

2019-2027 Housing Element Programs Status

Name of Program		Objective	Projected Completion in H.E	Applicable Cycle	Status of Program Implementation (Not Yet Started, In Progress, Continuous, Completed)	Program Implementation Details	Quantified Outcomes Category (Units, Households, Persons, Meetings, Other)	Quantified Outcomes Count	Supporting Documents (links or a description of how they can be viewed)
Program H-1.1		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: • Arnold DMU (APN 019-300-041); • Arnold DRH (APN 019-300-042); • Winter Creek Multi-Family (APN 019-820-001); • Joerger Ranch Parcel 4 (APN 019-620-002); and • Upper Mclver (APN 019-460-042). 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)	8/15/2022	6th	Completed	By right zoning was reviewed by the Planning Commission in 2024 with Town Council adoption in February 2025.	Units	5 low-income units and 35 market rate units approved.	https://portal.laserfiche.com/Portal/DocView.aspx?id=59801505&repo=r-6a91ddbc
Program H-1.2		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)	Annual monitoring (Annual Report)	6th	Continuous	Through the Annual Report and each project approval, the Town evaluates the inventory to ensure there will be adequate available sites to meet State requirements.	Other		https://www.townoftruckee.gov/322/Growth-Major-Development-Projects
Program H-1.3		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: • 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) Based on analysis, the Town will complete rezoning of some or all of the above-mentioned sites, as deemed appropriate.	Analyze the sites by December 2020. Rezone appropriate sites by January 2022, or sooner, if possible.	6th	Completed	SB-2 funding was received and 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. Sites were selected (Former CHP Site, Truckee Tahoe Lumber, Residences at Jibboom, and Gateway) and were incorporated into the General Plan process and environmental review, which was adopted in May 2023.	Other		https://portal.laserfiche.com/Portal/DocView.aspx?id=59528954&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/DocView.aspx?id=59531840&repo=r-6a91ddbc
Program H-1.4		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	Meet with homeowners associations by November 2020, work with the Town's	6th	Completed	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. Town staff continues to communicate with various HOAs regarding potential barriers that deter the creation of ADUs/JADUs and advocates on behalf of homeowners. In 2023, TSD conducted a survey of all homeowners in Truckee who are currently on septic to determine the level of homeowner interest to	Units	124 ADU permits completed.	https://www.nevadacountyca.gov/DocumentCenter/View/47515/ADU-and-JADU-Sewage-Disposal-Information?bidId=

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	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)	legislative advocate by March 2020, and continue ongoing discussions with the Tahoe-Truckee Sanitation Agency and Truckee Sanitary District.			financially contribute to sewer expansion. Although 49.5% of septic-served homeowners responded that they are interested in creating an ADU on their property, and 76.7% of those owners stated that a lack of sewer connection does or may limit their ability to create an ADU, only 34.5% of total septic homeowners responded that they are interested in switching to public sewer (at an estimated cost of \$35,000 to \$60,000 per parcel for the initial installation, plus \$800 annual user fee). Both TSD and Town staff are actively looking at grant sources to subsidize sewer installation costs. In January 2024, the Nevada County Environmental Health Department released updated information to simplify the septic permitting requirements for JADUs and to clarify the septic requirements for ADUs. ADU Permits Issued 2019: 6 2020: 15 2021: 17 2022: 26 2023: 34 2024: 38 2025: 36 ADU Permits Completed 2019: 1 2020: 11 2021: 5 2022: 14 2023: 14 2024: 31 2025: 48			
Program H-1.5	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)	Prepare informational brochure by September 2021.	6th	Completed	The Town created an ADU team (Housing Program Analyst, Planner, and Building staff) to help answer questions and walk applicants through ADU standards, information, and the permit application process. Fact sheets for ADUs and JADUs were created and posted to the website along with additional information relevant to the ADU permitting process. Information is provided through webinars to homeowners and the building professional community. In 2023, the Town, in partnership with neighboring agencies, released ADU master plans for public use. In 2024, staff launched an online resource for modular and prefabricated ADUs that can meet Truckee's snow load requirements. In January 2025, the Town published a new pre-approved ADU review process on its website, as required by AB 1332. ADU Permits Issued 2019: 6 2020: 15 2021: 17 2022: 26 2023: 34 2024: 38 2025: 36 ADU Permits Completed 2019: 1 2020: 11 2021: 5 2022: 14	Units	124 ADU permits completed.	https://www.townoftruckee.gov/242/Accessory-Dwelling-Unit-ADU-Program

