

2022

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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 decision-makers, 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 as major residential and non-residential projects that were completed, under construction, or approved in 2022. Additionally, the report gives an update on the progress toward implementation of the General Plan, including efforts to support affordable housing, expand resource conservation and sustainability initiatives, conserve open space, enhance multi-modal transportation, ensure disaster preparedness, preserve Truckee’s historic resources, and celebrate Truckee’s unique sense of place.

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

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, 2023, the DoF estimated a 1.5% housing increase in 2021 and a 0.38% increase in 2022.

The DoF estimates a 50.6% vacancy rate and 2.53 persons per household in 2022. 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, 62 single-family residential homes, 8 multi-family units, and 10 accessory dwelling units (ADUs) were completed between January 1, 2022 and December 31, 2022, a 1.55% increase in the housing stock.

The Town saw a decrease in the number of building permit application submittals for non-residential projects in 2022. ten new non-residential projects were under construction and one non-residential project completed construction in 2022.

Specific Plan/Master Plan Area Buildout

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 square feet of commercial, was approved in May 2016 and land use entitlements were extended in August 2018. The Artist Lofts is now completed and units are now available to residents. The previously approved Truckee Art Haus Railyard theater, approved in 2019, lost entitlements in March of 2021.

The Coldstream Specific Plan was approved in September 2014. A Final Map for 31 single-family residential units was approved in 2020 with 23 single-family residential units constructed to date. Some of the infrastructure for the Specific Plan area has also been installed, including a new roundabout and culvert at Coldstream Road and Donner Pass Road and a new transit shelter. Additionally, a 48-unit affordable housing complex was constructed with a Certificate of Occupancy being issued in 2021.

Within the Gray’s Crossing Specific Plan Area, the Village at Gray’s Crossing project, which includes 17,192 square feet of commercial space with 21 residential lofts, a 129-room hotel, 5,000 square foot conference space, 24 attached residential units, and a fourplex, was approved in August 2019, with extension to the land use entitlement approved in November 2021. Building permits for the 24 attached residential units and fourplex were issued in 2022. Building permit applications for the mixed-use buildings are currently in process with the hotel anticipated to return to the Planning Commission for architectural review.

The Joerger Rach Specific Plan was adopted in 2015 and amended in June of 2021. **Soaring Ranch Phase 1**, which includes the Raley’s grocery store, Mountain Hardware co-anchor and a freestanding multi-tenant commercial building,

along with the Truckee Tahoe Lumber Company building have already been constructed, while two remaining projects are approved, but have yet to be constructed. **Soaring Ranch Phase 2** includes a mixed-use project in four buildings with a total of 31,523 square feet of commercial floor area (15,984 square feet of retail space, 6,339 square feet of office space and 9,200 square feet of restaurant space) and 69 for rent multi-family residential units. Of the 69 units, 61 units will be unrestricted market-rate units and 8 units will be deed restricted for affordable housing. Soaring Ranch Phase 2 was approved in February of 2021 and is currently in the building permit review process, although no permits have been issued. **Soaring Ranch Phase 3** see discussion on Phase 3 below under "Approved". **Joerger Ranch Parcel 2**, see discussion on Parcel 2 below under "Approved".

Other Residential and Non-Residential Construction

Constructed

10001 Soaring Way Shell Building, a 9,294 square foot commercial building, was constructed following permit issuance in June 2019 and final certificate of occupancy was issued in August of 2022.

Approved

Five new residential projects received land use entitlements in 2022 but have not yet commenced construction.

Estates Meadows Residential Project: The applicants submitted an application for a Development Permit, Tentative Map, and Minor Use Permit to the Town in October 2020 proposing a 30-unit affordable senior housing project across two buildings to the south of the Truckee-Donner Senior Apartments. 100% of the units are proposed to be deed-restricted to 50-60% AMI. The project would also include common areas, site improvements, and frontage improvements. This project was approved by the Planning Commission in May of 2022.

Joerger Ranch Parcel 2: A Development Permit for a mixed-use industrial and residential development with 49,739 square feet of general manufacturing floor area in five industrial shell buildings, 16,354 square feet of multi-family residential floor area in 4 residential buildings (this is to include 8 workforce housing units in 2 four-plex buildings and 4 market-rate housing units in 2 duplex buildings), and 912 square feet of accessory office space was approved on November 15, 2022.

11322 Northwoods Townhouses: A Zoning Clearance application was applied for in January of 2022 and was approved on March 14, 2022, to construct a four-townhome project located in Tahoe Donner. One unit will be deed restricted for affordable housing and the remainder will be market rate. All units will be for rent.

16665 Skislope Way Townhomes: A Zoning Clearance was submitted to the Town to allow for four attached townhomes with one unit deed restricted for affordability in March 2021. The Zoning Clearance was approved by the Community Development Director on May 19, 2022.

Soaring Way Phase 3: A Development Permit, Use Permit, and Planned Development application was submitted in August 2021 and approved on October 18, 2022, for a mixed-use development including 109 multi-family residential units (91 unrestricted market-rate units and 18 deed-restricted affordable units) and 7,834 square feet of commercial floor area located on a 6.06-acre property in the Joerger Ranch Specific Plan Area.

Under Consideration

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

Gray's Crossing Lot F: A Tentative Map and Development Permit were applied for in June of 2022 to construct 30 market-rate for-sale housing units configured in 15 duplex buildings and six inclusionary housing units in two triplex buildings. The project will subdivide the property so that each duplex unit and triplex unit will be located on their own lot.

Mountain Brew: A Use Permit for the operation of a coffee shop with indoor and outdoor dining and drive-through located within an existing building. This project proposes to rehabilitate and reuse an existing 1,728 square foot building that was previously used as a gas station.

Railyard Market Square: An application was submitted April 2020 for two mixed-use commercial buildings, two retail containers, and a shared parking lot in the balloon track of the Railyard Master Plan area. The revised design submitted in December 2022 includes the following:

- Station Building: A 56,000 square feet mixed use commercial building, three retail containers ranging from 300 square feet to 340 square feet, located on the west side of the area within the balloon track of the Railyard Master Plan area.
- Market Building: A 37,600 square feet mixed-use building with a 21,200 square feet grocery store tenant and outdoor plaza, located on the east side of the area within the balloon track of the Railyard Master Plan area.

Silver Creek Estates: A Development Permit application was submitted to the Town in August of 2021 proposing a 42-unit housing project within the Winter Creek subdivision. Five units are proposed to be deed-restricted to very low-income residents (60% area median income).

Tahoe Donner Downhill Ski Lodge: A Development Permit application was submitted to the Town in June of 2022 for the demolition of a 15,128 square foot ski lodge and the construction of a new, three-story, 24,490 square foot replacement lodge at the Tahoe Donner Downhill Ski Area.

Trailside Townhomes: A Use Permit application was submitted to the Town in March 2021 proposing a seven-unit townhome project in Tahoe Donner. The proposed project has changed to four identical units in two buildings. All units will be for sale. Three units will be market-rate and one unit will be deed-restricted to moderate income levels (40% of AMI). Use Permit and a Tentative Map approvals are the required land use entitlements for the project.

Village at Gray's Crossing Car Wash: A Development Permit was applied for in March of 2022 to construct a 3,825 square foot automated car wash. The proposed building would be approximately 100 feet long and 30 feet in height with a car wash tunnel, customer service area with restroom, employee break room, manager's office and vending area.

Tahoe Forest Hospital Master Plan: An application was submitted by the Tahoe Forest Hospital District in March of 2022 requesting approval of a master plan for the hospital campus in the Gateway area of Truckee. The proposed plan is intended to address future development within the campus area over an anticipated 20-year timeframe, including both short-range and long-range development projects.

General Plan Implementation & Update

In February 2018, the Town Council initiated the General Plan update process, which includes climate action planning, an update of the Downtown Specific Plan (now the Downtown Truckee Plan), and updated policies and programs. As part of the General Plan Update process, the Town Council appointed a 19-member General Plan Advisory Committee (GPAC) to represent a broad cross-section of the community and approved a contract with Ascent Environmental Inc. to take the lead in the General Plan / Downtown Specific Plan Update process and preparation of the Environmental Impact Report.

As of May of 2023, all phases of the General Plan Update have been completed, which included the following:

- 1) Project Initiation: Background data collection, a tour of Truckee, community engagement strategy, GPAC creation, and scheduling in 2018;
- 2) Existing Conditions Report: 406-page report consolidating essential baseline information and prepared with the goal of streamlining Environmental Impact Report (EIR) preparation, completed in early 2019;
- 3) Issues, Opportunities, and Vision: Consisting of a community visioning workshop in March 2019, GPAC crafted a vision statement in September 2019, a GPAC audit of the 2025 General Plan guiding principles/goals in fall 2019, and GPAC approval of draft guiding principles/goals in November 2019; and
- 4) Land Use Alternatives: An examination of potential changes to the General Plan Land Use Designations and identification of a preferred land use alternative, and reviewing the land use designation map to ensure that the desired community vision and development patterns will be achieved over the life of the plan;
- 5) Goals and Policy Development: Auditing the current plan language and incorporating new or missing ideas, and eventual hosting of a community workshop;
- 6) Downtown Specific Plan (now the Downtown Truckee Plan): Preparation of an administrative draft of the Downtown Truckee Plan focuses on the policies of the Downtown Truckee Plan.

7) Environmental Impact Report: Preparation of the draft EIR for review.

8) Adoption: Review and recommendation of final documents by the public, Planning Commission, and the HPAC, and eventual adoption by the Town Council. The update process was completed in May of 2023.

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. The Town also created its first staff position dedicated to implementing housing programs and recently hired a new Housing Analyst and hired a part-time Senior Planner to focus on assisting homeowners to construct accessory dwelling units.

Background

Population, Housing Units, and Vacancy

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 2022. The DoF estimates that 65 additional persons were added to the population as of January 1, 2023 (17,100 total population; a 0.38% change).

As of January 1, 2023, the DoF estimated that there were 13,636 housing units within the Town, a 1.5% increase from 2021. Truckee’s vacancy rate, which primarily relates to second homeowners, is 50.6%. Truckee’s household occupancy is 2.53 persons per household. Based on the Town’s Building Division’s records, 62 single-family residential homes, 8 multi-family units, and 10 accessory dwelling units (ADUs) were completed between January 1, 2022 and December 31, 2022, a 1.5% increase in the housing stock.

In comparison, the State of California had a -0.29% decrease in population and Nevada County had a -0.66% decrease in population. The vacancy rates for both state (6.7%) and county (21.7%) are quite a bit lower than the Town’s vacancy rate, which represents the high level of second homeownership that exists within Truckee.

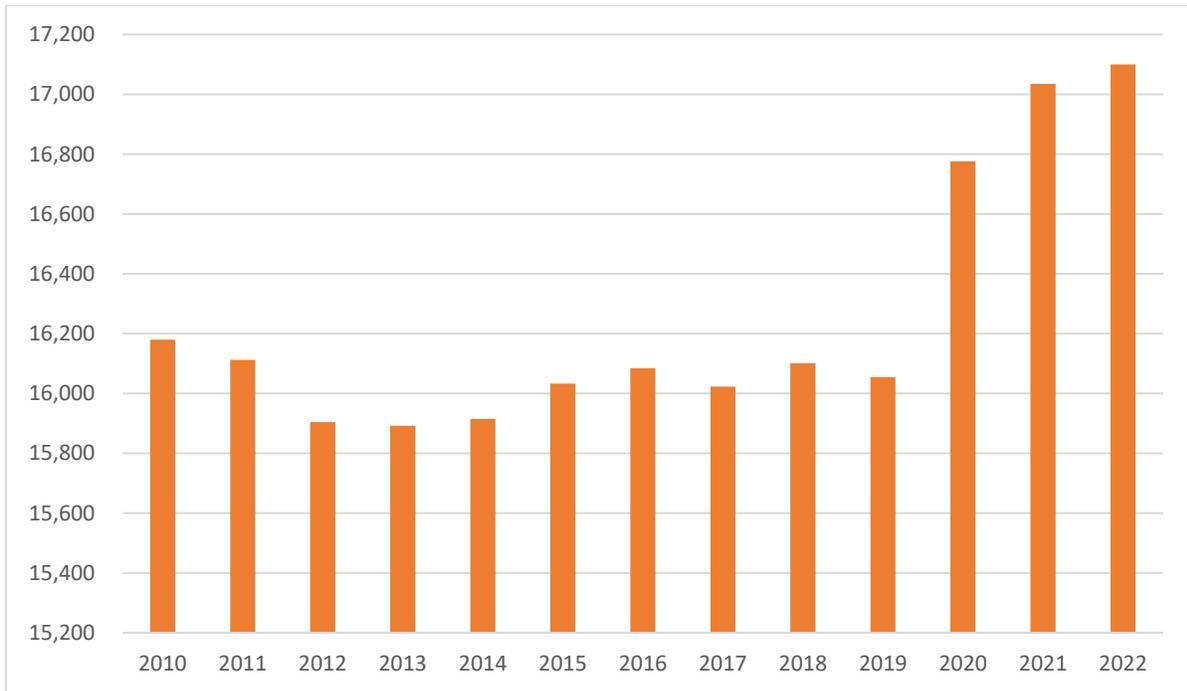
Town of Truckee

Year	Population	Change	Change (%)	Number of Housing Units	Change	Change %	Vacancy Rates	Persons Per Household
2022 (est.)	17,100	65	0.38%	13,636	212	1.55%	50.6%	2.53
2021	17,035	259	1.52%	13,424	50	0.37%	50.6%	2.56
2020	16,776	722	4.30%	13,374	-27*	-0.20%*	50.6%	2.53
2019	16,054	(47)	-0.29%	13,401	79	0.59%	51.4%	2.46
2018	16,101	78	0.48%	13,322	90	0.67%	51.4%	2.48
2017	16,023	(61)	-0.38%	13,232	114	0.86%	51.4%	2.48
2016	16,084	51	0.31%	13,118	85	0.64%	51.0%	2.50
2015	16,033	118	0.73%	13,033	97	0.74%	51.0%	2.50

