

2021

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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 2021. 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, 2022, the DoF estimated a 0.54% housing increase in 2020 and a 0.64% increase in 2021.

The DoF estimates a 51.4% vacancy rate and 2.43 persons per household in 2021. 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, 53 single-family residential homes, 160 multi-family units, and three accessory dwelling units (ADUs) were completed between January 1, 2021 and December 31, 2021, a 1.32% increase in the housing stock.

The Town saw a decrease in the number of building permit application submittals for non-residential projects in 2021. One new non-residential project was under construction and four non-residential projects completed construction in 2021. There was an approximately 1.2% increase in new non-residential floor area.

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 were available to residents in fall of 2021. 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. Within the plan area a 48-unit affordable housing project was approved in November 2017 and construction commenced in 2020. The project is fully constructed and opened to residents in fall of 2021. A Final Map for 31 single-family residential units was approved in 2020 with 16 single-family residential units constructed. 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. Additional infrastructure is anticipated in 2022.

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 permit applications for this project are currently in process. Frishman Hollow II, a 68-unit affordable housing project approved by the Planning Commission in February 2020, began construction in June of 2020 and received temporary certificate of occupancy at the end of 2021.

Other Residential and Non-Residential Construction

Constructed

"Building F" within The Rock commercial center, a 5,817 square foot commercial building, was constructed following permit issuance in June 2019 and final certificate of occupancy was issued in May 2021.

Grocery Outlet, a 16,138 square foot grocery store with three attached workforce housing apartments, began construction in July 2019 and received final certificate of occupancy in January 2021.

High Altitude Fitness, a 27,500 square foot, two-story climbing facility including fitness areas, a children's play area and outdoor classroom space, locker rooms, laundry facilities, bouldering area, fitness studios, and office space submitted for building permits in April 2019 with construction commencing in summer 2020. The Final Certificate of Occupancy was issued in August of 2021.

1882 Bar & Grill Outdoor Dining Deck was issued a Certificate of Appropriateness in June of 2019 for an expansion of the outdoor dining deck closer to the Truckee River. In May of 2020 Town Council permitted the sale of a portion of the Town right-of-way and lot line adjustment to accommodate the deck expansion. The building permit received its final passing inspection in August 2021.

Approved

Three new non-residential projects received land use entitlements in 2020 and three more received entitlements in 2021. A total of nine non-residential projects currently have active land use entitlements but have not yet commenced construction.

Under Consideration

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

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.

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 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.

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:

- Station Building: A 50,000 square feet mixed use commercial building with one 20,000 square foot tenant and two 360 square foot retail containers, located on the west side of the area within the balloon track of the Railyard Master Plan area.
- 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.

Residences at Jibboom: The applicants are proposing a four-building multi-family residential project. The project area is being considered for a rezone through the General Plan update, which would change the maximum allowed unit count from 26 units to 40 units. If the applicant meets the State Density Bonus program requirements, the maximum unit count for the project would increase to 43 units under current zoning or 62 units if rezoned. The project application was originally submitted in January 2018.

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).

Soaring Way Phase III – A Development Permit, Use Permit, and Planned Development application was submitted in August 2021 for a mixed-use development including 109 multi-family residential units and 7,834 square feet of commercial floor area located on a 6.06-acre property in the Joerger Ranch Specific Plan 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.

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.

The Town continues to move forward with its update of the 2025 General Plan, though progress faced challenges in 2020 largely due to limitations imposed by the COVID-19 pandemic. Since commencement of the update process, staff has worked closely with the GPAC and the consultant team to complete the first four of eight total phases of the General Plan update process.

As of July 2022, the phases which have been completed include:

- 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.

As of July 2022, the phase currently in process is:

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

Remaining phases include:

- 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 is currently targeted for completion by November 2022.

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 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 2021. The DoF estimates that 105 additional persons were added to the population as of January 1, 2022 (16,213 total population; a 0.64% change).

As of January 1, 2022, the DoF estimated that there were 13,670 housing units within the Town, a 0.64% increase from 2020. Truckee’s vacancy rate, which primarily relates to second homeowners, is 51.4%. Truckee’s household occupancy is 2.43 persons per household. Based on the Town’s Building Division’s records, 53 single-family residential homes, 160 multi-family units, and three accessory dwelling units (ADUs) were completed between January 1, 2021 and December 31, 2022, a 1.43% increase in the housing stock. Based on the DoF numbers and the Building Division numbers, it is estimated that, as of January 1, 2021, there were 13,670 housing units within Truckee, a 1.48% increase in the overall housing stock in Truckee. Using the Town’s building permit records, estimated vacancy rates and persons per households, the Town estimates that the population is 16,228 persons as of January 1, 2021.

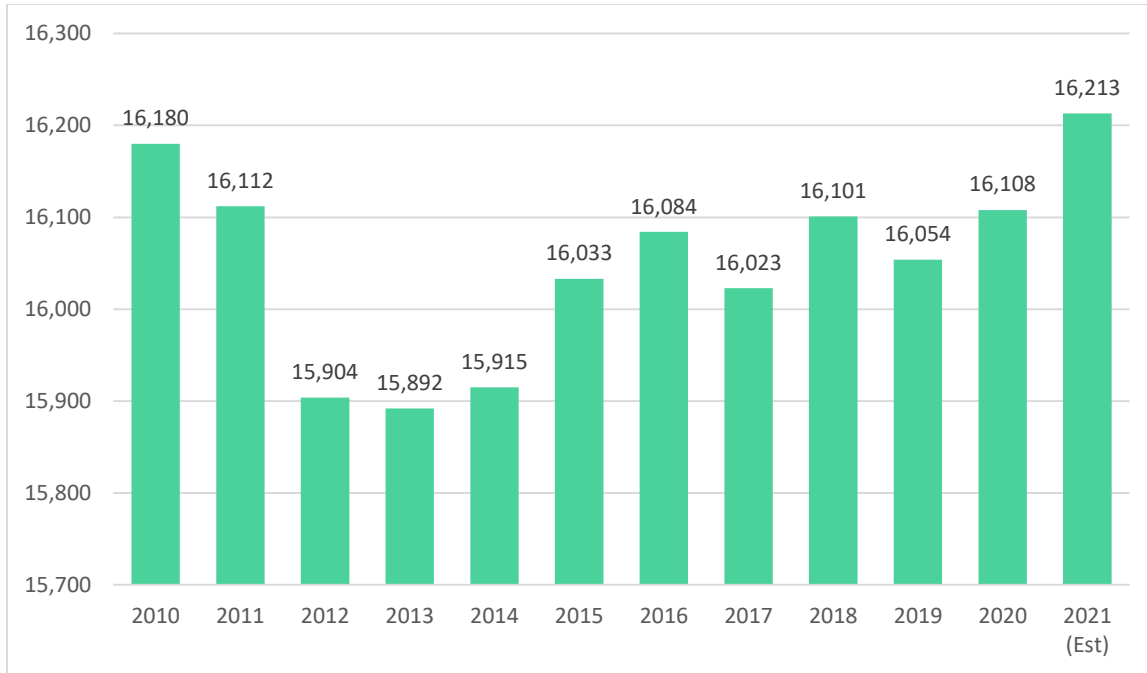
In comparison, the State of California had a -0.46% decrease in population and Nevada County had a -0.31% decrease in population. The vacancy rates for both state (7.6%) and county (21.3%) are quite a bit lower than the Town’s vacancy rate, which represents the high level of second homeownership that exists within Truckee.