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					2023: 14 2024: 31 2025: 48			
Program H-1.6	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)	Launch the pilot program by December 2020.	6th	Completed	An ADU pilot program was presented to the Town Council on 2/25/2020. The Town created an ADU team (Housing Program Manager, Planner, and Building staff) to help answer questions and walk applicants through ADU standards, information, and the permit application process. Fact sheets for ADUs and JADUs were created and posted to the website along with additional information relevant to the ADU permitting process. Town staff meets with individual homeowners to explore their site-specific opportunities and hurdles to create an ADU/JADU, including preliminary inspections to permit after-the-fact units. 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 safe, long-term housing: - \$50,000 low-interest loan for new ADU construction for smaller ADUs, with restrictions related to size, rental, term limits, and monitoring - \$50,000 forgivable loan for new ADU construction with restrictions related to tenant employment and income qualification, term limits, and monitoring - \$25,000 forgivable loan to help with the costs of construction and permitting for existing, unpermitted ADUs or JADUs, with requirements for renting based on employment and income qualification, term limits, and monitoring - \$1,000 mini-grant for existing Unpermitted ADUs to help with construction and/or permitting costs to bring existing unpermitted ADUs into compliance. - \$1,000 mini-grant for new ADUs to help with construction and/or permitting costs. Following are the number of ADU/JADU building permit applications received by the Town of Truckee in each calendar year for the purpose of showing ADU growth despite significantly declining single-family dwelling applications: --2020: 19 applications --2021: 28 applications --2022: 41 applications --2023: 41 applications --2024: 52 applications --2025: 53 applications Since launch, the ADU incentive program has received 66 applications, awarded funds for 33 ADUs, and 27 ADUs supported by Town funds have been completed.	Units	27 ADUs completed.	https://www.townoftruckee.gov/242/Accessory-Dwelling-Unit-ADU-Program
Program H-1.7	Review and revise the Secondary Residential Unit Ordinance to be in compliance with State Law. Revisions will include reducing parking requirements to one space per secondary residential unit. (Source: New Program)	Review and revise the Secondary Residential Unit Ordinance for compliance with State law by	6th	Completed	An Urgency Ordinance was adopted by the Town Council on 12/11/2019 to ensure compliance with State law. The ordinance was reviewed by the State. On January 7, 2021, an updated ADU ordinance was adopted for further clarification and based on information from HCD (from direct phone calls and the ADU Handbook). On December 13, 2022, the Town adopted an urgency ordinance ensure compliance with new ADU legislation, which was forwarded to HCD for review. Additional minor modifications were made to the ADU ordinance in 2023 and 2024 to further clarify standards and/or to ensure compliance with State Law. Another Urgency Ordinance was adopted by the Town Council on 12/10/2024 adopting changes to	Units	124 ADU permits completed.	https://portal.laserfiche.com/Portal/DocView.aspx?id=59422319&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/DocView.aspx?id=59526237&repo=r-6a91ddbc

