

**TOWN OF TRUCKEE
California**

RESOLUTION 2026-11

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TRUCKEE ESTABLISHING
QUALIFYING INCOME LIMITS FOR THE DEVELOPMENT CODE DEED-RESTRICTED
HOUSING INCENTIVES (TRUCKEE MUNICIPAL CODE, TITLE 18 DEVELOPMENT CODE
CHAPTER 18.213)**

WHEREAS, the Town Council adopted the 2019-2027 Housing Element on August 13, 2019 thereby establishing goals, policies, and actions to further State and local housing goals, including creating housing;

WHEREAS, the Town Council adopted the 2040 General Plan on May 9, 2023 thereby establishing the Council's policy on future growth, development, and conservation of natural resources; and

WHEREAS, a number of actions and programs in the General Plan and Housing Element are to be implemented through the Development Code and will require amendments to the Development Code; and

WHEREAS, the Housing Element contains goals and policies to provide housing affordable for all segments of the community; and

WHEREAS, the 2040 General Plan Action LU-2.B (Town of Truckee Workforce and Affordable Housing Density Bonus) directs the Town to "create a Town of Truckee-specific Workforce and Affordable Housing density bonus program that offers additional housing density and financial incentives for the creation of workforce and affordable housing units in targeted infill areas that meet the affordability needs of Truckee's local workforce, particularly those who would otherwise be unable to afford housing within Truckee. Identify specific criteria to participate in this program"; and

WHEREAS, in 2022, Town Council adopted a goal to deed restrict 10% of Truckee's housing stock by 2032; and

WHEREAS, the Town Council held a public hearing on the matter at a special Town Council meeting beginning and ending on April 7, 2026 and considered all information, and public comment related hereto; and

WHEREAS, the Town Council introduced Ordinance 2026-06 adopting amendments in support of 2040 General Plan implementation to the Truckee Municipal Code, Title 18 Development Code to create a Deed-Restricted Housing Incentives ordinance under a new Development Code Chapter 18.213 and related clean-up amendments; and

WHEREAS, the new Deed-Restricted Housing Incentives Ordinance references a Town Council resolution establishing eligible income levels for the program; and

NOW THEREFORE BE IT RESOLVED, the Town Council of the Town of Truckee hereby adopts the qualifying income limits for the Deed Restricted Housing Incentives referenced in Title 18, Development Code, of the Truckee Municipal Code, Chapter 18.213 (Deed-Restricted Housing Incentives), as set forth in Exhibit "A", attached hereto and incorporated herein; and

BE IT FURTHER RESOLVED, this resolution and actions contained herein shall not become effective unless and until Ordinance No. 2026-06 becomes effective in accordance with the Town Municipal Code and State Law; and

BE IT FURTHER RESOLVED, the Council hereby adopts the findings set forth in Exhibit "B", attached hereto and incorporated herein, in support of the adoption of the qualifying income limits for the Deed Restricted Housing Incentives.

The foregoing resolution was introduced by _____, seconded by _____, at a special meeting of the Truckee Town Council, held on the ___ day of _____, 202_ and adopted by the following vote:

AYES:

NOES:

ABSENT:

Anna Klovstad, Mayor

ATTEST:

Kelly Carpenter, Town Clerk

RESOLUTION 2026-11

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TRUCKEE ESTABLISHING QUALIFYING INCOME LIMITS FOR THE DEVELOPMENT CODE DEED-RESTRICTED HOUSING INCENTIVES (TRUCKEE MUNICIPAL CODE, TITLE 18 DEVELOPMENT CODE CHAPTER 18.213)

EXHIBIT "A"

QUALIFYING INCOMES LIMITS FOR THE DEVELOPMENT CODE DEED-RESTRICTED HOUSING INCENTIVES (TRUCKEE MUNICIPAL CODE, TITLE 18 DEVELOPMENT CODE CHAPTER 18.213)

This resolution establishes the qualifying deed-restriction income levels for Truckee Municipal Code, Title 18 Development Code Chapter 18.213 (Deed-Restricted Housing Incentives). Deed-restricted housing units approved through Chapter 18.213 (Deed-Restricted Housing Incentives), shall be consistent with the affordability rent and sales price requirements for very low-, low-, and moderate-income units as defined in Development Code Chapter 18.210 (Affordable Housing Controls) or the following deed-restricted income levels:

- 1. Initial Qualifying Income Limits for Occupancy or Purchase of Deed-Restricted Housing Incentive Units Approved Under Development Code Chapter 18.213:** The cumulative income of all household members 18 years of age and older shall not exceed 180% of the Nevada County Area Median Income (AMI) for the applicable household size.

Determining household size for income qualification: The size of the household is determined by counting together every person who intends to live in the unit, regardless of age or dependency status. All spouses or registered domestic partners must be included in the household and must appear on the application. In order to count household members who are under 18 years of age in the composition of the household, they must be the legal dependent of an adult household member or an adult household member must have at least partial (at least 50%) custody of the child/children, except in the case of emancipated minors, as claimed on the most recent federal income tax return. Temporarily absent household members who plan to live in the unit upon return must appear on the application for the unit and provide all supporting documents. Such household members include but are not limited to household members serving temporarily in the armed forces, those who are temporarily institutionalized, or those who are enrolled full-time at a college or university.

