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**Town of Truckee Annual Report**  
COMMUNITY DEVELOPMENT DEPARTMENT



Presented to and Accepted by Town Council on August 25, 2020

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## 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.

## Summary

The Community Development Department Annual Report (CDD Annual Report) relies on the Department of Finance (DoF) reports on demographics. As of January 1, 2019 the DoF estimated a 0.7% housing increase in 2018 and a 0.6% increase in 2019.

The DoF estimates a 50.8% vacancy rate and 2.49 persons per household in 2019. Vacancy rates are used to show the amount of second homeownership within the Town of Truckee.

Based on the Town of Truckee building permit records, 82 single-family residential homes, five secondary residential units, and two single-family residential demolitions were completed between January 1, 2019 and December 31, 2019, a 0.6% increase in the housing stock. Six secondary residential unit building permits were issued in 2019.

There was a large increase in building permit submittals for non-residential projects. Fourteen new non-residential projects were under construction. No non-residential projects completed construction in 2019.

Several projects within Specific Plans and Master Plans have been approved and are under construction. The Railyard Master Plan was amended in 2016. Since then, the Artist Lofts, a 77-unit affordable housing project with approximately 4,000 s.f. of commercial, was approved in May 2016 and extended in August 2018. The Artist Lofts is currently under construction. A 12,130 s.f. three-screen movie theater was also approved in the Railyard Master Plan Area in 2019. The Railyard grocery store lost entitlements at the end of 2019.

The Joerger Ranch Specific Plan was approved in March 2015. Raley's, a 35,000 s.f. grocery store with a 21,000 s.f. of additional retail space, was reviewed by the Planning Commission in January 2018 and approved by the Town Council in March 2018. Raley's broke ground in June 2019 and received certificate of occupancy in July 2020. Additionally the Truckee Tahoe Lumber site has also started construction on all three buildings (totaling approximately 45,000 s.f. of industrial space) on Soaring Way.

The Coldstream Specific Plan was approved in September 2014. A 48-unit affordable housing project was approved in November 2017, and construction commenced in 2020. A Final Map for 31 single-family residential units was approved in 2020 with four single-family residential units under construction. The Village at Gray's Crossing, which includes 17,192 s.f. of commercial space, a 129-room hotel, 5,000 s.f. conference space, 24 attached single-family residential units, and 25 multi-family units was approved in August 2019.

Additionally, the Grocery Outlet, a 16,138 s.f. grocery store, began construction in July 2019 and received temporary certificate of occupancy in July 2020. The Planning Commission also approved Frishman Hollow II, a 68-unit affordable housing project, in February 2020, with grading beginning in June 2020.

The Planning Division continues to be busy with development review, including the following projects:

- Hotel Avery, which includes a 30-unit hotel/condo with restaurant on the Truckee River. The project scope is under review by the applicant.
- The Residences at Jibboom project which includes 83 multi-family residential units and approximately 2,800 s.f. of commercial space. The project scope is under review by the applicant team.
- Soaring Ranch Phase 2 includes 31,523 s.f. of commercial space and 61 market rate residential units and eight low income affordable housing units.
- Railyard Market Square, which includes approximately 84,971 s.f. of mixed use non-residential uses, including a grocery store, restaurant, retail, and office.
- Truckee-Tahoe Lumber Company Redevelopment, which includes adaptive reuse of the existing Truckee-Tahoe Lumber Company site to 21,432 s.f. of retail, office, restaurant, and plaza use.

In February 2018, the Town Council initiated the General Plan update process, which includes housing, climate action planning and incorporation and update of the Downtown Specific Plan policies and programs. The Town Council appointed a General Plan Advisory Commission (GPAC) to help assist in policy development and serve as stakeholders for a cross section of the community. Several General Plan workshops have been facilitated, both virtually and in-person, with additional community workshops slated for 2020. An existing conditions report has been completed and the Town is reviewing land use alternatives and General Plan goals, policies, and programs. The Town adopted the 2019-2027 Housing Element on August 13, 2019 and the State Department of Housing and Community Development found the Housing Element in compliance with State law. The Town has initiated implementation of many Housing Element programs to help facilitate the creation of housing with the help of a recently hired Housing Program Manager.

# 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 2019. The DoF estimates that only two additional persons were added to the population as of January 1, 2019 (16,434; a 0.01% change).

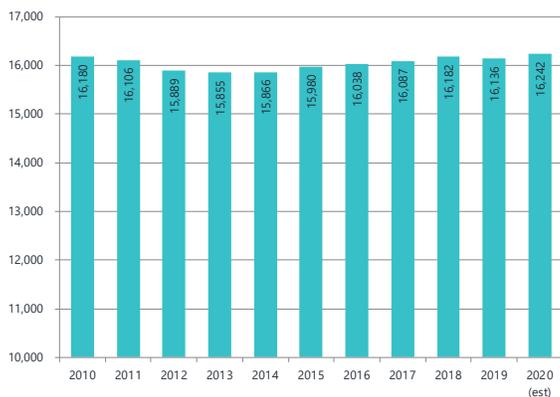
As of January 1, 2019, the DoF estimated that there were 13,401 housing units within the Town, a 0.6% increase from 2018. Truckee's vacancy rate, which primarily relate to second homeowners, is 50.8%. Truckee's household occupancy is 2.49 persons per household. Based on the Town's Building Division's records, 82 single-family residential homes, four secondary residential units, and two single-family residential demolitions were completed between January 1, 2019 and December 31, 2019, a 0.6% increase in the housing stock. Based on the DoF numbers and the Building Division numbers, it is estimated that, as of January 1, 2020, there were 13,485 housing units within Truckee, a 0.6% increase in the overall housing stock in Truckee. Using the Town's building permit records, estimated vacancy rates and persons per households, the Town estimates that the population is 16,242 persons as of January 1, 2019.

In comparison, the State of California had a 0.6% increase in population and Nevada County had a 0.4% decrease in population. The vacancy rates for both state (7.4%) and county (21.1%) are quite a bit lower than the Town's which represents the high level of second homeownership that exists within Truckee.

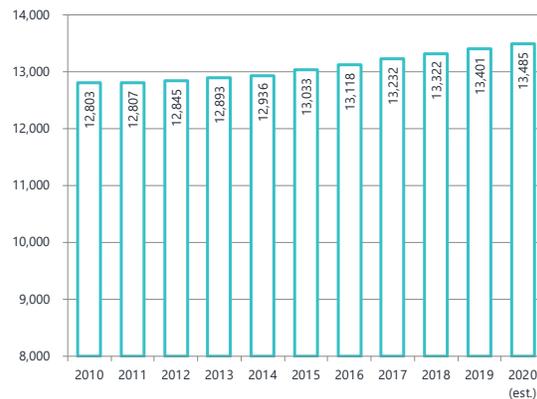
## Town of Truckee

| Year              | Population | Change | Change (%) | Number of Housing Units | Change | Change % | Vacancy Rates | Persons Per Household |
|-------------------|------------|--------|------------|-------------------------|--------|----------|---------------|-----------------------|
| <b>2020 (est)</b> | 16,242     | 106    | 0.66%      | 13,485                  | 84     | 0.63%    | 50.8%         | 2.49                  |
| <b>2019</b>       | 16,136     | (46)   | -0.28%     | 13,401                  | 79     | 0.59%    | 50.8%         | 2.49                  |
| <b>2018</b>       | 16,182     | 95     | 0.59%      | 13,322                  | 90     | 0.68%    | 50.8%         | 2.50                  |
| <b>2017</b>       | 16,087     | 49     | 0.31%      | 13,232                  | 114    | 0.87%    | 53.8%         | 2.59                  |
| <b>2016</b>       | 16,038     | 58     | 0.36%      | 13,118                  | 85     | 0.65%    | 53.8%         | 2.60                  |
| <b>2015</b>       | 15,980     | 114    | 0.72%      | 13,033                  | 97     | 0.75%    | 53.8%         | 2.59                  |
| <b>2014</b>       | 15,866     | 11     | 0.07%      | 12,936                  | 43     | 0.33%    | 53.5%         | 2.58                  |
| <b>2013</b>       | 15,855     | (34)   | -0.21%     | 12,893                  | 48     | 0.37%    | 53.1%         | 2.57                  |
| <b>2012</b>       | 15,889     | (217)  | -1.35%     | 12,845                  | 38     | 0.30%    | 51.8%         | 2.56                  |
| <b>2011</b>       | 16,106     | (74)   | -0.46%     | 12,807                  | 4      | 0.03%    | 50.7%         | 2.54                  |
| <b>2010</b>       | 16,180     |        |            | 12,803                  |        |          | 50.5%         | 2.54                  |

## Population Growth in Truckee



## Housing Unit Growth in Truckee



### Nevada County

|             | Population | Change (%) | Housing Units | Change (%) | Vacancy Rates | Persons Per Household |
|-------------|------------|------------|---------------|------------|---------------|-----------------------|
| <b>2020</b> | 98,114     | 0.3%       | 54,146        | 0.3%       | 21.1%         | 2.27                  |
| <b>2019</b> | 97,820     | -0.4%      | 53,984        | 0.4%       | 21.1%         | 2.27                  |
| <b>2018</b> | 98,196     | 0.2%       | 53,745        | 0.4%       | 21.1%         | 2.29                  |
| <b>2017</b> | 97,972     | -0.2%      | 53,557        | 0.4%       | 21.1%         | 2.29                  |
| <b>2016</b> | 98,197     | 0.0%       | 53,347        | 0.3%       | 21.0%         | 2.3                   |
| <b>2015</b> | 98,162     | 0.4%       | 53,182        | 0.4%       | 21.1%         | 2.31                  |
| <b>2014</b> | 97,764     | -0.1%      | 52,987        | 0.2%       | 21.0%         | 2.31                  |
| <b>2013</b> | 97,850     | -0.2%      | 52,879        | 0.2%       | 21.1%         | 2.32                  |
| <b>2012</b> | 98,090     | -0.6%      | 52,766        | 0.2%       | 21.2%         | 2.33                  |
| <b>2011</b> | 98,671     | -0.1%      | 52,677        | 0.2%       | 21.0%         | 2.34                  |
| <b>2010</b> | 98,764     |            | 52,590        |            | 21.0%         | 2.35                  |

