

2015

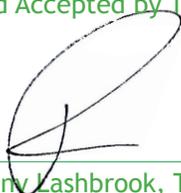


Town of Truckee
community development department
annual report

20
15

Presented to and Accepted by Town Council on March 8, 2016

Approved by:



Tony Kashbrook, Town Manager
March 9, 2016

Town of Truckee
Community Development Department
Planning Division
10183 Truckee Airport Road
Truckee, CA 96161
530.582.7820



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PURPOSE OF THE REPORT

The Community Development Department has prepared this report to supplement requirements of Section 65400(a) of the California Government Code, which requires the planning agency of each city and county to submit an annual report to State agencies. The annual report is to include:

1. The status of the general plan and the Town's progress in its implementation;
2. The Town's progress in meeting its share of regional housing needs;
3. The Town's efforts to remove governmental constraints to the maintenance, improvement, and development of housing;
4. The degree to which the Town General Plan complies with the State General Plan Guidelines and the date of the last revision to the plan.

To provide other information that may be of benefit to the Town decision-makers, Town staff, other local public agencies, and community members in understanding growth, development, and conservation in Truckee, the Community Development Department has expanded the report. The report summarizes growth and development that occurred in Truckee in 2015, along with community efforts to conserve natural resources in the area. The report also lists major residential and non-residential projects that were completed, under construction, or approved in 2015. Lastly, the report estimates current levels of residential commercial, industrial, and institutional development in Truckee.

The purpose of this report is to inform local decision-makers and the general public on growth, development, and housing issues in Truckee. We hope that the information in this report will assist decision-makers in discussing these issues and taking appropriate action, and will encourage and enable members of the public to participate more effectively in the decision-making process.

SUMMARY

In the early 2000s, construction in the Town of Truckee boomed. Since then, the economic downturn drastically reduced the amount of construction within the Town. However, with the recovering economy, construction is slowly returning to Truckee. The Department of Finance estimated a 0.2% increase in population from 2013 to 2014, the first population increase since 2010, and a 1.4% increase from 2014 to 2015. Compared to 2014, the number of housing units finalized in 2015 has decreased by 18% from 97 to 80 units. From 2014 to 2015, the number of housing units within Truckee increased 1.4%. The vacancy rate increased for the first time since 2010 from 50.5% to 51.3% and the persons per household has increased to 2.55, which is the first increase since 2011.

For non-residential projects, new construction continues to be slow. Overall, there was a 0.3% increase in non-residential floor area since 2014. However, new businesses continue to fill up the existing vacant storefronts in Truckee.

The Joerger Ranch Specific Plan was adopted in April 2015. Other larger planning projects, such as the Railyard, Truckee Springs, Canyon Springs, and Pollard Station, are anticipated to be reviewed in 2016. Additionally, staff notes that there is an increase of inquiries for new commercial and industrial construction at the Town.

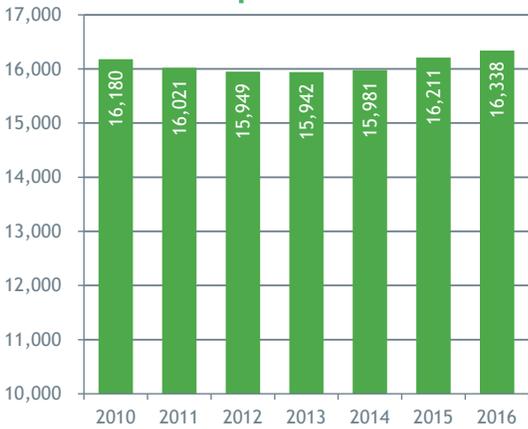
Staff anticipates that this trend of steady residential and commercial growth will continue. Long-range planning efforts will continue with Development Code updates, Climate Action Planning, and implementation of the 2014-2019 Housing Element.

COMMUNITY SNAPSHOT

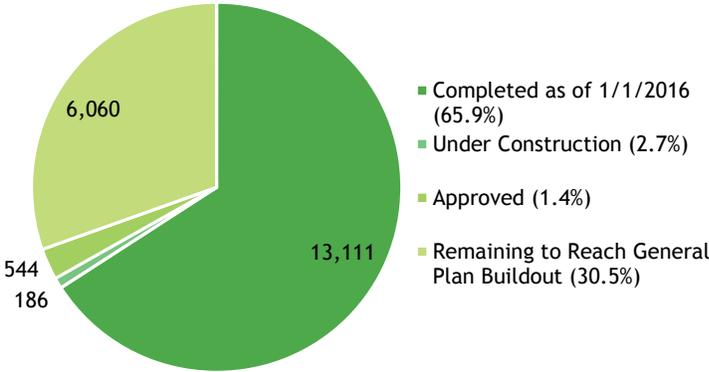
16,211  1.4%

Population as of January 1, 2015

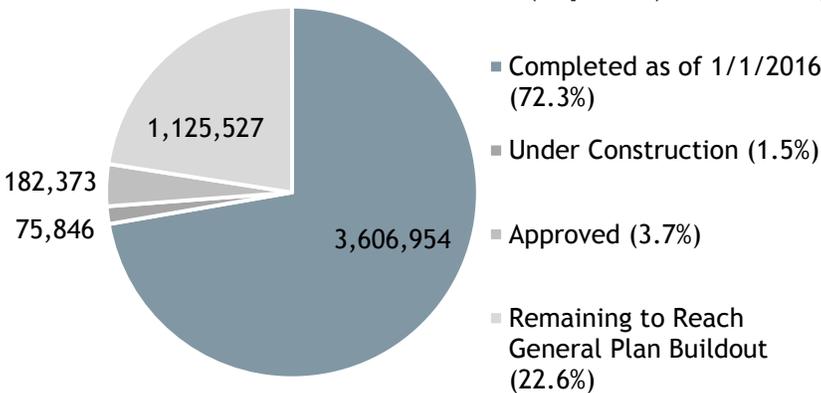
Population



Residential Buildout (units)



Non-residential Buildout (sq. ft.)



Housing Units

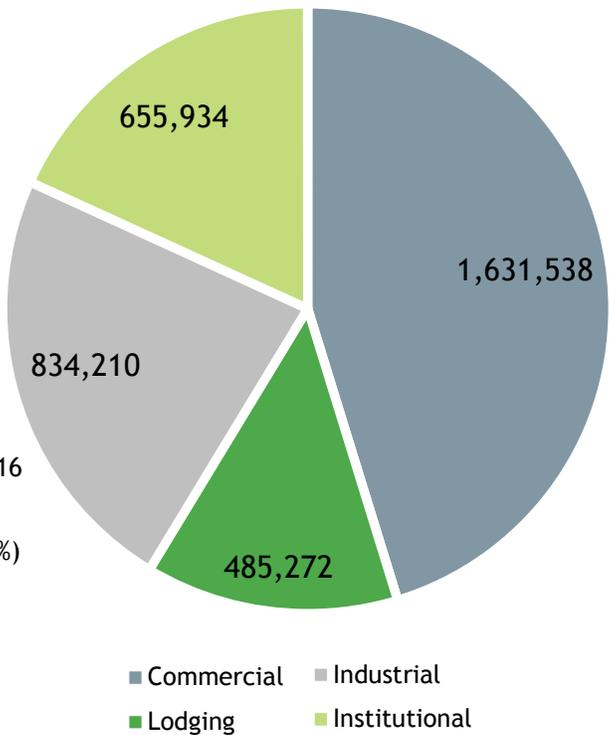


Housing units as of January 1, 2015

13,033  0.8%

+78 in 2015

Total Built Non-residential Floor Space - 3,606,954 (sq. ft.)



BACKGROUND

The California Department of Finance (DoF) annually estimates population, housing units, vacancy rates, and occupancy rates for the state as well as each county and city in California. Each year the data is based on city-provided data for new construction, demolitions, and conversions. The DoF released information in May 2015. This report provides revised population estimates for January 1, 2015 and estimates for January 1, 2016. This report estimates that Truckee’s population as of January 1, 2015 was 16,211. This is a 1.44% increase from 2014.

Residential construction rates have decreased slightly from the previous year. In 2015, 70 single-family residential homes and 10 multi-family residential units were completed, along with two single-family home demolitions. This is approximately a 20% decrease compared to the amount of housing units completed in 2014 (87 single-family residential and eight multi-family residential units). Construction of single-family homes greatly outpaces that of multi-family. Since 2011, only 32 multi-family units have been constructed, in contrast to 277 single-family units constructed during the same timeframe.

As of January 1, 2015, the DoF estimated that there were 13,033 housing units within the Town, a 0.8% increase

from 2014. According to the Town’s Building Division, 80 residences (70 single-family, 10 multi-family, and two single-family demolitions) were finalized between January 1, 2015 and December 31, 2015. Based on the DoF numbers and the Building Division numbers, it is estimated that, as of January 1, 2016, there were 13,111 housing units within Truckee, a 0.6% increase from 2015. Based on this estimate, the current vacancy rates, and occupancy figures for Truckee, the January 1, 2016 population is estimated at 16,338 people.

