

2021



Town of Truckee
community development department
annual report

Presented to and Accepted by Town Council on April, 11 2017

Approved by: _____


Tony Lashbrook, Town Manager
April 12, 2017

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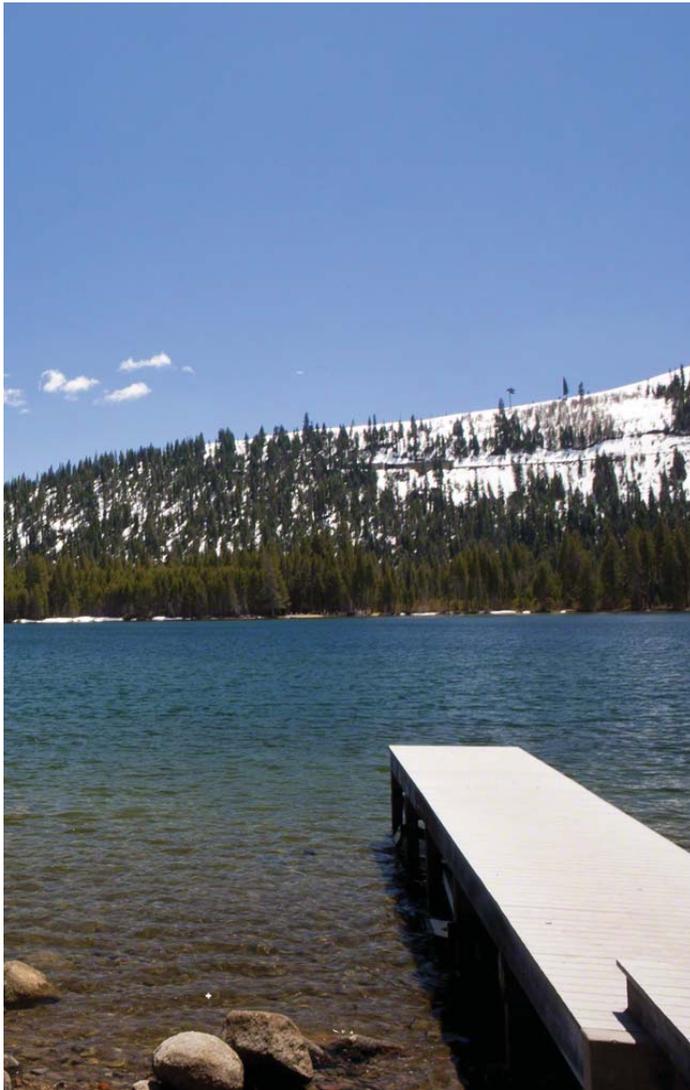


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PURPOSE OF THE REPORT

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:

- The status of the general plan and the Town's progress in its implementation;
- The Town's progress in meeting its share of regional housing needs;
- The Town's efforts to remove governmental constraints to the maintenance, improvement, and development of housing;
- 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 2016, 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. While not at the same rate of construction during the boom, development has returned to Truckee. The Department of Finance estimated a 0.3% housing increase in 2012, a 0.4% housing increase in 2013, a 0.3% housing increase in 2014, and a 0.7% housing increase in 2015. From 2015 to 2016, the number of housing units within Truckee increased 0.7% with 85 housing units finished.

Compared to 2015, the number of housing units finished in 2016 has increased from 85 to 98 units, including conversion of seven hotel units to multi-family residential units. Two single-family residential demolitions and 18 conversions of existing fractional ownership (commercial) units to residential units (six single-family residential and 12 multi-family residential) were also completed. In 2016, based on the Town of Truckee's records, a total of 114 housing units were added to housing stock (81 single-family residential and 34 multi-family residential), which is a 0.9% increase. The vacancy rates for Truckee were updated for the past five years and the Department of Finance data indicate that the rate is steadily increasing. The vacancy rate in 2016 was 55.3%. The persons per household increased to 55.3% and the persons per household are at 2.6.

For non-residential projects, new construction continues to be slow. Overall, there was a 0.2% increase in non-residential floor area since 2015. Only two new buildings were completed in 2016.

The Railyard Master Plan was amended in 2016 and the first project, the Artist Lofts, was approved in May 2016. Other planning projects, such as Truckee Springs and Canyon Springs are anticipated to be reviewed in 2017. Entitlements for the projects within the approved Joerger Ranch (PC-3) Specific Plan, Gray's Crossing (PC-2) Specific Plan, and Railyard Master Plan are also anticipated. 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, implementation of the 2014-2019 Housing Element, initiating the update of the General Plan and related work tasks.

