

Town of Truckee 2027-2035 (7th Cycle) Housing Element Draft Goals, Policies, and Programs

Staff Tip: If you're short on time, focus on the programs. This is where the State's review will be focused. The policies can be revised more easily than the programs.

[Planning Commission's recommended changes are shown in blue, track changes](#)

Goal H-1 Housing Production. Ensure an adequate supply of housing sites to meet the housing needs of all segments of the community. (Source: 2019-2027 Housing Element, Goal H-1, modified)

Policies

Policy H-1.1 **Adequate Sites.** Provide an adequate supply of sites zoned at sufficient densities to accommodate the production of new residential units to meet the needs of existing and future residents and as required by State law. (Source: 2019-2027 Housing Element, Policy H-1.1, modified)

Policy H-1.2 **No Net Loss.** Consistent with "no-net-loss" density provisions contained in Government Code Section 65863, consider the potential impact on the Town's ability to meet its share of the regional housing need when reviewing proposals to downzone residential properties, reclassify residentially designated property to other uses, or develop a residential site with fewer units or at a higher income than what is assumed for the site in the Housing Element sites inventory. (Source: 2019-2027 Housing Element, Policy H-1.2)

Policy H-1.3 **By Right Housing.** Comply with by right housing requirements on certain sites that have been counted in previous housing element cycles, consistent with AB 1397. (Source: 2019-2027 Housing Element, Policy H-1.5)

Policy H-1.4 **Alternative Housing Types.** Encourage alternative housing types such as co-housing, tiny homes on foundations, micro-housing, and junior accessory dwelling units to meet the diverse housing needs of all sectors of the community. (Source: Source: 2019-2027 Housing Element, Policy H-1.6)

Policy H-1.5 **Accessory Dwelling Units.** Continue to pursue methods to expand opportunities for accessory dwelling units. throughout the town. (Source: 2019-2027 Housing Element, Policy H-1.7)

Programs

NEW Program H-1.A **Required Rezones.** Rezone a minimum of **8.6 acres** by May 15, 2030 to accommodate the remaining Regional Housing Needs Allocation (RHNA) of **138 lower-income units**. The rezoned site shall meet the following criteria:

Staff Note: This program is referencing the candidate sites, which will be included in the Public Review Draft. The highlighted numbers are the minimum amount of acres required to be rezoned. The 20% buffer has not yet been included in this language. These numbers are draft only.

- Allow owner-occupied and rental multifamily residential development by right, only subject to ministerial approval, when 20 percent or more of the units are deed-restricted affordable to lower-income households;
- Permit a minimum density of 16 units per acre;
- Be large enough to accommodate at least 16 units per site;
- [Either a\)](#) Ensure at least 50 percent of the lower-income RHNA is accommodated on sites designated for exclusively residential uses, or [b\)](#) if accommodating more than 50 percent of the lower-income RHNA on sites designated for mixed-uses, all sites designated for mixed-uses must

allow 100 percent residential uses and require residential use to occupy at least 50 percent of the floor area in a mixed-use project.

Responsibility: Community Development Department
Timeframe: May 15, 2030
Objective: Rezone at least 8.6 acres to accommodate 138 lower-income units

Staff Note: This timeframe is dependent on adopting and getting a certified Housing Element within 120 days of the deadline (i.e., certified by HCD by September 15, 2027). If the Town misses that date, the Town will only have 1 year to complete the rezones rather than 3 years.

NEW Program H-1.B **No Net Loss Findings.** To ensure sufficient residential capacity is maintained to accommodate the RHNA need [consistent with "no-net-loss" zoning requirements in Government Code Section 65863](#), the Town shall monitor the sites inventory and make findings related to the potential impact on the Town's ability to meet its unmet regional housing needs allocation [in the following circumstances:](#)

- ~~When~~ approving applications to rezone sites included in the lower- and moderate-income sites inventory; or
- [When approving applications to](#) develop a lower- or moderate-income housing element site with fewer units or at a higher income than what is assumed for the site in the Housing Element sites inventory. ~~consistent with "no-net-loss" zoning requirements in Government Code Section 65863.~~

If, at any point, it is determined that the Town does not have adequate capacity to meet the unmet lower- or moderate-income RHNA, the Town shall identify and make available a replacement site within 180 days.

