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Truckee Tax Measure Oversight Board

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Title: **2024/25 Fiscal Year Truckee Tax Measure Expenditures (Measure V, Measure R, Measure K, Measure U, and Measure E)**

The Town of Truckee has five tax measures as follows:

- Measure V was enacted by the Truckee voters in 2008;
- Measure R was enacted by the Truckee voters in 2014;
- Measure K was enacted by the Truckee voters in 2020;
- Measure U was enacted by the Truckee voters in 2022; and
- Measure E was enacted by the Truckee voters in 2024.

The resolution for Measure V (2008-45), the resolution for Measure R (2014-08), the resolution for Measure K (2020-53), the resolution for Measure U (2022-03), the resolution for Measure E (2024-48), and Resolution 2024-80 which established the Truckee Tax Measure Citizen's Oversight Board, are attached to this report as **Exhibit A**.

Per the attached resolutions:

- Measure V funds are dedicated to “paving, repairing and improving our Town’s roads to enhance safety for drivers, bicyclists and pedestrians including regular upgrades to drainage to protect water quality”;
- Measure R funds are “for the construction and maintenance of paved and dirt trails”;
- Measure K funds are for “general services such as providing housing that is affordable for low- and middle-income workers needed to sustain Truckee’s economy, preserving natural open space, and preparing the town for wildfires and other natural disasters”;
- Measure U funds can be used for protecting open space along trails; constructing the Truckee River Legacy Trail; building, repairing and maintaining trails, multi-use paths, and lanes for walking, hiking, biking, and winter access; and providing safer routes to schools; and
- Measure E funds can be used to protect essential services such as keeping public areas, facilities, and parkways safe, clean, and well maintained; protecting creeks and waterways from pollution; preparing for wildfires and natural disasters; expanding transit services like TART Connect; and for general government use.

To ensure that the use of the funds is in accordance with the approved ballot measures, a citizen’s oversight board is tasked with the responsibility of auditing the road, trail, housing, and other eligible projects funded by these Measures. The purpose of this memo is to provide the Truckee Tax Measure Oversight Committee with information regarding expenditures of Measure V, Measure R, Measure K, Measure U, and Measure E funds for the 2024/25 Fiscal Year (FY).

Note that in June of 2022, the Truckee voters passed Measure U, which renewed the Measure R sales tax and increased it from $\frac{1}{4}$ percent to $\frac{1}{2}$ percent. Additionally, in November 2024 the Truckee voters

passed Measure E that increased the local sales tax rate by ½ percent to enhance local funding for essential services. Measure E took effect starting on April 1, 2025.

Revenue and Expenditure Summary

On June 30, 2025 (end of FY 2024/25) the Measure V fund balance was \$14,548,414.89; the Measure R fund balance was \$1,010,148; the Measure K fund balance was \$1,100,579.06; the Measure U fund balance was \$2,537,655.56; and the Measure E fund balance was \$839,198.24.

During FY24/25, the Town of Truckee received:

- \$4,296,219 in Measure V revenues and had \$1,639,579 in Measure V fund expenditures;
- \$756,131 in Measure R revenues and had \$2,552,421 in Measure R fund expenditures;
- \$1,376,602 in Measure K revenues and had \$2,362,986 in Measure K fund expenditures;
- \$2,553,680 in Measure U revenues and had \$16,024 in Measure U fund expenditures; and
- \$842,638 in Measure E revenues and had \$3,440 in Measure E fund expenditures.

The FY 24/25 Measure V fund expenditures provided \$1,636,227 in funding for five (5) separate Capital Improvement Program (CIP) budgets in addition to \$924 spent on a sales tax audit, \$270 on the Truckee Tax Measure Oversight Board report, and \$2,158 on the pavement maintenance program update.

The FY 24/25 Measure R fund expenditures provided \$2,161,114 in funding for five (5) CIP budgets, \$390,868 for routine trail maintenance labor and equipment that is part of the Public Works Facilities Division Operating budget, \$168 on the sales tax audit, and \$270 on the Truckee Tax Measure Oversight Board report.

The FY 24/25 Measure K fund expenditures provided \$2,123,739 in funding for five (5) CIP budgets, \$238,977 to fund personnel time for a 100% of a Senior Planner who helps plan and review development of Additional Dwelling Units (ADUs) as well as 50% of a Senior Planner that works more generally on housing projects, and \$270 on the Truckee Tax Measure Oversight Board report.