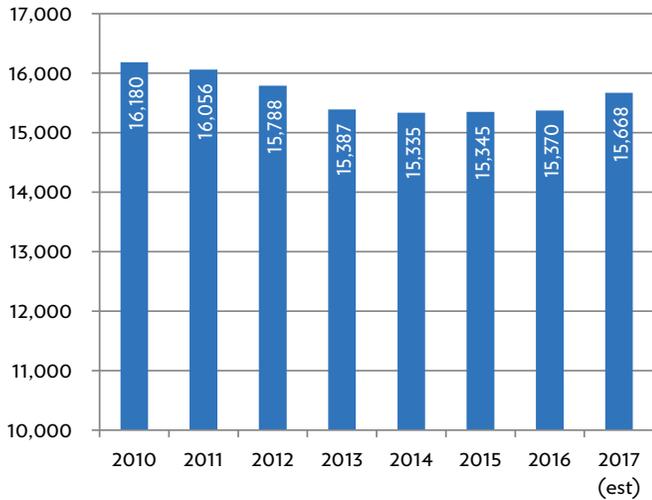
COMMUNITY SNAPSHOT

15,370

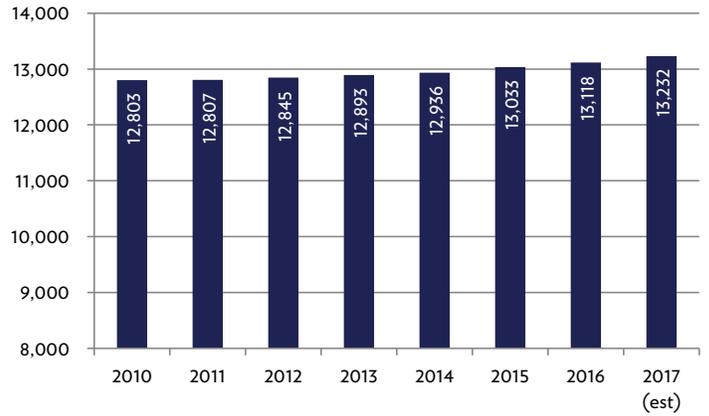
Population as of January 1, 2016


0.2%

Population



Housing Units

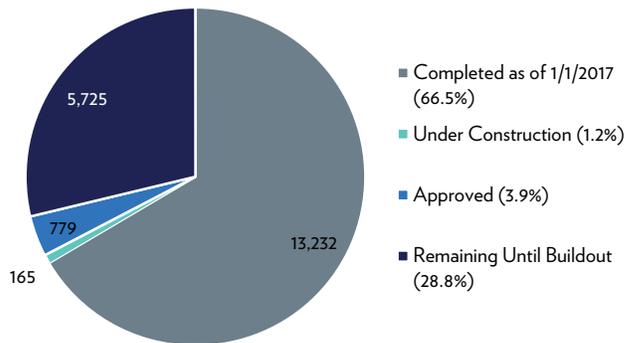


Housing units as of January 1, 2016

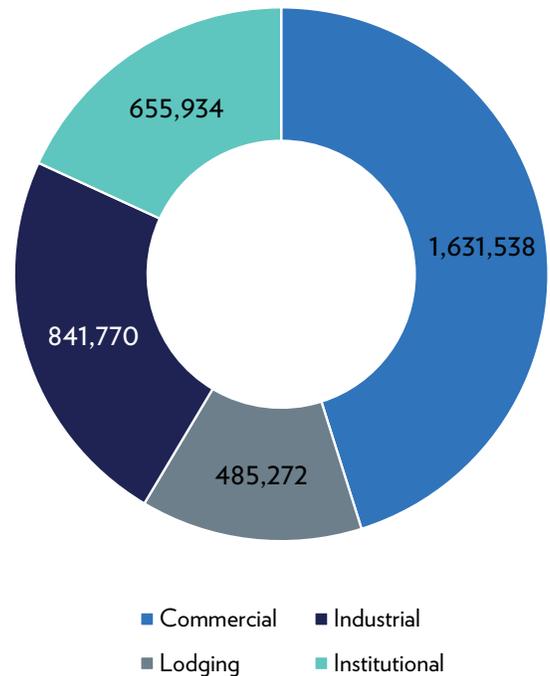
13,118


0.7%
+85 in 2016

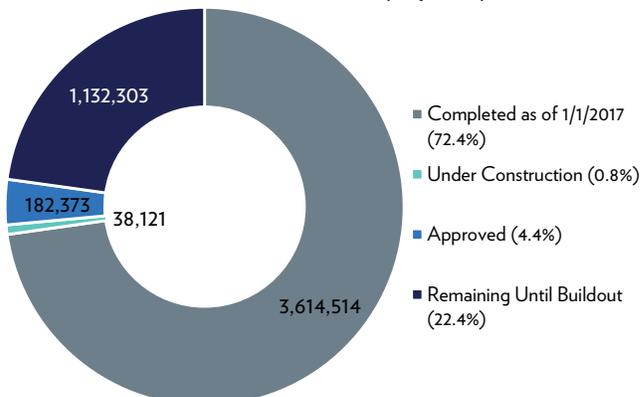
Residential Buildout (units)



Total Built Non-residential Floor Space - 3,613,930 (sq. ft.)



Non-residential Buildout (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 2016. This report provides revised population estimates for 2010 to 2015 and estimates for January 1, 2016. This report estimates that Truckee's population as of January 1, 2016 was 15,370. This is a 0.2% increase from 2015.

It should be noted that the population, the vacancy rate, and persons per household estimates from 2010 to 2015 were revised from previous Department of Finance reports. In general, the correction shows that the past population numbers estimated a higher number than what is estimated at this time, whereas vacancy rates and persons per household estimates were revised to be higher than what was previously estimated. This change in data explains discrepancies between previous Town of Truckee Community Development Department Annual Reports and the 2016 Annual Report.