Town of Truckee

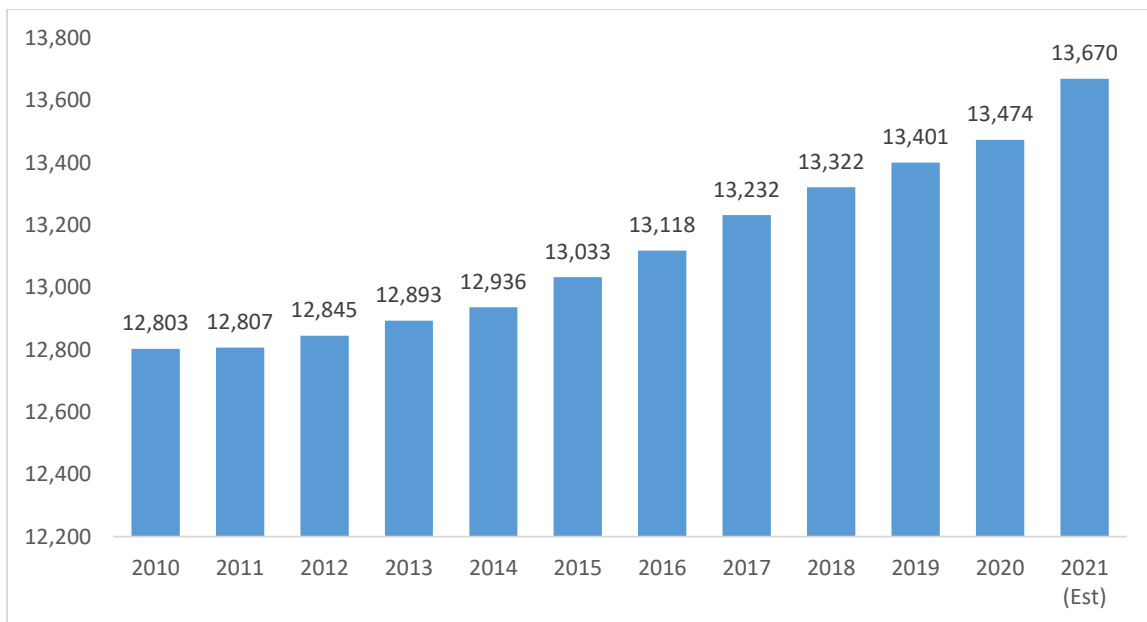
Year	Population	Change	Change (%)	Number of Housing Units	Change	Change %	Vacancy Rates	Persons Per Household
2021 (est.)	16,213	105	0.64%	13,670	196	1.43%	51.4%	2.43
2020	16,108	54	0.33%	13,474	73	0.54%	51.4%	2.45
2019	16,054	(47)	-0.29%	13,401	79	0.59%	51.4%	2.46
2018	16,101	78	0.48%	13,322	90	0.67%	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

Population Growth in Truckee



Housing Unit Growth in Truckee



Nevada County

	Population	Change (%)	Housing Units	Change (%)	Vacancy Rates	Persons Per Household
2021 (est.)	97,466	-0.31%	54,503	0.62%	21.3%	2.25
2020	97,775	0.08%	54,164	0.33%	21.2%	2.26
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
2021	39,466,855	-0.8%	14,429,960	0.7%	7.6%	2.91
2020	39,782,870	0.2%	14,329,863	0.7%	7.4%	2.93
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 2021 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 recently seen 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 higher than ever.

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 2021. Major residential projects include larger multi-family residential subdivisions and developments. Overall, in 2021, there was a substantial increase in construction of residential projects from 2020.

Residential Projects Built

There was a total of 128 multi-family residential units completed in 2021. An additional three units under the Grocery Outlet project received Temporary Certificate of Occupancy in 2020 but did not receive Final Certificate of Occupancy until January 2021. The following residential projects were completed in 2021.

Project	Approved MFR	Approved SFR	Built MFR	Built SFR	Unbuilt MFR	Unbuilt SFR	Total Unbuilt
Coldstream Commons	48	0	48	0	0	0	0
Grocery Outlet Workforce Housing	3	0	3	0	0	0	0
Truckee Artist Lofts	77	0	77	0	0	0	0
Total	128	0	128	0	0	0	0

Coldstream Commons

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

The Town Council adopted the Coldstream Specific Plan in September 2014. This plan included 300 housing units, 260 single-family residential units and 48 multi-family units. In 2016, Stonebridge Properties and the Town were jointly awarded a \$10.7 million Affordable Housing and Sustainable Community Program grant for implementation of the Specific Plan. The grant was designated to assist with construction of the affordable housing project, all segments of Phase V of the Truckee River Legacy Trail and the required roundabout at the Interstate 80/Donner Pass Road intersection. The Planning Commission approved entitlements for the 48-unit affordable housing complex in November 2017. The building permits for this project were submitted in 2019, with construction commencing in 2020. All 48 units of affordable housing were completed in 2021.

Truckee Artist Lofts

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

The Town Council approved the 77-unit apartment with 76 affordable units, income-restricted to low-income households, one manager’s unit, a 23-car parking garage, and 3,855 square feet of ground floor retail. In order to fill the project funding gap, the applicants proposed a combination of \$14 million in grant money, \$1.65 million of Town loan money, and \$1.4 million from the Martis Fund. The applicants applied for and received State 4% Low Income Tax Credits. The project received building permits in December 2019 and a Certificate of Occupancy was issued in November of 2021.

Grocery Outlet Workforce Housing

Location: Gateway area, at the intersection of Donner Pass Road and Vista Avenue
 Unit Type: Multi-family units in a mixed-use project, rental
 Number: 3 units
 Affordable Units: Three income-restricted units

Grocery Outlet, a 16,138 square feet mixed-use project including a grocery store and three attached workforce housing apartments, received Development Permit approval from the Planning Commission in April 2018 and final approval by Town Council in November 2018. Two one-bedroom units and one two-bedroom unit are each income-restricted to meet the project’s workforce housing requirement. Construction began in July 2019 and the project received a temporary Certificate of Occupancy in January of 2020. This project was under construction in 2020 but received Final Certificate of Occupancy in January 2021.

Residential Projects Under Construction

There are 146 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 2021.

Project	Approved MFR	Approved SFR	Built MFR	Built SFR	Unbuilt MFR	Unbuilt SFR	Total Unbuilt
Boulders Condos Phase IV	36	7	20	4	16	3	19
Elements at Coldstream	0	31	0	16	0	15	15
Fast Lane Employee Housing	1	0	0	0	1	0	1
Frishman Hollow II	68	0	0	0	68	0	68
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	16	0	0	0
Pioneer Commerce Center Building M	9	0	0	0	9	0	9
Spring Creek	30	36	30	20	0	16	16
TOTAL	152	98	50	56	96	48	138

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.