The FY 24/25 Measure U fund expenditures provided \$0 in funding for CIP budgets, \$306 to fund sales tax audit fees, \$15,449 in professional services, and \$270 on the Truckee Tax Measure Oversight Board report.

The FY 24/25 Measure E fund expenditures provided \$0 in funding for CIP budgets, \$3,170 for the sales tax audit, and \$270 on the Truckee Tax Measure Oversight Board report.

The following **Table 1** presents the projects and the funding amount for each project.

Table 1								
FY 2024/25 Truckee Tax Measure (Measure V, Measure R, Measure K, Measure U, and Measure E Funds) Expenditures								
CIP #	Project	Measure V Funds	Measure R Funds	Measure K Funds	Measure U Funds	Measure E Funds	Other Funds	Total FY 24/25 Project Cost
C0702	Truckee River Legacy Trail – Phase 4		\$1,135,208				\$280,544	\$1,415,752
C1508	Miscellaneous Curb/Gutter Replacement	\$30,953						\$30,953

C1814	Community Housing Commitments			\$34,685				\$34,685
C2011	Accessory Dwelling Unit Program			\$60,739				\$60,739
C2012	Lease to Locals Program			\$455,000			\$128,500	\$583,500
C2014	Truckee Home Access Program			\$1,436,815				\$1,436,815
C2203	2025 Recessed Striping Project	\$32,576						\$32,576
C2305	Truckee River Legacy Trail Phase 4B		\$585					\$585
C2311	Rooted Renters Pilot Project			\$136,500				\$136,500
C2318	Joerger Drive Riverview Sports Park Trail		\$41,202					\$41,202
C2402	2024 Paving & Drainage	\$1,432,376					\$2,632,946	\$4,065,322
C2418	2024 Trail Pavement Maintenance		\$896,168					\$896,168
C2502	2025 Paving & Drainage	\$140,188					\$130,000	\$270,188
C2506	2025 Trail Pavement Maintenance		\$87,951					\$87,951
C2614	2025 Roadway Vegetation Management	\$135						\$135
-	Sales Tax Audit	\$924	\$168		\$306	\$3,170		\$4,569
-	Trail Maintenance		\$390,868					\$390,868
-	Oversight Board Report Preparation	\$270	\$270	\$270	\$270	\$270		\$1,350
-	Professional Services	\$2,158	\$0	\$0	\$15,449	\$0		\$17,607
-	Total Wages for Senior Planners	\$0	\$0	\$238,977	\$0	\$0		\$238,977
Total:		\$1,639,579	\$2,552,421	\$2,362,986	\$16,025	\$3,440		

Measure V Expenditures

The **Miscellaneous Curb and Gutter Replacement Project (C1508)** expended \$30,953 in Measure V funds for construction in FY 24/25. This expenditure was for repairing the section of curb along the south side of Donner Pass Road in front of the Train Depot in downtown Truckee. The repair work also occurred in FY23/24, and the remainder of the expense are shown in the FY24/25 Tax Measure Oversight Report.

The **2024 Paving and Drainage Project (C2402)** expended \$1,432,376 in Measure V funds for construction in FY 24/25. **Exhibit B** shows a map of the streets in Truckee that were paved during this project, as well as the trails that were included in the 2024 Trail Pavement Maintenance Project (C2418).

The **2025 Paving and Drainage Project (C2502)** expended \$140,188 in Measure V funds for staff time related to planning and design in FY 24/25. The remainder of the project was constructed in FY 25/26. Attached **Exhibit C** shows a map of the streets in Truckee which were paved during this project, as well as the trails that were included in the 2025 Trail Pavement Maintenance Project (C2506).

The **2025 Recessed Striping Project (C2203)** expended \$32,576 in Measure V funds for staff time related to planning and design. Attached **Exhibit D** shows a map of the streets where recessed striping was completed in the summer of 2025.

The **2025 Roadway Vegetation Management Project (C2614)** expended \$135 in Measure V funds for staff time related to planning and design. The project includes vegetation management on South Shore Drive, Donner Lake Road, Donner Pass Road, and West End Beach. The project was implemented in FY 25/26. The maps of the work will be included with the project expenses in the 25/26 Tax Measure Oversight Report.