Residential construction rates have increased slightly from the previous year. As of January 1, 2016, the DoF estimated that there were 13,118 housing units within the Town, a 0.7% increase from 2015. According to the Town's Building Division, 98 residences (78 single-family, 20 multi-family, including conversion of seven hotel units to multi-family residential) were finalized and two single-family demolitions were completed between January 1, 2016 and December 31, 2016. Additionally, six existing fractional ownership units were converted to

single-family residential and 12 existing fractional ownership units were converted to multi-family residential units. This is approximately a 34.1% increase of added housing units compared to the amount of housing units created in 2015 (77 single-family residential, 10 multi-family residential units, two demolitions, no conversions). Based on the DoF numbers, the Building Division numbers, and the conversion units, it is estimated that, as of January 1, 2017, there were 13,232 housing units within Truckee, a 0.9% increase in the overall housing stock in Truckee. Based on this estimate, the current vacancy rates, and occupancy figures for Truckee, the January 1, 2017 population is estimated at 15,668 people. Construction of single-family homes greatly outpaces that of multi-family. Since 2011, only 64 multi-family units have been constructed, in contrast to 362 single-family units constructed during the same timeframe.

Truckee's vacancy rates, which primarily relate to second homeowners, is 55.3%, which is a slight increase from the revised 2015 vacancy rate of 55.1%. Based on the revised Department of Finance data, the vacancy rate is steadily increasing each year. Truckee's household occupancy is 2.61 persons per household, which, based on the revised Department of Finance data, has remained consistent since 2014.

In comparison, the State of California had a 0.5% increase in population and Nevada County had a 0.3% increase in population. The vacancy rates for both county (24.7%) and state (7%) are quite a bit lower than the Town's which represents the high level of second homeownership that exists within Truckee.

Town of Truckee

Year	Population	Change	Change (%)	Number of Housing Units	Change	Change (%)	Vacancy Rates	Persons Per Household
2017 (est)	15,668	298	1.9%	13,232	114	0.9%		
2016	15,370	25	0.2%	13,118	85	0.7%	55.3%	2.6
2015	15,345	10	0.1%	13,033	97	0.7%	55.1%	2.6
2014	15,335	(52)	-0.3%	12,936	43	0.3%	54.6%	2.6
2013	15,387	(401)	-2.5%	12,893	48	0.4%	54.2%	2.6
2012	15,788	(268)	-1.7%	12,845	38	0.3%	52.1%	2.6
2011	16,056	(124)	-0.8%	12,807	4	0.0%	50.7%	2.5
2010	16,180			12,803			50.5%	3.0

California

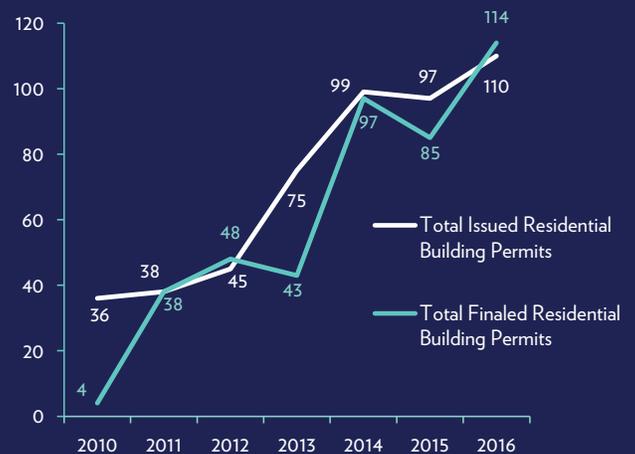
Year	Population	Change (%)	Housing Units	Change (%)	Vacancy rates	Persons per Household
2016	39,255,883	0.9%	13,981,826	0.5%	7%	3.0
2015	38,907,642	0.9%	13,914,716	0.5%	7.5%	3.0
2014	38,567,459	0.9%	13,845,281	0.4%	7.5%	3.0
2013	38,239,207	0.9%	13,785,855	0.3%	7.6%	2.9
2012	37,881,357	0.9%	13,740,488	0.3%	7.9%	2.9
2011	37,536,835	0.8%	13,704,850	0.3%	8.0%	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
2016	98,095	0.1%	53,347	0.3%	24.7%	2.4
2015	98,037	0.3%	53,182	0.4%	24.5%	2.4
2014	97,766	0.0%	52,987	0.2%	24.1%	2.4
2013	97,763	-0.3%	52,879	0.2%	23.8%	2.4
2012	98,069	-0.3%	52,766	0.2%	22.2%	2.4
2011	98,409	-0.4%	52,677	0.2%	21.2%	2.3
2010	98,764		52,590		21.0%	2.4

BUILDING PERMIT ACTIVITY

From 2010 to 2015, issuance of new residential building permits has generally increased. In 2016, the Building Division issued 110 permits, which is a slight increase from 2014 and 2015. 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. In 2016, the number of building permits finalized was larger than any other previous year since 2010. 114 building permits were finalized in 2016 compared to 85 the previous year, and 97 in 2014. 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 2016, 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 2016. As of January 1, 2017, the Town estimates that there were 13,230 units housing units in Truckee. Three smaller mixed-use residential projects, Gallagher Construction, which has two residential units, Casa Baeza, which has two residential units, and Truckee Hostel, which has one residential unit, were also completed in 2016. In the Old Greenwood Planned Development area, six existing attached fractional ownership units and 12 existing attached fractional ownership units were converted to whole ownership units. No building permits were required for these conversions.