Truckee’s vacancy rates, which primarily relate to second homeowners, has increased slightly to 51.3%, an increase from 50.5% which has previously stayed consistent since 2010. Truckee’s household occupancy has slightly increased to 2.55 persons per household.

In comparison, the state of California and Nevada County each had a 1.0% increase in population. The vacancy rates for both county (22.6%) and state (7.8%) are quite a bit lower than the Town’s which represents the high level of second homeownership that exists within Truckee. Additionally, the occupancy rates have remained steady for California and Nevada County.

Town of Truckee

Year	Population	Change (%)	Change	Number of Housing Units	Change (%)	Change	Vacancy Rates	Persons Per Household
2016 (est)	16,338	0.8%	127	13,111	0.6%	78	Unknown	Unknown
2015	16,211	1.4%	230	13,033	0.7%	97	51.3%	2.55
2014	15,981	0.2%	39	12,936	0.3%	43	50.5%	2.49
2013	15,942	-0.0%	(7)	12,893	0.4%	48	50.5%	2.49
2012	15,949	-0.4%	(72)	12,845	0.3%	38	50.5%	2.50
2011	16,021	-1.0%	(159)	12,807	0.0%	4	50.5%	2.52
2010	16,180	-	-	12,803	-	-	50.5%	2.54

California

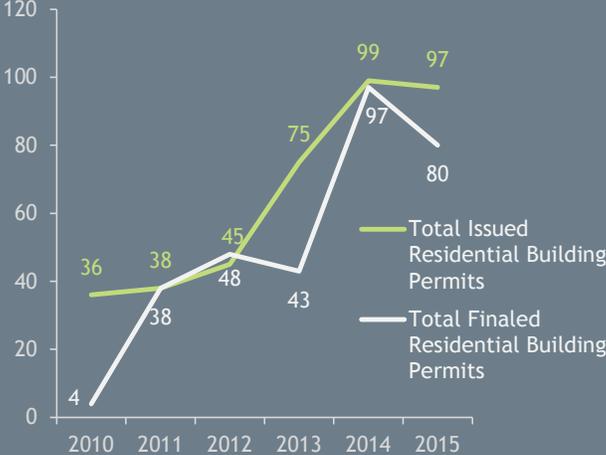
Year	Population	Change (%)	Housing Units	Change (%)	Vacancy Rates	Persons per Household
2015	38,714,725	1.0%	13,914,715	0.5%	7.8%	3.0
2014	38,340,074	0.9%	13,845,281	0.4%	8.0%	3.0
2013	37,984,138	0.8%	13,785,855	0.3%	8.1%	2.9
2012	37,668,804	0.6%	13,740,488	0.3%	8.1%	2.9
2011	37,427,946	0.5%	13,704,850	0.3%	8.1%	2.9
2010	37,253,956		13,670,304		8.1%	2.9

Nevada County

Year	Population	Change (%)	Housing Units	Change (%)	Vacancy Rates	Persons per Household
2015	98,193	1.0%	53,182	0.4%	22.6%	2.4
2014	97,225	0.1%	52,987	0.2%	21.1%	2.3
2013	97,165	-0.2%	52,879	0.2%	21.0%	2.3
2012	97,366	-0.6%	52,766	0.2%	21.0%	2.3
2011	97,944	-0.8%	52,677	0.2%	21.0%	2.7
2010	98,764		52,590		21.0%	2.4

BUILDING PERMIT ACTIVITY

From 2010 to 2014, issuance of new residential building permits has increased steadily and the last year has stayed consistent from the previous year. In 2015, the Building Division issued 97 permits, similar to the 99 issued in 2014. Total building permits finalized has fluctuated in recent years. The larger increase in building permits finalized between 2013 and 2014 may be attributed to the push in 2014 to final out-of-date permits in the old permitting system (PermitsPlus) before the Building Division upgraded to new software (New World Systems), which may have slightly inflated the numbers. 80 building permits were finalized in 2015 compared to 97 the previous year, and 43 in 2013. Staff anticipates that residential construction will remain steady with a combination of remodel-type projects and new residences.



RESIDENTIAL PROJECTS

This section provides a breakdown of major residential projects in Truckee that were completed, under construction, approved, or under consideration. Major residential projects include larger multi-family residential subdivisions and developments. Overall, in 2015, there was steady progress in residential projects.

Residential Projects Built

Although units within larger projects have been completed, no major multi-family residential projects have received final certificates of occupancy in 2015. As of December 31, 2015, the Town estimates that there were 13,033 units housing units in Truckee.

Residential Projects Under Construction

In 2015, there were 186 residential units physically under construction or were part of a larger project that had not reached full buildout. The Boulders Condominiums completed two four-plexes, one within Phase III and one within Phase IV. Winter Creek built eight single-family units, Spring Creek built three single-family units, and Coyote Run II completed one single-family unit and a duplex. Coyote Run II, Spring Creek, and Winter Creek are primarily single-family projects in multi-family zones.

Multi-family Projects Under Construction	Approved MFR	Approved SFR	Built MFR	Built SFR	Unbuilt MFR	Unbuilt SFR	Total Unbuilt
Coyote Run II	2	5	2	1	0	4	4
Boulders Condos Phase I-III	168	0	168	0	0	0	0
Boulders Condos Phase IV	36	7	4	0	32	7	39
Deer Trail Townhomes	24		5		19		19
Spring Creek	30	37	14	9	16	28	44
Stoneridge	73		34		39		39
Winter Creek	20	147		135	20	12	32
Wergland House	7				7		7
Gamet		3		1	0		0
Gallagher Construction	2				2		2
TOTAL	362	199	227	146	133	51	186

Boulders Condominiums (Phases I-IV)

Location: Gateway area, on Deerfield Drive adjacent to Crossroads Center

Unit Type: Multi-Family Condominium

Number: 211 units (Phases I-IV)

Affordable Units:

- 10 units sold to moderate income households
- 22 units paid in-lieu fees (\$36,000 each)
- \$2,325.58 in affordable housing in-lieu fees is required to be paid for each unit within Phase IV, for a total of \$100,000.

This project was originally approved with 180 units. Of these 180, 30 were to be available for purchase by moderate-income buyers. Between 2003 and 2006, nine sold as deed-restricted moderate-income units. In 2006 the project developers acquired 3.3 acres from the adjacent First Baptist Church. The Planning Commission approved a fourth phase of the project at this site that included an additional 31 condominium units. As part of the Planning Commission's approval, three units were required to be affordable to moderate-income households and two to low-income households. In October 2015, the Planning Commission approved a Project Amendment which included removal of the required five affordable housing unit requirements for Phase IV, finding that the applicants have met the current requirements of the inclusionary housing ordinance, and approved payment of \$100,000 affordable housing in-lieu fees. As of December 31, 2015, Phase I-III have been completed for a total of 168 units. One four-plex in Phase IV was completed and another four-plex has been substantially completed in 2015. 35 more units (including seven single-family residences) is approved in Phase IV.

Deer Trail Townhomes

Location: Prosser area, Gray's Crossing Village

Unit Type: Multi-Family

Number: 24 units

Affordable Units: None

This project was approved as part of the Gray's Crossing Specific Plan. Site work for the units began in 2007, and five units were completed in 2008. No additional units were started from 2011 to 2014. In 2015, new owners were issued building permits and have started construction on 12 townhomes. Minor modifications to the exterior were approved as a part of the building permit.

Spring Creek Subdivision

Location: Prosser area, south of Alder Creek Middle School

Unit Type: Single Family/Duplex

Number: 66 units
36 single-family homes/30 duplex units)

Affordable Units: 3 duplex units sold to moderate-income households (120% AMI)

This project was partially created to meet the affordable housing requirement for the Pioneer Commerce Center and was originally approved with a combination of stick-built construction and manufactured units. However, in 2013, the manufactured homes were approved as stick-built. Of the 66 approved units, 30 were required to be offered to moderate-income households. Of the 30 affordable units required to be constructed, 14 were initially built and offered for sale to moderate-income households. However, only three out of these 14 sold. The remaining 11 units were either sold at market-rate or retained as rentals by the developer. In 2014, one building permit was finalized. In 2015, three building permits were finalized. Nine single-family homes and seven duplexes (14 units) have been completed for a total of 23 housing units. The development was sold again in 2014 and new designs for the homes have been submitted in building permits. The owners have also indicated that they may pursue a project amendment to modify the layout of the remaining interior duplex lots.