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		December 31, 2019.			ensure compliance with changes to State ADU law that went into effect on January 1, 2025. As of February 2026, Town staff is in the process of updating the ADU ordinance and Town's ADU website to comply with new legislation and HCD's interpretations. ADU Permits Issued 2019: 6 2020: 15 2021: 17 2022: 26 2023: 34 2024: 38 2025: 36 ADU Permits Completed 2019: 1 2020: 11 2021: 5 2022: 14 2023: 14 2024: 31 2025: 48			https://portal.laserfiche.com/Portal/DocView.aspx?id=59637034&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/DocView.aspx?id=59773850&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/DocView.aspx?id=59710516&repo=r-6a91ddbc
Program H-1.8	Review and revise Secondary Residential Unit Ordinance to encourage and reduce barriers to construction of secondary residential units. (Source: New Program)	Review as part of the 2040 General Plan update.	6th	Continuous	See also Program H-1.7 above.	Other		See above
Program H-1.9	Develop objective design standards for multi-family residential projects and continue public outreach on creation and implementation of these standards. (Source: New Program)	With completion of the General Plan update (2023)	6th	Completed	The Town was awarded LEAP Grant funding in 2021. Funding was used for consultant work to create objective design standards for residential projects. The consultant audited the Town's regulatory documents, conducted a community survey, organized a focus group, and drafted ordinance language. Staff created the Streamlined Residential Review process to review projects using the objective design standards. The objective design standards were adopted in October 2023. Subsequently, an information sheet and checklist were created to help implement the objective design standards. The Town has commenced work on developing objective historic design standards in late 2025, reaching out to consultants to obtain estimates and timelines for services.	Other		https://www.townoftruckee.gov/308/Objective-Design-Standards https://portal.laserfiche.com/Portal/DocView.aspx?id=59686640&repo=r-6a91ddbc
Program H-1.10	Explore the creation of a multi-unit zoning overlay for existing single-family parcels potentially in combination with deed restrictions. (Source: New Program)	Explore by July 2022.	6th	Completed	SB9 has provided an avenue for multi-unit zoning in single-family parcels. Staff will consider additional ways to incentivize multi-unit zoning on existing and proposed single-family parcels.	Other		https://www.townoftruckee.gov/269/Development-Code (Article V, Chapter 18.95)
Program H-2.1	Assess housing needs in conjunction with the Town's Annual Report to the Department of Housing and Community Development. The Town will evaluate available resources including funding and assess and consider specific actions to address priority needs and activities for the upcoming year. (Source: 2014 Housing Element, Program H-1.4.1)	Annually	6th	Continuous	In 2025, staff completed work on the Housing Equity Framework which analyzed existing housing programs to ensure that the Town's programs are addressing the needs of all Truckee residents. The Housing Equity Framework was adopted by Council in August 2025.	Other		https://www.townoftruckee.gov/716/Housing-Equity-Framework
Program H-2.2	Monitor and pursue outside grants and other State and federal funds (including SB2 2017) for housing and housing-related activities.	Evaluate and pursue funding	6th	Continuous	Complete and ongoing: SB-2 funding was received. The Town has used these funds to identify feasibility of rezoning specific sites. This project was completed in 2024.	Other		https://portal.laserfiche.com/Portal/DocView.aspx?id=59710516&repo=r-6a91ddbc

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	Partner with outside organizations, including Nevada County, to pursue and administer housing programs as appropriate. (Source: 2014 Housing Element, Program H-5.1.1)	opportunities on an annual basis.			The Town was awarded LEAP Grant funding in 2021. Funding went toward consultant work to create objective design standards for residential projects. This project was completed in 2024. 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. • Applied and were awarded Permanent Local Housing Allocation (PLHA) Formula funding to develop and construct new deed restricted accessory dwelling units. In 2025, the Town of Truckee applied and was approved to amend the PLHA award. In addition to funding construction of deed restricted ADUs, the amended award is going to a low-interest down payment assistance loan program and to provide a low-interest, deferred loan to support the development of new affordable rental housing 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. The Town applied for and was awarded HOME Program Income Only to develop Frishman Hollow Phase II, 68 affordable <80% AMI units; 8 HOME assisted. Development is fully leased. A Joint Powers Authority, Truckee Tahoe Workforce Housing Agency, consisting of the Town of Truckee, surrounding counties, and other local special districts was created to support the development of workforce housing for member agencies by acquiring, developing, or contracting for workforce housing and supporting housing programs for agency employees. The Town joined the JPA in 2021.			https://portal.laserfiche.com/Portal/DocView.aspx?id=59393678&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/DocView.aspx?id=59441989&repo=r-6a91ddbc
Program H-2.3	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)	Ongoing, project-based	6th	Continuous	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 received Certificate of Occupancy in 2023. Both of these projects required staff support in the grant application process. The Planning Commission also approved a 30-unit affordable senior housing project in May 2022 that will utilize state or federal funding. Additionally, staff is working with State agencies and a developer on 55-unit affordable housing on State-owned land, which commenced construction in 2025. The Town contributed \$1.2 million to the project. The Town was a funding and participating partner in the Mountain Housing Council (MHC), which seeks to address housing challenges in the North	Other		https://www.treasurer.ca.gov/ctcac/meeting/2019/20190612/staff/6/ca-19-015.pdf https://portal.laserfiche.com/Portal/DocView.aspx?id=59588159&repo=r-6a91ddbc