### California

|             | Population | Change (%) | Housing Units | Change (%) | Vacancy Rates | Persons Per Household |
|-------------|------------|------------|---------------|------------|---------------|-----------------------|
| <b>2020</b> | 39,782,870 | 0.2%       | 14,329,863    | 0.7%       | 7.4%          | 2.93                  |
| <b>2019</b> | 39,695,376 | 0.3%       | 14,235,201    | 0.5%       | 7.4%          | 2.95                  |
| <b>2018</b> | 39,586,646 | 0.5%       | 14,157,502    | 0.6%       | 7.4%          | 2.96                  |
| <b>2017</b> | 39,398,702 | 0.7%       | 14,072,205    | 0.6%       | 7.5%          | 2.96                  |
| <b>2016</b> | 39,131,307 | 0.7%       | 13,982,747    | 0.5%       | 7.7%          | 2.97                  |
| <b>2015</b> | 38,870,150 | 0.8%       | 13,914,933    | 0.5%       | 7.8%          | 2.97                  |
| <b>2014</b> | 38,556,731 | 0.7%       | 13,845,405    | 0.4%       | 7.8%          | 2.96                  |
| <b>2013</b> | 38,269,864 | 0.9%       | 13,785,895    | 0.3%       | 7.6%          | 2.94                  |
| <b>2012</b> | 37,924,661 | 1.0%       | 13,740,400    | 0.3%       | 7.9%          | 2.93                  |
| <b>2011</b> | 37,561,624 | 0.8%       | 13,704,840    | 0.3%       | 8.0%          | 2.92                  |
| <b>2010</b> | 37,253,956 |            | 13,670,304    |            | 8.1%          | 2.90                  |

## Building Permit Activity

Since 2014, issuance of new residential building permits has generally remained steady. Staff anticipates that residential construction will remain steady with a combination of remodel-type projects and new residences. With the launch of a secondary residential unit education and pilot program, there is also potential for an increase in secondary residential unit construction.



## 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 2019, there was steady construction in residential projects.

### Residential Projects Built

In 2019, the Winter Creek subdivision was built out.

### Residential Projects Under Construction

There are 304 residential units physically under construction or were part of a larger project that had not reached full buildout.

| Project                                   | Approved MFR | Approved SFR | Built MFR | Built SFR | Unbuilt MFR | Unbuilt SFR | Total Unbuilt |
|---|--------------|--------------|-----------|-----------|-------------|-------------|---------------|
| <b>Boulders Phase IV</b> <b>Condos</b>    | 36           | 7            | 16        | 0         | 20          | 7           | 27            |
| <b>Coburn Crossing</b>                    | 138          | 0            | 0         | 0         | 138         | 0           | 138           |
| <b>Coyote Run II</b>                      | 2            | 5            | 2         | 4         | 0           | 1           | 1             |
| <b>Fastlane Employee Housing</b>          | 1            | 0            | 0         | 0         | 1           | 0           | 1             |
| <b>Grocery Outlet</b>                     | 3            | 0            | 0         | 0         | 3           | 0           | 3             |
| <b>Palisades Townhomes</b>                | 4            | 0            | 0         | 0         | 4           | 0           | 4             |
| <b>Pioneer Commerce Center Building M</b> | 9            | 0            | 0         | 0         | 9           | 0           | 9             |
| <b>Spring Creek</b>                       | 30           | 39           | 18        | 15        | 12          | 24          | 36            |
| <b>Sutter's Trail - Old Greenwood</b>     | 0            | 16           | 0         | 8         | 0           | 8           | 8             |
| <b>Truckee Artist Lofts</b>               | 77           | 0            | 0         | 0         | 77          | 0           | 77            |
| <b>TOTAL</b>                              | 300          | 67           | 36        | 27        | 264         | 40          | 304           |

#### 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); 43 units in Phase IV only  
 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.

As of December 31, 2015, Phases I-III has been completed for a total of 168 units. In 2019, four four-plexes in Phase IV were completed; three additional four-plexes are substantially complete. Two fourplexes and seven single-family residences are approved in Phase IV-C.

### Coburn Crossing Apartments

|                   |   |
|-------------------|---|
| Location:         | Downtown Study Area, at the intersection of Donner Pass Road and Stockrest Springs Road |
| Unit Type:        | Multi-family residential, rental  |
| 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). Residents moved in in 2019, under a temporary certificate of occupancy, but the buildings were not finalized until 2020. Landscaping and outdoor recreational amenities are still outstanding.

### 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 Sutter’s Trail subdivision map has been recorded and eight of the 16 units have been constructed.

### Palisades Townhomes

|                   |  |
|-------------------|--|
| Location:         | Sierra Meadows area, at the intersection of Palisades Drive and Torrey Pine Road |
| Unit Type:        | Single-family attached units, for sale   |
| Number:           | 4 units  |
| Affordable Units: | None   |

The applicants were approved for four 1,500 s.f. townhomes in 2017. The building permits were issued in 2017. The subdivision map has been recorded in 2020 and completion of the units are anticipated in mid-2020.

### Pioneer Commerce Center Building M

|                   |  |
|-------------------|--|
| Location:         | Pioneer Commerce Center, north side of Pioneer Trail |
| Unit Type:        | Multi-family residential rental                      |
| Number:           | 9 units  |
| Affordable Units: | None   |

Building M of the Pioneer Commerce Center is a three-story building with nine residential units, with a mix of studio, one-bedroom, and two bedroom units. The units were approved as market-rate apartments for “workforce housing.” A deed restriction will be recorded on the property that requires that one of the units located in the nine-unit multifamily residential structure on the property is required to be rented with a right of first refusal for occupancy to Pioneer Commerce Center employees and a “locals preference” for leasing of that same unit.

### Spring Creek Subdivision

Location: Prosser area, south of Alder Creek Middle School  
 Unit Type: Single Family/Duplex, for sale  
 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. Two attached single-family residential units and one detached single-family residential unit were finalized in 2019.

### Truckee Artist Lofts

Location: Downtown, in the Railyard  
 Unit Type: Multi-family residential, rental  
 Number: 77  
 Affordable Units: 76 units affordable to low income households and one manager's unit

The Town Council approved the 77-unit apartment with 76 affordable units income-restricted to low income, one manager's unit, a 23-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, \$1.65 million of Town loan money, and \$1.4 million from the Martis Fund. The applicants applied for and received State 4% Low Income Tax Credits. The project received building permits in December 2019.

## 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, and The Villas - Phase 2), and the Village at Gray's Crossing. In total, 259 residential units are currently approved.

| Residential Projects Approved                 | MFR | SFR        |
|---|-----|------------|
| <b>Frishman Hollow II</b>                     | 68  |            |
| <b>Coldstream Commons</b>                     | 48  |            |
| <b>Coldstream SFR</b>                         |     | 31         |
| <b>Old Greenwood - Carson Range</b>           |     | 24         |
| <b>Old Greenwood - Miner's Trail</b>          |     | 8          |
| <b>Old Greenwood - the Villas</b>             |     | 8          |
| <b>Palisades Townhomes 2</b>                  | 9   |            |
| <b>The Village at Gray's Crossing</b>         | 25  | 24         |
| <b>Waltman</b>                                | 2   |            |
| <b>Industrial Way Mixed-Use Building</b>      | 9   |            |
| <b>Benna Multi-Family Residential Project</b> | 3   |            |
| <b>Subtotal</b>                               | 48  | 99         |
| <b>TOTAL</b>                                  |     | <b>259</b> |

### Frishman Hollow II

Location: Prosser area, on the west side of 89N, south of the Prosser Dam Road roundabout  
 Unit Type: Multi-family residential units, rental  
 Number: 68 units  
 Affordable Units: 33 very low income units (50% AMI), 34 low income units (14 at 60% AMI; seven at 70% AMI, and 13 at 89% AMI), and one manager's unit.

The applicants were approved for construction of 68 low income affordable housing units on the perimeter of the existing Frishman Hollow I, a 32-unit low income affordable housing project. Four buildings, two with 30 units each and two fourplexes, were approved by the Planning Commission in February 2020. Building permits are under review and grading permit have been issued in 2020. This project is listed under the "Approved" section because it started construction in 2020.

### Coldstream Commons

Location: Donner Lake area, southeast of the intersection of Donner Pass Road and Coldstream Road  
 Unit Type: Multi-family residential, rental  
 Number: 48 units  
 Affordable units: 48 units affordable to very low- and low- ncome households

The Town Council adopted the Coldstream Specific Plan in September 2014. This plan included 300 housing units, 260 single-family residential units and 48 multi-family units. In 2016, Stonebridge Properties and the Town were jointly awarded a \$10.7 million Affordable Housing and Sustainable Community Program grant for implementation of the Specific Plan. The grant was designated to assist with construction of the affordable housing project, all segments of Phase V of the Truckee River Legacy Trail and the required roundabout at the Interstate 80/Donner Pass Road intersection. This project is the first phase of implementing the grant and a portion of those funds will be directed to the overall construction and acquisition costs of the project. The Planning Commission approved entitlements for the 48-unit affordable housing complex. The building permits for this project were submitted in 2019, with construction commencing in 2020. This project is listed under the "Approved" section because it started construction in 2020.