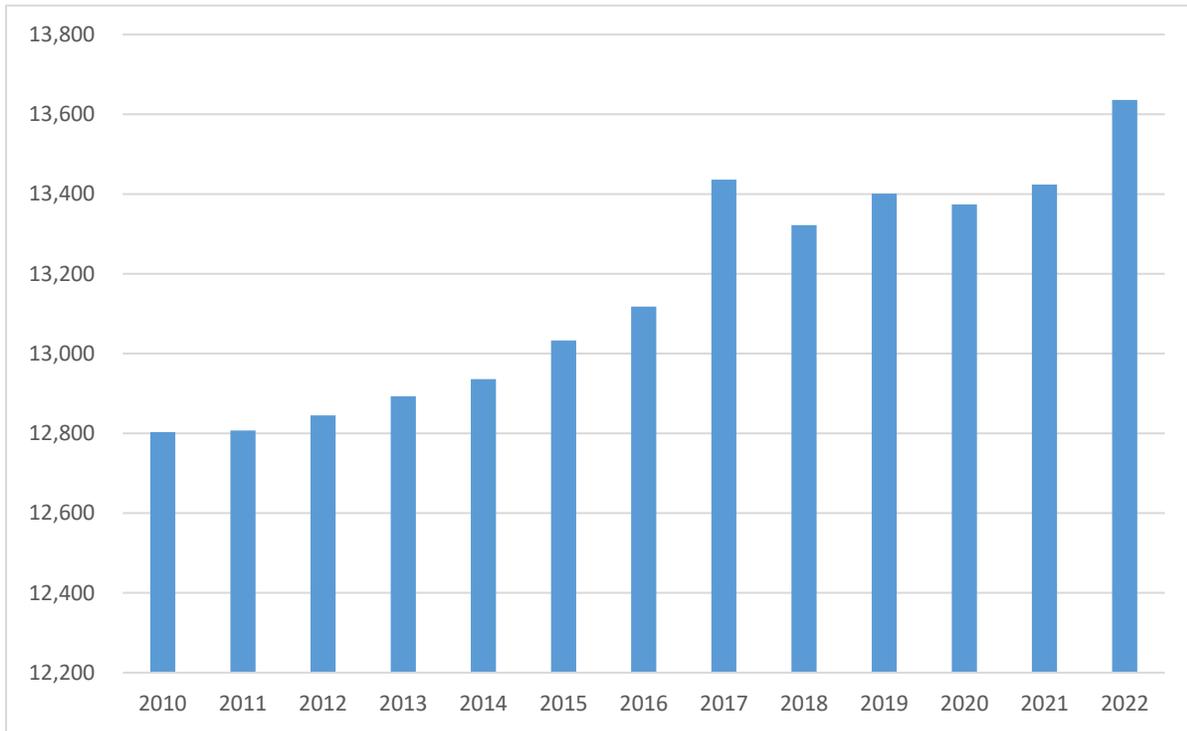
2014	15,915	23	0.14%	12,936	43	0.33%	51.0%	2.50
2013	15,892	(12)	-0.07%	12,893	48	0.37%	51.1%	2.51
2012	15,904	(208)	-1.30%	12,845	38	0.29%	51.0%	2.52
2011	16,112	(68)	-0.42%	12,807	4	0.03%	50.6%	2.54
2010	16,180			12,803			50.5%	2.54

*These numbers are estimates from the Department of Finance, the Town does not believe that the number of housing units decreased between 2019 and 2020.

Population Growth in Truckee



Housing Unit Growth in Truckee



Nevada County

	Population	Change (%)	Housing Units	Change (%)	Vacancy Rates	Persons Per Household
2022 (est.)	101,242	-0.66%	54,132	0.62%	21.7%	2.35
2021	101,919	-0.31%	53,795	0.31%	21.6%	2.37
2020	102,241	4.4%	53,627	-0.66%	20.2%	2.35
2019	97,696	-0.38%	53,984	0.44%	21.2%	2.27
2018	98,076	0.18%	53,745	0.35%	21.2%	2.29
2017	97,894	-0.26%	53,557	0.39%	21.2%	2.29
2016	98,149	0.0%	53,347	0.31%	21.1%	2.30
2015	98,156	0.39%	53,182	0.36%	21.2%	2.31

2014	97,764	-0.08%	52,987	0.2%	21.1%	2.31
2013	97,850	-0.85%	52,879	0.21%	21.2%	2.32
2012	98,090	-0.61%	52,766	0.16%	21.1%	2.33
2011	98,689	-0.1%	52,677	0.16%	21.0%	2.34
2010	98,764		52,590		21.0%	2.35

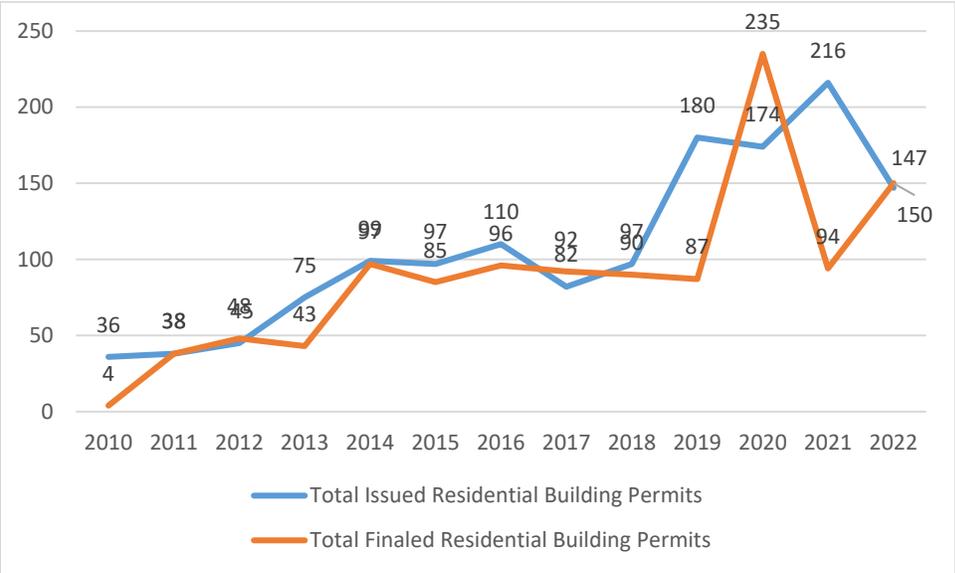
California

	Population	Change (%)	Housing Units	Change (%)	Vacancy Rates	Persons Per Household
2022	39,185,605	-0.29%	14,583,998	0.77%	6.7%	2.81
2021	39,303,157	-0.59%	14,471,112	0.54%	6.7%	2.85
2020	39,538,223	-0.39%	14,392,140	1.09%	6.4%	2.86
2019	39,695,376	0.3%	14,235,201	0.5%	7.4%	2.95
2018	39,586,646	0.5%	14,157,502	0.6%	7.4%	2.96
2017	39,398,702	0.7%	14,072,205	0.6%	7.5%	2.96
2016	39,131,307	0.7%	13,982,747	0.5%	7.5%	2.96
2015	38,870,150	0.8%	13,914,933	0.5%	7.7%	2.96
2014	38,556,731	0.7%	13,845,405	0.4%	7.7%	2.95
2013	38,269,864	0.9%	13,785,895	0.3%	7.8%	2.94
2012	37,924,661	1.0%	13,740,400	0.3%	8.0%	2.93
2011	37,561,624	0.8%	13,704,840	0.3%	8.0%	2.91
2010	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, from 2019 through 2022 Truckee saw an increase in both issued and completed residential permits. Staff anticipates that residential construction will remain steady with a combination of remodel-type projects and new residences. With the launch of an Accessory Dwelling Unit (ADU) education and pilot program in 2020, the Town has continued to see an increase in inquiries about ADU construction. With the continued administration of this program, staff anticipates a potential increase in ADU permitting and construction. Major challenges to construction arose in 2020 due to the COVID pandemic with operational hurdles for businesses and governing organizations alike due to the stay-at-home orders, logistical delays as businesses adjusted, and supply chain disruptions that resulted in soaring prices for building materials. These constraints, coupled with an always-short building season and steady growth in demand for new construction, resulted in a challenging year for all sectors of the construction industry in Truckee. Despite major challenges, building permit activity has remained high.

Residential Building Permit Activity by Year



Residential Projects

This section provides a breakdown of major residential projects in Truckee that were completed, under construction, approved, or under consideration in 2022. Major residential projects include larger multi-family residential subdivisions and developments. Overall, in 2022, there was a decrease in construction of residential projects from 2021.

Residential Projects Under Construction

There are 310 residential units physically under construction or were part of a larger project that had not reached full buildout. The table below reflects all residential projects under construction in 2022.

Project	Approved MFR	Approved SFR	Built MFR	Built SFR	Unbuilt MFR	Unbuilt SFR	Total Unbuilt
Boulders Condos Phase IV	36	7	20	5	16	2	18

Donner Lake 6	6	0	0	0	6	0	6
Elements at Coldstream	0	31	0	25	0	6	6
Fast Lane Employee Housing	1	0	0	0	1	0	1
Frishman Hollow II	68	0	0	0	68	0	68
Industrial Way Mixed-Use Building	9	0	0	0	9	0	9
Mountain Lotus	2	0	0	0	2	0	2
Old Greenwood - Miner's Trail	0	8	0	0	0	8	8
Old Greenwood - Sutter's Trail	0	16	0	15	0	1	1
Pioneer Commerce Center Building M	9	0	0	0	9	0	9
Pioneer Industrial Park	2	0	0	0	2	0	2
Spring Creek	30	36	30	23	0	13	13
The Village at Gray's Crossing	49	0	0	0	0	0	49
TOTAL	212	98	50	68	113	30	192

Boulders Condominiums (Phases I-IV)

Location: Gateway area, on Deerfield Drive adjacent to Crossroads Center
Unit Type: Multi-Family Condominium, for sale
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 have been completed for a total of 168 units. In 2019, four fourplexes in Phase IV were completed and three additional fourplexes were substantially complete. Two fourplexes and seven single-family residences are approved in Phase IV-C. Four of the single-family residences were constructed in 2021.

Donner Lake 6

Location: Donner Lake Road, behind Donner Pines West
Unit Type: Apartments
Number: 6 units
Affordable Units: None

A six-unit multi-family residential project with studios and one-bedroom units on Donner Lake Road, behind Donner Pines West. The project was approved with an alternative equivalent proposal to address inclusionary housing requirements, which include a deed restriction for all units requiring employment within the Tahoe Truckee Unified School District and prohibition of short-term rentals and subleases. The project was approved by the Planning Commission in May 2020 and a Time Extension has been submitted in June 2022. The building permits were all issued in 2021, but none of the units have been completed. This project received a 2-year extension of time in August of 2022. This property was recently sold to a new owner and it is unclear when construction will commence.

Elements at Coldstream - 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 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.

Fast Lane Employee Housing

Location: Highway 267, adjacent to the Fastlane service station
Unit Type: Employee apartment
Number: 1 unit
Affordable Units: None

In 2017, a Project Amendment was approved by the Planning Commission for an amendment to the Fast Lane service station project. Workforce housing requirements were triggered as part of the amendment and the applicant opted to construct one multi-family apartment on the project site for employees. The project has been substantially constructed though it has not yet been issued a Final Certificate of Occupancy.

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. Construction began in June of 2020 and is substantially complete with residents moving in in December 2021. The Final Certificate of Occupancy was not granted until 2023.

Industrial Way Mixed Use Building

Location: Truckee Industrial Park Subdivision on Industrial Way, north of the Pioneer Commerce Center subdivision
Unit Type: Apartments
Number: 9 units
Affordable Units: 1 unit at low-income

In May 2020, the Planning Commission approved 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 will have local employment preference requirements. A building permit application was submitted to the Town in December 2020 and was issued in 2022. A one-year time extension was granted by the Planning Commission in April of 2022. This project has yet to be issued a Certificate of Occupancy.

Mountain Lotus Conversion

Location:	E Street and Truckee Way, within the downtown Historic District
Unit Type:	Apartments
Number:	2 units
Affordable Units:	None

A proposal to convert the former Catholic Church Rectory building (a Category A (“Essential”) historic building) on E street into two multi-family residential units was reviewed by the Historic Preservation Advisory Commission and the Community Development Director in November 2020. The property is currently operated as the site of Mountain Lotus Yoga. A building permit application for conversion of the ground floor into a separate residential unit was submitted in 2020 and was approved for issuance in June of 2021. This permit has yet to be issued a Final Certificate of Occupancy.

Old Greenwood – 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, for sale
Number:	Six detached units 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 as a component of a larger project. New owners applied to increase the allowed density within the Old Greenwood Planned Development area to allow conversion of some 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 and 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 Miner’s Trail subdivision map has been recorded and building permits have been issued for the Miner’s Trail home sites and the homes are currently under construction. It is unknown when the Carson Range Court component of the project will commence.

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, for sale
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 as one component of a larger project. 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 all 16 units have been constructed, but one unit has yet to receive a Final Certificate of Occupancy.

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 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. The Building Permit for this project was issued in 2019. This project has been substantially constructed, though it has not yet received a Final Certificate of Occupancy.

Pioneer Industrial Park

Location: Pioneer Commerce Center – Trails End
Unit Type: Multi-family apartments in a mixed-use project
Number: 2 units
Affordable Units: None

A 4,101 square feet industrial project within two buildings with two two-bedroom residential units, located at the southwest end of Trails End. The Planning Commission approved this project in June 2020 with building permit issued on April 21, 2022.

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. An additional two attached single-family residential units and one additional detached single-family residential unit were finalized in 2020. 10 attached single family residences were completed in 2021. Three new residences received certificates of occupancy in 2022 and permits were issued for three more.