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					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. MHC completed its work in 2023. The Town is also a member agency to the Truckee Tahoe Workforce Housing Agency, a Joint Powers Authority that seeks to facilitate housing solutions for the Truckee-Tahoe workforce. In 2024, the Town launched a "Deed Restriction for New Housing Development" (rebranded as "Homegrown Housing" in 2025) program to support new workforce housing units within the Truckee town limits. The program will pay a developer up to \$225,000 per newly constructed housing unit to "deed restrict" the unit for long-term use as workforce housing.			
Program H-2.4	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)	Ongoing	6th	Continuous	An affordable housing project that accepts Project Based Vouchers broke ground in 2019 and completed construction in 2021. 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. In 2024, there were four housing choice vouchers leased in Truckee (3 in Frishman Hollow; 1 in Frishman Hollow II). Pacific Crest Commons (on a state-owned site) will also use up to 10 project-based Section 8 vouchers. Construction commenced in 2025.	Other		https://www.regionalha.org/ https://portal.laserfiche.com/Portal/ElectronicFile.aspx?docid=59332496&repo=r-6a91ddbc
Program H-2.5	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)	Consider "achievable housing" by August 2020. Annual monitoring	6th	In Progress	Every year, the Town Council reviews the in-lieu fee requirements that are associated with the Inclusionary Housing Ordinance. As part of the 2040 General Plan implementation, the Town has developed a draft Truckee-specific Density Bonus program which include density bonus options and incentives for "achievable housing" units. Adoption is anticipated in early 2026.	Units	143	https://portal.laserfiche.com/Portal/ElectronicFile.aspx?docid=59417505&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/DocView.aspx?id=59507396&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/DocView.aspx?id=59539689&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/DocView.aspx?id=59635004&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/DocView.aspx?id=59676871&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/DocView.aspx?id=59676871&repo=r-6a91ddbc

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Program H-2.6	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)	Annual monitoring	6th	In Progress	Every year, the Town Council reviews the units or fees that are generated by the Workforce Housing Ordinance. The Workforce Housing Ordinance is reviewed by the Town Council on an annual basis and was last reviewed in November 2025. As part of the 2040 General Plan implementation, the Town will be developing a Truckee-specific Density Bonus program which may include density bonus options for "achievable housing" units. Adoption is anticipated in early 2026.	Units	73	See links in Program H-2.5
Program H-2.7	Review and revise the Density Bonus Ordinance to be in compliance with State Law. Revisions will include bonuses for commercial projects that partner with affordable housing developers and noticing requirements to applicants. Review the Workforce Housing Ordinance and Inclusionary Housing Ordinance in conjunction with the update to the density bonus ordinance to ensure consistency with the State density bonus law. (Source: New Program)	Review and revise the Density Bonus Program by May 2020. Review and revise the Workforce Housing and Inclusionary Housing Ordinances, if necessary, by May 2020.	6th	Completed	Amendments to the Density Bonus ordinance ensure compliance with State law were put into effect on March 12, 2020. New updates were adopted in November 2021 and May 2024. Staff reviews updates to the state legislation annually to ensure compliance.	Other		https://portal.laserfiche.com/Portal/DocView.aspx?id=59429146&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/DocView.aspx?id=59536696&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/DocView.aspx?id=59710516&repo=r-6a91ddbc
Program H-2.8	Work with regional partners and nonprofits to support First-Time Homebuyers down payment assistance loans and programs. (Source: 2014 Housing Element, Program H-5.1.4, modified)	Annually	6th	Continuous	See Program H-2.13	Other		https://www.townoftruckee.gov/382/First-Time-Homebuyer-Down-Payment-Assist
Program H-2.9	Analyze the feasibility of additional funding sources, including, but not limited to, a transient occupancy tax and/or parcel tax, to promote and assist in the development and rehabilitation of affordable housing within Truckee. (Source: 2014 Housing Element, Program H-5.1.5, modified)	Assess feasibility of additional funding sources by November 2020.	6th	Completed	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. The Town is considering new revenue sources including additional transient occupancy tax or a real estate transfer tax to help fund the creation of deed-restricted housing. A revenue study was presented to the Town Council in February 2026.	Other		https://www.townoftruckee.gov/236/Tax-Measures
Program H-2.10	Work collaboratively with local regional housing entities and homeowners associations to examine potential methods to incentivize conversion of second homes or short-term rentals to long-term rentals. Explore short-term rental regulations. (Source: New Program)	Assess feasibility by June 2021. Explore short-term rental regulations by December 2020.	6th	Completed	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 partnered with Truckee-based local housing business, Placemate, to market and administer the new program.	Other	252 Lease-to Locals homes converted into long-term rentals	https://www.townoftruckee.gov/355/Short-Term-Rentals-STR https://www.townoftruckee.gov/240/Lease-to-Locals https://www.townoftruckee.gov/639/Rooted-Renters

