



town of truckee community development department

2018

annual report

as of January 1, 2018





PURPOSE OF THE REPORT

The State requires an annual progress report on the status of the General Plan and its implementation. The Community Development Department has expanded this report to provide information that may be of benefit to the Town decisionmakers, Town staff, other local public agencies, and community members in understanding growth, development, and programs in Truckee. The report summarizes population changes and housing unit construction within Truckee as well major residential and non-residential projects that were completed, under construction, or approved in 2019. Additionally, the report gives an update on the progress toward implementation of the General Plan, including efforts to support affordable housing, conserve open space, enhance multi-modal transportation, and preserve Truckee's historic resources.

We hope that the information in this report will assist decisionmakers in discussing these issues and taking appropriate action, and will encourage and enable members of the public to participate more effectively in the decision-making process.

A separate Housing Element Annual Report has also been submitted to the Department Housing and Community Development and the Office of Planning and Research as required by State law.

Presented to and Accepted by Town Council on August 24, 2020

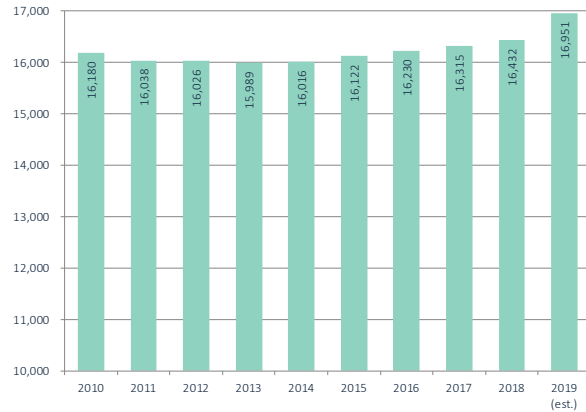
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For more information about the Community Development Department and projects in Truckee, please visit:
townoftruckee.com/government/community-development
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BACKGROUND

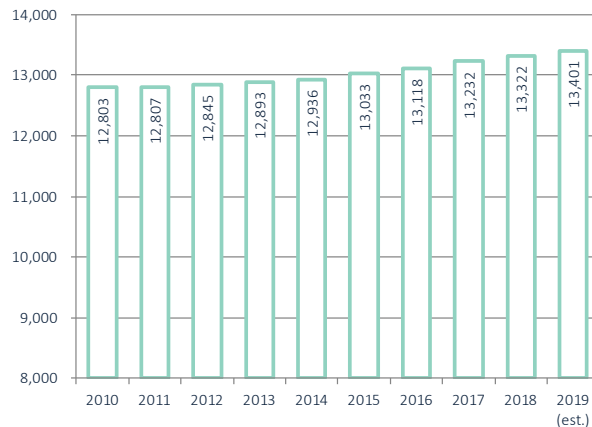
16,432 +117 (0.7%)
Population



50.8%
Vacancy Rate

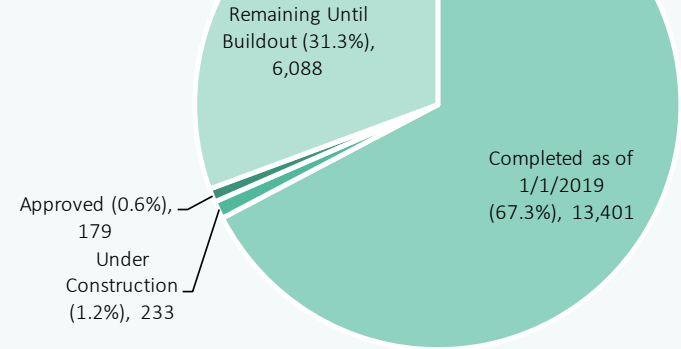
2.49
Persons/Household

13,322 +90 (0.7%)
Housing Units (+10 ADUs)



Residential Projects Approved	MFR	SFR
Old Greenwood- the Villas		8
Old Greenwood- Carson Range		24
Old Greenwood- Miner's Trail		8
Railyard Artist Lofts	77	
Coldstream	48	
Pioneer Commerce Center Building M	9	
Grocery Outlet	3	
Waltman	2	
Subtotal	139	40
TOTAL	179	