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: 49 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 square feet conference center and pool and 17,192 square feet 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 permit applications have been submitted for the commercial space, fourplex, and 24 townhomes. A Time Extension for the project was approved in November 2021. Building permits were issued for the 24 townhomes and fourplex in summer 2022 with the commercial space anticipated for issuance in 2023. Design changes for the hotel are expected to be submitted in 2023 for review.

Residential Projects Approved

There are several major residential projects with land use approvals for which construction has not yet started, including Donner Lake 6 and Old Greenwood (Carson Range Court, Miner’s Trail, and The Villas - Phase 2). In total, 316 residential units were approved in 2022.

Residential Projects Approved	MFR	SFR
Estates Meadows	30	0
Joerger Ranch Parcel 2	12	0
Northwoods Townhomes	4	0
Old Greenwood - Carson Range	0	24
Old Greenwood - The Villas	8	0
Skislope Way Townhomes	4	0
Soaring Ranch Phase II	69	0
Soaring Ranch Phase III	109	0
Waltman/Elements Mountain Company	2	0
Subtotal	292	24
TOTAL UNITS	292	24

Estates Meadows

Location: Directly south of Estates Drive and East of the Regional Park
 Unit Type: Affordable multi-family, for rent
 Number: 30
 Affordable Units: 30

The applicants submitted an application for a Development Permit, Tentative Map, and Minor Use Permit to the Town in October 2020 proposing a 30-unit affordable housing project across four buildings to the south of the Truckee-Donner Senior Apartments. 100% of the units are proposed to be deed-restricted to 50-60% AMI. The project would also include common areas, site improvements, and frontage improvements. This project was approved by the Planning Commission in May of 2022. The parcel map was recorded in February 2023.

Joerger Ranch Parcel 2

Location: Directly south of the Truckee Airport and north of Soaring Way
 Unit Type: Affordable multi-family, for rent
 Number: 12
 Affordable Units: 8

A Development Permit for a mixed-use industrial and residential development with 49,739 square feet of general manufacturing floor area in five industrial shell buildings, 16,354 square feet of multi-family residential floor area in 4 residential buildings (this is to include 8 workforce housing units in 2 four-plex buildings and 4 market-rate housing units in 2 duplex buildings), and 912 square feet of accessory office space was approved on November 15, 2022.

Northwoods Townhomes

Location: South side of Northwoods Boulevard and South of the Northwoods Clubhouse in Tahoe Donner
Unit Type: Affordable multi-family, for rent
Number: 4
Affordable Units: 1

A Zoning Clearance application was applied for in January of 2022 and was approved on March 14, 2022, to construct a four-townhome project located in Tahoe Donner. One unit will be deed restricted for affordable housing and the remainder will be market rate. All units will be for rent.

Old Greenwood – Carson Range Court

Location: North of the Olympic Heights Subdivision, in the southeast corner of the Old Greenwood Planned Development
Unit Type: Attached whole-ownership units, for sale
Number: 24
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, as a component of a larger project. 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 Final Map for Miner’s Trail has been recorded and building permits have been issued for the Miner’s Trail home sites. 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, for sale
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 allowing all eight of the Villas Phase 2 units are now approved as whole ownership residential units. In 2021, a final map application was submitted on the Villas 2, which is currently under review.

Skislope Way Townhomes

Location: Skislope Way
Unit Type: Multi-family apartments, for rent
Number: 4 units
Affordable Units: 1 unit

A Zoning Clearance was submitted to the Town to allow for four attached townhomes with one unit deed restricted for affordability in March 2021. The Zoning Clearance was approved by the Community Development Director on May 19, 2022.

Soaring Ranch Phase II

Location: Soaring Way
Unit Type: Multi-family apartments in a mixed-use project
Number: 69 units
Affordable Units: 8 units

A mixed-use development consisting of 31,523 square feet of commercial floor area (15,984 sq. ft. of retail space, 6,339 sq. ft. of office space, and 9,200 sq. ft. of restaurant space) with 69 multi-family units (61 market rate residential units and eight affordable housing units). This project was approved in 2021 and the building permit was submitted in March of 2022, but has yet to be issued.

Soaring Ranch Phase III

Location: Soaring Way
Unit Type: Multi-family apartments in a mixed-use project
Number: 109 units
Affordable Units: 18 units

A Development Permit, Use Permit, and Planned Development application was submitted in August 2021 and approved on October 18, 2022, for a mixed-use development including 109 multi-family residential units (91 unrestricted market-rate units and 18 deed-restricted affordable units) and 7,834 square feet of commercial floor area located on a 6.06-acre property in the Joerger Ranch Specific Plan Area.

Waltman/Elements Mountain Company

Location: Tahoe Donner area, on the west side of Panamint Place off of Teton Way
Unit Type: Multi-family attached units within a mixed-use project.
Number: 2 units
Affordable Units: None

The Waltman Use Permit was approved in January 2010 for a snow removal and ancillary driveway sealing business. With AB 208, the Tentative Map and land use approvals were 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. In July 2020, a Project Amendment was approved by the Planning Commission to combine the two Use Permits previously approved for SnowTech and Waltman Construction, which merged into a single company known as the Elements Mountain Company. The applicants are required to construct two workforce housing units to satisfy their workforce housing requirement. The two units will be part of a 22,000 square feet mixed-use building at the Panamint Place property. Occupancy of the two workforce housing units shall be restricted to an owner of the property or snow removal and driveway sealing business or an employee of the business and their household. A building permit application has been reviewed by the Town and was issued in December of 2022.

Residential Projects Under Consideration

There were two residential projects under review by the Community Development Department in 2022 and one additional project application was submitted in 2022.

Gray's Crossing Lot F: A Tentative Map and Development Permit was applied for in June of 2022 to construct 30 market-rate for-sale housing units configured in 15 duplex buildings and six inclusionary housing units in two triplex buildings. The project will subdivide the property so that each duplex unit and triplex unit will be located on their own lot.

Silver Creek Estates: A Development Permit application was submitted to the Town in August of 2021 proposing a 42-unit housing project within the Wintercreek subdivision. Five units are proposed to be deed-restricted to very low-income residents (60% area median income).

Trailside Townhomes: A Use Permit application was submitted to the Town in March 2021 proposing a seven-unit townhome project in Tahoe Donner. The proposed project has changed to four identical units in two buildings. All units will be for sale. Three units will be market-rate and one unit will be deed-restricted to moderate income levels (120% of AMI). Use Permit and a Tentative Map approvals are the required land use entitlements for the project.

Residential Buildout

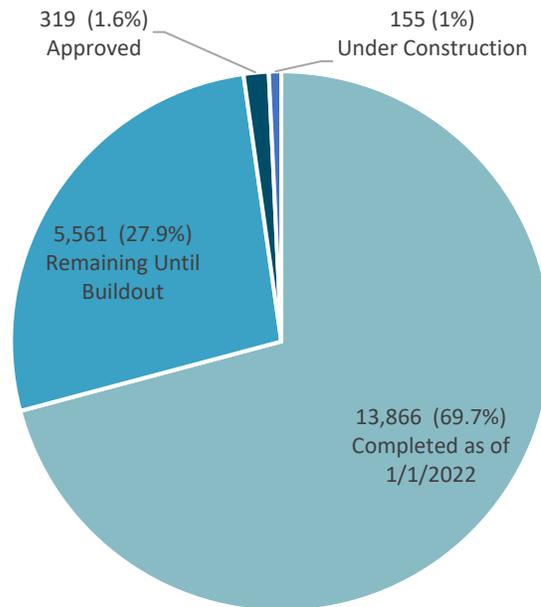
Buildout is defined as the development of land to its full potential or theoretical capacity as permitted under current proposed planning or zoning designations. The 2025 General Plan estimates that the residential buildout for Truckee—based on General Plan land use designations and densities—is 19,901 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, 2022 the Town is currently at 69.7% of total residential buildout. Upon completion of all residential units under construction or approved, there would be 14,340 residential units, which is 72% 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). As of January 1, 2022, the Town is at approximately 71.8% of the anticipated AB1600 buildout. Upon completion of all units under construction and approved, the Town would be at 74.3% buildout based on the AB1600 estimates.

The General Plan acknowledges that some parcels may be built out at higher densities due to incentives such as density bonuses while other project may be built out at lower densities or intensities 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.

Residential Buildout



Affordable Housing

In 2022, 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 and 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. Additionally, the Town joined the Joint Powers Authority (JPA) and the Truckee Tahoe Workforce Housing Agency, in 2021. The JPA consists of the Town of Truckee, surrounding counties, and other local special districts and supports the development of workforce housing for member agencies by acquiring, developing, or contracting for workforce housing and supporting housing programs for agency employees.

Although few affordable units were constructed in 2022, there are currently multiple projects awaiting construction that include affordable housing, such as Estates Meadows, Northwoods Townhomes, Skislope Way Townhomes, Soaring Ranch Phase II and III, the Village at Gray's Crossing and Waltman/Elements Mountain Company for a total of 75 affordable units.

At this time, the Town continues to look for ways to create housing programs that serve all sectors of the community. The existing funding for federal and state programs targeted to low-income households is not sufficient to meet local demand or the diverse housing needs of the community. 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, urban flight due to Covid and luxury home market, in conjunction with the extreme climate and soaring prices for building materials, have led to high construction costs that are difficult to translate to an affordable product.

In late 2019, the Town hired a Housing Program Manager to facilitate affordable housing projects, Accessory Dwelling Unit (ADU) incentive programs, longer-term rental conversion programs, and serve as a resource to the development community. A part-time Senior Planner focuses on assisting the community with understanding and applying for ADUs. Additionally, the Town continues to staff a housing consultant to assist in grant writing and monitoring of existing

affordable housing projects. The Housing Manager Position has now been converted to an analyst tasked with operating our existing housing programs, and the Town is seeking to hire a Senior Planner to help with developing housing policy. Housing programs and initiatives currently underway at the Town are described in more detail under the “General Plan Implementation” section of this report.

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. In this current planning cycle, the town has constructed 121 very low income, 8 moderate, and 272 above moderate units to date.

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
2019-2027 RHNA Need	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 the 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

Only one new non-residential building was completed in 2022, which was a shell building located at 10001 Soaring Way. This 9,294 square foot commercial building, was constructed following permit issuance in June 2019 and final certificate of occupancy was issued in August of 2022. Based on the 2025 General Plan and non-residential floor space estimates, the Community Development Department estimates there is approximately 4.02 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

One new non-residential project was completed in 2022.

Project	Square Footage	Demo
10001 Soaring Way Shell Building	9,294	
Subtotal	9,294	0
TOTAL	9,294	

10001 Soaring Way Shell Building

Location: South side of Soaring Way and south of the airport
 Project Type: Commercial
 Non-Res Floor Area: 9,294 square feet
 Residential: None

This building is a portion of Soaring Ranch Phase 1, which includes the Raley’s grocery store, Mountain Hardware co-anchor and a freestanding multi-tenant commercial building, along with the Truckee Tahoe Lumber Company building, which have already been constructed. The shell building permit was issued in June of 2019 and a final certificate of occupancy was issued in August of 2022.

Non-Residential Projects Under Construction

In 2022, there were 8 non-residential projects under construction. The total square footage of non-residential projects under construction in 2022 was 88,795 square feet.

Project	Square Footage	Demo
Cottonwood Expansion	1,143	
Downtown 76 Station	1,766	(-1,200.00)
Guest House Membership Organization	4,689	
Industrial Way Mixed Use Building	28,336	
Pioneer Industrial Park Mixed Use Building	4,148	
Truckee Tahoe Airport Hangars	43,308	
Truckee Tahoe Lumber Saw Shed	480	
TSD Vehicle Storage Building	4,925	
Subtotal	88,795	-1,200
TOTAL	87,595	

Cottonwood Restaurant Expansion

Location: Hilltop Area
 Project Type: Commercial
 Non-Res Floor Area: 1,143 square feet
 Residential: None

In August 2015, the applicants submitted an application to construct a 1,143 square foot kitchen/wait staff addition to the existing 5,037 square foot Cottonwood restaurant. The Planning Commission re-approved this project in June 2019 and building permits were issued in November 2019. The structure is substantially complete with minor items required to be finished prior to issuance of a Final Certificate of Occupancy. This permit expired in December of 2022.

Downtown 76 Station

Location: Downtown at the corner of Donner Pass Road and Bridge Street

Project Type: Commercial
Non-Res Floor Area: 1,766 square feet (1,200 square feet demolished)
Residential: None

The Downtown 76 gas station has substantially completed construction for a large remodel to remove the mechanic bays and include a Circle K convenience store. The building permit was issued in 2014. There are remaining items that are required to be addressed prior to final certificate of occupancy. The building is substantially complete though Final Certificate of Occupancy has not yet been issued.

Guest House Membership Organization

Location: Downtown, east of the McIver Roundabout, on the southeast side of High Street
Project Type: Commercial – Hotel/Motel
Non-Res Floor Area: 4,689 square feet
Residential: None

In June 2018, the applicants submitted an application to construct a 4,689 square feet residential-type structure to be used as a “membership organization facility” within the Historic District. The project was recommended for approval by the Historic Preservation Advisory Commission and a Minor Use Permit was approved for an alternative parking plan in March 2019. Building permits were issued in October 2020 and construction is currently underway.

Industrial Way Mixed Use Building

Location: Truckee Industrial Park Subdivision, north of Pioneer Commerce Center
Project Type: Mixed Use Building
Non-Res Floor Area: 28,336 square feet
Residential: 9 units
Affordable Units: None

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. Building permit applications were submitted in December 2020 and were issued in March of 2022. A one-year Time Extension for the land use entitlement was approved in March of 2022.

