestry and Fire Protection (Cal Fire), the Town of Truckee is located in a very high fire hazard severity zone. Areas where homes are located near dense vegetation and forest land have higher risks from wildfires. The Truckee Fire Protection District (TFPD) provides service to Nevada and Placer Counties and the Town of Truckee, covering 125 square miles. The TFPD employs 50 full-time employees and 7 part-time employees and operates eight fire stations throughout the Truckee area, four of which are staffed 24 hours a day. One is the administration station and three are residential stations with three full time employees living in attached apartments.

v. Snow Avalanche

The degree of potential hazard from new snow avalanche in Truckee is related to a number of localized conditions, including steepness of slope, exposure, snow pack composition, recent weather factors such as wind, temperature and rate of snowfall, and other interacting factors. Four avalanche hazard areas are mapped in Truckee. They include an area at the southwest corner of Town limits at the end of Donner Lake, another south of the lake just west of Donner Memorial State Park, a smaller area at the eastern edge of Tahoe Donner, and a small area at the west end of South River Street, south of the Truckee River.

vi. Noise

Residential land uses are generally the most sensitive to noise in Truckee. The principal noise sources in the Town are generated by transportation noise sources including Interstate 80, Highway 89, Highway 267 and local arterial and collector roadways. Other sources of noise include the Union Pacific Railroad and the Truckee-Tahoe Airport.

b. Infrastructure Constraints

i. Water

All of the sites in the inventory have access to adequate water infrastructure. Water supply and distribution in Truckee is provided by the Truckee Donner Public Utility District (TDPUD). Truckee obtains water through 12 wells from the TDPUD. The TDPUD has adopted a Water Master Plan, which concludes that there is sufficient water supply to accommodate development in Truckee through build-out of the General Plan, which far exceeds the RHNA for the 2019-2027 projection period. Development projects are assessed fees for new water provision facilities. The District acquires its water from aquifers hundreds of feet deep all within the Truckee groundwater basin area. The water is transported to Truckee's higher elevations through a series of pump stations and is stored in water tanks strategically placed throughout the community. There are approximately 11,500 water customers served

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by the District. Residential water customers are currently charged a base rate, usage and a variable zone charge based on elevation. The zone charge is designed to reflect the higher cost of pumping water to customers at upper elevations. Ninety-one percent (91%) of homes now have a water meter installed and are charged a metered rate. Per State law, upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the housing element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. The 2019-2027 Housing Element will be provided to TDPUD upon adoption.

ii. Sewer

All of the sites in the inventory have access to adequate sewer infrastructure. The Truckee Sanitary District (TSD) maintains and operates the sanitary sewer collection system. The TSD operates and maintains approximately 300 miles of gravity pipelines containing 3,927 manholes, nine miles of pressure pipeline, 10 main lift stations, and 30 smaller lift stations.

The Tahoe-Truckee Sanitation Agency (TTSA) is responsible for regional wastewater treatment service to several communities in the Tahoe area, including Truckee. The TTSA water reclamation plant is located east of the Town of Truckee in Martis Valley. The advanced water reclamation plant can treat flows of up to 9.6 million gallons per day (mgd) and provides primary and secondary treatment, phosphorus removal, biological nitrogen removal, disinfection, and effluent filtration. The TTSA's Sewer System Management Plan, adopted in 2009, and most recently amended in 2013, identifies adequate capacity to accommodate the anticipated regional growth and additional sewer system flows within the service area, including Truckee. The 2019-2027 Housing Element will be provided to the Truckee Sanitary District and Tahoe-Truckee Sanitation Agency upon adoption.

iii. Dry Utilities

All of the sites in the inventory have access to electric, natural gas, telephone, cable television, and internet. The Truckee Donner Public Utility District is the primary provider of electricity for Truckee with the eastern portion of Glenshire served by Liberty Energy. Southwest Gas is the provider for natural gas. There are small neighborhoods in Truckee that use individual propane service. However, all of the sites in the inventory have access to natural gas through Southwest Gas. Telephone, cable television, and internet are provided by various private companies, including satellite services and Suddenlink.

11. Inclusionary Housing and Workforce Housing Ordinances

The Town adopted an Inclusionary Housing Ordinance in May 2007 and a Workforce Housing Ordinance in February 2009 to implement policies contained in the 2005 Housing Element (and to further promote the development of affordable housing in Truckee).

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For the purposes of the Inclusionary Housing and Workforce Housing Ordinances, the following income category definitions are used:

- Extremely Low Income Household – Household earning a gross income of no greater than 30 percent of the median income.
- Very Low Income Household – Household earning a gross income of no greater than 50 percent of the median income
- Low Income or Lower Income Household – Household earning a gross annual income of no greater than 80 percent of the median income
- Moderate-Income Household – Households earning a gross income of no greater than 120 percent of the median income
- Above Moderate-Income Household – Household earning a gross income of no greater than 160 percent of the median income

Affordability controls are in effect in perpetuity. For required affordable ownership units, if the developer or owner cannot sell the unit to a qualify household within a reasonable period of time, the Town has the right to purchase or assign its right to purchase the unit at the affordable sales price.

a. Inclusionary Housing Ordinance

All residential development projects, including the subdivision of land which is planned, designed or used for residential purposes including the subdivision of land for the sale of vacant residential lots, must include or provide inclusionary housing. The following residential development projects are exempt for the requirements:

- Construction of one single-family dwelling unit on a single-family lot in which the total number of dwelling units on the lot does not exceed two.
- Construction of a secondary residential unit.
- Construction of a single-family dwelling unit or a duplex on a multi-family lot in which the total number of dwelling units on the lot does not exceed two. If additional dwelling units are subsequently constructed on the lot, the single family dwelling unit and duplex units shall be included and calculated towards the inclusionary requirements.
- Construction of dwelling units in a mixed use project in which the units will be restricted to affordable housing.
- Reconstruction or replacement of any multi-family residential dwelling unit that has been involuntarily destroyed due to a catastrophic event.
- Conversion of residential units into condominiums or other common interest subdivision.

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Fifteen percent (15%) of all new dwelling units in a residential development project are required to be affordable units.

For ownership projects, the inclusionary units can either be rental or for sale units. For ownership inclusionary units, 100 percent must be affordable to moderate income households or one-third of the units must be affordable to low income households, one-third must be affordable to moderate income households and one-third must be affordable to above moderate income households. For rental inclusionary units, 100 percent of the units must be affordable to low income households, or one-third must be affordable to very low income households, one-third must be affordable to low income households and one-third must be affordable to moderate income households.

For rental projects, the inclusionary units must be rental units at the same affordability levels stated above for rental units within ownership projects.

A developer of a residential development project may propose to meet the inclusionary requirements through an alternative equivalent that is considered on a case-by-case basis. The alternative equivalent could include:

- Provision of affordable units on another site within the Truckee region;
- Dedication of land to the Town or its designee;
- Purchase of inclusionary housing credits from other residential development projects with excess affordable units; or
- Acquisition of existing market-rate units and enforcement of rental/sales price restrictions on these units.

The development may also propose to meet the requirements through paying an in-lieu fee. This is considered on a case-by-case basis.

Residential development projects constructing all of their inclusionary housing on site and/or off site are eligible for the following density bonuses, incentives and concessions:

- Density bonus of 20 percent plus an increase of 2.5% for each 1% increase above 5% in the percentage of units affordable to lower income households, up to a maximum of 35% above that normally allowed by the zoning district.
- Density bonus of 5 percent plus an increase of 1% for each 1% increase above 10% in the percentage of units affordable to moderate income households, up to a maximum of 35%.
- Priority processing of land use and development applications, building permit applications, and in inspections of the project during the construction phase

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- Regulatory concessions which may include reductions of regulatory standards of the Development Code and Public Improvement and Engineering Standards (e.g., parking spaces, lot coverage)
- Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
- The Town may, but is not required to, provide direct financial incentives for the housing development, including the provision of publicly owned land, by the Town, or the waiver of fees or dedication requirements.

b. Workforce Housing Ordinance

All commercial, industrial, institutional, recreational, residential resort, and other non-residential projects must include or provide workforce housing. The following development projects are exempt from the workforce housing requirements:

- Residential development projects which do not include a resort, commercial or community amenity use that will generate employees
- Development projects that generate less than seven full-time equivalent employees (FTEE)
- Conversion of non-residential floor space from one use to another whereby the new use generates the same or less number of FTEE from the previous use.

The number of workforce housing units required can be calculated based on the number of FTEE or based on the number of employees calculated by income levels.

For the number of units required based on the number of FTEE, the required number is as follows:

- Less than seven FTEE - project is exempt.
- Seven or more but less than 20 FTEE - project must pay a fraction of an in-lieu affordable housing fee equivalent to 3.5% of the number of FTEE.
- Twenty or more but less than 40 FTEE - project must construct and complete workforce housing units for 7.5% of the FTEE generated by the project.
- Forty or more FTEE - project must construct and complete workforce housing units for 14% of the FTEE generated by the project. Rental units are preferred for workforce housing units. For rental units, 100 percent of the units must be affordable to low income households, or one-third must be affordable to very low income households, one-third must be affordable to

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low income households and one-third must be affordable to moderate income households.

Developers may propose an alternative equivalent or may propose to pay in in-lieu fee similar to those described in the Inclusionary Housing Ordinance. The review authority determines the eligibility of an in-lieu, affordable housing fee payment.

Development projects constructing all of their workforce housing units on site and/or off site are eligible for the following bonuses, incentives and concessions:

- Floor area ratio increase of 0.05 or 2,178 square feet per acre above that normally allowed by the zoning district. Residential floor space is not counted toward the maximum allowed floor area ratio.
- Priority processing of land use and development applications, building permit applications, and in inspections of the project during the construction phase.
- Regulatory concessions which may include reductions of regulatory standards of the Development Code and Public Improvement and Engineering Standards (e.g., parking spaces, lot coverage).
- Deferral of Town Impact Fees to the issuance of the temporary or final certificate of occupancy.

B. *Non-Governmental Constraints*

1. Land Prices

The price of land influences the cost of housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes less available, the price of land increases. The price of land also increases as the number of units permitted on each lot increases. Available residential land, as of March 2019, ranges in price from \$90,000 to \$850,000 per acre (landandfarm.com).

2. Construction Costs

Construction costs are primarily determined by the costs of materials and labor. They are also influenced by market demands and market-based changes in the cost of materials. Construction costs depend on the type of unit being built and the quality of the product being produced. Table HB-10 summarizes the estimated construction costs based on typical development projects in Truckee.

TABLE HB-11 CONSTRUCTION COST ESTIMATES

Development Type	Cost per Square Foot ¹
Single-Family Residential	\$400-\$600
Townhomes/Condominiums	\$200-\$500
Multi-Family Residential Rentals	\$195

Source: Town of Truckee, Building Division, 2019, Triumph Development

Notes:

¹ Cost estimates include gradation, infrastructure, site improvements and building construction.

3. Financing

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer’s monthly payment and narrows the range of housing that a household can afford. Lower interest rates result in lower overall cost and lower payments for the homebuyer.

When interest rates rise, the market typically compensates by decreasing housing prices. Conversely, when interest rates decrease, housing prices rise. There is often a lag in the market and when interest rates rise, housing prices remain high until the market can catch up. During this period, lower-income households often find it most difficult to purchase a home.

As of March 2019, interest rates for a 30 year fixed mortgage, including non-conforming jumbo loans, range from approximately 3.5-4.5%.

4. Development Timelines

The time from when an application receives entitlements to the time a building permit is submitted varies. During that period, developers are securing land and financing and coordinating construction documents and contractors. For smaller projects, building permits can be submitted as quickly as within a month of receiving entitlements, if the developers are working on the building permit documents concurrently with the entitlement process and few changes are needed. However, for larger projects, such as Coburn Crossing, financing and construction documents can be more complicated. For Coburn Crossing, the building permit was submitted 16 months after entitlements were approved. Other projects such as the Coldstream Affordable Housing project received entitlements in November 2017 to secure funding. The developers have not yet submitted a building permit application, but infrastructure work has commenced. The Artist Lofts application was approved in May 2016, but was unable to secure funding and a time extension was approved in 2018. The developers re-applied and were awarded financing in 2019 and submitted a building Permit in May 2019. Additionally, there are projects that receive entitlements but do not get built. For projects that receive entitlements and submit building permits, there is a broad range; staff estimates that the average range is one month to 30 months.

APPENDIX HC – POTENTIAL HOUSING RESOURCES

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A. Adequate Sites

State law requires each jurisdiction in California to demonstrate the availability of adequate sites through appropriate zoning and development standards and the availability of public services and facilities. These available sites must provide the necessary policy and regulatory guidance to accommodate a variety of housing types at a variety of income levels. The jurisdiction must demonstrate through policies and regulations that the estimated capacity of adequate sites will be able to accommodate the projected housing need for the 2019-2027 planning period.

The California Department of Finance (DOF) is responsible for projecting the total statewide housing demand, with the California Department of Housing and Community Development (HCD) apportioning this demand to each of the State's regional governing bodies. This demand represents the number of additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-housing units, and to achieve a future vacancy rate that allows for healthy functioning of the housing market.

HCD is the regional governing body for determining and allocating the region's projected new housing demand to municipalities within the jurisdiction. The allocation of projected housing demand is divided into four income categories:

- Very Low-Income: 0 to 50 percent of the median income
- Low-Income: 51 percent to 80 percent of the median income
- Moderate-Income: 81 percent to 120 percent of the median income
- Above Moderate-Income: more than 120 percent of the median income

Pursuant to Assembly Bill (AB) 2634 (Statutes of 2006), the Town of Truckee must also address the projected housing need for extremely low-income households. Extremely low-income households are defined as households earning less than 30 percent of the area's median income. The projected extremely low-income need can be assumed as 50 percent of the total need for very low-income households.

Through the Regional Housing Needs Allocation (RHNA) process, regional level housing growth needs are allocated to individual cities and counties comprising the region. The allocation takes into account factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities,

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commuting patterns, type and tenure of housing need, and other. In determining a jurisdiction’s share of new housing needs by income category, the allocation is adjusted to avoid an over concentration of lower income households in any one jurisdiction.

1. Meeting the Town’s 2019-2027 RHNA

The current RHNA prepared by 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 (Table HC-1). This need provides the basis for evaluating the availability of adequate sites for housing during the planning period.

TABLE HC-1 RHNA 2019-2027

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

Note: ¹Extremely low-income need is assumed to be 50 percent of the very low-income allocation, or 93 units

a. Units Under Construction

Since the RHNA period began on December 31, 2018, units that are under construction but not yet occupied as of that date are counted toward the RHNA. As indicated in Table HC-2, the Town of Truckee has 138 units currently under construction at Coburn Crossing. The project is 132 market-rate rental units deed-restricted for local residents only and includes six deed-restricted “workforce housing” units to be rented to households earning no more than 80 percent of area median income (i.e., low-income units).

TABLE HC-2 UNITS CURRENTLY UNDER CONSTRUCTION

APN	Site Name	Number of Units	Affordability	Mechanism
019-420-090	Coburn Crossing	138 rental units	Low Income – 6 units Above Moderate - 132	Workforce housing requirement
Total		138	Low-Income – 6 units Above Moderate – 132 units	

Source: Town of Truckee

EXHIBIT HC-1 COBURN CROSSING UNDER CONSTRUCTION



Source: Proset Construction, 2019.

b. Approved Units

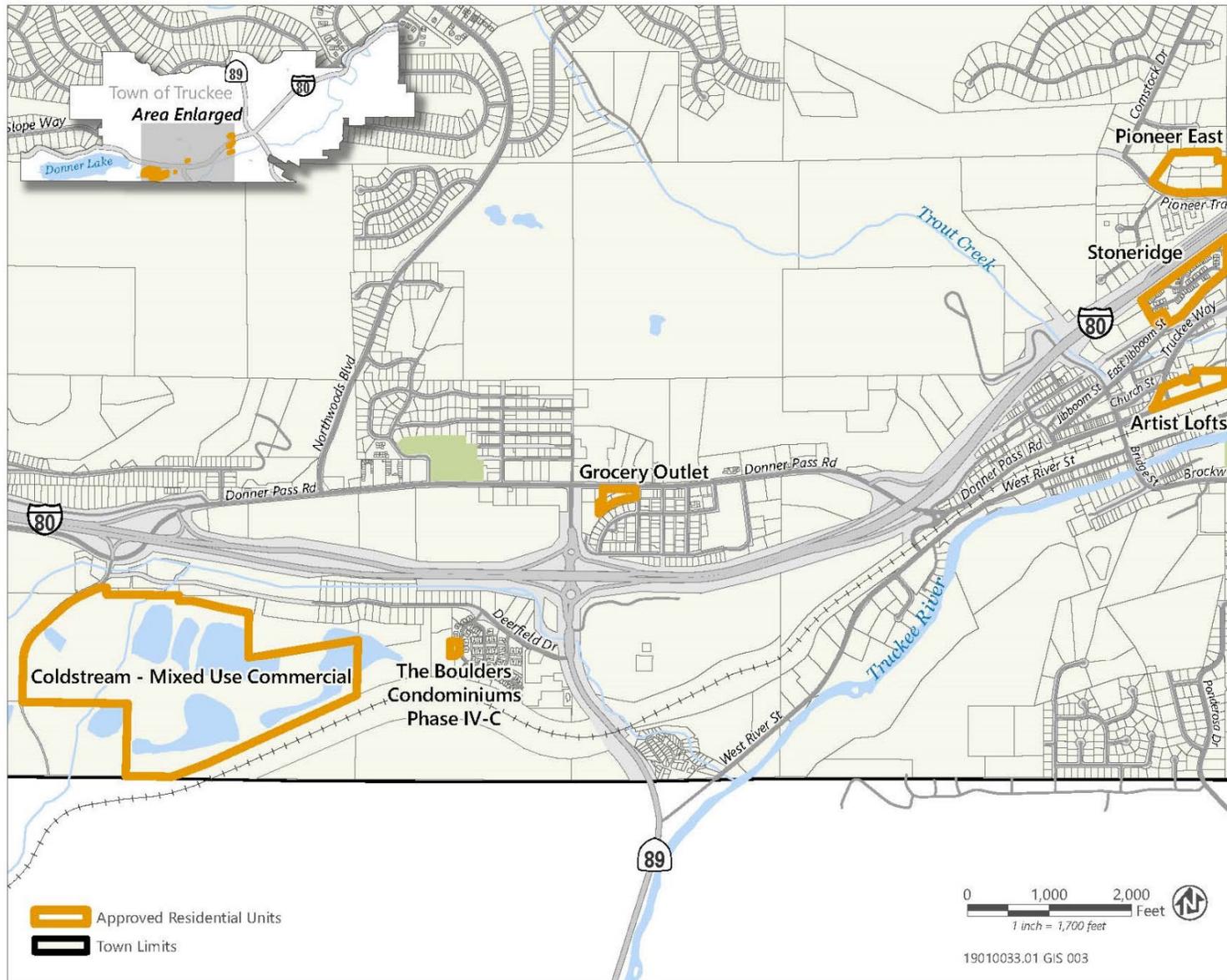
Table HC-3 shows residential development projects that have been approved but are not yet under construction. As indicated in the table, the Town of Truckee has 202 approved units that are expected to be built during the RHNA period. These include 100 deed-restricted very low-income units, 27 deed-restricted low-income units, and 75 above moderate-income units. The locations of these units are shown in Exhibit HC-3.

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TABLE HC-3 APPROVED UNITS

APN	Site Name	Number of Units	Affordability	Mechanism	Notes
018-740-055	The Boulders Condominiums Phase IV-C	27	Above Moderate-Income – 27 units	N/A	No restriction. Approved October 20, 2015.
019-420-071	Artist Lofts	77	Very Low Income – 76 units Above Moderate/ Manager’s Unit – 1 unit	Development Agreement	Deed restricted, minimum 55 years; LIHTC Approved August 21, 2018.
018-560-016	Coldstream - Mixed Use Commercial	48	Very Low Income – 24 units Low Income – 24 units	Development Agreement	Deed restricted in perpetuity. Approved November 21, 2017.
019-700-015 to -020	Pioneer East	8	Above Moderate – 8 units	N/A	No restrictions. Approved November 13, 2018.
018-621-010, -001, -002, -004	Grocery Outlet	3	Low Income – 3 units	Workforce Housing Ordinance	Deed restricted in perpetuity. Approved November 13, 2018.
019-970-001	Stoneridge	39	Above Moderate - 39	N/A	No restriction. Approved April 12, 2005.
Total		202	Very Low Income – 100 Units Low-Income – 27 units Above Moderate Income - 75		

EXHIBIT HC-2 APPROVED RESIDENTIAL UNITS



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By counting as credit units under construction and approved units, the remaining RHNA need for the 2019-2027 Planning Period is 415 dwelling units, as shown in Table HC-4. This includes a remaining need for 194 lower-income units, 128 moderate-income units, and 93 above moderate-income units.

TABLE HC-4 REMAINING RHNA OBLIGATION

	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
2019-2027 RHNA Need	93	94	140	128	300	755
Units under construction	0	0	6	0	132	138
Approved units	0	100	27	0	75	202
Remaining RHNA	93	-6	107	128	93	415
	<i>Combined lower-income: 194</i>					

Note: ¹Extremely low-income need is assumed to be 50 percent of the very low-income allocation, or 54 units

c. Sites Currently Available to Accommodate the RHNA

Table HC-5 summarizes the sites in the Town of Truckee available to accommodate the Town’s RHNA utilizing current zoning and development standards. Tables HC-6 to HC-26 describes the realistic capacity of each available site considering all applicable land use controls and site improvement requirements; existing uses; and infrastructure and environmental constraints.