Residential Buildout per 2025 General Plan



Residential Projects Under Construction	Approved MFR	Approved SFR	Built MFR	Built SFR	Unbuilt MFR	Unbuilt SFR	Total Unbuilt
Coburn Crossing	138	0	0	0	138	0	138
Grocery Outlet	3	0	0	0	3	0	3
Coyote Run II	2	5	2	4	0	1	1
Boulders Condos Phase IV	36	7	8	0	28	7	35
Palisades Townhomes	4	0	0	0	4	0	4
Spring Creek	30	37	16	15	14	22	36
Sutter's Trail - Old Greenwood	0	16	0	0	0	16	16
Fastlane Employee Housing	1	0	0	0	0	0	0
TOTAL	213	65	26	19	187	46	233

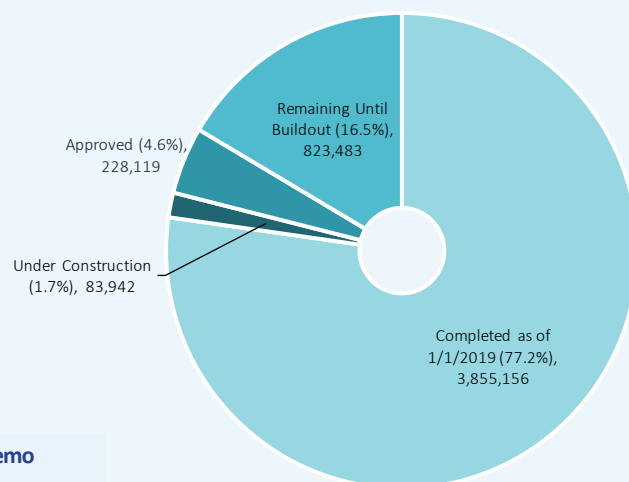
Sixth Cycle Requirements (2019-2027)	RHNA	Extremely Income	Low- Income	Very Income	Low- Income	L o w - Income	Moderate- Income	Above Moderate- Income	Total
2019-2027 RHNA Need	93		94		140		128	300	755
Units under construction	0		0		6		0	132	138
Approved units	0		100		27		0	75	202
Remaining RHNA	93		-6		107		128	93	415
	Combined lower-income: 194								

Approved Non-Residential Projects	Square Footage
Pioneer Commerce Center Remainder	31,634
Waltman	18,144
Artist Lofts	3,855
Grocery Outlet	16,147
Railyard Grocery Store	34,483
Soaring Ranch	54,704
The Rock Building F	5,395
West End Coffee	1,040
High Altitude Fitness	27,500
Public Service Garage Phase III	36,257
TOTAL	241,289

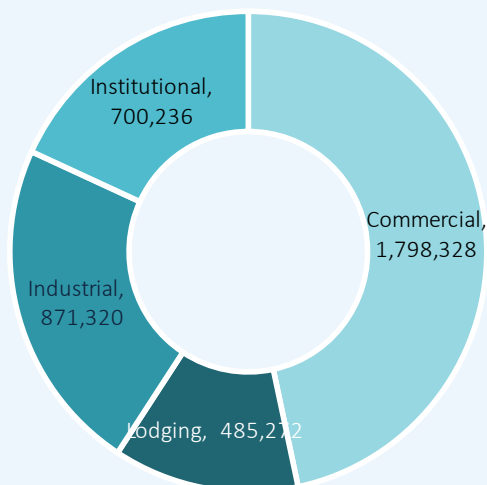
Non-Residential Construction	Projects	Under	Square Footage	Demo
	Downtown 76		1,766	(1,200.00)
	Kelly Brothers Paint Building with Amendment		4,725	
	Marriott Springhill Suites		68,410	
	Truckee Tahoe Lumber Building A		3,877	
	TSD Vehicle Storage Building		4,925	
	Trout Creek Recreation Center Amendment		1,439	
	Subtotal		78,778	(1,200)
	TOTAL		77,578	