Stoneridge Condominiums

Location: Downtown area, on the north side of Jibboom Street west of the Truckee Cemetery

Unit Type: Multi-Family Townhouse & Condominium

Number: 73 units
(57 townhouses/16 condominiums)

Affordable Units: 8 condominiums sold to low-income households (80% AMI)

As of December 31, 2012, 34 units were completed including 11 affordable units, 3 of which have since reverted from deed-restricted to market-rate. No timeline has been proposed to commence construction of the remaining units.

Winter Creek Subdivision

Location: Martis Valley area, on the south side of Brockway Road across from the Truckee Regional Park

Unit Type: Single-Family & Multi-Family Condominium

Number: 167 units (147 single family homes/20 condominiums)

Affordable Units: None

Unlike other single-family lot subdivisions in Truckee, the developer is constructing the single-family homes in the project. The subdivision map was recorded in December 2004, and roadway and utility infrastructure was completed in 2005. Twelve building permits were finalized in 2014 and 8 units were finalized in 2015. As of December 2015, 135 single-family homes were complete and additional building permits were submitted/issued. The Town anticipates full build-out within the next three years.

Wergland House

Location: Brickelltown Area, Downtown Truckee

Unit Type: Multi-Family Rentals

Numbers: Seven new units

Wergland House, formerly known as the Cottage Hotel, was previously a seven-unit hotel with six long-term rental units. The new owner of the project converted the seven hotel units to long-term rental units in December 2014. The interior of the project has been completely renovated for 13 small rental units. Temporary Certificate of Occupancy was issued in October 2015.

Gallagher Construction

Location: Prosser Area, Pioneer Commerce Center

Number: Two units

The Gallagher Construction project for a contractor’s yard and building with two residential units was approved in May 2015. Building permits were issued in August 2015. The building is expected to be completed in 2016.

Gamet Townhomes

Location: Tahoe Donner

Unit Type: Single-family units

Number: Three units

A building permit was issued for a single-family home on a multi-family parcel in March 2015. Two subsequent building permits were applied for additional homes. The first building was finalized in 2015. The applicant then subdivided the three buildings lots and one common areas, which was recorded in January 2016.

Residential Projects Approved

There are several major residential projects with land use approvals for which construction has not yet started, including The Enclave and The Villas - Phase 2 of Old Greenwood; Gray’s Crossing cottages and attached units; and Northwest Townhomes. With AB 208 and 116, the State extended the entitlement period for tentative maps, which affected several of these projects. At this time, staff believes it is unlikely that all of these projects will continue as currently approved. The entitlements for one project, Lizondo Residential Subdivision, expired in 2015 and several other are scheduled to expire in 2016. See the following list for more information on each individual project. In total, 236 residential units are currently approved.

The Coldstream Specific Plan (PC-1) was approved by Town Council in September 2014 with tentative maps for mixed-use commercial, 260 single-family lots, and 40 multi-family units. The multi-family total was included within the Multi-Family Projects Approved table.

The Joerger Ranch Specific Plan was approved by the Town Council in April 2015. However, no projects have been approved within the plan area; therefore the units were not included within the calculation for Approved Major Residential Projects. The Town also approved the Railyard Master Plan in June 2009 for a 75-acre site at the eastern end of Downtown which includes residential units, office, retail, entertainment, institutional, and lodging square footage. Applications for entitlements within the Railyard Master Plan have been submitted and are anticipated for review in 2016 (see the Multi-family Residential Projects Under Consideration section of this report).

Residential Projects Approved	MFR	SFR
Gray’s Crossing Attached Units	91	
Gray’s Crossing Cottages	0	89
Northwest Townhomes	22	
Old Greenwood The Enclave	26	
Old Greenwood - the Villas	8	
Coldstream Specific Plan	48	260
Subtotal	195	349
TOTAL		544

Gray's Crossing Attached Units

Location: Prosser area, on the east side of Highway 89 north, south of Prosser Dam Road
 Unit Type: Multi-Family Townhomes
 Number: 91 units
 Affordable
 Units: 74 units total: 37 units for moderate income households (120% AMI); 37 units for median income (100% AMI)

This project is one of the required affordable housing components of the Gray's Crossing Specific Plan. It is not known when construction of these units will commence, as the original developer filed for bankruptcy and is in potential default of the Development Agreement. The specifics of any future Gray's Crossing construction will be revisited by the Town in conjunction with the future owner.

Gray's Crossing Cottages

Location: Prosser area, on the east side of China Camp Road approximately 200 feet north of Alder Drive
 Unit Type: Detached Single-Family Homes
 Number: 89 units
 Affordable
 Units: 59 units total
 20 units for moderate income households (120% AMI); 39 for median income (100% AMI)

This project is one of the required affordable housing components of the Gray's Crossing Specific Plan. It is not known when construction of these units will commence, as the original developer filed for bankruptcy and is in potential default of the Development Agreement. The specifics of any future Gray's Crossing construction will be revisited by the Town in conjunction with the future owner.

Northwest Townhomes

Location: Donner Lake area, on the north side of Donner Pass Road ¼ mile west of Donner Lake Road
 Unit Type: Multi-Family Townhomes
 Number: 22 units
 Affordable
 Units: 3 units for moderate income households (120% AMI)

The Planning Commission approved the project in 2005. A two-year time extension was granted in 2007. With AB 333, AB 208 and AB 116, the Tentative Map approval for the project was extended to March 2016. As of the writing of this report, no building permits have been applied for.

Old Greenwood - The Enclave

Location: Prosser area, in the northern portion of Old Greenwood, east of Fairway Drive approximately a quarter mile south of Overland Trail.
 Unit Type: Multi-Family Townhomes
 Number: 26 units
 Affordable
 Units: 8 to 12 units for moderate income households at 120% AMI. (These units will be provided as part of the Gray's Crossing Townhomes and Cottages projects)

It is not known when construction of these units will commence, as modifications to the project conditions, including the affordable housing requirements, are highly likely. The specifics of any future Old Greenwood construction will be revisited by the Town in conjunction with the future owner.

Old Greenwood - The Villas Phase 2

Location: Prosser area, in the central portion of Old Greenwood on the northeast side of Villa Court immediately north of Fairway Drive across from the Old Greenwood Pavilion.

Unit Type: Multi-Family Townhouse

Number: 8 units

Affordable

Units: None

The Town Council approved the project in 2007 as an amendment to the Old Greenwood Development Agreement. The eight townhouse units were approved to replace 12 fractional ownership units previously approved at this location. New owners applied for a Project Amendment and Tentative Map to transfer the density of the approved seven full-ownership units from The Villas - Phase 2 to seven built fractional units on Fairway Drive, which would allow these units to be sold as full-ownership units. The approvals for the seven fractional units would be transferred to The Villas - Phase 2. In May 2015, the Planning Commission approved this change and The Villas is now approved for seven fractional units and one full-ownership unit. The final map has not yet been recorded. In August 2015, the applicants submitted an application for Project Amendment #4 to change the zoning to allow the conversion of several fractional ownership homes to whole ownership and reconfigure undeveloped portions of Old Greenwood.

Coldstream Specific Plan (Planned Community 1)

Location: Donner Lake area, southeast of the intersection of Donner Pass Road and Coldstream Road

Unit Type: Mixed (Single-Family Lots, Multi-Family Townhomes, Multi-Family Rental)

Number: 300 units

Affordable

Units: 40 for low-income households (80% AMI)

A specific plan application was submitted in 2007. Town Council adopted the Coldstream Specific Plan in September 2014. This plan included 300 housing units, 260 single-family residential units and 40 multi-family units. Additionally, at least eight deed-restricted secondary residential units or 20 non-deed-restricted secondary residential units are proposed. Staff is unsure when the application submittals for the projects will be submitted.

Joerger Ranch Specific Plan (Planned Community 3)

Location: Martis Valley area, at the southeast corner of Highway 267 and Soaring Way

Unit Type: Multi-Family

Number: 80

Affordable

Units: Not known

The Joerger Ranch Specific Plan was submitted in June 2003. Zoning to allow for up to 228,690 square feet of commercial uses; 103,455 square feet of manufacturing/ industrial uses; 121,968 square feet of research and development uses; and 80 housing units was approved. The Town Council adopted the Joerger Ranch Specific Plan in April 2015. Since land use entitlements were not a part of this approval, the residential units are not included in the totals.

Residential Projects Under Consideration

There are four major multi-family and one large single-family subdivision project under consideration by the Planning Division that may be reviewed by the Planning Commission in 2016. One mixed-use project with two residential units is proposed also in the process of being reviewed.