In 2016, there were 165 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, both within Phase IV. Winter Creek built five single-family units and Coyote Run II completed three single-family units. Coyote Run II, Spring Creek, and Winter Creek are primarily single-family projects in multi-family zones.

Residential Projects Built	MFR	SFR
Wergland House	6	0
TOTAL	6	

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 seven 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. Certificate of Occupancy was issued in December 2016.

Residential Projects Under Construction

In 2016, there were 165 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, both within Phase IV. Winter Creek built five single-family units and Coyote Run II completed three single-family units. Coyote Run II, Spring Creek, and Winter Creek are primarily single-family projects in multi-family zones.

Residential Projects Under Construction	Approved MFR	Approved SFR	Built MFR	Built SFR	Unbuilt MFR	Unbuilt SFR	Total Unbuilt
Coyote Run II	2	5	2	4	0	1	1
Boulders Condos Phase IV	36	7	8	0	28	7	35
Deer Trail Town-homes	24		5		19		19
Spring Creek	30	37	14	9	16	28	44
Stoneridge	73		34		39		39
Winter Creek	20	147		140	20	7	27
Gamet		3		1	0		0
TOTAL	185	199	63	154	122	43	165

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, Phases I-III has been completed for a total of 168 units. Two four-plexus in Phase IV were completed. 35 more units (including seven single-family residences) are 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 with completion anticipated in 2017. Minor modifications to the exterior were approved as a part of the building permit.

Spring Creek Subdivision

Location: Prosser area, south of Alder Creek
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 2016, 140 single-family homes were complete and additional building permits were submitted/issued. The Town anticipates full build-out within the next three years.

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 and the second building was finalized in 2016. The applicant then subdivided the three buildings lots and one common area, 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 Old Greenwood (Carson Range Court, Miner's Trail, Sutter's Trail, and The Villas - Phase 2), Gray's Crossing cottages and attached units, and Coburn Crossing. With AB 208 and 116, the State extended the entitlement period for tentative maps, which affected several of these projects. However, since additional extensions were not adopted by the State, several tentative maps have lost entitlements this year including The Enclave at Old Greenwood, Boca Hills, Inn at Truckee Renovation, and the Northwest Townhomes Tentative Maps. See the following list for more information on each individual project. In total, 779 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 with amendments in 2016 for a 75-acre site at the eastern end of Downtown which includes residential units, office, retail, entertainment, institutional, and lodging square footage. The Railyard Artist Lofts were approved in 2016 and are included within this section.

Residential Projects Approved	MFR	SFR
Gray's Crossing Attached Units	91	
Gray's Crossing Cottages	89	
Old Greenwood - the Villas	8	
Old Greenwood - Sutter's Trail		16
Old Greenwood - Carson Range	24	
Old Greenwood - Miner's Trail		8
Coldstream Specific Plan	48	260
Coburn Crossing Apartments	138	
Railyard Artist Lofts	77	
Crestwood Mixed Use Building	4	
Quality Automotive	2	
Palisades Multi-Family	4	
Pioneer East	8	
Waltman	2	
Subtotal	495	284
TOTAL	779	

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. In 2016, the Town Council adopted minor amendments to the Railyard Master Plan and approved the 77-unit apartment with 66 affordable units income-restricted to 30-60% of area median income and 10 units restricted to households that make 120% of the area median income, a 45-car parking garage, and 3,855 s.f. of ground floor retail. In order to fill the project funding gap, the applicants proposed a combination of \$14 million in grant money, \$1.4 million of Town loan money, and \$1.4 million from the Martis Fund. The applicants applied for State Low Income Tax Credits for the March 2017 cycle.

Gray's Crossing Attached Units

Locations:	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. New owners of the attached unit sites (Lot D and Lot F) have commenced preliminary site design and anticipate submitting applications in 2017.

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. Potential developers have commenced preliminary site design and anticipate submitting an application in 2017.

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 September 2016, the Town Council approved Old Greenwood Project Amendment #4 which changed the density designation for Old Greenwood which allowed for conversion of 82 fractional ownership units (11 already constructed; 52 detached and 30 attached) to 66 residential units (30 detached and 36 attached). This application included converting the seven remaining fractional units in the Villas Phase 2 to whole ownership units. All eight of the Villas Phase 2 units are now approved as whole ownership residential units. The applicants have commenced other components of the Old Greenwood Project Amendment #4 but it is unknown when this component of the project will be completed.

