



HOUSING POLICY
DEVELOPMENT, HCD
APR 1 1 2007

Town of Truckee

2006 Annual Report

Community Development

Prepared by:

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Purpose of Report

The Community Development Department has prepared this report to comply with the provisions of Section 65400(b) of the California Government Code, which requires the planning agency of each city and county to submit an annual report to State agencies. The annual report is to include:

1. The status of the general plan and the Town's progress in its implementation;
2. The Town's progress in meeting its share of regional housing needs;
3. The Town's efforts to remove governmental constraints to the maintenance, improvement, and development of housing;
4. The degree to which the Town General Plan complies with the State General Plan Guidelines and the date of the last revision to the plan.

To provide other information that may be of benefit to the Town decision-makers, Town staff, other local public agencies, and community members in understanding growth, development, and conservation in Truckee, the Community Development Department has expanded the report. The report summarizes growth and development that occurred in Truckee in 2006 along with community efforts to conserve natural resources in the area. The report also list major residential and non-residential projects that were completed, under construction, or approved in 2006. Lastly, the report estimates current levels of residential commercial, industrial, and institutional development in Truckee.

Consequently, it is the intent and purpose of this report to inform local decision-makers and the general public on growth, development, and housing issues in Truckee. We hope that the information in this report will assist decision-makers in discussing these issues and taking appropriate action and will encourage and enable members of the public to participate more effectively in the decision-making process.

Growth and Development in 2006

INTRODUCTION

Growth continues to proceed at a pace comparable to our rates of growth for the past five years. Housing units increased by around 2.4%, and permanent population by 1.6%. Non-residential floor space grew at a faster rate of approximately 8.0%. Much of the non-residential development in 2006 was fractional ownership units in Old Greenwood. Excluding lodging/fractional units and institutional floor space, commercial and industrial growth in 2006 was only 2.8%.

Based on projects under construction or approved, the Community Development Department believes that residential and non-residential development will continue at a rate similar to past years. Not including single family homes on existing lots, there were 229 housing units under construction at the end of 2006 with another 508 housing units with land use entitlement approvals. Affordable housing should increase dramatically as the 109 units under construction and the 98 units with approvals are completed. For non-residential development, 140,000 square feet of commercial, industrial and institutional floor space is under construction with another 625,000 square feet with land use entitlement approvals but not yet under construction.

RESIDENTIAL

Over the past six years (2001 to 2006), an average of 229 residential units have been built annually in Truckee. Seventy-four percent (74%) of these units are detached single family homes. The proportion of detached single family homes to other types of housing is slowly declining; 85% of housing units in Truckee in 2000 were single family homes. The rate of residential construction in 2006 was slightly higher than the average for the past six years.

Residential Units Built

Two-hundred and sixty-nine residential units were completed in 2006, 70 more than in 2005 when 199 units were built. Approximately three out of every four homes being built are detached single family homes with most of the remaining housing units being for-purchase townhouses. Only six rental units were built in 2006, these units being part of commercial mixed use projects.

Table 1
Housing Units Built 2001 - 2006

| | Income Level | | | | Total |
|---|--------------|-----|-----|-----------|-------|
| | Very Low | Low | Mod | Above Mod | |
| Housing units built in 2006 | 0 | 0 | 0 | 269 | 269 |
| <i>Single Family Detached</i> | 0 | 0 | 0 | 188 | 188 |
| <i>Single Family Attached, Multi-Family</i> | 0 | 0 | 0 | 81 | 81 |
| Housing units built in 2001-2006 | | | | | |
| By Housing Type | | | | | |
| <i>Single Family Detached</i> | 33 | 6 | 1 | 970 | 1,010 |
| <i>Single Family Attached, Multi-Family</i> | 69 | 1 | 6 | 293 | 369 |
| By Ownership | | | | | |
| <i>For Purchase</i> | 0 | 0 | 4 | 1,257 | 1,261 |
| <i>Rental</i> ¹ | 102 | 7 | 3 | 6 | 118 |
| Total | 102 | 7 | 7 | 1,263 | 1,379 |

¹ Does not include For Purchase units subsequently rented after purchase.

Housing and Population Estimates

With 269 units added in 2006, there were 11,608 residential units in the Town of Truckee on January 1, 2007. The rate of growth in housing units in 2006 was 2.37%.

The California Department of Finance annually estimates population, housing units, vacancy rates, and occupancy rates for each county and city in California. They utilize Town building data to estimate the number and type of housings and analyze population trends and other information to estimate vacancy. Over the last several years, the Department of Finance estimates our vacancy rates (and hence the proportion of permanent to second homes) is holding steady, but the number of persons in each occupied housing unit is declining.

The State population and housing estimates for January 1, 2007 will not be released until around April 1st. Town staff estimates that our population grew by 256 permanent residents in 2006 or 1.61%, and we estimate the Town's population as of January 1, 2007 to be 16,171 persons. (The 2007 population estimate is based on the following assumptions: 11,608 residential units; a vacancy rate of 47.23%; and an occupancy rate of 2.640 persons per household.)

Building Permits Issued

In 2006 the Town issued 190 building permits for the construction of 320 residential units, compared to 293 building permits for 384 dwelling units in 2005. Residential building permit activity in 2006 was 35% less than the preceding year in number of permits and 17% less in number of units. Like 2005, the number of building permits issued in 2006 was higher than the number of building permits finished.

Table 2
Residential Permits Issued in 2006

| <u>Residential Type</u> | <u>Permits</u> | <u>Units</u> |
|-------------------------------|----------------|--------------|
| Single Family Detached | 153 | 153 |
| Duplex | 13 | 26 |
| Multi-Family, 3 or 4 units | 8 | 29 |
| Multi-Family, 5 or more units | 13 | 106 |
| Mixed Use | 3 | 6 |
| <i>Total</i> | <i>190</i> | <i>320</i> |

Major Residential Projects Under Construction

There were several major residential projects under construction at the end of 2006. Most of these are market-rate for-purchase projects, but three projects with affordable housing are under construction. Appendix 4 summarizes these residential projects. Excluding single family homes being built on lots in existence prior to 2006, there were 229 residential units under construction as of December 31, 2006 with 283 units remaining to be built in those residential projects.