Project	SFR	MFR
Canyon Springs	203	
Pollard Station		126
Railyard - Artist Loft		77
Truckee Springs	4	80
Quality Automotive		2
Tahoe Dave's		2
Old Greenwood Project Amendment #4	66	
Subtotal	273	287
TOTAL	560	

Canyon Springs

Location: Glenshire area, immediately east of the Glenshire Subdivision with access from Martis Peak Road and Edinburgh Court

Unit Type: Single-Family

Number: 177

Affordable Units: 26 parcels

A Tentative Map application was submitted in June 2010. The Environmental Impact Report (EIR) Notice of Preparation was issued on April 18, 2010. The Draft EIR was released on December 19, 2012, and the review/comment period ended on March 6, 2013. The Planning Commission reviewed the project in November 2015. However, based on Planning Commission's discussion and public comment, the applicant team requested time to redesign components of the project which would require additional environmental review. Staff anticipates a resubmittal in the second half of 2016.

Pollard Station Senior Living Project

Location: Downtown in the Hilltop Master Plan Area at the end of Pine Cone Road

Unit Type: Senior citizen housing project including condominiums and long-term care

Number: 86 senior citizen congregate care units and 40 senior citizen condominiums

Affordable Units: Unknown

A Master Plan Amendment, Development Code Amendment, Tentative Map, Development Permit, Use Permit, and Historic Design Review application was submitted in January 2012 and a revised application was submitted in January 2013. The Planning Commission conducted an informal study session in September 2014 in which direction was provided to the applicant. The Planning Division closed the project in December 2015 due to inactivity. In January 2016, the applicant team has filed of the Director's Decision to close the project which is expected to be reviewed by the Planning Commission in March. The project applicants have stated that they have modified the plan.

Railyard - Artist Loft Housing

Location: Downtown, in the Railyard

Unit Type: Mixed

Number: 77

Affordable Units: 66 units

The 2009 adopted Railyard Master Plan allows for up to 15,000 square feet of office, 90,000 square feet of retail, a 1,000 seat movie theater, 60 lodging units, and 25,000 square feet institutional. The applicants have submitted applications to amend the Master Plan, construct a 95,486 square foot mixed-use building with theater, retail, restaurant, and residential units, and construct a 77-unit artist loft/affordable housing project.

Truckee Springs

Location: Downtown at the end of South River Street
Unit Type: Mixed (Single-Family and Multi-Family Townhomes or Single-Family and Lodging)
Number: Concept 1: 4 Single-Family and 80 Multi-Family; Concept 2: 4 Single-Family and 120 lodging units; and Concept 3: 44 Single-Family
Affordable Units: To be determined

A Revised Draft Master Plan was submitted in August 2015. The Planning Division has reviewed the application and working with the applicant to complete the application. This application includes a Tentative Map for four single-family lots and three large lots that will be further subdivided in the future with land use entitlements. A Planning Commission workshop to review the project and provide direction is anticipated in May 2016.

Quality Automotive

Location: Gateway Area, directly to the east of the TDPUD building on Donner Pass Road, across from the Truckee High School
Project Type: Industrial with residential
Unit Type: Multi-family in a mixed-use project
Number: 2 units
Affordable Units: None

In October 2015, the applicants submitted an application for a 2,986 square feet six-bay automotive repair garage with 902 square feet office and two residential units (832 square feet and 727 square feet) above on an already developed lot with a 2,928 square feet office building. Staff anticipates that the project will be reviewed by the Planning Commission in early 2016.

Tahoe Dave's Skis and Boards Shop

Location: Brickelltown Area, adjacent to Mellow Fellow
Project Type: Retail with residential
Unit Type: Multi-family in a mixed-use project
Project Type: Residential addition to retail
Number: Two Units
Affordable Units: None

A Use Permit application has been submitted to review a 1,206 square foot addition for two residential units (895 square feet two bedroom unit and a 596 square foot one bedroom unit) on the existing Tahoe Dave's Skis and Boards Shop.

Old Greenwood Project Amendment #4

Location: North of Olympic Heights
Project Type: Residential
Unit Type: Single-Family Homes and Attached Units
Number: 66 units

In August 2015, the applicants submitted an application for conversion of 6 existing detached fractional units to single-family homes; conversion of five existing attached fractional units to townhomes; conversion of seven unbuilt attached fractional units to townhomes; conversion of seventeen unbuilt detached fractional homes to single-family units; and conversion of 29 unbuilt attached fractional units to townhomes. Since fractional units are considered commercial uses and are not counted toward density, the conversion to full-ownership units would increase the density. A General Plan Amendment, Zoning Map Amendment, and Development Agreement Amendment are required.

Residential Buildout

Buildout is defined as the development of land to its full potential or theoretical capacity as permitted under current proposed planning or zoning designations. The 2025 General Plan estimates that the residential buildout for Truckee—based on General Plan land use designations and densities—is 19,901 dwelling units. This buildout would result in a projected population of 28,263 persons based on 2025 General Plan assumptions.

As shown in the table, the Town is currently at 65.9% of total residential buildout. Upon completion of all residential units under construction or approved, there would be 13,841 residential units, which is 69.5% of total residential buildout. This is a 0.2% increase from 2014.

As part of the AB 1600 Traffic Impact Fee Program, the Engineering Division has determined the anticipated buildout of the Town based on densities approved in actual projects. Often, projects are approved at lesser densities zoning would allow. The AB1600 Program estimates that there will be 19,298 housing units at buildout, which is 612 units less than anticipated in the General Plan (3.1% less). The Town is currently at approximately 68.0% of the anticipated AB1600 buildout. Upon completion of all units under construction and approved, the Town would be at 71.8% buildout based on the AB1600 estimates.

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

	Housing Units	% of GP Buildout	% of AB1600 Buildout
Completed as of 1/1/2016	13,111	65.9%	68.0%
Under Construction	186	1.2%	1.0%
Approved	544	2.7%	2.8%
TOTAL	13,841	69.5%	71.8%
General Plan Buildout	19,901	100.0%	
AB1600 Estimated Buildout	19,289	96.9%	100.0%

AFFORDABLE HOUSING

Affordable housing is a community priority. The Town adopted the 2014-2019 Housing Element for the fifth planning cycle, which outlines direction for rezoning property and maintaining consistency with State and federal law. Since adequate rezones were not met in the fourth cycle Housing Element, the Town is actively pursuing rezones to meet the requirements in 2016. Although the Town has had success in getting affordable housing constructed in the past, when the economy slowed, there was no new development proposed and, therefore, no new affordable housing units were constructed from 2012 to 2014. However, as development activity begins again, new affordable housing projects are anticipated to meet inclusionary and workforce housing requirements.

The Town currently has 348 deed-restricted affordable units that are complete and have been issued final building occupancy. Since 2007, 137 deed-restricted units have been built. An additional 29 homes were purchased by low-income households, 25 homes were purchased by moderate-income households, and three homes were purchased by above-moderate income households using Town-funded first-time homebuyer loan money; however, three of the Stoneridge affordable housing units have reverted from deed-restricted to market-rate. The total number of affordable units built during the 2007-2014 planning period is 136 units. No new units were added in 2010-2014 and one new unit affordable to moderate income households was constructed in 2015 as part of the Coyote Run II development. The Planning Division anticipates new additional affordable housing units will be built through inclusionary and workforce housing.

Affordable Housing Projects Built Since 2007	For Sale	For Rent	Very Low (45% AMI)	Low (80% AMI)	Median (100% AMI)	Moderate (100% to 120% AMI)
The Boulders Phases I-IV	1				1	
Frishman Hollow		32	31	1		
Hennes Flats		92	50	41	1	
Spring Creek	3				3	
Stoneridge	8			8		
Coyote Run II	1					1
TOTAL	13	124	81	50	5	1
	137		137			

Gray's Crossing Cottages and attached units, and Old Greenwood - The Enclave, Northwest Townhomes, and Coldstream Specific Plan all have been approved with additional affordable housing units as part of their inclusionary housing requirements. Since the entire Boulders project (Phases I-IV) has already met the Town's current inclusionary housing requirements in Phases I-III, the Boulders Phase IV was amended in 2015 to remove affordable housing requirements. Lizondo subdivision, which was approved with inclusionary housing, lost entitlements in September 2015.

Approved Affordable Units	Low	Moderate	Above-Moderate	Total
Boulders Phase IV			39	39
Northwest Townhomes		3	19	22
Gray's Crossing Specific Plan		133	47	180
The Enclave (Old Greenwood)		8	18	26
Coldstream	40		260	300
TOTAL	40	144	383	567

There are also approved non-residential projects that include affordable housing as part of their workforce housing requirements. These projects include Hotel Avery, Inn at Truckee, Waltman, and Pioneer East, for a total of 17 moderate-income units. It is unlikely any of these projects will be constructed in the near term.

Currently, the Planning Division is reviewing a 77-unit artist loft housing project with 66 affordable housing units as part of the Railyard Master Plan area. The artist loft housing is proposed with a mix of sizes and will be financed, in part, with Low Income Housing Tax Credits, providing affordable rental housing for individuals and families earning 30% to 60% of Area Median Income.

Constraints to Affordable Housing

There are a few constraints to affordable housing. In general, the development community perceives the Town's inclusionary and workforce housing requirements as an impediment to development, placing an additional financial burden on developers.