Non-Residential Projects Completed	Square Footage
Pioneer Commerce Center Building K3	11,200
Pioneer Commerce Center Building L	11,618
Quality Automotive	2,934
TOTAL	22,818

Non-residential Buildout per 2025 General Plan



Existing Non-residential Square Footage



All Projects Under Consideration

- **Frishman Hollow II:** 68-unit affordable housing project
- **Jibboom Street Residential Project:** 83 multi-family residential units with 500 s.f. of commercial space
- **The Village at Gray's Crossing:** Mixed-use project with high-end townhomes, residential units above commercial units, a hotel, conference center, gas station, and convenience store,
- **Palisades Multi-Family Residential:** Six duplex units and one triplex.
- **Hotel Avery:** 20-room hotel with 3,239 s.f. restaurant with outdoor dining
- **Railyard Central Pacific Building:** Mixed-use commercial with restaurant, office, and retail in the balloon track of the Railyard
- **Railyard Theater:** A 12,130 s.f. three-screen theater with performing arts component in the Railyard.
- **Old Trestle Restaurant and Distillery:** Reduction of an existing 4,009 s.f. manufacturing building to a 2,946 s.f. restaurant use on the river.

General Plan Implementation

The Town continues to work on implementation of General Plan goals, policies and actions, which were initially adopted in November 2006. The 2025 General Plan was last amended on January 12, 2017 to clean up inconsistencies in the Land Use Element pertinent to a Specific Plan.

The Town continues to work on implementing the General Plan through programs such as the Development Code updates and reviewing projects for consistency with land use, community character, circulation, and conservation goals. The Historic Preservation Advisory Commission continues to review projects in the historic district to ensure adherence to the Historic Design Guidelines and the Downtown Specific Plan.

The Town is in the process of a General Plan update process, which was initiated in February 2018. The Town hired Ascent Environmental to consult on the General Plan. More information on the process and how to participate can be found at www.Truckee2040.com. The following pages identifies specific programs the Town worked on in 2018.

NON-RESIDENTIAL

GENERAL PLAN IMPLEMENTATION

Green Building Program

The Town continued efforts to promote green building in 2018 through enforcement of the 2016 California Green Building Standards Code and the 2016 California Energy Code. Our online permit application and digital plan submittal program has been highly successful and widely utilized, saving paper and vehicle trips.

Historic Preservation Program Implementation

The Town continued efforts to promote historic preservation in 2018 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 31 properties have been enrolled in the Mills Act program since its inception in 2004. The Historic Preservation Advisory Commission awarded its first recipient of the Excellence in Historic Preservation award in 2018.

Streetscape Improvements

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 2017. The first phase of construction, which will include undergrounding utilities, was completed in 2018. New sidewalks, crosswalks, bike lanes, median islands, landscaping will be installed in 2019.

The Railyard Phase 1 Improvement Plans were constructed in 2018, which included the realignment of Donner Pass Road, a roundabout at Church Street and Donner Pass Road, bike lanes on Donner Pass Road and Church Street, and extensive sidewalk, parking, and streetscape improvements. The Railyard Phase 2 Improvement Plans are anticipated for 2019, which includes an extension of sidewalk, parking, and streetscape improvements into the balloon track.

The Town is working with a consultant to design and build the Stockrest Springs Roundabout, which is a single lane roundabout at the intersection of Truckee Way, Stockrest Springs Road, and East Jibboom Street. Work includes a pedestrian connection across I-80 as well as new street light installation and landscaping. This intersection will provide access to the Town's Public Service Center, Truckee Tahoe Humane Society and United States Forest Service offices to the east; and Coburn Crossing, a mixed use development that includes a 114-room Marriott Springhill Suites and 138 residential rental units dispersed through five separate buildings to the west.

Public Improvement and Engineering Standards (PIES)

Engineering staff continued to work to update the PIES in 2018. This update is expected to be substantially complete in 2019.

Arts Master Plan

The Town Council directed staff at its February 13, 2018 meeting to develop a Public Art Master Plan that could help guide the new General Plan Update process. In June 2018, staff kicked off the project with a community workshop as an opportunity to gather input from people interested in public art and to shape the vision for Truckee's first Public Art Master Plan. In March 2019 staff produced a Draft Public Art Master Plan and hosted an Open House at Art Truckee to collect feedback and create art together.