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Program H-2.11	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)	Provide information to special districts by January 2021. As part of the annual report, review Town-owned property.	6th	Continuous	In September 2021, the Town Council approved a moratorium on short-term rentals, which was extended to June 15, 2022. This moratorium was intended to allow staff time to review current regulations on short-term rentals and propose changes, as necessary. In February 2022, the Town Council provided direction to staff based on community input and stakeholder input, to create additional regulations on short-term rentals including creating a cap on short-term rentals, phasing out short-term rentals in multi-family residential projects and ADUs, and requiring a one-year cooling off period after a property sells. The ordinance was adopted in April 2022. The ordinance is reviewed annually by the Town Council.			
					The Lease to Locals Program (formerly known as the Long-Term Rental Grant Program) has continued into its third year with some programmatic changes, including increasing incentive amounts based on the number of workforce members housed and offering seasonal (5+ months) as well as annual leases. As of January 2026, the program has converted 252 units into long-term rentals and housed 626 locals.			
					In 2022 and 2023, staff developed the Short-Term Rental Workforce Housing Token Pilot Program that incentivizes the creation of workforce housing with the use of a limited number of transient occupancy tax registration certificates.			
					In 2024, staff developed a new workforce rental housing preservation pilot program called Rooted Renters. As of January 2026, it has preserved 65 long term rental units at below market rent rates and housed 163 locals.			
Program H-2.11	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)	Provide information to special districts by January 2021. As part of the annual report, review Town-owned property.	6th	Continuous	The Town 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 completed the process of approving a housing project with transitional and supportive housing, on unused State-owned CHP property within the Truckee town limits. The Town continues to work closely to support the development of the 55-unit Pacific Crest Commons project on the State-owner former CHP site in Truckee. The Building Division is completing inspections to facilitate occupancy and the Town has approved a \$1 million low interest loan to support this project. The project commenced construction in 2025. A Joint Powers Authority, Truckee Tahoe Workforce Housing Agency, consisting of the Town of Truckee, surrounding counties, and other local special districts was created to support the development of workforce housing for member agencies by acquiring, developing, or contracting for workforce housing and supporting housing programs for agency employees. The Town joined the JPA in 2021. Among these efforts, the JPA is continuing to explore opportunities for development of housing on public land. In 2023, a conceptual housing plan was developed for a Town-owned property known as the High Altitude Fitness site . The Town released a Notice of Property Availability through the Surplus Lands Act in January 2024 to assess interest in the property for housing, open space, or school district needs. No responses were received. The Town initiated an RFIQ in October 2024 to solicit firms for the financial, design, and build analysis for	Units	55 low-income units 12 deed-restricted units	https://ttjpa.org/development-acquisition

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					a housing project on the site, now known as Edmunds Lofts. In January 2025, the Council selected a development team partner to construct a housing project. A formal application for a 12-unit deed-restricted project was submitted in March 2025. The Town worked collaboratively with the development team and received Planning Commission approval in July 2025. Building permits were submitted in September 2025. Construction is expected to begin in May 2026.			
Program H-2.12	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)	Annual monitoring	6th	Continuous	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 obtained Certificate of Occupancy in 2023. 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 support in the grant application process. The Town supported the development of a 55-unit affordable housing project on State-owned property, which is currently under construction. The Town contributed \$1.2 million to the project.	Other		https://portal.laserfiche.com/Portal/DocView.aspx?id=59208264&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/ElectronicFile.aspx?docid=59379699&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/ElectronicFile.aspx?docid=59425000&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/DocView.aspx?id=59441993&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/DocView.aspx?id=59644043&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/DocView.aspx?id=59428267&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/DocView.aspx?id=59627380&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/DocView.aspx?id=59539156&repo=r-6a91ddbc https://portal.laserfiche.com/Portal/DocView.aspx?id=59548935&repo=r-6a91ddbc