### Coldstream Single-Family Residential

Location: Donner Lake area, southeast of the intersection of Donner Pass Road and Coldstream Road  
 Unit Type: Single-family residential, detached and attached, for sale  
 Number: 31 units  
 Affordable Units: None

The Town Council adopted the Coldstream Specific Plan in September 2014. This plan included 300 housing units, 260 single-family residential units and 48 multi-family units. The Final Map for 31 single-family residential lots was recorded in early 2020, and four are under construction. Once one of the units is constructed, the entire project will be moved to the "Under Construction" section"

### 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 submitted a Final Map application for Miner's Trail, but it is unknown when the Carson Range Court component of the project will commence.

### 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.

### Palisades Townhomes 2

|                   |  |
|-------------------|--|
| Location:         | Sierra Meadows area, at the intersection of Palisades Drive and Torrey Pine Road |
| Unit Type:        | Single-family attached units, for sale   |
| Number:           | 9 units  |
| Affordable Units: | One at 120% AMI + 35% of an in-lieu fee  |

The applicants were approved for six duplex units with two-car garages and three triplex units with one-car garage that range from 1,116 s.f. to 1,558 s.f. in 2020.

### The Village at Gray's Crossing

|                   |   |
|-------------------|---|
| Location:         | Prosser area, on the east side of Highway 89 North, between Prosser Dam Road and Henness Road |
| Unit Type:        | 24 attached single-family residential units, one fourplex, and 21 lofts                       |
| Number:           | 43 units  |
| Affordable Units: | 9 units at 120% AMI   |

This project is the mixed use component of the Gray's Crossing Specific Plan Area. In addition to a 129-unit hotel with 4,989 s.f. conference center and pool and 17,192 s.f. of commercial space, 21 residential units above the commercial spaces, one residential fourplex and 24 townhomes were approved. Nine units are required to be deed restricted for moderate-income households. Building permits have been submitted for the commercial space, fourplex, and 24 townhomes.

### Industrial Way Mixed Use Building

|                   |                         |
|-------------------|-------------------------|
| Location:         | Pioneer Commerce Center |
| Unit Type:        | Apartments              |
| Number:           | 9 units                 |
| Affordable Units: | 1 unit at low income    |

A 28,336 mixed-use general manufacturing building with nine multi-family residential units including one affordable housing unit on the south side of Industrial Way. Two workforce housing units would have employee preference requirements.

## Residential Projects Under Consideration

The following projects are under review by the Community Development Department:

- Donner Lake 6: A six-unit multi-family residential project with studios and one-bedroom units on Donner Lake Road, behind Donner Pines West. The project was reviewed by Planning Commission in May 2020 and is awaiting appeal to the Town Council.
- Jibboom Street Residential Project: A four-building 83-unit multi-family residential project (34 for-sale units and 49 rental apartments) with 500 s.f. of commercial space.
- Soaring Ranch Phase 2: Four buildings with 31,523 s.f. of commercial space with 61 market rate residential units and eight affordable housing units located on the south side of Soaring Way to the west of the Raley's that is currently under construction.
- Truckee Springs: A master plan has been submitted for review which proposes two options – 80 multi-family residential units and four single-family lots or 44 single-family residential units. However, the Truckee Donner Land Trust is in escrow to purchase the property for open space. The final uses are uncertain.

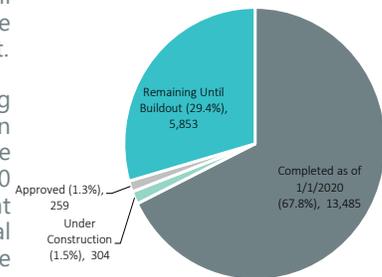
## Residential Buildout

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, 2020 the Town is currently at 67.8% of total residential buildout. Upon completion of all residential units under construction or approved, there would be 14,048 residential units, which is 70.6% of total residential buildout.

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 fewer than anticipated in the General Plan (3.1% less). The Town is currently at approximately 69.9% of the anticipated AB1600 buildout. Upon completion of all units under construction and approved, the Town would be at 72.8% buildout based on the AB1600 estimates.

**Residential Buildout**



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.

## Affordable Housing

In 2019, the Town Council, once again, identified affordable housing as a community priority. In August 2019, the Town Council adopted the updated 2019-2027 Housing Element, which provides policy direction for housing programs within the Town. As part of the implementation of the Housing Element, the Town Council reviews the affordable housing in-lieu fee and workforce housing ordinance annually, the Town reviews the Development Code to reduce impediments to development of affordable housing, and seeks partnerships with other agencies and developers to create more opportunities for housing. The Town continues to be a partner in the Mountain Housing Council, a regional collaboration with the Town, surrounding counties, non-profits, and the private sector, to create solutions to provide more housing for the community.

In 2019, six affordable housing units were constructed as part of Coburn Crossing to meet the Town’s Workforce Housing Ordinance requirements. The remaining 132 units are restricted to primary residents that work within the Tahoe Truckee Unified School District. These units would serve a different sector than traditional affordable housing units. This project is a test project to see the potential impact this type of housing can have on the community.

The Town is currently having success in attracting affordable housing projects with three affordable housing projects under construction – the Artist Lofts, Coldstream Commons, and Frishman Hollow II – for a total of 193 affordable housing units,

There are also approved non-residential projects that include affordable housing as part of their workforce housing requirements. These projects include Waltman, Industrial Way Mixed Use Project, the Village at Gray’s Crossing, and Grocery Outlet.

At this time, the Town continues to look for ways to create housing programs that serve all sectors of the community. While existing funding for federal and state programs is not sufficient to meet statewide demand, the Town continues to look for partnerships and leverage the capital and land that is available. Regardless, the limitations on availability of outside assistance programs act as a constraint to the provision of affordable housing. Further, Truckee’s tourism-based economy and luxury home market, in conjunction with the extreme climate, have led to high construction costs that are difficult to translate to an affordable product.

In 2019, the Town hired a Housing Program Manager to facilitate affordable housing projects, secondary residential unit incentive programs, longer-term rental conversion programs, and serve as a resource to the development community. Additionally, the Town continues to hire a housing consultant to assist in grant writing and monitoring of existing affordable housing projects.

## Regional Housing Needs Assessment

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

The current RHNA prepared by the California Housing and Community Development Department (HCD) allocate housing needs for the period from December 31, 2018 through August 15, 2027. The RHNA identifies 755 units as the Town of Truckee’s share of the region’s housing need for the 2019-2027 planning period.

|                            | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | Total |
|----------------------------|-----------------|------------|-----------------|-----------------------|-------|
| <b>2019-2027 RHNA Need</b> | 187             | 140        | 128             | 300                   | 755   |

With units constructed, units approved, as well as the available sites for residential use in Truckee, the 2019-2027 Housing Element identified that the Town has accommodated its RHNA need; in fact, the Town had an identified surplus that could carry over to future Housing Element. The 2019-2027 Housing Element is available at the following link: <https://www.townoftruckee.com/home/showdocument?id=18568>

Regardless of the identified RHNA surplus, the Town remains committed to the creation of actual affordable housing to serve its community through policy adoption, program creation, and collaboration.

## Non-Residential Projects

In 2019, no new non-residential floor space was completed. Based on the 2025 General Plan and non-residential floor space estimates, the Community Development Department estimates there is approximately 3.4 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

No new non-residential projects were completed in 2019.

### Non Residential Projects Under Construction

In 2019, there were 19 non-residential projects under construction. The total square footage of non-residential projects under construction was 273,149 s.f..

| Project   | Square Footage | Demo       |
|---|----------------|------------|
| <b>Cottonwood Expansion</b>                                   | 1,143          |            |
| <b>Downtown 76</b>  | 1,766          | (1,200.00) |
| <b>Golden Brands (DBI)</b>                                    | 5,360          |            |
| <b>Grocery Outlet</b>   | 16,138         |            |
| <b>Kelly Brothers Paint Building with Amendment</b>           | 4,725          |            |
| <b>Marriott Springhill Suites</b>                             | 68,410         |            |
| <b>Pioneer Commerce Center Building H - Gymnasium</b>         | 22,164         |            |
| <b>Railyard - Artist Lofts</b>                                | 3,855          |            |
| <b>Soaring Ranch - Grocery - Raley's</b>                      | 35,478         |            |
| <b>Soaring Ranch Junior Anchor</b>                            | 12,000         |            |
| <b>Soaring Ranch Shell Building</b>                           | 9,294          |            |
| <b>The Rock Building F</b>                                    | 5,817          |            |
| <b>Town of Truckee Public Service Center - North Building</b> | 18,443         |            |
| <b>Town of Truckee Public Service Center - South Building</b> | 16,735         |            |
| <b>Trout Creek Recreation Center Amendment</b>                | 1,439          |            |
| <b>Truckee Tahoe Lumber Building A</b>                        | 3,877          |            |
| <b>Truckee Tahoe Lumber Building B</b>                        | 11,088         |            |
| <b>Truckee Tahoe Lumber Building C</b>                        | 30,492         |            |
| <b>TSD Vehicle Storage Building</b>                           | 4,925          |            |
| <b>Subtotal</b>   | 273,149        | -          |
| <b>TOTAL</b>  | <b>273,149</b> |            |

#### Cottonwood Restaurant Expansion

|               |              |
|---------------|--------------|
| Location:     | Hilltop Area |
| Project Type: | Commercial   |
| Non-Res       |              |
| Floor Area:   | 1,208 s.f.   |
| 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 re-approved this project in June 2019 and building permits were issued in November 2019.