Three projects under construction with affordable housing are the Gray's Crossing employee housing, all 92 units are very low- and low-income rental units; Stoneridge Condominiums, three low-income for-purchase condos under construction with eight units remaining to be built; and the Spring Creek Subdivision, 14 moderate-income for-purchase duplex units under construction and 16 remaining to be built. The 109 affordable units under construction will be completed in 2007. Twenty-four affordable units in these projects remain to be built.

Major Residential Projects Approved

There are four major residential project with land use entitlement for which construction has not yet begun. These include the Frishman Hollow affordable housing project, Gray's Crossing townhomes and lofts, Gray's Crossing cottages, and Northwest Townhomes. These projects are described in greater detail in Appendix 5. There are 279 residential units in these projects with 71 deed-restricted affordable rental and for-purchase units.

Residential Buildout

Buildout is defined as the development of land to its full potential or theoretical capacity as permitted under current proposed planning or zoning designations. The 2025 General Plan estimates that the residential buildout for the Town of Truckee based on General Plan land use designations and densities is 19,901 dwelling units. This buildout would result in a projected buildout population of 28,263 persons based on current housing occupancy levels.

The Town is currently at 58% of residential buildout. Upon completion of all residential units under construction or approved, there will be 12,399 residential units, which is 62% of residential buildout.

**Table 3
Residential Buildout**

| | Units | Buildout % |
|--------------------------|--------|------------|
| Completed as of 1/1/2007 | 11,608 | 58.3% |
| Under Construction | 229 | 1.2% |
| Approved | 562 | 2.8% |
| Total | 12,399 | 62.3% |
| Buildout | 19,901 | 100% |

AFFORDABLE HOUSING

Affordable Housing Built or Under Construction

The Bad News: No deed-restricted affordable housing units were completed in 2006. The Good News: 109 affordable housing units were under construction at the end of 2006 and will be completed and available for rent or purchase in 2007. These affordable units include 92 rental units for very low- and low-income households (Gray's Crossing employee housing), three condominium units for purchase by low-income households (Stoneridge), and 14 duplex units for purchase by moderate-income households (Spring Creek).

Affordable Housing Approved

The Town currently have seven approved residential projects which include 98 affordable housing units. These projects are:

- Frishman Hollow, a 32-unit apartment rental project. All units will be affordable to targeted income groups: 31 units for very low income households, and 1 units for low income household.
- Gray's Crossing Cottages, 89 detached single family homes on small lots. Twenty-eight of the homes will be available for purchase by moderate-income households. An additional 31 homes will be sold at restricted sales price affordable to moderate-income households, but these units are not deed restricted and can be sold at market-rate prices after the initial purchase. Because they are not deed restricted, they are not counted as affordable units.
- Gray's Crossing Townhomes, 115 townhome units adjacent to the Gray's Crossing golf course and Village. Eight of the townhomes will be available for purchase by moderate-income households. An additional 66 townhomes will be sold at restricted sales price affordable to moderate-income households, but these units are not deed restricted and can be sold at market-rate prices after the initial purchase. Because they are not deed restricted, they are not counted as affordable units.
- The Boulders Condominiums Phase 4, an additional 51 condominiums to be built as part of the project. Five of these condominiums will be affordable with three

restricted in sales price to moderate-income households and two to low-income households.

- Northwest Townhomes, a 22-unit townhouse project. Three of the units will be restricted in price to moderate-income households.
- Spring Creek, a 66-unit single family home and duplex project currently under construction. Fourteen (14) duplex units restricted in sales price to moderate-income households remain to be built.
- Stoneridge, a 73-unit townhouse and condominium project currently under construction. Eight (8) condominiums restricted in sales price to low-income households remain to be built.

**Table 4
Affordable Housing Built, Under Construction, or Approved**

| | Income Level | | | | | | Total | |
|---------------------------|--------------|------|--------|------|----------|------|--------|------|
| | Very-Low | | Low | | Moderate | | Total | |
| | Rental | Sale | Rental | Sale | Rental | Sale | Rental | Sale |
| Built Since 2001 | 102 | 0 | 7 | 0 | 0 | 9 | 109 | 9 |
| Under Construction | 50 | 0 | 42 | 3 | 0 | 14 | 92 | 17 |
| Approved | 31 | 0 | 1 | 10 | 0 | 56 | 32 | 66 |
| Total | 183 | 0 | 50 | 13 | 0 | 79 | 233 | 92 |
| | 183 | | 63 | | 79 | | 325 | |
| | | | | | | | | |
| | | | | | | | | |

Meeting our Affordable Housing Objectives

The Housing Element establishes quantified objectives in the number of housing units which the Town believes can be constructed, rehabilitated, or preserved over the planning period. The planning period is from January 2001 to June 2009, and the Housing Element establishes an objective to construct, rehabilitate, or preserve 977 affordable housing units over this 8½-year period. Since 2001, 118 deed-restricted affordable housing units have been built; this is only 12% of our affordable housing objectives. An additional 109 affordable units are under construction to be completed in 2007, and 98 more affordable units are approved which should be completed over the next three years. Including these units, this still leaves 652 affordable housing units remaining to be approved and built in the next three years if we hope to achieve our affordable housing objectives.