Pioneer Industrial Center Mixed Use Building

Location: Pioneer Industrial Center
Project Type: Mixed Use Building
Non-Res Floor Area: 4,101 square feet
Residential: 2 units
Affordable Units: None

In October of 2019 the applicant applied for a mixed-use development including two industrial warehouse buildings with two residential units above. The project was approved by Planning Commission in June of 2020 and the building permit was issued in April of 2022. The project was granted a Planned Development that allowed for deviations in the Development Code Standards including height, parking and fencing standards within a scenic corridor, covered parking requirements, and parking lot perimeter landscaping.

Truckee Tahoe Airport Hangars

Location: North of Soaring Way within the Joerger Ranch Plan Area
Project Type: Commercial
Non-Res Floor Area: 43,308 square feet
Residential: None

In 2003 the Truckee Tahoe Airport District and the Town of Truckee made an intergovernmental agreement to allow the Airport District to construct new hangars within the Joerger Ranch Plan Area subsequent to a rezone from

Planned Community (PC) to Public Facilities (PF). The agreement allowed the construction of airplane hangars without a Use Permit from the Town and with the District as lead agency for permitting purposes. A Building Permit was applied for in April of 2018, but expired in 2020. The project is substantially complete, but the Building Permit needs to be reinstated.

Truckee Tahoe Lumber Company Saw Shed

Location: South of Soaring Way across from Tahoe Food Hub
 Project Type: Commercial
 Non-Res Floor Area: 480 square feet
 Residential: None

The Truckee Tahoe Lumber Company’s new location was approved in March of 2018 through a Zoning Clearance with the Director’s approval. The Building Permit for the saw shed was issued in November of 2021 and has yet to receive a final passing inspection.

Truckee Sanitary District Vehicle Storage Building

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

In December 2018, the Planning Commission approved a 4,025 square feet addition to an existing 9,845 square feet 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 and expired in June of 2021. This permit will need to be reinstated prior to the addition being finished.

Non-Residential Projects Approved

In 2022, there were 9 projects with non-residential floor space that had valid land use entitlements totaling 206,738 square feet of non-residential floor area with currently active land use entitlements.

Project	Square Footage	Demo
Crestwood Construction Industrial Building	8,800	
Old Trestle Restaurant	3,471	
The Village at Gray's Crossing - Commercial	17,192	
The Village at Gray's Crossing - Conference Center	4,989	
The Village at Gray's Crossing - Hotel	83,371	
Soaring Ranch Phase II - Commercial	31,523	
Soaring Ranch Phase III – Commercial	7,834	
Truckee-Tahoe Lumber Company Redevelopment	21,685	-4,758
Waltman/Elements Mountain Company	22,164	
Zurich Place Offices	10,467	
Subtotal	211,496	-4,758

TOTAL	206,738
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Crestwood Construction Industrial Building

Location: Truckee Industrial Park, north of Pioneer Trail on Industrial Way
 Project Type: Industrial
 Non-Res Floor Area: 8,800 square feet
 Residential: None

In February 2021, the Planning Commission approved a Development Permit for an 8,800 square foot industrial shell building with a total of 7,120 square feet of general manufacturing space. The building is configured to allow for eight 1,110 square foot individual partitioned units, with each unit containing an accessory office (85 square feet) and bathroom (70 square feet). A Time Extension was granted by the Planning Commission on May 16, 2023, extending the approval through 2025.

Old Trestle Restaurant

Location: West River Street, adjacent to the old Nevada County corporation yard
 Project Type: Commercial
 Non-Res
 Floor Area: 3,471 square foot conversion of industrial space to commercial and manufacturing.
 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 approval has since expired but a smaller version of the same project was approved through a Zoning Clearance in June of 2022.

Soaring Ranch Phase II – Commercial

Location: Truckee Industrial Park, north of Pioneer Trail on Industrial Way
 Project Type: Industrial
 Non-Res Floor Area: 31,523 square feet
 Residential: 69 multi-family units

A Development Permit Amendment, Planned Development Amendment, Tentative Map Amendment and Use Permit were approved by the Planning Commission in February of 2021 for a mixed-use development consisting of 31,523 square feet of commercial floor area (15,984 sq. ft. of retail space, 6,339 sq. ft. of office space, and 9,200 sq. ft. of restaurant space) with 69 multi-family units (61 market rate residential units and eight affordable housing units.) The building permits for this project are currently under review.

Truckee-Tahoe Lumber Company Redevelopment

Location: Downtown within the Railyard Master Plan area, west of the balloon track, off the Church Street extension
 Project Type: Commercial
 Non-Res Floor Area: 7,087 square feet addition to the existing North Shed, (demo 5,570 square feet of existing office/retail building)
 Residential: None

In January 2021, the Planning Commission approved a Development Permit and Planned Development to redevelop and adaptively reuse the existing Truckee-Tahoe Lumber Company (TTLC) site in the Railyard Master Plan area. Demolition of the existing 4,758 square feet 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 square foot plaza area. The proposed square footage is 21,432 of mixed-use non-residential space, including retail, office, and restaurant. A two-year time extension was approved in February 2023.

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 square feet 129-unit hotel with 4,989 square feet conference center and 17,192 square feet 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 currently under review by the Town. A Time Extension for the project was approved in November 2021.

Waltman/Elements Mountain Company Use Permit

Location:	Tahoe Donner area, on the west side of Panamint Place off of Teton Way
Project Type:	Industrial
Non-Res Floor Area:	22,164 square feet
Residential:	2 units

The Waltman Use Permit was approved in January 2010 for a snow removal and ancillary driveway sealing business. With AB 208, the Tentative Map and land use approvals were 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. In July 2020, a Project Amendment was approved by the Planning Commission to combine the two Use Permits previously approved for SnowTech and Waltman Construction, which merged into a single company known as the Elements Mountain Company. The applicants are required to construct two workforce housing units to satisfy their workforce housing requirement. The two units will be part of a 22,000 square feet mixed-use building at the Panamint Place property. Occupancy of the two workforce housing units shall be restricted to an owner of the property or snow removal and driveway sealing business or an employee of the business and their household. A building permit application has been reviewed by the Town and a building permit was issued in December of 2022.

Zurich Place Offices

In March 2021, the applicants submitted a Development Permit application for a 10,467 square foot, three-story office building located on a Neighborhood Commercial zoned property in the Tahoe Donner Subdivision. The project was approved in November of 2021.

Non-Residential Projects Under Consideration

There were two major non-residential projects under review by the Community Development Department in 2022 including:

Mountain Brew: A Use Permit for the operation of a coffee shop with indoor and outdoor dining and drive-thru located within an existing building. This project proposes to rehabilitate and reuse an existing 1,728 square foot building that was previously used as a gas station.

Railyard Market Square

- Station Building: A 50,000 square feet mixed use commercial building with one 20,000 square feet tenant and two 360 square feet retail containers, located on the west side of the area within the balloon track of the Railyard Master Plan area. Revised plans were submitted in 2022.
- Market Building: A 35,000 square feet mixed-use building with a 20,000 square feet grocery store tenant and outdoor plaza, located on the east side of the area within the balloon track of the Railyard Master Plan area. Revised plans were submitted in 2022.

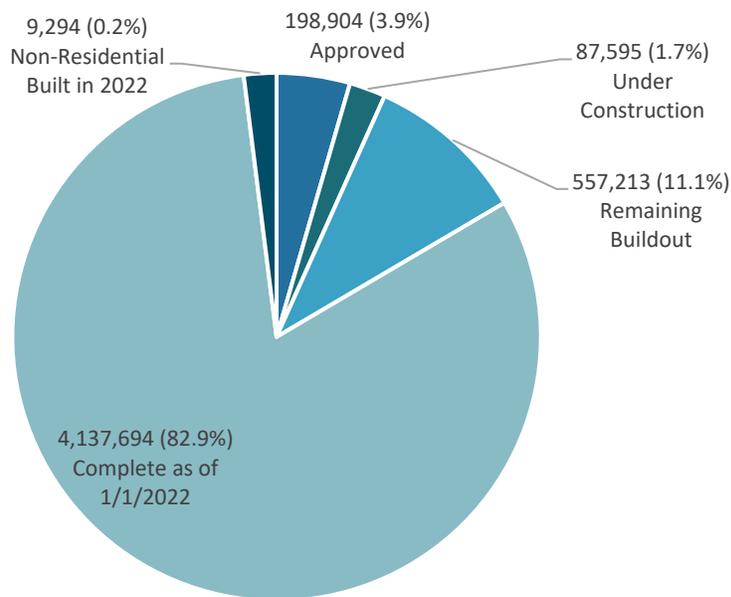
Non-Residential Buildout

The 2025 General Plan estimates that the non-residential buildout for the town of Truckee based on General Plan land use designations and intensities is 4,990,700 square feet of floor space. The town is currently at 81.9% of non-residential buildout. Upon completion of all non-residential floor space under construction or approved, the town will be at 85% of non-residential buildout.

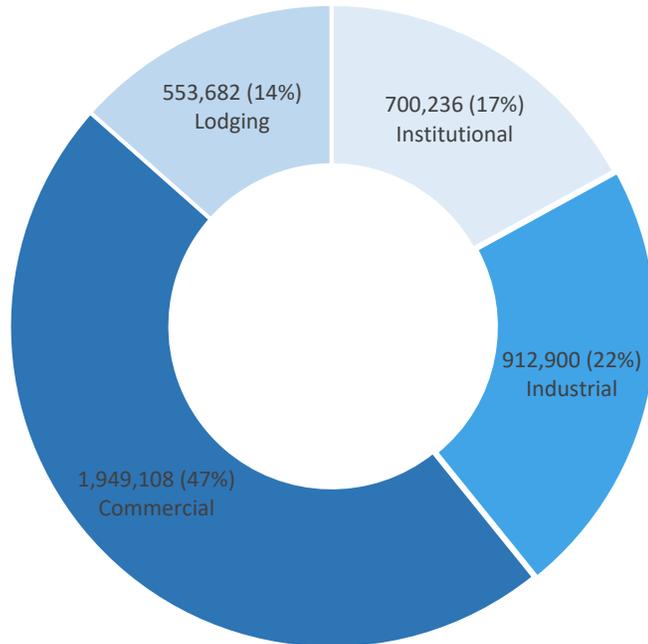
As part of the AB 1600 Traffic Impact Fee Program, the Engineering Division has adjusted the anticipated buildout of the Town based on the projects that have been approved. The AB1600 estimates that there will be approximately 4,931,013 square feet at buildout, which is 59,687 square feet less than anticipated in the General Plan (1.2% less). The Town is currently at approximately 84% of the AB1600 buildout assumption. Upon completion of all units under construction and approved, the Town would be at 89.9% 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 by Land Use



General Plan Implementation

In 2022 the Town was continuing to work on implementation of General Plan goals, policies and actions, which were initially adopted in November 2006 under the 2025 General Plan. The 2025 General Plan was last amended on October 23, 2018 with the rezone of the Upper McIver Dairy site, amending the Land Use Map and High Density Residential (RH) land use designation and adopting an addendum to the 2025 General Plan EIR to comply with implementation of the 2014-2019 Housing Element.

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, with the 2019-2027 Housing Element update, housing programs have been updated to address current community needs.

In 2022, the Town was finishing up a General Plan update process, which was initiated in February 2018. The Town was in Phase 8 of 8 total phases planned for the General Plan Update Process. Phase 8, "Final Documents and Adoption", posted the Final Environmental Impact Report and Documents for review and adoption, which occurred in May of 2023.

The Town is engaged in multiple planning processes in addition to the General Plan Update process. Under the current SB2 process, the Town has initiated work on land use assessments for multiple sites within Truckee to determine feasibility of additional density under Planning Grants Program/SB2 funding. The Town also completed the Innovate Gateway planning effort in 2021, which will build on infrastructure improvements implemented under the Envision Donner Pass Road project to culminate in a comprehensive land use plan for the Donner Pass Road Corridor – the town's primary multi-modal transportation corridor. The Town has adopted the Downtown Truckee Plan, and is currently developing objective design standards using Local Early Action Planning (LEAP) grant funding.

The list below describes a number of actions and activities the Town carried out in 2022 as part of implementation of General Plan goals and policies. The action items are organized under the General Plan element most relevant to a given item, with overlapping associated General Plan elements identified as part of the description of each item.

HOUSING ELEMENT

Housing & Development Annual Report

Associated General Plan Elements: Housing

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

2019-2027 Housing Element Adoption

Associated General Plan Elements: Housing | Land Use

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, and creating ongoing funding sources. More information about Housing Element compliance can be found in the Housing Element Implementation table (Page 40).

ADU Pilot Program

Associated General Plan Elements: Housing

In 2020, the Town's Housing Program Manager kicked off the Accessory Dwelling Unit Program aimed at accelerating the construction of accessory dwelling units (ADUs) in Truckee as a pathway to growing the inventory of long-term rental homes available for the local residents and workforce. The ADU program established a team of technical support staff dedicated to helping answer questions related to ADU standards, requirements, and the building permit process. There are now a variety of additional resources and incentives, including a consolidated list of relevant ADU standards, an ADU vendor directory of building and design professionals, ADU fact sheets, educational webinars for homeowners and building professionals, a financial incentive program offering grants and loans, tenant-matching through a partnership with Placemate, and more. Most recently, the Town worked with five neighboring jurisdictions to develop three pre-approved ADU designs and plan sets for local property owners to streamline their permitting process, reduce out-of-pocket costs, and improved achievability of ADU construction. Prior to the ADU Program launch, the Town received 18 ADU building permit applications in 2019. In 2022 alone, the Town received 41 ADU building permit applications.

First-Time Homebuyers Down-Payment Assistance

Associated General Plan Elements: Housing

The Town of Truckee currently offers two loan products for qualified applicants - the CalHome Loan Program and the BEGIN Program. The Town of Truckee has previous funding through the CalHome Program and the BEGIN Program. As existing loans funded with the CalHome and BEGIN Programs are repaid, the funds become available for loan through the Town's CalHome Reuse Fund Program. Applications for these funds are processed as available on a first-come-first served basis. All requirements of the CalHome and BEGIN Programs carry forward to the Reuse funds. The Town continues to administer this program as funds administered revolve into availability for new applicants.