Old Greenwood – Carson Range Court and Miner’s Trail

Location: North of the Olympic Heights Subdivision, in the southeast corner of the Old Greenwood Planned Development

Unit Type: Detached and attached units

Number: 24 attached, six detached, and two custom home sites

Affordable Units: None

The Town Council approved the original Old Greenwood Planned Development project in 2002 which included 29 detached and 18 attached fractional units on Carson Range Court and Miner’s Trail. New owners applied to increase the allowed density within the Old Greenwood Planned Development area to allow conversion of fractional ownership units to whole ownership units. In September 2016, the Town Council approved Old Greenwood Project Amendment #4 which changed the density designation for Old Greenwood which allowed for conversion of 82 fractional ownership units (11 already constructed; 52 detached and 30 attached) to 66 residential units (30 detached and 36 attached). The approval included conversion of 29 undeveloped detached fractional units and 18 undeveloped attached fractional units on Carson Range Court and Miner’s Trail to 24 attached whole ownership units on Carson Range Court and six detached whole ownership units and two custom home sites on Miner’s Trail. The applicants have commenced other components of the Old Greenwood Project Amendment #4 but it is unknown when this component of the project will be completed.

Old Greenwood – Sutter’s Trail

Location: North of the Olympic Heights Subdivision, in the center of the Old Greenwood Planned Development

Unit Type: Detached units

Number: 16

Affordable Units: None

The Town Council approved the original Old Greenwood Planned Development project in 2002 which included 17 detached fractional ownership units on Sutter’s Trail. New owners applied to increase the allowed density within the Old Greenwood Planned Development area to allow conversion of fractional ownership units to whole ownership units. In September 2016, the Town Council approved Old Greenwood Project Amendment #4 which changed the density designation for Old Greenwood which allowed for conversion of 82 fractional ownership units (11 already constructed; 52 detached and 30 attached) to 66 residential units (30 detached and 36 attached). The approval included conversion of 17 undeveloped detached fractional ownership units to 16 detached whole ownership units. The applicants have commenced other components of the Old Greenwood Project Amendment #4 but it is unknown when this component of the project will be completed.

Coburn Crossing (Triumph Development Hotel and Residential Project)

Location: Downtown Study Area, at the intersection of Donner Pass Road and Stockrest Springs Road

Unit Type: Apartments

Number: 138

Affordable

Units: Six income-restricted units and 132 deed-restricted units for locals

A Development Permit was submitted for a 114-unit hotel and 138-unit apartment project in July 2016. The Town Council approved the project in January 2017. The plan includes six workforce housing units deed restricted to low income households and 132 units deed-restricted to require local employment and a six-month initial lease and prohibits condominiumization and short-term rentals (Including Airbnb and VRBO). The applicants anticipate commencing construction in the summer of 2017.

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. The project was approved by the Planning Commission in May 2016.

Crestwood Construction

Location: Prosser area, north of Pioneer Commerce Center

Project Type: Industrial

Non-Res

Floor Space: 8,578 square feet

Residential: 4 units

In March 2016, the applicants submitted an application to construct a 4,915 s.f. warehouse building with four apartments above and a 3,663 s.f. two-story office building. Planning Commission approved this project in November 2016.

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 two major residential projects under consideration by the Planning Division that may be reviewed by the Planning Commission in 2017

Project	SFR	MFR
Canyon Springs	203	
Truckee Springs	4	80
Subtotal	207	80
TOTAL	287	

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 consider redesigning the project and providing additional information. Staff anticipates a resubmittal in 2017.

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: 44 Single-Family
Affordable Units:	To be determined

A Revised Draft Master Plan was submitted in October 2016 with revisions based on the Planning Commission workshop held in May 2016. The applicants removed the lodging component of the project. This application includes a Tentative Map for four single-family lots and three large lots that could be further subdivided in the future with land use entitlements, if the master plan is approved. Staff anticipates that the master plan will be reviewed by Planning Commission in 2017.

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, as of January 1, 2017 the Town is currently at 66.5% of total residential buildout. Upon completion of all residential units under construction or approved, there would be 14,176 residential units, which is 71.2 % of total residential buildout. This is a 1.7% increase from 2015.

As part of the AB 1600 Traffic Impact Fee Program, the Engineering Division has determined the anticipated buildout of the Town based on densities approved in actual projects. Often, projects are approved at lesser densities than zoning would allow. The AB1600 Program estimates that there will be 19,298 housing units at buildout, which is 612 units less than anticipated in the General Plan (3.1% less). The Town is currently at approximately 68.6% of the anticipated AB1600 buildout. Upon completion of all units under construction and approved, the Town would be at 73.5% 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.

	Units	Percentage of GP Buildout	Percentage of AB1600 Buildout
Completed as of 1/1/2017	13,232	66.5%	68.6%
Under Construction	165	1.2%	0.9%
Approved	779	3.9%	4.0%
TOTAL	14,176	71.2%	73.5%
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 actively pursued rezones to meet the requirements in 2016 and will continue to do so in 2017. 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 and the Town has assisted 57 homebuyers through a first time homebuyers assistance program through down payment assistance. 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. No affordable units were constructed in 2016. Constructed affordable housing in Truckee is primarily restricted for lower income households due to the availability of funding and grants for such projects. Housing available to middle income households has been lacking due to the unavailability of funding assistance for such projects.

Gray's Crossing Cottages and attached units, Coldstream Specific Plan, and Coburn Crossing all have been approved with additional affordable housing units as part of their inclusionary and/or workforce housing requirements. Additionally, the Railyard Artist Lofts has 66 affordable housing units restricted

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			

to households earning 30% to 60% of Area Median Income (AMI) and 10 at 120% of AMI.