Example (based on the 2025 Nevada County AMI of \$124,600 for a four-person household): For a household with two adults, the cumulative income shall not exceed \$179,400 (180% AMI for a two-person household in 2025).

- 2. Qualifying Rental Limits for Deed-Restricted Housing Incentive Units Approved Under Development Code Chapter 18.213:** The maximum allowed rent of a deed-restricted housing unit approved under Development Code Chapter 18.213, including utility costs (as defined by Development Code Section 18.20.020 – Definitions) shall not

exceed one-twelfth of 30% of the maximum annual income for a 120% of the Nevada County Area Median Income for the applicable household size.

Determining household size for maximum rental limits: Household size is set at number of bedrooms in the unit plus one, as defined under Development Code Section 18.210.020 (Definitions), "Area Median Income."

Example (based on the 2025 Nevada County AMI of \$124,600 for a four-person household): For a two-bedroom residential unit, the maximum monthly rent, including utility cost, would be \$3,364 per month in 2025.

- 3. Qualifying Maximum Initial Purchase Price of Deed-Restricted Housing Incentive Units Approved Under Development Code Chapter 18.213:** The initial maximum allowed purchase price of a deed-restricted housing unit approved under Development Code Section 18.213, including taxes, insurance, dues, and utility costs (as defined by Development Code Section 18.20.020 – Definitions) that results in a monthly housing cost (including mortgage, insurance and home association costs, if any), shall not exceed one-twelfth of 35 percent of the maximum annual income for a household income of 180% of the Nevada County Area Median Income for the applicable household size.

Determining household size for maximum initial purchase price limits: Household size is set at number of bedrooms in the unit plus one.

- One person in a studio unit;
- Two persons in a one-bedroom unit;
- Three persons in a two-bedroom unit; and
- One additional person for each additional bedroom thereafter

Example (based on the 2025 Nevada County AMI of \$124,600 for a four-person household): For a two-bedroom condominium, the maximum purchase price, including all monthly fees and utility costs, would be \$643,858 in 2025.

- 4. Qualifications for the Initial Buyer and All Subsequent Buyers of Deed-Restricted Housing Incentive Units Approved Under Development Code Chapter 18.213:** The initial buyer and all subsequent buyers of deed-restricted housing units approved under Development Code Chapter 18.213 shall meet the following requirements:

- a.** Buyer's liquid assets must not exceed 30% of the sales price of the housing unit.
- 1) Liquid assets include, but are not limited to, the following: Savings accounts, checking accounts, certificates of deposit, the total balance of any joint accounts, money market or mutual fund accounts, accounts held in trust for the Buyer (amount accessible), stocks or bonds, equity in real estate currently owned (current market value less the original price of the home, with current market value determined by broker price option or comparative market analysis), one-time lump sum gifts, cash on hand, amount used or borrowed

(from a life insurance policy, IRA or retirement accounts) and other investments held by any household member of the Buyer's household age 18 or older.

- 2) Liquid assets do not include the following: The cash surrender value of life insurance policy, the value of an IRA account, the value of retirement accounts (including but not limited to 401(k) and 403(b) accounts), the value of annuities not being withdrawn, and the value of a special needs trust or the value of a 529 college savings plan may be excluded from an applicant's liquid assets.

- b.** Buyers must be able to obtain primary mortgage financing.

In addition to the income limits established above, the occupancy restrictions and requirements outlined in Development Code Chapter 18.213 (Deed-Restricted Housing Incentives) shall also be incorporated into the required deed-restriction, as determined by the Town Attorney and Community Development Director.

RESOLUTION 2026-11

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TRUCKEE ESTABLISHING QUALIFYING INCOME LIMITS FOR THE DEVELOPMENT CODE DEED-RESTRICTED HOUSING INCENTIVES (TRUCKEE MUNICIPAL CODE, TITLE 18 DEVELOPMENT CODE CHAPTER 18.213)

EXHIBIT "B"

FINDINGS

The Council hereby adopts the following findings in support of adoption of this resolution. The November 18, 2025 and March 17, 2026 Planning Commission staff reports and meeting minutes and April 7, 2026 Town Council staff report and meeting minutes, and are hereby incorporated herein by reference and provide a factual basis for the findings.

1. The proposed qualifying income limits for the deed-restricted housing incentives allowed under Truckee Municipal Code, Title 18 Development Code Chapter 18.213 directly implement and are internally consistent with the goals, policies, and actions of the 2040 General Plan and the Downtown Truckee Plan; and
2. The proposed qualifying income limits for the deed-restricted housing incentives would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town; and
3. The proposed qualifying income limits for the deed-restricted housing incentive ensure consistency with the State of California Government Code Section 65583.2; and
4. The proposed amendments ensure and maintain internal consistency with other applicable provisions of the Development Code, California state law, and federal law.