In January 2015, the Town Council adopted the updated 2014-2019 Housing Element, which provides policy direction for housing programs within the Town. As part of the implementation of the Housing Element, staff anticipates that the Housing Advisory Work Group will research alternative funding sources for affordable housing. Additionally, the affordable housing in-lieu fee is anticipated to be updated in March 2016 based on the process adopted by Town Council in 2015. The workforce housing requirements were reactivated with modifications in March 2015 and is expected to be re-adopted in March 2016. The modifications reduce the burden of the requirements in order to ease workforce housing implementation after a three-year suspension. It provides a 24-month timeframe to give developers lead

time to plan their projects appropriately. Staff anticipates revisiting the workforce housing requirements, in-lieu fee update process, and other avenues for affordable housing based on the findings and recommendations of the regional housing needs study which is being completed in partnership with Placer and Nevada Counties, Workforce Housing Association of Truckee Tahoe, and Tahoe Truckee Community Foundation.

At this time, Truckee does not have the financial resources or sufficient staff to undertake major housing assistance programs without substantial backing by State or federal agencies. Existing funding for federal and state programs is not sufficient to meet statewide demand, which, in turn, limits the Town's ability to meet its needs. Therefore, the limitations on availability of outside assistance programs act as a constraint to the provision of affordable housing.

The Town addresses this constraint by hiring and utilizing a housing consultant to assist in the Town's affordable housing programs.

Regional Housing Needs Assessment

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

The Town did not meet the RHNA requirements during the fourth planning period, 2007-2014. As part of the updated 2014-2019 Housing Element for the fifth planning period, the Town is required to rezone land for 302 units for very low- and low- income households to meet the requirements for the previous planning period. (See the table on the next page.) The Town has identified seven potential sites for rezoning. Thus far, one site, Joerger Ranch, has been rezoned to accommodate 80 multi-family units. This information is discussed in the Town's 2014-2019 Housing Element.

Fourth Cycle RHNA Requirements (2007-2014)	Very Low	Low	Moderate	Above Moderate	Total Construction Need
2007-2014 RHNA	305	230	248	476	1,259
Total Units Built, Under Construction, and Approved	81	54	153	1,075	1,362
Sites available during the planning period	98		91	0	189
Unaccommodated RHNA Need	302		4	0	306

Additionally, the Town is required to meet its RHNA requirements for the 2014-2019 planning period. The current RHNA prepared by HCD allocates housing needs for the period from January 1, 2014 to June 30, 2019. The RHNA identifies 460 units as the Town of Truckee’s share of the region’s housing need for the 2014-2019 planning period. This need provides the basis for evaluating the availability of adequate sites for housing during the planning period. The analysis includes identifying lower- and moderate-income units that are currently under construction and sites that are approved for lower- and moderate-income residential units. Once these are identified, the remaining RHNA need is required to be met by identifying sites that are currently available for lower- and moderate-income housing and identifying sites that could be rezoned in the future for lower- and moderate-income housing.

The 2014-2019 Housing Element identifies sites that are currently available to accommodate the Town’s lower and moderate income RHNA need utilizing current zoning and development standards. The Housing Element identifies six sites that currently accommodate a total of 98 units affordable to lower-income households and 91 units affordable to moderate-income households. With approvals for zoning for the Coldstream Specific Plan in 2014, there is now land available for 138 low-income households and 260 units affordable to above moderate income households for a total of 489 units. After accounting for Units Built in 2014 and 2015, Units Under Construction, Approved Units, and Available Sites for Residential Use, 45 lower-income units are required to be accommodated by 2019 in order to meet the remaining need for the fifth planning

cycle. The Lizondo subdivision lost entitlements in 2015, which included two units affordable to moderate income households. Boulders Phase IV also modified their project approval to remove affordable housing requirements for two low-income households and three for moderate-income households.

The Town is required to commit to a rezoning program to provide adequate sites to meet this remaining need. The Town has identified candidate sites for rezoning to meet this remaining RHNA need, which would have the capacity for 1,102 dwelling units. Details on the specific sites are provided within Appendix HC of the 2014-2019 Housing Element. If all of the candidate sites were rezoned, there would be a RHNA surplus which can be carried forward to meet future RHNA requirements.

Fifth Cycle RHNA Requirements (2014-2019)	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
2014-2019 RHNA Need	108	75	78	199	460
Units Built in 2014				81	81
Units Built in 2015			1	77	
Units Under Construction				156	156
Units Approved	24	16	144	123	267
Remaining Need	84	59	0	0	183
Available Sites for Residential Use	138		91	260	489
Remaining Need	5		0	0	45
Candidate sites for rezoning	487		320	0	807
RHNA Surplus	482		320	0	762

For more information on the Housing Element implementation, see the General Plan Implementation section at the end of this report.

NON-RESIDENTIAL PROJECTS

In 2015, 13,935 square feet of new non-residential floor space was completed for a growth rate of 0.4%. This is similar to the 2012 growth rate of 0.2% in 2013 and 0.3% in 2012, and a decrease from 2014's growth rate of 0.8%. Square footage completed in 2015 was institutional, the Town's Animal Shelter (9,955 square feet), and commercial, Tahoe Donner's Nordic/Adventure Center (11,228 square feet with 7,248 square feet of demo for a net change of 3,980 square feet). Commercial remodel projects continued steadily throughout 2015 including tenant improvements for Front Street Pizza, Summit Swirl Frozen Yogurt, Cha Teas, Glenshire Pizza Company, and Coffeebar Bakery.

Based on the 2025 General Plan and non-residential floor space estimates, the Community Development Department estimates there is approximately 3.6 million square feet of non-residential floor space in Truckee. Nearly half of this floor space is commercial (not including lodging).

Non-Residential Projects Built

Two non-residential projects received final occupancy in 2015, the Town Animal Shelter and the Tahoe Donner Nordic Center.

Project	Square Footage
Animal Shelter	9,955
Tahoe Donner Nordic Center	3,980
TOTAL	13,935

Town Animal Shelter

Location: Downtown area, at the southeast corner of Interstate 80 and Donner Pass Road
 Project Type: Institutional
 Non-Res
 Floor Space: Commercial Building 9,955 square feet
 Roof/Covered Area for Shelter 2,276 square feet
 Residential: None

Temporary certificate of occupancy was issued in September 2013 and final certificate of occupancy was issued in January 2015.

Tahoe Donner Nordic Center

Location: Tahoe Donner, on Alder Creek Road, along the Town of Truckee/Nevada County boundary
 Project Type: Commercial
 Non-Res
 Floor Space: 11,288 square feet
 (7,248 square feet demolished)
 Residential: None

The Tahoe Donner Nordic Center replaced and expanded the existing cross country facility. The building permit was issued in 2014 and the final certificate of occupancy was issued in November 2015.

Non-Residential Projects Under Construction

In 2015, there were nine non-residential projects under construction including the Old Greenwood fractional units, the Tahoe Forest Hospital South Building, Dependable Tow, Truckee Hostel, Downtown 76, Kelly Brothers Paint Building and Amendment, Truckee Donner Recreation and Park District Aquatic Center, and Gallagher Construction. The total square footage of non-residential projects under construction was 71,866 square feet, which does not include the demoed portions of Downtown 76.

Project	Square Footage	Demo
Kelly Brothers	3,900	
Kelly Brothers AMD	825	
Truckee Hostel	5,249	
Tahoe Forest South Building	21,022	
Dependable Tow	6,990	
Old Greenwood Fractionals		
Downtown 76	1,766	(1,200)
TDRPD Aquatic Center	25,840	
Gallagher Construction	7,474	
Subtotal	73,066	(1,200)
TOTAL	71,866	

Kelly Brothers Paint Building

Location: Phase III Pioneer Commerce Center,
 Pioneer Trail
 Project Type: Industrial
 Non-Res
 Floor Space: Approximately 3,900 square feet
 Residential: 2 units

A building permit and a grading permit were issued in August 2012. It received temporary certificate of occupancy in November 2013. There are remaining items that are required to be addressed prior to final certificate of occupancy.

Kelly Brother Paint Building Project Amendment

Location: Phase III Pioneer Commerce Center,
 Pioneer Trail
 Project Type: Industrial
 Non-Res
 Floor Space: Approximately 825 square feet

The Kelly Brothers Paint building permit was amended to include this additional floor space in August 2013. It received temporary certificate of occupancy in November 2013.

Old Greenwood Fractional Ownerships

Location: Old Greenwood
 Project Type: Commercial Lodging
 Non-Res
 Floor Space: 147 fractional ownership units
 Residential: None

Planning Commission approved a Project Amendment in 2015 to “swap” seven fractional units on Fairway Drive to whole ownership units in the Villas II. With this change, 74 of the fractional ownership units have been completed. 73 units remain to be built. In 2015, an additional Project Amendment application has been submitted to convert additional fractional ownership “lodging units” to whole ownership units and change the zoning of portions of the property. If approved, the number of fractional units and the overall development intensity would decrease.