There are also approved non-residential projects that include affordable housing as part of their workforce housing requirements. These projects include Waltman and Pioneer East, for a total of 10 moderate-income units.

Approved Affordable Units	Low	Moderate	Above Moderate	Total
Gray's Crossing Specific Plan		133	47	180
Railyard Artist Lofts	66			66
Coburn Crossing	3	3		6
Coldstream	40		260	300
Pioneer East		8		8
Waltman			2	2
TOTAL	109	144	309	562

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 2017 based on the process adopted by Town Council in 2015. The workforce housing requirements were reactivated with modifications in March 2015 and 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 in 2017.

The Town partnered with Nevada County, Placer County, and the Workforce Housing Association of Truckee-Tahoe to fund a Truckee-North Tahoe Regional Workforce Housing Needs Assessment under the sponsorship of the Tahoe Truckee Community Foundation. The study was complete in August 2016. Under Town Council's direction, staff anticipates a series of workshops in 2017 focused on housing-related solutions. Additionally, it is anticipated that a Housing Council may be created to help focus on the regional housing needs of the

greater community, including the Town of Truckee. The Town Council, in January 2017, authorized dedicating \$50,000 per year for three years for a housing council (pending Placer County's commitment to participate).

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.

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
Candidate Sites	503		40		543
Candidate Sites Rezoned	267				267
Remaining rezoning required	35		40	0	75

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. This information is discussed in the Town's 2014-2019 Housing Element. The Town has identified seven potential sites for rezoning. Thus far, Joerger Ranch, has been rezoned to accommodate 80 multi-family units and the Barsell site (Coburn Crossing) was rezoned to allow 18 dwelling units per acre.

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.

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

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	78
Units Built/Converted in 2016				114	114
Units Under Construction				165	165
Units Approved	20	89	146	779	1034
Remaining Need	88	0	0	0	88
Available Sites	98		91	260	449
Remaining Need	0		0	0	0

NON-RESIDENTIAL PROJECTS

In 2016, 6,976 square feet of new non-residential floor space was completed for a growth rate of 0.2%. 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% and 2015's growth rate of 0.4%. Square footage completed in 2016 was industrial and commercial – Gallagher Construction completed a 5,476 s.f. warehouse/contractor's yard with two residential dwellings on the top floor (1,998 s.f.) and Glenshire Homeowners Association constructed a 1,500 s.f. pool storage building.

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 2016, Gallagher Construction and the Glenshire Pool Storage Facility.

Non-Residential Projects Built	Square Footage
Gallagher Construction	5,476
Glenshire Pool Storage	1,500
TOTAL	6,976

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 was completed in 2016.

Glenshire Pool Storage Building

Location:	Glenshire Devonshire Residence Association clubhouse
Project Type:	Commercial
Non-Res	
Floor Space:	1,500 square feet
Residential:	None.

The Glenshire Devonshire Residence Association pool storage facility was approved in July 2015. The new facility replaces five existing sheds on the site. Building permits were issued in September 2015. The building was completed in June 2016.

Non-Residential Projects Under Construction

In 2016, there were three non-residential projects under construction including the Downtown 76, Kelly Brothers Paint Building and Amendment, and Truckee Donner Recreation and Park District Aquatic Center. The total square footage of non-residential projects under construction was 31,131 square feet, which does not include the demolished portions of Downtown 76.

Non-Residential Projects Under Construction	Square Footage	Demo
Kelly Brothers	3,900	
Kelly Brothers AMD	825	
Downtown 76	1,766	(1,200.0)
TDRPD Aquatic Center	25,840	
Subtotal	32,331	(1,200.0)
TOTAL	31,131	

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. Final occupancy is expected in 2017.

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.

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. There are remaining items that are required to be addressed prior to final certificate of occupancy. Final occupancy is expected in 2017.

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. Temporary certificate of occupancy was issued in September 2017. Final certificate of occupancy was issued in February 2017.

Non-Residential Projects Approved

In 2016, there were eight projects with non-residential floor space that had valid land use entitlements, totaling 220,321 square feet. Hotel Avery, Inn at Truckee Remodel, Knights Crossing Tentative Map, and Finn Industrial Building lost entitlements in 2016. Additionally, the approvals for the remaining Old Greenwood Fractional units were superseded by new project approvals for the Old Greenwood Project Amendment #4.

Non-Residential Projects Approved	Square Footage
Pioneer East	77,329
Waltman	18,144
Cottonwood Expansion	1,208
Coldstream	30,000
Quality Automotive	2,932
Coburn Crossing Hotel	71,090
Crestwood Mixed Use Development	8,778
Artist Lofts	3,855
TOTAL	213,336

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. A Time Extension for six years was approved by Planning Commission on April 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. A Time Extension for two years was approved by Planning Commission on May 2016.

Cottonwood Restaurant Expansion

Location:	Hilltop Area
Project Type:	Commercial
Non-Res	
Floor Space:	1,208 square feet
Residential:	None.

In August 2015, the applicants submitted an application to construct a 1,208 s.f. kitchen/wait staff addition to the existing 5,037 s.f. Cottonwood restaurant. The Planning Commission approved this project in October 2015 but no building permits were applied for as of the preparation of this report.