### Downtown 76 Station

|               |  |
|---------------|--|
| Location:     | Downtown at the corner of Donner Pass Road and Bridge Street |
| Project Type: | Commercial   |
| Non-Res       |  |
| Floor Area:   | 1,766 s.f.<br>(1,200 s.f. 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. The building is substantially complete with minor items required to be finished submitted for final.

### Golden Brands (DBI)

|               |   |
|---------------|---|
| Location:     | Airport area, south side of Soaring Way |
| Project Type: | Industrial                              |
| Non-Res       |   |
| Floor Area:   | 5,360 s.f. (addition)                   |
| Residential:  | None.                                   |

Two new open metal building structures for storage and solar panels were approved in 2018, with building permits issued in the same year.

### Grocery Outlet

|               |   |
|---------------|---|
| Location:     | Gateway area, on the southwest corner of Donner Pass Road and Vista Avenue. |
| Project Type: | Commercial  |
| Non-Res       |   |
| Floor Area:   | 16,138 s.f.   |
| Residential:  | 3 workforce housing units (income-restricted units)                         |

On November 13, 2018, the Town Council approved a new Grocery Outlet with 11,610 s.f. of retail and three workforce housing residential units. The building permit was issued in July 2019, the project received temporary certificate of occupancy in July 2020.

### Kelly Brother Paint Building with Amendment

|               |  |
|---------------|--|
| Location:     | Phase III Pioneer Commerce Center, Pioneer Trail |
| Project Type: | Industrial                                       |
| Non-Res       |  |
| Floor Area:   | Approximately 4,725 s.f.                         |
| Residential:  | Two 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 was issued in 2017. The Kelly Brothers Paint building permit was amended to include this additional floor space in August 2013. The building is substantially complete with minor items required to be finished submitted for final.

### Marriott Springhill Suites – Coburn Crossing Hotel

|               |   |
|---------------|---|
| Location:     | Downtown Study Area, at the intersection of Donner Pass Road and Stockrest Springs Road |
| Project Type: | Residential and Hotel   |
| Non-Res       |   |
| Floor Area:   | 68,410 s.f.   |
| Residential:  | 138 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 apartments received Certificate of Occupancy in early 2020 and the hotel received Temporary Certificate of Occupancy in June 2020 and is anticipated to be final in summer 2020.

### Pioneer Commerce Center Building H - Gymnasium

|               |  |
|---------------|--|
| Location:     | Prosser area, on the north side of Pioneer Trail |
| Project Type: | Commercial - Gymnasium                           |
| Non-Res       |  |
| Floor Area:   | 22,164 s.f. remaining                            |
| Residential:  | 8 restricted moderate-income rental units        |

Pioneer Commerce Center 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. Buildings I, J, K1, K2, K3, and L have been constructed. Building L is under construction and is identified in the "Under Construction" section. Building H was previously approved as a two-story office/light industrial building, but approved in 2017 as a standalone fitness facility. The building permit was issued in November 2019.

### Railyard – Artist Loft Housing

|               |  |
|---------------|--|
| Location:     | Downtown area, balloon track area              |
| Project Type: | Commercial                                     |
| Non-Res       |  |
| Floor Area:   | 3,855 s.f.                                     |
| Residential:  | 77 units                                       |
| Affordable    |  |
| Units:        | 76 units affordable to lower income households |

In 2015, the applicants submitted an application to amend the Master Plan and to construct a 77-unit Artist Loft affordable housing project with 3,855 square feet of retail. The Town Council approved this project in May 2016 and amended the project in August 2018. The building permit was issued in December 2019.

### Soaring Ranch Phase 1 (Planned Community 3)

|               |  |
|---------------|--|
| Location:     | Martis Valley area, at the intersection of Highway 267, Brockway Road, and Soaring Way, in the Joerger Ranch (PC-3) Specific Plan Area |
| Project Type: | Commercial   |
| Non-Res       |  |
| Floor Area:   | 54,704 s.f.  |
| Residential:  | None   |

The Town Council adopted the Joerger Ranch Specific Plan in April 2015. Soaring Ranch Phase 1, which includes a 35,704 s.f. Raley's grocery store and 19,000 s.f. retail space within two buildings (Junior Anchor and Shell Building), was reviewed and approved by the Planning Commission in January 2018, appealed to the Town Council, and approved by the Town Council in March 2018. Building permits for all three buildings in Phase 1 were issued in June 2019. Raley's received its Certificate of Occupancy in July 2020.

### The Rock Building F

|               |  |
|---------------|--|
| Location:     | On Brockway Road, on the north side of The Rock commercial complex |
| Project Type: | Commercial   |
| Non-Res       |  |
| Floor Area:   | 5,817  |
| Residential:  | None   |

The Rock commercial center was approved by the Planning Commission in 2002 with four commercial buildings, two mixed-use buildings, and 22 townhomes. Three amendments were approved to reduce the amount of townhomes from 22 to 19 in 2004, consolidate 13 residential units within Building C and F to Building F and transfer 5,793 s.f. of commercial floor area to Building C in 2007, and modify Building F from a 26,750 s.f. mixed-use building with 13 residential units and 8,865 s.f. of commercial floor area to a 19,339 s.f. brewery with office. The land use entitlements for the only unbuilt building of The Rock, Building F, expired in 2014. In 2018, the Planning Commission approved a Development Permit to construct Building F within The Rock, a 5,395 s.f. commercial building and 624 s.f. café. The building permit was issued in June 2019.

### Town of Truckee Public Service Center – North and South Buildings

|               |   |
|---------------|---|
| Location:     | West of the Stockrest Springs/East Jibboom Street Roundabout, within the Town of Truckee Corporation Yard |
| Project Type: | Institutional   |
| Non-Res       |   |
| Floor Area:   | 36,257 s.f.   |
| Residential:  | None  |

Phases I and II of the Public Service Center were initially approved in 2008 to allow for development of the Town's corporation yard, fueling facility, vehicle washing facility and dormitories for emergency response personnel. Phase II, which included the Town and Truckee-Tahoe Humane Society animal shelter and offices, was constructed in 2010. Phase III was entitled in 2008, but entitlements expired before construction commenced. In November 2018, the Planning Commission approved Phase III of the Town's Public Service Center, which included one 17,521 s.f. Police storage/evident storage and large vehicle storage building and one 18,736 s.f. Facilities maintenance workshop, transit office, and extra-large vehicle storage.

### Trout Creek Recreation Center Amendment

|               |   |
|---------------|---|
| Location:     | Tahoe Donner subdivision, on the southwest side of Northwoods Blvd, across from Muhlebach Way |
| Project Type: | Commercial  |
| Non-Res       |   |
| Floor Area:   | 1,439 s.f. (addition)   |
| Residential:  | None  |

The Planning Commission approved an expansion to the existing indoor fitness facility for Tahoe Donner members in June 2018. The building permit was issued on December 7, 2018.

### Truckee Tahoe Lumber Company

|               |  |
|---------------|--|
| Location:     | Martis Valley area, in the Joerger Ranch (PC-3) Specific Plan area, on the south side of Soaring Way |
| Project Type: | Industrial   |
| Non-Res       |  |
| Floor Area:   | 45,457 s.f.  |
| Residential:  | None   |

In March 2018, the Community Development Director approved a Zoning Clearance to relocate the Truckee Tahoe Lumber Company business from its Downtown location to the Joerger Ranch Specific Plan area. Three buildings, which include a 4,100 s.f. retail/showroom, a 11,000 s.f. enclosed storage structure, and a 29,000 s.f. covered, unenclosed storage structure were approved. The building permit for the retail/showroom was issued in 2018 with the other two buildings issued in 2019.

### Truckee Sanitary District Vehicle Storage Building

|               |   |
|---------------|---|
| Location:     | Airport area, adjacent to the Riverview Sports Park |
| Project Type: | Institutional                                       |
| Non-Res       |   |
| Floor Area:   | 4,925 s.f. (addition)                               |
| Residential:  | None  |

In December 2018, the Planning Commission approved a 4,025 s.f. addition to an existing 9,845 s.f. vehicle storage building for the Truckee Sanitary District. The expansion is intended to provide more covered storage for TSD's vehicles and equipment. The building permit was issued in June 2019.

## Non-Residential Projects Approved

In 2019, there were eight projects with non-residential floor space that had valid land use entitlements, totaling 209,165 s.f.

| <b>Project</b>  | <b>Square Footage</b> |
|---|-----------------------|
| <b>High Altitude Fitness</b>                              | 25,156                |
| <b>Old Trestle Restaurant</b>                             | 2,946                 |
| <b>Pioneer Commerce Center Building K4</b>                | 12,800                |
| <b>Railyard Theater</b>                                   | 12,130                |
| <b>The Village at Gray's Crossing - Commercial</b>        | 17,192                |
| <b>The Village at Gray's Crossing - Conference Center</b> | 4,989                 |
| <b>The Village at Gray's Crossing - Hotel</b>             | 83,371                |
| <b>Waltman</b>  | 18,144                |
| <b>Industrial Way Mixed Use Project</b>                   | 28,336                |
| <b>Pioneer Industrial Park</b>                            | 4,101                 |
| <b>TOTAL</b>  | <b>209,165</b>        |

### High Altitude Fitness Climbing Gym

Location: At the northeast intersection of Donner Pass Road and Northwoods Boulevard, behind the Dickson Realty Building  
 Project Type: Commercial  
 Non-Res  
 Floor Area: 25,156 s.f.  
 Residential: None.

In April 2018, the Planning Commission approved a 27,500 s.f. two-story climbing facility with rope climbing gym, fitness areas for personal training and weights, children's play area and outdoor class room space, locker rooms, laundry facilities, bouldering area, fitness studios, and office space. The applicants submitted for building permits in April 2019 with construction commencing in summer 2020.