Relationship Between Density and Income Category

State law allows jurisdictions to use a “default” density standard to identify sites deemed appropriate for lower-income housing development. The default density standard for Truckee is 15 units per acre, meaning any site with zoning that allows at least 15 units per acre is deemed appropriate for accommodating Truckee’s lower-income RHNA. State law does not provide the same guidance for moderate-income housing; however, sites zoned to allow a variety of housing types at medium densities (e.g., duplexes, triplexes, multifamily) are considered available to accommodate moderate-income housing. The lower-density zones are assumed appropriate only to meet the above moderate-income RHNA.

The Town’s Development Code Section 18.08.050 includes several provisions encouraging projects to maximize the allowed density on a residentially-zoned site in order to ensure efficient use of land and an adequate supply of housing to meet the

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housing needs of all segments of the community. First, all projects are required to provide a minimum of 50 percent of the maximum allowed density on the site, with exceptions made for site constraints or other potential impacts. Second, projects that propose less than 90 percent of the maximum allowed density are required to provide additional inclusionary housing units. The Code also allows density calculations based on the number of bedrooms in each unit. Units with fewer than three bedrooms are counted as less than 1.00 unit; studio are calculated as 0.5 dwelling unit equivalents (DUE), one-bedroom units as 0.67 DUE, and two-bedroom units as 0.80 DUE. Perceivably a development made up of 100 percent studio units could build two times the allowed density in a residential zone. In addition, the Town grants density bonuses for affordable units in compliance with State density bonus law.

Table HC-5 provides a summary of recent residential project approvals and their approved density in comparison to the maximum allowed density.

TABLE HC-5 APPROVED DENSITY OF RECENTLY APPROVED PROJECTS

Project	Year Approved	Approved Density	Allowed Density	Percentage of Maximum Density
Palisades Multi-Family APN 019-520-005	2016	Four units on 0.41 acres (9.8 du/acre)	RM-10 (Multi-Family Residential, 10 dwelling units per acre) Allowed density: 10 du/acre; 4 dwelling units	98%
Coburn Crossing APN: 019-420-090	2017	138 units on 7.86 acres (17.6 dwelling units per acre)	DVL (Downtown Visitor Lodging) Allowed density: 16-18 du/acre; 125-141 dwelling units	98%
Coldstream Affordable Housing	2017	48 units on 1.80 acres	This project is part of the Coldstream	N/A

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APN 018-560-016		(26.7 dwelling units per acre)	Specific Plan Village Mixed-Use Commercial zoning district, which required 48 multi-family units.	
Artist Lofts 019-420-071 and a portion of the right-of-way	2018	77 units on 1.06 acres (72.6 dwelling units per acre)	This project is part of the Railyard Master Plan Downtown Extension district which allows for a maximum allowed development of 285 housing units within the 8.4 acres of land. No requirements for specific densities or distribution are provided.	N/A

Each site was examined closely to determine the feasible development capacity given site constraints and maximum allowed densities. In some cases, feasible densities were based on interest expressed by property owners.

Size of Sites

State law (Government Code Section 65583.2) contains guidance the appropriate size of sites to accommodate the lower-income RHNA. A site smaller than one-half acre or larger than 10 acres is not deemed adequate to accommodate the lower income housing need unless the jurisdiction can demonstrate that sites of equivalent size were successfully developed during the prior planning or provide other evidence that the site is adequate to accommodate lower income housing.

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The sites inventory, shown in Table HC-10 below, includes one higher-density site that is smaller than one-half acre. The 0.33-acre Jibboom Street site, which is estimated to accommodate three units, is counted in the inventory as a moderate-income site because of the small site size.

Capacity on Mixed-Use Sites

There are several mixed-use or non-residential zones that allow residential development. The Downtown Mixed Use (DMU) zoning district allows stand-alone residential units up to 24 units per acre as a permitted use with no requirement for mixed use or commercial uses. The General Commercial (CG) and Neighborhood Commercial (CN) zoning districts allow standalone residential uses up to 12 units per acre with a conditional use permit. The Manufacturing (M), Downtown Manufacturing (DM), Downtown Commercial (DC), Service Commercial (CS), Neighborhood Commercial (CN) and General Commercial (CG) zoning districts also allow for multi-family dwellings in commercial/industrial projects up to four units per acre. All land uses and project proposed in the CN, CG, CS, and M zoning districts having a single tenant or business with 20,000 s.f. or more of floor space is required to include a mixed-use component, including a minimum of two residential units for the first 40,000 s.f. of floor space, or fraction thereof, of the project and one additional residential unit for each 10,000 s.f. of floor space, or fraction, thereof. The residential floor space within a mixed use development does not count toward the maximum allowed floor area ratio for the project. Additionally, the Town's Development Code provides incentives to encourage the development of mixed-use projects in the CN, CG, CS, DMU, DC, M, and DM zoning districts. Incentives include reductions in parking, increases in allowed floor area ratio for the non-residential component of the project, increases in site coverage, reductions in open space, and flexibility in requirements for recreation amenities, laundry facilities, and private exterior space.

Of the sites available for lower-income households, 453 of the 782 units (58 percent) are within mixed-use zoning districts. However, the entire remaining lower-income RHNA (194 units) can be accommodated on the sites allowing exclusively residential uses.

Capacity on Non-Vacant Sites

Pursuant to Assembly Bill (AB) 1397 (Statutes of 2018), if the Town were relying on the non-vacant sites for more than 50 percent of the lower-income RHNA, a higher level of analysis would be required. The sites inventory, included in Table HC-10 below, includes several non-vacant sites that in total provide for 50 percent of the lower-income capacity in the sites inventory. However, the sites inventory includes a significant amount of surplus capacity relative to the Town's lower-income RHNA. The entire lower-income RHNA could be accommodated on the vacant sites. The following sections (Past Experience and Analysis of Existing Uses) provide more background on the Town's ability to convert non-vacant land to residential uses.

Past Experience

The Town's past experience converting existing uses to higher density residential development includes the adoption of the Railyard Master Plan and Coldstream Specific Plan, and approval of Coburn Crossing.

Railyard Master Plan

The Railyard Master Plan Area, approximately 75 acres, was historically occupied by railyards and lumber mills and was previously owned by Union Pacific Railroad before purchase by a private developer.

Since 1995, the Town has undertaken a number of planning efforts to facilitate development of the Railyard Master Plan Area. These efforts were first formalized in the 1996 Town of Truckee General Plan, which established a number of policies to be implemented through the preparation of a Specific Plan for the Downtown area, including the Railyard Area. The planning process for the 1997 Downtown Truckee Specific Plan (DTSP) was initiated in 1995 and represented a two-year long collaborative effort by local citizens, Town officials, and Town staff. Recognizing that the Railyard Area contains the majority of the undeveloped land in the Downtown Specific Plan Area, the DTSP included policies that required the preparation of a Master Plan for the Railyard Area that would promote its development as an attractive, pedestrian-oriented activity center visually and physically connected with the historic Downtown Core.

Efforts to prepare a Master Plan for the Railyard Area were initiated in 2002 when the Town received a grant from the Sustainable Communities Grant and Loan Program and hired Dinsmore Sierra, LLC to lead community outreach efforts and prepare a Master Plan for the reuse of the Railyard Area. These efforts accelerated in 2004, when Truckee Development Associates, LLC (led by Holliday Development) purchased a significant portion of the Railyard from Union Pacific Railroad and formed a partnership with the Town, called the Truckee Railyard Partnership (Partnership), to jointly plan the future of the Railyard Master Plan Area. This cooperative effort culminated in 2006 with a Master Plan that highlighted a preferred plan for the development of the Truckee Railyard Area (referred to as the 2006 Master Plan throughout this document).

The Railyard Master Plan also included coordination with Union Pacific Railroad to integrate railyard operations and the balloon into the project. Extensive soil remediation was also required and completed in 2013 to meet the Regional Water Quality Board's requirements.

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The Railyard Master Plan envisions 570 residential units, primarily in the Downtown Extension (DE) District and Industrial Heritage (IH) District. The Town approved a 77-unit affordable housing project on approximately one acre in the Downtown Extension District in 2016, with an amendment/extension in 2018. The applicants submitted a building permit in 2018 and have secured financing through Low Income Housing Tax Credit financing.

Coldstream Specific Plan (PC-1)

The Coldstream Specific Plan Area consists of approximately 178.9± acres of land situated within the Town of Truckee. Since the early 1950s, approximately 150 acres of the area was an aggregate harvesting site. The land has gone through multiple ownerships, with A. Teichert and Son, Inc. acquiring the lease for aggregate harvesting in 1966. Mining of the site continued until 1984, with reclamation of the property beginning in 1985 and being completed shortly thereafter.

Materials harvested from the former mine site supplied a number of important private projects and public improvements within the Truckee and North Tahoe region, including the construction of Interstate 80, Tahoe Donner, and the Squaw Valley Olympic site.

The Town of Truckee, in partnership with Teichert Land Company, adopted the Coldstream Specific Plan in September 2014, a mixed-use community that directly contributes to a comprehensive program of environmental preservation, restoration, enhancement, and recreation. Along with 30,000 s.f. of retail and commercial uses, the plan includes approximately 300 residential units. The project proponent also purchased the 23-acre Highway Commercial (CH) zoned property located at the western end of Deerfield Drive with the encouragement of Town Staff for inclusion in the Coldstream Specific Plan in order to comprehensively plan the entire area. The addition of the CH property into the Coldstream Specific Plan was intended to eliminate the incompatibility of a highway commercial property located at the end of Deerfield Drive and to provide the opportunity for an integrated master plan for the area.

In 2016, a 48-unit affordable housing project was approved on a 1.8-acre parcel within the Coldstream Specific Plan area. The applicants have submitted improvement plans for site work and off-site improvements, which are currently under review by the Town.

Coburn Crossing

The project area consists of one 7.86-acre parcel within the Town of Truckee. The site was used as a dump site between the late 1800s and

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approximately 1930, and was part of a larger dump that extended onto the neighboring United States Forest Service (USFS) site to the east and Truckee Townhomes property to the southwest. Investigative and remedial activities were completed in 2004 at the Truckee Townhomes site by Mactec Engineering and Consulting and Nichols Consulting Engineers, Chtd.

A 138-unit residential apartment, including six low income housing units, was approved in 2016, with construction commencing in August 2018. The applicants have indicated that they anticipate that residents would be allowed to move in during the fall of 2019.

Analysis of Existing Uses

Of the six non-vacant lower income sites identified in Table HC-5, two of the sites are owner-occupied (Railyard Downtown Extension and Sutton), three sites are occupied by illegal/unpermitted uses (Arnold DMU, Arnold DRH, and Winter Creek), and one site has an existing lease with a restaurant (Hilltop – JAR North). Several of the property owners have submitted applications or preliminary applications for residential projects on their sites in the last three years including the Truckee-Tahoe Lumber site in the Railyard Downtown Extension, Sutton, Winter Creek, and Arnold DMU and Arnold DRH sites. The following is a description of the existing uses and property owner intent for each of the six non-vacant lower-income sites. More information about each of the sites is located in Tables HC-7 to HC-26.

- **Site #5 Railyard Downtown Extension site.** Tahoe-Truckee Lumber Company (TTL) occupies approximately two acres of the Railyard Downtown Extension site. TTL is currently constructing a site elsewhere in Truckee for relocation of the lumber yard company. The existing buildings on the downtown TTL property would likely be reused or redeveloped into a new use. It is unclear what the anticipated use will be upon TTL's relocation. However, informal discussions with staff include potential residential projects. TTL submitted a formal application in 2018 to explore redevelopment of their site.
- **Site #15 Sutton site.** The easternmost parcel of the three-parcel Sutton site is occupied by the owner's contractors yard, which was approved in 1972. The remaining two parcels are vacant. The owners submitted a preliminary application in 2016 for a potential residential project that encompassed all three sites.
- **Site #4 Winter Creek Multi-Family site.** Winter Creek has an existing illegal contractors yard that was primarily used for staging for construction of single-family homes in the adjacent subdivision. The owners submitted a preliminary application in 2019 to consider a potential 20-30-unit multi-

family project. The adjacent subdivision has completed buildout and the illegal contractors yard may be nearing the end of its usefulness.

- **Sites #1 and 2 Arnold DMU and Arnold DRH sites.** The Arnold DMU and Arnold DRH sites are occupied by existing illegal retail and industrial uses. The owners have submitted two preliminary applications (one in 2018 and one in 2019) for potential redevelopment of both parcels with a residential project. A letter from the owner of the properties has been submitted acknowledging their interest.
- **Sites #17 Hilltop – JAR North site.** An existing restaurant in a historic building on the Hilltop – JAR North site is located on a portion of the parcel and is integrated into the existing vision for the redevelopment of that site, as identified by the master plan adopted for the area. The future development of the Hilltop Master Plan would likely include subdividing to allow the restaurant to remain.

Lower-Income Sites Counted in Previous Housing Elements

AB 1397 also established additional requirements for lower-income sites. A non-vacant site that has been included in a prior housing element and a vacant site included in two or more consecutive housing elements is only deemed adequate to accommodate a portion of the current lower-income housing need if the site is subject to a rezone program within three years of the beginning of the planning period to allow residential use by right for housing in which at least 20 percent of the units are affordable to lower-income households. Table HC-10, below, identifies which sites have been included in previous housing elements. There are five lower-income sites that have been counted in previous housing element cycles and are subject to Program H-1.1, which commits the Town to rezoning the sites by August 15, 2022 to allow affordable housing on these sites by-right.

Replacement Housing Requirements

None of the identified sites in Table HC-5 have been occupied by or restricted for the use of lower-income households at any time during the previous five years. Government Code, Section 65583.2, subdivision (g) does not apply to these sites and no replacement housing units are required.

Availability of Infrastructure

All of the sites included in the inventory are within the Town limits and have access to adequate water, sewer, and dry utilities. A general description of infrastructure availability is included in Appendix HB (Housing Constraints).

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TABLE HC-6 AVAILABLE SITES FOR RESIDENTIAL USE

#	APN	Site Name	Zoning	General Plan	Max. Density (DU/Acre)	Acres	Realistic Capacity* (by Income Category)	Res. Only or Mixed Use	Vacant or Underutilized	Known Constraints	Included in Previous Housing Elements
1	019-300-041	Arnold DMU	DMU (Downtown Mixed-Use)	Downtown Specific Plan	24	6.25 (develop. area approx. 3 acres)	45 (lower income)	Mixed Use	Underutilized (illegal retail/manufacturing uses)	River floodplain, steep riverbank	Yes (two cycles)*
2	019-300-042	Arnold DRH	DRH-24 (Downtown High Density Residential)	Downtown Specific Plan	24	1.77	27 (lower income)	Residential	Underutilized (illegal retail/manufacturing uses)	None	Yes (two cycles)*
3	019-460-022	Tahoe Forest Hospital Gateway	CG (General Commercial)	Commercial	12	3.00	30 (moderate income)	Mixed Use	Vacant	Moderate to steep slope	Yes (two cycles)
4	019-820-001	Winter Creek Multi-Family	RM-15 (Multi-family Residential)	High Density Residential	15	1.71	25 (lower income)	Residential	Underutilized (illegal contractors yard)	None	Yes (two cycles)*
5	019-030-008	Railyard – Downtown Extension (Mixed Use)	Downtown Master Plan	Downtown Specific Plan Area	28.1	1.3	208 (lower income)	Mixed Use	Underutilized (Tahoe-Truckee Lumber to relocate)	None	No
	0.1										
	0.2										
	1.2										
	3.2										
	0.8										
	0.6										
	7.4										
<i>Total</i>											

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#	APN	Site Name	Zoning	General Plan	Max. Density (DU/Acre)	Acres	Realistic Capacity* (by Income Category)	Res. Only or Mixed Use	Vacant or Underutilized	Known Constraints	Included in Previous Housing Elements
6	019-420-069 (portion)	Railyard – Trout Creek	Downtown Master Plan	Downtown Specific Plan Area	12.5	6.8	85 (moderate income)	Residential	Vacant	None	No
7	019-420-070;	Railyard – Industrial Heritage (Mixed Use)	Downtown Master Plan	Downtown Specific Plan Area	28.2	2.5	200 (lower income)	Mixed Use	Vacant	None	No
	019-420-069 (portion)					4.6					
	<i>Total</i>					7.1					
8	019-620-002 (portion)	Joerger Ranch Parcel 4	Workforce Multi-family Housing (RMW-20)	Planned Community 3	20	4	80 (lower income)	Residential	Vacant	None	Yes (rezoned to meet fourth cycle shortfall)*
9	018-560-016 (portion); 08-560-010 (portion); 018-760-013 (portion); 018-760-012 (portion); 018-760-011 (portion); 018-760-015 (portion)	Coldstream - Lakeside Residential	Lakeside Residential (LR)	Planned Community 1	3.0	37.7	112 (above moderate income)	Residential	Vacant	None	No
10	018-560-016	Coldstream - Village Green Residential	Village Green Residential (VGR)	Planned Community 1	4.8	20.4	97 (above moderate income)	Residential	Vacant	None	No

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#	APN	Site Name	Zoning	General Plan	Max. Density (DU/Acre)	Acres	Realistic Capacity* (by Income Category)	Res. Only or Mixed Use	Vacant or Underutilized	Known Constraints	Included in Previous Housing Elements
11	018-560-016	Coldstream Village Mixed Use Commercial (Mixed Use)	Village Commercial Mixed Use (MUC)	Planned Community 1	4.2	9.1	38 (above moderate income)	Mixed Use	Vacant	None	No
12	019-460-042	Upper McIver	Multi-family residential, 16-18 du/acre (RM-18)	High Density Residential, 16-18 du/acre	18	5.5	88 (lower income)	Residential	Vacant	Steep slopes	Yes (rezoned to meet fourth cycle shortfall)*
13	019-102-016	Jibboom Street	Downtown Mixed Use (DMU)	Downtown Specific Plan Area	24	0.3	3 (moderate income)	Mixed Use	Underutilized (historic garage)	None	No
14	019-410-046	Frishman Hollow II	Multi-family residential, 10 du/acre (RM-10)	High Density Residential, 6-12 du/acre	10	5	50 (moderate income)	Residential	Vacant	Drainage to the west; moderate slope	No
15	019-160-026	Sutton Site	Downtown High Density Residential, 24 du/acre (DRH-24)	Downtown Specific Plan Area	24	1.3	21 (lower income)	Residential	Vacant	River floodplain, steep riverbank, airport compatibility	No
	0.5										
	0.4										
	2.2 (0.9 develop. area)										
	Total										

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#	APN	Site Name	Zoning	General Plan	Max. Density (DU/Acre)	Acres	Realistic Capacity* (by Income Category)	Res. Only or Mixed Use	Vacant or Underutilized	Known Constraints	Included in Previous Housing Elements	
16	019-450-047	Cascade Association	Multi-family residential, 15 du/acre (RM-15)	High Density Residential, 6-12 du/acre	12	9.6 (develop area 2.0 acres)	24 (moderate income)	Residential	Underutilized (undeveloped portion of site with senior housing located on a portion of the parcel)	Wetland	No	
17	019-300-018	Hilltop - JAR Hilltop North	Downtown Master Plan	Downtown Specific Plan Area	17.6	5	88 (lower income)	Residential	Underutilized – surface parking for adjacent restaurant use	None	No	
18	019-300-019	Hilltop - Davies and Fitch	Downtown Master Plan	Downtown Specific Plan Area	11.7	8.05	94 (moderate income)	Residential	Vacant	None	No	
19	019-410-043	Gales Property East	Multi-family Residential, 10 du/acre (RM-10)	High Density Residential, 6-12 du/ac	10	4.3	42 (moderate income)	Residential	Vacant	None	No	
20	019-410-042	Gales Property West	Multi-family Residential, 10 du/acre (RM-10)	High Density Residential, 6-12 du/ac	10	9.7	97 (moderate income)	Residential	Vacant	None	No	
21	019-620-005	Aspen Meadows	Multi-family Residential, 10 du/acre (RM-10)	High Density Residential, 6-12 du/ac	10	6.95	37 (moderate income)	Residential	Vacant	Wetland	Yes	
Total by Income Category				Lower			782					
				Moderate			462					
				Above Moderate			247					
				Total			1,491					

Source: Town of Truckee

Notes: † Realistic Capacity: Considers all applicable land use controls and site improvement requirements; existing uses; and infrastructure and environmental constraints

* Indicates a lower-income site that will be subject to by-right zoning for affordable housing per AB 1397 (see Program H-1.1).