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. Planning Commission approved this project in July 2016.

Railyard – Artist Loft Housing

Location:	Downtown area, balloon track area
Project Type:	Residential and 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. Town Council approved this project in May 2016.

Crestwood Construction

Location:	Prosser area, north of Pioneer Commerce Center
Project Type:	Industrial
Non-Res	
Floor Space:	8,578 square feet
Residential:	4 units

In March 2016, the applicants submitted an application to construct a 4,915 s.f. warehouse building with four apartments above and a 3,663 s.f. two-story office building. Planning Commission approved this project in November 2016.

Coburn Crossing (Triumph Development Hotel and Residential Project)

Location:	Downtown Study Area, at the intersection of Donner Pass Road and Stockrest Springs Road
Unit Type:	Apartments
Number:	138
Affordable Units:	Six income-restricted units and 132 deed-restricted units for locals

A Development Permit was submitted for a 114-unit hotel and 138-unit apartment project in July 2016. The Town Council approved the project in January 2017. The plan includes six workforce housing units deed restricted to low income households and 132 units deed-restricted to require local employment and a six-month initial lease and prohibits condominiumization and short-term rentals (Including Airbnb and VRBO). The applicants anticipate commencing construction in the summer of 2017.

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 2017.

Non-Residential Projects Under Consideration	Commercial
Railyard	95,489
BevMo	9,953
TOTAL	50,419

Railyard

Location: Downtown, in the balloon track area

Project Type: Residential and Commercial

Non-Res

Floor Space: 36,611 square feet

Residential: 27 units

In October 2015, the applicants submitted an application for a 95,489 s.f. mixed use project called the "Rail House Theater" with retail spaces, restaurant spaces, a movie theater, and residential condominiums. Other proposed features include an open space area along the western side of the building with benches and outdoor fire pit, additional off-site parking within the Union Pacific right-of-way along the main line tracks, sidewalks, landscaping and similar public improvements. Proposed architectural materials include board-form concrete, brick, reclaimed wood and metal. The applicants are currently reviewing their proposal and anticipate a resubmittal in 2017.

BevMo!

Location: Gateway Area

Project Type: Commercial

Non-Res

Floor Space: 9,953 square feet

Residential: None.

The applicant is proposing to construct a 9,953 s.f. general retail building, currently expected to be BevMo! A total of 38 parking spaces, including 36 standard spaces, and 2 ADA spaces are proposed.

Non-Residential Buildout

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.

	Square Footage	Percentage of GP Buildout	Percentage of AB1600 Buildout
Completed as of 1/1/2017	3,613,930	72.4%	73.3%
Under Construction	31,131	0.6%	0.6%
Approved	213,336	4.3%	4.3%
TOTAL	3,858,397	77.3%	78.2%
Buildout	4,990,700	100.0%	
AB1600 Estimated Buildout	4,931,013	98.8%	100.0%

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.



Development Code Amendments

LU H Review of Development Code amendments has been underway for a number of years and is nearing completion. Ten zoning code amendment ordinances were adopted by the Town Council from 2010 to 2012, one zoning code amendment ordinance was adopted in 2013, one was adopted in early 2015, and three were adopted in 2016. 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 continues to review the Development Code for streamlining opportunities.

CI LU Traffic Impact Fee Study

An updated AB1600 Traffic Impact Fee Study was adopted in February 2016.

C/OS Green Building Program

The Town continued efforts to promote green building in 2016 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.

LU CC Historic Preservation Program Implementation

The Town continued efforts to promote historic preservation in 2016 through the Mills Act Program, which was initiated in 2004, and through the Historic Design Review process, which is overseen by the Historic Preservation Advisory Commission. The Mills Act program has been a successful incentive to promoting rehabilitation and investment. A total of 27 properties have been enrolled in the Mills Act program since its inception in 2004. A new streamlined Historic Design Review process for signs, fencing in residential zone districts, seasonal outdoor dining, roofing materials, residential landscaping, retaining walls, and exterior light fixtures was adopted by Town Council in November 2016.

Mousehole Strategy, Funding, and Implementation Program

CI 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 was completed in 2016. It involved 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 5 corridor.

Streetscape Improvements

CI ED CC The Town completed the Brickelltown Streetscape project, which included construction of sidewalks, parking, landscaping, lighting, and plaza areas in Downtown Truckee in 2015 and 2016. The project also undergrounded utilities.

Planning and design for the Envision DPR project, which includes improved pedestrian, bicycle, and vehicular infrastructure along Donner Pass Road between Coldstream Road and the McIver roundabout continued in 2016. The first phase of construction, which will include new sidewalks, crosswalks, bike lanes, median islands, landscaping, and the possibility of undergrounding utilities is scheduled to start in 2018.

Air Quality Management Plan Update and Implementation

C/OS Staff completed a Green House Gas Inventory for municipal operations and community-wide emissions in 2016. This inventory will help develop a Climate Action Plan. Staff anticipates exploring the update of the air quality management report and commencement of work on the Climate Action Plan in 2017 and 2018. In 2017, the Town of Truckee has applied for a \$500,000 California Energy Commission grant to help fund climate action strategies.