Lease to Locals Program

Associated General Plan Elements: Housing

The Town of Truckee launched the Lease to Locals Program (formerly the Long-Term Rental Grant Program) in October 2020 with the goal of unlocking existing housing stock for the local workforce. The program includes a set of incentives for homeowners that shift from renting their home short-term (or not renting at all) to seasonal or annual lease arrangements with locally employed tenants. Participating and qualifying homeowners will receive an incentive grant of up to \$18,000, depending on the number of local employees housed and length of lease. The Town has partnered with start-up housing platform Placemate to work with homeowners through the process of qualifying for the grant to securing a qualifying tenant. Placemate also works with qualifying tenants to connect them with homeowners. As of April 2023, this program has converted 119 residences to long term rentals, housing more than 229 Truckee residents.

SB2 Housing Site Rezone Process

Associated General Plan Elements: Housing | Land Use

In June 2019, the Town applied to the State of California Department of Housing and Community Development (HCD) for the 2019 Planning Grants Program (PGP - also known as SB2) to help accelerate the development of housing in Truckee. Staff sought this grant to conduct housing site analysis and recommend to Town Council a selection of the 2019 Housing Element housing opportunity sites for potential rezone prior to adoption of the updated (2040) General Plan. The Town was awarded \$160,000 in grant funding and contracted with PlaceWorks to conduct constraint and opportunities analysis for each housing site, ranking the sites for recommendation based on independent analysis. In June 2021, Town staff brought forth a recommendation to Town Council for prioritizing sites to move forward through the remaining steps in the SB2 process. Council chose to consider additional housing units on the High Altitude Fitness site, the former CHP site on Highway 89, Tahoe-Truckee Lumber's downtown site, and the Residences at Jibboom. The selected sites are now being evaluated as part of the Town's General Plan update and any necessary General Plan, Master Plan or Specific Plan amendments associated with rezoning these sites will move forward as part of the 2040 General Plan update process.

Pacific Crest Commons

Associated General Plan Elements: Housing | Land Use

In January 2019, Governor Gavin Newsom signed into law Executive Order N-06-19 for Affordable Housing Development. The order created an inventory of excess state-owned lands and prioritize these properties for development as affordable housing projects. The former CHP site (1.7 acres) on Highway 89 near Donner Pass Road was identified in this inventory and the State of California has partnered with the Pacific Companies and JK Architecture and Engineering to develop the site as an affordable housing project. While local building and land use regulations are not applicable to State development projects on State-owned lands, the project partners have reached out to the Town for consultation on various aspects of the project, now referred to as "Pacific Crest Commons". This State of California housing project proposes 55 deed-restricted affordable housing units, a community center and small playground. The project is currently pursuing tax credit financing.

Truckee Home Access Program

Associated General Plan Elements: Housing

The Truckee Home Access Program (THAP) preserves, produces, and protects homes to create places for people who meet local employment and income qualifications to live locally. THAP pays buyers, sellers, businesses, and developers to reserve homes for income qualified local workers using a fifty-five-year deed restriction. Buyers can apply for compensation up to \$150,000 for a maximum \$937,500 home purchase price. Payment can be used for down payment assistance, renovations, or other expenses. Sellers can sell at a reduced price and apply for compensation to make up the difference between the reduced price and the appraised value. Local Businesses can apply for compensation to rent or sell homes to local workers, including their own. Developers can apply for compensation to build homes for sale or rent to local workers. As of April 2023, THAP has deed restricted two homes that were purchased by local workforce members.

CONSERVATION & OPEN SPACE ELEMENT/ CLIMATE ACTION PLANNING

New General Plan Climate Action Element

Associated General Plan Elements: Conservation & Open Space

As part of the 2040 General Plan update, a Climate Action Plan (CAP) was added to Truckee's General Plan. Projects will now be evaluated by whether all applicable requirements from the CAP have been incorporated into the project. For example, project-associated GHG impacts would be deemed "Less Than Significant" if all applicable measures are met.

Sustainability Committee

Associated General Plan Elements: Conservation & Open Space

The Town's Sustainability Committee was formed in 2019 in response to Council's priority on sustainability and reducing greenhouse gas emissions. Each Town division is represented on the Committee, whose members work to coordinate sustainability activities across all Town functions. As its first task the Committee developed sustainability tracking metrics, which it collects and reports annually on Keep Truckee Green's Sustainability dashboard (launched October 2020). Since then, committee work has included submitting for and receiving Beacon Awards recognizing the Town's sustainability efforts, developing the Town's Sustainable Purchasing and Practices Policy and implementing a centralized paper purchasing model, writing blog posts for the Keep Truckee Green website, and generally collaborating across departments to develop greenhouse gas reduction projects.

Green Building Initiatives

Associated General Plan Elements: Conservation & Open Space

The Town has launched a number of initiatives to green Town-owned and community buildings. In 2022, the Town contracted with nZero to develop an online public dashboard to track greenhouse gas emissions from municipal operations, including energy use at Town facilities and fleet vehicle fuel consumption. nZero is also providing an in-depth analysis of energy use at Town facilities, and will make personalized recommendations for the Town to reduce its carbon footprint.

In 2022, the Town also began a year-long partnership with the Truckee Donner Public Utility District to provide matching funds for weatherization rebates. These matching rebates expanded the availability of funding for residents to make their homes more energy efficient by reducing air leaks in their building envelope and heating and cooling systems.

EV Charging Stations

Associated General Plan Elements: Conservation & Open Space | Circulation

The Town continues to operate nine EV chargers available for public use, six in the public parking lots in the Railyard Master Plan area, and three at Town Hall. In 2022, these stations served a total of 1,459 unique drivers and provided over 49 MWh of electricity to power electric vehicles. The chargers provide electricity from Truckee Donner Public Utility District, who reports that nearly 65% of their electricity is procured from carbon-free resources, with a projection to hit 75% when a new solar generation facility comes online. Chargepoint, the station operator, estimates the electric fuel provided by these stations avoided nearly 35 metric tons of greenhouse gas emissions in 2022 when compared to gasoline-powered vehicles.

Litter Mitigation

Associated General Plan Elements: Conservation & Open Space

The Town's Solid Waste and Recycling Division, Keep Truckee Green, has initiated several ongoing litter mitigation efforts. The Truckee Litter Corps is a volunteer-led litter clean up group that meets once each month during the summer to clean up Truckee streets and trails. In 2022, Keep Truckee Green hosted seven cleanup events, where over 60 volunteers collected over 120 lbs of litter from across town. Truckee Day is an additional community litter cleanup event that occurs annually on the first Saturday in June. Truckee Day 2022 was the 19th annual event, and over 900 volunteers collected 4.9 tons of litter. Beyond volunteer events, The Town Facilities Division also regularly conducts landscaping work to beautify areas and set a standard of keeping it clean and provides regular litter clean-up. A contractor, Clean Tahoe, also does additional regular litter removal across town on a weekly basis. The Town has also continued to partner with Take Care Tahoe on a messaging and motivational campaign to educate community members and visitors on best practices to "take care of Tahoe."

"Request Truckee," a citizen service request platform continues to provide residents the ability to report litter issues and Town staff the ability to rapidly address community needs. Lastly, Truckee's Trailhead Ambassador program continued in the summer of 2022, which funds local ambassadors that roam local trails and recreation areas to provide information on how to recreate responsibly, inspire visitors and community members to take care of our environment, and pass out materials including trash bags and dog poop bags. In 2022, the ambassadors spoke with over 1,200 recreational users to share litter mitigation information and resources.

Waste Reduction

Associated General Plan Elements: Conservation & Open Space

In 2022, the Town of Truckee adopted a Single-Use Foodware Reduction Ordinance which aims to reduce the amount of disposable foodware generated in our community. The ordinance includes a ban on the sale and distribution of expanded polystyrene (e.g., Styrofoam), a requirement for restaurants to serve customers dining in on reusable foodware, and a \$0.25 fee for each disposable cup and takeout container provided to customers. The ordinance will be fully in effect in January 2024. This is an exciting step forward in reducing disposable foodware generated from the source. To create a culture of reuse, Keep Truckee Green also runs a reusable takeout container program, which provides a reusable option for to-go orders, and this program grew in 2022 to nine Truckee restaurants that offer this program, saving about 80,000 disposable takeout containers from landfill.

The Keep Truckee Green Division also operates community programs to prevent food waste. Four community compost drop-off locations are available for residents to drop-off their food scraps and keep their food out of landfill, preventing greenhouse gas emissions. Keep Truckee Green also continues to operate a volunteer-run food recovery program through a partnership with Sierra Community House and Truckee Sourdough. Volunteers transport surplus bread products from Truckee Sourdough to Sierra Community House for their weekly food distributions, helping to feed community members while preventing over 37,000 pounds of bread from going to the regional landfill as of April 2023.

In 2022, Keep Truckee Green brought back a popular community event, the Fixit Clinic, where community members can repair broken household items with help from Fixit Coaches. A partnership with local makerspace Truckee Roundhouse, this event had over 45 households attend and save over 367 lbs of products from a landfill. This is a fun event that encourages reuse and repair before buying new.

Church Street Extension & Trout Creek Restoration

The Church Street Extension & Trout Creek Restoration project involves construction of a new eastern extension of Church Street between the Railyard and Glenshire Drive just west of the Rock and Rose landscaping business. The project includes a new bridge over Trout Creek with restoration of a portion of Trout Creek. The creek restoration portion of the project restored Trout Creek upstream of the new bridge to upstream of the balloon track and downstream to the right-of-way of Union Pacific Railroad's mainline tracks. The restored creek will provide 100-year flood protection and improve aquatic and riparian habitats. The project was bid in summer 2021 and construction started in 2022. The contractor completed the creek work and bridge in 2022 and plans to complete the Church Street

extension and Church Street/Glenshire Drive roundabout in 2023. The Town was awarded \$1 million in grant funds from the state Department of Water Resources and \$2.3 million in grant funds from the Department of Fish and Wildlife towards construction costs for the project.

Particulate Matter Air Quality Management Plan

Associated General Plan Element: Conservation and Open Space / Climate Action Plan

The Town continues to review projects against the Particulate Matter Air Quality Management Plan requirements, including implementation of PM₁₀ emission offsets and incorporation dust suppression plans. As part of the Climate Action Plan development, the Climate Change Vulnerability and Adaptation Plan directly addresses poor air quality as a vulnerability for the Town. Staff anticipates exploring the update of the Particulate Matter Air Quality Management Plan as part of the future 2040 General Plan implementation program.

LAND USE

Innovate Gateway

Associated General Plan Elements: Land Use | Community Character

The Innovate Gateway Strategy is a Caltrans grant-funded planning process that was kicked off in Fall 2020 to study new housing options, economic development strategies, sustainable mobility opportunities, and quality of life enhancements within the Gateway Area. This project expanded on the recent work of the Envision Donner Pass Road project, focused on developing a vision beyond the right-of-way by providing an opportunity for the community to discuss the look, feel, character, and types of uses most desired and appropriate for the Gateway Area's future. The Town staff collaborated with a consultant team to host three virtual workshops, two online surveys, and an in-person "pop-up" event within the project area; all portions of the outreach were available in both English and Spanish. The team also developed an existing conditions report of the project area, development prototypes for community response, and a financial feasibility analysis of the prototypes. This effort culminated in the Innovate Gateway Strategy document which was adopted by the Truckee Town Council as a non-regulatory document to help guide future land use and streetscape decisions within the Gateway Area (Council Resolution No. 2021-60). After adopting the strategy, Town staff coordinated with the General Plan Update team to integrate the appropriate concepts and ideas into the 2040 Truckee General Plan.

Downtown Specific Plan Update

Associated General Plan Elements: Land Use | Community Character | Downtown Specific Plan

In February 2018, the Town Council directed staff to initiate the 2040 General Plan Update, which included an update to the 1997 Downtown Specific Plan. The first General Plan/Downtown Specific Plan Update community workshop was held on March 14, 2019 and included an opportunity for participants to provide feedback about Downtown. A second, virtual workshop was open for participation in April/May 2020 to engage the community in creating a vision for the future of Downtown Truckee. Consultant Ascent Environmental, Inc., working with staff, completed preparation of an administrative draft of the updated Downtown Specific Plan, now the Downtown Truckee Plan, in November 2020, focusing on the policies and programs. The Downtown Specific Plan Update has since been adopted by the Historic Preservation Advisory Commission and Town Council.

Truckee River Legacy Trail and Truckee Springs River Front Open Space Project

Associated General Plan Elements: Land Use | Community Character |

Downtown Specific Plan | River Revitalization Strategy

Starting in 2019, the Town partnered with the Truckee Donner Land Trust towards improvement of the Truckee Springs property (formerly envisioned to be developed as a master planned residential community), with the Land Trust closing escrow in May 2021. Environmental review was conducted in fall 2020 for the Truckee Springs River Front Open Space and Trail System Project proposed at the site. The proposed project would construct a trailhead parking lot at the end of South River Street and a new trail connection between the parking lot and Riverside Drive (and the West River Park

Master Plan area) via a new pedestrian bridge over the Truckee River. The project also includes a trail connection from the Cottonwood restaurant to the new Truckee Springs trail and west to the Placer County line. Next steps for the project include completion of 100% design plans and project permitting. Project construction started in 2022 and most of the trail construction, including two of the three proposed bridges will be completed in 2023. The bridge over the Truckee River will not be installed until 2024.