Responsibility: Community Development Department
Timeframe: Ongoing updates to the inventory as development projects are approved, and include information on the status of the sites inventory annually as part of the Annual Progress Report
Objective: Facilitate development of Housing Element sites and ensure adequate sites are maintained throughout the eight-year planning period to meet the RHNA

NEW Program H-1.B **Facilitate Development of Pipeline Projects.** Work with applicants of pipeline projects counted in the Housing Element sites inventory to facilitate development. Coordinate with applicants to expedite remaining entitlements and support potential applicant-driven funding applications. Monitor the progress made on these sites in the inventory and if entitlements expire, remove them from the approved project list, reclassify them as vacant/non-vacant opportunity sites, unless conditions are found that will preclude development in the planning period, and recalculate the capacity on the sites according to the methodology used in the sites inventory chapter. If the sites inventory no longer has sufficient capacity to meet the RHNA, additional sites will be identified, which may require rezoning another parcel to allow for increased density.

Responsibility: Community Development Department
Timeframe: Throughout the planning period
Objective: 395 units, including 77 low-, two moderate-, and 241 above moderate-income units and 75 units deed-restricted to Truckee-Tahoe workers.

Program H-1.C **Accessory Dwelling Units.** Continue to promote the development of accessory dwelling units (ADU) throughout the town. Efforts will include:

- Continuing to provide current ADU information on the Town’s website, including access to Frequently Asked Questions, virtual training workshops and pre-approved plans.
- Continue to provide access to an ADU Team who provides assistance on the permitting procedures, requirements, and funding opportunities for ADUs.
- Conduct an analysis to determine [the challenges and opportunities if separate conveyance of the primary dwelling unit and accessory dwelling units is allowed in Truckee, per Section 65852.2\(a\)\(10\). Analysis shall include potential infrastructure considerations, impacts to neighborhood compatibility, and feasibility of applying an income or use restriction on properties or other similar mechanism to ensure affordability of the housing units, where a separate conveyance of the primary dwelling unit and accessory dwelling units is allowed per Section 65852.2\(a\)\(10\).](#) Based on these findings, determine whether amendments to the Development Code should be implemented to allow for separate subdivision and sale of ADUs [to achieve the Town’s goals for affordable housing.](#)
- Continue to review and revise the Accessory Dwelling Unit Ordinance to reduce barriers to construction of ADUs and ensure compliance with ongoing updates to State Law.
- (Source: 2019-2027 Housing Element Program H-1.5, H-1.6, H-1.7, and H-1.8, modified)

Responsibility: Community Development Department

Timeframe: Ongoing

Objective: 75 ADUs. At least four virtual training workshops in the planning period. Promote the development of ADUs in existing neighborhoods and comply with State law.

Goal H-2 Support the Creation of Affordable and Deed-Restricted Housing. Provide housing affordable to all segments of the community. (Source: 2019-2027 Housing Element, Goal H-2, modified)

Policies

Policy H-2.1 **Use Available Resources.** Promote efficient use of available resources to address priority housing needs. (Source: 2019-2027 Housing Element, Policy H-2.1)

Policy H-2.2 **Private Sector.** Support the private sector in building affordable housing through public/private partnerships and grant assistance. (Source: 2019-2027 Housing Element, Policy H-2.2)

Policy H-2.3 **Local Workforce.** Strive to provide housing opportunities that are affordable to the local workforce. (Source: 2019-2027 Housing Element, Policy H-2.3)

Policy H-2.4 **Funding for Affordable Housing.** Pursue and support the use of available private, local, state and federal assistance to support the development or rehabilitation of affordable housing. (Source: 2019-2027 Housing Element, Policy H-2.5)