EXHIBIT HC-3 AVAILABLE SITES FOR RESIDENTIAL USE

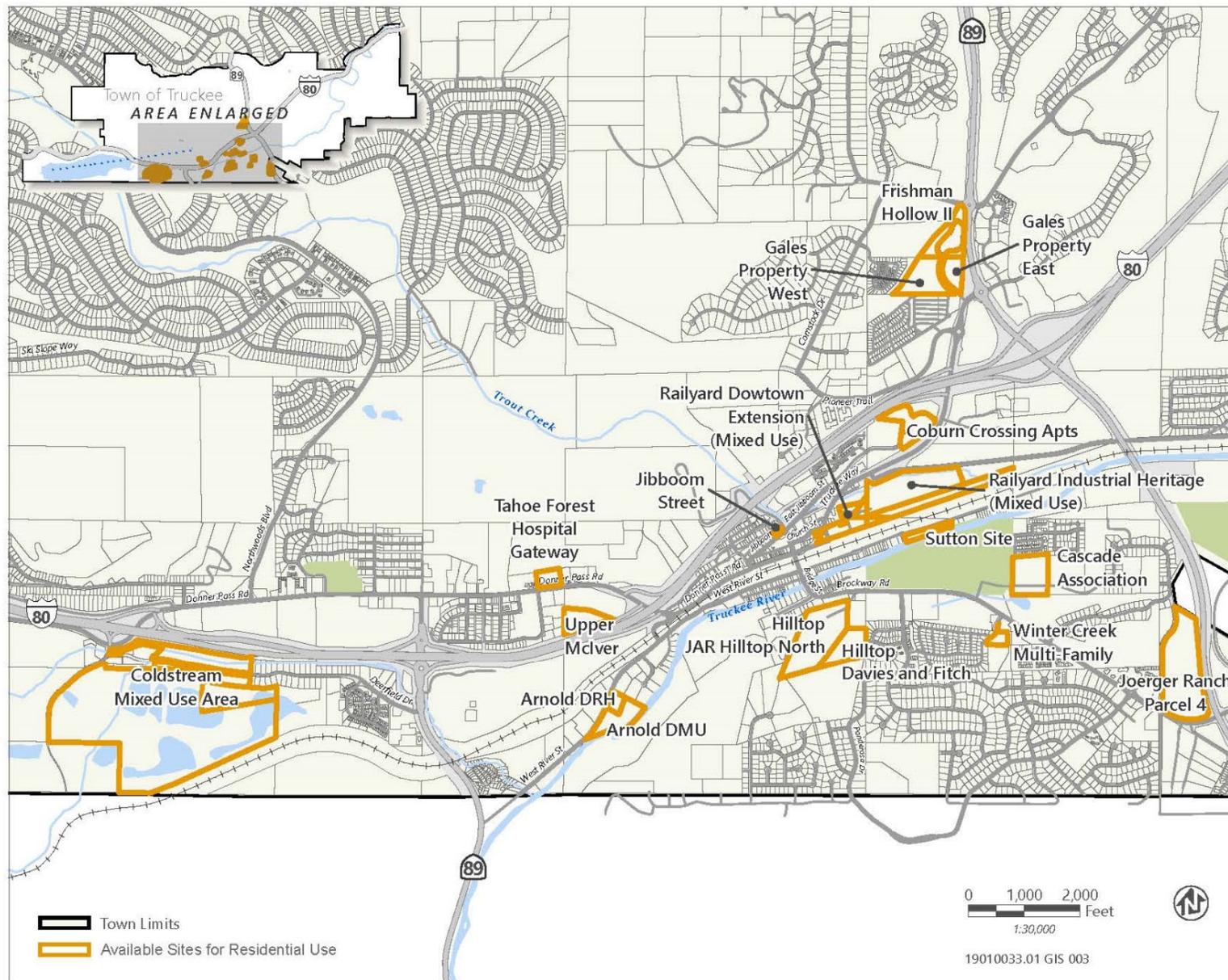


TABLE HC-7 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #1 ARNOLD DMU PROPERTY

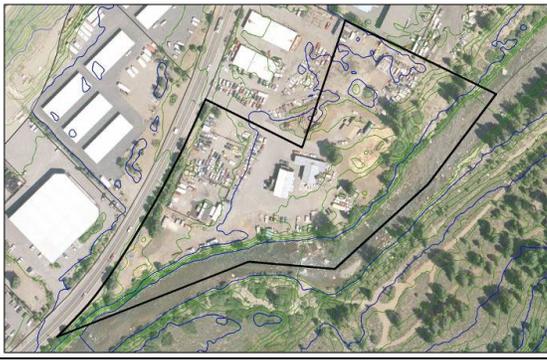
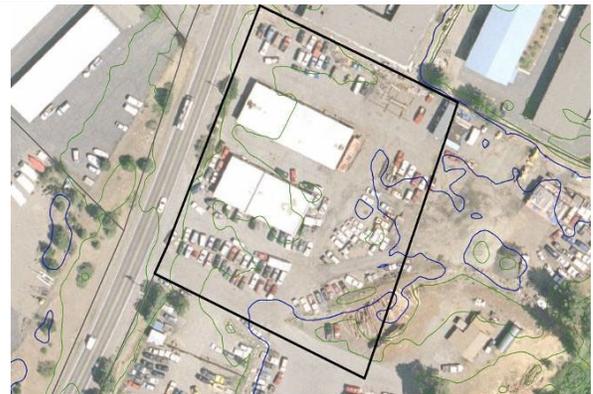
		
Address: 10925 W. River St APN: 019-300-041		
Site Size: 6.25 ac General Plan: Downtown Specific Plan – Mixed Use Downtown Specific Plan – Open Space Zoning: DMU (Downtown Mixed Use) Zoning Density: 24 du/ac		
Development Standard	Requirement	Provisions
Maximum Lot Coverage	No maximum	
Open Space	No requirement	
Parking	Studio and 1-bedroom units: 1.5 spaces per each unit with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) 2 bedroom or more: 2 spaces per each unit, with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) Guest Parking- 25% of total required spaces	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	No maximum FAR requirement	
Height Limit	50 feet or 3.5 stories, whichever is less	
Source: Town of Truckee Development Code		
Existing Use: Commercial / Industrial (Poor Condition / Illegal Uses)		
Infrastructure: Utility lines on W. River St.		
Terrain: Gentle (<10%) to Steep (>30% on riverbank)		
Flooding: Truckee River		
Biological: Riparian habitat on Truckee River		
Noise: Union Pacific Railroad		
Other Environmental: None		
<p><u>Analysis of Realistic Unit Capacity</u> The DMU zoning district allows stand-alone residential units as a permitted use with no requirement for mixed use or commercial uses. At least three acres of the site are flat and are located outside the open space designation and Truckee River floodplain. The site is a prime candidate for redevelopment due to the lack of past or current investment in site improvements and buildings, and most uses on the site are not in compliance with current Town code requirements (therefore illegal uses). Any future application on this site would require review of the existing uses and potential removal and compliance of the sites under current standards. The owner has submitted two applications for preliminary review for a residential project on this site. The owner of the property has submitted a letter in support of a housing project on this site (see Exhibit HC-4). Possible noise impacts from train traffic will not restrict or limit residential use of the property. The developable area of the site will be able to accommodate at least 15 units per acre. Based on these constraints and opportunities, it is estimated that at least 45 units could be accommodated on the site.</p>		

TABLE HC-8 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #2 ARNOLD DRH PROPERTY



Address: 10855 W. River St
 APN: 019-300-042
 Site Size: 1.77 ac (77,101 SF)
 General Plan: Downtown Specific Plan – High Density Residential
 Zoning: DRH-24 (Downtown High Density Residential)
 Zoning Density: 24 du/ac

Development Standard	Requirement	Provisions
Maximum Lot Coverage	70% maximum	
Open Space	30% or in compliance with Chapter 18.46 of the Development Code, whichever is greatest	
Parking	Studio and 1-bedroom units: 1.5 spaces per each unit with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) 2 bedroom or more: 2 spaces per each unit, with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) Guest Parking- 25% of total required spaces	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	No requirement	
Height Limit	35 feet or 3.5 stories, whichever is less	

Source: Town of Truckee Development Code

Existing Use: Commercial / Industrial (Poor Condition; <10,000sf)
 Infrastructure: Utility lines on W. River St.

 Terrain: Gentle (<10%)
 Flooding: None
 Biological: None
 Noise: Union Pacific Railroad
 Other Environmental: None

Analysis of Realistic Unit Capacity

The site is flat with no environmental constraints. (Possible noise impacts from train traffic will not restrict or limit residential use of the property.) The site is a prime candidate for redevelopment due to the buildings are over 30 years in age, the lack of past or current investment in site improvements and buildings, low rents charged for current businesses in conjunction with high land costs for properties in proximity to Truckee River. The owner has submitted two applications for preliminary review for a residential project on this site. The owner of the property has submitted a letter in support of a redeveloping the site for housing (see Exhibit HC-4. The site will be able to accommodate at least 15 units per acre. Based on these constraints and opportunities, it is estimated that at least **27 units** could be accommodated on the site.

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EXHIBIT HC-4 LETTER FROM OWNER OF ARNOLD DMU (SITE #1) AND ARNOLD DRH (SITE #2)

Truckee River Ventures, Inc.
12242 Business Park Drive #19
Truckee, CA 96161

June 20, 2019

Town of Truckee
Planning Division
10183 Truckee Airport Road
Truckee, CA 96161

RE: 2019-2027 Town of Truckee Housing Element Update
Arnold DMU and DRH Properties (APNs 019-300-041 and 019-300-42)

Dear Mayor and Council Members:

Truckee River Ventures, Inc is the developer representing the owners of two properties located in the Town of Truckee that have been identified as Sites #1 (Arnold DMU Property) and 2 (Arnold DRH property) in the 2019-2027 Town of Truckee Housing Element, which are zoned DMU (Downtown Mixed Use) and DRH (Downtown High Density Residential Housing, 24 dwelling units per acre), respectively.

Property Information:

- APN 019-300-041: 10925 West River Street
 - 6.25 acres
- APN 019-300-42: 10855 West River Street
 - 1.77 acres

The Housing Element identifies the current properties as an opportunity site for housing. We are interested in redeveloping our properties and are actively pursuing a potential residential project with approximately 70 units of housing. We have submitted preliminary applications in 2018 (Planning Application 2018-00000163) and 2019 (Planning Application 2019-00000045) to the Town of Truckee Planning Division to help determine next steps.

Sincerely,



Jan Holan
President
Truckee River Ventures, Inc.

TABLE HC-9 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #3 TAHOE FOREST HOSPITAL GATEWAY



Address: 10850 Donner Pass Rd
 APN: 19-460-22
 Site Size: 3.00 ac (130,680 SF)
 General Plan: Commercial
 Zoning: CG (General Commercial)
 Zoning Density: 12 du/ac

Development Standard	Requirement	Provisions
Maximum Lot Coverage	70% maximum	
Open Space	20% or in compliance with Chapter 18.46 of the Development Code, whichever is greatest	
Parking	Studio and 1-bedroom units: 1.5 spaces per each unit with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) 2 bedroom or more: 2 spaces per each unit, with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) Guest Parking- 25% of total required spaces	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	0.20	
Height Limit	50 feet or 3.5 stories, whichever is less	

Source: Town of Truckee Development Code

Existing Use: Undeveloped
 Infrastructure: Utility lines on Donner Pass Rd
 Terrain: Moderate (10%-30%) to Steep (>30%)
 Flooding: None
 Biological: None
 Noise: None
 Other Environmental: None

Analysis of Realistic Unit Capacity

The CG district allows stand-alone residential uses as a conditional use with a use permit and no requirement for mixed use or commercial uses. Because of the need for excavation and cut banks, the terrain limits the amount of development. Commercial development to the east and west demonstrate that residential buildings on the site would front the road with parking to the side and rear. Based on the floor space of the adjacent commercial uses, it is estimated that approximately 25,000 square feet of floor space in 2½-story building(s) could be accommodated on the site. Based on the site constraints, site planning analysis, and an average size of 700 SF per unit, it is estimated that at least **30 units** could be accommodated on the site.

TABLE HC-10 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #4 WINTER CREEK MULTI-FAMILY



Address: Not Available
 APN: 19-820-01
 Site Size: 1.71 ac (74,488 SF)
 General Plan: High Density Residential
 Zoning: RM-15 (Multi-Family Residential)
 Zoning Density: 15 du/ac

Development Standard	Requirement	Provisions
Maximum Lot Coverage	50% maximum	
Open Space	30% or in compliance with Chapter 18.46 of the Development Code, whichever is greatest	
Parking	Studio and 1-bedroom units: 1.5 spaces per each unit with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) 2 bedroom or more: 2 spaces per each unit, with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) Guest Parking- 25% of total required spaces	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	0.50 maximum for parcels adjacent to Donner Lake; no maximum FAR requirement elsewhere	
Height Limit	35 feet or 3.5 stories, whichever is less	

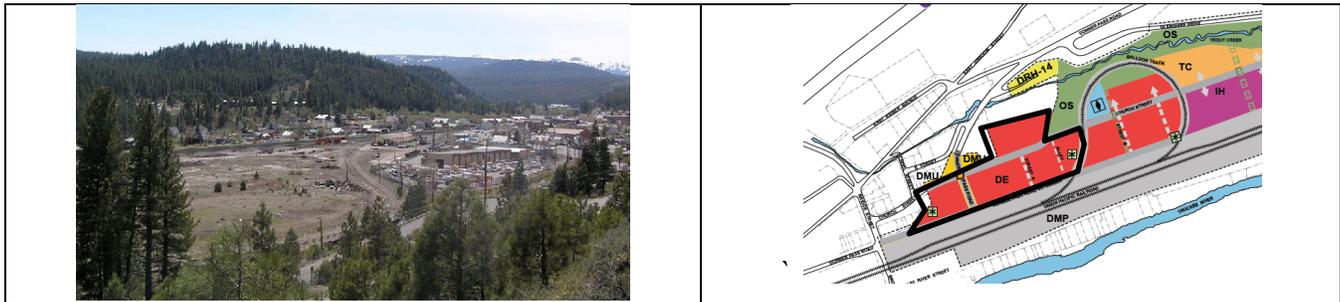
Source: Town of Truckee Development Code

Existing Use: Undeveloped (Temporary Construction Staging Area)
 Infrastructure: Utility lines on Winter Creek Loop
 Terrain: Gentle (<10%)
 Flooding: None
 Biological: None
 Noise: None
 Other Environmental: None

Analysis of Realistic Unit Capacity

The site is flat with no constraints and excellent access to roads and utilities. The site has been illegally used as a contractors yard since the mid-2000s. A preliminary application was submitted for this site in 2019 for a 20-30 multi-family residential project. The site can easily accommodate 15 units per acres. Based on the lack of constraints, it is estimated that at least **25 units** could be accommodated on the site.

TABLE HC-11 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #5 RAILYARD – DOWNTOWN EXTENSION DISTRICT



Addresses: 10111, 10121, 10198, and 10242 Church Street, other addresses unavailable
 APNs: 019-030-008; 019-030-010; 019-111-007; 019-420-068; 019-420-071; 019-420-072; Right-of-Way
 Site Size: 7.4 acres (approximately)
 General Plan: Downtown Specific Plan – Master Plan
 Zoning: DMP (Downtown Master Plan)
 Railyard Master Plan
 District: DE (Downtown Extension)
 Density: 25.6 du/ac average density

Development Standard (Proposed Density)	Requirement	Provisions
Maximum Lot Coverage	N/A	
Open Space	N/A	
Parking	Multi-family units and Live/Work units (includes guest parking): Studio: 1 spaces per unit 1 bedroom: 1 spaces per unit 2 bedroom: 1.5 spaces per unit 3-bedroom: 2 spaces per unit Work/Live units: same standards as above, plus 3 spaces per KSF for commercial uses	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	No requirement	
Height Limit	50 feet; height greater than maximum permitted streetwall height must be setback a minimum of 10 feet from street wall	

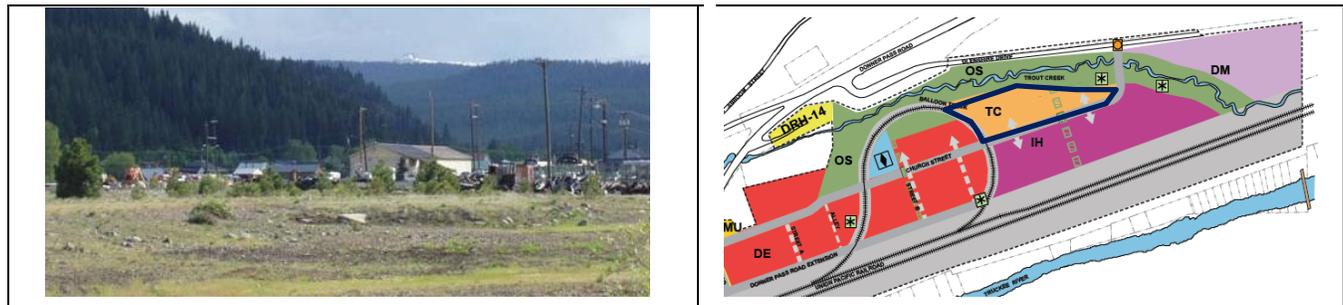
Source: Railyard Master Plan

Existing Use: Commercial building, lumber yard, railyard operations
 Infrastructure: Underground utilities on Donner Pass Road, Church Street, and Truckee Way
 Terrain: Gentle (<10%)
 Flooding: Trout Creek
 Biological: Wetlands (State Jurisdictional Waters)
 Noise: Union Pacific Railroad
 Other Environmental: Airport Safety Zone D, Site-specific requirements (Site 1)

Analysis of Realistic Unit Capacity

The site is part of the Railyard Master Plan area for which was adopted in July 2009 and amended in November 2016. Infrastructure and improvements have been installed within Donner Pass Road, Church Street, and Truckee Way west of the balloon track. A mixture of new housing, recreation, and civic uses is proposed. Site analysis has been conducted for the Railyard demonstrating that each zoning district is limited to a Maximum Allowable Development. There may be significant future noise impacts from railroad traffic, and any development will have to be designed and constructed to mitigate these impacts; however, this constraint will not reduce density. The site is located outside Safety Zone C of the Airport Land Use Compatibility Plan, and Safety Zone D would not reduce allowable density on the site. The site has suitable terrain and access to Donner Pass Road. It is estimated that up to **208 new units** could be accommodated on the site with a mix of residential, live/work, and work/live units. The average density for this district of the Master Plan assumed is 28.1 du/acre which means that this Master Plan assumes higher densities in some locations with lower densities in others; for example, a project with 77 units on one acre has already been approved in this district. The 77 units were subtracted from the total and one acre was subtracted from the total area. The land has been subdivided but Nevada County has not yet issued updated Assessor Parcel Numbers. 285 residential units are allowed in this district. There are 7.4 acres remaining to be developed. A small northern portion of the site is owned by Truckee-Tahoe Lumber Company that is currently constructing a new site elsewhere in Truckee for relocation of the lumberyard. The majority of the site is vacant.

TABLE HC-12 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #6 RAILYARD– TROUT CREEK DISTRICT



Address: Not Available
 APN: 019-420-069 (portion)
 Site Size: 6 acres (approximately)
 General Plan: Downtown Specific Plan – Master Plan
 Zoning: DMP (Downtown Master Plan)
 Railyard Master Plan
 District: TC (Trout Creek District)
 Density: 12.5 du/ac

Development Standard (Proposed Density)	Requirement	Provisions
Maximum Lot Coverage	Building coverage: 1 st floor 60% maximum, upper floors 75% of 1 st floor maximum	
Open Space	15%	
Parking	Multi-family units and Live/Work units (includes guest parking): Studio: 1 spaces per unit 1 bedroom: 1 spaces per unit 2 bedroom: 1.5 spaces per unit 3-bedroom: 2 spaces per unit Work/Live units: same standards as above, plus 3 spaces per KSF for commercial uses	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	No requirement	
Height Limit	25 feet along Trout Creek; 35 feet elsewhere in TC District	

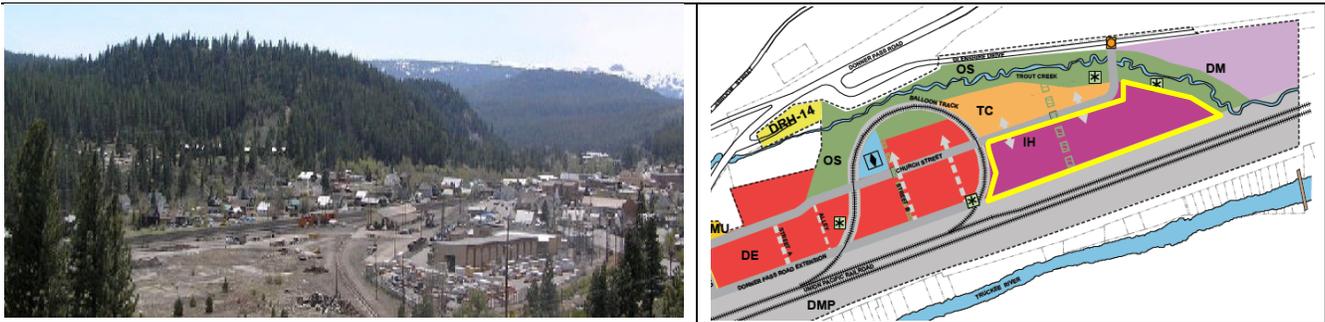
Source: Railyard Master Plan

Existing Use: Undeveloped
 Infrastructure: Underground utilities on Donner Pass Road, Church Street, and Truckee Way
 Terrain: Gentle (<10%)
 Flooding: Trout Creek
 Biological: Wetlands (State Jurisdictional Waters)
 Noise: Union Pacific Railroad
 Other Environmental: Airport Safety Zones C and D, Site-specific requirements (Site 1)

Analysis of Realistic Unit Capacity

The site is part of the Railyard Master Plan area for which was adopted in July 2009 and amended in November 2016. Infrastructure and improvements have been installed within Donner Pass Road, Church Street, and Truckee Way west of the balloon track. A mixture of multi-family and single-family residential homes is proposed in this district. There may be significant future noise impacts from railroad traffic, and any development will have to be designed and constructed to mitigate these impacts; however, this constraint will not reduce density. Trout Creek provides a constraint along the northern edge of the site and may restrict the area that may be zoned for residential uses. The majority of the site, the western two-thirds of the site is located in Zone D of the Airport Land Use Compatibility Plan, which would not restrict the allowable density. The remaining one-third of the site on the east is in Zone C which restricts allowable densities for residential uses to 0.2, mixed use projects are limited to an average of 75 people per acre or 225 people per single acre. However, since the site is located in a site-specific exception area, Site 1 – the Truckee Railyard Redevelopment Area, which considers the entire Railyard Master Plan area as a mixed-use project. The total intensity for the Master Plan area is 300 people per acre on average for the entire area and 1,200 people per single one-acre portion of the area. Any new structure is limited to no more than four aboveground habitable floors. The site has suitable terrain and access to Church Street. It is estimated that up to **85 units** could be accommodated on the site (or 12.5 du/acre).