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								https://portal.laserfiche.com/Portal/DocView.aspx?id=59783566&repo=r-6a91ddbc
								https://portal.laserfiche.com/Portal/DocView.aspx?id=59788810&repo=r-6a91ddbc
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.	6th	Completed	The Truckee Home Access Program (THAP) deed restriction purchase program was launched in November 2022. The program has deed restricted 31 houses as of January 2026, including one by a local business to rent to income qualified local employees. In 2024, staff developed a new program to deed restrict new housing units called Deed Restriction for New Housing Development. This program is managed by an outside program administrator. In 2025 and 2026, the Town rebranded the Deed Restriction for New Housing Development to “Homegrown Housing” and revised program boundaries and requirements for projects to receive monetary incentives for deed-restricted units. In 2025 and 2026, the Town partnered with Nevada County to align their down payment assistance loan program with the Town’s homeownership programs so that program funds from both jurisdictions can be layered and help households at lower income levels to access homeownership.	Units	31	https://www.townoftruckee.gov/226/Truckee-Home-Access-Program
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.	6th	Continuous	Annually. In early 2022, the Town began work on feasibility analysis to build housing on a Town-owned site under the Capital Improvement Project budget. The CIP funds were directed to be used to support a public-private partnership model to create new workforce housing. The first project that was developed under this model was approved in 2025 and is anticipated to begin construction May 2026.	Other		https://www.townoftruckee.gov/234/Budget
Program H-3.1	Ensure accessibility of housing for persons with special needs through Building Department workshops to help educate property managers, contractors, and local professionals about ADA requirements. (Source: 2014 Housing Element, Program H-1.3.2)	Workshops held quarterly	6th	Continuous	The Building Division holds workshops related to Building Code requirements. In 2026, the Building Division held two workshops focused on significant updates to the 2025 California Building Code.	Other		https://www.townoftruckee.gov/188/Disability-Access-Requirements https://www.townoftruckee.gov/741/Significant-Changes-in-the-2025-California-Building-Code
Program H-3.2	Review and revise the Development Code to encourage and remove barriers to the creation of senior housing. (Source: New Program)	12/31/2022	6th	Completed	The Development Code was amended in May 2021 to clarify that senior housing (multi-family housing with an age restriction) is allowed wherever multi-family housing is allowed.	Other		https://portal.laserfiche.com/Portal/DocView.aspx?id=59526237&repo=r-6a91ddbc
Program H-3.3	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)	Ongoing	6th	Continuous	The Town will continue to provide reasonable accommodations.	Other		https://www.townoftruckee.gov/269/Development-Code (Article VII, Chapter 18.218)
Program H-3.4	The Town shall amend the Development Code to allow transitional and supportive housing in all zones allowing residential uses, subject only	12/31/2019	6th	Completed	Amendments to Development Code to ensure compliance with State law regarding transitional and supportive housing were put into effect on March 12, 2020.	Other		https://portal.laserfiche.com/Portal/DocView.aspx?id=59526237&repo=r-6a91ddbc

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	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)							spx?id=59429146&repo=r-6a91ddbc
Program H-3.5	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)	12/31/2019	6th	Completed	Amendments to Development Code to ensure compliance with State law regarding employee housing were put into effect on March 12, 2020. Additionally, the Town is contemplating further amendments to support employee housing laws that would legalize after-the-fact housing in the downtown. This would help provide housing for resort employees in adjacent jurisdictions.	Other		https://portal.laserfiche.com/Portal/DocView.aspx?id=59429146&repo=r-6a91ddbc
Program H-3.6	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)	12/31/2019	6th	Completed	Amendments to the Development Code ordinance to ensure compliance with State law regarding manufactured homes were put into effect on March 12, 2020.	Other		https://portal.laserfiche.com/Portal/DocView.aspx?id=59429146&repo=r-6a91ddbc
Program H-4.1	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)	Annually	6th	Continuous	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. In 2024, one CalHome owner-occupied housing rehabilitation loan was made. The Town also has BEGIN Reuse loan funds for down payment assistance for first-time homebuyers.	Units	1	https://www.townoftruckee.gov/382/First-Time-Homebuyer-Down-Payment-Assist
Program H-4.2	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)	Annually	6th	Continuous	The Town's Housing Program Analyst II, is compiling data to help facilitate and streamline monitoring for affordable housing. In 2023, the Town contracted with an outside consultant to increase capacity for deed restriction monitoring. This project is ongoing. The Town contracted out with a consultant to monitor affordable, income-restricted housing units. With retirement of this consultant, monitoring is being conducted by the Planning Division. The Town of Truckee maintains an inventory of income restricted units, both rental and ownership units. This list includes a current contact list.	Other		This information is on file with the Town of Truckee Community Development Department. HCD may contact the Planning Division to obtain a copy, if necessary.
Program H-4.3	Develop a program to improve Truckee's existing mobile home parks. Facilitate outreach	Review as part of the	6th	Completed	The Town contacted the State Department of Housing and Community Development to discuss existing Truckee mobile home parks. The State	Other		