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. The Planning Commission approved entitlements for the 48-unit affordable housing complex and the project, Coldstream Commons, opened for leasing in August 2021.

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 has not yet been issued 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.

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.

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. 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.

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 but has yet to receive a Certificate of Occupancy.

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.

Residential Projects Approved

There are several major residential projects with land use approvals for which construction has not yet started, including Donner Lake 6, Old Greenwood (Carson Range Court, Miner’s Trail, and The Villas - Phase 2), and the Village at Gray’s Crossing. In total, 171 residential units were approved in 2021.

Residential Projects Approved	MFR	SFR
Donner Lake 6	6	0
Industrial Way Mixed-Use Building	9	
Northwoods Townhomes	4	
Old Greenwood - Carson Range		24
Old Greenwood - The Villas	8	
Pioneer Industrial Park	2	
Soaring Ranch Phase II	69	
The Village at Gray's Crossing	49	
Waltman/Elements Mountain Company	2	
Subtotal	149	24
TOTAL UNITS	171	

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.

Industrial Way Mixed Use Building

Location:	Pioneer Commerce Center
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 2021.

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 or the Villas 2, which is currently under review.

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.

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.

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.

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 but has not yet been issued.

Residential Projects Under Consideration

There were three residential projects under review by the Community Development Department in 2021 and three additional project applications were submitted in 2021.

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. The Zoning Clearance was approved by the Community Development Director on May 19, 2022.

Estates Meadows: Development Permit, Tentative Map, and Minor Use Permit applications were submitted to the Town in October 2020 proposing a 30-unit senior 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 Planning Commission in May of 2022.

Residences at Jibboom: A four-building multi-family residential project. The project area is being considered for a rezone through the General Plan update, which would change the maximum allowed unit count from 26 units to 40 units. If the applicant meets the State Density Bonus program requirements, the maximum unit count for the project would increase to 43 units under current zoning or 62 units if rezoned.

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).

Soaring Way Phase III: A mixed-use development including 109 multi-family residential units and 7,834 square feet of commercial floor area located on a 6.06-acre property in the Joerger Ranch Specific Plan Area was submitted in August of 2021 and is currently undergoing environmental review.

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.

Residential Buildout

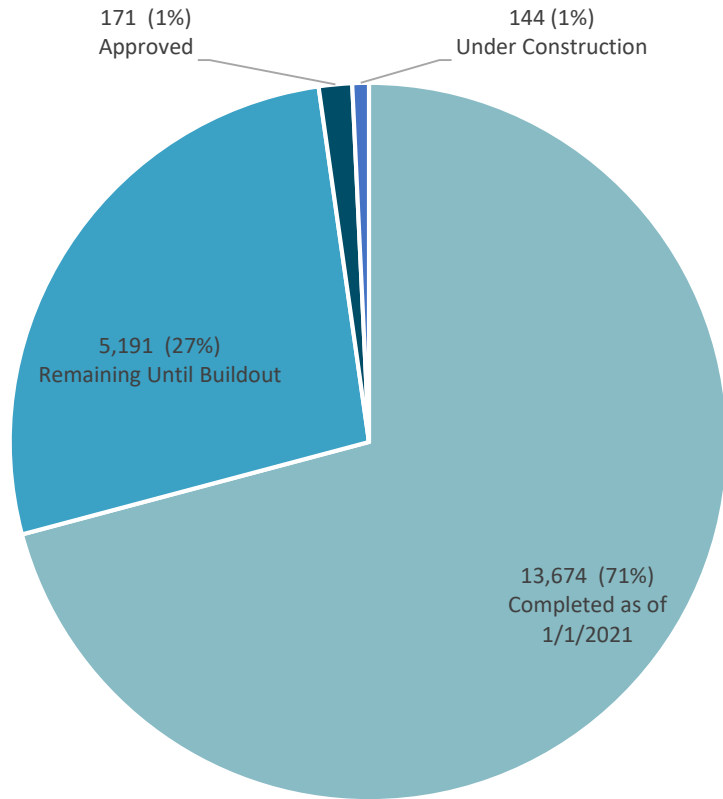
Buildout is defined as the development of land to its full potential or theoretical capacity as permitted under current proposed planning or zoning designations. The 2025 General Plan estimates that the residential buildout for Truckee—based on General Plan land use designations and densities—is 19,901 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, 2021 the Town is currently at 68.7% of total residential buildout. Upon completion of all residential units under construction or approved, there would be 14,306 residential units, which is 71% 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, 2021, the Town is at approximately 70.9% of the anticipated AB1600 buildout. Upon completion of all units under construction and approved, the Town would be at 73.1% 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 2021, the Town Council, once again, identified affordable housing as a community priority. In August 2019, the Town Council adopted the updated 2019-2027 Housing Element, which provides policy direction for housing programs within the Town. As part of the implementation of the Housing Element, the Town Council reviews the affordable housing in-lieu fee and workforce housing ordinance annually, the Town reviews the Development Code to reduce impediments to development of affordable housing and seeks partnerships with other agencies and developers to create more opportunities for housing. The Town continues to be a partner in the Mountain Housing Council, a regional collaboration with the Town, surrounding counties, non-profits, and the private sector, to create solutions to provide more housing for the community.

In 2021, 128 affordable housing units were completed and 65 units are left to be constructed: 77 units were constructed as part of the Artist’s Loft Development, 48 units were constructed at Coldstream Commons and 3 units were constructed in conjunction with the Grocery Outlet. All three units are deed-restricted to very low-, low-, and moderate-income affordability. With the approval of the Industrial Way Mixed Use Building and the Village at Gray’s Crossing, 10 more affordable units are currently entitled.

There are also approved non-residential projects that include affordable housing as part of their workforce housing requirements. These projects include Waltman/Elements Mountain Company and Soaring Ranch Phase II.

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 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, secondary residential unit 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 Accessory Dwelling Units. Additionally, the Town continues to staff a housing consultant to assist in grant writing and monitoring of existing affordable housing projects. In 2021, Town Council approved the annual budget which included funding for a Senior Planner position to assist with 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 increasing workload. 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 future Housing Element. The 2019-2027 Housing Element is available at the following link: <https://www.townoftruckee.com/home/showdocument?id=18568>

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

Non-Residential Projects

In 2021, 48,019 square feet of non-residential floor area has since been completed in 2021 with the construction of Grocery Outlet and “Building F” within The Rock commercial development. 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

Four new non-residential projects were completed in 2021. The total square footage of new non-residential projects completed to-date is 48,019 square feet.

Project	Square Footage	Demo
High Altitude Fitness	25,156	
Grocery Outlet Shell Building	17,046	
The Rock – Building “F”	5,817	
Subtotal	48,019	0
TOTAL	48,019	

High Altitude Fitness Climbing Gym

Location: At the northeast intersection of Donner Pass Road and Northwoods Boulevard, behind the Dickson Realty Building

Project Type: Commercial

Non-Res Floor Area: 1,106 square feet

Residential: None

In April 2018, the Planning Commission approved a 27,500 square feet two-story climbing facility with rope climbing gym, fitness areas for personal training and weights, children’s play area and outdoor classroom space, locker rooms, laundry facilities, bouldering area, fitness studios, and office space. As an alternative to providing workforce housing, an in-lieu fee was paid and land was dedicated to the Town. The applicants submitted for building permits in April 2019 with construction commencing in summer 2020. The Final Certificate of Occupancy was issued in August of 2021.