Policy H-2.5 **Inclusionary and Workforce Housing Ordinances.** Continue to implement the Inclusionary Housing and Workforce Housing Ordinances (Development Code Chapters 18.214 and 18.216), which requires new projects to include affordable or deed-restricted housing units or to pay an in-lieu fee to

provide for affordable housing to mitigate the project's impacts on housing. (Source: 2019-2027 Housing Element, Policy H-2.6 and H-2.7, modified)

Policy H-2.6 **Density Bonus Law.** Encourage the use of the Town's Density Bonus Program to eligible proposed developments to disperse affordable housing throughout the town. (Source: 2019-2027 Housing Element, Policy H-2.12)

NEW Policy H-2.7 **Prohibit Short-Term Rentals in Multifamily Residential Units.** Prohibit short-term rentals in all multifamily residential dwelling units, including in all Specific Plan and Master Plan areas to ensure availability of units for Truckee residents.

Policy H-2.8 **Long-Term Affordability.** Require long-term affordability commitments for affordable housing that receives financial assistance, a density bonus, or other regulatory concessions from the Town. Continue to require affordable units required under the Inclusionary or Workforce Housing Ordinances to remain affordable at their required income levels in perpetuity. (Source: 2019-2027 Housing Element, Policy H-2.9)

Policy H-2.9 **Review Procedures and Development Standards.** Periodically review and modify, as necessary, standards ~~and~~, application processes, ~~and fees~~ to ensure ~~effectiveness and~~ none act as avoidable constraints to the production of affordable housing. (Source: 2019-2027 Housing Element, Policy H-5.1)

NEW Policy H-2.10 **Expeditious Approval Processing.** Continue to strive to provide expeditious approval of residential developments that meet adopted development and design standards.

NEW Policy H-2.11 **Integration of Below Market Rate Units.** Encourage residential units that are required to sell or rent at below-market rates to be integrated within market-rate developments and to be visually indistinguishable from market rate units.

Programs

Program H-2.A **State and Federal Funding.** Monitor and pursue outside grants and other State and federal funds to support Town-initiated housing-related activities. Housing-related activities include studies that support updates or creation of new programs and policies. (Source: 2019-2027 Housing Element, Program H-2.2, modified)

Responsibility: Community Development Department and Neighborhood Services and Sustainability
Timeframe: Review funding opportunities at least annually.
Objective: Annual review. Comply with State law and assess community needs.

Program H-2.B **Affordable Housing Developer Support.** 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, assisting in identifying sites for affordable housing, and first-time homebuyers down payment assistance loans and programs. (Source: 2019-2027 Housing Element, Program H-2.3 and Program H-2.8)

Responsibility: Community Development Department, Neighborhood Services and Sustainability, and Town Manager
Timeframe: Review funding opportunities at least annually and reach out to non-profit affordable housing developers at least annually
Objective: Participate in meetings with local nonprofit organizations at least three times a year. Support the development of five acutely low-, five

extremely low-, five very-low, and 20 low-income housing units, including 10 supportive or transitional housing units.

Program H-2.C **Housing Choice Voucher and Project Based Vouchers Program.** Cooperate with Regional Housing Authorities of Nevada and Sutter Counties to provide rental assistance through the Housing Choice Voucher Program and Project Based Vouchers, Refer inquires related to the Housing Choice Voucher and Project Based Voucher programs to the Housing Authority. Provide information on the Town's website educating landlords about their obligation to accept Housing Choice Vouchers under fair housing laws. (Source: 2019-2027 Housing Element, Program H-2.4)

Responsibility: Community Development Department
Timeframe: Review funding opportunities at least annually and reach out to non-profit affordable housing developers at least annually
Objective: Maintain 25 Project Based Vouchers.