TABLE HC-13 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #7 RAILYARD– INDUSTRIAL HERITAGE DISTRICT



Address: Not Available
 APN: 019-420-070; 019-420-069 (portion)
 Site Size: 7.1 acres (approximately)
 General Plan: Downtown Specific Plan – Master Plan
 Zoning: DMP (Downtown Master Plan)
 Railyard Master Plan
 District: IH (Industrial Heritage District)
 Density: 28.2 du/ac

Development Standard (Proposed Density)	Requirement	Provisions
Maximum Lot Coverage	85% maximum for structures	
Open Space	N/A	
Parking	Multi-family units and Live/Work units (includes guest parking): Studio: 1 spaces per unit 1 bedroom: 1 spaces per unit 2 bedroom: 1.5 spaces per unit 3-bedroom: 2 spaces per unit Work/Live units: same standards as above, plus 3 spaces per KSF for commercial uses	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	No requirement	
Height Limit	50 feet	

Source: Railyard Master Plan

Existing Use: Railyard operations
 Infrastructure: Underground utilities on Donner Pass Road, Church Street, and Truckee Way
 Terrain: Gentle (<10%)
 Flooding: Trout Creek
 Biological: Wetlands (State Jurisdictional Waters)
 Noise: Union Pacific Railroad
 Other Environmental: Airport Safety Zones C and D, Site-specific requirements (Site 1)

Analysis of Realistic Unit Capacity

The site is part of the Railyard Master Plan area for which was adopted in July 2009 and amended in November 2016. Infrastructure and improvements have been installed within Donner Pass Road, Church Street, and Truckee Way west of the balloon track. A mixture of multi-family residential, artisan industry space, commercial space, retail, live/work and work/live uses is proposed in this district. There may be significant future noise impacts from railroad traffic, and any development will have to be designed and constructed to mitigate these impacts; however, this constraint will not reduce density. The majority of the site, the western two-thirds of the site is located in Zone D of the Airport Land Use Compatibility Plan, which would not reduce the allowable density. The remaining eastern portion of the site (approximately a third of the site area) is located in Zone C of the Airport Land Use Compatibility Plan which restricts allowable densities for residential uses to 0.2, mixed use projects are limited to an average of 75 people per acre or 225 people per single acre. However, since the site is located in a site-specific exception area, Site 1 – the Truckee Railyard Redevelopment Area, which considers the entire Railyard Master Plan area as a mixed-use project. The total intensity for the Master Plan area is 300 people per acre on average for the entire area and 1,200 people per single one-acre portion of the area. Any new structure is limited to no more than four aboveground habitable floors. The site has suitable terrain and access to Donner Pass Road to accommodate an average density of at least 28.2 units per acre in compliance with Town development standards. It is estimated that up to **200 units** could be accommodated on the site.

TABLE HC-14 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #8 JOERGER RANCH – PARCEL 4



Address: Not Available
 APN: 019-620-002 (portion)
 Site Size: 4 acres
 General Plan: Planned Community
 Zoning: RMW-20 (Workforce Multi-family Residential, 18-20 du/acre)
 Zoning Density: Not Applicable

Development Standard (Proposed Zoning)	Requirement	Provisions
Maximum Lot Coverage	N/A	
Open Space	N/A	
Parking	Minimum of 1 parking space per unit. Guest parking 15% of total required spaces Maximum of 2 parking space per unit (garage or surface)	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	N/A	
Height Limit	35 feet	

Source: Joerger Ranch Specific Plan

Existing Use: Undeveloped
 Infrastructure: Utility lines approx. 100 feet west on Brockway Rd
 Terrain: Gentle (<10%)
 Flooding: Drainage
 Biological: Wetlands (State Jurisdictional Waters); Special status plant species
 Noise: Existing and Future Traffic Noise
 Other Environmental: Airport Safety Zone D

Analysis of Realistic Unit Capacity

The site is part of Planned Community 3 or Joerger Ranch for which a Specific Plan was adopted in March 2015. A mixture of commercial, industrial, mixed use, and residential uses are proposed for Joerger Ranch. Residential units may be allowed at a maximum density of 18-20 units per acre. While the Specific Plan sought to find the most compatible location away from highway and airport noise and close to residential and other compatible uses, there are significant future noise impacts from traffic on Highway 267, and any development will have to be designed and constructed to mitigate these impacts; however, this constraint will not reduce density. The wetland area and habitat area for the special status plan will have to be avoided or mitigated by creating new wetland or habitat area, but these areas are small and can be addressed without reducing density on the site. The site is located outside Safety Zone B of the Airport Land Use Compatibility Plan, and Safety Zone D would not reduce allowable density on the site. The site has suitable terrain and access to Brockway Road to accommodate a density of 18-20 units per acre. Four acres of the site has been designated for residential uses, and it is estimated that **80 units** could be accommodated on the site. Additional residential units may be allowed in the southern portion of the site with secondary discretionary approvals.

TABLE HC-15 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #9 COLDSTREAM LAKESIDE RESIDENTIAL ZONE DISTRICT



Address: Not Available
 APN: 018-560-016 (portion); 08-560-010(portion); 018-760-013 (portion); 018-760-012 (portion); 018-760-011 (portion); 018-760-015 (portion)
 Site Size: 37.7 acres (approximate)
 General Plan: Planned Community
 Zoning: Lakeside Residential
 Zoning Density: 3 du/acre

Development Standard (Proposed Zoning)	Requirement	Provisions
Maximum Lot Coverage	60%	
Open Space	N/A	
Parking	Two covered parking stalls per unit Secondary residential units shall provide one additional uncovered space in addition to that required for the primary single-family dwelling.	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	N/A	
Height Limit	35 feet or 2 stories, whichever is less (measures from highest point of structure to average, natural grade, and not including chimney height). See Truckee Development Code, Chapter 18.30.090	

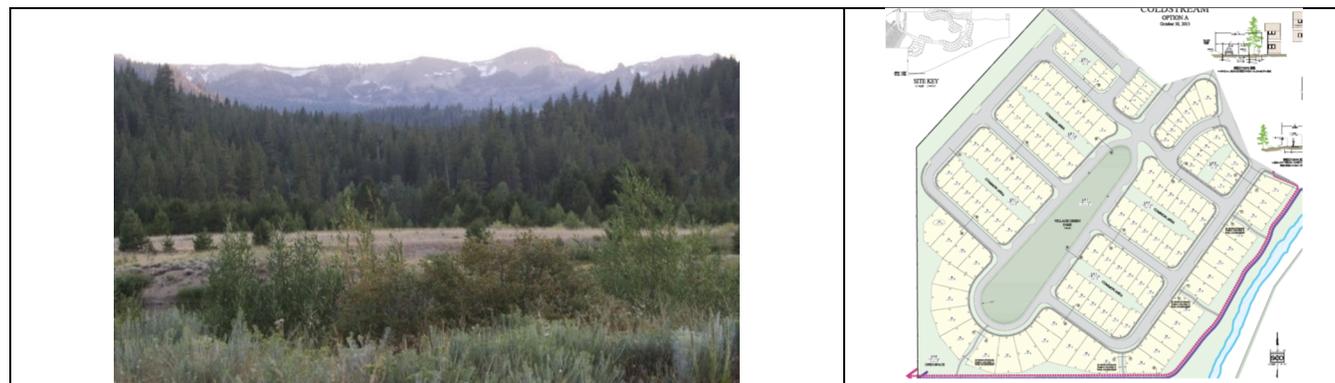
Source: Coldstream Specific Plan

Existing Use: Undeveloped
 Infrastructure: Water lines , sewer infrastructure, overhead electrical transmission lines, natural gas, telephone and cable
 Terrain: Gentle (<10%)
 Flooding: Yes
 Biological: Forest Cover, Donner and Cold Creeks, mining ponds
 Noise: Existing and Future Freeway Noise
 Other Environmental: Wetlands

Analysis of Realistic Unit Capacity

The site is part of the Planned Community-1 Plan Area or Coldstream for which land use types and densities were adopted as part of the Coldstream Specific Plan in September 2014. A mixture of commercial, mixed use, and residential uses are proposed for Coldstream. A total of 300 units, including affordable housing, is proposed: **112 of which will be located within the Lakeside Residential Zone District.** These homes are centered around several pond areas which will be restored as part of the Coldstream development. There are future noise impacts from traffic on Interstate 80, and future development is required to be designed and constructed to mitigate these impacts; however, this constraint will not reduce density. The wetland areas and habitat area for the special status plan will have to be avoided or mitigated by creating new wetland or habitat area, but these areas are small and can be addressed without reducing density on the site. The site is located outside the identified Safety Zones, so no airport impacts are anticipated.

TABLE HC-16 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #10 COLDSTREAM VILLAGE GREEN
 RESIDENTIAL ZONE DISTRICT



Address: Not Available
 APN: 018-560-016
 Site Size: 20.4 acres
 General Plan: Planned Community
 Zoning: VGR (Village Green Residential)
 Zoning Density: 4.8 du/ac

Development Standard (Proposed Zoning)	Requirement	Provisions
Maximum Lot Coverage	N/A	
Open Space	N/A	
Parking	Two parking stalls per unit, one covered. Secondary residential units shall provide one additional uncovered space in addition to that required for the primary single-family dwelling.	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	N/A	
Height Limit	35 feet or 3 stories, whichever is less (measures from highest point of structure to average, natural grade, and not including chimney height). See Truckee Development Code, Chapter 18.30.090	

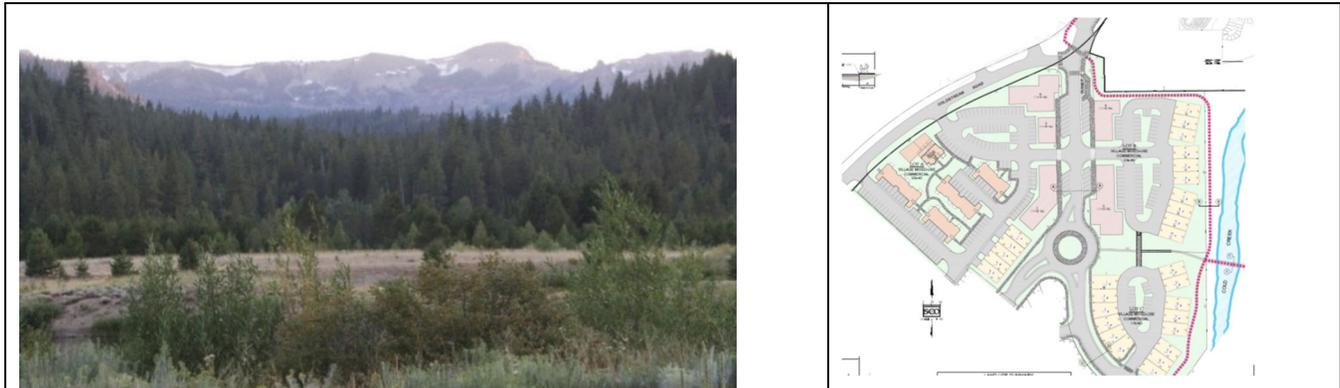
Source: Coldstream Specific Plan

Existing Use: Undeveloped
 Infrastructure: Water lines , sewer infrastructure, overhead electrical transmission lines, natural gas, telephone and cable
 Terrain: Gentle (<10%)
 Flooding: Yes
 Biological: Forest Cover, Donner and Cold Creeks, mining ponds
 Noise: Existing and Future Freeway Noise
 Other Environmental: Wetlands

Analysis of Realistic Unit Capacity

The site is part of the Planned Community-1 Plan Area or Coldstream for which land use types and densities were adopted as part of the Coldstream Specific Plan in September 2014. A mixture of commercial, mixed use, and residential uses are proposed for Coldstream. A total of 300 units, including affordable housing, is proposed, **97 of which will be located within the Village Green Residential Zone District**. There are future noise impacts from traffic on Interstate 80, and future development is required to be designed and constructed to mitigate these impacts; however, this constraint will not reduce density. The wetland areas and habitat area for the special status plan will have to be avoided or mitigated by creating new wetland or habitat area, but these areas are small and can be addressed without reducing density on the site. The site is located outside the identified Safety Zones, so no airport impacts are anticipated. This site also includes a large landscape buffer situated between the Village Green Residential Zone District and the Donner Memorial State Park.

TABLE HC-17 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #11 COLDSTREAM VILLAGE MIXED USE COMMERCIAL DISTRICT



Address: Not Available
 APN: 018-560-016
 Site Size: 9.4 acres
 General Plan: Planned Community
 Zoning: MUC (Village Mixed Use Commercial)
 Zoning Density: 86 mixed-use and multi-family units

Development Standard (Proposed Zoning)	Requirement	Provisions
Maximum Lot Coverage	No requirement	
Open Space	No requirement	
Parking	<p>Secondary residential units shall provide 1 uncovered off-street space in addition to that required for the primary dwelling.</p> <p>On-street parking shall count towards required parking for all allowable uses within the MUC.</p> <p>Affordable housing projects are permitted a 10% reduction in total required parking, in addition to reductions which might be available to mixed use project in compliance with Section 18.58.140 (Mixed Use Development).</p> <p>All other requirements are as required by the Truckee Development Code, Chapter 18.48.</p>	<p>Covered spaces: 20 ft x 10 ft</p> <p>Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft</p>
FARs	No requirement	
Height Limit	50 feet or 3.5 stories, whichever is less (measures from highest point of structure to average, natural grade, and not including chimney height)	

Source: Town of Truckee Development Code; draft Coldstream Specific Plan

Existing Use: Undeveloped
 Infrastructure: Water lines, sewer infrastructure, overhead electrical transmission lines, natural gas, telephone and cable
 Terrain: Gentle (<10%)
 Flooding: Yes
 Biological: Forest Cover, Donner and Cold Creeks, mining ponds
 Noise: Existing and Future Freeway Noise
 Other Environmental: Wetlands

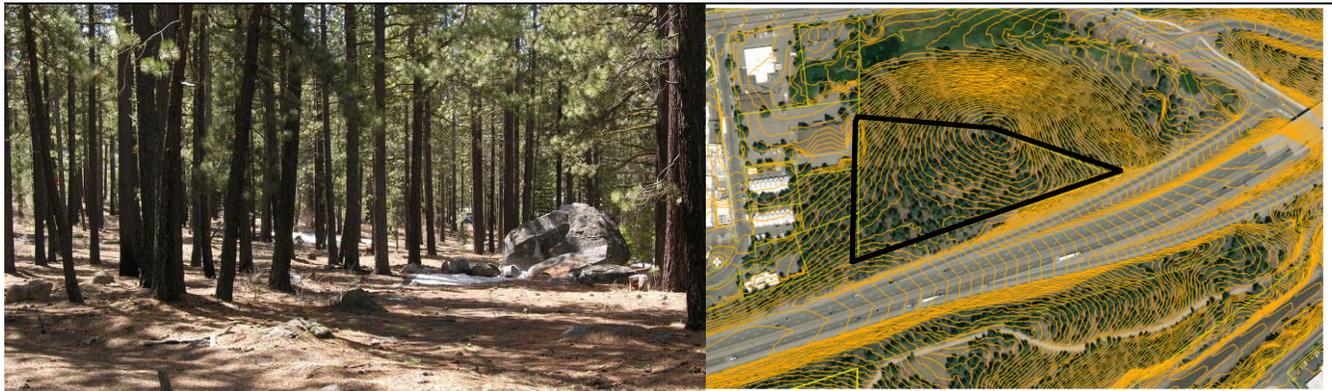
Analysis of Realistic Unit Capacity

The site is part of the Planned Community-1 Plan Area or Coldstream for which land use types and densities will be established by a Specific Plan. A mixture of commercial, mixed use, and residential uses are proposed for Coldstream. A total of 300 units, including affordable housing, is proposed within the entire Plan Area. Approximately 40 on-site, multi-family, affordable housing units are proposed within the Village Mixed Use Commercial District. A total of 86 multi-family or mixed use units are proposed within the entire zone district, 48 units have already been approved. **38 units remain.** There are future noise impacts from traffic on Interstate 80, and future development is required to be designed and constructed to mitigate these impacts; however, this constraint will not reduce density. The wetland areas and habitat area for the special status plan will have to be avoided or mitigated by creating new wetland or habitat area, but these areas are small and can be addressed without reducing density on the site. The site is located outside the identified Safety Zones, so no airport impacts are anticipated.

TOWN OF TRUCKEE
HOUSING ELEMENT

APPENDIX HC - POTENTIAL HOUSING RESOURCES

TABLE HC-18 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #12 UPPER MCIIVER DAIRY



Address: 10161 Levon Avenue
 APN: 019-460-042
 Site Size: 5.5 acres
 General Plan: High Density Residential 16-18 du/ac
 Zoning: RM-18 (Multi-Family Residential)
 Zoning Density: 18 du/ac

Development Standard (Proposed Zoning)	Requirement	Provisions
Maximum Lot Coverage	50% maximum	
Open Space	30% or in compliance with Chapter 18.46 of the Development Code, whichever is greatest	
Parking	Studio and 1-bedroom units: 1.5 spaces per each unit with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) 2 bedroom or more: 2 spaces per each unit, with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) Guest Parking- 25% of total required spaces	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	N/A	
Height Limit	35 feet or 3.5 stories, whichever is less	

Source: Town of Truckee Development Code

Existing Use: Undeveloped
 Infrastructure: Utility lines approx. 400 feet to west on Levon Ave.
 Terrain: Gentle (<10%) to Steep (>30%)
 Flooding: None
 Biological: Forest Cover
 Noise: Existing and Future Freeway Noise
 Other Environmental: Steep slopes and dense forest.

Analysis of Realistic Unit Capacity

The site has access to Levon Avenue and utilities via a 60' access easement on gentle slopes. Approximately three to four acres of the site has suitable terrain (<15% slopes) for higher density residential development. There are significant existing and future noise impacts from traffic on Interstate 80 and any development will have to be designed and constructed to mitigate these impacts; however, this constraint will not reduce density. Infrastructures and utilities do not impose any constraints on development of the site. Based on these constraints and opportunities, it is estimated that at least **88 units** could be accommodated on the site

TABLE HC-19 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #13 JIBBOOM STREET



Address: 10012 Jibboom Street
 APN: 019-102-016
 Site Size: 0.33 acres
 General Plan: Downtown Specific Plan Area
 Zoning: DMU (Downtown Mixed Use)
 Zoning Density: 24 du/ac

Development Standard (Proposed Zoning)	Requirement	Provisions
Maximum Lot Coverage	N/A	
Open Space	N/A	
Parking	Studio and 1-bedroom units: 1.5 spaces per each unit with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) 2 bedroom or more: 2 spaces per each unit, with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) Guest Parking- 25% of total required spaces	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	N/A	
Height Limit	50 feet or 3.5 stories, whichever is less	

Source: Town of Truckee Development Code

Existing Use: Underutilized – historic garage
 Infrastructure: Utility lines on Jibboom Street
 Terrain: Gentle (<10%) to Steep (>30%)
 Flooding: None
 Biological: None
 Noise: None
 Other Environmental: None

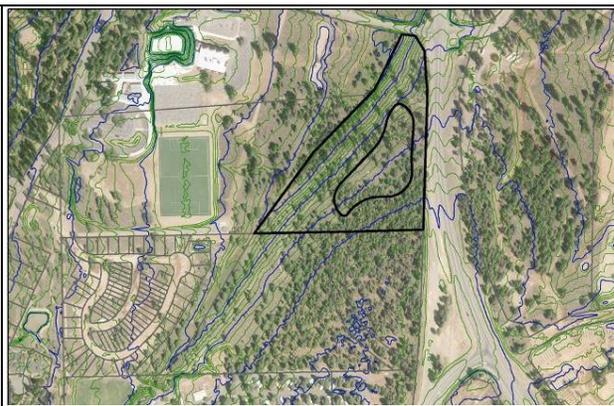
Analysis of Realistic Unit Capacity

The site is located in the historic district. There are significant slopes on the northern side of the property with areas for development along Jibboom Street. Historic design review would be required for any project within the historic district. The historic garage would be required to be maintained unless findings for demolition review are made. Infrastructures and utilities do not impose any constraints on development of the site. Based on these constraints and opportunities, it is estimated that at least **3 units** could be accommodated on the site.

TOWN OF TRUCKEE
HOUSING ELEMENT

APPENDIX HC - POTENTIAL HOUSING RESOURCES

TABLE HC-20 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #14 FRISHMAN HOLLOW II



Address: Not Available
 APN: 019-410-046
 Site Size: 5.0 acres
 General Plan: High Density Residential, 6-12 du/ac
 Zoning: RM-10 (Multi-Family Residential)
 Zoning Density: 10 du/ac

Development Standard (Proposed Zoning)	Requirement	Provisions
Maximum Lot Coverage	50% maximum	
Open Space	30% or in compliance with Chapter 18.46 of the Development Code, whichever is greatest	
Parking	Studio and 1-bedroom units: 1.5 spaces per each unit with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) 2 bedroom or more: 2 spaces per each unit, with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) Guest Parking- 25% of total required spaces	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	0.50 maximum for parcels adjacent to Donner Lake; no maximum FAR requirement elsewhere	
Height Limit	35 feet or 3.5 stories, whichever is less	

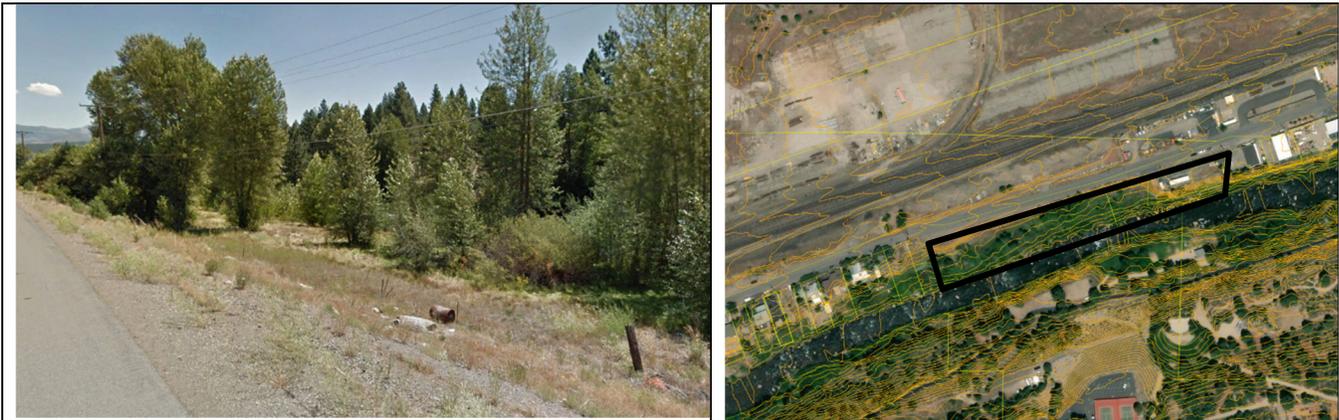
Source: Town of Truckee Development Code

Existing Use: Undeveloped
 Infrastructure: Utility lines on Rue Ivy
 Terrain: Gentle (<10%) to Moderate (10%-20%)
 Flooding: Drainage creek along western property line
 Biological: Forest cover; wetlands along western property line
 Noise: Future Highway Noise
 Other Environmental: None

Analysis of Realistic Unit Capacity

The site is owned by the Town and is located adjacent to a 32-unit affordable rental project. The site has three buildable areas – North, West, and Southeast. The drainage creek and wetlands constrain substantial portions of the North and West areas. The North and Southeast areas may be impacted by significant future noise from traffic on Highway 89, and any development will have to be designed and constructed to mitigate these impacts; however, this constraint will not reduce density in these areas. All sites have excellent access to Rue Ivy (street) and utilities. The terrain is gentle on the North and Southeast areas and moderate on the West area with terrain sloping from the road down to the drainage creek. Based on these constraints and preliminary site planning analysis of the site, it is estimated that at least **26 units** could be accommodated on the site (6 units in North area, 12 units in West area, 8 units on Southeast area).