Air Quality Management Plan Update and Implementation

Staff is completing a greenhouse gas re-inventory for municipal operations and community-wide emissions in 2018. This re-inventory will help develop climate policies to inform the General Plan update. Staff anticipates exploring the update of the air quality management report and commencement of work on climate policies in 2018. In 2018, the Town of Truckee applied for a \$150,000 Caltrans grant to help fund climate adaptation strategies.

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, establishing a vision for a mixed-use site including a riverfront park and river-oriented commercial development. A community workshop was completed in February 2017 to gather additional input. Two commercial development partners were selected in 2017, and the Town is in the process of designing the park and riparian restoration components. The project will include pedestrian connections to downtown and a future pedestrian bridge connection across the Bright Property open space and Truckee River to the Truckee River Legacy Trail Phase 4.

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 2017, the Engineering staff worked to progress the design and environmental review of Phase 4 of the Truckee River Legacy Trail which would connect the Hilltop area (adjacent to Brockway Road) to SR 89 at the West River Street intersection. Design and environmental review for this project is expected to be completed in 2020.

Development Code Amendments

The Development Code updates in 2018 included implementation of the 2014-2019 Housing Element regarding residential land uses, workforce housing, and residential density, as well as amendments to clarify standards for projects on Donner Lake, development envelopes, and clean-up amendments.

Housing and Development Annual Report

The Town continues to submit the Housing Element Annual Report to provide the State with information on the progress of housing development within Truckee. The following pages show the Town's progress in implementing the 2014-2019 Housing Element.