Public Improvement and Engineering Standards (PIES) Amendments

  Engineering staff began updating the PIES in 2016. This update is expected to take two years.

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 2011. The Town has recommenced work on developing this site. A community workshop was completed in February 2017 with action steps anticipated in 2017. In addition, the adoption of the Joerger Ranch (PC-3) Specific Plan adopted in 2015 provided land area that could accommodate possible relocation of existing commercial and industrial businesses located along the Truckee River corridor to allow future opportunities 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.

In 2016, the Town completed several integral trail alignments identified in the Trails and Bikeways Master Plan including the Truckee River Legacy Trail Glenshire Trailhead, Trout Creek Trail, the West River Street Widening and Bike Lane project and Class II bike lanes on Alder Creek Road as a part of the 2016 Paving and Drainage Project.

Design of the Brockway Road Corridor Improvement and Glenshire/Dorchester Paving and Widening Projects was initiated in 2016. Both of these projects would widen the roads to provide Class II bike lanes. Construction on these projects is expected to commence in 2017.

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 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 2016 and is anticipated to be updated in March 2017. 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. In 2016 the Town of Truckee, along with Placer and Nevada Counties, completed a Regional Housing Needs Analysis that will help inform future housing decisions.

Economic Development Program

   The Town provides an economic development 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 Brickelltown streetscape improvements, supporting a Tourism Based Improvement District, establishing a branding and place-based marketing initiative, piloting public transit shuttles for Truckee Thursdays and Christmas/New Year holiday week, and funding small business consulting and loan programs through the Sierra Small Business Development Center. The Town also provided financial assistance for the Truckee Donner Recreation and Park District's Aquatic Center, Old Truckee Jail Museum improvements, and Trout Creek Pocket Park. The Town is also currently researching the potential for implementation of a business license program in 2017.

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. OpenCounter continues to upgrade the software to create a more efficient tool.

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. Staff has also transitioned 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:

20th 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.

Town is working with the Truckee River Watershed Council to review plans for the [Truckee Meadows Wetland Project](#) that is located along Brockway Road near the Rodeo Grounds and the area north to the Truckee River.

Planning and design for [Phase 4 of the Truckee River Legacy Trail](#) continued in 2016.

Construction of a trailhead parking area at the Glenshire end of the [Truckee River Legacy Trail](#) occurred in 2016.

Construction of upper portion of [Trout Creek Trail](#) (connecting Trout Creek Trail to Northwoods Boulevard) was completed in the summer of 2016.

Water quality improvements were incorporated into the design of the West River Street Widening and Bike Lane Project, which was constructed in 2016 and similar improvements are being incorporated into the [Envision DPR Corridor Improvement Project - Phase 1 Design](#).

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 2016.

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 and workforce housing requirements are anticipated to be reviewed by Town Council in mid 2017.

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. Thus far, two sites have been rezoned to allow higher density residential to meet the fourth cycle RHNA requirements. Additionally, the Town has collaborated 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 to complete a housing needs analysis study for the North Tahoe region, which was published in August 2016. This study focused on the housing needs of the year-round workforce 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.

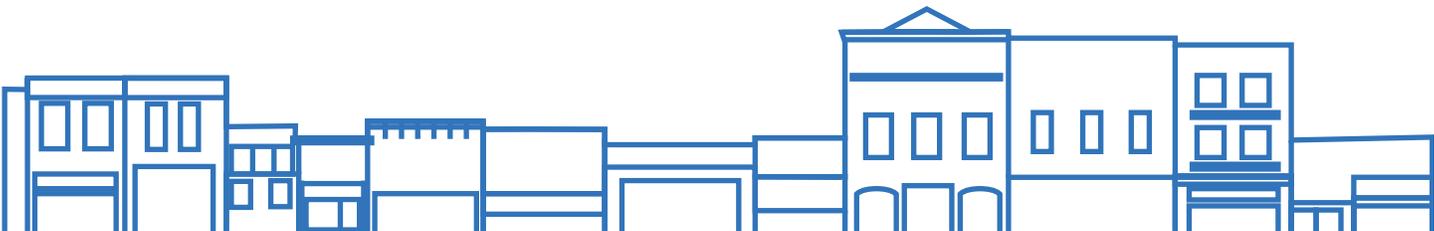
The Housing Advisory Work Group (HAWG) was reconvened in March 2014 to help with the update of the Housing Element and implement housing programs.

The table on the next two pages shows the timeline and 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 2017.
1.1.1	Rezone Frishman Hollow II, Gales Property East and West, Joerger 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. Joerger Ranch - Northwest Quadrant and the Barsell property have been rezoned.
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 made modifications to remove minimum size requirements and occupancy standards for long-term rentals. The Town is reviewing the Development Code to comply with recent State legislation and encourage second unit construction.
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 2017.
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.	Pending.
5.1.7	Request special districts provide a land inventory	Provide information and request analyses by January 2016.	Pending.
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 2016. Implementation is ongoing. Future changes will be based on findings and recommendations in the Housing Needs Study was completed by the Tahoe Truckee Community Foundation with funding from 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 approved minor amendments to the Railyard Master Plan and a 77-unit Artist Loft affordable housing project in the Railyard Master Plan Area.

	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 areas 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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