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	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: • 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)	2040 General Plan update.			identified that HCD had jurisdiction over all mobile home parks and local jurisdictions should not intervene. In 2016, the Town began design work on Envision DPR, a corridor improvement and streetscape project on Donner Pass Road. Utilities were undergrounded and landscaping, sidewalks, lighting, and crosswalk improvements were installed on Donner Pass Road from Coldstream Road to Frates Road. Three mobile home parks, Sunset Inn I, Old 40 Village, and Sierra Park Trailer Court (behind the La Bamba restaurant) are located within the boundaries of the Envision DPR and new infrastructure and landscaping improvements were installed in front of all three of these mobile home parks.			
Program H-4.4	Explore preservation options for mobile home parks such as: • The creation of a mobile home park zoning district • Rent stabilization • Non-profit purchase/ownership • Requirements for relocation assistance • Other methods to mitigate displacement (Source: New Program)	Legal brief on rent stabilization by December 2020; Review as part of the 2040 General Plan update.	6th	In Progress.	A memo has been prepared by counsel.	Other		Memorandum is on file with the Town Attorney’s office
Program H-5.1	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. 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)	Ongoing, project-based	6th	Continuous	Affordable housing projects are given priority in processing, including Planning Commission review. With adoption of the Objective Design Standards in October 2023, projects consistent with the Objective Design Standards and development standards for the project site are subject to staff-level design review of the project	Other		https://www.townoftruckee.gov/269/Development-Code (Article II, Chapter 18.25)

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Program H-5.2	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)	Ongoing, project-based	6th	Completed	In compliance with State law (Section 66007 of the Government Code), Town fees or charges for the construction of public improvements or facilities are deferred until prior to building permit final for eligible residential development. Impact fees for smaller ADUs are waived.	Other		https://www.townoftruckee.gov/584/Fee-Schedules
Program H-5.3	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)	Investigate reduced parking by December 2023. Ongoing	6th	In Progress	The 2040 General Plan, adopted in May 2023, supports the development of transportation demand management programs for larger employee-generating projects. Use of Density Bonus Law and AB2097 provide avenues for reduced parking for residential projects. Additionally, with adoption of the Town's Density Bonus program, additional pathways to reduce parking for housing projects will likely be incorporated into the Development Code.	Other		https://www.townoftruckee.gov/677/Housing-Development-Incentives
Program H-5.4	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)	Investigate a regional housing entity by August 2021.	6th	Continuous	This vision for how to satisfy the components of this goal has continued to evolve. In 2021 the Town of Truckee joined the Truckee Tahoe Workforce Housing Agency Joint Powers Authority (TTWHA) and in 2022 participated in the TTWHA strategic planning process. While the agency's work initially focused on supporting workforce housing for member agency employees, the mission was updated to more broadly support workforce housing in our region (rather than establishing a completely separate housing entity). In the coming year the agency intends to establish a separate 501(c)3 arm to facilitate public-private partnership to support regional workforce housing efforts. The agency provides housing "concierge" services to assist residents with finding available housing and is planning to begin a rental housing master lease pilot program and coordinated legislative advocacy in 2025. The Town was a funding and participating partner throughout the life of the Mountain Housing Council 2017-2023), which addressed housing coordination in the North Tahoe-Truckee region, including availability, variety, and affordability. Activities included legislative policy analysis, exploration of funding sources, convening partners, and a Regional Housing Assessment and Action Plan. The Housing Equity Framework identified the development of a locally focused Housing Authority as one of the prioritized long-term outcomes for the Town to Pursue.	Other		https://ttipa.org/ https://www.ttcf.net/projects-programs/achievable-housing/
Program H-5.5	Hire a full-time Housing Coordinator position to facilitate the creation of new affordable and workforce housing opportunities in Truckee. (Source: New Program)	Hire a Housing Coordinator by December 2019.	6th	Completed	A Housing Program Manager was hired and began work in January 2020. A Housing Program Analyst was hired in May 2022 to develop and administer Town housing programs, including the Accessory Dwelling Unit program, Truckee Home Access Program, Lease to Locals, Rooted Renters, Short-Term Rental Workforce Housing Token Program, Homegrown Housing, and PLHA Funded Down Payment Assistance Loan Program.	Other		