Dependable Tow

Location: Prosser area, on the west side of Comstock Drive approximately 200 feet north of Pioneer Trail
 Project Type: Industrial
 Non-Res
 Floor Space: 6,990 square feet
 Residential: None

Dependable Tow was originally approved September 2009. A one-year Time Extension was approved in November 2011. A building permit was applied for in November 2011 and was issued in September 2012. The building is currently under construction.

Tahoe Forest Hospital Facility Improvements

Location: Gateway area, on the south side of Donner Pass Road between the intersections of Levon Avenue and Pine Avenue.
 Project Type: Institutional
 Non-Res
 Floor Space: Emergency Department/Sterile Processing Facility - 7,765 square feet;
 South Building Reconstruction - Demolition of 18,162 square feet;
 Rebuild of 21,022 square feet
 Residential: None

The Emergency Department/Sterile Processing Facility was completed in 2013. The South Building re-construction was approved in fall 2013 and began construction in spring 2014.

Truckee Hostel

Location: Downtown area, on the south side of West River Street, approximately 500 feet west of Bridge Street
 Project Type: Lodging
 Non-Res
 Floor Space: 5,249 square feet
 Lodging Rooms: 17 rooms
 Residential: 1 unit

The Truckee Hostel was issued a building permit in 2013 for a remodel to convert the hotel to five private rooms and six dormitory rooms including a residential dwelling unit for an onsite manager. The building is expected to be completed in 2016.

Downtown 76 Station

Location: Downtown at the corner of Donner Pass Road and Bridge Street
 Project Type: Commercial
 Non-Res
 Floor Space: 1,766 square feet
 (1,200 square feet demolished)
 Residential: None

The Downtown 76 gas station has substantially completed construction for a large remodel to remove the mechanic bays and include a Circle K convenience store. The building permit was issued in 2014. Final occupancy is expected in 2016.

Truckee Donner Recreation and Park District Aquatic Center

Location: Prosser area, Truckee Donner Community Recreation Center, Commercial Triangle Site, between Donner Pass Road, Highway 89 North, and Interstate 80.
 Project Type: Public Facility
 Non-Res
 Floor Space: 25,840 square feet
 Residential: None

The TDRPD Aquatic Center was approved in December 2013. Building permits were issued in 2015. The TDRPD anticipates completion of the project in 2016.

Gallagher Construction

Location: Prosser Area, Pioneer Commerce Center
 Project Type: Industrial
 Non-Res
 Floor Space: 7,474 square feet
 Residential: Two units

The Gallagher Construction project for a contractor’s yard and building with two residential units was approved in May 2015. Building permits were issued in August 2015. The building is expected to be completed in 2016.

Non-Residential Projects Approved

In 2015, there were six projects with non-residential floor space that had valid land use entitlements, totaling 182,373 square feet. No non-residential projects lost entitlements in 2015; however, several may expire in 2016.

Project	Square Footage
Hotel Avery	47,299
Pioneer East	77,329
Waltman	18,144
Inn at Truckee	8,393
Cottonwood Expansion	1,208
Coldstream	30,000
TOTAL	182,373

Hotel Avery

Location: Downtown area, at the northwest corner of Bridge Street and South River Street
 Project Type: Lodging and Restaurant
 Non-Res
 Floor Space: 47,299 square feet
 Lodging Rooms: 55 rooms
 Residential: 2 restricted moderate-income units or equivalent

The Hotel Avery project, including a Tentative Map, was approved in November 2008 and amended in 2012. The project qualifies for one two-year time extension (Assembly Bill 116), meaning the land use permits are valid until November 2016, unless a Time Extension is approved by the Planning Commission. The Hotel Avery property is currently listed for sale. Although the current property owner has indicated that they are no longer pursuing construction of the project, the project could be pursued by another developer or the property could be sold and another land use proposed. Any development on this site will be market-driven.

Inn at Truckee Remodel

Location: Gateway area, on the north side of Deerfield Drive approximately 600 feet west of Highway 89

Project Type: Mixed Lodging and Residential Non-Res

Floor Space: 17,921 square feet Lodging (existing)

Lodging Rooms: Decrease from 43 to 21 rooms

Residential: 5 units (1 affordable to moderate-income households)

The Inn at Truckee remodel was approved by the Planning Commission in August 2008. With AB 333, AB 208 and AB116, the Tentative Map approval has been extended to August 26, 2016. No building permits were applied for as of the preparation of this report.

Pioneer East

Location: Prosser area, on the north side of Pioneer Trail immediately West of Donner Pass Road

Project Type: Commercial Office Non-Res

Floor Space: 77,329 square feet

Residential: 8 restricted moderate-income rental units

Pioneer East was approved by the Planning Commission in April 2007. With AB 333, AB 2081 AB 116, the Tentative Map approval has been extended to April 23, 2016. No building permits were applied for as of the preparation of this report.

Waltman Use Permit

Location: Tahoe Donner area, on the west side of Panamint Place off of Teton Way

Project Type: Industrial Non-Res

Floor Space: 18,144 square feet

Residential: 2 units

The Waltman Use Permit was approved in January 2010. With AB 208, the Tentative Map and land use approvals have been extended to March 8, 2016.

Coldstream Specific Plan (Planned Community 1)

Location: Donner Lake area, southeast of the intersection of Donner Pass Road and Coldstream Road

Project Type: Mixed Residential and Commercial Non-Res

Floor Space: 30,000 square feet

Residential: 260 single-family, 40 multi-family, and 8 deed-restricted secondary residential units

A specific plan application was submitted in 2007. Town Council adopted the Coldstream Specific Plan in September 2014. This plan included 300 housing units, 260 single-family residential units and 40 multi-family units. At least eight deed-restricted secondary residential units or 20 non-deed-restricted secondary residential units are proposed. Additionally, up to 30,000 square feet of retail and commercial uses, which includes lodging opportunities, within 9.6 acres is also approved within the mixed use zoning districts.

Joerger Ranch Specific Plan (Planned Community 3)

Location: Martis Valley area, at the intersection of Highway 267, Brockway Road, and Soaring Way

Project Type: Planned Community Non-Res

Floor Space: Approximately 450,000 square feet

Residential: 80 units

The Joerger Ranch Specific Plan was submitted in June 2003. Zoning to allow for up to 228,690 square feet of commercial uses; 103,455 square feet of manufacturing/ industrial uses; 121,968 square feet of research and development uses; and 80 housing units is proposed. The Planning Commission forwarded a recommendation of approval in January 2015. The Town Council adopted Joerger Ranch Specific Plan in April 2015. Since land use entitlements were not part of this application process, the square footages were not counted toward the approved commercial total.

Non-Residential Projects Under Consideration

There are two major non-residential projects under consideration by the Planning Division that may be reviewed in 2016. Tahoe Dave’s Skis and Boards is also under consideration for a residential addition but is not proposing expansion of the non-residential floor area.

Project	Square Footage
Quality Automotive	2,986
Railyard	3,855
TOTAL	6841

Quality Automotive

Location: Gateway Area, directly to the east of the TDPUD building on Donner Pass Road, across from the Truckee High School

Project Type: Industrial Non-Res

Floor Space: 2,986 square feet

Residential: 2 units

In October 2015, the applicants submitted an application for a 2,986 square feet six-bay automotive repair garage with 902 square feet office and two second-story residential units (832 square feet and 727 square feet) on an already developed lot with a 2,928 square feet office building. Staff anticipates that the project will be reviewed by the Planning Commission in early 2016.

Railyard - Artist Loft Housing

Location: Downtown area, balloon track area

Project Type: Commercial Non-Res

Floor Space: 3,855 square feet

Residential: 77 units

The Town adopted the Railyard Master Plan in 2009 for 75 acres in Downtown Truckee. This Master Plan allows for up to 15,000 square feet of office, 90,000 square feet of retail, a 1,000 seat movie theater, 60 lodging units, and 25,000 square feet institutional. In 2015, the applicants submitted an application to amend the Master Plan and to construct a 77-unit artist loft affordable housing project with retail. The total non-residential square footage for the artist-loft project is 3,855 square feet. Staff anticipates that the Planning Commission and Town Council will review this project in 2016.

Non-Residential Buildout

	Square Footage	% of GP Buildout	% of AB1600 Buildout
Completed as of 1/1/2016	3,606,954	72.3%	73.1%
Under Construction	75,846	1.5%	1.5%
Approved	182,373	3.7%	3.7%
TOTAL	3,865,173	77.4%	78.4%
Buildout	4,990,700	100%	
AB1600 Estimated Buildout	4,931,013	98.8%	100.0%

The 2025 General Plan estimates that the non-residential buildout for the Town of Truckee based on General Plan land use designations and intensities is 4,990,700 square feet of floor space. The Town is currently at 72.3% of non-residential buildout. Upon completion of all non-residential floor space under construction or approved, the Town will be at 77.8% of non-residential buildout. This is a 0.4% increase in non-commercial growth from 2014.