In addition to these three CIP projects, Measure V funds were also expended on the annual Measure V **Sales Tax Audit** (\$924), preparation of the Truckee Tax Measure Oversight Board report (\$270), and the pavement maintenance program update (\$2,158) in FY 24/25.

Measure R Expenditures

Projects

The **Truckee River Legacy Trail - Phase 4A Project (C0702)** constructed a Class I paved bicycle and pedestrian path along the south side of the Truckee River between SR 89 and the Hilltop area, including the pedestrian bridge across the Truckee River (see **Exhibit E**). In FY 24/25, \$1,135,208 in Measure R funds were expended for construction. Contributions from the Truckee Donner Land Trust and Truckee Donner Public Utility District also helped to fund the total FY 24/25 costs of \$1,415,752.

The **Truckee River Legacy Trail-Phase 4B Project (C2305)** expended \$585 in Measure R funds for staff time related to planning and design. Contributions from Placer County are anticipated for future design and construction of this project.

The **Riverview Sports Park Trail Connection Project (C2318)** expended \$41,202 in Measure R funds for engineering design of the trail plans for construction in summer 2025, as well as staff time related to planning, project management, and grant administration. The attached **Exhibit F** shows the location of the Riverview Sports Park Trail Connection.

The **2024 Trail Pavement Maintenance Project (C2418)** expended \$896,168 in Measure R funds for repair work in FY 24/25. Attached **Exhibit B** shows a map of the trails maintained with an asphalt overlay and shoulder backing during this project. Construction of this project was also combined with the 2024 Paving and Drainage Project (C2402), however funds from Measure R were only expended on construction related to repairing the trails.

The **2025 Trail Pavement Maintenance Project (C2506)** expended \$87,951 in Measure R funds for repair work in FY 24/25. Attached **Exhibit C** shows a map of the trails maintained with an asphalt overlay and shoulder backing during this project. Construction of this project was also combined with the 2025 Paving and Drainage Project (C2502), however funds from Measure R were only expended on construction related to repairing the trails.

Trail Maintenance

A portion of the Measure R expenditures in FY 24/25 were for trail maintenance provided for in the Public Works Trail Maintenance Budget. **Exhibit G** depicts the paved trails that were the responsibility of the Town Public Works Department to maintain in FY 24/25.

In FY 24/25, \$338,868 was expended on trail maintenance costs associated with personnel costs (Employee Wages, Benefits, etc.), Supplies and Services (including vehicle use and equipment rentals), and Professional Services. In addition, \$52,000 was spent on capital outlay, which was the Fleet Replacement Fund contribution for equipment purchases for snow removal on the trails. The total amount of Measure R expended on trail maintenance was \$390,868.

Although Measure R is eligible to be used to fund 100 percent of these trail maintenance costs, there was a commitment to maintain the sidewalks and concrete paths around the roundabouts prior to the implementation of Measure R. Recognizing this, the policy has been to use General Funds to fund 25 percent of the trail maintenance costs with the remaining 75 percent of trail maintenance costs funded with Measure R, representing the costs associated with the paved “cross country” trails. In future years this percentage may be adjusted to reflect updated trail and sidewalk mileages. As shown in the table below, however, 100 percent of the capital outlay and professional services is funded using Measure R, resulting in a total of \$390,868 of Measure R funds expended on trail maintenance.

Table 2: Trail Maintenance Expenditures

Description	Total Amount	Measure R Funding Share	FY 24/25 Expenditures (Measure R)
Employee Wages, Benefits, etc.	\$330,140	75%	\$247,605
Supplies and Services	\$121,684	75%	\$91,263
Professional Services	-	100%	-
Capital Outlay	\$52,000	100%	\$52,000
TOTAL:	\$503,824		\$390,868

The Town’s Independent Auditor’s Report letter and the full Comprehensive Annual Financial Report for Fiscal Year 2024/25 have not yet been published but will likely be published on the Town website within the next 1-2 weeks.