Table 5
Affordable Housing Objectives and Needs

| | Income Level | | | Total |
|--|--------------|-----|-----|-------|
| | Very Low | Low | Mod | |
| Town of Truckee Quantified Objectives | 327 | 275 | 375 | 977 |
| <i>Built, Under Construction, Approved</i> | 183 | 63 | 79 | 325 |
| <i>Remaining Need (2007-2009)</i> | 144 | 212 | 296 | 652 |
| <i>% of Remaining Need to Objectives</i> | 44% | 77% | 79% | 67% |
| Regional Housing Needs Allocation | 324 | 309 | 408 | 1,041 |
| <i>Remaining Need</i> | 141 | 243 | 329 | 716 |
| <i>% of Remaining Need to Allocation</i> | 44% | 79% | 81% | 69% |

NON-RESIDENTIAL

Commercial, industrial, and recreational development in 2006 was focused in Old Greenwood, the Pioneer Commerce area, and the Brockway Road corridor. The Community Development Department anticipates that non-residential development will be more spread out throughout the Town in future years as the Town has approved more infill and neighborhood-serving projects. The rate of non-residential development is keeping pace with the high growth rates of the past five years with a 6.5% increase in non-residential floor space in 2006.

Non-Residential Floor Space Built

Nearly 200,000 square feet of non-residential floor space was built in 2006. However, this figure is somewhat misleading in that most of this floor space consisted of 49 fractional ownership units in Old Greenwood. (Because fractional ownership units cannot be resided in for more than 30 days at a time, they are not considered residential units and were approved as commercial uses. Fractional ownership units are designated as lodging rooms and floor space.) With the fractional ownership units, non-residential floor space in Truckee grew by 6.5% in 2006. However, if the fractional ownership units are not included, non-residential floor space grew only by 2.0%.

Major projects completed in 2006 included Mountain Home Center, Plumas Bank, five industrial buildings in the Industrial Way subdivision, the Martis Outlook office building, and two buildings in The Rock commercial center.

Non-Residential Estimates

Based on 2025 General Plan estimates and non-residential development that has been completed over the past two years, the Community Development Department estimates there is approximately 3.2 million square feet of non-residential floor space in Truckee. Nearly half of this floor space is commercial (not including lodging).

Table 6
Non-Residential Floor Space

| | Est. | Built in | Est. |
|-----------------------------------|---------------------|-------------------|---------------------|
| | Jan 1, 2006 | 2006 | Jan 1, 2007 |
| Commercial | 1,499,156 sf | 34,960 sf | 1,534,116 sf |
| Lodging | 324,672 sf | 137,140 sf | 461,812 sf |
| <i>Lodging Rooms</i> | <i>561 rooms</i> | <i>0 rooms</i> | <i>561 rooms</i> |
| <i>Fractional Ownership Units</i> | <i>16 units</i> | <i>49 units</i> | <i>65 units</i> |
| Industrial | 688,623 sf | 25,622 sf | 714,245 sf |
| Institutional and Other | 514,038 sf | 0 sf | 514,038 sf |
| Total | 3,026,489 sf | 197,722 sf | 3,224,211 sf |

Major Projects Under Construction

At the end of 2006 there was nearly 140,000 s.f. of non-residential floor space under construction. This included 39,000 s.f. of commercial retail and office space; 35,500 s.f. of industrial space; 10 Old Greenwood fractional ownership units; and 41,000 s.f. for the Tahoe Forest Hospital Western Addition that is nearing completion. The recreational components of Gray's Crossing are being built and should be completed in 2006, including the golf course, clubhouse, and fitness center. Construction continues in The Rock commercial center and Phase 2 of the Pioneer Commerce Center.

Major Projects Approved

A number of non-residential projects have received their land use entitlement approvals but have not yet started construction. These include the Knight's Crossing commercial center in Glenshire, the Gray's Crossing Village, and the Marriott hotel. There are two approved service stations, one at the north end of the Highway 267 Bypass in the Gray's Crossing Village and one at the sound end near the Hampton Inn and Suites. Approximately 600,000 square feet of non-residential floor space is approved and only awaits the issuance of building permits to commence construction.

Table 7
Non-Residential Floor Space Approved

| Use | Floor Space |
|-----------------------------------|-------------------|
| Commercial | 251,243 sf |
| Lodging | 225,000 sf |
| <i>Lodging Rooms</i> | <i>120 rooms</i> |
| <i>Fractional Ownership Units</i> | <i>76 units</i> |
| Industrial | 109,171 sf |
| Institutional and Other | 15,000 sf |
| Total | 625,414 sf |

Non-Residential Buildout

The 2025 General Plan estimates that the non-residential buildout for the Town of Truckee based on General Plan land use designations and intensities is 4,990,700 square feet of floor space. The Town is currently at 65% of non-residential buildout. Upon completion of all non-residential floor space under construction or approved, the Town will be at 79% of non-residential buildout.

**Table 8
Non-Residential Buildout**

| | s.f. | Buildout % |
|--------------------------|-----------|------------|
| Completed as of 1/1/2007 | 3,224,211 | 64.6% |
| Under Construction | 138,996 | 2.8% |
| Approved | 625,414 | 12.5% |
| Total | 3,988,621 | 79.9% |
| Buildout | 4,990,700 | 100% |

MAJOR PROJECTS BEING CONSIDERED IN 2007

The Town is at a major crossroad to implement the community's vision and the General Plan through major development projects. It is anticipated that the Town will consider four major mixed use projects in 2007. These are the Hilltop Master Plan, the Railyard Master Plan, Joerger Ranch (Planned Community 3), and Planned Community 1. Along with the commercial and residential projects listed in Appendices 6 and 9, projects under consideration will add 1,850 residential units and nearly 850,000 square feet of non-residential floor space to the Town if they are approved. Upon completion of all non-residential floor space under construction, approved, or under consideration, the Town will be at 72% of residential buildout and 92% of non-residential buildout.