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Program H-6.1	Continue coordinating with other providers of public facilities and services in the review of residential development projects to ensure services and facilities will be available, consistent with the providers' level of service standards. Standards for services availability and timing are provided in the Land Use Element. (Source: 2014 Housing Element, Program H-4.2.3)	Ongoing, project-based	6th	Continuous	As part of each development application, the Planning Division routes project materials to utility providers and other internal Town departments to ensure there are no conflicts with potential services or regulations.	Other		Project routing requests for individual development projects are on file with the Community Development Department.
Program H-6.2	Review land use and zoning to find opportunities to incentivize residential sites that are compatible with surrounding uses and to locate medium and high density housing near jobs, schools, transit, and other services to encourage quality of life benefits. (Source: New Program)	Review as part of the 2040 General Plan update.	6th	Completed	SB-2 funding was received and was directed toward this effort. As part of the SB-2 process, the Town identified potential land that can be rezoned to a higher density in central locations. Additionally, the 2040 General Plan, adopted in May 2023, increased densities and densities along Donner Pass Road, one of the key transportation corridors in Truckee, and in appropriate neighborhood centers at Donner Lake and Glenshire.	Other		https://www.townoftruckee.gov/307/2040-General-Plan
Program H-6.3	Explore incentives and/or regulatory approaches to further the Town's goals for renewable energy and greenhouse gas reductions in housing policies, programs, and projects. (Source: New Program)	Ongoing	6th	Continuous	The Town incorporated a Climate Action Plan Element as part of the 2040 General Plan. The Climate Action Plan Element includes incentives and regulatory approaches to furthering the Town's goals for renewable energy and greenhouse gas reductions, including in housing projects. The Town provides rebates for energy efficiency and weatherization upgrades and will launch a full-service housing weatherization pilot program in 2026.	Other		https://www.keeptruckeegreen.org/climate-action-plan/ https://www.keeptruckeegreen.org/sustainability-projects/building-decarbonization/
Program H-7.1	Review the Development Code on an annual basis to ensure that no provisions within the Development Code discriminate against any residential development or emergency shelter because of race, religion, sex, gender, gender identity, gender expression, genetic information, color, ancestry, sexual orientation, citizenship, primary language, immigration status, national origin, marital status, familial status, medical condition, disability, or source of income of its owners or intended occupants. Revise the Development Code as necessary to remove discriminatory provisions and to be consistent with State and federal laws. (Source: 2014 Housing Element, Program H-6.1.1, modified)	Annual review	6th	Continuous	The Development Code is reviewed throughout the year. No instances of discrimination were identified as part of these reviews.	Other		https://www.townoftruckee.gov/269/Development-Code
Program H-7.2	Identify an entity responsible for providing fair housing services for the Town of Truckee. Services may include community education, individual counseling, mediation and landlord/tenant counseling. Refer fair housing inquiries to the designated agency or organization. Provide information on fair housing laws and regulations through the Town's local public facilities. This includes postings of fair housing law on the Town's website, at Town Hall, at the local post offices and library. (Source: 2014 Housing Element, Program H-6.1.2, modified)	Identify entity by August 2022. Provide information on website by February 2023.	6th	Completed	The Town has posted information on fair housing law on the website. The Town has created a resource for staff who answer the main phone line to refer fair housing inquiries to the proper agencies and organizations.	Other		http://www.fairhousingnorcal.org/california-and-local-fair-housing-rights.html