2014-2019 HOUSING ELEMENT IMPLEMENTATION

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1.1 Rezone for Fourth Cycle Planning Requirements	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 for the fourth cycle was completed in December 2018. A compliance letter from HCD was sent on December 3, 2018 .	Completed.
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.	Annually evaluate the inventory of available sites and take appropriate action to ensure ongoing supply of available sites at appropriate densities to meet projected housing growth needs through the planning period. To meet the 5th round RHNA obligation shortfall of 83 units and implement the Railyard Master Plan and the Hilltop Master Plan, the Town will rezone the following sites to permit owner-occupied and rental multifamily uses by right with a minimum net density standard of 16 dwelling units per acre to provide for adequate sites to accommodate the Town's remaining extremely low-, very low-, and low-income fair share housing need for the 5th round RHNA. As required by law, each site will allow a minimum number of 16 units.	Dec-16	The Coldstream Specific Plan was adopted on September 23, 2014. The Railyard Master Plan was adopted in November 2016. Street improvements for Phase 1 of the Railyard have been substantially completed and the Phase 1 Final Map will be recorded in early 2019. With the approval of the Artist Lofts in the Railyard Master Plan Area, which allows for 90 units (71 restricted to low-income, 5 restricted to moderate-income, and 14 market rate units), the Town of Truckee has completed its 5th cycle RHNA requirements. The HCD provided a letter on January 3, 2019 stating that the Town of Truckee has satisfied the requirements for the Housing Element.
1.1.3 Minimum Density	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 Maximum Average Living Area	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.
1.2.1 Revise the Density Bonus Program	Review and revise the Town's Density Bonus Program to comply with the 2013 court ruling, <i>Latinos Unidos del Valle de Napa y Solano v. County of Napa</i> . Continue to encourage the use of the Town's Density Bonus Program to eligible proposed developments so as to disperse affordable housing through the Town. Information will be provided to developers during pre-application meetings with Town Staff.	The Density Bonus Program was reviewed and amended on June 8, 2019.	Completed.
1.2.2 Encourage second unit housing development	Review the Development Code standards for second units to identify potential revisions to further encourage second unit development as an opportunity for additional rental housing in Truckee and implement revisions as found appropriate. Investigate alternative programs that allow construction of three non-deedrestricted secondary residential units to fulfill one affordable housing unit requirement for larger residential projects and incorporate a program into the Development Code if it is appropriate. By requiring construction of a minimum of three secondary residential units, the Town believes that at least one unit out of the three would be rented out at an affordable rate. Present the community and neighborhood benefits of second units to homeowner associations whose Covenants, Conditions, and Restrictions (CC&Rs) prohibit such uses, and ask that the prohibition be considered for removal.	Jul-16	The Town made modifications to remove minimum size requirements and occupancy standards for long-term rentals and adopted modifications to the the Development Code to comply with recent State legislation. As part of a Housing Work Plan, the Town is looking at other ways to encourage second unit construction, including discussions with HOAs.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.2.3 Implement the Inclusionary Housing Ordinance	Continue to implement the Inclusionary Housing Ordinance which requires new residential development projects to include affordable housing units or to pay an in lieu fee to provide for affordable housing. Provide density bonuses, concessions, and incentives for development projects that construct their affordable housing. Review annually the effectiveness of the Inclusionary Housing Ordinance and bonuses, concessions, and incentives and implement revisions as found appropriate. Investigate equivalent or better stable funding sources to replace the Inclusionary Housing requirement.	Investigate alternative funding sources by June 30, 2016; Annual monitoring	The Town Council adopted an inclusionary housing ordinance (Ordinance 2007-05) in May 2007. An updated study for the affordable housing fee was completed in 2017 and the affordable housing in-lieu fee was updated in November 2017 and November 2018. Implementation is ongoing. The Town has hired a consultant to review other funding sources.
1.2.4 Implement the Workforce Housing Ordinance	Continue to implement the Workforce Housing Ordinance which requires commercial, industrial, institutional, recreational and residential resort projects that create jobs to provide affordable housing for a portion of their projected workforce or to pay an in-lieu fee to provide for affordable housing. Provide density bonuses, concessions, and incentives for projects that construct their affordable housing. Review annually the effectiveness of the Workforce Housing Ordinance and bonuses, concessions, and incentives, investigate alternative methods to provide Workforce Housing, and implement revisions as found appropriate. Investigate equivalent or better stable funding sources to replace the Workforce Housing requirement.	Investigate alternative funding sources by June 30, 2016; Annual monitoring	The Workforce Housing Program was included in the Development Code in March 2009. The Town Council reviewed changes to simplify and incorporate potential alternative equivalent proposals, which were adopted on June 8, 2018 (Ordinance 2018-08). Implementation is ongoing.
1.2.5 Encourage and facilitate development of 54 housing units affordable to extremely low income households.	Encourage the development of housing units for households earning less than 30 percent or less of the Median Family Income (MFI) for Nevada County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single room occupancy units, transitional housing, cohousing, and micro-housing. The Town will encourage development of housing for extremely low income households through a variety of activities such as targeted outreach to for-profit and nonprofit housing developers, providing financial or in-kind technical assistance, fee waivers/deferrals, land-write downs, or expedited/priority processing, identifying grant and funding opportunities, and/or offering additional incentives beyond to supplement the density bonus provision in state law.	Ongoing	Ongoing
1.3.1 Implement the reasonable accommodation procedures	Continue to comply with SB 520 by annually reviewing reasonable accommodation procedures and identifying additional opportunities for further barrier removal. The reasonable accommodation procedures provide relief to Code regulations and permitting procedures that may have a discriminatory effect on housing for persons with disabilities. The policy includes procedures for requesting accommodation, identify the reviewing and approval body, establish a timeline for processing and appeals, and establish criteria for determining whether a requested accommodation is reasonable.	Annually	Ongoing