Program H-2.D **Inclusionary Housing Ordinance.** Monitor and review the effectiveness of the Inclusionary Housing Ordinance in providing affordable housing. Consider potential changes to the Ordinance, as financial feasibility allows, to increase the effectiveness, including increases in the percentage of affordable units, modifying the required mix of income levels, or deeper affordability of the required units. Balance the goal of increasing the amount of affordable housing built while ensuring the requirements do not pose an undue constraint to housing production for Truckee residents. As part of the update process, seek public input on the potential modifications to the ordinance, including targeted outreach to lower-income households and stakeholder interviews. (Source: 2019-2027 Housing Element, Program H-2., modified)

Responsibility: Community Development Department
Timeframe: Complete review by December 2029
Objective: 20 lower-income housing units

Program H-2.E **Workforce Housing Ordinance.** Review the effectiveness of the Workforce Housing Ordinance; investigate alternative methods to provide Workforce Housing, including an affordable housing credit bank; and implement revisions as found appropriate. (Source: 2019-2027 Housing Element, Program H-2.6)

Responsibility: Community Development Department
Timeframe: Complete review by December 2029
Objective: 30 housing units restricted to employees of nonresidential projects.

Program H-2.F **Local Funding Sources.** Continue to allocate existing local funding sources to promote and assist in the development and rehabilitation of deed-restricted housing within Truckee. Review feasibility of expanding the existing housing funding through additional transient occupancy tax and new housing funding sources such as the alternative business tax or through increases to the existing sales and use tax or real estate transfer tax. (Source: 2019-2027 Housing Element, Program H-2.9, modified)

Responsibility: Department of Neighborhood Services and Sustainability
Timeframe: Complete review by May 2029
Objective: Increase funding by at least \$300,000 per year.

Program H-2.G **[Second Homes and Short-Term Rentals](#).** Continue implementation of the Town's housing programs which incentivize conversion of second homes or short-term rentals to long-term rentals.

Annually review the effectiveness of short-term rental and timeshare/fractional regulations in ensuring neighborhood compatibility and making more units available for long-term residential use. Revise short-term rental and fractional/timeshare regulations, as necessary to improve effectiveness. Amend the applicable Master Plans and Specific Plan to prohibit short-term rental in multifamily residential dwellings and timeshare/fractional uses. (Source: 2019-2027 Housing Element, Program H-2.10, modified)

Responsibility: Department of Neighborhood Services and Sustainability
Timeframe: Prohibit short-term rentals in multifamily residential dwellings and fractional/timeshare uses in the Railyard Master Plan, Hilltop Master Plan, and Gray's Crossing Specific Plan by January 1, 2028. Review short-term rental regulations annually.
Objective: 150 housing units converted to long-term rentals and 100 housing units preserved at below market rents for 3 years

Program H-2.H **Publicly Owned Land.** Working in collaboration with local regional housing entities, coordinate with public agencies such as the Tahoe Truckee Unified School District, California Department of Transportation, Tahoe Forest Hospital District, and the Truckee Donner Public Utility District, to identify opportunities for affordable housing on publicly owned lands in Truckee. Annually monitor publicly owned lands and review all Town-owned property for feasibility to construct housing. (Source: 2019-2027 Housing Element, Program H-2.11, modified)

Responsibility: Community Development Department and Department of Neighborhood Services and Sustainability
Timeframe: Monitor public lands at least annually.
Objective: Five lower income units and 31 moderate income units.

Program H-2.I **Deed-Restricted Housing for Truckee's Workforce.** Continue to implement the Town's deed restriction programs; review the effectiveness of the program in incentivizing homeowners and developers to deed restrict their property and projects to help reach the goal of maintaining and sustaining homes for primary residents of Truckee. Amend and strengthen incentives, if necessary and financially feasible, to increase the effectiveness of the program. (Source: 2019-2027 Housing Element, Program H-2.13, modified)

Responsibility: Department of Neighborhood Services and Sustainability and Community Development Department
Timeframe: Review annually
Objective: 100 deed-restricted housing units

Program H-2.XX **Non-Deed-Restricted Housing for Truckee's Workforce.** Analyze the effectiveness and financial feasibility of a potential non-deed-restricted down payment assistance program for eligible households. If the analysis finds that the program would be financially feasible and would help achieve the Town's goals for long-term housing for the Truckee workforce, create a new housing program with administrative guidelines and how funding will be allocated.