As part of the AB 1600 Traffic Impact Fee Program, the Engineering Division has adjusted the anticipated buildout of the Town based on the projects that have been approved. The AB1600 estimates that there will be approximately 4,931,013 square feet at buildout, which is 59,687 square feet less than anticipated in the General Plan (1.2% less). The Town is currently at approximately 73.1% of the AB1600 buildout assumption. Upon completion of all units under construction and approved, the Town would be at 77.8% buildout based on the AB1600 estimates.

The General Plan acknowledges that some parcels may buildout at higher intensity due to incentives such as floor area ratio increases while other project may build out at lower the possible density or intensity due to site constraints, uses, or other factors. The AB 1600 projects development based on the current conditions. However, the discrepancy is minimal and the potential development will likely balance out.

GENERAL PLAN IMPLEMENTATION

The Town continues to work on implementation of General Plan goals, policies and actions, which were initially adopted in November 2006 and amended in October 2009.

The Town continues to work on implementing the General Plan through programs such as the Development Code update. The Trail and Bikeways Master Plan was comprehensively updated and adopted by Town Council in September 2015. Additionally, with the 2014-2019 Housing Element update, housing programs have been updated to address current market conditions. Programs are listed below.

Each program is connected to the General Plan. The relevant Element is identified by the adjacent icons.

 Land Use Element

 Circulation Element

 Economic Development Element

 Community Character Element

 Conservation/Open Space Element

 Housing Element

Development Code Amendments

  Review of Development Code amendments is currently underway. Ten zoning code amendment ordinances were adopted by the Town Council from 2010 to 2012, one zoning code amendment ordinance was adopted in 2013, and one was adopted in early 2015. The Planning Division will revisit several major topics including Housing Element implementation and the Sign Code for Planning Commission and Town Council's review. Additionally, staff also anticipates reviewing the Development Code for streamlining opportunities.

Traffic Impact Fee Study

  The Engineering Division, along with LSC Transportation Consultants, has been working to update the AB1600 Traffic Impact Fee Study. It was adopted in February 2016.

Green Building Program

 The Town continued efforts to promote green building in 2015 through work on water quality monitoring and education, handouts, and training. Although the Town did not adopt a policy specific to a green building program, this remains a priority for the Town.

Historic Preservation Program Implementation

  The Town continued efforts to promote historic preservation in 2015 through the Mills Act Program, which was initiated in 2004, and through the Historic Design Review process, which is overseen by the Historic Preservation Advisory Commission. The Mills Act program has been a successful incentive to promoting rehabilitation and investment.

The Victory Highway Eagle Monument was originally erected near the California-Nevada Stateline in 1928 to honor those who served in WWI. The monument was relocated to Truckee in 1998 due to vandalism. The Eagle Monument was permanently installed on February 13, 2015 in the new Streetscape Plaza in Downtown Truckee.

Mousehole Strategy, Funding, and Implementation Program

 The Town advertised and awarded the SR 89 Mousehole pedestrian access project in the fall of 2014. The project is funded using STIP/RIP, SHOPP, TIGER, and local funds. The project constructed a pedestrian and bicycle tunnel east of the State Route 89 highway and under the Union Pacific Railroad tracks. Construction began in summer 2015 and will resume in the spring of 2016, which will involve the construction of a Class I bike/pedestrian path connecting West River Street and Deerfield Drive. This path is part of the Truckee River Legacy Trail Phase corridor.

Streetscape Improvements

   The Town completed Phase I of the Brickelltown Streetscape project, which included construction of sidewalks, parking, and plaza areas in Downtown Truckee in summer 2015. The construction contract for Phase II of the Brickelltown Streetscape project was awarded in 2015 and will commence in summer 2016 with undergrounding of utilities, parking improvements, plazas and sidewalks.

Planning and design for the Envision DPR project, which includes improved pedestrian, bicycle, and vehicular infrastructure along Donner Pass Road between Cold Stream Road and the McIver roundabout continued in 2015. The first phase of construction, which will include new sidewalks, crosswalks, bike lanes, median islands, landscaping, and the possibility of undergrounding utilities is scheduled for 2017.

Particulate Matter Air Quality Management Plan Update and Implementation

 Staff is in the process of completing a Green House Gas Inventory for Town facilities and town-wide. This inventory will help develop a Climate Action Plan. Staff is anticipates exploring development of air quality management report in 2016.

Public Improvement and Engineering Standards (PIES) Amendments

  No amendments were made to the PIES in 2015.

River Revitalization Strategy Implementation

  The Town conducted a feasibility study for the Old County Corporation Yard located along the Truckee River in an effort to redevelop this area. In addition, through the Development Code Update process, the Town is considering amendments to implement the River Revitalization Strategy.

Trails and Bikeways Master Plan Implementation

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

The Town has worked recently to implement several integral trail alignments identified in the Trails and Bikeways Master Plan including the Truckee River Legacy Trail, Brockway Road Trail, Tahoe Donner to Trout Creek Recreational Trail, and the West River Street Widening and Bike Lane project.

The Dorchester Drive Safe Routes to School Project, which constructed a sidewalk along Dorchester Drive near the Glenshire Elementary School site as well as electronic radar speed feedback signs, pedestrian-actuated flashing beacons, and thermoplastic striping at major crosswalks was constructed in 2015.

Downtown Specific Plan Update

  No work has been initiated on this action item.

Open Space Acquisition and Management Plan with Regional Open Space Protection Strategy

 No work has been initiated on this action item. It is included in the CIP for upcoming years.

Sphere of Influence Request

 Nevada County LAFCO adopted a sphere of influence for Truckee in 2010. The Town is exploring the possibility of amending the Town's sphere of influence to include all lands identified for non-aviation uses within the updated draft Truckee Airport Master Plan.

Transfer of Development Credit Program and Other Open Space Mechanisms

 No work has been initiated on this action item. It is included in the CIP for upcoming years.

Housing and Development Annual Report

 Town staff updates the housing in-lieu fee annually; it was last updated in March 2015 and is anticipated to be updated in March 2016. The Housing Advisory Work Group was re-formed in March 2014 to help guide the update process and implementation. The 2014-2019 Housing Element was certified by the state in February 2015. The Town of Truckee, along with Placer and Nevada Counties have partnered in a Regional Housing Needs Analysis that will help inform future housing decisions.

Economic Development Program

   The Town implemented an economic development incentive program to increase the Truckee job and tax base, promote Truckee as a place to locate a business or as a place to visit, create a sense of place, create and retain sustainable and livable wage jobs, and diversify the local economy. Economic development projects included funding for streetscapes, revitalization of the riverfront, Tourism Based Improvement District, Wild and Scenic Film Festival, an innovation hub, and financial assistance for the Truckee Donner Recreation and Park District's Aquatic Center, Old Truckee Jail Museum improvements, and Trout Creek Pocket Park.

New Business Tool

 The Town has continued implementing a new business start-up tool, OpenCounter available on the Town website. It helps familiarize business owners with the Town requirements, fees, and processing time for their planned use and location. Several businesses have used this tool to begin the process of understanding the Town's requirements.

Updated Software

 Throughout 2015, Town staff has implemented a new finance and permitting software, New World Systems. The new software offers a more streamlined review process including efficient financial processes. Additionally, staff is transitioning to a full electronic building permit submittal process, from plan check to inspections. Additionally, the Town has embarked upon a GIS assessment to determine best practices to streamline GIS data management and sharing.

Conservation of Natural Resources

Conservation of Truckee's natural resources is a community goal that falls in line with the Conservation/Open Space Element of the General Plan. Community efforts focus on permanent preservation of open space, restoration of waterways and native habitat, and public access to natural resources. The following efforts were undertaken to conserve natural resources:

19th Annual Truckee River Day

Under the guidance of the Truckee River Watershed Council. Community volunteers performed stream and habitat restoration, removal of invasive vegetation, work in the Truckee River and Trout Creek along with other waterways located outside the Town but within the Truckee River watershed.

The Town's Planning and Engineering Divisions Efforts

In addition to the items described in the General Plan Implementation section, the Town's Engineering Division has been working on the following conservation programs:

Continued implementation of the **Town of Truckee Clean Water Program** which includes implementation of the **Truckee River Water Quality Monitoring Plan**, education and training, public outreach, and installation of stormwater improvements in public projects.

Restoration of Trout Creek Reach 1, Phase 1, which involved removing and restoring a degraded segment of Trout Creek consisting of a concrete channel with a widened, natural bottom channel between School Street and Donner Pass Road in Downtown was completed in 2015.