West River Park Master Plan

Associated General Plan Elements: Land Use | Community Character

Downtown Specific Plan | River Revitalization Strategy

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 a site master plan was approved by Town Council in February of 2020. Redevelopment is anticipated to incorporate a river-oriented park with two commercial components, including an expansion of the Old Trestle Distillery restaurant to the west of the park, as well as the Truckee River Market food hall, which will include approximately 8-10 food or beverage small business vendors sharing indoor and outdoor seating. The project will also include pedestrian connections to downtown and a connection with the Truckee Springs River Front Open Space and Trail System Project, which includes a future pedestrian bridge connection across the River to the Truckee Springs/ Bright Property open space and to the Truckee River Legacy Trail Phase 4. Pedestrian bridge construction is anticipated to take place 2023-2024 with park construction to follow in 2024.

Truckee Library

Associated General Plan Elements: Land Use | Community Character

In September 2019 Town Council and the TDRPD Board of Directors approved a term sheet for a future lease of a portion of the Riverview property in exchange for TDRPD designating a library site within Truckee River Regional Park. A site for the library was selected and conceptually approved by TDRPD in February of 2020. While the designated site is within Truckee River Regional Park, the land is owned by three different public agencies. The Town is currently collaborating with Truckee Donner Public Utility District, Truckee Sanitary District, and Truckee Donner Recreation and Park District to complete a lot line adjustment that will resolve this, resulting in a site that is located entirely on TDRPD property and will be leased long-term to the library. During 2022 the Town worked closely with Nevada County, Friends of the Truckee Library, and a consultant team to complete a Joint Powers Authority (JPA) study to explore the steps, structure and funding models to support library construction. Following this study, the partners are working to develop a draft JPA agreement, completing initial polling to gauge support for a library bond measure, and exploring regional partnership opportunities with Placer County.

Short-Term Rental Ordinance

Associated General Plan Elements: Land Use | Noise | Housing

In August of 2020, in response to heightened community interest and concern, the Town Council directed staff to develop an ordinance addressing short-term rental (STR) and community-wide nuisance abatement regulations. A short-term rental ordinance was drafted, reviewed, and ultimately adopted by Town Council in October of 2020. This first short-term rental ordinance was intended to minimize neighborhood nuisance and life safety issues associated with short-term rental properties such as overflow parking, trash, loud noise, fire safety, occupancy levels, and other impacts while creating an administrative licensing and enforcement framework and generating a higher level of accountability amongst STR operators. A total of 1,255 operators registered under the new program in 2021 calendar year. In September 2021, in response to the worsening housing crisis in the region, Town Council adopted a temporary moratorium on the issuance of new STR registration certificates while the Town considered and studied potential updates to the STR program to help address the housing shortage. Town staff worked closely with a stakeholder advisory committee to study this issue and develop recommendations for Town Council. Town Council ultimately adopted an amended STR ordinance in April of 2022, instituting a cap on the number of STR registration certificates town-wide, phasing out STRs in multi-family units and ADUs, and requiring a 365-day waiting period after a property

sells before the new owner may begin the registration process. Town Council also directed staff to develop a new workforce housing incentive program that will utilize a portion of STR registration certificates as an incentive for the development of new workforce housing units, which was adopted in March of 2022.

Development Code Amendments

Associated General Plan Elements: Land Use | Housing | 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 2022 included amendments to the accessory dwelling units, density bonus, bicycle parking, and streamlined Zoning Verification process ordinances for compliance with State law and consistency with Town priorities.

CIRCULATION

VMT Thresholds

Associated General Plan Elements: Circulation | Conservation & Open Space

Climate Action Planning

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. The proposed thresholds of significance were reviewed by the Town Council and adopted on June 23, 2020 and updates were made in April of 2022.

Trails & Bikeways Master Plan

Associated General Plan Elements: Circulation | Conservation & Open Space

Climate Action Planning

The Town Council adopted a comprehensive update for the Trails and Bikeways Master Plan on September 22, 2015 which now includes pedestrian amenities in the long-range planning document. The Town intends to initiate an update to this plan in 2023. In addition, in October of 2022, the Council authorized staff to accept all paved trails into the Town trail maintenance network to provide consistent snow removal and a higher level of trail maintenance, using Measure R and Measure U as a funding source.

West River Street Park

Associated General Plan Elements: Conservation & Open Space, Land Use and Community Character.

The West River Street Park Project includes design and construction of a riverfront open space park (site work, landscaping, hard-scaping, and site fixtures) at the site of the former Nevada County Corp Yard. The site will include a mix of riparian restoration, riverfront park, and river-oriented commercial development. Commercial development construction is anticipated to be financed and constructed by private developers. The project was largely on hold, but designs are continuing in 2023 for construction in 2024.

West River Street Streetscape

Associated General Plan Elements: Circulation | Community Character

The project includes streetscape design for West River Street between Bridge Street and Riverside Drive/Mill Street. The project will include sidewalks, curbs, gutters, crosswalks, ADA accessibility, landscaping, lighting, utility undergrounding, storm drainage improvements, and parking improvements. A landscape and lighting district to fund ongoing maintenance has been formed. Construction is scheduled to start in May 2023.

Reimagine Bridge Street

Associated General Plan Elements: Circulation | Community Character

The project includes streetscape design for West River Street between Bridge Street and Riverside Drive/Mill Street. The project will include sidewalks, curbs, gutters, crosswalks, ADA accessibility, landscaping, lighting, utility undergrounding, storm drainage improvements, and parking improvements. Town staff and the consultant team (lead by Eastern Sierra Engineering) have been working with property owners, businesses, Union Pacific Railroad, and the Public Utilities Commission to develop the design. A community workshop was held in 2019 and a Project Advisory Committee was formed to help choose the preferred alternative. Construction is scheduled for 2025.

Jibboom Street Sidewalk

Associated General Plan Elements: Circulation | Community Character

In 2020, Town Engineering staff initiated the Jibboom Street Sidewalk Feasibility Study and Improvement Project. The study was prepared to evaluate potential pedestrian and bicycle improvements on Jibboom Street between Bridge Street and the Stoneridge Development. The study is working to evaluate several alternatives, such as street widening, the conversion to a one-way street, and improvements to the Keiser Avenue/Jibboom Street intersection. The study is still in process.

Roundabouts

Associated General Plan Elements: Circulation | Conservation & Open Space/ Climate Action Planning

The construction of a roundabout at the intersection of Donner Pass Road, Coldstream Road, and the I-80 eastbound ramps was completed in 2022. The Church Street Extension and Trout Creek Restoration project will construct a roundabout at the intersection of the extended Church Street and Glenshire Drive in 2023.

Truckee Railyard Mobility Hub

Associated General Plan Elements: Circulation

The current transit center located at “The Depot” is exceeding its existing capacity needs for local, regional, and intercity transit vehicles and services. Additionally, this constrained location is lacking adequate space and complementary facilities to support other mobility needs such as parking, secure bike storage, bike share, pedestrian access and waiting areas, and shuttles and Transportation Network Companies (TNC’s). An alternatives analysis for site selection was complete in 2020 which identified the northern portion of the balloon track (north of Church Street) in the Railyard Master Plan area. Engineering and Transportation Staff completed the purchase of the “North Balloon Track” parcels resulting in the acquisition of approximately 97,000 square feet of land to accommodate a new mobility hub, adjacent parking, electric vehicle charging and snow storage and stormwater treatment. Construction for this project has been broken into phases due to funding and construction timelines. Phase 1, which will consist of site civil work including a bus bay, vehicle circulation, internal pedestrian site circulation, restrooms, landscaping, street scaping, and transit passenger shelters, is currently designed and scheduled for construction in summer 2023. Phase 2, will consist of a climate-controlled Mobility Hub building, final landscaping, adjacent parking, and electric vehicle charging stations. It is currently partially designed with the majority of the design work on the remaining buildings. Phase 2 is not scheduled for construction until summer 2025 and is anticipated to span 1 to 2 construction seasons.

Transit Service Expansion & New Buses

Associated General Plan Elements: Circulation

TART services within Truckee were expanded in 2020, with expansion of service hours and the addition of Sunday and holiday service for the Truckee Local Route. In addition to the Truckee Local expanded service, the Town, in partnership with Placer County and the Airport District, also initiated regional night service to the resort base areas located at Northstar and within Olympic Valley. This has provided connections to the Kings Beach and Tahoe City communities via transfer to the Placer TART system. In summer 2021, two new buses were added to the transit fleet to be utilized for night service and Dial-a-Ride (DAR) services. Both buses are all-wheel-drive ultra-low emissions vehicles, achieving much greater fuel efficiencies than current buses while still meeting the capacity needs of the system. The Town has continued to operate the TART local system (Fixed Route and DAR), including night service. However, the Town

embarked on the microtransit pilot program in the summer of 2022, which was then initiated as a “winter pilot” for the 2022/23 ski and snowboard season. Historically, the Town’s fixed route and DAR systems have carried between 25,000 – 30,000 passengers annually, however, with the addition of microtransit, ridership has increased system-wide to approximately 34,000 passengers on the TART fixed route and DAR services and approximately 20,000 on microtransit during the summer pilot for a system-wide total ridership of approximately 53,000 passengers during calendar year 2022. It should be noted that the Town is in the process of evaluating the long-term viability and sustainability of microtransit, as the pilot programs have been funded through partner contributions and Town discretionary funding and not through dedicated sources. The future of microtransit and the overall transit system will be further evaluated during 2023 as part of the update of the existing 2018 “Eastern Nevada County Short Range Transit Development Plan.” This plan is a guidance document that is required to be updated every five years and provides the blueprint and roadmap related to the administrative, capital and operational needs necessary to meet the current and future transit demands of the TART program.

Transit Shelter Construction

Associated General Plan Elements: Circulation

Two new transit shelters were constructed between 2019 and 2021 to support service to new development projects, including a shelter for the Soaring Ranch/Raley’s commercial development and a shelter within the Coldstream Specific Plan area. The Town also completed a shelter on Estates Drive across from the Truckee Senior Apartments to serve the highest volume transit stop in Truckee. Given the success of the microtransit program and “door to door” service model, the Town has deferred construction of stand-alone transit shelters along the current TART fixed routes, including the Stockrest Springs location. The need and priority of transit shelters will be further evaluated as part of the update to the “Eastern Nevada Short Range Transit Plan”.

E-Bike Share

Associated General Plan Elements: Safety | Circulation

The Town is also implementing an electric bike or “E-Bike” share program in early spring/summer 2023. A qualified vendor was selected in 2022 after a collaborative request for proposal process that included agency partners, non-profits, and business interests. As part of Phase 1 implementation, Town staff is working with the vendor to place a minimum of 10 stations on town property/right-of-way in early 2023 and additional stations at public agencies. Additional stations are anticipated to be placed on private property later in 2023 as part of Phase 2. Program effectiveness will be tracked and reported to evaluate user satisfaction, trip type and purpose, reductions in vehicle miles traveled, and overall system utilization. Following the conclusion of the first year, staff will evaluate the program’s effectiveness and progress toward mobility and climate related goals as to inform system improvements, including any future expansion in the Town as well as by other partners in the region.

Microtransit

Associated General Plan Elements: Circulation

In the summer of 2022, the Town planned, designed and launched the initial pilot of the microtransit program, known as “TART Connect”, which operated from June 25 – September 5 and included a maximum of seven vehicles operating during peak hours. The summer pilot served Glenshire, Tahoe Donner, Tahoe Donner Marina, Donner Pass Road and the Brockway Road corridor and carried approximately 20,000 passengers over a 73-day operating period. Given the initial success of the TART Connect program, the Town Council and partners developed a second pilot, which operated during the 22/23 winter season and carried approximately 40,000 additional passengers, operating from December 15-April 2. The viability of this program and model will continue to be evaluated by staff at the pilot level as well as part of the “Eastern Nevada County Short Range Transit Plan” scheduled to be updated during Fiscal Year 23/24. Additionally, the Town has requested funding to conduct public opinion surveys as to inform the possibility of a future ballot measure to provide dedicated and ongoing funding to support future transit operations, including the continuation of Tart Connect microtransit service.

Public Improvement and Engineering Standards (PIES)

Associated General Plan Elements: Circulation

Engineering staff worked to make updates to the PIES through 2022. Updates are ongoing and not yet complete.

COMMUNITY CHARACTER

LEAP Grant

Associated General Plan Elements: Community Character | Land Use

In 2020, Town Planning Division staff applied for a Local Early Action Planning (LEAP) grant to develop objective design standards for housing development projects in the Town of Truckee. The purpose of this project is to create clear standards for the development community to aide in streamlining the permitting process for housing projects and provide certainty to applicants, decision makers, residents, and the public while meeting community aesthetic goals. As an optional task, new application forms and revised internal processes may be developed to provide clear guidance to applicants on objective standards and permitting requirements. The resulting objective design standards are anticipated to be incorporated into the Town of Truckee General Plan and Downtown Specific Plan update, and will be adopted into the Development Code and Historic Design Guidelines as well as applicable specific/master plans as soon as feasible. \$65,000 was awarded by the State department of Housing and Community Development (HCD) in January 2021 and the Town contracted with Design Workshop in April 2021 to carry out the project.

Public Art

Associated General Plan Elements: Community Character

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. Since the Public Art Commission of Truckee (PACT) was appointed, the Commission has worked towards curating an inventory of existing public art in Truckee, creating a mapped inventory of public art opportunity sites, discussing funding strategies, developing processes and criteria for soliciting public art projects in Truckee, and developing a database of artists interested in creating public art. The Commission facilitated a Request for Proposals process in 2021 and 2022 to select an artist for their first public art project in 2022 (located on the retaining wall that was built as a part of the Brockway Road Multi-Use Path project. An art installation is expected to be complete by September 2023. The PACT is also working with staff on the Donner Lake Litter Art project, which will install two fish sculptures made of trash collected from Donner Lake in two planters at the Truckee Donner Recreation and Park District boat launch facility. This installation is also planned to occur in September 2023.

Historic Preservation Implementation Program

Associated General Plan Elements: Community Character | Land Use

The Town continued efforts to promote historic preservation in 2021 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 39 properties have been enrolled in the Mills Act program since its inception in 2004.