### Old Trestle Restaurant

Location: West River Street, adjacent to the old Nevada County corporation yard  
 Project Type: Commercial  
 Non-Res  
 Floor Area: 2,946 s.f. conversion of industrial space to commercial space; demolition of 1,063 s.f. industrial space  
 Residential: None

In May 2019, the Planning Commission approved the Old Trestle Restaurant and Distillery which included a conversion of existing manufacturing use to a commercial restaurant use with outdoor dining and accessory distillery use. The applicants have submitted for building permits in August 2019.

### Pioneer Commerce Center Building K4

Location: Prosser area, on the north side of Pioneer Trail immediately West of Donner Pass Road  
 Project Type: Industrial  
 Non-Res  
 Floor Area: 12,800 s.f. remaining

Pioneer Commerce Center 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. Buildings I, J, K1, K2, K3, and L have been constructed. Buildings H (Gymnasium) and M (apartments) are currently under construction. Building K4, a boat storage building, is the only unbuilt building.

### Railyard Theater

|               |  |
|---------------|--|
| Location:     | Railyard area, southeast of the Church Street roundabout |
| Project Type: | Commercial   |
| Non-Res       |  |
| Floor Area:   | 12,130 s.f.  |
| Residential:  | None   |

In March 2019, the Planning Commission approved a 12,130 s.f. three-screen movie theater and performing arts theater in the Truckee Railyard Master Plan area. No building permits have been submitted for this project as of the writing of this report.

### The Village at Gray's Crossing

|               |  |
|---------------|--|
| Location:     | Prosser area, on the east side of Highway 89 north, south of Prosser Dam Road  |
| Project Type: | Mixed Residential, Commercial, and Lodging   |
| Non-Res       |  |
| Floor Area:   | 83,371 s.f. 129-unit hotel with 4,989 s.f. conference center and 17,192 s.f. of commercial space   |
| Residential:  | 24 townhomes, 21 residential units above commercial spaces, and one fourplex; nine residential units income-restricted to moderate income households |

In August 2019, the Planning Commission approved the Village at Gray's Crossing which includes commercial space, 129-unit hotel with conference center, 24 high-end townhomes, 21 lofts above commercial spaces, and one fourplex. The original application included a gas station, convenience store, and car wash, but these components of the project were removed from the project description by the applicants at the Planning Commission hearing. Building permits for all of the components except for the hotel and conference center were submitted in December 2019 and are under review by the Town of Truckee.

### Waltman Use Permit

|               |  |
|---------------|--|
| Location:     | Tahoe Donner area, on the west side of Panamint Place off of Teton Way |
| Project Type: | Industrial   |
| Non-Res       |  |
| Floor Area:   | 18,144 s.f.  |
| 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 two-year Time Extension was approved by Planning Commission in May 2016 and a four-year Time Extension was approved in August 2018.

### Industrial Way Mixed Use Building

|               |                         |
|---------------|-------------------------|
| Location:     | Pioneer Commerce Center |
| Project Type: | Industrial              |
| Non-Res       |                         |
| Floor Area:   | 28,336 s.f.             |
| Residential:  | 9 units                 |

Two industrial shell buildings with a total of 28,336 square feet of general manufacturing space and a residential apartment building with a total of nine multifamily residential units. All units are proposed to be one bedroom units (953 sq. ft.). One of the units is proposed to be an inclusionary housing unit and two units are proposed to satisfy the project's workforce housing requirements. The Planning Commission approved this project in May 2020.

### Pioneer Industrial Park

|               |                                      |
|---------------|--------------------------------------|
| Location:     | Pioneer Commerce Center – Trails End |
| Project Type: | Industrial                           |
| Non-Res       |                                      |
| Floor Area:   | 4,101 s.f.                           |
| Residential:  | 2 units                              |

A 4,101 industrial project within two buildings with two residential units, located at the southwest end of Trails End. The Planning Commission approved this project in June 2020.

## Non-Residential Projects Under Consideration

There are six major non-residential projects under consideration by the Planning Division that may be reviewed in 2019.

- Hotel Avery: A 32,402 s.f. 20-room hotel, nine condo/hotels, one manager’s units, and a 2,327 s.f. restaurant with outdoor dining on the Truckee River (northwest corner of Brockway Road and South River Street). The applicants are currently reviewing the program and making changes to the project.
- Jibboom Street Residential Project: A four-building 83-unit multi-family residential project (34 for-sale units and 49 rental apartments) with 500 s.f. of commercial space. The project scope is under review by the applicant team.
- Railyard Market Square – Station Building: A 50,000 s.f. mixed use commercial building with one 20,000 s.f. tenant and two 360 s.f. retail containers, located on the west side of the area within the balloon track of the Railyard Master Plan area.
- Railyard Market Square – Market Building: A 35,000 s.f. mixed-use building with a 20,000 s.f. grocery store tenant and outdoor plaza, located on the east side of the area within the balloon track of the Railyard Master Plan area.
- Soaring Ranch Phase 2: Four buildings with 31,523 s.f. of commercial space with 69 residential units located on the south side of Soaring Way to the west of the Raley’s that is currently under construction.
- Truckee-Tahoe Lumber Company Redevelopment: Demolition of the existng 5,570 s.f. Truckee-Tahoe Lumber Company office and retail location, and redevelopment of the existing North and west Sheds, including adding a second floor to the North Shed, and an 18,000 s.f. plaza area. The proposed square footage is 21,432 of mixed-use non-residential space, including retail, office, and restaurant.

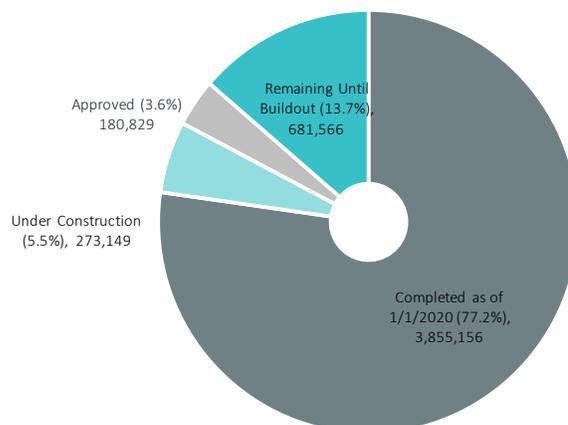
## Non-Residential Buildout

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 s.f. of floor space. The Town is currently at 77.2% of non-residential buildout. Upon completion of all non-residential floor space under construction or approved, the Town will be at 86.3% of non-residential buildout.

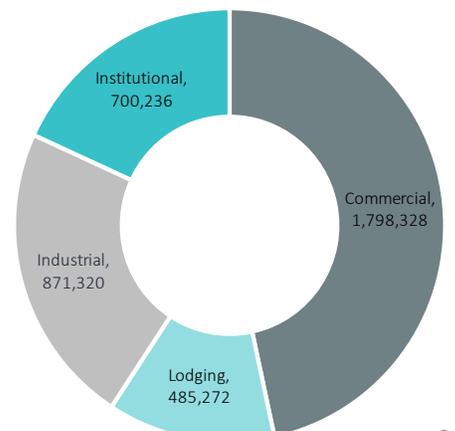
As part of the AB 1600 Traffic Impact Fee Program, the Engineering Division has adjusted the anticipated buildout of the Town based on the projects that have been approved. The AB1600 estimates that there will be approximately 4,931,013 s.f. at buildout, which is 59,687 s.f. less than anticipated in the General Plan (1.2% less). The Town is currently at approximately 78.2% of the AB1600 buildout assumption. Upon completion of all units under construction and approved, the Town would be at 87.4% 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.

Non-residential Buildout



Non-residential Floor Area (s.f.)



## 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. Additionally, the Town has initiated work on land use assessments for multiple sites within Truckee to determine feasibility of additional density. The Town has also hired a consultant to begin work on a land use plan for the Donner Pass Road Corridor, the town's primary multi-modal transportation corridor. Additionally, with the 2019-2027 Housing Element update, housing programs have been updated to address current community needs.

The Town is in the process of a General Plan update process, which was initiated in February 2018. More information on the process and how to participate can be found at [www.Truckee2040.com](http://www.Truckee2040.com). The Town has completed an existing conditions report and is in the process of reviewing land use alternatives and reviewing and revising draft General Plan goals and policies. Adoption of the 2040 General Plan is currently slated for the end of 2021.

The list below describes actions and activities the Town worked on in 2019 and is continuing to work on. Associated General Plan elements are identified as part of the description of each item.

### Housing Element

*Associated General Plan Element: Housing Element*

The Town Council adopted the 2019-2027 Housing Element in August 2019. The intent of the Housing Element is to ensure that the housing needs of all economic segments of the community can adequately be met. The goals and policies of the Housing Element are established to guide the development, rehabilitation, and preservation of a balanced inventory of housing to meet the needs of present and future residents of the Town. Policies and programs that have been incorporated include revisions to the Development Code to comply with State law, analyzing additional sites beyond State requirements to accommodate housing for the community, consistent review of Development Code requirements, supporting partnerships, create ongoing funding sources. More information about Housing Element compliance can be found in the Housing Element Implementation table (Page 26).

### Development Code Amendments

*Associated General Plan Elements: Land Use | Housing Element | Conservation and Open Space*

The Development Code updates are completed annually to implement General Plan policies, community goals, State law and, address current trends. Updates in 2019 included amendments to the secondary residential unit, density bonus, and solid waste/recyclables ordinances for compliance with State law, updates to definitions, and Housing Element-initiated changes.