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Encourage housing design standards that promote the accessibility of housing for persons with special needs, such as the elderly, persons with disabilities, including persons with developmental disabilities, large families, single-parent households, and the homeless.	Quarterly workshops	Workshops held quarterly
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.	Encourage alternative housing types such as co-housing and micro-housing to meet the diverse housing needs of all sectors of the community.	Brochures will be developed within one year of adoption of the Housing Element.	The Town has held several housing workshops in early 2017 to discuss and educate the community on alternative housing types. An educational document will be created for secondary residential units and junior accessory dwelling units in 2019. The Town of Truckee is a member and funding partner of the Mountain Housing Council, a regional stakeholders group working on housing solutions. The Mountain Housing Council has studied and discussed alternative housing types.
1.3.4 Define and permit employee housing	Ensure continued compliance with the Employee Housing Act, especially California Health and Safety Code Sections 17021.5 and 17021.6, the Town will review and if needed amend the Municipal Code to address the following concerning employee housing: Employee housing providing accommodations for six or fewer employees shall be deemed a single family structure with a residential land use designation. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boardinghouse, rooming house, hotel, dormitory, or other term that implies the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. The use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy.	By June 2015	Staff reviewed the Municipal Code and found that employee housing is not located within the definition of a boarding house, rooming house, hotel, dormitory, or other term that implies the employee housing is a business run for profit or differs in any other way from a family dwelling. Family is defined as An individual or group of two or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and where the adult residences share expenses which allows a group of employees to live together as a family.
1.4.1 Assess annual housing needs	In conjunction with the Town's Annual Report to the Department of Housing and Community Development, assess housing needs. The Town will evaluate available resources including funding and assess and consider specific actions to address priority needs and activities for the upcoming year.	Annually	Ongoing. The Town has conducted a Housing Study in 2017 that identified the potential amount of housing that is needed to be available. The Town also created a Housing Action Plan in 2017 that includes looking at funding sources for housing and creating incentives for second units. The Town of Truckee is a member and funding partner of the Mountain Housing Council, a regional stakeholders group working on housing solutions. The Mountain Housing Council has also identified specific actions that should be considered by local jurisdictions.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.1.1 Consider establishment of a housing rehabilitation program	Consider programs to provide loans to homeowners to assist in rehabilitating existing homes. Consider establishment of an Owner-Occupied Housing Rehabilitation Program which would provide loans to income eligible homeowners to make rehabilitation repairs to their homes. Information on the Owner-Occupied Housing Rehabilitation Program and other rehabilitation loan or grant programs developed in the future will be provided on the Town's website, at Town Hall and directly to homeowners as part of code enforcement activities.	Ongoing	Ongoing
2.1.2 Monitor income-restricted housing units.	Continue to maintain an inventory and annually monitor affordable, income-restricted housing units, including both rental and ownership units, in the Town. There are no housing units at-risk of converting to market-rate during the current planning period. However, the Town will annually update its inventory, including current contact information, for future use.	Annually	Ongoing
2.1.3 Encourage preservation and adaptive reuse	Through the Downtown Specific Plan and Historic Preservation Program, preserve and adaptively reuse, whenever possible, older structures within the Downtown area for potential housing and mixed use development opportunities.	Ongoing	Ongoing
2.1.4 Adopt a no net loss policy for affordable manufactured housing units	Require in-kind or better replacement of any affordable units lost through conversion of a mobile home park to nonaffordable housing or another use that would remove affordable manufactured housing units.	Require in kind or better replacement of any affordable units lost through conversion.	The Town is reviewing the Development Code.
2.1.5 Develop a mobile home park improvement program	Develop a program to improve Truckee's existing mobile home parks. Outreach to mobile home park owners, residents, and other community members to explore conditions within Truckee's mobile home parks and develop an action plan, as staff availability and funding allow, to address identified problems. The program might include strategies such as: Develop a low-cost loan program, targeted to mobilehome and mobile home park owners, to rehabilitate units and improve the conditions within the parks. Provide technical assistance to mobile home owners and renters, and mobile home park owners in seeking grants and/subsidies for improvements. Implement landscaping and streetscape improvements by the Town in the vicinity of mobile home parks. Coordinate with utilities providers to resolve existing or future infrastructure deficiencies at mobile home parks.	Develop program by December 2015	The Town is reviewing the Development Code.
2.2.1 Require building permits	Continue to enforce the building code by requiring a permit prior to construction, repair, addition or relocation of any residential structure	Ongoing, project-based	Ongoing
2.2.2 Remove unsafe dwelling units	Not allow occupancy of unsafe, substandard dwelling units.	Ongoing- Project-based	Ongoing

