

**COUNCIL RESOLUTION 2024-74**

**EXHIBIT "A"**

**TOWN OF TRUCKEE PLHA PLAN**

**TOWN OF TRUCKEE  
PERMANENT LOCAL HOUSING ALLOCATION PLAN**

**§302(c)(4)(A)** Describe the manner in which allocated funds will be used for eligible activities.

- (1) **Accessory dwelling unit (ADU) low interest loan program.** The requested PLHA funds will be used to support a Town accessory dwelling unit (ADU) low interest loan program per the eligible activity 301 (a) (2) that states that funds can be used for *the predevelopment and development of affordable rental housing, including ADUs, that meets the needs of a growing workforce earning up to 120% of AMI*. PLHA funds will be used to offer homeowners below market loans for the pre-development and construction of ADUs. A condition of the loan agreement to the homeowner is the deed restriction of the ADU unit for tenants making up to 60% AMI or up to 120% AMI.
- (2) **Deferred low-interest loan for affordable housing development.** The requested PLHA funds will also be used to support a deferred low-interest loan for affordable housing development per the eligible activity 301 (a) (1) that states that funds can be used for *the predevelopment and development of multifamily rental housing that is Affordable to Extremely low-, Very low-, Low-, or Moderate-income households*. PLHA assistance for the development of affordable housing will be in the form of a low-interest, deferred loan to the sponsor of the project. The loan will be evidenced through a promissory note secured by a deed of trust, and a regulatory agreement will restrict occupancy and rents for a term of at least 55 years.
- (3) **Down payment assistance low interest loan program.** The requested PLHA funds will be used to support a new Town of Truckee home ownership program per the eligible activity 301 (a) (9) that states that funds can be used for *homeownership opportunities, including, but not limited to, down payment assistance*. PLHA funds will be used for low interest down payment assistance loans for households making up to 120% AMI.

**§302(c)(4)(B)** Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).

PLHA funds will be used for an ADU program that will offer homeowners a loan product to build ADU rental units for Truckee workforce. At least 30% of the ADUs constructed with PLHA funding will be deed restricted to tenants earning up to 60% AMI.

PLHA funds will fund will be used for a deferred low interest loan(s) for affordable housing development. A minimum of 50% of the units within a funded project will be restricted to tenants earning no more than 60% AMI.

**§302(c)(4)(C)** Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.

The Town of Truckee 2019-2027 Housing Element outlines several goals, policies and programs that serve to drive the new ADU Program strategies. Goal H-1 in the Housing Element states that the Town will work to "ensure an adequate supply of housing sites that meet the housing needs of all segments of the community". Policy H017 provides that the Town will work to "pursue methods to expand opportunities for accessory dwelling units (second units) throughout the town". Programs H-1.5 and H1.6 set forth goals of increasing the production of ADU for low- to-moderate income earners through education, incentives, outreach and deed restrictions.

Providing a low interest loan to support affordable rental housing development is consistent with the Town of Truckee 2019-2027 Housing Element goals, policies and programs. Goal H-2 states that the Town will "Provide housing affordable to all segments of the community." Policy H-2.4 states that the Town will "Encourage development of housing for extremely low income households." Policy H-2.9 states that the Town will "require long-term affordability commitments for affordable housing that receives financial assistance from the Town." The objective of Program H-2.3 is to 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 and subsidies."

Finally, a down payment assistance program serving households making up to 120% of AMI is consistent with the Town of Truckee 2019-2027 Housing Element goals, policies and programs. Goal H-2 in the Housing element states that the Town will "Provide housing affordable to all segments of the community." Policy H-2.3 states that the Town will "Strive to provide housing opportunities that are affordable to the local workforce." Program H-2.8 has the objective to "Support first-time homebuyers programs."

Adopted: December 10, 2024

Resolution: 2024-74