Conservation of Natural Resources

When it comes to conservation of our natural resources, community efforts in the past have focused on permanent preservation of open space, restoration of waterways and native habitat, and public access to natural resources. In 2006 the following efforts were undertaken to conserve natural resources:

1. The Town replaced the Trout Creek culvert underneath Donner Pass Road with a span arch culvert. In addition to addressing flooding problems, the Town performed restoration work on this segment of Trout Creek that stabilized the banks, improved the stream bed for fish, and restored native vegetation along the creek.
2. Truckee River Day was held once again under the guidance of the Truckee River Watershed Council. Community volunteers performed stream and habitat restoration work on the Truckee River and Trout Creek along with other waterways located outside the Town but within the Truckee River watershed.
3. The Town continued its woodstove removal rebate program to encourage homeowners to remove non-certified woodstoves and fireplace inserts. The Town offered financial incentives of \$300 to \$500 for each non-certified stove and insert removed, thereby reducing particulate matter emissions and improving air quality. Nearly 160 non-certified stoves and inserts were removed in 2006 as part of this program.
4. The Truckee Donner Land Trust continued its efforts to acquire and permanently preserve open space in the Truckee area. In 2006 the Truckee Donner Land Trust:
 - Finalized purchase of 280 acres in Negro Canyon.
 - Acquired a conservation easement on those portions of McIver Hill that Sierra College will not utilize for its satellite campus.
 - Initiated work to seek funding and further cooperative efforts with Placer County and the Truckee Tahoe Airport District to preserve up to 1,500 acres of open space in the Martis Valley including Waddle Ranch. These efforts may come to fruition in 2007.

General Plan Implementation

INTRODUCTION

While updating the General Plan in 2006, the Town Council continued to implement a number of actions and programs identified in the 1996 General Plan and 2005 Housing Element. With the adoption of the 2025 General Plan in November 2006, the Town Council revised the implementation program and timelines for 2025 General Plan actions and programs and designated those actions and programs already being worked on from the 1996 General Plan as Priority 1 actions.

This section of the report discusses the Town's efforts in implementing General Plan actions and programs. It also discusses the current status of those actions and programs in which Town work was planned in 2006.

IMPLEMENTATION OF GENERAL PLAN ACTIONS

The Town took action on a number of items in 2006 to further the goals and policies of the General Plan. Appendix 1 lists these actions. Appendix 2 summarizes the efforts taken by the Town in 2006 to implement the Priority 1 actions and the status of each Priority 1 action. The highlights and challenges of the Town's efforts in implementing General Plan actions include:

Highlights

- The Town adopted an update to the General Plan. The 2025 General Plan will guide growth, development, and conservation of natural resources in Truckee for the next ten years.
- The Town completed the first step in the restoration of Trout Creek in the Downtown area. The replacement of the creek culvert underneath Donner Pass Road has acted as an impetus to restore the remaining segments of the creek.
- The Town secured some funding, allocated staff resources, and received a commitment from CalTrans for the Highway 89 Mousehole project.
- The Town Council, as part of the 2025 General Plan, committed to initiate and, if possible, complete all General Plan actions within the next ten years.

Challenges

- The 2025 General Plan added a number of action items in addition to the actions already set forth in the 1996 General Plan.
- The Town does not yet know the resources that will be necessary to implement the General Plan policies and actions within the intended timeframes.

IMPLEMENTATION OF HOUSING ELEMENT PROGRAMS

Appendix 3 summarizes the implementation status of each Housing Element program and the actions taken by the Town in 2006 to implement the 50 programs. The highlights and challenges of the Town's efforts in implementing housing programs include:

Highlights

- The Town partnered with Pacific West Communities to construct a 32-unit rental project known as Frishman Hollow. The Town acquired the site from Truckee Land, LLC (developers of Gray's Crossing), designed road and utility infrastructure to serve the site, and approved the necessary rezoning and land use permits for the project.
- The Town approved down payment assistance funds for future buyers of affordable units in the Stoneridge and Spring Creek residential developments.
- The Town assisted East West Partners to secure tax-exempt bonds for the Sawmill Heights affordable/employee housing project, which is located outside the Town in Northstar.
- The Town continued to assist the Workforce Housing Association of Truckee Tahoe in becoming a regional affordable housing organization including contract with WHATT to provide housing services for the Town.
- The Town continued to utilize a housing consultant in 2006 to assist the Town in applying for grants and other affordable housing financing and administering Town affordable housing programs.
- The Town hired a redevelopment / housing coordinator staff position in 2006 to provide additional staff resources for implementing housing programs.
- The Town Council, as part of the 2025 General Plan, committed to initiate and, if possible, complete all housing programs within the next three years.

Challenges

- The Town did not initiate work on Development Code amendments for several housing programs scheduled for 2006. The Council rescheduled the implementation and completion of these programs to 2007.
- The Town made substantial progress on inclusionary housing ordinance and the jobs-housing linkage ordinance (also referred to as the employee housing ordinance) in 2006. However, because of the complexity and issues associated with these types of ordinances, draft ordinances were not completed by the end of the 2006 and work continued into 2007.
- Although work continued on the implementing ordinances, the Town still required inclusionary housing for residential projects and employee housing for non-residential projects submitted after March 2005. The inclusionary and employee housing was required in order for a project to be found consistent with the policies of the new Housing Element. However, this created difficulties for the review authority, Town staff, and the developers in understanding the inclusionary housing requirements and in properly planning and designing projects to incorporate affordable housing.

Affordable Housing Governmental Constraints

Appendix 4 lists the governmental constraints to affordable housing as identified in the Housing Element and summarizes the Town's efforts to mitigate those constraints. The Town made efforts in 2006 to mitigate the governmental constraints on affordable housing projects proposed in Truckee.