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
3.1.1 Streamline development review	Continue efforts to streamline the development review process and eliminate any unnecessary delays in the processing of development applications. To streamline development review, the Development Code establishes the Zoning Administrator as the review and approval body for historic variances, minor residential use permits (ten or less units), variances, site plans, certificates of compliance and tentative maps for two to four parcels. To reduce or eliminate potential constraints associated with holding costs, continue to give priority to processing of applications for affordable housing projects. The priority will extend to building inspections during the construction process. Annually review the development review process and priority processing given to affordable housing projects to ensure that affordable housing priority processing does not have an adverse effect on the processing of other development applications.	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	When feasible, allow fee deferrals or consider providing alternative funding assistance for projects which provide housing committed to lower or moderate income households. The fees that may be deferred or provided assistance include planning application fees, building permit fees, Town traffic impact fees, and/or recreation impact fees.	Ongoing, project-based	Ongoing, project-based
3.1.3 Modify parking requirements	Allow shared parking in commercial and residential mixed use projects, where it can be demonstrated that the uses do not have competing peak parking demands. The Town will also pursue reducing parking requirements in high-density residential zones where available public transportation and nearby goods and services exist. Based on its findings, the Town will revise the Development Code as appropriate.	Shared parking- ongoing, project-based. Investigate reduced parking by December	Ongoing- project-based. The Planning Division is investigating options and potential changes to the Development Code.
4.1.1 Continue solar access ordinance	Continue the solar access ordinance that establishes development standards to ensure solar access for all new residential development.	Ongoing, project-based	Ongoing
4.1.2 Promote sustainable/green building	Promote sustainable or green building practices, including use of energy efficient features and recycling of construction waste, in new residential construction and remodeling of existing homes. Develop a menu of incentives that may include, but are not limited to, density bonuses, floor area increases, development regulation concessions and mitigation fee reductions. Coordinate with local special districts and utility companies on rebate and retrofit programs. The sustainable/green building program will be promoted through informational materials on the Town website, at Town Hall and at other public buildings.	Develop incentive program by December 2016.	The Development Code allows for flexibility in standards if a project achieves greater energy efficiency than standard developments through incorporation of green building techniques, scoring at least a silver rating on Leadership in Energy and Environmental Design or other equivalent rating system or the project achieves a minimum of 30% or greater energy efficient than the minimum required by the California Code of Regulations Title 24. The Development Code also provides incentives for mixed-use developments to reduce air pollution, energy consumption, and encourage pedestrian activity. The design guidelines Development Code encourage sustainable building design strategies, both passive and active, that encourage energy efficiency, improve indoor air quality, and encourage water and resource conservation.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
4.2.1 Encourage residential clustering to protect and maintain open space	Encourage residential cluster areas and mechanisms for the long-term protection and maintenance of the open space areas. The Development Code currently contains requirements for residential clustering. The Town will investigate revisions to the Development Code to encourage large, interconnected, usable open spaces. Based on its findings, the Town will revise the Development Code as appropriate.	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.
4.2.2 Encourage pedestrian and bicycle connectivity and walkability in residential developments	Encourage residential developers to reference the Trails and Bikeways Master Plan and design projects that promote pedestrian connections and walkability within the project and to destinations throughout the Town.	Ongoing, project-based	Ongoing
4.2.3 Coordinate with public facilities and service providers	Continue coordinating with other providers of public facilities and services in the review of residential development projects to ensure services and facilities will be available, consistent with the providers' level of service standards. Standards for services availability and timing are provided in the Land Use Element.	Ongoing, project-based	Ongoing
5.1.1 Obtain outside funding for housing and housing related activities	Monitor and pursue outside grants and other State and federal funds for housing and housing-related activities. Partner with outside organization, including Nevada County, to pursue and administer housing programs as appropriate.	Evaluate and pursue funding opportunities on an annual basis.	Ongoing
5.1.2 Support nonprofit affordable housing providers	Support nonprofit entities, such as Domus, Mercy Housing, Bridge Corporation, CFY, EAH Housing, Neighborhood Partners, and Family Resource Center, among others, in their efforts to make housing more affordable, through activities including supporting grant applications, in-kind technical assistance, subsidies, and assisting in identifying sites for affordable housing.	Ongoing- Project-based	Ongoing
5.1.3 Section 8 referrals	Cooperate with Regional Housing Authorities of Nevada and Sutter Counties to provide rental assistance through the Section 8 Voucher Program. Refer inquiries related to the Section 8 program to the Housing Authority. Encourage property owners to accept Section 8 vouchers for rental assistance.	Ongoing	Ongoing
5.1.4 Consider providing first-time homebuyer assistance.	Consider reestablishing the Town's First-Time Homebuyers down payment assistance loans to income eligible first-time homebuyers. The program would provide assistance to income eligible households working and/or living in Truckee in purchasing housing within the Town. These loans would assist homebuyers with needed down payment funds. Housing units purchased with the assistance of these funds would be required to be located within the Town of Truckee. Housing units may be single family, duplex, townhomes or manufactured housing (including those units in mobile home parks). The Town will continue to seek funding for this program, including nonprofit partnerships, on an annual basis.	Annually	Ongoing