Responsibility: Department of Neighborhood Services and Sustainability
Timeframe: Review annually
Objective: 100 deed-restricted housing units

NEW Program H-2.J **Housing Authority.** In collaboration with Nevada and Placer Counties, other public agencies and regional nonprofits, support the establishment of an independent local housing authority to acquire, construct, and operate affordable, safe, and high-quality housing opportunities for residents and workers. Initial activities will include reaching out to existing Housing Authorities within California to identify first steps, challenges, and opportunities.

Staff Note: This program came out of the Housing Equity Framework recommendations

Responsibility: Town Manager and Community Development Department
Timeframe: Begin work in May 2030, with the goal of establishing a Housing Authority by the end of the planning period (May 2035)
Objective: Convene at least 2 meetings a year

NEW Program H-2.K **Truckee-Specific Area Median Income.** [Identify other cities or towns that have similar circumstances to the Town where the county-level Area Median Income \(AMI\) determination may not accurately reflect the individual jurisdiction's income needs. In collaboration with these jurisdictions.](#) Advocate at the State and federal level [for](#) an area median income that is tailored to Truckee's household incomes to support the creation of housing programs that meet Truckee's specific community needs.

Staff Note: This program came out of the Housing Equity Framework recommendations.

Responsibility: Department of Neighborhood Services and Sustainability
Timeframe: Include in advocacy platform by May 2030
Objective: Convene at least two meetings a year

Program H-2.L **Capital Improvement Projects.** Annually review the Town's Capital Improvement Project (CIP) and operating budget for opportunities to support the creation of affordable housing. (Source: 2019-2027 Housing Element, Program H-2.14)

Staff Note: Depending on what Ascent identifies in the fair housing assessment, the Town may need to include actions to direct public improvements (like sidewalks, bike lanes, etc.) to areas of greatest need.

Responsibility: Community Development Department, Department of Neighborhood Services, and Department of Public Works
Timeframe: Every two years, as part of the budget process.
Objective: Direct Town investments that support the development of housing in areas closer to services.

Goal H-3 Housing for Special Needs Groups. Provide a range of housing opportunities for residents with special needs, including the elderly, people with disabilities, single parent households, large households, and people experiencing homelessness. (Source: 2019-2027 Housing Element)

Policies

Policy H-3.1 **Accessibility.** Encourage housing design standards that promote the accessibility of housing for persons with special needs, such as the elderly, persons with disabilities, including persons with developmental disabilities, large families, single-parent households, and the homeless. (Source: 2019-2027 Housing Element, Policy H-3.1)

Policy H-3.2 **Reasonable Accommodations.** Continue to provide reasonable accommodation for persons with disabilities to request relief to Code regulations and permitting procedures that would otherwise prohibit equal access to housing opportunities. (Source: 2019-2027 Housing Element Policy H-3.2)

Policy H-3.3 **Housing for Acutely and Extremely Low-Income Households.** Encourage development of housing for acutely and extremely low-income households including family housing and non-traditional housing types such as single-room occupancy units, transitional housing, co-housing, and micro-housing. (Source: 2019-2027 Housing Element, Policy H-2.4, and Policy H-2.10.)

Staff Note: There is a new requirement to address the needs of acutely low-income households.

Policy H-3.4 **Homelessness Support.** Continue to support regional efforts to address the needs of the homeless population. (Source: 2019-2027 Housing Element, Policy H-3.3)

[Policy H-3.5 Diverse Housing Communities. Encourage developments that include housing for a range of resident groups within one project by providing different housing types and options, offering various residential services and amenities, and/or through operational and management practices.](#)

Programs

Program H-3.A **Accessibility Education.** 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: 2019-2027 Housing Element, Program H-3.1)

Responsibility: Community Development Department
Timeframe: Annually
Objective: Hold at least one public workshop annually

Program H-3.B **Reasonable Accommodations.** 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. Information on reasonable accommodations procedures shall be prominently displayed on the Town's website. (Source: 2019-2027 Housing Element, Program H-3.2)

Responsibility: Community Development Department
Timeframe: Update the Town's website by May 2028
Objective: Affirmatively further fair housing by removing barriers to housing for persons with disabilities

NEW Program H-3.C **Shelter and Housing Solutions for Persons Experiencing Homelessness.** Continue to provide support to Nevada County in the operation of the Navigation Center. Collaborate with the County in identifying a stable funding source to support the ongoing operation and potential expansion of the Navigation Center. Continue to support regional coalitions that create services and housing solutions for addressing homelessness in the region.