### Green Building Program

*Associated General Plan Elements: Conservation and Open Space*

The Town continued efforts to promote green building in 2019 through enforcement of the 2016 California Green Building Standards Code and the 2016 California Energy Code. In preparation for the 2019 triennial code update, the Building Division conducted a Building Energy Efficiency Standards workshop, printed brochures, and made resources available on its website. Our online permit application and digital plan submittal program has been highly successful and widely utilized, saving paper and vehicle trips. As part of the Climate Action Plan development, strategies to increase the efficiency of existing and new residential and commercial buildings will be considered.

### Historic Preservation Program Implementation

*Associated General Plan Element: Land Use | Community Character*

The Town continued efforts to promote historic preservation in 2019 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 33 properties have been enrolled in the Mills Act program since its inception in 2004.

## Streetscape Improvements

*Associated General Plan Element: Circulation Element | Economic Development | Community Character*

### *Envision DPR*

Construction of 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 2019. The segment of Donner Pass Road between Richards Boulevard and State Route 89 South is considered the Western Segment. The first phases of construction for this phase are now complete, which included undergrounding of the utilities in 2018, with new sidewalks, crosswalks, bike lane enhancements, pedestrian refuge islands, and landscaping constructed in 2019. Intersection improvements are currently being analyzed and considered at the Donner Pass Road/Northwoods Boulevard intersection.

### *Railyard*

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 were constructed in 2019, which included an extension of sidewalk, parking, and streetscape improvements into the balloon track.

### *West River Street*

The Town is working on design of the West River Streetscape Project which will include sidewalks, curbs, gutters, crosswalks, ADA accessibility, landscaping, lighting, utility undergrounding, storm drainage improvements, and parking improvements. The project extends from the Bridge Street intersection to approximately 1700 feet to the west.

### *Coldstream Road*

The Town is working on the design of a single-lane roundabout at the intersection of I-80, Donner Pass Road and Coldstream Road. Prior to the construction of the roundabout project, the Town is replacing the aging corrugated metal pipe culvert under Coldstream Road with a natural bottom concrete arch culvert, which will increase flood capacity, reduce erosion, and improve fish passage. The proposed structure will accommodate the future roundabout project as well as an extension of the Legacy Trail and sidewalk across Donner Creek. Burdick Excavating will be constructing the culvert replacement project in 2020 and the roundabout project is presently scheduled for construction in 2021.

### *Stockrest Springs Roundabout*

In 2019, the Town started and substantially completed construction of the Stockrest Spring Road Roundabout, which is a single lane roundabout at the intersection of Truckee Way, Stockrest Springs Road, and East Jibboom Street. Work included 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.

In 2020, the Town plans to construct a transit shelter in the southwest quadrant of the roundabout location.

## Air Quality Management Plan

*Associated General Plan Element: Conservation and Open Space*

The Town continues to review projects against the Air Quality Management Plan requirements, including implementation of PM10 emission offsets and incorporation dust suppression plans. As part of the Climate Action Plan development, staff is completing a climate vulnerability assessment and adaptation plan that directly addresses poor air quality as a vulnerability for the Town. Staff anticipates exploring the update of the Air Quality Management Plan as part of the CAP implementation program following the CAP's adoption.

## Public Improvement and Engineering Standards (PIES)

*Associated General Plan Element: Circulation Element | Community Character*

Engineering staff continued to work on updating the PIES through 2019 and are expecting a full update to the standards by the end of 2020.

## River Revitalization Strategy Implementation

*Associated General Plan Element: Land Use | Circulation | Conservation and Open Space | Economic Development*

### *Old Corporation Yard (West River Site)*

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

*Associated General Plan Element: Circulation | Community Character | Conservation and Open Space*

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.

## Reimagine Bridge Street

*Associated General Plan Element: Circulation | Community Character*

The Town is working on design of intersection improvements at the Bridge Street and Donner Pass Road and East/West River intersections. The feasibility study and 30 percent design is completed. Through an extensive public outreach process, traffic signals were the selected improvements at these intersections. Construction for this project is anticipated to start in 2022.

## Vehicle Miles Traveled (VMT)

*Associated General Plan Element: Circulation*

On September 27, 2013, Governor Jerry Brown signed Senate Bill (SB) 743 into law which stated criteria for determining the significance of transportation impacts must "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." To that end, the State CEQA Guidelines identify vehicle miles traveled (VMT) as the preferred CEQA transportation metric. VMT is a metric that accounts for the number of vehicle trips generated and the length or distance of those trips. In 2019 and 2020, the Town worked with the Nevada County Transportation Commission to develop thresholds of significance. Adoption of those thresholds is expected in June 2020.

## Church Street Extension/Trout Creek Restoration

*Associated General Plan Element: Conservation of Open Space | Circulation*

Planning, design, and construction of the Town's portion of the extension of Church Street from the balloon track in the Railyard development to Glenshire Drive. Project includes restoration of a portion of Trout Creek, a bridge over Trout Creek and a roundabout at the Glenshire Drive/Church Street Extension intersection. Design will be completed in 2020/2021 and construction will occur in the Summer 2021.

## Downtown Specific Plan Update

*Associated General Plan Element: Land Use | Community Character*

The Town Council directed staff to explore the option to incorporate the goals, policies, and programs of the Downtown Specific Plan into the General Plan update. The Town held two virtual workshops in May and July 2020 to survey the community on the key opportunity sites in the Downtown and land use alternatives.

## Housing and Development Annual Report

*Associated General Plan Element: Housing Element*

The Town continues to submit the Housing Element Annual Report to provide the State with information on the progress of housing development within Truckee.

## Economic Development Program

*Associated General Plan Element: Economic Development*

The Town provides an economic development program to increase the Truckee job and tax base, create and retain sustainable and livable wage jobs, diversify the local economy, and promote Truckee as a great place to live, work, or visit. Economic development projects included funding streetscape improvements, supporting a Tourism Based Improvement District, and funding the Truckee California Welcome Center. New initiatives include managing the Town's new Public Art program and the Truckee's Cultural District program.

## New Business Tool

*Associated General Plan Element: Economic Development*

The Town has continued to offer new business start-up tools on the Town website. OpenCounter helps familiarize current business owners and those interested in a business startup with the Town's zoning, requirements, fees, and processing time for their planned use and location. In 2019, 169 users took advantage of this tool to begin understanding the Town's zoning, fees, or requirements for a project, saving time for both businesses and Town staff.

## Public Art

*Associated General Plan Element: Community Character | Economic Development*

The Town's first Public Art Master Plan was adopted by Town Council in July 2019. As a first step in implementing the plan, staff solicited applicants and held interviews for a 7 person advisory body to begin developing a public art program, and Town Council appointed those members in February 2020. Over the coming year the advisory body will be tasked with inventorying potential public art location, and developing processes and criteria for soliciting public art projects in Truckee.

## Truckee Library and the Multiple Site Planning Study

*Associated General Plan Element: Land Use*

In 2018-19 the Town worked with Truckee Donner Recreation and Parks District and Truckee-Tahoe Airport District to complete the Truckee Public Agency Multiple Site Planning Study. This study, considered the feasibility of relocating public uses on several parcels owned by public agencies in Truckee, including moving the TDRPD Corporation Yard from Truckee River Regional Park to the Town's Riverview Corporation Yard property in order to accommodate a new, expanded library in Regional Park.

In September 2019 Town Council and the TDRPD Board of Directors approved a term sheet for a future lease of the Riverview property in exchange for TDRPD designating a library site within Regional Park. Nevada County and the Friends of the Truckee Library are taking steps to develop renderings and cost estimates for a new Truckee branch of the Nevada County Community Library, and the Town continues to support these efforts.

## Housing Element Implementation

The following matrix provides a status update on the implementation of the 2019-2027 Housing Element programs.