Appendix 1

Summary of General Plan Actions in 2006

| | |
|---------------|---|
| January 5th | The Council authorized execution of lease agreement with Union Pacific Railroad for downtown parking lot behind Beacon service station. |
| January 5th | The Council committed funds from The Boulders affordable housing program for downpayment assistance loans for Spring Creek. |
| February 16th | The Council adopted the 2004 edition of the Electrical Code. |
| February 16th | The Council reassigned lead agency status to CalTrans for the Mousehole. |
| April 6th | The Council reaffirmed commitment to act as the tax-exempt bond sponsor for the Sawmill Heights employee/affordable housing project at Northstar. |
| April 20th | The Council approved scope of work for engineering services for Frishman Hollow infrastructure. |
| May 4th | The Council approved agreement with Placer County to operate transit services between Tahoe City and Truckee. |
| May 4th | The Council approved issuance of tax-exempt bonds for the Sawmill Heights employee/affordable housing project on behalf of the Town. |
| May 4th | The Council authorized update to Traffic Impact Fee program. |
| May 18th | The Council authorized execution of contract with WHATT to provide housing services for the Town. |
| June 1st | The Council approved rezoning of Frishman Hollow site to multi-family residential. |
| June 1st | The Council authorized application to NSAQMD for the purchase of a hybrid vehicle. |
| June 15th | The Council authorized funding and agreements for the construction of a multi-purpose trail along Brockway Road within the Truckee Regional Park. |
| June 15th | The Council approves the rezoning of the Frishman Hollow affordable housing site. |
| July 6th | The Council authorized the Town's participation in the Multi-Jurisdiction, Multi-Hazard Mitigation Program for Nevada County. |
| August 1st | The Planning Commission approves the Frishman Hollow affordable housing project. |

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- August 3rd The Council accepted the Frishman Hollow property from East West Partners, authorized an option to purchase agreement with Pacific West Communities for a portion of the site, and authorized a \$1,000,000 loan agreement with Pacific West Communities.
- September Brockway Road / Martis Valley Road roundabout completed.
- September 7th The Council authorized Town's participation in the Nevada County amnesty program for the collection of waste tires.
- September 7th The Council approved the issuance of multi-family housing revenue bonds by the California Statewide Communities Development Authority for compliance with the Tax Equity and Fiscal Responsibility Act (TEFRA) to allow for the bond funding of the Gray's Crossing affordable housing development.
- September 7th The Council authorized a cooperative agreement with CalTrans for the Mousehole project.
- October Trout Creek replacement culvert completed.
- October 5th The Council accepted grant funding (\$75,000) for expanding local recycling opportunities.
- October 5th The Council authorized a request for proposals for assistance in developing a comprehensive emergency preparedness program.
- November 16th The Council authorized an agreement with Northstar Ski Resort and Lake Tahoe Resort Association to operate shuttle between Kings Beach and Northstar and Northstar and Truckee.
- November 16th The Council authorized an agreement with Sugar Bowl Resort and Lake Tahoe Resort Association to operate shuttle between Truckee and ski resorts in the Donner Summit area.
- November 16th The Council approved Mills Act contracts for two historic properties.
- November 16th The Council authorized an agreement for pilot project for Downtown evening winter shuttle service.
- December 7th The Council approved a contract amendment for additional archaeological studies for Phase III of the Truckee River Legacy Trail.
- December 21st The Council approved a contract for design services for the Donner Pass Road bike lane in the Donner Lake area.
- December 21st The Council authorized a contact for design and permitting services for the Trout Creek restoration project.

Appendix 2 Status of Housing Element Programs in 2006

Program. Program Summary Status

| Program. | Program Summary | Status |
|----------|---|--|
| H 1.1.1 | Conduct Annual Site Inventory | An inventory of available sites was conducted as part of the 2005 Housing Element. The Housing Element concluded there were adequate sites to meet projected housing needs, but identified two non-residential sites as appropriate affordable housing locations. The Town Council, concurrently with adoption of the 2005 Housing Element, amended the General Plan Land Use Map to designate these sites as High Density Residential. A site inventory was not conducted in 2006. |
| H 1.2.1 | Avoid Overconcentration | Two projects with affordable housing, Frishman Hollow and The Boulders Phase IV, were approved in 2006. The Planning Commission made findings that the projects - located in the Prosser area and Gateway area - did not result in over-concentration of affordable units in any one community area. |
| H 1.2.2 | Adopt Minimum Density Standards in Single-Family and High Density Residential Zones | Work tasks to implement this program are scheduled to be initiated in 2007. |
| H 1.2.3 | Develop Program to Encourage and Implement Density Bonus Program | Work tasks to implement this program are scheduled to be initiated in 2008. |
| H 1.3.1 | Develop and Implement Program to Promote the Second Unit Program | Work tasks to implement this program are scheduled to be initiated in 2008. |
| H 1.3.2 | Adopt Inclusionary Housing Ordinance | The adoption of the implementing ordinance for this program has been slowed down because of competing Town priorities. The Town Council created an Affordable Housing Working Group to assist in the preparation of an inclusionary housing ordinance. The Working Group and staff met several times in 2006 to properly identify and analyze issues of inclusionary housing and to prepare a draft ordinance. The draft ordinance has been forwarded to the Town Council who will consider its adoption in Spring 2007. The Community Development Director and the Planning Commission have applied this policy to residential projects submitted in 2006 and found the projects were consistent with the policy. |
| H 1.3.3 | Adopt a Maximum Average Unit Size Ordinance | The adoption of the implementing ordinance for this program has been delayed because of competing Town priorities. The Development Code had not been amended by the end of 2006 to incorporate these standards. However, the Community Development Director and the Planning Commission have applied this policy to residential projects submitted in 2006 and found the projects were consistent with the policy. This program will be incorporated into the first round of the Development Code scheduled for adoption in 2007. |