Grocery Outlet

Location: Gateway area, on the southwest corner of Donner Pass Road and Vista Avenue.

Project Type: Commercial

Non-Res Floor Area: 17,046 square feet

Residential: 3 workforce housing units (income-restricted units)

Grocery Outlet, a 16,138 square feet mixed-use project including a grocery store and three attached workforce housing apartments, received Development Permit approval from the Planning Commission in April 2018 and final approval by Town Council in November 2018 following an appeal challenge. Two one-bedroom units and one two-bedroom unit are each income-restricted to meet the project’s workforce housing requirement. Construction began in July 2019 and the project received a temporary Certificate of Occupancy in January of 2020. Final Certificate of Occupancy was issued in January 2021.

The Rock Building F

Location: On Brockway Road, on the north side of The Rock commercial complex

Project Type: Commercial

Non-Res Floor Area: 5,817

Residential: None

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

not required as part of the development. The building permit was issued in June 2019 and Final Certificate of Occupancy was issued in May 2021.

Non-Residential Projects Under Construction

In 2021, there were 12 non-residential projects under construction. The total square footage of non-residential projects under construction in 2021 was 109,363 square feet.

Project	Square Footage	Demo
Cottonwood Expansion	1,143	
Downtown 76 Station	1,766	(-1,200.00)
Guest House Membership Organization	4,689	
Kelly Brothers Paint Building with Amendment	4,725	
Railyard - Artist Lofts Commercial Space	3,855	
Soaring Ranch – Commercial - Shell Building	9,294	
Town of Truckee Public Service Center - North Building	18,443	
Town of Truckee Public Service Center - South Building	16,735	
Truckee Tahoe Airport Hangars	43,308	
Truckee Tahoe Lumber Saw Shed	480	
TSD Vehicle Storage Building	4,925	
Subtotal	109,363	-1,200
TOTAL	108,163	

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.

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.

Kelly Brother Paint Building with Amendment

Location: Phase III Pioneer Commerce Center, Pioneer Trail
Project Type: Industrial
Non-Res Floor Area: Approximately 4,725 square feet
Residential: Two units

A building permit and a grading permit were issued in August 2012. It received temporary certificate of occupancy in November 2013. There are remaining items that are required to be addressed prior to final certificate of occupancy. Final occupancy was issued in 2017. The Kelly Brothers Paint building permit was amended to include this additional floor space in August 2013. The Building Permit was never able to be finalized due to unpermitted work on the property. A Code Compliance Agreement has been recorded to try to bring the project into compliance. The building is substantially complete with minor items required to be finished submitted for final.

Railyard – Artist Lofts Commercial Space

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

In 2015, the applicants submitted an application to amend the Master Plan and to construct a 77-unit Artist Loft affordable housing project with 3,855 square feet of retail. The Town Council approved this project in May 2016 and amended the project in August 2018. The building permit was issued in December 2019. Final Certificate of Occupancy was issued in November of 2021.

Soaring Ranch Phase 1 (Planned Community 3) – Raley’s, Junior Anchor, & Transit Shelter

Location: Martis Valley area, at the intersection of Highway 267, Brockway Road, and Soaring Way, in the Joerger Ranch (PC-3) Specific Plan Area
Project Type: Commercial
Non-Res Floor Area: 9,294 (Commercial Shell Building)
Residential: None

The Town Council adopted the Joerger Ranch Specific Plan in April 2015. Soaring Ranch Phase 1 was reviewed and approved by the Planning Commission in January 2018, appealed to the Town Council, and approved by the Town Council in March 2018. The project includes a 9,294 square feet “Commercial Shell Building”, a 35,704 square feet Raley’s grocery store, a 12,000 square feet “Junior Anchor” tenant space (now occupied by Mountain Hardware), and a 70 square foot transit shelter. Building permits for all three buildings in Phase 1 were issued in June 2019 and Final

Certificate of Occupancy was issued to Raley's, the Junior Anchor, and the transit shelter in 2020. The Commercial Shell Building was issued Temporary Certificate of Occupancy in 2021 and the permit has now expired.

Town of Truckee Public Service Center – North and South Buildings

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

Phases I and II of the Public Service Center were initially approved in 2008 to allow for development of the Town's corporation yard, fueling facility, vehicle washing facility and dormitories for emergency response personnel. Phase II, which included the Town and Truckee-Tahoe Humane Society animal shelter and offices, was constructed in 2010. Phase III was entitled in 2008, but entitlements expired before construction commenced. In November 2018, the Planning Commission approved Phase III of the Town's Public Service Center, which included one 17,521 square feet Police storage/evident storage and large vehicle storage building and one 18,736 square feet Facilities maintenance workshop, transit office, and extra-large vehicle storage. Building permits for both buildings were issued in July 2019 and completed in October of 2021.

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 2021, there were 8 projects with non-residential floor space that had valid land use entitlements. Three additional projects with non-residential floor space were approved in 2021, totaling 220,921 square feet of non-residential floor area with currently active land use entitlements.

Project	Square Footage	Demo
Crestwood Construction Industrial Building	8,800	
Industrial Way Mixed Use Project	28,336	
Old Trestle Restaurant	3,471	
Pioneer Industrial Park	4,148	
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	
Truckee-Tahoe Lumber Company Redevelopment	21,685	-4,758
Waltman/Elements Mountain Company	22,164	
Zurich Place Offices	10,467	
Subtotal	225,679	-4,758
TOTAL	220,921	

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).

Industrial Way Mixed Use Building

Location: Pioneer Commerce Center
 Project Type: Industrial
 Non-Res Floor Area: 28,336 square feet
 Residential: 9 units

Two industrial shell buildings with a total of 28,336 square feet of general manufacturing space and a residential apartment building with a total of nine multifamily residential units. All units are proposed to be one-bedroom units (953 sq. ft.). One of the units is proposed to be an inclusionary housing unit and two units are proposed to satisfy

the project's workforce housing requirements. The Planning Commission approved this project in May 2020. Building permit applications were submitted in December 2020 and were issued in March of 2022. A six-month Time Extension for the land use entitlement was approved in March of 2022.

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 was approved through a Zoning Clearance in June of 2022.

Pioneer Industrial Park

Location: Pioneer Commerce Center – Trails End
Project Type: Industrial
Non-Res Floor Area: 4,148 square feet
Residential: 2 units

A 4,148 industrial project within two buildings with two residential units, located at the southwest end of Trails End. The Planning Commission approved this project in June 2020. The building permit was issued in April 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: None

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).

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 (TTLIC) 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 feet plaza area. The proposed square footage is 21,432 of mixed-use non-residential space, including retail, office, and restaurant.

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.

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 for grading was issued in July of 2020.