Responsibility: Community Development Department, Department of Neighborhood Services Department, Police Department, and Town Manager
Timeframe: Ongoing
Objective: Six interim beds and 10 drop-in shelter beds.

Program H-3.D **Diversified Variety of Housing.** Encourage development of housing for projects that serve acutely and extremely low-income households, seniors, persons with disabilities, and/or include project community support services such as childcare or health programs. Efforts may include 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, identifying grant and funding opportunities, and/or offering additional incentives to supplement the density bonus provision in state law. Review and amend

the Development Code and housing programs to ensure inclusivity of seniors and persons with disabilities for programs that target Truckee's workforce. (Source: 2019-2027 Housing Element, Program H-2.12, modified)

Responsibility:	Community Development Department
Timeframe:	Review and amend the Development Code and housing programs within two years of Housing Element production.
Objective:	20 senior housing units, five acutely low-, five extremely low-, five very-low, and 20 low-income housing units.

Goal H-4 Conserve Existing Housing. Conserve and improve the quality of the existing housing stock and the neighborhoods in which it is located. (Source: 2019-2027 Housing Element, Goal H-4)

Policies

Policy H-4.1 **Rehabilitation and Conservation.** Pursue and support the use of available resources for the rehabilitation and conservation of the existing housing stock, [prioritizing deed-restricted units when possible](#). (Source: 2019-2027 Housing Element, Policy H-4.1)

Policy H-4.2 **Historic Residences.** Through the Downtown Truckee Plan and Historic Preservation Program, preserve and adaptively reuse, whenever possible, older structures within the Downtown area of the Downtown Truckee Plan for potential housing and mixed-use development opportunities. (Source: 2019-2027 Housing Element, Policy 4.2, modified)

Policy H-4.3 **Replacement Housing Units.** Require in-kind or better replacement of any affordable units lost through conversion of a mobile home park or residential project to non-affordable housing or another use that would remove affordable housing units. Ensure compliance with the requirements of Government Code Section 65915, subdivision (c)(3). (Source: 2019-2027 Housing Element, Policy 4.3, modified)

Policy H-4.4 **Mobile Home Parks.** Preserve existing mobile home parks in order to reduce and avoid the displacement of long-term residents, particularly senior citizens, the disabled, low-income persons, and families with school-age children, who may be required to move from the community due to a shortage of replacement housing that is affordable. (Source: 2019-2027 Housing Element, Policy H-4.4)

Policy H-4.5 **Building Safety.** Conduct activities to ensure building safety and promote integrity of residential neighborhoods through enforcement of the building code, including requirements for permit prior to construction, repair, addition, or relocation of any residential structure and prohibiting occupancy of unsafe, substandard dwelling units (Source: 2019-2027 Housing Element, Policy H-4.5, Policy 4.6, and Policy H-4.7 modified)

Programs

Program H-4.A **Rehabilitation of Housing.** Continue to encourage the rehabilitation of existing housing units, as follows:

- 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.
- Provide information on the owner-occupied housing rehabilitation program and other rehabilitation loan or grant programs developed in the future on the Town's website, at Town Hall and directly to homeowners as part of code enforcement activities.

- Research options for a new program to support repair and/or rehabilitating of existing, aging housing stock (including mobile homes and historic residences) that serves as achievable rental and for sale housing. (Source: 2019-2027 Housing Element, Program H-4.1)

Responsibility: Community Development Department and Department of Neighborhood Services and Sustainability

Timeframe: Ongoing

Objective: Rehabilitate five units

NEW Program 4.B **Code Compliance.** Continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords, using the Code Compliance process when necessary, to improve overall housing quality and conditions in the town.