| Program              | Description  | Timeline  | Status  |
|----------------------|--|---|---|
| <b>Program H-1.1</b> | The Town shall modify the Development Code to allow residential use on the following sites by-right for housing in which at least 20 percent of the units are affordable to lower-income households: <ul style="list-style-type: none"> <li>• Arnold DMU (APN 019-300-041);</li> <li>• Arnold DRH (APN 019-300-042);</li> <li>• Winter Creek Multi-Family (APN 019-820-001);</li> <li>• Joerger Ranch Parcel 4 (APN 019-620-002); and</li> <li>• Upper McIver (APN 019-460-042).</li> </ul> The Town may revisit one or several of these sites during the General Plan update or other process. If any modifications are made, the Town recognizes the need to replace the site density and unit count with a by-right site with adequate minimum density. (Source: New Program)   | 8/15/2022   | Ongoing   |
| <b>Program H-1.2</b> | Annually evaluate the inventory of available sites and take appropriate action to ensure ongoing supply of available sites at appropriate densities to meet projected housing growth needs through the planning period. (Source: 2014 Housing Element, Program H-1.1.2, modified)  | Annual monitoring (Annual Report)   | Ongoing   |
| <b>Program H-1.3</b> | Analyze rezoning additional land for workforce or affordable housing beyond the Regional Housing Needs Allocation requirements prior to the adoption of the 2040 General Plan, including the following possible candidate sites: <ul style="list-style-type: none"> <li>• The Residences at Jibboom (APNs 019-102-011, -012, -013, -014, -015, and -017);</li> <li>• Truckee Tahoe Lumber (APN 019-030-051);</li> <li>• Gateway Site (APN 018-570-063);</li> <li>• Gray's Crossing (APNs 019-770-002, 043-010-007, and 043-010-005);</li> <li>• Joerger Ranch Phase III (APN 019-620-060);</li> <li>• High Altitude Fitness Gym (APN 018-580-052);</li> <li>• RPL Properties (APN 018-800-015); and</li> <li>• Town Riverview Corporation Yard (APN 019-440-079).</li> </ul> (Source: New Program)<br>Based on analysis, the Town will complete rezoning of some or all of the above-mentioned sites, as deemed appropriate. | Analyze the sites by December 2020. Rezone appropriate sites by January 2022, or sooner, if possible.   | SB-2 funding was received and will be directed toward this effort. An RFP will be released in early 2020 to obtain a consultant to help with the process of reviewing sites, determining feasibility, and presenting options to the Town Council. A consultant was selected in June 2020. |
| <b>Program H-1.4</b> | Identify homeowner associations that prohibit or restrict second units. Work to expand opportunities for second units by presenting the community and neighborhood benefits of second units to homeowner associations whose Covenants, Conditions, and Restrictions (CC&Rs) prohibit such uses, and ask that the prohibition be considered for removal. Advocate at the State level for prohibition of existing CC&R secondary residential unit restrictions. Explore partnership opportunities with Tahoe-Truckee Sanitation Agency and Truckee Sanitary District to expand sewer service in neighborhoods where current septic systems limit the potential for second units. Actively pursue Lahontan Regional Water Quality Control Board's secondary residential unit requirements for parcels less than three acres on septic system. (Source: 2014 Housing Element, Program H-1.2.2, modified)                         | Meet with homeowners associations by November 2020, work with the Town's legislative advocate by March 2020, and continue ongoing discussions with the Tahoe-Truckee Sanitation Agency and Truckee Sanitary District. | AB 68, which prohibits HOA's outright prohibition of secondary residential units, went into effect January 1, 2020. The Town is working with the HOAs and informing them of the State's regulations.  |
| <b>Program H-1.5</b> | Promote the development of secondary residential units throughout the town by preparing and distributing an informational brochure on the permitting procedures and other requirements for building second dwelling units. (Source: New Program)   | Prepare informational brochure by September 2021.   | Fact sheets identifying the rules and regulations for ADUs have been created and posted on the Town's website. An ADU pilot program was presented to the Town Council on 2/25/2020.   |

| Program               | Description   | Timeline   | Status  |
|-----------------------|---|--|---|
| <b>Program H-1.6</b>  | In partnership with regional housing entities, explore a secondary residential unit pilot program which would incentivize and streamline secondary residential units in exchange for deed restrictions. (Source: New Program)   | Launch the pilot program by December 2020.   | An ADU pilot program was presented to the Town Council on 2/25/2020. The pilot program could include a consultant to help navigate the process from permitting to construction, a marketing and information campaign, and potential deed restrictions.  |
| <b>Program H-1.7</b>  | Review and revise the Secondary Residential Unit Ordinance to be in compliance with State Law. Revisions will include reducing parking requirements to one space per secondary residential unit. (Source: New Program)  | Review and revise the Secondary Residential Unit Ordinance for compliance with State law by December 31, 2019. | An Urgency Ordinance was adopted by the Town Council on 12/11/2019 to ensure compliance with State law.   |
| <b>Program H-1.8</b>  | Review and revise Secondary Residential Unit Ordinance to encourage and reduce barriers to construction of secondary residential units. (Source: New Program)   | Review as part of the 2040 General Plan update.  | Ongoing   |
| <b>Program H-1.9</b>  | Develop objective design standards for multi-family residential projects and continue public outreach on creation and implementation of these standards. (Source: New Program)  | With completion of the General Plan update (2022)  | Ongoing   |
| <b>Program H-1.10</b> | Explore the creation of a multi-unit zoning overlay for existing single-family parcels potentially in combination with deed restrictions. (Source: New Program)   | Explore by July 2022.  | Ongoing   |
| <b>Program H-2.1</b>  | Assess housing needs in conjunction with the Town's Annual Report to the Department of Housing and Community Development. The Town will evaluate available resources including funding and assess and consider specific actions to address priority needs and activities for the upcoming year. (Source: 2014 Housing Element, Program H-1.4.1)                 | Annually   | Ongoing   |
| <b>Program H-2.2</b>  | Monitor and pursue outside grants and other State and federal funds (including SB2 2017) for housing and housing-related activities. Partner with outside organizations, including Nevada County, to pursue and administer housing programs as appropriate. (Source: 2014 Housing Element, Program H-5.1.1)   | Evaluate and pursue funding opportunities on an annual basis.  | SB-2 funding was received. The Town anticipates using these funds to help determine feasibility of potential rezones for housing.   |
| <b>Program H-2.3</b>  | Support nonprofit entities and collaborate with for-profit developers in their efforts to make housing more affordable, through activities including supporting grant applications, in-kind technical assistance, subsidies, and assisting in identifying sites for affordable housing. (Source: 2014 Housing Element, Program H-5.1.2)                         | Ongoing, project-based   | Ongoing, project based. The Town partnered in 2018 on an affordable housing project that obtained tax credit financing for 76 extremely-low, very-low, and low income households. The project broke ground in 2019. The Town is partnering with a developer to build affordable housing for 50%-80% AMI on Town-owned land. This is anticipated to be reviewed by the Planning Commission in February 2020. Both of these projects required staff support in the grant application process. |
| <b>Program H-2.4</b>  | Cooperate with Regional Housing Authorities of Nevada and Sutter Counties to provide rental assistance through the Section 8 Voucher Program. Refer inquires related to the Section 8 program to the Housing Authority. Encourage property owners to accept Section 8 vouchers for rental assistance. (Source: 2014 Housing Element, Program H-5.1.3)           | Ongoing  | An affordable housing project that anticipates accepting Section 8 Vouchers broke ground in 2019.   |
| <b>Program H-2.5</b>  | Review annually the effectiveness of the Inclusionary Housing Ordinance and bonuses, concessions, and incentives and implement revisions as appropriate. Consider expanding the Inclusionary Housing Ordinance to include requirements for achievable housing (i.e., 80% to 195% Area Median Income). (Source: 2014 Housing Element, Program H-1.2.3, modified) | Consider achievable housing by August 2020. Annual monitoring  | Ongoing   |

| Program               | Description   | Timeline   | Status  |
|-----------------------|---|--|---|
| <b>Program H-2.6</b>  | Review annually the effectiveness of the Workforce Housing Ordinance and bonuses, concessions, and incentives; investigate alternative methods to provide Workforce Housing, including an affordable housing credit bank; and implement revisions as found appropriate. Consider expanding the Workforce Housing Ordinance to include requirements for achievable housing (i.e., 80% to 195% Area Median Income). (Source: 2014 Housing Element, Program H-1.2.4)   | Annual monitoring  | Ongoing   |
| <b>Program H-2.7</b>  | Review and revise the Density Bonus Ordinance to be in compliance with State Law. Revisions will include bonuses for commercial projects that partner with affordable housing developers and noticing requirements to applicants. Review the Workforce Housing Ordinance and Inclusionary Housing Ordinance in conjunction with the update to the density bonus ordinance to ensure consistency with the State density bonus law. (Source: New Program)   | Review and revise the Density Bonus Program by May 2020. Review and revise the Workforce Housing and Inclusionary Housing Ordinances, if necessary, by May 2020. | Amendments to the Density Bonus ordinance to bring it into compliance with State law has been reviewed by the Planning Commission and Town Council. The updated ordinance went into effect in March 2020.   |
| <b>Program H-2.8</b>  | Work with regional partners and nonprofits to support First-Time Homebuyers down payment assistance loans and programs. (Source: 2014 Housing Element, Program H-5.1.4, modified)   | Annually   | The Town Council has directed staff to look into a downpayment assistance program.  |
| <b>Program H-2.9</b>  | Analyze the feasibility of additional funding sources, including, but not limited to, a transient occupancy tax and/or parcel tax, to promote and assist in the development and rehabilitation of affordable housing within Truckee. (Source: 2014 Housing Element, Program H-5.1.5, modified)  | Assess feasibility of additional funding sources by November 2020.   | Hired consultant; stakeholder meetings for revenue measure completed with recommendation to Council in 2020. The ballot measure is anticipated to be on the November ballot.  |
| <b>Program H-2.10</b> | Work collaboratively with local regional housing entities and homeowners associations to examine potential methods to incentivize conversion of second homes or short-term rentals to long-term rentals. Explore short-term rental regulations. (Source: New Program)   | Assess feasibility by June 2021. Explore short-term rental regulations by December 2020.   | Ongoing   |
| <b>Program H-2.11</b> | Working in collaboration with local regional housing entities, coordinate with public agencies to identify opportunities for affordable housing on publicly-owned lands in Truckee. Provide information to these agencies regarding the affordable housing need and the social, economic, and environmental benefits of housing the workforce close to the work place. Annually monitor publicly owned lands and review all Town-owned property for feasibility to construct housing. (Source: 2014 Housing Element, Program H-5.1.7, modified) | Provide information to special districts by January 2021. As part of the annual report, review Town-owned property.  | Ongoing   |
| <b>Program H-2.12</b> | The Town will encourage development of housing for extremely low income households through a variety of activities, such as targeted outreach to for-profit and nonprofit housing developers, providing financial or in-kind technical assistance, fee deferrals, land-write downs, expedited/priority processing, identifying grant and funding opportunities, and/or offering additional incentives to supplement the density bonus provision in state law. (Source: 2014 Housing Element, Program H-1.2.5)                                   | Annual monitoring  | The Town partnered in 2018 on an affordable housing project that obtained tax credit financing for 76 extremely-low, very-low, and low income households. The project broke ground in 2019. The Townpartnered with a developer to build affordable housing for 50%-80% AMI on Town-owned land. The Planning Commission approved this project in February 2020, and grading has commenced. |
| <b>Program H-2.13</b> | Explore a deed restriction purchase program to incentivize homeowners to deed restrict their property for-rent or for-sale to help reach the goal of maintaining and sustaining homes for primary residents of Truckee. (Source: New Program)   | Explore program by December 2020.  | Ongoing   |
| <b>Program H-2.14</b> | Annually review the Town's Capital Improvement Project (CIP) and operating budget for opportunities to support the creation of affordable housing. (Source: New Program)  | Annually as part of the Town's CIP and operating budget review and adoption.   | Annually  |