ECONOMIC DEVELOPMENT

Economic Development Program

Associated General Plan Elements: 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.

Chamber of Commerce Contract

Associated General Plan Elements: Economic Development

The Town partners with the Truckee Chamber to provide economic development programs including Truckee.com economic content, the Truckee Jobs Collective employment platform, Shop Local 365 Campaign, as well as operation of the Truckee California Welcome Center downtown.

New Business Program

Associated General Plan Elements: Economic Development

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. OpenCounter supports new businesses by providing customer support regarding the Town's zoning, fees, or requirements for a project, saving time for both businesses and Town staff.

New in 2022, Town Economic Development staff began providing a "Business Navigator" service to businesses looking to open in Truckee by guiding and connecting businesses with appropriate Town departments, outside agencies, and additional resources such as the Small Business Development Center to help ensure a successful process.

SAFETY

Emergency Operations Center

Associated General Plan Elements: Safety

The Emergency Operations Center continues to respond to a variety of issues, primarily centered around winter weather. For the 2022-2023 winter, the EOC has been activated over 20 days, primarily for the winter storms that started in February 2023 and have continued into April. The Town experienced significant snowfall, mostly associated with cold storms and low snow levels. This provided several benefits as it lowered flood threats and kept most of the interstate traffic out of the town proper as chain controls were often east of town in the state line area. As the snow amounts increased, estimated anywhere from 230% to 240% (2nd largest snow fall on record), the Town did experience several building failures. Many of these were older homes and structures, built before updated Building Codes. The Town declared a local emergency in February due to the inability to plow roads efficiently and extreme snow loading on structures.

The Town hired private contractors for both snow plowing and roof shoveling. The roof shoveling was targeted towards trailer homes (manufactured) with senior and medically fragile residents who could not shovel their own roofs. This was considered a life safety concern. Cal-Fire also provided crews to shovel some of the more extreme Town-owned buildings (Corp Yard fuel canopy and Tahoe Donner maintenance shop). While neither facility was in imminent danger of collapse, structures of similar design in South Lake Tahoe and Mammoth Lakes did have collapses.

Evacuation Modeling

Associated General Plan Elements: Safety | Circulation

With wildfire risk growing as a major concern throughout California, the Town GIS and Emergency Operations staff collaborated to hire a researcher in 2020 to prepare a preliminary study of evacuation scenario times for Tahoe Donner and for the entire town. Weekend vehicle counts conducted by the Town's Emergency Operations Manager coupled with census data served as a proxy to estimate vehicle loading on peak weekends. The study sought to create wildfire evacuation scenarios, leveraging a microscopic traffic model, to inform emergency operations, specifically, evacuation time estimates. The primary focus of the research was on the construction of evacuation-timing scenarios using a micro-scale transport model. The future goal is to couple these scenarios, at the neighborhood level, with fire spread and behavior models to better predict evacuation times and to facilitate robust evacuation planning. The initial study work was completed for Tahoe Donner evacuation times. The researcher was able to secure a National Science Foundation (NSF) grant to continue his research and has partnered with Tahoe Donner Homeowners Association to develop a survey to better identify population and usage trends for the community. The Town is also tracking sewer flows with Truckee Sanitary District (TSD) to continue building on the prior vehicle counts. This work continues with a new grant being applied for and additional survey work of Tahoe Donner residents concerning expected and actual

evacuation behaviors. This work will inform how other evacuation modeling can be better fine-tuned for actual evacuation timing.

The Town is also partnering with Ladris, a start-up company in Nevada County, to model evacuation times. The company uses real-time modeling with changeable parameters such as population, vehicle loading, vehicle speeds, and roadway conditions, to provide evacuation travel estimates. The Emergency Operations Manager continues to work in an advisory capacity on this program with several changes being made to the platform. The ability to more easily “close” roads and reroute traffic has come online. There is a new interface for operation users that makes modeling much easier and quicker for running new scenarios. Ladris is partnering with SWCA, the Truckee Fire Protection District (TFPD) lead planner on their Community Wildfire Protection Plan (CWPP). Part of this plan will include modeling to better understand priority evacuation routes for fuels treatment. Ladris also is working with the Town to model additional egress routes from certain subdivisions to see if there are quantifiable gains from adding additional egress routes.

The Town is partnering with Nevada County Office of Emergency Services (NC OES) to update the Local Hazard Mitigation Plan (LHMP). The LHMP is an all-hazardous risk assessment of the community that also includes mitigation measures to take to reduce or eliminate identified issues. These issues are primarily naturally occurring (weather, flood, fire or earthquake) but could include manmade hazards (hazardous materials, traffic, criminal activity). This document is required to be updated every 5 years, reviewed at the State and federal levels, and then included in the Safety Element of the Town’s General Plan.

Subdivision Egress Routes

Associated General Plan Elements: Safety | Circulation

The Town continues to work with CalFire and the State Board of Forestry (BOF) to better define subdivisions with less than two egress routes. CalFire and BOF look at subdivisions using their definition of a subdivision (30 residential units clustered together) and then looks at specific roadways (Emergency Vehicle Access(EVA)) is not included as an egress route). CalFire has started mapping incorporated areas and municipalities are being given the option to review and provide comment. The CalFire recommendations (they are not required) are to look at potential egress routes, fuels management, and current roadway designs in an effort to improve evacuation routes.

Housing Element Implementation Table

Associated General Plan Elements: Housing

These programs, including local efforts to remove governmental constraints to maintenance, improvement and development of housing are currently being pursued by the Town:

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>Program H-1.1</p>	<p>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:</p> <ul style="list-style-type: none"> • Arnold DMU (APN 019-300-041); • Arnold DRH (APN 019-300-042); • Winter Creek Multi-Family (APN 019-820-001); • Joerger Ranch Parcel 4 (APN 019-620-002); and • Upper Mclver (APN 019-460-042). <p>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)</p>	<p>8/15/2022</p>	<p>Ongoing, as part of the General Plan Update</p>
<p>Program H-1.2</p>	<p>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)</p>	<p>Annual monitoring (Annual Report)</p>	<p>Ongoing</p>

<p>Program H-1.3</p>	<p>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:</p> <ul style="list-style-type: none"> • The Residences at Jibboom (APNs 019-102-011, -012, -013, -014, -015, and -017); • Truckee Tahoe Lumber (APN 019-030-051); • Gateway Site (APN 018-570-063); • Gray's Crossing (APNs 019-770-002, 043-010-007, and 043-010-005); • Joerger Ranch Phase III (APN 019-620-060); • High Altitude Fitness Gym (APN 018-580-052); • RPL Properties (APN 018-800-015); and • Town Riverview Corporation Yard (APN 019-440-079). (Source: New Program) <p>Based on analysis, the Town will complete rezoning of some or all of the above-mentioned sites, as deemed appropriate.</p>	<p>Analyze the sites by December 2020. Rezone appropriate sites by January 2022, or sooner, if possible.</p> <p>SB-2 funding was received and will be directed toward this effort. An RFP was released in early 2020 and a consultant was hired to help with the process of reviewing sites, determining feasibility, and presenting options to the Town Council. The process is ongoing, with sites to be selected by the Town Council in early 2021. Once sites are selected, further analysis and environmental review will commence.</p> <p>Sites have been selected (Former CHP Site, Truckee Tahoe Lumber, Residences at Jibboom, and Gateway) and have been incorporated into the General Plan process and environmental review and are anticipated for adoption in May 2023.</p>
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<p>Program H-1.4</p>	<p>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)</p>	<p>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.</p>	<p>AB 68, which prohibits HOA's outright prohibition of secondary residential units, went into effect January 1, 2020. The Town has worked with the HOAs and informed them of the State's regulations.</p>
<p>Program H-1.5</p>	<p>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)</p>	<p>Prepare informational brochure by September 2021.</p>	<p>The Town has created an ADU team (Housing Program Manager, Planner, and Building Technician) to help answer questions and walk applicants through ADU standards, information, and the permit application process. Fact sheets for ADUs and JADUs have been created and posted to the website along with additional information relevant to the ADU permitting process. Additional information is provided through webinars to the building professional community. On December 13, 2022, amendments to the ADU ordinance were adopted to ensure compliance with State law.</p>

<p>Program H-1.6</p>	<p>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)</p>	<p>Launch the pilot program by December 2020.</p>	<p>An ADU pilot program was presented to the Town Council on 2/25/2020. The Town has created an ADU team (Housing Program Manager, Planner, and Building Technician) to help answer questions and walk applicants through ADU standards, information, and the permit application process. Fact sheets for ADUs and JADUs have been created and posted to the website along with additional information relevant to the ADU permitting process. The Town has created financial incentives to encourage the building of new units as well as the permitting of existing, unpermitted units to increase the inventory of long-term housing:</p> <ul style="list-style-type: none"> - \$50,000 loan for new ADU construction for smaller ADUs, with restrictions related to size, rental, term limits, and monitoring - \$15,000 loan to help with the costs of construction and permitting for existing, unpermitted ADUs or JADUs, with requirements for renting \$1,000 Mini-grant for existing Unpermitted ADUs to help with construction and/or permitting costs to bring existing unpermitted ADUs into compliance. <p>The ADU Grants & Loans Program received 15 funding applications, approved 13 applications,</p>
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			and 2 grants have been completed and funded. In 2022, 37 ADU permits were applied for, and 90 ADU inquiries were received.
Program H-1.7	Review and revise the Secondary Residential Unit Ordinance to be in compliance with State Law. Revisions will include reducing parking requirements to one space per secondary residential unit. (Source: New Program)	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. The ordinance was reviewed by the State. On January 7, 2021, an updated ADU ordinance was adopted for further clarification and based on information from HCD (from direct phone calls and the ADU Handbook). On December 13, 2022 the Town adopted an urgency ordinance ensure compliance with new ADU legislation.
Program H-1.8	Review and revise Secondary Residential Unit Ordinance to encourage and reduce barriers to construction of secondary residential units. (Source: New Program)	Review as part of the 2040 General Plan update.	Ongoing
Program H-1.9	Develop objective design standards for multi-family residential projects and continue public outreach on creation and implementation of these standards. (Source: New Program)	With completion of the General Plan update (2022)	The Town was awarded LEAP Grant funding in 2021. Funding is going toward consultant work to create objective design standards for residential projects. Thus far, the consultant has audited the Town's regulatory documents, conducted a

			community survey, organized a focus group, and a draft of the regulatory documents has been created. Next steps include a workshop and adoption of the ordinance.
Program H-1.10	Explore the creation of a multi-unit zoning overlay for existing single-family parcels potentially in combination with deed restrictions. (Source: New Program)	Explore by July 2022.	Ongoing. Staff is reviewing this program in relation to SB9.
Program H-2.1	Assess housing needs in conjunction with the Town's Annual Report to the Department of Housing and Community Development. The Town will evaluate available resources including funding and assess and consider specific actions to address priority needs and activities for the upcoming year. (Source: 2014 Housing Element, Program H-1.4.1)	Annually	Ongoing
Program H-2.2	Monitor and pursue outside grants and other State and federal funds (including SB2 2017) for housing and housing-related activities. Partner with outside organizations, including Nevada County, to pursue and administer housing programs as appropriate. (Source: 2014 Housing Element, Program H-5.1.1)	Evaluate and pursue funding opportunities on an annual basis.	<p>SB-2 funding was received. The Town has used these funds to identify feasibility of rezoning specific sites.</p> <p>The Town was awarded LEAP Grant funding in 2021. Funding is going toward consultant work to create objective design standards for residential projects.</p> <p>The Town continues to monitor and pursue outside grants and other state and federal funding. During 2021 the Town applied for three grants relating to housing and jobs.</p> <ul style="list-style-type: none"> • Applied and were awarded Permanent Local Housing Allocation (PLHA) Formula funding to develop and construct new deed restricted

			<p>accessory dwelling units.</p> <ul style="list-style-type: none"> • Applied for PLHA Competitive funding to develop affordable, multi-family, new construction units on state owned surplus property (previous CHP site). Not awarded. • Applied and were funded Community Development Block Grant Coronavirus (CDBG-CV 2-3) to assist businesses impacted by COVID-19 retain low/moderate jobs. <p>A Joint Powers Authority, Truckee Tahoe Workforce Housing Agency, consisting of the Town of Truckee, surrounding counties, and other local special districts was created to support the development of workforce housing for member agencies by acquiring, developing, or contracting for workforce housing and supporting housing programs for agency employees. The Town joined the JPA in 2021.</p>
<p>Program H-2.3</p>	<p>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)</p>	<p>Ongoing, project-based</p>	<p>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 and completed construction in 2021. The Town has also partnered with a developer to build affordable housing for 50%-80% AMI on Town-owned land. The project was approved by the Planning Commission in</p>

			<p>February 2020, obtained building permits in 2020, and has received Certificate of Occupancy in 2023. Both of these projects required staff support in the grant application process. The Planning Commission also approved a 30-unit affordable senior housing project in May 2022 that will utilize state or federal funding. Additionally, staff is working with State agencies and a developer on affordable housing on State-owned land. The Town is a funding and participating partner in the Mountain Housing Council, which seeks to address housing challenges in the North Tahoe-Truckee region, including availability, variety, and affordability. Activities include legislative policy analysis, exploration of funding sources, and a Regional Housing Assessment and Action Plan. The Town is also a partner agency to the Truckee Tahoe Workforce Housing Agency, a Joint Powers Authority that seeks to facilitate housing solutions for the Truckee-Tahoe workforce.</p>
<p>Program H-2.4</p>	<p>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)</p>	<p>Ongoing</p>	<p>The Artist’s Lofts, an affordable housing project that anticipates accepting Section 8 Vouchers broke ground in 2019 and completed construction in 2021.</p> <p>Both Section 8 Project Based Vouchers and Housing Choice Vouchers are utilized by tenants in Truckee. The Truckee</p>