Responsibility: Community Development Department

Timeframe: As complaints are received

Objective: Respond to complaints within ~~10~~-15 days

Program H-4.C **Deed Restricted Housing Monitoring.** Continue to maintain an inventory and annually monitor deed 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: 2019-2027 Housing Element, Program H-4.2)

Responsibility: Community Development Department

Timeframe: Annually

Objective: Monitor all affordable housing projects that were developed in partnership with the Town or to comply with Town requirements

NEW Program 4.D **Replacement Unit Requirement.** Amend the Development Code to require the replacement of units affordable to the same or lower-income level as a condition of approval of any development on a nonvacant site consistent with the requirements set forth in Density Bonus Law (Government Code Section 65915(c)(3)). Replacement units shall be required for sites identified in the inventory that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, and:

- Was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- Occupied by low or very low-income households
- For the purpose of this program "previous five years" is based on the date the application for development was submitted.

Responsibility: Community Development Department

Timeframe: By May 2032

Objective: To preserve housing units affordable to Truckee residents

NEW Program 4.E **Mobile Home Parks.** In an effort to preserve the existing mobile home parks, the following efforts will be implemented:

- Review the effectiveness of the existing mobile home conversion ordinance and revise, if necessary, to ensure that any conversion of a mobile home park will be required to redevelop with a number of covenanted low-income affordable units equal to the number of mobile home units lost in the conversion, or 10 percent of new units, whichever is higher, and shall provide relocation benefits to any mobile home park residents displaced by the proposed project.
- Maintain a list and map of mobile home parks in Truckee.
- Compile a list of resources and provide technical assistance to mobile home residents and park owners to facilitate the maintenance and preservation of mobile home parks. Provide relevant information to interested mobile home park residents, owners, and non-profit organizations.
- Make funding available for home repairs, including weatherization, to owner-occupied mobile homes of low-income homeowners.

Responsibility: Community Development Department
 Timeframe: Create list and map and list of resources by May 2029
 Review and revise, if necessary, the Development Code by December 2035
 Objective: To preserve housing units affordable to Truckee residents

Goal H-5 Energy Conservation and Sustainable Development. Balance the need and provision of housing in the community with its impacts on the environment and needed public facilities and services. (Source: 2019-2027 Housing Element, Goal H-6, modified)

Policies

Policy H-5.1: **Sustainable Practices.** Encourage residential design that promotes energy efficiency and sustainable building practices and reduces greenhouse gas emissions. (Source: 2019-2027 Housing Element, Policy H-6.1)

Policy H-5.2 **Green Building Techniques.** Continue to implement the Building Code by allowing for flexibility in standards if a project achieves greater energy efficiency and incorporates green building techniques. (Source: 2019-2027 Housing Element, Policy H-6.3)

Policy H-5.3 **Efficient Development.** Encourage residential development that reduces infrastructure and other development costs preserves and enhances important environmental resources and maintains important areas as open space. (Source: 2019-2027 Housing Element, Policy H-6.4)

Policy H-5.4 **Reduce Vehicle Miles Traveled.** Encourage residential projects that enable people to both live and work in Truckee to reduce vehicle trips to and from outside communities to help enhance quality of life and community cohesiveness, and reduce greenhouse gas emissions, consistent with the Town’s climate action targets. (Source: 2019-2027 Housing Element, Policy H-6.5)

Policy H-5.5 **Residential Clustering.** Encourage residential clustering to protect and maintain open space. (Source: 2019-2027 Housing Element, Policy H-6.6)

Policy H-5.6 **Compatible Uses.** Encourage the appropriate siting of residential uses to minimize negative impacts from incompatible uses (e.g., noxious industrial uses, freeways) and maximize quality of life benefits from proximity to jobs, schools, transit, and other services. (Source: 2019-2027 Housing Element, Policy H-6.7)

Policy H-5.7 **Pedestrian Connectivity.** Encourage residential developers to reference the Trails and Bikeways Master Plan and design projects that promote pedestrian connections and walkability within the project and to destinations throughout the town. (Source: 2019-2027 Housing Element, Policy H-6.8)

NEW Policy H-5.8 **Water Efficient Landscaping Requirements.** Continue to require compliance with the Water Efficient Landscape Ordinance, which requires the use of water-efficient landscaping.