| Program              | Description   | Timeline                 | Status  |
|----------------------|---|--------------------------|---|
| <b>Program H-3.1</b> | Ensure accessibility of housing for persons with special needs through Building Department workshops to help educate property managers, contractors, and local professionals about ADA requirements. (Source: 2014 Housing Element, Program H-1.3.2)  | Workshops held quarterly | Ongoing   |
| <b>Program H-3.2</b> | Review and revise the Development Code to encourage and remove barriers to the creation of senior housing. (Source: New Program)  | 12/31/2022               | Ongoing   |
| <b>Program H-3.2</b> | The Town shall continue to provide individuals with disabilities reasonable accommodation through flexibility in the application of land use and zoning regulations to ensure persons with disabilities have equal access to housing. (Source: New Program)   | Ongoing                  | Ongoing   |
| <b>Program H-3.3</b> | The Town shall amend the Development Code to allow transitional and supportive housing in all zones allowing residential uses, subject only to the requirements and restrictions that apply to other residential uses of the same type in the same zone. Additionally, the Town shall amend the Development Code to allow supportive housing as a by-right permitted use in all zones allowing multi-family housing and mixed-use development, provided the supportive housing development complies with specific requirements per Government Code Article 11, Section 65651. (Source: New Program) | 12/31/2019               | Amendments to the Development Code for transitional and supportive housing has been reviewed by the Planning Commission and Town Council. The updated ordinance went into effect in March 2020. |
| <b>Program H-3.4</b> | The Town shall amend the Development Code to comply with the Employee Housing Act, which requires: 1) employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other single family dwellings of the same type in the same zone; and 2) farmworker housing of up to 12 units or 36 beds in group quarters to be considered an agricultural use and permitted in any zone that permits agricultural uses. (Source: New Program)   | 12/31/2019               | Amendments to the Development Code for employee housing housing has been reviewed by the Planning Commission and Town Council. The updated ordinance went into effect in March 2020.            |
| <b>Program H-3.5</b> | The Town shall amend the Development Code to allow manufactured homes in all zones allowing single-family residential dwellings with the same development standards to which single-family residential dwellings on the same lot would be subject, in compliance with Government Code Article 2, Section 65852.3. (Source: New Program)   | 12/31/2019               | Amendments to the Development Code for manufactured housing has been reviewed by the Planning Commission and Town Council. The updated ordinance went into effect in March 2020.                |
| <b>Program H-4.1</b> | Continue to promote programs that provide loans to homeowners to assist in rehabilitating existing homes, including the Owner-Occupied Housing Rehabilitation Program which provides loans to income eligible homeowners to make rehabilitation repairs to their homes. Information on the Owner-Occupied Housing Rehabilitation Program and other rehabilitation loan or grant programs developed in the future will be provided on the Town's website, at Town Hall and directly to homeowners as part of code enforcement activities. (Source: 2014 Housing Element, Program H-2.1.1)            | Annually                 | Ongoing   |
| <b>Program H-4.2</b> | Continue to maintain an inventory and annually monitor affordable, income-restricted housing units, including both rental and ownership units, in the Town. There are no housing units at-risk of converting to market-rate during the current planning period. However, the Town will annually update its inventory, including current contact information, for future use. (Source: 2014 Housing Element, Program H-2.1.2)  | Annually                 | Ongoing   |

| Program              | Description   | Timeline  | Status                  |
|----------------------|---|---|-------------------------|
| <b>Program H-4.3</b> | <p>Develop a program to improve Truckee’s existing mobile home parks. Facilitate outreach to mobile home park owners, mobile home and RV park residents, and other community members to explore conditions within Truckee’s mobile home parks and develop an action plan, as staff availability and funding allow, to address identified problems.</p> <p>The program might include strategies such as:</p> <ul style="list-style-type: none"> <li>• Develop a low-cost loan program, targeted to mobile-home, RV and mobile home park owners, to rehabilitate units and improve the conditions within the parks.</li> <li>• Provide technical assistance to mobile home owners and renters, and mobile home park and RV owners in seeking grants and/subsidies for improvements.</li> <li>• Implement landscaping and streetscape improvements by the Town in the vicinity of mobile home parks.</li> <li>• Coordinate with utilities providers to resolve existing or future infrastructure deficiencies at mobile home parks. (Source: 2014 Housing Element, Program H-2.1.5)</li> </ul> | Review as part of the 2040 General Plan update.   | Ongoing                 |
| <b>Program H-4.4</b> | <p>Explore preservation options for mobile home parks such as:</p> <ul style="list-style-type: none"> <li>• The creation of a mobile home park zoning district</li> <li>• Rent stabilization</li> <li>• Non-profit purchase/ownership</li> <li>• Requirements for relocation assistance</li> <li>• Other methods to mitigate displacement (Source: New Program)</li> </ul>  | Legal brief on rent stabilization by December 2020; Review as part of the 2040 General Plan update. | Ongoing                 |
| <b>Program H-5.1</b> | <p>Continue efforts to streamline the development review process and eliminate any unnecessary delays in the processing of development applications. To streamline development review, the Development Code establishes the Zoning Administrator as the review and approval body for historic variances, minor residential use permits (ten or less units), variances, site plans, certificates of compliance and tentative maps for two to four parcels. To reduce or eliminate potential constraints associated with holding costs, continue to give priority to processing of applications for affordable housing projects. The priority will extend to building inspections during the construction process. Annually review the development review process and priority processing given to affordable housing projects to ensure that affordable housing priority processing does not have an adverse effect on the processing of other development applications. (Source: 2014 Housing Element, Program H-3.1.1)</p>   | Ongoing, project-based  | Ongoing, project-based. |
| <b>Program H-5.2</b> | <p>When feasible, allow fee deferrals or consider providing alternative funding assistance for projects which provide housing committed to lower or moderate income households. The fees that may be deferred or provided assistance include planning application fees, building permit fees, Town traffic impact fees, and/or facility impact fees. Continue to work cooperatively with local fee charging partners to review and/or defer fees. (Source: 2014 Housing Element, Program H-3.1.2, modified)</p>   | Ongoing, project-based  | Ongoing, project-based  |
| <b>Program H-5.3</b> | <p>The Town will study the feasibility of continuing to reduce parking requirements in high-density residential zones where available public transportation and nearby goods and services exist and consider codifying procedures for allowing flexibility for parking through parking studies from the Town’s on-call traffic and parking consultant. Based on its findings, the Town will revise the Development Code as appropriate. (Source: 2014 Housing Element, Program H-3.1.3, modified)</p>   | Investigate reduced parking by December 2023. Ongoing   | Ongoing                 |

| Program              | Description   | Timeline   | Status  |
|----------------------|---|--|---|
| <b>Program H-5.4</b> | Investigate, engage in, and collaborate with a long-term regional housing entity that would create housing programs, communicate among regional jurisdictions, manage affordability compliance, and help monitor and enforce housing programs. (Source: New Program)  | Investigate a regional housing entity by August 2021.                            | Ongoing.  |
| <b>Program H-5.5</b> | Hire a full-time Housing Coordinator position to facilitate the creation of new affordable and workforce housing opportunities in Truckee. (Source: New Program)  | Hire a Housing Coordinator by December 2019.                                     | A Housing Program Manager was hired and began work in January 2020. |
| <b>Program H-6.1</b> | Continue coordinating with other providers of public facilities and services in the review of residential development projects to ensure services and facilities will be available, consistent with the providers' level of service standards. Standards for services availability and timing are provided in the Land Use Element. (Source: 2014 Housing Element, Program H-4.2.3)   | Ongoing, project-based   | Ongoing, project-based  |
| <b>Program H-6.2</b> | Review land use and zoning to find opportunities to incentivize residential sites that are compatible with surrounding uses and to locate medium and high density housing near jobs, schools, transit, and other services to encourage quality of life benefits. (Source: New Program)  | Review as part of the 2040 General Plan update.                                  | Ongoing   |
| <b>Program H-6.3</b> | Explore incentives and/or regulatory approaches to further the Town's goals for renewable energy and greenhouse gas reductions in housing policies, programs, and projects. (Source: New Program)   | Ongoing  | Ongoing   |
| <b>Program H-7.1</b> | Review the Development Code on an annual basis to ensure that no provisions within the Development Code discriminate against any residential development or emergency shelter because of race, religion, sex, gender, gender identity, gender expression, genetic information, color, ancestry, sexual orientation, citizenship, primary language, immigration status, national origin, marital status, familial status, medical condition, disability, or source of income of its owners or intended occupants. Revise the Development Code as necessary to remove discriminatory provisions and to be consistent with State and federal laws. (Source: 2014 Housing Element, Program H-6.1.1, modified) | Annual review  | Ongoing   |
| <b>Program H-7.2</b> | Identify an entity responsible for providing fair housing services for the Town of Truckee. Services may include community education, individual counseling, mediation and landlord/tenant counseling. Refer fair housing inquiries to the designated agency or organization. Provide information on fair housing laws and regulations through the Town's local public facilities. This includes postings of fair housing law on the Town's website, at Town Hall, at the local post offices and library. (Source: 2014 Housing Element, Program H-6.1.2, modified)   | Identify entity by August 2022. Provide information on website by February 2023. | Ongoing   |



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