Appendix 2 Status of Housing Element Programs in 2006

| Program | Program Summary | Status |
|---------|--|---|
| H 1.3.4 | Adopt Housing Linkage Program | The adoption of the implementing ordinance for this program has been slowed down because of competing Town priorities. The Town Council created an Affordable Housing Working Group to assist in the preparation of an employee housing ordinance. The Working Group and staff met several times in 2006 to properly identify and analyze issues of employee housing. Although work on this program has been conducted in 2006, the Working Group had not yet prepared a draft ordinance by the end of 2006. However, the Community Development Director and the Planning Commission have applied this policy to non-residential projects submitted in 2006 and found the projects were consistent with the policy. It is anticipated that the Working Group in Spring 2007 will forward a draft ordinance to the Town Council for their consideration. |
| H 1.4.1 | Permit Emergency Shelter & Transition Housing Sites | Work tasks to implement this program are scheduled to be initiated in 2007. |
| H 1.4.2 | Allow Manufactured Housing | Work tasks necessary to implement this program are scheduled to be initiated in 2007. Manufactured housing is a permitted housing type wherever single family dwelling and multi-family dwelling units are allowed. The Town approved a 32-unit multi-family affordable rental project consisting entirely of factory-built, modular housing units. |
| H 1.4.3 | Ensure Variety of Unit Types, Sizes, Tenure and Affordability | Work tasks to implement this program are scheduled to be initiated in 2007. |
| H 1.4.4 | Develop Program to Facilitate Seasonal Worker Housing | Work tasks to implement this program are scheduled to be initiated in 2008. |
| H 1.4.5 | Develop Program to Encourage Mixed Use Development | Work tasks to implement this program are scheduled to be initiated in 2008. |
| H 2.1.1 | Update and Maintain Inventory of Substandard Units | As part of the 2005 Housing Element, a general inventory of substandard housing units was conducted to identify those areas with higher proportions of substandard units. An inventory to identify substandard units was not conducted in 2006. |
| H 2.1.2 | Maintain Inventory of Housing Units At-Risk of Conversion to Market Rate | An inventory to identify housing units at-risk was not conducted in 2006. |
| H 2.1.3 | Seek Rehabilitation Assistance Funds | The Town was not able to identify any funding sources for rehabilitation assistance in 2006. |
| H 2.1.4 | Develop and Implement Program to Encourage Adaptive Reuse in Downtown Specific Plan Area | Work tasks to implement this program are scheduled to be initiated in 2008. |

**Appendix 2
Status of Housing Element Programs in 2006**

| Program | Program Summary | Status |
|---------|--|--|
| H 2.1.5 | Require Replacement of Affordable Mobile Home Units | There were no affordable units lost through mobile home park conversion in 2006. |
| H 2.1.6 | Develop Mobile Home Park Preservation Program | Work tasks to implement this program are scheduled to be initiated in 2008. |
| H 2.2.1 | Enforce Building Code | The Chief Building Official continually enforces the Town Building Code for residential construction, repair, and additions except in mobile home parks. The installation, repair, and additions of mobile homes in mobile home parks is regulated by the California Department of Housing and Community Development. |
| H 2.2.2 | Remove Substandard Units | Except for buildings damaged or destroyed by catastrophic events, the Chief Building Official did not identify any unsafe, substandard dwelling units which needed to be removed in 2006. |
| H 3.1.1 | Ministerial Approval of Residential | The Development Code continues to allow processing of minor residential use permits (10 or less units), site plans, parcel maps, and variances through the Community Development Director or the Zoning Administrator. |
| H 3.1.2 | Update Local Building Codes | In February the Town Council adopted the 2004 edition of the Electrical Code. No other updates to the Town Building Code were necessary in 2006. The State legislature adopted new density bonus regulations which became effective in 2005. The necessary amendments to the Development Code to maintain consistency with State law have been delayed because of insufficient staff resources. However, the Town has applied and continues to apply the provisions of Section 65915 CGC as required by State law. These amendments will be incorporated into the first round of the Development Code Update scheduled for adoption in 2007. |
| H 3.1.3 | Streamline and Improve Development Review Process | The Community Development Director in 2005 did not identify any major constraints or roadblocks to the processing of residential development applications. As part of the first round of the Development Code Update scheduled for adoption in 2007, the Community Development Director will review all facets to the development review process for residential projects to identify opportunities to streamline, improve, and reduce delays in processing of residential projects, especially affordable housing projects. |
| H 3.1.4 | Develop and Implement Priority Processing of Affordable Projects | Work tasks to implement this program are scheduled to be initiated in 2008. Nonetheless, the Town gave priority processing to the Frishman Hollow affordable housing project. |
| H 3.1.5 | Develop and Implement Program for Reduction of Development Fees | Work tasks to implement this program are scheduled to be initiated in 2008. |

Appendix 2 Status of Housing Element Programs in 2006

| Program | Program Summary | Status |
|----------|--|--|
| H 3.1.6 | Allowed Reduced Parking Standards for Senior Housing | Work tasks to implement this program are scheduled to be initiated in 2007. This program will be incorporated into the first round of the Development Code Update scheduled for adoption in 2007. The Town did not receive any inquiries or applications for senior housing in 2006. |
| H 3.1.7 | Allow Shared parking for mixed-use | This program is already implemented by the 2000 Development Code. Work tasks to implement this program are scheduled to be initiated in 2007. As part of the Development Code Update, the Community Development Director will review the standards for shared parking and identify possible amendments of the Development Code that meet the intent and purpose of the program. |
| H 3.1.8 | Review of Zoning Ordinance for Reasonable Accommodation for disabled and elderly | Work tasks to implement this program are scheduled to be initiated in 2007. |
| H 3.1.9 | Review Parking standards in high density residential zones | Work tasks to implement this program are scheduled to be initiated in 2007. |
| H 3.1.10 | Eliminate minimum lot size requirements within residential zones | Work tasks to implement this program are scheduled to be initiated in 2007. The Community Development Director and the Planning Commission have applied this policy to residential projects submitted in 2006 and supported all planned developments proposing lot sizes less than 10,000 s.f. This program will be incorporated into the first round of the Development Code Update scheduled for adoption in 2007. |
| H 3.1.11 | Review Article 34 Requirements and Implement as Necessary | There were no Town programs or development projects in 2006 that necessitated implementation of this program. |
| H 4.1.1 | Continue Solar Ordinance | The Town continues to apply the solar access ordinance through the Development Code. |
| H 4.1.2 | Promote Sustainable Building Practices | Work tasks to implement this program are scheduled to be initiated in 2008. The Town has informed applicants of opportunities for density bonuses and floor area increases for projects that include sustainable or green building practices. In 2006 there were no applicants who requested these bonuses or increases. This program will be incorporated into the first round of the Development Code Update scheduled for adoption in 2007. |
| H 4.1.3 | Develop and Implement Program to Promote Energy Efficient Building | Work tasks to further implement this program are scheduled to be initiated in 2008. |
| H 4.2.1 | Review and Amend Development Code Standards and Guidelines for Clustered Development | Work tasks to implement this program are scheduled to be initiated in 2007. |