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 2021 including:

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.

Zurich Place Offices – 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 2022.

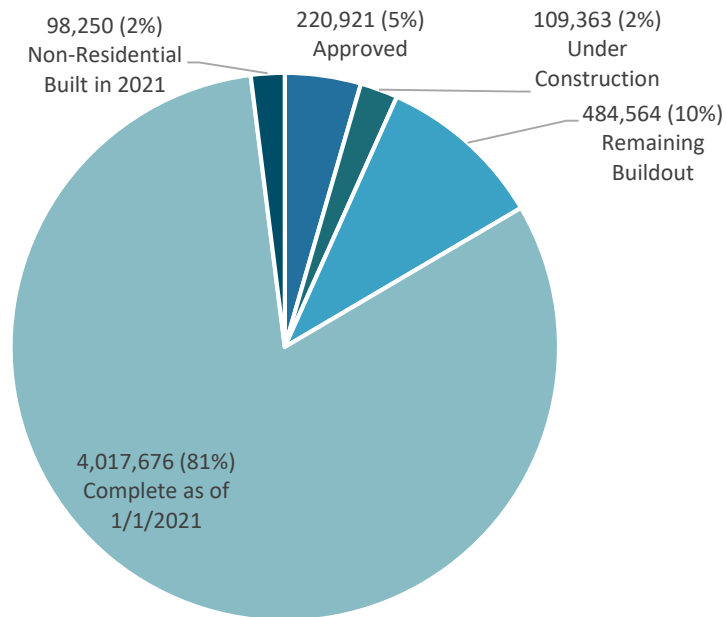
Non-Residential Buildout

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 80.5% 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.

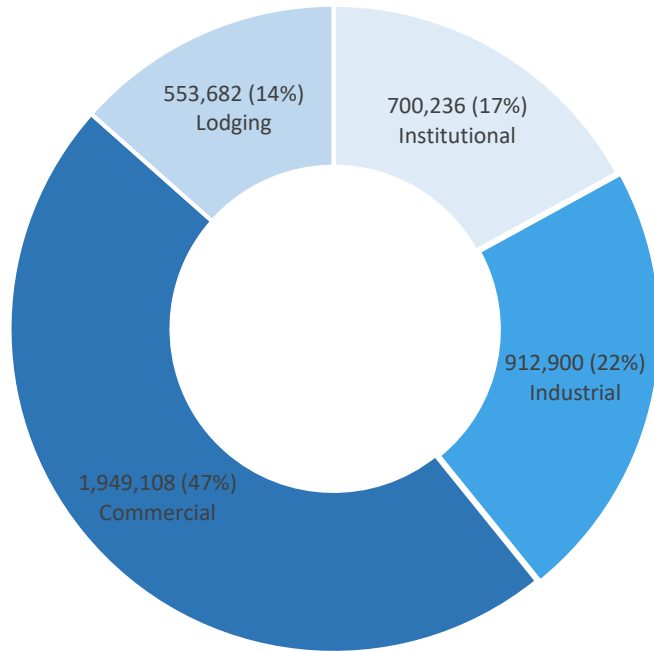
As part of the AB 1600 Traffic Impact Fee Program, the Engineering Division has adjusted the anticipated buildout of the Town based on the projects that have been approved. The AB1600 estimates that there will be approximately 4,931,013 square feet at buildout, which is 59,687 square feet less than anticipated in the General Plan (1.2% less). The Town is currently at approximately 83% of the AB1600 buildout assumption. Upon completion of all units under construction and approved, the Town would be at 90.1% 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

The Town continues 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.

The Town is in the process of a General Plan update process, which was initiated in February 2018. More information on the process and how to participate can be found at www.Truckee2040.com. The Town is currently in Phase 7 of 8 total phases planned for the General Plan Update Process. Phase 7, "Environmental Review", has a draft general plan that is ready for the public and decision makers ready for review and the draft Environmental Impact Report (EIR) is currently being worked on and should be available for review shortly. Remaining phases include adoption of an Environmental Impact Report, and ultimate review and adoption of final documents into a final version of the updated General Plan. Adoption of the 2040 General Plan is currently slated for summer 2022.

The Town is engaged in multiple planning processes in tandem with 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 finished preparation of an administrative draft of the Downtown Truckee Plan, which will later incorporate the results of planning efforts to develop objective design

standards using Local Early Action Planning (LEAP) grant funding. Last, staff is near completion in preparation of an administrative draft of the new Climate Action Plan, which also incorporates the 2020-adopted Climate Change Vulnerability Assessment & Adaptation Plan. The results of each of these efforts are intended to be incorporated into the final documents of the 2040 General Plan.

The list below describes a number of actions and activities the Town carried out in 2020 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, create ongoing funding sources. More information about Housing Element compliance can be found in the Housing Element Implementation table (Page 41).

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 local workers within existing neighborhoods. The ADU program established a team of staff dedicated to technical support and helping answer questions related to ADU standards, requirements, and the permit application process. The Program created a variety of additional resources and incentives, including a consolidated list of relevant ADU standards and regulations, 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, ideas and resources for inspiration, and more. In 2021, three ADUs were constructed and 12 more were issued building permits.

Long-term Rental Grant Program

Associated General Plan Elements: Housing

The Town of Truckee launched 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 12-month-plus lease arrangements with locally employed tenants. Participating and qualifying homeowners will receive a \$3,000 grant and free tenant-matching services. The Town has partnered with start-up housing platform Landing Locals to work with homeowners through the process of qualifying for the grant to securing a qualifying tenant. Landing Locals also works with qualifying tenants to connect them with homeowners. Since the program's inception in December 2020, this program has converted 14 residences to long term rentals, housing 25 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 and plans to break ground in 2023.

Measure K

Associated General Plan Elements: Housing

In fall 2020, the Town worked with its legislative advocate to place the "Measure K" Transient Occupancy Tax (TOT) Revenue Measure on the November ballot. The ballot measure asked local voters to decide whether to increase the current Transient Occupancy Tax from a rate of 10% to 12% (applying only to hotel and short-term rental overnight guests -- not Truckee locals) in order to provide local funding for general Town services such as affordable and achievable housing, open space preservation and wildfire preparation. Measure K passed with an 84.49% yes vote and will generate approximately \$700,000 annually, or \$14 million over the 20 years until it sunsets.

First-Time Homebuyers Down-Payment Assistance

Associated General Plan Elements: Housing

The Town of Truckee currently offers one loan product for qualified applicants - the CalHome Loan Product for First-Time Home Buyers. The Town of Truckee has previous funding through the CalHome Program. As existing loans funded with the CalHome Program 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. The Town continues to administer this program as funds administered revolve into availability for new applicants.

