



To: Town of Truckee Planning Commission

From: Yumie Dahn, Principal Planner

RE: **2027-2035 Housing Element (7th Cycle) – Goals, Policies, and Programs**

Approved by: Denyelle Nishimori, Community Development Director

Recommended Action: That the Planning Commission hold a working session to review the draft goals, policies, and programs for the 2027-2035 Housing Element (7th Cycle) and provide feedback to staff.

Discussion: On September 23, 2025, the Town Council kicked off the 7th Cycle Housing Element update process. The Housing Element is one of seven required elements of a General Plan and the only element that is required to be reviewed and certified by the State of California. The Housing Element includes several components including demographic and housing characteristics, a review of existing governmental and nongovernmental constraints, identification of available residential sites, and a review of the Town's implementation of past Housing Element programs. In addition to these components, the Town is tasked with creating the goals, policies, and programs to address present and future housing needs and to ensure compliance with specific requirements of State law. Final submittal of the Housing Element is required by May 2027. Failure to meet this deadline will put grant funding and local control over land use decisions at risk and will accelerate required compliance milestones.

On December 9, 2025, the Town Council and Planning Commission hosted a joint workshop to discuss the 2027-2035 Housing Element residential sites inventory to provide direction on potential future candidate sites. These sites will be incorporated into the future housing resources section of the Housing Element. The February 26, 2026 Planning Commission working session will focus on forming the goals, policies, and programs for the 2027-2035 Housing Element planning period. Housing Element law requires that the Town create programs that address the following:

- Identify adequate sites, with appropriate zoning and development standards and services to accommodate the locality's share of the regional housing needs for each income level
- Assist in the development of adequate housing to meet the needs of acutely low-, extremely low-, very low-, low-, and moderate-income households.
- Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.
- Conserve and improve the condition of the existing affordable-housing stock.
- Preserve assisted housing developments at-risk of conversion to market-rate.
- Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Typically, Housing Element goals, including the Town's 6th cycle Housing Element, focus on the following areas:

1. Housing production to meet State requirements and local needs
2. Housing for specific economic sectors and special needs groups
3. Conserving and rehabilitating housing
4. Energy conservation and sustainable development of housing

5. Affirmatively furthering fair housing

The draft 2027-2035 Housing Element follows the same principles above. Staff believes that these principles capture the broad housing needs of the community. Each goal includes several policies and programs that support accomplishing each goal. Similar to the 6th cycle element, the programs in the 7th cycle Housing Element should allow for exploration of realistic ideas that can be accomplished within the eight-year planning period. Program specifics will be analyzed and crafted as part of a future work plan to implement these Housing Element programs.

The draft policy document (see Attachment #1) is a refinement of the current Housing Element with edits to remove completed tasks and additions for new policies and programs to address current trends. New programs and policies are identified in the draft. Policies and programs that are continued from the previous Housing Element will be identified in the parenthetical after the text. The Town's 2025 Housing Equity Framework (Attachment #2), which relied on a robust public and stakeholder process to identify gaps in the region's housing programs to inform future program development, was also referenced to help guide the development of new policies and programs. To provide context on existing Town policies and implementation of the 6th Cycle Housing Element programs, Attachment #3 provides the current status of the 6th cycle Housing Element programs and the wide breadth of housing work the Town has explored and accomplished since 2019. Many of these programs are expected to continue through into the next planning period. The full 6th Cycle Housing Element can be found in the link in Attachment #4

This is the Planning Commission's opportunity to accept public comment on the draft goals, policies, and programs and discuss the policy direction and potential actions for implementation. The Planning Commission can consider if there are any concerns or opportunities that have not been addressed in the draft goals, policies, and programs during this working session. Planning Commission's discussion will be forwarded to the Town Council for consideration. When reviewing the draft document, the Planning Commission should consider the following discussion topics:

- Are there housing challenges that this draft policy document does not address?
- Are there any proposed programs that should be discussed for potential revision or removal?
- Are there new programs that the Commission would like to include?

The goals and policies of the Housing Element are intended to guide the development, rehabilitation, and preservation of a balanced inventory of housing to meet the needs of the Truckee community. The programs identify the specific mechanisms the Town intends to use to achieve the stated goals and policies. Programs are required to include the following:

- Specific steps that the Town will take to implement the policies;
- Specific timeframes for implementation (e.g., annually, a specific date);
- Identification of specific responsible parties; and
- Identify quantifiable objectives and outcomes which estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. This is intended to be a target goal.

The policy document will be reviewed by Ascent Environmental (Ascent) to ensure compliance with State law – items may be reworded, added, or deleted based on their experience working with the State. Ascent anticipates adding new policies and programs to address findings from their analysis of the existing governmental and nongovernmental constraints as well as their review of the Housing Element through the lens of affirmatively furthering fair housing. At the minimum, staff anticipates that additional programs will be added to Goal H-6 which supports providing equal housing opportunities for all residents of Truckee to address the State's requirements for fair housing. The Planning Commission will have another opportunity to review the goals, policies, and programs with the full context of the rest of the Housing Element chapters when the public review draft is released in the next couple of months.

The Union City and El Cerrito Housing Elements (links in Attachment #5) are provided as examples of recently adopted Housing Elements that meet the requirements of State law. Ascent, who was the consultant on both of these 6th cycle documents, shared these examples to help provide guidance in developing the Town's Housing Element.

Public Communication: A display ad was published in the February 13, 2026 edition of the *Sierra Sun*.

Attachments:

1. Draft 2027-2035 Housing Element Goals, Policies, and Actions
2. Housing Equity Framework: <https://www.townoftruckee.gov/DocumentCenter/View/3221>
3. 2019-2027 (6th Cycle) Housing Element Program Status
4. 6th Cycle Housing Element: <https://www.townoftruckee.gov/DocumentCenter/View/666/2019-2027-Housing-Element-PDF>
5. Example Housing Elements
 - a. Union City: https://www.unioncityca.gov/DocumentCenter/View/10254/2023-2031-Housing-Element-sixth-cycle_Certified_May3023
 - b. El Cerrito: https://www.elcerrito.gov/DocumentCenter/View/19418/El-Cerrito-2023-31-HE_080723