TABLE HC-21 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #15 SUTTON SITE



Address: 10419, 10477, and 10531 East River Street
 APN: 019-160-026; 019-160-012; 019-680-016
 Site Size: 2.2 acres
 General Plan: Downtown Specific Plan Area
 Zoning: DRH-24 (Downtown High Density Residential)
 Zoning Density: 24 du/ac

Development Standard (Proposed Zoning)	Requirement	Provisions
Maximum Lot Coverage	70% maximum	
Open Space	30% or in compliance with Chapter 18.46 of the Development Code, whichever is greatest	
Parking	Studio and 1-bedroom units: 1.5 spaces per each unit with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) 2 bedroom or more: 2 spaces per each unit, with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) Guest Parking- 25% of total required spaces	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	N/A	
Height Limit	35 feet or 3.5 stories, whichever is less	

Source: Town of Truckee Development Code

Existing Use: Undeveloped on the eastern portion of the site (APNs 019-160-026 and 019-160-012); contractor yard on 019-680-016
 Infrastructure: Utility lines on East River Street
 Terrain: Gentle (<10%) to Steep (20%+)
 Flooding: Truckee River
 Biological: Truckee River Floodplain
 Noise: Union Pacific Railroad

Analysis of Realistic Unit Capacity

The site is located along the Truckee River. There are steeper slopes on the east side of the property and a floodplain that constrains the site. However, there are two buildable areas on the west side and the east side of the site. The project site would be impacted from the Union Pacific Railroad, which is located directly across the street from the future project. Any development will have to be designed and constructed to mitigate these impacts; however, this constraint will not reduce density in these areas. All sites have excellent access to East River Street and utilities. The easterly parcel has an existing contractor’s yard, which could be redeveloped for residential uses, in conjunction with the remainder of the property. The applicants submitted a preliminary review application for a residential project on the entirety of this site. Based on these constraints and preliminary site planning analysis of the site, it is estimated that at least **21 units** could be accommodated on the site.

TABLE HC-22 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #16 CASCADE ASSOCIATION



Address: 10040 Estates Drive
 APN: 019-450-047
 Site Size: 9.6 acres (2 acres of developable area)
 General Plan: High Density Residential, 6-12 du/ac
 Zoning: RM-15 (Multi-Family Residential)
 Zoning Density: 15 du/ac

Development Standard (Proposed Zoning)	Requirement	Provisions
Maximum Lot Coverage	50% maximum	
Open Space	30% or in compliance with Chapter 18.46 of the Development Code, whichever is greatest	
Parking	Studio and 1-bedroom units: 1.5 spaces per each unit with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) 2 bedroom or more: 2 spaces per each unit, with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) Guest Parking- 25% of total required spaces	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	0.50 maximum for parcels adjacent to Donner Lake,; no maximum FAR requirement elsewhere	
Height Limit	35 feet or 3.5 stories, whichever is less	
Source: Town of Truckee Development Code		

Existing Use: Senior housing located on the northern portion of the site; Undeveloped 2 acres located at the south side
 Infrastructure: Utility lines on Riverview Drive
 Terrain: Gentle (<10%)
 Flooding: Wetland
 Biological: Forest cover; wetlands along southern property line
 Noise: Brockway Road noise
 Other Environmental: None

Analysis of Realistic Unit Capacity

The majority of the site is developed with a 60-unit senior housing project. Two acres south of the existing road easement is vacant. Wetland to the south of the site would impact development of the site. The site has excellent access to Estates Drive and utilities. The terrain is gentle. The existing residential project would likely not be redeveloped in the near term. However, the property owners have expressed interest in developing the southerly portion of the site. A preliminary application was submitted in 2019 where it was indicated that a high density residential project is being considered. The owner of the property has submitted a letter in support of a housing project on this site (See Exhibit HC-5). Based on these constraints and preliminary site planning analysis of the site, it is estimated that at least **30 units** could be accommodated on the.

EXHIBIT HC-5 LETTER FROM OWNER OF CASCADE ASSOCIATION (SITE #16)



May 22, 2019

Town of Truckee
Planning Division
10183 Truckee Airport Road
Truckee, CA 96161

RE: 2019-2027 Town of Truckee Housing Element Update
Cascade Association (APNs 019-450-047)

Dear Mayor and Council Members:

We are the owners of a 9.6-acre site (APN 019-450-047 10040 Estates Drive) located in the Town of Truckee that has been identified as Site #16 (Cascade Association) in the 2019-2027 Town of Truckee Housing Element, which is zoned RM-15 (Multi-family Residential, 15 dwelling units per acre).

The parcel is currently developed with a 60-unit senior housing project on the northern portion of the site. We are interested in developing additional residential units on an approximately two-acre vacant area located at the south of the property to maximize the site. We submitted a preliminary application in 2019 (Planning Application 2019-00000024) to the Town of Truckee Planning Division to help explore options for the undeveloped portion of the site.

Sincerely,

OREGON INVESTORS X LIMITED PARTNERSHIP

By: Michelle Martin, Treasurer, Cascade Housing
Association, Limited Partner

Mailing Address: P.O. Box 182, Springfield, OR. 97477

Physical Address: 1101 16th Street, Springfield, OR. 97477

Phone: (541) 726-6181

Fax: (541) 747-1535

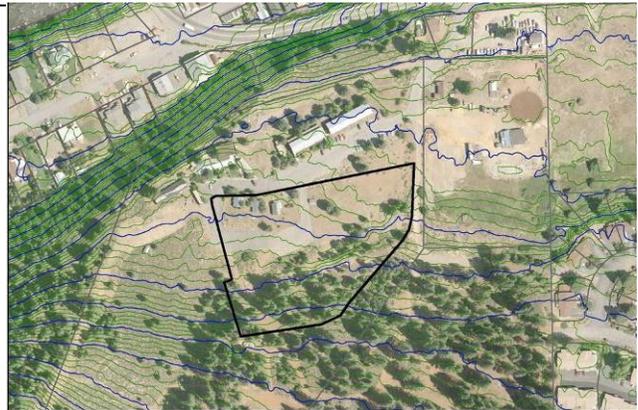
Website: www.cascadehousing.org

General Delivery Mailbox: Cascade@cascadehousing.org

TOWN OF TRUCKEE
HOUSING ELEMENT

APPENDIX HC - POTENTIAL HOUSING RESOURCES

TABLE HC-23 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #17 HILLTOP– JAR HILLTOP NORTH



Address: 10142, 10145, 10147, 10149, 10154, and 10156 Rue Hilltop
 APN: 019-300-018 (portion)
 Site Size: 5.0 ac
 General Plan: Downtown Specific Plan – Hilltop Master Plan
 Zoning: DMP (Downtown Master Plan)
 Hilltop Master Plan: DRH (Downtown High Density Residential)
 Proposed Zoning Density: 16 du/ac

Development Standard (Proposed Zoning)	Requirement	Provisions
Maximum Lot Coverage	70% maximum	
Open Space	30% or in compliance with Chapter 18.46 of the Development Code, whichever is greatest	
Parking	Studio and 1-bedroom units: 1.5 spaces per each unit with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) 2 bedroom or more: 2 spaces per each unit, with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) Guest Parking- 25% of total required spaces	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	No requirement	
Height Limit	35 feet or 3.5 stories, whichever is less	

Source: Town of Truckee Development Code

Existing Use: Surface Parking for Adjacent Restaurant Use
 Infrastructure: Utility lines on Brockway Rd approx. 500 feet to north
 Terrain: Gentle (<10%) to Moderate (10%-20%)
 Flooding: None
 Biological: None
 Noise: None
 Other Environmental: None

Analysis of Realistic Unit Capacity

The site is currently zoned as Downtown Master Plan (DMP) for which land use types and densities will be established by a master plan. The Hilltop Master Plan was adopted in August 2008, which envisions a mixed-use development. Preliminary site analysis has been conducted demonstrating that up to 129 high density residential units could be developed on the site in accordance with the master plan. An existing restaurant and associated parking are located on site. The Hilltop Master Plan integrates the existing restaurant into the future development of the project. The terrain is mostly flat with some sloping terrain along the southern edge and there is a 35-foot maximum height standard. Because it may not be possible to construct 3-story buildings on the site because of the height limits, the realistic unit capacity assumes 2-story buildings, and it is estimated that at least **88 units** could be accommodated on the site.

TABLE HC-24 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #18 HILLTOP– DAVIES AND FITCH



Address: 10335 Brockway Rd
 APN: 019-300-019
 Site Size: 8.1 ac (350,658 SF)
 General Plan: Downtown Specific Plan – Hilltop Master Plan
 Zoning: DMP (Downtown Master Plan)
 Hilltop Master Plan: DRM(Downtown Medium Density Residential)
 Density: 11.7 du/ac

Development Standard (Proposed Zoning)	Requirement	Provisions
Maximum Lot Coverage	70% maximum	
Open Space	30% or in compliance with Chapter 18.46 of the Development Code, whichever is greatest	
Parking	Studio and 1-bedroom units: 1.5 spaces per each unit with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) 2 bedroom or more: 2 spaces per each unit, with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) Guest Parking- 25% of total required spaces	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	No requirements	
Height Limit	35 feet or 3.5 stories, whichever is less	

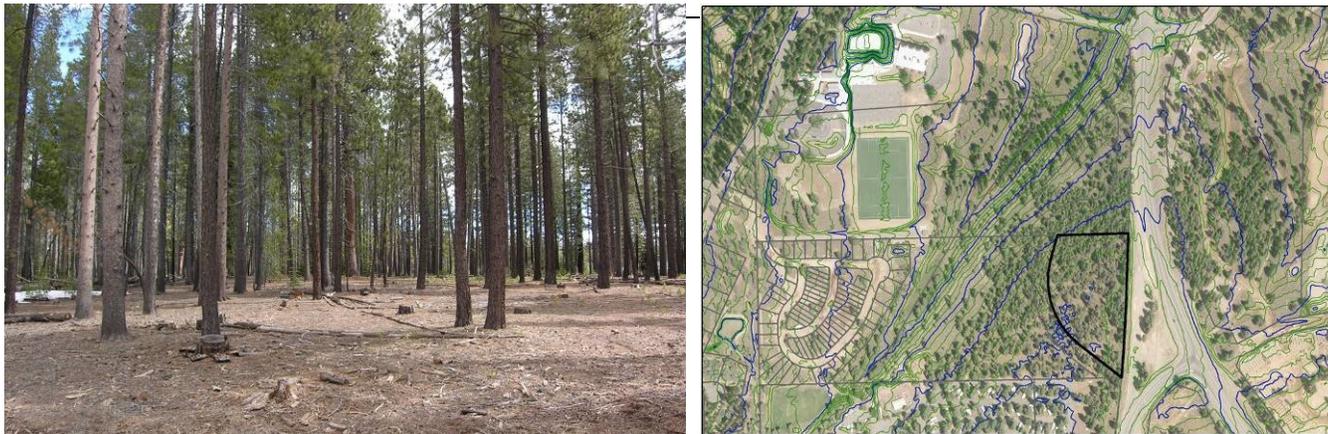
Source: Town of Truckee Development Code

Existing Use: Undeveloped
 Infrastructure: Utility lines on Pine Cone Rd
 Terrain: Gentle (<10%) to Moderate (10%-20%)
 Flooding: None
 Biological: Forest Cover
 Noise: None
 Other Environmental: None

Analysis of Realistic Unit Capacity

The site is currently zoned as Downtown Master Plan (DMP) for which land use types and densities will be established by a master plan. The Hilltop Master Plan was adopted in August 2008. Preliminary site analysis has been conducted demonstrating that up to 94 units could be developed on the site in accordance with the master plan. Based on this analysis of site terrain and site constraints and two-story buildings on the site, it is estimated that at least **94 units** could be accommodated on the site.

TABLE HC-25 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #19 GALES PROPERTY EAST



Address: Not Available
 APN: 019-410-043
 Site Size: 4.6 ac
 General Plan: High Density Residential
 Zoning: RM-10 (Multi-Family Residential)
 Zoning Density: 10 du/ac

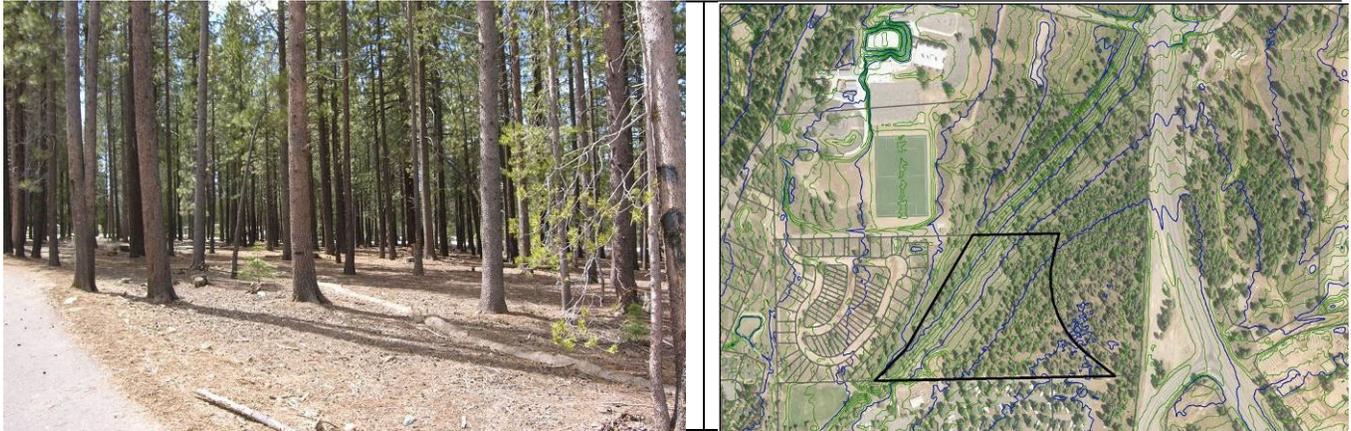
Development Standard (Proposed Zoning)	Requirement	Provisions
Maximum Lot Coverage	50% maximum	
Open Space	30% or in compliance with Chapter 18.46 of the Development Code, whichever is greatest	
Parking	Studio and 1-bedroom units: 1.5 spaces per each unit with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) 2 bedroom or more: 2 spaces per each unit, with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) Guest Parking- 25% of total required spaces	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	0.50 maximum for parcels adjacent to Donner Lake; no maximum FAR requirement elsewhere	
Height Limit	35 feet or 3.5 stories, whichever is less	
Source: Town of Truckee Development Code		

Existing Use: Undeveloped
 Infrastructure: Utility lines on Rue Ivy
 Terrain: Gentle (<10%)
 Flooding: None
 Biological: Forest cover
 Noise: Future Highway Noise
 Other Environmental: None

Analysis of Realistic Unit Capacity

There are significant future noise impacts from traffic on Highway 89, and any development will have to be designed and constructed to mitigate these impacts; however, this constraint will not reduce density. The terrain is gentle with excellent access to Rue Ivy (street) and utilities. Based on the lack of constraint, it is estimated that at least **42 units** could be accommodated on the site.

TABLE HC-26 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #20 GALES PROPERTY WEST



Address: Not Available
 APN: 19-410-42
 Site Size: 9.7 ac
 General Plan: High Density Residential
 Zoning: RM-10 (Multi-Family Residential)
 Zoning Density: 10 du/ac

Development Standard (Proposed Zoning)	Requirement	Provisions
Maximum Lot Coverage	50% maximum	
Open Space	30% or in compliance with Chapter 18.46 of the Development Code, whichever is greatest	
Parking	Studio and 1-bedroom units: 1.5 spaces per each unit with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) 2 bedroom or more: 2 spaces per each unit, with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) Guest Parking- 25% of total required spaces	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	0.50 maximum for parcels adjacent to Donner Lake,; no maximum FAR requirement elsewhere	
Height Limit	35 feet or 3.5 stories, whichever is less	
Source: Town of Truckee Development Code		

Existing Use: Undeveloped
 Infrastructure: Utility lines on Rue Ivy
 Terrain: Gentle (<10%) to Moderate (10%-20%) along drainage
 Flooding: Drainage creek along western property line
 Biological: Forest cover; wetlands along western property line
 Noise: None
 Other Environmental: None

Analysis of Realistic Unit Capacity

Based on a wetlands delineation conducted on the properties to the north and west and site investigation, less than 10% of the site is constrained by the drainage and wetlands. On the remaining 90% of the site, the terrain is gentle with excellent access to Rue Ivy (street) and utilities. Based on 8.8 acres of non-constrained land, it is estimated that at least **88 units** could be accommodated on the site.

TABLE HC-27 CAPACITY ANALYSIS FOR CURRENTLY AVAILABLE SITES – SITE #21 ASPEN MEADOWS



Address: 11496 Brockway Rd
APN: 019-620-005
Site Size: 6.95 ac (302,742 SF)
General Plan: High Density Residential
Zoning: RM-10 (Multi-Family Residential)
Zoning Density: 10 du/ac

Development Standard	Requirement	Provisions
Maximum Lot Coverage	50% maximum	
Open Space	30% or in compliance with Chapter 18.46 of the Development Code, whichever is greatest	
Parking	Studio and 1-bedroom units: 1.5 spaces per each unit with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) 2 bedroom or more: 2 spaces per each unit, with 1 space per unit in a fully enclosed garage (Spaces not required to be in garage for affordable housing units) Guest Parking- 25% of total required spaces	Covered spaces: 20 ft x 10 ft Uncovered spaces: Standard- 20 ft x 9 ft Compact- 16 ft x 8 ft
FARs	0.50 maximum for parcels adjacent to Donner Lake	
Height Limit	35 feet or 3.5 stories, whichever is less	

Source: Town of Truckee Development Code

Existing Use: Undeveloped
Infrastructure: Utility lines on Brockway Rd approx. 200 feet to west

Terrain: Gentle (<10%)
Flooding: Wetlands
Biological: Wetlands (State Jurisdictional Waters)
Noise: None
Other Environmental: None

Analysis of Realistic Unit Capacity

Several development site plans have been previously submitted on the property providing preliminary analyses of the capacity of the site. Excluding approximately 3.3 acres of jurisdictional waters of the State of California, it is estimated that at least **37 units** could be accommodated on the site.

**TOWN OF TRUCKEE
HOUSING ELEMENT
APPENDIX HC - POTENTIAL HOUSING RESOURCES**

d. Sites Summary

Table HC-26 summarizes the Town’s ability to accommodate its RHNA needs. The Town has a surplus capacity of land to meet the RHNA for all income categories.

TABLE HC-28 SITES SUMMARY

	Very Low-Income¹	Low-Income	Moderate-Income	Above Moderate-Income	Total
2019-2027 RHNA Need	187	140	128	300	755
Units under construction	3	3	0	132	138
Approved units	100	27	0	75	202
Available Sites for Residential Use	782		462	247	1,491
RHNA Surplus	+588		+334	+281	+1,203

Notes:

¹Extremely low-income need is assumed to be 50 percent of the very low-income allocation or 93 units

Source: Town of Truckee

B. Other Resources

1. Community Development Block Grant and HOME Program

While the Town of Truckee is not considered a Community Development Block Grant (CDBG) entitlement community by the Department of Housing and Urban Development (HUD), Truckee is eligible and has applied for funding through the California CDBG funding program.

CDBG funds can be used for the following activities:

- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Economic Development
- Homeless Assistance
- Public Services
- Public Improvements

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APPENDIX HC - POTENTIAL HOUSING RESOURCES

- Rent Subsidies

HOME funds can be used for the following activities:

- New Construction
- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Rental Assistance

The following projects previously received CDBG and/or HOME funds for housing and housing-related activities:

- Henness Flats received \$3,412,500 in HOME funds for a low-interest construction loan.
- Frishman Hollow received \$3,900,000 in HOME funds for a low-interest construction loan and a \$1,500,000 grant of CDBG funds for installation of off-site infrastructure.
- Sierra Village received \$950,000 in HOME funds for a low-interest construction loan.
- River Village received HOME funds.
- In 2010 the Town got an \$800,000 CDBG grant to rehabilitate senior housing (Truckee Donner Senior Apartments)

C. Energy Conservation Resources

The Truckee Donner Public Utility District (PUD) is a nonprofit, publicly owned utility company providing electrical and water services in the Truckee area. The PUD offers Energy Conservation Incentive Programs to residential and business customers for installing water and energy saving measures, including: appliances, building measures, lighting, water heating, and water leaks.