CONSERVATION & OPEN SPACE ELEMENT/ CLIMATE ACTION PLANNING

New General Plan Climate Action Element

Associated General Plan Elements: Conservation & Open Space

Since commencement of the Truckee 2040 General Plan Update process, Town staff has worked closely with consultant Ascent Environmental, Inc. to prepare a final draft of the new climate action element. In October 2021, the General Plan Advisory Commission reviewed the document and provided feedback. Ascent is currently working on addressing comments and ensuring consistency with other General Plan elements. Staff is also working to develop a CAP Consistency Checklist to establish a GHG emissions threshold for required CEQA analysis. Projects would then be evaluated by whether all applicable measures within the checklist have been incorporated into the project. For example, project-associated GHG impacts would be deemed "Less Than Significant" if all applicable checklist measures are met. The Climate Action Plan Element will be released for review as part of the larger 2040 General Plan update.

Climate Change Adaptation Plan

Associated General Plan Elements: Conservation & Open Space | Safety Element

Town staff worked with consultant Geos Institute to complete the Climate Change Vulnerability Assessment and Adaptation Plan, focused on protecting diverse populations, natural resources, local culture, the economy, and infrastructure from climate impacts. The plan was adopted by Town Council in July of 2020 and will be incorporated into the forthcoming Safety and Noise Element of the General Plan.

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 is focused on coordinating sustainability activities across all Town functions. It has representation from each Town division (17 members). In its first three years, the committee has developed annual sustainability tracking metrics and reported them on a new website and dashboard that launched in October 2020. Additional 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, 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. Throughout 2020, the Building Division's online permit application and digital plan submittal program was highly successful and widely utilized with the closure of Town Hall offices for a significant portion of the year, saving paper and vehicle trips. The proportion of digital application submittals remains high (98%) through 2021, though staff anticipates this may decrease as Town offices reopen. The Town also completed a municipal facility lighting retrofit in 2021, upgrading all of its lighting to energy efficient LEDs.

In 2020, the Town petitioned for a high snow load exemption to the 2019 solar requirements of the California Energy Code due to the failure of solar panels in specific high snow conditions. This exemption was approved by the California Energy Commission in January 2021. To ensure that this exemption does not negatively impact community GHG emissions, and per the direction of the Town's Climate Action Plan, the Town launched its official exploration of building reach codes in 2022. Consultants from ID360 have been contracted to assist the Town with research, public outreach, stakeholder engagement and, if a reach code is deemed appropriate, code development. The local code would increase energy standards for new construction and potentially additions/alterations beyond the requirements of the 2022 California State Energy Code, with the goal of reducing building energy use. Simultaneously, the Town is exploring

programs to enhance the efficiency of existing buildings and is supporting TDPUD and Liberty Energy in their rollout of incentive programs for energy efficiency upgrades and electrification.

Fleet Improvements and EV Charging Stations

Associated General Plan Elements: Conservation & Open Space | Circulation

In 2020, the Town oversaw the installation of six Chargepoint EV charging stations in the Railyard Master Plan area. In 2021, three more electric vehicle (EV) chargers were installed at Truckee Town Hall. The charging stations were funded by a grant from the Northern Sierra Air Quality Management District (NSAQMD) AB2766 DMV Surcharge Program, and they are available for public use free of charge for one year. The chargers are powered by 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% later this year.

In 2021, the Town adopted a Clean Fleet Purchasing Policy, which mandates that alternative fuel vehicles be purchased in lieu of gasoline or diesel-powered vehicles whenever function and cost allow. To pilot the use of EVs in its fleet, the Town partially utilized the NSAQMD grant to purchase a Tesla Model 3. In early 2021, the Town switched over all sixty-one of its diesel-fueled vehicles from fossil fuel diesel to renewable diesel, which is derived from plant-based feedstock and reduces emissions by an estimated 57 percent.

Litter Mitigation

Associated General Plan Elements: Conservation & Open Space

The Town's Solid Waste and Recycling Division, Keep Truckee Green, has initiated a number of ongoing litter mitigation efforts. The Truckee Litter Corps was established in 2019 with volunteer-led litter clean up groups and continues to meet once each month during the summer to clean up Truckee streets and trails. In 2020, solar-powered trash compacters were installed in the Railyard development and in the downtown to provide additional waste capacity. Cigarette butt collection containers were also provided throughout downtown. 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. In 2021, the Town began contracting with Clean Tahoe to supplement Facilities Division efforts with regular litter removal. 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."

Additionally, a new citizen service request platform called "Request Truckee" was launched to provide residents the ability to report litter issues and Town staff the ability to rapidly address community needs. Lastly, a Trailhead Ambassador program began in the summer of 2021 to provide information at local trails on how to recreate responsibly, inspire visitors and community members to take care of our environment, and pass out materials including dog poop bags and reusable utensils.

Waste Reduction

Associated General Plan Elements: Conservation & Open Space

The Keep Truckee Green Division provides a community compost drop-off program with four compost collection locations at Town Hall, Mountain Hardware, Glenshire General Store, and the Truckee Community Garden or Farmers Market, partnering with Slow Food Tahoe. 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 21,000 pounds of bread from going to the regional landfill as of April 2022.

Keep Truckee Green has also implemented all food recovery and organic waste requirements of SB 1383. All large food generators are donating edible food to local food recovery organizations and all residents and commercial generators are provided collection services for yard waste and paper products, further keeping organic waste materials out of landfill. In addition, the Division is working on developing a single-use food ware reduction ordinance. In 2021, a working group was developed to consider policies to reduce disposable food ware distributed in Truckee, including a

polystyrene ban, a mandate on reusable food ware for in-house dining, and a fee on disposables products. Policy recommendations are proposed to go to Council later in 2022. Keep Truckee Green’s reusable takeout container program also grew in 2021, expanding reusable takeout containers available to customers at seven different restaurants, saving about 80,000 disposable takeout containers from landfill.

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 will restore 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 is planned to start in 2022. The contractor hopes to complete the work in one year, but final completion might not occur until 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 CAP implementation program following the CAP’s adoption.

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. Additionally, Town staff drafted marketing materials and Development Code amendments to reflect the Innovate Gateway Strategy recommendations; however, those materials will not be released until after adoption of the 2040 General Plan in late 2022 to ensure consistency.

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 public review draft of the Downtown Specific Plan will be released at the same time as the 2040 General Plan Update. The Historic Preservation Advisory Commission will have an opportunity to provide feedback before ultimate adoption of the updated plan by 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 acquisition of the Truckee Springs property (formerly envisioned to be developed as a master planned residential community), 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. Construction is planned to commence in summer 2022.

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 in 2023 with park construction to follow in 2024.

Truckee Library & Multiple Site Planning Study

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 approved by TDRPD in February of 2020. Since then, Nevada County, the Town and the Friends of the Truckee Library worked to develop project renderings and cost estimates for the new Truckee branch of the Nevada County Community Library. The Town is working with Truckee Donner Recreation and Parks District, Truckee Donner Public Utility District, and Truckee Sanitary District, who each own a portion of the Regional Park property, to develop the land tenure agreements necessary for this project. The Town is also working closely with Nevada County, Friends of the Truckee Library, and a consultant team to explore a JPA (joint powers authority) structure and funding models to support library construction.