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
5.1.5 Assess local program expansion	Study the feasibility of expanding local programs, and identifying new or additional partners or funding sources, to promote and assist in the development and rehabilitation of affordable housing within Truckee. Based on this assessment, develop and implement an action plan which may include developing an alternative local funding source for affordable housing, creating a local organization to oversee affordable housing activities, and land banking.	Assess feasibility by June 2016	The Town is working on the 2019-2027 Housing Element and a General Plan update and has implemented a House Truckee First! strategy to work with developers to create housing in Truckee. The Town has also hired a consultant to study the feasibility for additional funding sources for housing. The Town of Truckee is a member and funder of the Mountain Housing Council, a regional stakeholders group working on housing solutions. The Mountain Housing Council is researching the potential for a regional or local housing entity to help oversee affordable housing activities.
5.1.6 Require long term affordability commitments	Require long-term commitments of affordability for affordable housing which receives financial assistance, a density bonus or other regulatory concessions from the Town. Continue to require affordable units required under the Inclusionary or Workforce Housing Ordinances to remain affordable at their required income-levels in perpetuity.	Ongoing	Ongoing
5.1.7 Request special districts provide a land inventory	Provide information to the special districts regarding the affordable housing need and the social, economic, and environmental benefits of housing the workforce close to the work place. Request each special district provide an inventory of their real property holdings. Consider the potential of the land in the inventory to provide land for affordable housing or partner with affordable housing developers to build the units.	Provide information and request analyses by January 2016.	The Town of Truckee is a member and funding partner of the Mountain Housing Council, a regional stakeholders group working on housing solutions. The Mountain Housing Council has created a land inventory of lands owned by public agencies within the North Tahoe-Truckee region.
6.1.1 Revise Development Code for discriminatory provisions and compliance with State and federal laws	Review the Development Code on an annual basis to ensure that no provisions within the Development Code discriminate against any residential development or emergency shelter because of method of financing, race, sex, religion, national origin, marital status, or disability of its owners or intended occupants. Revise the Development Code as necessary to remove discriminatory provisions and to be consistent with State and federal laws.	Annual Review	Ongoing
6.1.2 Provide fair housing information and services	Pursue an agreement with the Regional Housing Authorities of Nevada and Sutter Counties or other similar agency or organization to provide fair housing services for the Town of Truckee. Services may include community education, individual counseling, mediation and landlord/tenant counseling. Refer fair housing inquiries to the designated agency or organization. Disseminate information on fair housing laws and regulations through the Town's local public facilities. This includes postings of fair housing law at local post offices, libraries, and recreation centers.	Pursue agreement by August 2016. Disseminate	Ongoing
6.1.3 Provide transitional and supportive housing	The Town currently allows transitional and supportive housing in all residential zones and will amend the Zoning Ordinance to allow transitional and supportive housing in Neighborhood Commercial (CN), General Commercial (CG), and Downtown Mixed-Use (DMU) zones subject only to the same regulations that apply to other residential uses of the same type in that zone.	Amend Zoning Ordinance within one year of Housing Element adoption	The Town Council adopted amendemnts to the Development Code to meet this objective on June 8, 2018 through Ordinance 2018-08.