**Appendix 2
Status of Housing Element Programs in 2006**

| Program | Program Summary | Status |
|---------|---|---|
| H 4.2.2 | Coordinate with public facilities and service providers | The Town continues to coordinate with providers of public facilities and services by involving the public provider early in the development review process and by requiring projects to meet the standards and requirements of the public provider. |
| H 5.1.1 | Support Non-Profit Housing Efforts | The Town continues to support the Workforce Housing Association of Truckee Tahoe as a non-profit housing organization. The Town currently contracts with WHATT to provide housing services to the Town. |
| H 5.1.2 | Development and Implement Program for Seasonal Employee Housing | Work tasks to implement this program are scheduled to be initiated in 2008. |
| H 5.1.3 | Cooperate with Nevada County Housing Authority | The Town continues to cooperate with the Nevada County Housing Authority to conserve market-rate rental housing and provide rental assistance. The Town in 2006 assisted an affordable housing developer to construct a 32-unit very low- and low-income restricted rental housing project by utilizing CDBG funds for project infrastructure and giving the project priority processing. |
| H 5.1.4 | Pursue Affordable Housing Resources | In 2006 the Town acted as a sponsor for bond funding for Gray's Crossing affordable housing development and the Sawmill Heights affordable/employee housing project in Northstar. |
| H 5.1.5 | Leverage Redevelopment Agency funds | In Town earmarked Redevelopment Agency funds in conjunction with funds received from The Boulders moderate income housing program for downpayment assistance to buyers of affordable units in the Spring Creek and Stoneridge residential developments. |
| H 5.1.6 | Pursue For Sale Housing Sources | The Town was not able to identify any funding sources for for sale affordable housing in 2006. |
| H 5.1.7 | Determine Feasibility of and Develop Program for Creating Local Affordable Housing Funding Source | Work tasks to implement this program have been delayed because of competing Town priorities. Work tasks for this program may be initiated in 2007. |
| H 5.1.8 | Determine Feasibility of and Develop Program for Creating Local Affordable Housing Organization | Town efforts on this program have been focused on supporting WHATT as a non-profit organization. These efforts including WHATT as a discussion partner in the future development of the Alder Drive affordable housing site and the design and infrastructure for Frishman Hollow and contracting with WHATT to provide housing services to the Town. |
| H 5.1.9 | Determine Feasibility of Land-Banking for Affordable Housing | Work tasks to implement this program are scheduled to be initiated in 2008. |

**Appendix 2
Status of Housing Element Programs in 2006**

Program Program Summary Status

| | | |
|----------|---|---|
| H 5.1.10 | Require a Long-term affordability commitment | The Development Code has not been amended by the end of 2005 to require long-term affordability commitment for affordable housing. It is anticipated the long term affordability commitment will be incorporated into the inclusionary housing ordinance. The Town required long term affordability for affordable housing units proposed in projects approved in 2006. |
| H 6.1.1 | Ensure No Housing Discrimination in Development Code | The Community Development Director reviewed the Development Code for discriminatory provisions and found the Development Code does not contain any provisions that would discriminate against projects for the stated reasons. |
| H 6.1.2 | Prepare Agreement to Operate Fair housing information program | Work tasks to implement this program are scheduled to be initiated in 2008. |
| H 6.1.3 | Information Program on Fair Housing Laws | Work tasks to implement this program are scheduled to be initiated in 2008. |

Appendix 3

Governmental Constraints to Affordable Housing

1. The 10,000 square foot minimum lot requirement likely discourages medium density development rather than encouraging condominium construction and cluster development within these zones.

Housing Program H3.1.10 addresses this constraint. The Town's efforts to mitigate this constraint have been delayed because of competing Town priorities. It is anticipated this constraint will be addressed as part of the first round of the Development Code update scheduled for adoption in 2007. However, the Community Development Director and the Planning Commission have supported and approved all planned developments considered in 2006 that proposed lot sizes less than 10,000 square feet.

2. Design standards such as roofing materials, architectural enhancements, and landscaping increase the costs of housing. Additional subsidy may be required to assure a consistent level of quality of development in the Town.

Although the Housing Element does not specifically address this constraint, the Town addresses the constraint through the review of development projects which include affordable housing. In 2006, the Planning Commission relaxed some design standards and guidelines for the Frishman Hollow affordable housing project to reduce the costs of construction. The Commission approved the use of factory built/modular housing for the project.

3. The Town may consider alleviating parking requirements on second units or allowing tandem parking to reduce parking costs and land necessary to meet parking requirements.

The first phase of the Development Code Update, scheduled for adoption in 2007, will address this constraint. Town staff will review parking standards for secondary residential units and recommend to the Planning Commission and Town Council whether and how those standards should be amended.