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 2021 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. 1.6 miles of trail were recently constructed in association with the Coldstream Specific Plan and Joerger Ranch Specific Plan developments since 2019. Construction of the Legacy Trail-Brockway Road Multi-Use Trail Connection was completed in 2021. In 2021, the Engineering staff worked to progress the design and environmental review of Phase 4 of the Truckee River Legacy Trail which would connect the Hilltop area (adjacent to Brockway Road) to SR 89 at the West River Street intersection. Design and environmental review for this project were completed in 2020, and construction of Phase 4B (Hilltop to Placer

County Line) is planned to start in 2022. The Town also entered into a number of funding agreements in 2021 through which the Town will be reimbursed for routine summer maintenance and snow removal on trails that have been historically maintained by private entities.

Legacy Trail-Brockway Road Multi-Use Trail Connection

Associated General Plan Elements: Circulation | Conservation & Open Space

Climate Action Planning

This project was constructed in the summer of 2021 and included a 10-foot wide multi-use trail along Brockway Road that will connect Palisades Drive to the Truckee River Bridge. This is a missing link within the Town's trails network that will provide an essential pedestrian connection between the existing Class 1 trails to Downtown Truckee. The project construction was partially funded with grant funds.

West River Street Site Redevelopment

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, site fixtures, and streetscape improvements) at the site of 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 commercial developers. The project was largely on hold in 2021 but designs are anticipated to continue in 2022 for a 2024 construction date.

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. Town staff and the consultant team (headed by Lumos and Associates) have been working with property owners and businesses in the area to develop the design. So far, three community workshops have been held, with for the last workshop being held in May 2022. The 30% design plans for the alternative approved by the Union Pacific Railroad (Alternative 1) is available to the public on the Town's website. The Town recently acquired an easement on Union Pacific Railroad property – a major project milestone – and next steps include formation of an assessment district and development of 60% and 100% design plans. Construction is scheduled for 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 chose the preferred alternative. Construction is scheduled for 2024 or 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 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

In 2021, the Town initiated the construction of a roundabout at the intersection of Donner Pass Road, Coldstream Road, and the I-80 eastbound ramps and construction is expected to be complete in 2022. Construction on the Church Street Extension and Trout Creek Restoration project will start in 2022 and will construct a roundabout at the intersection of the extended Church Street and Glenshire Drive.

Transit Center Relocation Project Development

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 and 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. The Town seeks to complete acquisition of the parcel in spring 2022 and has initiated preliminary engineering and design work. The new transit center will serve as a “mobility hub” by accommodating existing and future multi-modal transportation needs for the Town as well as regional partners such as Placer County, Amtrak, and Greyhound. Once complete, the Transit Center will, ultimately provide safer and more convenient access to transit and nearby active transportation networks, reducing vehicle trips and greenhouse gases, and accommodate increased transit services and enhance connectivity throughout the region.

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 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.

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. A shelter is also being planned just south of the Stockrest Springs roundabout, near the Coburn Crossing hotel and apartments and construction will occur in 2022 or 2023.

E-Bike Share

Associated General Plan Elements: Safety | Circulation

The Town is also implementing an electric bike or “E-Bike” share program in early 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.

Microtransit

Associated General Plan Elements: Circulation

To support and implement recommendations in the Town's Short Range Transit Development Plan, the Town initiated the development of a "Microtransit Feasibility" Study. The intent of this study is to evaluate the near term and long-term feasibility of implementing Microtransit services to complement the existing Truckee TART system as well as evaluate the feasibility of wholesale changes to the Truckee TART system. To support this effort, Town staff has established a Microtransit Working Group representing a diverse set of stakeholders. The micro mobility pilot project is now underway.

Public Improvement and Engineering Standards (PIES)

Associated General Plan Elements: Circulation

Engineering staff worked to make updates to the PIES through 2021. 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, which are currently underway, 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 Art Commission of Truckee (ACT) 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).

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. In 2020-21, the Town's economic development program focus was adjusted during COVID to address immediate business impact and recovery needs during the COVID-19 pandemic.

Small Business COVID Relief Funding

Associated General Plan Elements: Economic Development

In 2020, The Town provided \$50,000 in funding to the Resilience Fund - Sierra and \$85,000 to the Nevada County Relief Fund (\$10,000 in fiscal year 2020 and \$75,000 more in fiscal year 2021). In late 2021, the Town began offering Covid Business Economic Support and Microbusiness Economic Support forgivable loan programs utilizing Community Development Block Grant funding.

Truckee Outdoor Dining Grant Program

Associated General Plan Elements: Economic Development | Community Character | Land Use

The Town of Truckee received a \$400,000 CARES Act Economic & Community Resiliency Grant from Nevada County to fund the downtown portion of the Winter Wonderland Downtown Resiliency and Outdoor Dining grant program. 27 businesses were recipients of Winter Wonderland grants, ranging in amounts from \$2,700 to \$35,000. The Truckee Town Council also approved additional funding to extend outdoor dining support throughout Truckee. Additionally, the Town installed temporary decorative barriers around the outdoor dining areas to improve safety and provide a uniform aesthetic in downtown Truckee.

COVID Relaxed Land Use Regulations

Associated General Plan Elements: Economic Development

Recognizing the economic impacts of COVID-19 and the need for many local businesses to expand their operations outdoors during the pandemic, the Town suspended certain regulations pertaining to outdoor business activities starting in spring of 2020 to ensure community safety while supporting business activity. The policy memorandum in place allows for business use of outdoor areas, including private parking areas and Town right-of-way downtown, and provides for relaxed or suspended regulations around outdoor seating and storage, signage, parking requirements, and permit requirements. It also provides basic guidelines for use of outdoor space. An additional policy memo provided for relaxed regulations around emergency shelters, learning pods, outdoor gym operations, and food trucks. The two current policy memoranda suspending certain regulations were in effect through September 30, 2021.

Chamber of Commerce Contract

Associated General Plan Elements: Economic Development

The Town partners with the Truckee Chamber to provide economic development programs including business ombudsperson services, Truckee.com economic content, and the Truckee Jobs Collective employment platform.

New Business Program

Associated General Plan Elements: Economic Development

The Town has continued to offer new business start-up tools on the Town website. OpenCounter helps familiarize current business owners and those interested in a business startup with the Town's zoning, requirements, fees, and processing time for their planned use and location. In 2021, the tool hosted 406 user sessions, providing customer support regarding the Town's zoning, fees, or requirements for a project, saving time for both businesses and Town staff.

SAFETY

Emergency Operations Center

Associated General Plan Elements: Safety

On March 10th, 2020 the Town declared a state of emergency for the COVID-19 pandemic and immediately opened the Town's Emergency Operations Center. The Town continued to support Covid-19 response in 2021. Emergency Management Staff worked with local, county and state partners to distribute Personal Protective Equipment (PPE), cleaning supplies and became certified as a testing location for employees. Emergency Management Staff worked with Town Human Resources Staff to determine employee testing requirements, return to work status and secure testing supplies.

Emergency COVID Relief

Associated General Plan Elements: Safety

In March 2020, Town Council directed staff to establish a community residential rental assistance program to provide short-term funding to residents facing financial hardship and unable to pay rent as a result of the COVID-19 pandemic. The Town ultimately funded \$37,000 to the Sierra Community House for COVID-related rental assistance for the 2020-2021 fiscal year.

