SOARING
RANCH

Affordable Housing Plan
Soaring Ranch - Phase 2
March 30, 2023

This Affordable Housing Plan has been prepared in accordance with Town of Truckee Development Code Section 18.210.090 – Affordable Housing Agreement:

A. Project Description.

Soaring Ranch-Phase 2 (Project) consists of approximately 4.6 acres within the northeast portion of the CR zoning district. The approved Project is a mixed-use development with commercial floor area on the ground floor and multi-family residential units on the upper floors. The Project is consistent with Table 4.1A of the JRSP, which allows for commercial uses and residential uses up to 12 units/acre.

The Project includes 69 multi-family residential units (including 14 density bonus units) consisting of: studio (13 units), 1-bedroom (15 units), 2-bedroom (38 units) and 3-bedroom (3 units). All residential units will be offered for rent and none will be offered for purchase.

Two density bonuses are allowed in accordance with Development Code Section 18.212.070.B, Table 7-2. Ten (10) of the units will be deed restricted to "low income" residents (17%) which allows a density bonus of 17 units (30.5%).

The project proposes 4 mixed-use buildings identified on the Overall Site Plan as Buildings D, E, F and G consisting of a total of 69 residential units:

Building D – 8 residential units (includes 2 affordable)

Building E – 21 residential units (includes 3 affordable)

Building F – 16 residential units (includes 2 affordable)

Building G – 24 residential units (includes 3 affordable)

Overall Summary: 69 residential units

Market rate = 59

Deed-restricted affordable to lower income = 10

B. Affordable Units.

Ten (10) affordable units are proposed for "low income" residents. Each of the Project's four mixed-use buildings shall include deed-restricted affordable residential units consisting of the following:

Unit #	# of Bedrooms	Unit Size (sq. ft.)
D204	Studio	575 sf
D210	2-bedroom	980 sf
E206	2-bedroom	990 sf
E207	Studio	575 sf
E409	Studio	575 sf
F305	1-bedroom	645 sf
F311	1-bedroom	645 sf
G207	1-bedroom	645 sf
G307	1-bedroom	645 sf
G404	2-bedroom	990 sf

C. Density Bonuses, Incentives and/or Concessions.

In accordance with Development Code Section 18.212 (Bonus, Concessions and Incentives for Lower Income Residential Project) and 18.212.030 (Concessions and Incentives for Cost Reduction), the applicant is requesting a density bonus, parking reduction and two concessions:

1. **Density Bonus**
   - 55 units allowed per zoning (4.6 acres x 12 units/acre = 55.2 units)
   - 17% (or 10 units) restricted to "lower income" (55 x 0.17 = 9.35 affordable units)
   - 30.5% density bonus allowed for 17% lower income units, per Table 7-2
   - 55 units x 0.305 = 16.77 density bonus units allowed *(pursuant to State Density Bonus Law, density bonus can be increased to the next whole number, which would allow for up to 72 total units, however the project only includes 69 units)*
   - 69 total units (55 + 14 = 69)
     - 59 market rate rental units
     - 10 lower income affordable rental units

2. **Parking Reduction**
   a. *One off-street space for each studio or one-bedroom unit;*
   b. *Two off-street spaces for each two- or three-bedroom unit;*
   c. *These off-street parking requirements are inclusive of handicapped and guest parking;*

d. *If the total number of parking spaces required for the residential project is other than a whole number, the number shall be rounded up to the next whole number;*
e. *The residential project may provide the off-street parking through tandem parking or uncovered parking;*
f. *These off-street parking requirements apply to the entire project including market rate units;*

These parking reductions are exclusive of concessions and incentives approved pursuant to Section 18.212.030 (Concessions and Incentives).

3. <u>Concessions</u>

The development is allowed two incentives or concessions based on the percentage of affordable units proposed:

Removal of the Requirement to Comply with Section 18.58.180 for Second-Story Residential Units: Pursuant to Development Code section 18.58.140(D)(5)(d), the Town has the discretion to waive "multi-family residential standards of Section 18.58.180 (Multi-family Residential Projects) … for second-story residential units above commercial/industrial uses." Thus, pursuant to Development Code section 18.58.140(D)(5)(d), the Town has the discretion to waive this requirement for any mixed-use project. Furthermore, as compliance with Section 18.58.180 for second-story residential units in a mixed-use project is discretionary pursuant to Section 18.58.140, this requirement does not constitute an objective development standard under the Housing Accountability Act (Government Code section 65589.5). As such, the Town should not mandate that the Project's second-story residential units comply with Development Code section 18.58.180.

Nevertheless, if the Town does not waive the requirement pursuant to Development Code section 18.58.140(D)(5)(d) and disagrees that the requirement cannot be imposed on the Project pursuant to the Housing Accountability Act, in accordance with Development Code section 18.212.030(B)(3), the applicant requests that the Town eliminate the requirement that the Project's second-story residential units comply with Development Code section 18.58.180. This concession will result in significant identifiable, financially sufficient, and actual cost reductions for the Project and is necessary to make the affordable rents proposed for the deed restricted units financially feasible.

The concession would apply to 30 second-story units (2 decks over residential lobbies, 5 decks over utility rooms and 23 decks above commercial space).

Removal of requirement to not have residential floor area exceed 50 percent of the total floor area of the mixed-use project.

The applicant requests that the Town eliminate the requirement that the Project's residential not exceed 50 percent of the total floor area of a mixed-use project, as set forth in the Joerger Ranch Specific Plan, General Development Standard CG-9, as amended on June 8, 2021 (PC-3). This concession will result in significant identifiable, financially sufficient, and actual cost reductions for the Project and is necessary to make the affordable rents proposed for the deed restricted units financially feasible.

D. Terms, Provisions and Restrictions.

The applicant agrees to the following terms, provisions and restrictions:

- Ten (10) affordable units will be deed restricted and comply with Section 18.212.070.A.
- Each of the four buildings shall include deed-restricted affordable residential units.
- The ten affordable units shall consist of three studio, four 1-bedroom, and three 2-bedroom units
- Each of the two- and three-bedroom residential units shall include a bathtub *(no three-bedroom affordable units are proposed)*
- The affordable units shall remain affordable to lower income for 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.
- The units targeted for lower income households shall be affordable at a rent that does not exceed 30% of 60% of the area median income as calculated in accordance with Section 18.210.050.A (Affordable Rent) and the Administrative Guidelines and Procedures.
- Applicant eligibility and initial rental amounts for the affordable units shall be based on the Official State Income Limits (adjusted for family size) in effect at the time of final Certificate of Occupancy (currently April 30, 2020).
- Lease agreements for the 69 rental units shall include a minimum rental term of no less than six months
- Lease agreements for the 69 rental units shall prohibit subleases for a term of less than 31 consecutive days.

E. Monitoring

Monitoring of the above-listed terms, provisions and restrictions will be the responsibility of the property management. A full-time property manager will review all applications and verify employment and qualification criteria.

Marketing will also be conducted by the property management via local media.