At a minimum, new housing construction in Truckee must comply with the State of California Title 24 energy efficient standards, and California Green Building Standards. These requirements are enforced through the building check process. In addition to State requirements, the Town of Truckee adopted a Solar Access Ordinance that ensures solar access to all new residential development. . Additionally, Town Council recently passed a resolution establishing 100% renewable electricity community wide by 2030.

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Truckee has also made efforts to make town facilities more sustainable by implementing practices that encourage waste diversion, recycling, green procurement, energy efficiency, renewable energy, and green building practices at Town-owned facilities.

The Town supports following the U.S. Green Building Council's guidelines for Leadership in Energy and Environmental Design (LEED) Certification. LEED-certified buildings demonstrate energy and water savings, reduced maintenance costs and improved occupant satisfaction. The LEED for New Construction program has been applied to numerous multi-family residential projects nationwide. The LEED for Homes includes standards for new single-family and multi-family home construction. The LEED certification standards are one piece of a coordinated green building program. A green building program considers a broad range of issues including community site design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources; are healthier for people; and mitigate the effects on the environment.

The Town of Truckee is promoting energy conservation in a variety of ways, including the following:

- Require compliance with California Green Building Code minimum standards (CalGreen) and encourage achievement of voluntary CalGreen tiers to further conserve energy, water, and natural resources.
- Provide information regarding rebate programs and energy audits available through PUD.
- Refer residents and businesses to energy conservation programs such as LEED for Homes.
- Provide flexibility in standards when a project achieves greater energy efficiency than standard development through the incorporation of green building techniques, scoring at least a silver rating on Leadership in Energy and Environmental Design (LEED) or other equivalent rating system or when a project achieves a minimum 30 percent greater energy efficiency than the minimum required by California Code of Regulations Title 24.

Other ways the Town can promote energy conservation include:

- Developing incentives, such as expedited plan check, for developments that are utilizing green building.
- Promoting funding opportunities for green buildings, including available rebates and funding through the California Energy Commission and financing options such as Property Assessed Clean Energy loans.

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APPENDIX HC - POTENTIAL HOUSING RESOURCES

- Providing resource materials regarding green building and energy conservation.

APPENDIX HD – PAST PERFORMANCE

APPENDIX HD – PAST PERFORMANCE

Goal/Policy/Program	Progress in Implementation	Evaluation	Continue/Modify /Delete
Goal H-1: Ensure an adequate supply of housing to meet the housing needs of all segments of the community.			
Policy H-1.1 Provide adequate sites for the production of new residential units to meet the needs of existing and future residents.			
<p>Program H-1.1.1 The Town has a shortfall of sites to accommodate its 4th cycle Housing Element RHNA. To address this shortfall the Town will rezone Frishman Hollow II, Gales Property East and West, Joerger Ranch – Northwest Quadrant, and Barsell Property to a newly created zoning district RM-18 that allows a minimum of 16 units per acre and a maximum of 18 units per acre. The Town will also adopt a Multi-Family Residential Overlay District for the Upper McIver Dairy site to accommodate a minimum of 304 units. The rezone and overlay will permit owner-occupied and rental multi-family uses by-right with a minimum net density standard of 16 dwelling units per acre to provide for adequate sites to accommodate the Town’s remaining extremely low-, very low- and low-income fair share housing need. As required by law, each site will allow a minimum number of 16 units.</p>	<p>Joerger Ranch Northwest Quadrant, Barsell Property, and McIver Dairy were all rezoned to accommodate 16-18 dwelling units per acre. On December 3, 2018, HCD sent a letter to the Town finding the Town has satisfied the requirements for the 4th cycle planning period.</p>	<p>This program was completed.</p>	<p>Delete</p>
<p>Program H-1.1.2 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. To meet the 5th round RHNA obligation shortfall of 83 units and implement the Railyard Master Plan and the Hilltop Master Plan, the Town will rezone the following sites to permit owner-occupied and rental multi-family uses by-right with a minimum net density standard of 16 dwelling units per acre to provide for adequate sites to accommodate the Town’s remaining extremely low-, very low-, and low-income fair share housing need for the 5th round RHNA. As required by law, each site will allow a minimum number of 16 units.</p> <p>Site RZ7: 18-560-10, -16; 18-740-22, -3; 18-760-11, -12, 13, -15; Site RZ8: 18-560-10, -16; 18-740-22, -3; 18-760-11, -12, 13, -15; Site RZ9: 18-560-10, -16; 18-740-22, -3; 18-760-11, -12, 13, -15; Site RZ10: 19-130-26, -27, -28, -29, and 19-300-12; Site RZ11: 19-300-18 (portion); Site RZ12: 19-300-19</p> <p>Site RZ13: 19-030-08, 19-030-10, 19-111-08, 19-420-15, 19-420-70, 19-420-71, 19-420-72 Site RZ14: 19-420-69, 19-420-70, 19-420-72, 19-420-88; Site RZ15: 19-420-69.</p>	<p>The Coldstream Specific Plan was adopted on September 23, 2014. The Railyard Master Plan was adopted in November 2016. Street improvements for Phase 1 of the Railyard have been substantially completed and the Phase 1 Final Map will be recorded in early 2019. With the approval of the Artist Lofts in the Railyard Master Plan Area, which allows for 90 units (71 restricted to low-income, 5 restricted to moderate-income, and 14 market rate units), the Town of Truckee has completed its 5th cycle RHNA requirements. The HCD provided a letter on January 3, 2019 stating that the Town of Truckee has satisfied the requirements for the Housing Element.</p> <p>In the 2014-2019 planning period, approximately 20 building permits for secondary residential units</p>	<p>This program was completed.</p>	<p>This program will be modified to address the land inventory for the 2019-2027 RHNA period.</p>

TOWN OF TRUCKEE
HOUSING ELEMENT
APPENDIX HD - PAST PERFORMANCE

Goal/Policy/Program	Progress in Implementation	Evaluation	Continue/Modify/Delete
Quantified Objective: 24 secondary residential units.	have been finalized with five issued but not finalized in 2019.		
Program H-1.1.3 Continue to require residential projects to achieve a minimum density of at least 50 percent of the maximum allowed density. Provision of affordable housing units above inclusionary housing units required by the Town Inclusionary Housing Ordinance shall be required for any project built below 90 percent of the maximum allowed density, according to a “sliding scale” standard. A project may incorporate project phasing and subdivision remainders and transfer density rights to achieve consistency with this program. Exceptions to this policy can be made in the circumstance that the site is constrained.	This requirement was added into the Development Code in November 2010 (Ordinance 2017-07). The monitoring of this requirement is ongoing. The Town continues to review the Inclusionary Housing Ordinance to make it more effective.	This program was completed and the policy is ongoing.	Continue as a policy.
Program H-1.1.4 Continue to require units in residential developments constructed within high-density residential zones (RM, DRM, and DRH zoning districts with a density of six or more dwelling units per acre) to not exceed a maximum average living area of 1,500 square feet per unit. Residential developments with more than 30 percent of their total units affordable to very low-, low-, or moderate-income households are exempt from the maximum unit size requirement. Development providing a number of affordable units more than 15 percent, but less than 30 percent, will be subject to a “sliding scale” that would permit larger unit sizes in proportion to the number of affordable units provided in the development.	This requirement was added into the Development Code in November 2010 (Ordinance 2017-07) and June 2018 (Ordinance 2018-08). The monitoring of this requirement is ongoing.	This program was completed and the policy is ongoing.	Continue as a policy.
Policy H-1.2: Encourage the private sector to build affordable housing			
Program H-1.2.1: Review and revise the Town’s Density Bonus Program to comply with the 2013 court ruling, <i>Latinos Unidos del Valle de Napa y Solano v. County of Napa</i> . Continue to encourage the use of the Town’s Density Bonus Program to eligible proposed developments so as to disperse affordable housing through the Town. Information will be provided to developers during pre-application meetings with Town Staff.	The Density Bonus Ordinance was updated in June 2018 (Ordinance 2018-08).	New regulations were implemented by the State.	This program will be modified to include requirements from the State Density Bonus Law for noticing and commercial projects that partner with affordable housing developers.
Program H-1.2.2 Review the Development Code standards for second units to identify potential revisions to further encourage second unit development as an opportunity for additional rental housing in Truckee and implement revisions as found appropriate. Investigate alternative programs that allow construction of three non-deed-restricted secondary residential units to fulfill one	The Town made modifications to remove minimum size requirements and occupancy standards for long-term rentals and adopted modifications to the Development Code to comply with recent State legislation. As part of a Housing Work Plan, the	Continue to review the Secondary Residential Unit Ordinance to encourage the development of secondary residential units.	Continue

TOWN OF TRUCKEE
HOUSING ELEMENT
APPENDIX HD - PAST PERFORMANCE

Goal/Policy/Program	Progress in Implementation	Evaluation	Continue/Modify/Delete
<p>affordable housing unit requirement for larger residential projects and incorporate a program into the Development Code if it is appropriate. By requiring construction of a minimum of three secondary residential units, the Town believes that at least one unit out of the three would be rented out at an affordable rate.</p> <p>Present 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.</p>	<p>Town is looking at other ways to encourage second unit construction, including discussions with HOAs.</p> <p>New residential subdivision projects are not permitted to prohibit secondary residential units as a condition of approval.</p>		
<p>Program H-1.2.3 Continue to implement the Inclusionary Housing Ordinance which requires new residential development projects to include affordable housing units or to pay an in-lieu fee to provide for affordable housing. Provide density bonuses, concessions, and incentives for development projects that construct their affordable housing.</p> <p>Review annually the effectiveness of the Inclusionary Housing Ordinance and bonuses, concessions, and incentives and implement revisions as found appropriate. Investigate equivalent or better stable funding sources to replace the Inclusionary Housing requirement.</p> <p>Quantified objective: 49 units</p>	<p>The Town Council adopted an inclusionary housing ordinance (Ordinance 2007-05) in May 2007. An updated study for the affordable housing fee was completed in 2017 and the affordable housing in-lieu fee was updated in November 2017 and November 2018. Implementation is ongoing.</p> <p>One inclusionary housing unit has been constructed in the 2014-2019 planning period. 76 affordable housing units are also approved to meeting a portion of the Railyard Master Plan area's inclusionary housing requirements.</p> <p>The Town has hired a consultant to review other supplemental funding sources.</p>	<p>Each year, the Town Council is presented with current information based on market demand and costs which guides the process for determining the appropriate in-lieu fees for affordable housing requirements.</p>	<p>The Town will modify Inclusionary Housing Ordinance to include analysis expanding the ordinance to include requirements for "achievable housing."</p>
<p>Program H-1.2.4 Continue to implement the Workforce Housing Ordinance which requires commercial, industrial, institutional, recreational and residential resort projects that create jobs to provide affordable housing for a portion of their projected workforce or to pay an in-lieu fee to provide for affordable housing. Provide density bonuses, concessions, and incentives for projects that construct their affordable housing.</p> <p>Review annually the effectiveness of the Workforce Housing Ordinance and bonuses, concessions, and incentives, investigate alternative methods to provide Workforce Housing, and implement revisions as found appropriate. Investigate equivalent or better stable funding sources to replace the Workforce Housing requirement.</p>	<p>The Workforce Housing Program was included in the Development Code in March 2009. The Town Council reviewed changes to simplify and incorporate potential alternative equivalent proposals, which were adopted on June 8, 2018 (Ordinance 2018-08). Implementation is ongoing.</p> <p>One workforce housing unit was constructed in the 2014-2019 planning period with nine additional unit approved but not yet constructed. 76 affordable housing units are also approved to meeting a portion of the</p>	<p>Each year, the Town Council reviews the Workforce Housing Ordinance to determine if amendments are needed.</p>	<p>Continue</p>

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Quantified objective: 107 units.	<p>Railyard Master Plan area's workforce housing requirements.</p> <p>The Town has hired a consultant to review other supplemental funding sources.</p>		
<p>Program H-1.2.5 Encourage the development of housing units for households earning less than 30 percent or less of the Median Family Income (MFI) for Nevada County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units, transitional housing, co-housing, and micro-housing. 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 waivers/deferrals, land-write downs, or expedited/priority processing, identifying grant and funding opportunities, and/or offering additional incentives beyond to supplement the density bonus provision in state law.</p>	<p>The objective specifies facilitating the development of 54 housing units affordable to extremely low-income households.</p>	<p>The Town of Truckee approved the Artist Lofts in 2018, which includes two units at 30% AMI. The Town continues to support and partner with affordable housing projects.</p>	Continue
Policy H-1.3 Ensure a variety of safe, decent and sound housing.			
<p>Program H-1.3.1 Continue to comply with SB 520 by annually reviewing reasonable accommodation procedures and identifying additional opportunities for further barrier removal. The reasonable accommodation procedures provide relief to Code regulations and permitting procedures that may have a discriminatory effect on housing for persons with disabilities. The policy includes procedures for requesting accommodation, identify the reviewing and approval body, establish a timeline for processing and appeals, and establish criteria for determining whether a requested accommodation is reasonable.</p>	<p>This was addressed through a 2010 revision of the Development Code (Ordinance 2010-05).</p>	<p>Continue to review policies in order to find opportunities to remove potential barriers.</p>	Delete
<p>Program H-1.3.2 Encourage housing design standards that promote the accessibility of housing for persons with special needs, such as the elderly, persons with disabilities, including persons with developmental disabilities, large families, single-parent households, and the homeless.</p>	<p>Implemented on an ongoing basis.</p>	<p>The Town will evaluate the need for specific goals to make the program more effective.</p>	Continue
<p>Program H-1.3.3 Encourage alternative housing types such as co-housing and micro-housing to meet the diverse housing needs of all sectors of the community.</p>	<p>The Town has held several housing workshops in early 2017 to discuss and educate the community on alternative housing types. An educational document will be created for secondary residential units, junior accessory dwelling units, and other housing</p>	<p>The Town will evaluate the need for specific goals to make the program more effective.</p>	Continue

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	<p>types/densities in 2019. The Town of Truckee is a member and funding partner of the Mountain Housing Council, a regional stakeholders group working on housing solutions. The Mountain Housing Council has studied and discussed alternative housing types.</p>		
<p>Program H-1.3.4 Ensure continued compliance with the Employee Housing Act, especially California Health and Safety Code Sections 17021.5 and 17021.6, the Town will review and if needed amend the Municipal Code to address the following concerning employee housing:</p> <ul style="list-style-type: none"> -Employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation. -For the purpose of all local ordinances, employee housing shall not be included within the definition of a boardinghouse, rooming house, hotel, dormitory, or other term that implies the employee housing is a business run for profit or differs in any other way from a family dwelling. -No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. -The use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy. 	<p>The Town reviewed the Development Code and found that employee housing is not located within the definition of a boarding house, rooming house, hotel, dormitory, or other term that implies the employee housing is a business run for profit or differs in any other way from a family dwelling. "Family" is defined as "An individual or group of two or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and where the adult residences share expenses" which allows a group of employees to live together as a family.</p>	<p>This program was completed.</p>	<p>Delete</p>
<p>Policy H-1.4 Promote efficient use of available resources to address priority needs.</p>			
<p>Program H-1.4.1 In conjunction with the Town's Annual Report to the Department of Housing and Community Development, assess housing needs. The Town will evaluate available resources including funding and assess and consider specific actions to address priority needs and activities for the upcoming year.</p>	<p>Completed on an ongoing basis. Reassessment and reprioritization as needed.</p> <p>Staff provides the Council (and Town) with an Annual Report from the Community Development Department which evaluates all aspects of the Town's actual development goals.</p> <p>Ongoing. The Town has conducted a Housing Study in 2017 that identified the potential amount of housing that is needed</p>	<p>The Town is currently undergoing an overall General Plan update where densities and land uses will be re-evaluated.</p>	<p>Continue</p>

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	<p>to be available. The Town also created a Housing Action Plan in 2017 that includes looking at funding sources for housing and creating incentives for second units. The Town of Truckee is a member and funding partner of the Mountain Housing Council, a regional stakeholders group working on housing solutions. The Mountain Housing Council has also identified specific actions that should be considered by local jurisdictions.</p> <p>The evaluation of unused densities was completed through the AB1600 Traffic fee update.</p>		
Goal H-2: Conserve and improve the quality of the existing housing stock and the neighborhoods in which it is located.			
Policy H-2.1 Pursue and support the use of all available resources for the rehabilitation and conservation of the existing housing stock.			
<p>Program H-2.1.1 Consider programs to provide loans to homeowners to assist in rehabilitating existing homes. Consider establishment of an Owner-Occupied Housing Rehabilitation Program which would provide loans to income eligible homeowners to make rehabilitation repairs to their homes.</p> <p>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.</p> <p>Quantified objective: 2 units, subject to funding availability.</p>	<p>Funded through CDBG (HUD) monies when available.</p> <p>The Town made one Owner-Occupied Rehabilitation (OOR) loan in the planning period:</p> <ul style="list-style-type: none"> • CalHome Reuse 2017: 1 loan, 80% AMI 	<p>The implementation of this program is challenging without dedicated staff to find qualified owners. Finding qualified owners is tough in this area because the median income is too high. However, one loan was made in 2017.</p>	<p>The program will be modified to consider exploring alternative funding sources. The Town Council will be considering adding a housing staff person in the 2019/2020 fiscal budget to work on housing-related tasks and programs.</p>
<p>Program H-2.1.2 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.</p>	<p>The Town hires a consultant to monitor affordable, income-restricted housing units in the Town. The Community Development Department's Annual Report annually updates the inventory.</p>	<p>The inventory is updated through the Community Development Department Annual Report.</p>	<p>Continue</p>
<p>Program H-2.1.3 Through the Downtown Specific Plan and Historic Preservation Program, preserve and adaptively reuse, whenever possible, older structures within the Downtown area for potential housing and mixed-use development opportunities.</p>	<p>The Town continues to implement the Downtown Specific Plan, which includes historic design guidelines.</p>	<p>The Town is currently undergoing an overall General Plan update, which will include an</p>	<p>Continue as a policy.</p>

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	The Mills Act provides property tax reductions for rehabilitation of historic properties.	<p>update to the Downtown Specific Plan.</p> <p>Mills Act contracts continue to be offered in the Town with expectations for increasing oversight by the Community Development Department.</p> <p>This program was completed and the policy is ongoing.</p>	
Program H-2.1.4 Require in-kind or better replacement of any affordable units lost through conversion of a mobile home park to non-affordable housing or another use that would remove affordable manufactured housing units.	Completed through the 2010 Development Code update (Development Code Section 18.080.030, Ordinance 2010-05).	The Town will evaluate if additional requirements or programs are necessary to implement this program.	Continue as a policy.
Program H-2.1.5 Develop a program to improve Truckee's existing mobile home parks. Outreach to mobile home park owners, 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 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 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.	The Town is working on a Capital Improvement Project along Donner Pass Road (Envision DPR) which will include landscaping, sidewalk improvements, and undergrounding of utilities near two of the Town's mobile-home parks.	The Town will evaluate if additional requirements or programs are necessary to implement this program.	Continue
Policy H-2.2 Conduct activities to ensure building safety and promote integrity of residential neighborhoods.			
Program H-2.2.1 Continue to enforce the building code by requiring a permit prior to construction, repair, addition or relocation of any residential structure.	The Chief Building Official continually enforces the Building Code for residential construction, repair, and additions except for mobile home parks. The installation, repair, and additions of mobile homes and mobile home parks are regulated by the California Department of	Ongoing.	Continue as a policy.

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	Housing and Community Development.		
Program H-2.2.2 Not allow occupancy of unsafe, substandard dwelling units.	The Chief Building Official has not identified any unsafe, substandard dwelling units which need to be removed with the exception of those buildings damaged or destroyed by catastrophic events. The Code Compliance Officer and the Police Department track and enforce resolution of unsafe units.	Ongoing.	Continue as a policy.
Goal H-3 Remove or mitigate avoidable constraints to the maintenance, improvement and development of all housing, especially affordable housing.			
Policy H-3.1 Periodically review and modify, as necessary, standards and application processes to ensure none act as avoidable constraints to the production of affordable housing.			
<p>Program H-3.1.1 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.</p> <p>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.</p>	<p>The Community Development Director or Zoning Administrator acts on the following land use permit development applications, historic variance, minor residential use permits (10 or less units), variance, site plans, certificate of compliance, and tentative maps for 2-4 parcels.</p> <p>Development Review priority is given to affordable housing projects on an on-going basis.</p> <p>The lower volume of projects has not necessitated tight scrutiny.</p> <p>The Town continues to monitor timelines for processing development applications. The Town has not found any major constraints to the processing of development applications.</p> <p>The Town has implemented a minor review process to streamline less complex projects for HPAC and PC hearings. Additionally, the Town has implemented a streamlined review (staff level review) of minor items such as roof materials and fencing.</p>	As part of General Plan Update and Housing Work Plan, the development review process will continually be examined for opportunities to streamline, improve, and reduce delays in processing of residential projects, especially affordable housing projects.	Continue.