			<p>Artist Lofts have 19 Project Based Vouchers and all 19 are leased.</p> <p>Pacific Crest Commons (on a state-owned site) will also use up to 10 project-based Section 8 vouchers. Development is expected to begin construction in 2023,</p> <p>Other multi-family developments occupants utilize 10 Housing Choice Vouchers.</p>
Program H-2.5	<p>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)</p>	<p>Consider "achievable housing" by August 2020. Annual monitoring</p>	<p>Ongoing</p>
Program H-2.6	<p>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)</p>	<p>Annual monitoring</p>	<p>Ongoing. The Workforce Housing Ordinance is reviewed by the Town Council on an annual basis, and was last reviewed in December 2022.</p>

Program H-2.7	Review and revise the Density Bonus Ordinance to be in compliance with State Law. Revisions will include bonuses for commercial projects that partner with affordable housing developers and noticing requirements to applicants. Review the Workforce Housing Ordinance and Inclusionary Housing Ordinance in conjunction with the update to the density bonus ordinance to ensure consistency with the State density bonus law. (Source: New Program)	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.	Complete: Amendments to the Density Bonus ordinance ensure compliance with State law were put into effect on March 12, 2020. Staff reviews updates to the state legislation annually to ensure compliance.
Program H-2.8	Work with regional partners and nonprofits to support First-Time Homebuyers down payment assistance loans and programs. (Source: 2014 Housing Element, Program H-5.1.4, modified)	Annually	Ongoing
Program H-2.9	Analyze the feasibility of additional funding sources, including, but not limited to, a transient occupancy tax and/or parcel tax, to promote and assist in the development and rehabilitation of affordable housing within Truckee. (Source: 2014 Housing Element, Program H-5.1.5, modified)	Assess feasibility of additional funding sources by November 2020.	Complete: Measure K, a ballot measure increasing the transient occupancy tax by 2% for general fund purposes including housing and wildfire mitigation, was passed by the voters in November 2020.
Program H-2.10	Work collaboratively with local regional housing entities and homeowners associations to examine potential methods to incentivize conversion of second homes or short-term rentals to long-term rentals. Explore short-term rental regulations. (Source: New Program)	Assess feasibility by June 2021. Explore short-term rental regulations by December 2020.	Short term rental regulations related to nuisance and registration requirements were adopted in October 2020. The Town of Truckee launched the Long-Term Rental Grant Program on October 14, 2020 with the goal of unlocking existing housing stock for the local workforce. The program includes a set of incentives for homeowners that shift from renting their home short-term — or not renting at all — to 12-month-plus lease arrangements with locally employed tenants. Participating and qualifying homeowners

		<p>will receive a \$3,000 grant and free tenant-matching services. The Town is partnering with Truckee-based local housing business, Placemate, to market and administer the new program. In September 2021, the Town Council approved a moratorium on short-term rentals, which was extended to June 15, 2022. This moratorium was intended to allow staff time to review current regulations on short-term rentals and propose changes, as necessary. In February 2022, the Town Council provided direction to staff based on community input and stakeholder input, to create additional regulations on short-term rentals including creating a cap on short-term rentals, phasing out short-term rentals in multi-family residential projects and ADUs, and requiring a one-year cooling off period after a property sells. The ordinance was adopted in April 2022.</p> <p>The Lease to Locals Program (Formerly known as the Long-Term Rental Grant Program) has continued into its third year with some programmatic changes, including increasing incentive amounts based on the number of workforce members housed and offering seasonal (5+ months) as well as annual leases. As of January 2023, the</p>
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			<p>program has converted 110 units into long-term rentals and housed 229 locals. In 2022 and 2023, staff developed the Short-Term Rental Workforce Housing Token Pilot Program that incentivizes the creation of workforce housing with the use of a limited number of transient occupancy tax registration certificates. A request for proposals for this new program will be released in March 2023.</p>
<p>Program H-2.11</p>	<p>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)</p>	<p>Provide information to special districts by January 2021. As part of the annual report, review Town-owned property.</p>	<p>The Town has partnered with the Mountain Housing Council, a regional housing collaborative, to identify publicly owned land and analyze housing potential on each property. Additionally, the State has initiated the process of approving a housing project with transitional and supportive housing, on unused State-owned CHP property within the Truckee town limits.</p> <p>Ongoing. The Town continues to work closely to support the development of the 55-unit Pacific Crest Commons project on the State-owner former CHP site in Truckee. Staff meet bi-weekly with the developer to support project coordination, and the Town has approved a \$1 million low interest loan to support this project which should</p>

			<p>break ground in late 2023 or early 2024.</p> <p>TA Joint Powers Authority, Truckee Tahoe Workforce Housing Agency, consisting of the Town of Truckee, surrounding counties, and other local special districts was created to support the development of workforce housing for member agencies by acquiring, developing, or contracting for workforce housing and supporting housing programs for agency employees. The Town joined the JPA in 2021. Among these efforts, the JPA is continuing to explore opportunities for development of housing on public land.</p>
<p>Program H-2.12</p>	<p>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)</p>	<p>Annual monitoring</p>	<p>The Town partnered in 2018 on an affordable housing project (Truckee Artist Lofts) that obtained tax credit financing for 76 extremely-low, very-low, and low income households. The project broke ground in 2019 and completed construction in 2021. The Town has also partnered with a developer to build affordable housing (Frishman Hollow II) for 50%-80% AMI on Town-owned land. The project was approved by the Planning Commission in February 2020, obtained building permits in 2020, and has obtained Temporary Certificate of Occupancy in 2021. A 48-unit affordable housing project (Coldstream Commons) for low and very low income</p>

			households started construction in May 2020 and completed construction in August 2021 . All three of these projects required staff support in the grant application process.
Program H-2.13	Explore a deed restriction purchase program to incentivize homeowners to deed restrict their property for-rent or for-sale to help reach the goal of maintaining and sustaining homes for primary residents of Truckee. (Source: New Program)	Explore program by December 2020.	Ongoing. The Truckee Home Access Program deed restriction purchase program was launched in November 2022. The program has deed restricted 2 houses as of March 2023. We have received 12 individual buyer applications to the program, and 140 individuals have taken the program application workshop.
Program H-2.14	Annually review the Town’s Capital Improvement Project (CIP) and operating budget for opportunities to support the creation of affordable housing. (Source: New Program)	Annually as part of the Town’s CIP and operating budget review and adoption.	Annually
Program H-3.1	Ensure accessibility of housing for persons with special needs through Building Department workshops to help educate property managers, contractors, and local professionals about ADA requirements. (Source: 2014 Housing Element, Program H-1.3.2)	Workshops held quarterly	Ongoing
Program H-3.1	Review and revise the Development Code to encourage and remove barriers to the creation of senior housing. (Source: New Program)	12/31/2022	Ongoing. The Development Code was amended in May 2021 to clarify that senior housing (multi-family housing with an age restriction) is allowed wherever multi-family housing is allowed.

<p>Program H-3.2</p>	<p>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)</p>	<p>Ongoing</p>	<p>Ongoing</p>
<p>Program H-3.3</p>	<p>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)</p>	<p>12/31/2019</p>	<p>Complete: Amendments to Development Code to ensure compliance with State law regarding transitional and supportive housing were put into effect on March 12, 2020.</p>
<p>Program H-3.4</p>	<p>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)</p>	<p>12/31/2019</p>	<p>Complete: Amendments to Development Code to ensure compliance with State law regarding employee housing were put into effect on March 12, 2020.</p>

<p>Program H-3.5</p>	<p>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)</p>	<p>12/31/2019</p>	<p>Complete: Amendments to the Development Code ordinance to ensure compliance with State law regarding manufactured homes were put into effect on March 12, 2020.</p>
<p>Program H-4.1</p>	<p>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)</p>	<p>Annually</p>	<p>Ongoing.</p> <p>The Town, through CalHome Reuse Program funding has available both owner-occupied rehabilitation and first-time homebuyer programs. Information is on the Town’s website. The Town also has BEGIN Reuse loan funds for down payment assistance for first-time homebuyers.</p>
<p>Program H-4.2</p>	<p>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)</p>	<p>Annually</p>	<p>Ongoing. The Town’s Housing Program Manager, in conjunction with the Town’s Grant Program Coordinator, is compiling data to help facilitate and streamline monitoring for affordable housing.</p> <p>The Town of Truckee maintains an inventory of income restricted units, both rental and ownership units.</p> <p>The Town maintains a current contact list.</p>

<p>Program H-4.3</p>	<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"> • Develop a low-cost loan program, targeted to mobile-home, RV and mobile home park owners, to rehabilitate units and improve the conditions within the parks. • Provide technical assistance to mobile home owners and renters, and mobile home park and RV owners in seeking grants and/subsidies for improvements. • Implement landscaping and streetscape improvements by the Town in the vicinity of mobile home parks. • Coordinate with utilities providers to resolve existing or future infrastructure deficiencies at mobile home parks. (Source: 2014 Housing Element, Program H-2.1.5) 	<p>Review as part of the 2040 General Plan update.</p>	<p>Ongoing</p>
<p>Program H-4.4</p>	<p>Explore preservation options for mobile home parks such as:</p> <ul style="list-style-type: none"> • The creation of a mobile home park zoning district • Rent stabilization • Non-profit purchase/ownership • Requirements for relocation assistance • Other methods to mitigate displacement <p>(Source: New Program)</p>	<p>Legal brief on rent stabilization by December 2020; Review as part of the 2040 General Plan update.</p>	<p>Ongoing</p>

<p>Program H-5.1</p>	<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.</p> <p>To reduce or eliminate potential constraints associated with holding costs, continue to give priority to processing of applications for affordable housing projects. The priority will extend to building inspections during the construction process. Annually review the development review process and priority processing given to affordable housing projects to ensure that affordable housing priority processing does not have an adverse effect on the processing of other development applications. (Source: 2014 Housing Element, Program H-3.1.1)</p>	<p>Ongoing, project-based</p>	<p>Ongoing, project-based. Affordable housing projects are given priority in processing, including Planning Commission review.</p>
<p>Program H-5.2</p>	<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>	<p>Ongoing, project-based</p>	<p>Ongoing, project-based. Affordable housing are provided fee deferrals if requested. In compliance with State law, impact fees for smaller ADUs are waived.</p>

<p>Program H-5.3</p>	<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>	<p>Investigate reduced parking by December 2023. Ongoing</p>	<p>Ongoing. Anticipated to be part of the 2040 General Plan work program.</p>
<p>Program H-5.4</p>	<p>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)</p>	<p>Investigate a regional housing entity by August 2021.</p>	<p>Ongoing. This vision for how to satisfy the components of this goal has continued to evolve.</p> <p>In 2022 The Town participated in the Truckee Tahoe Workforce Housing Agency strategic planning process. While the agency's work initially focused on supporting workforce housing for member agency employees, the mission was updated to more broadly support workforce housing in our region (rather than establishing a completely separate housing entity).</p> <p>The Town is a funding and participating partner in the Mountain Housing Council, which seeks to address housing challenges in the North Tahoe-Truckee region, including availability, variety, and affordability. The Town has continued to participate in the Mountain Housing Council regional coordination. Activities include legislative policy analysis, exploration of</p>

			funding sources, and a Regional Housing Assessment and Action Plan.
Program H-5.5	Hire a full-time Housing Coordinator position to facilitate the creation of new affordable and workforce housing opportunities in Truckee. (Source: New Program)	Hire a Housing Coordinator by December 2019.	Complete: A Housing Program Manager was hired and began work in January 2020.
Program H-6.1	Continue coordinating with other providers of public facilities and services in the review of residential development projects to ensure services and facilities will be available, consistent with the providers' level of service standards. Standards for services availability and timing are provided in the Land Use Element. (Source: 2014 Housing Element, Program H-4.2.3)	Ongoing, project-based	Ongoing, project-based
Program H-6.2	Review land use and zoning to find opportunities to incentivize residential sites that are compatible with surrounding uses and to locate medium and high density housing near jobs, schools, transit, and other services to encourage quality of life benefits. (Source: New Program)	Review as part of the 2040 General Plan update.	Ongoing. SB-2 funding was received and will be directed toward this effort. As part of the SB-2 process, the Town has identified potential land that can be rezoned to a higher density in central locations. Additionally, the Town is in the process of updating the General Plan and increasing densities and intensities in appropriate locations in the Town. The updated General Plan is anticipated for adoption in spring 2023.
Program H-6.3	Explore incentives and/or regulatory approaches to further the Town's goals for renewable energy and greenhouse gas reductions in housing policies, programs, and projects. (Source: New Program)	Ongoing	Ongoing. The Town is currently drafting a Climate Action Plan as part of the General Plan update process, which include incentives and regulatory approaches to furthering the Town's goals for renewable

			energy and greenhouse gas reductions, including in housing projects. Implementation of Reach Codes or Tier 1 or 2 of CalGreen are being considered.
Program H-7.1	Review the Development Code on an annual basis to ensure that no provisions within the Development Code discriminate against any residential development or emergency shelter because of race, religion, sex, gender, gender identity, gender expression, genetic information, color, ancestry, sexual orientation, citizenship, primary language, immigration status, national origin, marital status, familial status, medical condition, disability, or source of income of its owners or intended occupants. Revise the Development Code as necessary to remove discriminatory provisions and to be consistent with State and federal laws. (Source: 2014 Housing Element, Program H-6.1.1, modified)	Annual review	Ongoing
Program H-7.2	Identify an entity responsible for providing fair housing services for the Town of Truckee. Services may include community education, individual counseling, mediation and landlord/tenant counseling. Refer fair housing inquiries to the designated agency or organization. Provide information on fair housing laws and regulations through the Town's local public facilities. This includes postings of fair housing law on the Town's website, at Town Hall, at the local post offices and library. (Source: 2014 Housing Element, Program H-6.1.2, modified)	Identify entity by August 2022. Provide information on website by February 2023.	Ongoing