[*NEW* Policy H-5.9 Home Hardening. Encourage and, where possible, require incorporation of home hardening upgrades to new and existing homes, structures, and landscaping to address vulnerabilities to better withstand wildfire.](#)

Programs

Program H-5.A **Renewable Energy and Greenhouse Gas Reduction.** Continue to 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. Continue to provide resources related to building electrification on the Town’s website. (Source: 2019-2027 Housing Element, Program H-6.3)

Responsibility: Community Development Department and Department of Neighborhood Services and Sustainability
Timeframe: By May 2032
Objective: Reduce residential greenhouse gas emissions and promote cost-saving energy efficiency.
Review website quarterly to ensure information is up-to-date.

NEW Program H-5.B **Home Energy Conservation.** Continue to encourage homeowners to undertake energy and water conservation projects that save energy, lower costs and protect the environment. Continue to support programs administered by public utilities that encourage participation in energy and water efficiency programs. Continue to provide resources on the Town’s website regarding weatherization assistance programs to help improve access to upgrades for income-qualified Truckee households.

Responsibility: Community Development Department and Department of Neighborhood Services and Sustainability
Timeframe: Ongoing
Objective: Reduce residential greenhouse gas emissions and promote cost-saving energy efficiency.
Review website quarterly to ensure information is up-to-date.
20 households in the Weatherize Truckee program

Goal H-6 Equal Housing Opportunity. Provide equal housing opportunities for all residents of Truckee. (Source: 2019-2027 Housing Element, Goal H-7)

Staff Note: Depending on the findings from Ascent’s fair housing assessment, the policies and programs in this goal may be significantly modified.

Policies

Policy H-6.1 **Prohibit Discrimination.** Encourage and support the enforcement of laws and regulations prohibiting discrimination in the sale and rental of housing based on 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. (Source: 2014 Housing Element, Policy H-6.1, modified)

NEW Policy H-6.2 **Communities of Focus.** Enhance housing assistance for Communities of Focus to ensure equitable access to resources.

"Communities of Focus" include youth; Limited English Proficient individuals; Hispanic/Latine individuals, lesbian, gay, bisexual, transgender, queer, intersex, asexual, two-spirit and plus (LGBTQIA2S+); indigenous people; senior citizens; persons facing financial insecurity; persons with disabilities and ambulatory challenges; persons experiencing homelessness; veterans; and seasonal workers.

Staff Note: This policy was informed by the Housing Equity Framework.

Programs

Program H-6.A **Equal Housing Opportunities.** 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: 2019-2027 Housing Element, Program H-7.1)

Responsibility: Community Development Department
Timeframe: Annually
Objective: Ensure that there is no discriminatory language in the Development Code.

Program H-6.B **Fair Housing Services.** 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 and at Town Hall. (Source: 2019-2027 Housing Element, Program H-7.2)

Responsibility: Community Development Department
Timeframe: Update the Town's website and Town Hall postings by May 2028
Objective: Provide information on fair housing laws and regulations.

NEW Program 6.C **Expand Bilingual Access.** Continue working directly with local community Promotoras(es) to ensure the Spanish speaking community is well informed of housing resources and policies. Create a Language Access Plan (LAP) to guide translation, interpretation, and alternative outreach methods, particularly for Spanish-speaking community members. Provide application materials in Spanish or ensure that a bilingual liaison is available to offer application support.

Staff Note: This program was informed by the Housing Equity Framework.

Responsibility: Neighborhood and Community Services Department
Timeframe: Adopt the Language Access Plan by December 2027
Objective: Establish guidelines for which materials need translation or interpretation