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<p>Program H-3.1.2 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 recreation impact fees.</p>	<p>On-going, addressed in the current Development Code.</p>	<p>The Town's Development Code states that affordable residential projects satisfying the provisions of the Chapter 18.32 (Affordable Housing) shall be given priority over other types of projects and permits by all Town departments in the processing of land use permit and building permit applications, and in inspections of the project during the construction process.</p>	<p>Continue</p>
<p>Program H-3.1.3 Allow shared parking in commercial and residential mixed-use projects, where it can be demonstrated that the uses do not have competing peak parking demands. The Town will also pursue reducing parking requirements in high-density residential zones where available public transportation and nearby goods and services exist. Based on its findings, the Town will revise the Development Code as appropriate.</p>	<p>Implemented on an on-going basis and on a project by project basis and through existing polices.</p>	<p>Parking requirements can be reduced for mixed-use or shared parking projects. A parking study may be required to review peak demand periods.</p>	<p>Continue</p>
<p>Goal H-4 Balance the need and provision of housing in the community with its impacts on the environment and needed public facilities and services.</p>			
<p>Policy H-4.1 Encourage residential design that promotes energy efficiency and sustainable building practices and reduces greenhouse gas emissions.</p>			
<p>Program H-4.1.1 Continue the solar access ordinance that establishes development standards to ensure solar access for all new residential development.</p>	<p>The Town continues to apply the Solar Access Ordinance, which states "Structures (building, wall, fence, etc.) should not be constructed or new vegetation placed or allowed to grow, so as to obstruct solar access on an adjoining parcel." (Section 18.92.40).</p>	<p>This program was completed and the policy is ongoing.</p>	<p>Continue as a policy.</p>
<p>Program H-4.1.2 Promote sustainable or green building practices, including use of energy efficient features and recycling of construction waste, in new residential construction and remodeling of existing homes. Develop a menu of incentives that may include, but are not limited to, density bonuses, floor area increases, development regulation concessions and mitigation fee reductions. Coordinate with local special districts</p>	<p>The Development Code allows for flexibility in standards if a project achieves greater energy efficiency than standard developments through incorporation of green building techniques, scoring at least a silver rating on Leadership in Energy and Environmental</p>	<p>Ongoing</p>	<p>Continue.</p>

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and utility companies on rebate and retrofit programs. The sustainable/green building program will be promoted through informational materials on the Town website, at Town Hall and at other public buildings.	Design or other equivalent rating system or the project achieves a minimum of 30% or greater energy efficient than the minimum required by the California Code of Regulations Title 24. The Development Code also provides incentives for mixed-use developments to reduce air pollution, energy consumption, and encourage pedestrian activity. The design guidelines Development Code encourage sustainable building design strategies, both passive and active, that encourage energy efficiently, improve indoor air quality and encourage water and resource conservation.		
Policy H-4.2 Encourage residential development that reduces infrastructure and other development costs, preserves and enhances important environmental resources, and maintains important areas as open space.			
Program H-4.2.1 Encourage residential cluster areas and mechanisms for the long-term protection and maintenance of the open space areas. The Development Code currently contains requirements for residential clustering. The Town will investigate revisions to the Development Code to encourage large, interconnected, useable open spaces. Based on its findings, the Town will revise the Development Code as appropriate.	Completed through the 2011 Development Code update (Development Code Section 18.46, Ordinance 2011-10).	This program was completed and the policy is ongoing.	Continue as a policy.
Program H-4.2.2 Encourage residential developers to reference the Trails and Bikeways Master Plan and design projects that promote pedestrian connections and walkability within the project and to destinations throughout the Town.	All projects are required to demonstrate compliance with the Trails and Bikeways Master Plan.	This program was completed and the policy is ongoing.	Continue as a policy.
Program H-4.2.3 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.	The Town continues to coordinate with public facilities and service providers by involving the public provider early in the development review process and by requiring projects to meet the standards and requirements of the public provider.	Ongoing	Continue
Goal H-5 Provide housing affordable to all segments of the community.			
Policy H-5.1 Pursue and support the use of available private, local, state and federal assistance to support the development or rehabilitation of affordable housing.			
Program H-5.1.1 Monitor and pursue outside grants and other State and federal funds for housing and housing-related activities. Partner with outside organization, including Nevada County, to	The Town employs a housing consultant/grants coordinator to assist in and monitor the Town's affordable housing programs and	Both first time homebuyer programs and housing	Continue

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pursue and administer housing programs as appropriate.	grants. The Town's currently approved Community Development Block Grant (CDBG) Program Income for Homeownership Plan provides assistance to first-time homebuyers in the form of down payment assistance. As with all CDBG activities the households assisted must be less than 80% AMI. The following loans have been made during this planning period: First-time homebuyer loan: • BEGIN Reuse 2016: 2 loans, both 120% AMI • CDBG Program Income 2017: 1 loan, 80% AMI • CalHome Reuse 2017: 1 loan, 80% AMI Owner-Occupied Rehabilitation (OOR): • CalHome Reuse 2017 1 loan, 80% AMI In addition Section 8 Housing Project Based Vouchers were applied for at the Truckee Artist's Lofts through the Regional Housing Authority of Nevada and Sierra County. The development is slated to begin construction in 2020 and the housing authority will be issuing the vouchers and monitoring their program at this development	rehabilitation funding are difficult work in Truckee due to both the cost of housing and average income. If there is a specific development, such as the Truckee Donner Senior Apartments, or a new development such as Stoneridge or Henness Flats or Frishman Hollow that targets a household income that works with state and/or federal requirements the Town works to partner with developers. Unfortunately the vast majority of households making 80% or less of the area median income can't qualify for a first mortgage and/or don't own a home and still qualify for housing rehabilitation programs.	
Program H-5.1.2 Support nonprofit entities, such as Domus, Mercy Housing, Bridge Corporation, CFY, EAH Housing, Neighborhood Partners, and Family Resource Center, among others, 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.	The Town continues to support non-profit entities that provide housing or housing services in Truckee.	Ongoing	Modify to exclude specific entities.
Program H-5.1.3 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.	The Town continues to cooperate with the Nevada County Housing Authority to conserve market-rate rental housing and provide rental assistance.	Ongoing	Continue
Program H-5.1.4 Consider reestablishing the Town's First-Time Homebuyers down payment	The Town uses CDBG (HUD) Program Income Funds for	Ongoing	Continue, but modify to support

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<p>assistance loans to income eligible first-time homebuyers. The program would provide assistance to income eligible households working and/or living in Truckee in purchasing housing within the Town. These loans would assist homebuyers with needed down payment funds. Housing units purchased with the assistance of these funds would be required to be located within the Town of Truckee. Housing units may be single-family, duplex, townhomes or manufactured housing (including those units in mobile home parks). The Town will continue to seek funding for this program, including nonprofit partnerships, on an annual basis.</p>	<p>Homeownership Assistance (Down Payment Assistance). The Town is also utilizing CalHome and BEGIN Program Income for First-Time Homebuyers loans.</p>		<p>existing first-time homebuyer programs.</p>
<p>Program H-5.1.5 Study the feasibility of expanding local programs, and identifying new or additional partners or funding sources, to promote and assist in the development and rehabilitation of affordable housing within Truckee. Based on this assessment, develop and implement an action plan which may include developing an alternative local funding source for affordable housing, creating a local organization to oversee affordable housing activities, and land banking.</p>	<p>The Town is working on the 2019-2027 Housing Element and a General Plan update and has implemented a "House Truckee First!" strategy to work with developers to create housing in Truckee. The Town has also hired a consultant to study the feasibility for additional funding sources for housing, including a potential parcel tax or reallocation/increase of transient occupancy tax.. The Town of Truckee is a member and funder of the Mountain Housing Council, a regional stakeholders group working on housing solutions. The Mountain Housing Council is researching the potential for a regional or local housing entity to help oversee affordable housing activities.</p>	<p>Ongoing</p>	<p>Continue with modifications for specific possible funding sources.</p>
<p>Program H-5.1.6 Require long-term commitments of affordability for affordable housing which receives financial assistance, a density bonus or other regulatory concessions from the Town. Continue to require affordable units required under the Inclusionary or Workforce Housing Ordinances to remain affordable at their required income-levels in perpetuity.</p>	<p>Under Chapter 18.32 (Affordable Housing) of the Development Code, projects receiving a direct financial contribution or other financial incentives from the Town, or a density bonus and at least one other concession or incentive shall maintain the availability of the lower income density bonus units for a minimum of 55 years. Affordable units required under the Town's Inclusionary or Workforce Housing Ordinances must remain affordable at their required income-levels in perpetuity.</p>	<p>Ongoing</p>	<p>Continue, but include as a policy.</p>

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<p>Program 5.1.7 Provide information to the special districts regarding the affordable housing need and the social, economic, and environmental benefits of housing the workforce close to the work place. Request each special district provide an inventory of their real property holdings. Consider the potential of the land in the inventory to provide land for affordable housing or partner with affordable housing developers to build the units.</p>	<p>The Town of Truckee is a member and funding partner of the Mountain Housing Council, a regional stakeholders group working on housing solutions. The Mountain Housing Council has created a land inventory of lands owned by public agencies within the North Tahoe-Truckee region.</p>	<p>This program was completed.</p>	<p>Modify to include ways to encourage affordable housing on lands owned by public agencies.</p>
<p>Goal H-6 Provide equal housing opportunities for all residents of Truckee.</p>			
<p>Policy H-6.1 Encourage and support the enforcement of laws and regulations prohibiting discrimination in the sale and rental of housing</p>			
<p>Program H-6.1.1 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 method of financing, race, sex, religion, national origin, marital status, or disability 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.</p>	<p>An annual review completed with the Community Development Department's Annual Report.</p>	<p>Ongoing</p>	<p>Continue</p>
<p>Program H-6.1.2 Pursue an agreement with the Regional Housing Authorities of Nevada and Sutter Counties or other similar agency or organization to provide 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.</p> <p>Disseminate information on fair housing laws and regulations through the Town's local public facilities. This includes postings of fair housing law at local post offices, libraries, and recreation centers.</p>	<p>Due to limited staff and funding, no agreement was pursued during the planning period.</p> <p>The Town has never received a fair housing complaint. Should a complaint be received the Town would address the issue and ultimately refer the complaint to HUD. All multi-family rental developments are required to have a tenant selection process that is available to the public as well as comply with fair housing requirements.</p>	<p>Various non-profit organizations have housing related counseling available to their clients.</p>	<p>Continue with modifications to include all housing opportunities.</p>
<p>Program H-6.1.3 The Town currently allows transitional and supportive housing in all residential zones and will amend the Zoning Ordinance to allow transitional and supportive housing in Neighborhood Commercial (CN), General Commercial (CG), and Downtown Mixed-Use (DMU) zones subject only to the same regulations that apply to other residential uses of the same type in that zone.</p>	<p>The Town Council adopted amendments to the Development Code to meet this objective on June 8, 2018 through Ordinance 2018-08.</p>	<p>This program was completed.</p>	<p>Delete</p>

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APPENDIX HE – COMMUNITY OUTREACH

APPENDIX HE – COMMUNITY OUTREACH

A. Introduction

Housing Element law requires local jurisdictions make a diligent effort to facilitate the participation of all segments of the community during the preparation its Housing Element Update. The Town of Truckee has, thus far, engaged in multiple community housing workshops and focused public outreach efforts to local stakeholders in the General Plan Advisory Committee (GPAC). A joint public hearing of the Town Council and the Planning Commission on the status of the Housing Element was also held. The Town of Truckee also anticipates holding another Planning Commission hearing and a Town Council public hearing.

Housing Needs Study

In 2015, the Town Council identified that addressing the community’s housing challenges was a Council priority. In order to determine the scope of the housing challenges, the Town Council approved funding a portion of the North Tahoe-Truckee Regional Housing Needs Study, in conjunction with regional partners – Placer County, Nevada County, and the Martis Fund. The study focused on gathering information regarding existing conditions of the for-sale, for-rent, and vacation rental markets; analysis of existing programs and regulations of local jurisdictions; estimation of workforce housing needs; comparisons with other resort community programs; and recommendations on how to move forward.

2017 Community Housing Workshops

At the August 23, 2016 Town Council meeting, the Town Council reviewed the completed Truckee North Tahoe Regional Workforce Housing Needs Assessment and directed staff to plan multiple housing workshops to take a more in-depth look at the housing issue and to get the process moving sooner rather than later.

The Town Council held three community housing workshops on January 31, 2017, March 1, 2017, and April 19, 2017. The January 31, 2017 workshop provided an overview of the housing study, the policies and programs that the Town has implemented already, and breakout stations to obtain community ideas and potential solutions and to answer any questions. The breakout stations provided opportunities to discuss regulations, non-governmental partnerships and actions, innovative ideas, funding sources, and incentives. This workshop was essentially a brainstorming session. Approximately 80-90 community members attended this workshop.

At this Housing Workshop, the Town Council committed to pursuing two activities:
1) Participation in the proposed housing council (subject to Placer County’s

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commitment to participate), including dedicating \$50,000 per year for three years from the General Fund Housing Designation; and 2) Dedication of staff to work proactively with the Truckee Donner Public Utility District (TDPUD) and the two developers that have signed an MOU with the TDPUD on three housing development sites within the Gray's Crossing Specific Plan area to maximize the opportunities for "locals" housing while resolving the financial challenges within the Gray's Crossing Community Facilities District.

At the second community housing workshop, held on March 1, 2017, staff provided a brief overview of the takeaways from Housing Workshop #1, with the majority of the time allocated toward breakout table sessions. Staff facilitated five table sessions on tiny homes/second units, funding, short-term rentals, residential development opportunities, and impact fees/incentives/development standards. These items were identified as important issues from Housing Workshop #1 that warranted deeper discussion. The intent of the table sessions was to flesh out programs, determine constraints, and create realistic solutions. Three sessions of 35 minutes, 25 minutes, and 25 minutes were allotted. People were assigned topics for the first session, but were encouraged to go to the topics that interested them the most for the second two sessions. Approximately 70-80 community members attended this workshop.

On April 19, 2017, the Town Council conducted a third housing workshop. This workshop was a status update on the information collected in the first two housing workshops and a discussion on potential next steps and programs. The workshop format resembled more of a regular Town Council meeting with a staff presentation, public comment, and Council discussion. The Town Council reviewed the programs that were discussed in the two previous housing workshops by community members and provided the following direction to staff:

1. Move forward with modifying impact fees.
2. Analyze the potential impact of second units on the housing stock.
3. Incentivize construction of second units.
4. Incentivize conversion of second homes to long-term rentals.
5. Analyze potential funding sources.

The Town Council also directed staff to look at the midterm actions sooner rather than later:

- Review the Development Code for ways to encourage second units.
- Review zoning to incentivize residential opportunity sites.

Overall, the Town Council and the community acknowledged that the lack of available housing in Truckee will not be solved by one program or policy and multiple strategies should be explored and implemented.

Housing Work Plan

Based on the findings from the 2017 Housing Workshops, the Town Council created a housing work plan that included consideration of a variety of approaches to address housing that ranged from simple to complex with near-term actions that could be accomplished quickly in addition to strategies to address long-term challenges.

The intent of the work plan was to continue building on the existing foundation to address the housing challenges in the Truckee community. The work plan identified the program, the objective, an estimate of staff time, start time, and anticipated report back to Town Council.

As part of this work plan, the Town Council approved the allocation of \$50,000/year for three years to help fund a regional housing council as well as staff time. The Mountain Housing Council (MHC) was kicked off on April 29, 2017 at a community meeting. The MHC is made up of 29 members of a range of regional agency, non-profit, and business stakeholders. Details regarding the Town's participation in the Mountain Housing Council is described in this section.

Other tasks described within the Housing Work Plan included analyzing residential opportunity sites in the Gray's Crossing Specific Plan area, modifying the traffic and facilities impact fees from a per unit basis to a square footage basis, reviewing secondary residential unit requirements for potential opportunities for streamlining, analyzing ways to convert second homes to long-term rentals, analyzing potential funding sources for affordable housing, and reviewing existing workforce and inclusionary housing requirements.

Mountain Housing Council

With the funding from local jurisdictions and other regional partners, the Mountain Housing Council (MHC) was started in 2017 with the purpose of creating housing solutions in the Truckee-North Tahoe region.

The MHC created several subcommittees to analyze and review housing topics and develop potential strategies for potential barriers. Topics included:

- **Defining Achievable Housing:** The MHC created a definition of “achievable housing” which included a common language to discuss both income-restricted affordable housing and housing for households up to 195% of the Nevada County Area Median Income that are traditionally excluded from state and federal government programs.
- **Mapping:** The MHC worked with other public agencies and local jurisdictions in the Truckee-North Tahoe Region to identify publicly owned sites that could potentially be available for housing opportunities.
- **Fees:** The MHC analyzed the cost of construction of housing and the potential to reduce fees.

- Short-term Rentals: The MHC wrote a white paper on the impact of short-term rentals on the community.
- Accessory Dwelling Units (ADUs): The MHC is currently working on ADU programs that would help educate homeowners on the benefits and process of ADUs. MHC, in conjunction with local permitting jurisdictions, are collaborating on a potential model ADU program to help streamline the process for homeowners.
- Advocacy: The MHC formed an advocacy team to advocate on state and federal policy solutions to increase achievable local housing solutions for the region. The team monitors and lobbies on legislation, agency processes, and funding opportunities that affect the region's ability to access and implement achievable local housing solutions. The goal of the team is to create and broaden relationships with state and federal decision makers and organizations outside the North Tahoe-Truckee region in an effort to build influence, change policy, and attract funding to the region with the ultimate goal of creating and building achievable local housing projects in the region.

The Town of Truckee has participated in all of the subcommittees discussed and continues to support the MHC financially and with other Town resources and staffing.

House Truckee First Workshops

In February 2018, the Town Council initiated a comprehensive General Plan update. As part of the General Plan update process, the Town Council identified housing as one of the key priorities for the community. Therefore, the Town Council initiated a "House Truckee First Strategy" to consider housing opportunities through a comprehensive lens and to prioritize housing within the General Plan Update work program. Following this direction, staff worked with all interested developers/land owners with housing projects of 10 or more dwelling units—including those seeking different zoning, higher density, alternative affordable housing proposals, and those where General Plan, Master Plan/Specific Plan or zoning amendments would be needed. Staff used the feedback from these meetings and discussions along with previous community input and Council discussion to develop a workshop that could be run several times. These workshops helped inform the Housing Element update, which was scheduled to be completed ahead of the timeline for the General Plan update process.

Staff held three House Truckee First workshops, one on November 28, 2018 at Town Hall (over 60 people attended), one on February 7, 2019 at the Church Street Community Center (over 75 people attended), and one on April 25, 2019 in partnership with the Family Resource Center that was geared toward Latino community members (over 35 people attended).

The workshops began with a staff presentation covering a variety of topics from a General Plan Update overview to statistics on housing issues and a summary of what the Town has been doing to address housing needs. Workshop attendees were asked

to participate in interactive polling using cell phones and tablets where responses appeared on the presentation screen instantaneously. The remainder of the time was dedicated to small group exercises to identify the desired housing types for various locations around town. Participants were broken into five groups, one of which was conducted in Spanish. Each group was given maps of four different focus areas: Downtown, Gateway Area, Brockway Corridor, and North 89 Corridor.

Each map highlighted three to five of the 17 “opportunity sites,” which were vacant or underutilized sites identified by staff as having the greatest potential for new housing. The map areas included Downtown, Gateway Area, Brockway Corridor, and 89 North Corridor. For the workshop, participants were shown pictures of housing types that corresponded to color-coded stickers (aka “dots”). The “Multi-family” housing dot corresponds with a 2-3 story building and the “Urban Housing” dot corresponds with a 4-6-story building.

Although participants were asked to provide specific feedback on the opportunity sites, participants were encouraged to ask questions/to identify other potential land uses of interest, and to explore other opportunity areas. Many unique comments were provided about adding more parking Downtown, preserving open space, and focusing on workforce housing.

In addition to analyzing the summary data by each focus area, staff considered major themes that emerged from the compiled workshop polling and group exercises. Although workshops do not necessarily reflect all community perspectives and may present biased data depending on who attends, how they choose to participate and how information is shared by the staff facilitators, the major themes that emerged provide insight into community values (i.e., numbers of dots is not a quantitative measurement, but can be used to deduce variations/commonalities, themes, etc.). Community values inform the Housing Element and General Plan Update process and are important to developing next steps. The most telling values came from the polling exercise where *community*, *home* and *beautiful* were the top three most commonly-used words to describe Truckee at both workshops. These words appeared to set a framework for how participants responded. For example, when asked about which housing opportunity types the Town should create, single-family homes and short-term rentals received the lowest votes. There were no votes against market-rate multi-family housing (2-3 stories). This suggests an interest in broadening Truckee’s housing types to support those without housing opportunities. This was reinforced through responses to the question of what inspired people to attend the workshop. Many responses emphasized wanting to be part of a solution/caring, improving housing opportunities for the future, and a vested interest (need housing, know others that need housing). Other key takeaways from the workshops overall include:

- The most popular housing type participants voted for in the polling and with the group exercises was multi-family, 2-3 stories. A total of 99 yes votes were counted in the polling and 294 dots were used in the group exercise. The second closest category was townhomes/duplexes and the

least popular category was vacation rentals (32 polling votes) and large lot single-family (60 dots in the group exercises).

- The least amount of interest in/support for housing was Site 4: Old County Corporation Yard (15 dots), closely followed by Site 12: Upper McIver (15 dots) and Site 9: Riverview Corporation Yard (17 dots).
- The most popular housing opportunity sites were Site 15: Gales and Frishman Hollow II (129 dots) and Site 5: Hilltop Master Plan Area (120 dots).
- Many participants placed dots on existing vacant single-family lots with expressed interest in seeking greater diversity of housing options within existing neighborhoods (e.g., townhomes, duplexes, second units, multi-family).
- The creation of new affordable home ownership opportunities was expressed through interest in mobile homes, small lot single-family, duplexes, tiny homes, and co-housing.
- Mixed-use was most popular in areas of existing commercial development along corridors (e.g., Reynolds property along Brockway, Gateway, Donner Pass Road).
- More parking is needed Downtown.
- Housing and jobs in close proximity is important (e.g., several comments were made about Hospital employee housing near the hospital, Sierra College student/faculty housing on campus, integrated housing and commercial).

General Plan Advisory Commission (GPAC)

The Council approved the creation of a robust community-based public engagement process. The creation of a General Plan Advisory Committee (GPAC) was one of several opportunities for public participation supported by Council to involve a variety of stakeholders, community perspectives, and interests. The GPAC is a temporary Council advisory committee tasked with making recommendations on amendments to the Truckee General Plan to the Truckee Planning Commission and Town Council. The membership consists of volunteer community members representing a wide variety of backgrounds, perspectives and interests.