Planning and design for **Phase 4 of the Truckee River Legacy Trail** began in the fall of 2015.

Design of a **trailhead parking area** at the Glenshire end of the Truckee River Legacy Trail occurred in 2015. Construction is anticipated to occur in 2016.

Construction of **Tahoe Donner Trail** (connecting Trout Creek Trail to Northwoods Boulevard) started in 2015 and is planned to be completed in the summer of 2016.

Water quality improvements were incorporated into the design of the **Glenshire Drive/Highland Avenue Safety Improvement Project**, which was constructed in 2015.

Ongoing monitoring of wetland and riparian areas created as a part of the **Truckee River Legacy Trail, Trout Creek Restoration, and Brockway Road Trail** continued in 2015.

Continued implementation of the new **Phase 2 National Pollutant Discharge Elimination System** permit.

Partnerships with the **Truckee Donner Public Utility District** and **Sierra Watershed Education Partnership** with bringing conservation ideas into all classrooms in Truckee through **Trashion Shows**.

Support and participation in the **River Friendly Landscaping Program** implemented by **Truckee River Watershed Council**.



Housing Element Implementation

Town Council adopted the updated 2014-2019 Housing Element in January 2015 which provides policy direction for housing programs within the Town. As part of the implementation of the Housing Element, the affordable housing in-lieu fee is anticipated to be updated in March 2016 based on the streamlining process approved by the Town Council in 2015 and the workforce housing requirements were reactivated with modifications in March 2015 and expected to continue in 2016.

In the next year, staff anticipates implementing rezones for higher density residential to meet the fourth cycle RHNA requirements and updating the Town's Development Code for consistency with state requirements. Additionally, the Town is working in collaboration with other agencies such as Placer and Nevada Counties and organizations such as the Tahoe Truckee Community Foundation and the Workforce Housing Association of Truckee Tahoe on a housing needs analysis study for the North Tahoe region. This study will focus on the housing needs of the year-round workforce in the area. It will analyze existing conditions and housing regulations for development, compare other resort community programs, and help direct programs to meet housing needs in the area.

The Town continues to utilize a housing consultant to assist the Town in applying for housing grants and administering the Town's affordable housing programs.

The Housing Advisory Work Group (HAWG) was reconvened in March 2014 to help with the update of the Housing Element and implement housing programs.

The table on the next two pages shows the timeline and for program implementation for the 2014-2019 Housing Element.

2014-2019 Housing Element Program Timeline

	Objective	Timeframe in HE	Status of Program Implementation
1.2.1	Revise the Density Bonus Program	Review and revise the Density Bonus Program by January 2015	The Town is currently reviewing its Density Bonus Program and anticipates changes in 2016.
1.1.1	Rezone Frishman Hollow II, Gales Property East and West, Joeger Ranch - Northwest Quadrant, and Barsell Property and adopt a Multi-Family Overlay District to accommodate the 4th cycle unmet need.	Rezoning and adoption of the overlay by June 2015; Annual monitoring	The Town is currently reaching out to property owners to determine interest in rezoning of their properties.
1.3.4	Define and permit employee housing	By June 2015	The Housing Advisory Work Group reviewed the proposed changes in April 2015 and provided a recommendation. The Town anticipates that the Planning Commission and Town Council will review these changes in 2016.
2.1.4	Adopt a no net loss policy for affordable manufactured housing units	Adopt policy by December 2015	The Town is reviewing the Development Code.
2.1.5	Develop a mobile home park improvement program	Develop program by December 2015	The Town is reviewing the Development Code.
1.2.2	Encourage second unit housing development	Review and revise development standards by June 2015. Meet with homeowners associations by July 2016	The Town is reviewing the Development Code.
3.1.3	Modify parking requirements	Shared parking - ongoing, project-based. Investigate reduced parking by December 2015	Ongoing - project-based. The Planning Division is investigating options and potential changes to the Development Code.
4.2.1	Encourage residential clustering to protect and maintain open space	Investigate Development Code revisions by December 2015.	The Development Code currently contains requirements for residential clustering for the purpose of preserving large areas of undeveloped open space area.
6.1.3	Provide transitional and supportive housing	Amend Zoning Ordinance within one year of Housing Element adoption.	The Housing Advisory Work Group reviewed the proposed changes in April 2015 and provided a recommendation. The Town anticipates that the Planning Commission and Town Council will review these changes in 2016.
1.3.3	Encourage a diverse mix of housing types by developing a brochure on alternative housing types and holding workshops for interested community members.	Brochures will be developed within one year of adoption of the Housing Element.	
5.1.7	Request special districts provide a land inventory	Provide information and request analyses by January 2016.	
1.2.3	Implement the Inclusionary Housing Ordinance	Investigate alternative funding sources by June 30, 2016; Annual monitoring	The Town Council adopted an inclusionary housing ordinance (Ordinance 2007-05) in May 2007. The affordable housing in-lieu fee was updated in March 2015. Implementation is ongoing. Future changes will be based on findings and recommendations in the Housing Needs Study being completed by the Town, Nevada and Placer Counties, and WHATT.
1.2.4	Implement the Workforce Housing Ordinance	Investigate alternative funding sources by June 30, 2016; Annual monitoring	The Workforce Housing Program was included in the Development Code in March 2009. The Workforce Housing Ordinance was updated in March 2015. Implementation is ongoing. Future changes will be based on findings and recommendations in the Housing Needs Study being completed by the Town, Nevada and Placer Counties, and WHATT.
5.1.5	Assess local program expansion	Assess feasibility by June 2016	Pending
1.1.2	Implement the Railyard Master Plan and the Hilltop Master Plan and adopt the Coldstream Specific Plan to accommodate the 5th cycle RHNA allocation.	Implementation of the Hilltop and Railyard Master Plans by December 2016; Adoption of the Coldstream Specific Plan by December 2014; Annual monitoring. All rezones to meet the 83 unit 5th round RHNA shortfall will occur within two years of adoption of the Housing Element.	The Coldstream Specific Plan was adopted on September 23, 2014. The Town is currently reviewing proposed amendments to the Railyard Master Plan, a theatre mixed-use building, and an artist loft affordable housing project. The Town anticipates review of a project within the Hilltop Master Plan area in 2016, which would trigger the implementation of the Master Plan.

	Objective	Timeframe in HE	Status of Program Implementation
6.1.2	Provide fair housing information and services	Pursue agreement by August 2016. Disseminate information by January 2017.	Ongoing
4.1.2	Promote sustainable/green building	Develop incentive program by December 2016.	This is ongoing on a project-by-project basis.
1.1.3	Continue to require residential project to achieve a minimum density of at least 50 percent of the maximum allowed density	Ongoing, project-based	This requirement was added into the Development Code in November 2010. The monitoring of this requirement is ongoing.
1.1.4	Continue to require maximum average living area units in high density residential zones.	Ongoing, project-based	This requirement was added into the Development Code in November 2010. The monitoring of this requirement is ongoing.
2.1.3	Encourage preservation and adaptive reuse	Ongoing	Ongoing
2.2.1	Require building permits	Ongoing, project-based	Ongoing
2.2.2	Remove unsafe dwelling units	Ongoing, project-based	Ongoing
3.1.1	Streamline development review	Ongoing, project-based	Ongoing - project-based. The Planning Division is investigating options and potential changes to the Development Code.
3.1.2	Defer fees and consider providing alternative funding assistance for fees for affordable housing units	Ongoing, project-based	Ongoing - project-based.
4.1.1	Continue solar access ordinance	Ongoing, project-based	Ongoing
4.2.2	Encourage pedestrian and bicycle connectivity and walkability in residential developments	Ongoing, project-based	Ongoing
4.2.3	Coordinate with public facilities and service providers	Ongoing, project-based	Ongoing
5.1.2	Support nonprofit affordable housing providers	Ongoing, project-based	Ongoing
5.1.3	Section 8 referrals	Ongoing	Ongoing
5.1.6	Require long term affordability commitments	Ongoing	Ongoing
1.3.2	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.	Workshops held quarterly	
1.2.5	Encourage and facilitate development of 54 housing units affordable to extremely low income households.	Annual monitoring	
1.3.1	Implement the reasonable accommodation procedures	Annually	
1.4.1	Assess annual housing needs	Annually	
2.1.1	Consider establishment of a housing rehabilitation program	Annually	
2.1.2	Monitor income-restricted housing units.	Annually	
5.1.1	Obtain outside funding for housing and housing related activities	Evaluate and pursue funding opportunities on an annual basis.	
5.1.4	Consider providing first-time homebuyer assistance.	Annually	
6.1.1	Revise Development Code for discriminatory provisions and compliance with State and federal laws	Annual review	

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Town of Truckee
Community Development Department
Planning Division
10183 Truckee Airport Road, Truckee, CA 96161
530.582.7820