Measure K Expenditures

The Community Housing Commitments (CIP C1814) expended \$34,685 during FY 24/25 for annual dues for the Town's participation in the Truckee Tahoe Workforce Housing Agency (TTWHA), a Joint Powers Authority comprised of seven public agencies working collaboratively to support workforce housing opportunities. Initially formed in 2020 with four member agencies, TTWHA's mission was initially focused on supporting workforce housing exclusively for member agency employees. In 2021 the Town, Nevada County, and Placer County joined the organization and the JPA began a strategic planning process that resulted in expanding its mission to include housing support for the broader workforce in the Truckee-North Tahoe region. During FY 24/25 TTWHA's work focused on the areas of general housing support (i.e. "conciierge" support navigating housing options), rental assistance, and home purchase navigation.

The Accessory Dwelling Unit Program (C2011) expended \$60,739 in FY 24/25 to increase the inventory of affordable homes available for the local workforce through developing new Accessory Dwelling Units (ADU) and permitting existing, unpermitted ADUs. Funds were used for the following: seven (7) mini-grants to property owners to help offset permitting and construction costs; program administration costs for the New ADU Creation Forgivable Loan Program; and Building Division support for ADUs.

The Landing Locals Program (formerly Lease to Locals Program) (CIP C2012) expended \$455,000 in Measure K funds to provide grants of up to \$18,000 per home to homeowners as an incentive to convert underutilized or short-term rented housing units into five to twelve-plus-month rentals to employees located within the school district boundaries. Funds also support a third-party administrator for this program to provide marketing, outreach, and program administration. In FY 24/25, Lease to Locals unlocked 50 long term rental units and housed 142 locals.

Truckee Home Access Program (THAP), formerly the Below Market Rate Deed Restriction Program, (CIP C2014) expended \$1,436,815 in Measure K funds in FY 24/25 to provide up to \$150,000 per home purchase in exchange for signing a 55-year deed restriction that permanently reserves the home for income qualified local workers. THAP also used Measure K funds to support a third-party administrator for this program to provide marketing, outreach, program oversight, compliance, and monitoring. In FY 24/25, THAP deed restricted 11 homes which are now permanently preserved for income qualified, local workers and housed 27 locals.

Rooted Renters Pilot program (CIP C2311) expended \$136,500 in Measure K funds in FY 24/25. This program locks in workforce rental units at below market prices for at least three years by providing financial incentives to property owners who rent to income qualified local workers. Funds also support a third-party administrator for this program to provide marketing, outreach, program development, and program administration. In FY 24/25, Rooted Renters preserved 23 long term rentals and housed 54 locals.

\$238,977 in Measure K was also used to fund personnel time for a Senior Planner who helps plan and review development of Additional Dwelling Units (ADUs).

Measure U Expenditures

Measure U did not expend funds for CIP projects in FY 24/25. Fund expenditures are anticipated to start when Measure R funds are completely expended. Some funds have been used for the Tax Oversight Board preparation, professional services, and the tax audit, as detailed previously and shown in Table 1.

Measure E Expenditures

Measure E did not expend funds for CIP projects in FY 24/25. Some funds have been used for the Tax Oversight Board preparation, and the tax audit, as detailed previously and shown in Table 1.

Recommendation

Based upon the provisions of Measure V, Measure R, Measure K, Measure U, and Measure E, and the scope of the above projects, Town staff recommends that the Truckee Tax Measure Oversight Board make a determination that the expenditure of Measure V, Measure R and Measure K, Measure U, and Measure E funds in the 2024/25 Fiscal Year were consistent with the provisions of Measure V as established by the voters in the November 4, 2008 general election; with the provisions of Measure R as established by the voters in the June 3, 2014 special election; with the provisions of Measure K as established by the voters in the November 3, 2020 general election; with the provisions of Measure U as established by the voters in the June 22, 2022 special election; and with the provisions of Measure E as established by the voters in the November 5, 2024 general election.

Attachments:

- Exhibit A – Resolutions 2008-45, 2014-08, 2020-53, 2022-03, 2024-48, and 2024-80**
- Exhibit B – Map of C2402 2024 Paving and Drainage Project and C2418 Trail Pavement Maintenance Project**
- Exhibit C – Map of C2502 2025 Paving and Drainage Project and C2506 Trail Pavement Maintenance Project**
- Exhibit D – Map of C2203 2025 Recessed Striping Project**
- Exhibit E – Map of C0702 Truckee River Legacy Trail Phase 4A**
- Exhibit F – Map of C2318 Riverview Sports Park Trail Connection Project**
- Exhibit G – Map of Truckee Trail Maintenance Responsibility**