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 scenarios 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. Sewer flows show a population growth of 5-10% from 2020, which is consistent with 2019 levels, however, use trends indicate this may not be a full-time growth. This spike in population growth is expected to return to normal levels as the pandemic wanes.

The Town is also partnering with Ladrin, a start-up company in Nevada County, to model evacuation times. The company can use real-time modeling with changeable parameters such as population, vehicle loading, vehicle speeds, and roadway conditions, to provide evacuation travel estimates. This is a beta level program; however, the company is rolling out a public facing version (with much more limited functionality to make it user friendly). Emergency Staff at both the Town and County continue to work with the developer to refine the program to deliver a product that meets expectations for travel times.

“Know Your Zone” Evacuation System

Associated General Plan Elements: Safety | Circulation

The Zonehaven zone-based evacuation system is fully online and in use. Nevada County has used it several times for a variety of events, both wildfire and others. Zonehaven has also been implemented in several other counties in the state and used successfully. As a part of this program, we are training first responders not only on the use of the program, but also using it as a training aide for scenario-based drills. In 2022 the Town moved to the CodeRed alert and warning platform which will allow for more targeted notifications to specific zones. The goal is to reduce congestion to the extent possible by staging evacuations to targeted zones where feasible to better manage traffic flows.

Roadway Vegetation Maintenance Project

Associated General Plan Elements: Safety | Circulation

In 2020, the Town commenced contracted vegetation management, including brush clearing and tree removal, within the Town of Truckee right-of-way in the Tahoe Donner subdivision. Contracted vegetation removal for the Glenshire, Prosser Lakeview, and Sierra Meadows subdivisions began in April 2021. Work has continued in 2022 in the Prosser Lakeview neighborhoods and along Alder Creek Road. The project has and will continue to remove vegetation within 10 feet from the edge of the paved roadway to improve emergency evacuation and wildfire preparedness within the Town right-of-way.

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); <p>and</p> <ul style="list-style-type: none"> • Upper McIver (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.</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. The information was updated on January 7, 2021 with adoption of an updated ADU ordinance in 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.
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<p>Program H-1.7</p>	<p>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)</p>	<p>Review and revise the Secondary Residential Unit Ordinance for compliance with State law by December 31, 2019.</p>	<p>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 1/7/2021, an updated ADU ordinance was adopted for further clarification and based on information from HCD (from direct phone calls and the ADU Handbook).</p>
<p>Program H-1.8</p>	<p>Review and revise Secondary Residential Unit Ordinance to encourage and reduce barriers to construction of secondary residential units. (Source: New Program)</p>	<p>Review as part of the 2040 General Plan update.</p>	<p>Ongoing</p>
<p>Program H-1.9</p>	<p>Develop objective design standards for multi-family residential projects and continue public outreach on creation and implementation of these standards. (Source: New Program)</p>	<p>With completion of the General Plan update (2022)</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. Thus far, the consultant has audited the Town's regulatory documents, conducted a community survey, organized a focus group, and is currently working on draft revisions to the regulatory documents.</p>
<p>Program H-1.10</p>	<p>Explore the creation of a multi-unit zoning overlay for existing single-family parcels potentially in combination with deed restrictions. (Source: New Program)</p>	<p>Explore by July 2022.</p>	<p>Ongoing</p>
<p>Program H-2.1</p>	<p>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)</p>	<p>Annually</p>	<p>Ongoing</p>

<p>Program H-2.2</p>	<p>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)</p>	<p>Evaluate and pursue funding opportunities on an annual basis.</p>	<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 accessory dwelling units. • 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</p>
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			<p>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 February 2020, obtained building permits in 2020, and has received Temporary Certificate of</p>

			<p>Occupancy in 2021. Both of these projects required staff support in the grant application process. 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.</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>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 Artist Lofts have 19 Project Based Vouchers and all 19 are leased.</p> <p>Other multi-family developments occupants utilize 10 Housing Choice Vouchers.</p>

<p>Program H-2.5</p>	<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>
<p>Program H-2.6</p>	<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 review in November 2020.</p>
<p>Program H-2.7</p>	<p>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)</p>	<p>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.</p>	<p>Complete: Amendments to the Density Bonus ordinance ensure compliance with State law were put into effect on March 12, 2020.</p>
<p>Program H-2.8</p>	<p>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)</p>	<p>Annually</p>	<p>Ongoing</p>

<p>Program H-2.9</p>	<p>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)</p>	<p>Assess feasibility of additional funding sources by November 2020.</p>	<p>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.</p>
<p>Program H-2.10</p>	<p>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)</p>	<p>Assess feasibility by June 2021. Explore short-term rental regulations by December 2020.</p>	<p>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 will receive a \$3,000 grant and free tenant-matching services. The Town is partnering with Truckee-based local housing business, Landing Locals, 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</p>

			<p>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. This ordinance was adopted in early 2022.</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>Ongoing. 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>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</p>

			<p>workforce housing and supporting housing programs for agency employees. The Town joined the JPA in 2021.</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 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 February 2020, obtained building permits in 2020, and has obtained Temporary Certificate of Occupancy in 2021. A 48-unit affordable housing project for low and very low income households started construction in May 2020 and completed construction in August 2021 . All three of these projects required staff</p>

			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. Staff is researching ways to expand the Town's deed restricted housing program by purchasing deed restrictions from homeowners as a way to preserve housing stock for long-term workforce housing needs. The program, the Below Market Rate Housing Program, would give the Town a tool to purchase deed restrictions on market rate rental or for-sale homes to build the long-term inventory of deed-restricted housing in Truckee. The Town Council is anticipated to review the program in fall of 2022.
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

<p>Program H-3.1</p>	<p>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)</p>	<p>Workshops held quarterly</p>	<p>Ongoing</p>
<p>Program H-3.2</p>	<p>Review and revise the Development Code to encourage and remove barriers to the creation of senior housing. (Source: New Program)</p>	<p>12/31/2022</p>	<p>Ongoing</p>
<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 o 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.</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 Analyst, 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. 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 projects 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.</p>	<p>Ongoing</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. 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.</p>

<p>Program H-5.5</p>	<p>Hire a full-time Housing Coordinator position to facilitate the creation of new affordable and workforce housing opportunities in Truckee. (Source: New Program)</p>	<p>Hire a Housing Coordinator by December 2019.</p>	<p>Complete: A Housing Program Manager was hired and began work in January 2020. This position is now vacant and in it's place a Housing Program Analyst has been hired.</p>
<p>Program H-6.1</p>	<p>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)</p>	<p>Ongoing, project-based</p>	<p>Ongoing, project-based</p>
<p>Program H-6.2</p>	<p>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)</p>	<p>Review as part of the 2040 General Plan update.</p>	<p>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.</p>
<p>Program H-6.3</p>	<p>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)</p>	<p>Ongoing</p>	<p>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.</p>

<p>Program H-7.1</p>	<p>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)</p>	<p>Annual review</p>	<p>Ongoing</p>
<p>Program H-7.2</p>	<p>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)</p>	<p>Identify entity by August 2022. Provide information on website by February 2023.</p>	<p>Ongoing</p>