On September 11, 2018, Town Council adopted Resolution 2018-64 appointing the following representatives to the General Plan Advisory Committee:

- **(1) One Town Councilmember and one alternate:** David Tirman and Jessica Abrams (alternate)
- **One Planning Commissioner and one alternate:** David Polivy and Jerusha Hall (alternate)
- **Two housing advocate representatives:** Seana Doherty/Stacy Caldwell, jointly representing the Mountain Housing Council, and David Horan
- **One alternative transportation representative (bike, pedestrian, transit):** Jan Holan
- **Two non-profit representatives:** Paco Lindsay and Chelsea Waltersheid

- **One small business with five or less employees:** Meg Urie Rab
- **One small business owner/representative (6 - 25 employees):** Tom Just
 - **One large business owner/representative (more than 25 employees):** Jim Winterberger
 - **One Downtown property owner or employee:** Andie Keith
 - **Three Truckee residents/homeowners at large:** Kathleen Eagan/Ravn Whittington/Keri Hamby
 - **One environmental advocate representative:** Alexis Ollar, representing Mountain Area Preservation
 - **One youth or youth advocate representative:** Jointly shared by Summer Hatcher/Isabella Terrazas/Brian Wolfe
 - **One builder or developer representative:** Paul Curtis
 - **Two energy/sustainability/water representatives:** Anna Klövstad/Erin de Lafontaine
 - **One Latino advocate representative:** Heather Urrea Sullivan

April 25, 2019 GPAC Meeting

At the April 25, 2019 GPAC Meeting, several housing-related topics were discussed, including the Town's Inclusionary and Workforce Housing Ordinances, current housing policies and regulations, and potential future housing programs. Prior to the meeting, the GPAC was provided a brief background on the current Housing Element goals, policies, and programs and existing housing ordinances.

The meeting was formatted into group breakout sessions on a variety of housing topics with a report back at the end of the meeting. The meeting was open to the public and approximately 25 community members attended and participated in the discussions. Four different topics were discussed: Inclusionary/Workforce housing, Development Code regulations, housing opportunities, and densities and housing types. The following is a summary of the discussions. The input provided at the meeting was used to confirm, modify, or add new policies and programs to the Housing Element.

Topic: Inclusionary and Workforce Housing Ordinances

1. Are the ordinances resulting in much-needed housing? Does relying on market-rate developments to provide affordable housing make sense?
 - General consensus was that the ordinances are not resulting in the quantities of housing needed and that while market-rate developments are part of the solution, they should not be solely relied upon to provide affordable housing.
 - One community member stated that the regulations do not spur development; every project/place has unique circumstances and

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it is difficult to apply the ordinances to every scenario. Need to build in more creativity.

- One community member stated that it is difficult for developers to make projects pencil. Ordinances are too complex and have too much flexibility for developers to figure out what they can do. Intent of ordinances has been lost over time and the rules should be less important than the intent.
 - One GPAC member stated that the public needs to understand how to apply standards. Summaries of the regulations would make it easier to understand.
 - One community member suggested that changes to the ordinance could help, allowing affordable housing to be built either on- or off-site, and that land dedication should be given the same equivalency.
 - The group discussed the fact that for-profit developers are not the same as affordable housing developers. One GPAC member pointed to the Railyard as a good example of a land donation for the purpose of building affordable housing.
 - One community member stated that the land donation option should be taken further and that the donation should satisfy a developer's affordable housing obligations.
 - One GPAC member noted that the cost of building units is a burden, but that housing needs to happen concurrent with development or the community will fall behind.
 - The group agreed that affordable housing should be integrated into market-rate housing (for example, ADUs on SFR parcels).
 - Should not rely entirely on market-rate housing; recession was a good example of why that doesn't work.
 - Market-rate housing is not the only piece of the puzzle, but does play a part.
 - Second homeownership has always been a big part of Truckee, but should not be the primary driver. Planning for a resort community was a mistake.
 - Should discourage large homes and second homes.
2. Should the 15% inclusionary requirement be modified upwards or downwards? Should achievable housing be considered?
- Mixed opinions on 15% inclusionary. Some community members thought the cost was too high; others (including some GPAC members) believed it should be higher but that it should come with more options for ways to address the requirements (more "tools in the tool kit").
 - One public member suggested that inclusionary housing should not only address affordability, but also the needs of senior citizens.

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- The consensus was that achievable housing should be looked into (180-195% AMI).
3. Should the workforce housing sliding scale be modified upwards or downwards? Does the policy make sense?
- One GPAC member stated that development projects have moved forward that have added to the housing needs without providing additional housing.
 - One community member suggested that a local worker assistance program should be considered (providing housing subsidies for certain local employment sectors, such as police officers or teachers) and that the fee scale should address differences between local and national businesses (e.g., different fees for a chain business that has 10 or more locations).
 - The Aspen credit program was mentioned as an example of a possible incentive to build housing; however, it was also noted that the Town should be careful about modeling programs based on Colorado jurisdictions due to differences in situations.
 - Impacts from regional employers on Truckee's housing should be addressed.
 - One GPAC member noted the small number of inclusionary and workforce units identified in the briefing memo table as being constructed since 2014 and stated that if the constraints are too great, the private sector can't figure out how to make a profit.
 - One GPAC member stated that workforce housing policies were initially successful, but over the past 15 years there was the recession, increased costs, and a loss of political and community will to solve problems. Policies must be implemented in order for them to be successful. Inclusionary and workforce housing policies have been gutted. Tools in toolkit are not effective if not implemented.
4. Are there mechanisms that could result in construction of affordable housing that are tied to market-rate housing construction?
- Coburn was identified as an example of an alternative solution to housing, but it was noted that the units are not inclusionary.
 - Land dedication should be an option.
 - Special district costs/fees should be lowered.
 - In-lieu fees should be collected with a plan to use them at a time when the economy is slow to maximize the opportunities.
 - Need to provide more certainty in the process.
 - Need to close gap in funding for affordable housing.

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- One community member stated that we need to incentivize construction through providing certainty in process and timelines, and recognize realities of the market and the need to make a profit (costs have gone up but supply not increasing).
- A straightforward checklist for developers was suggested.
- Incentives were suggested, including the Aspen credit program; the housing coordinator could act as a liaison between the developer and housing non-profits and act as a pass-through for funds.
- Money could be put in a trust to put toward other projects, including smaller projects (such as the construction of ADUs). Staff could monitor and match developers with interested property owners.
- Need to connect the dots between non-profit and for-profit developers.
- Need to move away from the monetary driver and toward people/community needs.

Topic: Development Code Regulations

1. Does the GPAC support the concept of the sliding scale requirement for projects below their 90% density requirement? Are there other “carrots” or “sticks” that could be used to require that projects achieve the required densities?
 - Count ADUs as density, only if used for long-term housing though.
 - Focus on locals housing, consider getting rid of income range restrictions.
 - Require ADUs to be constructed with single-family homes.
 - Focus on policies which result in smaller ADUs.
2. Does the GPAC support the average 1,500 square foot limit for multi-family housing? How about the exemption for projects which provide over 30% of the units as affordable housing? Does this maximum average unit size incentivize “affordable by design” housing?
 - Switch to bedroom counts or a ratio of the number of bedrooms or to a range of sizes.
 - Remove the size limits on multi-family housing.
 - Create locals and workforce housing in multi-family zones.
 - Focus on making multi-family housing profitable to developers.
 - Consider increasing the 1,500 s.f. limit up to 1,800 s.f for multi-family units.
3. Do ADUs (i.e. secondary residential units, “granny flats”) have the

potential to provide non-restricted, “affordable by design” housing?
Are there concerns about their impact on existing neighborhoods?
What housing types should be allowed for ADUs (i.e., tiny homes, pre-fabricated homes, kit-style homes)?

- HOAs are an impediment and the Housing Element Update should include policies to work with HOAs to allow ADUs.
 - Do not support tiny homes on wheels unless permanent hookups are provided/available. Tiny homes on wheels should be located in tiny home villages.
 - Kit home ADUs may be ok, but it will be important that they blend in.
4. What issues should be focused on in permitting and regulating ADUs?
- Size? Size limits are important to keep ADUs affordable.
 - Required parking? Consider increasing the amount of pavement and driveway widths to allow for ADUs.
 - Fees to construct? Impact fees should be tiered or reduced for ADUs.
 - Short-term rentals (STRs) and/or rental restrictions? STR restrictions should also be looked at.
 - HOA restrictions? It would be helpful to have HOA restrictions minimized.
5. The Development Code (i.e., the Town’s zoning ordinance) includes a number of ways to incentivize housing in mixed-use developments—increased building sizes, reduced parking, increased site coverage, less open space, etc. Does the GPAC believe these incentives are beneficial? Are there other incentives which should be built into the Development Code?
- Explore a variety of funding sources to fund multi-family housing.
 - The Development Code incentives don’t appear to be resulting in meaningful housing.
6. Other comments
- We need a performance chart and staff presentation on the effectiveness of the Housing Element.
 - The Housing Element should state the intent of the policy.
 - Exactions make development too expensive.
 - We need more by-right zoning.
 - We need set standards to help with by-right housing and to create specific zones that are “paint by numbers.”

Topic: Housing Opportunities

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1. What types of programs should the Town explore to generate additional affordable housing?
 - Raise transient occupancy taxes (TOT)—take it to the voters and use for housing.
 - Make ADUs easier to construct. Use TOT to incentivize ADUs.
 - Increase the number of affordable for sale properties.
 - Consider a parcel tax for affordable and workforce housing.
 - Allow ADUs for “locals” as an alternative to the 15% inclusionary housing requirement.
 - Need more mobile home parks and tiny home villages.
2. Does the GPAC believe that regulations on STRs will translate into unlocking existing housing units?
 - Using TOT for housing is a wise decision.
 - We don't currently restrict STRs but we should. One of the units must be owner occupied. Or consider a limit on how many STRs can be located in the town.
 - Provide incentives to homeowners to rent to locals and not to rent their homes on a short-term basis.
3. Does it make sense to add a Housing Coordinator position to Town staff? If so, what might they do?
 - Yes, this is a good idea.
 - We also need an entity that will provide funds and create efficiencies.
4. Are there funding mechanisms directed toward affordable housing that could make sense for Truckee? (For example: a sales tax directed toward affordable housing, fee applied to building permits, a parcel tax, or a tax on the collection of transient occupancy taxes)
 - Use TOT and dedicate funds to housing.
 - Parcel tax
 - Differential tax for second-home ownership
 - Congestion pricing in Tahoe and use this money.
5. Does the GPAC support deed restriction programs aimed at providing locals housing? How might this work?
 - Support deed restriction programs. Density bonus program could work for deed restrictions.
 - Mix market rate and affordable housing.
 - A Vail INDEED type program. Look at using Martis Fund program.
6. Does the GPAC support the creation of a housing authority or some other entity to facilitate housing? If so, what would the GPAC like to see the housing entity focus on? For-sale housing? For-rent housing?

Disadvantaged communities? Seasonal workers? Others?

- Look at building more duplexes and triplexes in addition to ADUs.
 - Work with the HOAs on both initiatives.
 - Yes, a regional housing “entity” is needed to capture regional dollars.
 - Look at going after grant dollars.

- 7. What role can or should Truckee larger employers play in providing housing (public and private)?
 - Create a “Variance for Excellence” program—special exemptions for projects which are “excellent”.
 - Consider higher densities—properties in the Downtown could go to 356 units/acre

- 8. What other policies or programs are possible or desirable?
 - Second unit partnership—gather a list of people who want an ADU and marry them up with a developer who needs to meet a requirement.
 - Work with Nevada County Department of Environmental Health and Lahontan Regional Water Quality Control Board to create fewer restrictions on ADUs.
 - Look at opportunities along Donner Pass Road for creative housing solutions.
 - Employer role: Could we “tax” larger employers?
 - Provide incentives to employers to add housing to their projects.
 - Develop a matching down payment assistance program for employers
 - Use in-lieu fees for housing
 - Develop a marketplace for affordable housing credits.

Topic: Densities and Housing Types

1. What housing types are most appropriate and most needed in Truckee? In what locations (generally)?
 - Require workforce housing as part of mixed-use projects.
 - Amend height limits—it’s difficult to achieve density without taller buildings.
 - High-density should be in the Downtown core and the commercial corridors, in areas with pedestrian-friendly infrastructure.
 - Should be mindful of density increases and lifting height limits on ridges.
 - Increase densities in tandem with infrastructure improvements.
 - High-density must be consistent with Truckee’s character.

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- Work to connect housing types with demographics and lifecycles
 - Between Highway 89 and Downtown on West River Street
 - DPR corridor is not pedestrian friendly
2. What densities are most appropriate for Truckee? In what locations (generally)?
- Townhomes in neighborhoods
 - Downtown corridor/Gateway/Railyard
 - Tiny home villages—could be developed between the churches on Brockway Road and on the Indian Jack property. Remove the requirement to place tiny homes on foundations. Allow pre-fab but high quality design.
 - Build more high-density housing at the west end of town, near Donner Lake.
 - Look at Moraine Road as an example of allowing a mix of densities in neighborhoods.
 - Allow increased density on the edge of Glenshire to accommodate Reno commuters
 - Smaller lots consistent with historic development (pre-auto)
 - Housing for the missing middle/achievable housing
3. Are there specific housing types that don't work in Truckee? Or in certain parts of Truckee? Or densities?
- Single-family zoning
 - Allow for a mix of housing types
 - Large areas of homogenous single-family zoning.
 - Change RS zoning to allow for duplexes.
 - Super high-density housing also doesn't work.
4. What housing types are the most successful?
- Mobile home parks/tiny homes to serve low-income population.
 - Mixed density
5. What housing types might the future hold? Should we be contemplating those?
- ADUs
 - Kit homes
 - Tiny homes on minimal foundations
 - Change code to allow for RV/mobile home type development to accommodate tiny home villages

May 23, 2019 GPAC Meeting

At the May 23, 2019 GPAC Meeting, the GPAC reviewed the draft 2019-2027 Housing Element. Prior to the meeting, the GPAC was provided the preliminary draft 2019-2027 Housing Element, including all draft appendices (Housing Profile, Potential Housing Constraints, Potential Housing Resources, Past Performance, Community Outreach, and Glossary).

Staff presented the goals, policies, and programs, with particular focus on the changes from the previous Housing Element. The discussion was an open forum for GPAC with comment taken from the public regarding each section of the Housing Element. The GPAC identified the following items for additional consideration or amendment:

- Include a definition of “Achievable Housing” in the Glossary.
- Include language in Program H-2.11 to also monitor other publicly owned land, not just Town-owned land.
- Include a program that will preserve existing mobile home and RV parks.
- Include a program regarding environmental justice.
- Widen the definition of “discrimination” to include gender and sexual orientation.

Based on this discussion, the changes proposed by GPAC were incorporated into the Draft 2019-2027 Housing Element.

May 14, 2019 Joint Town Council and Planning Commission Hearing

A joint Town Council and Planning Commission meeting was held on May 14, 2019, to update the Council and the Commission on the status of the 2019-2027 Housing Element update and to obtain feedback on Housing Element policies and programs. The meeting was notified on the Town’s website and was e-notified to members of the public that had expressed specific interest in housing and the Housing Element.

The workshop focused on key housing policy topics:

- Review of the inclusionary and workforce housing requirements.
- Creation of an affordable housing credit bank.
- Exploration of how “achievable housing” (housing for moderate and above-moderate incomes) fits in with the Town’s policy.
- Exploration of a duplex/triplex/fourplex zoning overlay for existing single-family parcels in combination with deed restrictions.
- Development of a deed restriction purchase program to incentivize homeowners to deed restrict their property to help reach the goal of maintaining and sustaining homes for residents within Truckee.
- Engage in a regional housing entity.

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- Create and hire a full-time Housing Coordinator position to facilitate the creation of new affordable housing opportunities in Truckee.
- Support the creation of affordable housing through the annual Town Capital Improvement Project and operating budget process.
- Review Town-owned property for feasibility to create housing.
- Analyze potential rezoning of additional land beyond the Regional Housing Needs Assessment for workforce or affordable housing prior to the adoption of the General Plan 2040 based on community interest.
- Work with homeowners associations and special districts to incentivize the construction of secondary residential units.
- Study various funding sources to create a stable housing funding base, including, but not limited to, transient occupancy tax and parcel tax.

The Town Council and the Planning Commission discussed each of these topics and saw benefit in pursuing all of these items within the Housing Element. Both review authorities also supported pursuing SB2 (2017) funding to analyze and rezone potential housing sites, above-and-beyond the requirements for the Regional Housing Needs Assessment, based on community need.

Environmental Document

Additionally, during the HCD 60-day review period, staff will prepare an environmental document, which will be circulated to interested agencies and departments and will be available for the public to review.

State Certification

Following the adoption of the 2019-2027 Housing Element, the Town will submit the adopted Housing Element to HCD for a final review. HCD staff will then determine whether the adopted Housing Element update substantially conforms to state law and will issue a letter stating its findings. Assuming that HCD certifies the Housing Element as being in compliance with state law, the Town's responsibility will then be to implement the programs and policies adopted in the document.

APPENDIX HF – GLOSSARY

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Above Moderate-Income Household. A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a town, city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Achievable Housing. A term created by the Mountain Housing Council to broaden the range of housing needs within the Truckee Tahoe region that includes housing affordable to households earning between Moderate Income ($\geq 80\%$ Area Median Income) and 195% Area Median Income.

Area Median Income. The median income, with adjustments for household size, applicable to Nevada County as published annually pursuant to Section 6932, Title 25 of the Federal Code of Regulations by the U.S. Department of Housing and Urban Development (HUD). Median income is the income level that indicates that one-half of the household incomes are higher than the median income level and one-half of the household incomes are lower than the median income level.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by Federal, State, or local housing programs including, but not limited to Federal §8 (new construction, substantial rehabilitation, and loan management set-asides), Federal §§ 213, 236, and 202, Federal §221 (d) (3) (below-market interest rate program), Federal §101 (rent supplement assistance), CDBG, FmHA §515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Build-Out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan.

By-right. For the purposes of housing element law, by-right shall mean the local government's review shall not require:

- A conditional-use permit
- A planned unit development permit

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- Other discretionary, local-government review or approval that would constitute a “project” as defined in Section 21100 of the Public Resources Code.

This provision does not preclude local planning agencies from imposing design review standards. However, the review and approval process must remain ministerial and the design review must not constitute a “project” as defined in the Section 21100 of the Public Resources Code. For example, a hearing officer (e.g., zoning administrator) or other hearing body (e.g., planning commission) can review the design merits of a project and call for a project proponent to make design-related modifications, but cannot deliberate the project’s merits or exercise judgment to reject or deny the “residential use” itself.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See “Townhouse.”)

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price that is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (du). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. (See “Housing Unit.”)

Elderly Housing. Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. [California Health and Safety Code Section 50801(e)]

Extremely Low-Income Household. A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a town, city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a town, city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the Town will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

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Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)

Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income households.

Housing Element. One of the seven State-mandated elements of a local general plan. It assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the Federal government that administers housing and community development programs.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area.

Land Banking. The practice of acquiring land that is not needed immediately and holding the land for future development and use as affordable housing.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low-Income Household. A household with an annual income usually no greater than 51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a town, city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Low-Income Housing Tax Credits. Tax reductions provided by the Federal and State governments for investors in housing for low-income households.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the Federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD).

Mixed-Use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Moderate-Income Household. A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a town, city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a town, city or county.

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Overcrowded Housing Unit. A housing unit in which the members of the household or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one that is occupied by more than one person per room.

Parcel. A lot or tract of land.

Persons with Disabilities. Persons determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Planning Area. The area directly addressed by the general plan. A town or city's planning area typically encompasses the town/city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

Regional Housing Needs Allocation (RHNA). A quantification by the Sierra Planning Organization of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See “Dwelling Unit.”)

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. “Granny Flat” is one type of second unit.

Section 8 Rental Assistance Program. A Federal (HUD) rent-subsidy program that is one of the main sources of Federal housing assistance for Low-Income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30% of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living. The occupancy of a dwelling unit by persons of more than one family.

Single-Family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See “Townhouse.”)

Single-family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See “Family.”)

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Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the form of mortgage interest deductions or tax credits from Federal and/or State income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

Target Areas. Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very Low- and Low-Income households.

Tax Increment. Additional tax revenues that result from increases in property values within a Redevelopment Area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20% to be used to increase and improve the community's supply of Very Low- and Low-Income housing.

Tenure. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is owned only if it is mortgaged or not fully paid for. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provide to the homeless for an extend period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See “Emergency Shelter.”) Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. [California Health and Safety Code Section 50675.2(h)]

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the Town are designated as “undevelopable” by the Town.

Universal Design Principles. The design of products and environments to be useable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

Very Low-Income Household. A household with an annual income usually no greater than 50% of the area Median Family Income adjusted by household size, as determined by a survey of incomes conducted by a town, city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

ACRONYMS USED

ACS:	American Community Survey
CDF:	California Department of Forestry
CEQA:	California Environmental Quality Act
CHAS:	Comprehensive Housing Affordability Strategy
CIP:	Capital Improvement Program
COG:	Council of Governments
DU/ac:	Dwelling units per acre
EDD:	California Employment Development Department
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
HCD:	California Department of Housing and Community Development
HOA:	Homeowners Association
HUD:	U.S. Department of Housing and Urban Development
MFI:	Median Family Income
NFIP:	National Flood Insurance Program
RHNA	Regional Housing Needs Assessment
SF:	Summary File (U.S. Census)

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SPO:	Sierra Planning Organization
STF:	Summary Tape File (U.S. Census)
TDPUD:	Truckee Donner Public Utility District
TFPD:	Truckee Fire Protection District
TOD:	Transit-Oriented Development
TSD:	Truckee Sanitary District
T-TSA:	Tahoe-Truckee Sanitation Agency