4. The Town may wish to consider a reduction in multi-family parking requirements.

Housing Program H3.1.9 addresses this constraint. The program is scheduled to be implemented in 2008.

5. Truckee does not have the financial resources or sufficient staff to undertake major housing assistance programs without substantial backing by state or federal agencies. Existing funding for federal and state programs is not sufficient to meet statewide demand, which, in turn, limits the Town's ability to meet its needs. Therefore, the limitations on availability of outside assistance programs acts as a constraint to the provision of affordable housing.

The Town addressed this constraint by hiring and utilizing a housing consultant to assist the Town in its affordable housing programs. The Town also contracted with the Workforce Housing Association of Truckee Tahoe to provide housing services for the Town. The Town continues to provide rehabilitation and downpayment funds through

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grant programs and sponsors bond financing the Gray's Crossing affordable housing development and the Placer County Sawmill Heights affordable/employee housing project. For a jurisdiction of Truckee's size, we believe these programs are substantial, and any limitations on the availability of outside programs did not act as constraint to the provision of affordable housing in Truckee in 2006.

Appendix 4

Residential Projects Completed or Under Construction

The following list summarizes major residential projects completed in 2006 or still under construction as of December 31, 2006.

1. Boulders Condominiums *Under Construction*

Location: Gateway area, on Deerfield Drive adjacent to Crossroads Center
Residential Unit Type: Multi-Family Condominium
Number of Units: 211 units
Affordable Units: 37 units
2 units for low-income households (80% AMI)
12 units for moderate-income households (120% AMI)
23 units paid in-lieu fees (approx. \$36,000 each)

The project was originally approved for 180 units. In 2006 the project developers acquired 3.3 acres from the First Baptist Church, and the Commission in July approved a fourth phase of the project. Of the additional 31 condominium units, three units will be restricted in sales price to be affordable to moderate-income households and two will be restricted to low-income households. By the end of 2006, 140 units had been completed and 20 units were under construction. Fifty-one units remain to be built. The project will probably not be completed until 2009.

2. Gray's Crossing Employee Housing *Under Construction*

Location: Prosser area, at the northeast corner of Interstate 80 and Highway 89 North
Residential Unit Type: Multi-Family Rental
Number of Units: 92 units
Affordable Units: 92 units
43 units for very-low income households (35% AMI)
7 units for very-low income households (50% AMI)
42 units for low-income households (60% AMI)

The project is one of the required affordable housing components of the Gray's Crossing Specific Plan. All of the units are currently under construction, and the project should be completed and the units available for occupancy in the summer of 2007.

3. Gray's Crossing Phase 3 Residential Subdivision *Under Construction*

Location: Prosser area, south of Prosser Dam Road and east of Highway 89 South
Residential Unit Type: Single Family Lot for market-rate purchase
Number of Units: 81 lots
Affordable Units: None (Affordable units provided as part of Gray's Crossing Specific Plan)

Truckee Land, LLC installed the required road and utility infrastructure in 2006. The subdivision map was not recorded in 2006, but the map should be recorded and the lots should be available for purchase by the spring of 2007.

4. Pinyon Creek Townhomes *Under Construction*

Location: Martis Valley area, at the end of Hope Court
Residential Unit Type: Multi-Family Townhouse
Number of Units: 40 units (20 buildings)
Affordable Units: None

Fourteen units have been completed, and the remaining 26 units are under construction and should be completed in 2007. A second phase located in Placer County has been submitted to the Placer County Planning Department, but has not yet been approved.

5. Sierra Bluff Subdivision *Completed*

Location: Glenshire area, at the western edge of Glenshire Subdivision
Residential Unit Type: Single Family Lot for market-rate purchase
Number of Units: 31 lots
Affordable Units: None

The roadway and utility infrastructure was installed in the summer and fall, and the subdivision map was recorded in December.

6. Spring Creek Subdivision *Under Construction*

Location: Prosser area, south of Alder Creek Middle School
Residential Unit Type: Single Family / Duplex
Number of Units: 66 units (36 single family homes, 30 duplex units)
Affordable Units: 30 duplex units for moderate-income households (120% AMI)

This project is being built to partially meet the affordable housing requirement for the Pioneer Commerce Center. Unlike other single family lot subdivisions, the developer is also constructing the single family homes and duplexes. Fourteen of the duplex units and four of the single family units are under construction, but no units have been completed. It is anticipated that the first of the market-rate single family homes and low-income duplex units will be completed and available for purchase in spring of 2007.

7. Stoneridge Condominiums *Under Construction*

Location: Downtown area, on the north side of Jibboom Street west of the Truckee Cemetery
Residential Unit Type: Multi-Family Townhouse and Condominium
Number of Units: 73 units (57 townhouses, 16 condominiums)
Affordable Units: 11 condominiums for low-income households (80% AMI)

Twenty-one units were under construction in 2006, but no units were completed in 2006. An eight-unit condominium building, with three low-income units, was completed in January 2007. Project construction will continue in 2007, but the project will probably not be completed until 2008 at the earliest.

8. Tahoe Mountain Meadows *Under Construction*

Location: Martis Valley area, on the south side of Martis Valley Road ¼ mile west of Brockway Road
Residential Unit Type: Multi-Family Townhouse
Number of Units: 13 units
Affordable Units: None

Six units were completed by the end of 2006 with the remaining seven units completed in January 2007.

9. The Greens *Under Construction*

Location: Martis Valley area, north of the intersection of Brockway Road and Martis Valley Drive behind the Best Western motel
Residential Unit Type: Detached Single Family Homes
Number of Units: 19 units
Affordable Units: None

The project is a planned development/common interest subdivision consisting of 19 single family homes. The roadway and utility infrastructure was completed in 2006. Four single family homes are under construction, and it is anticipated that the remaining homes will be built and completed in 2007.

10. The Timbers at Palisades *Under Construction*

Location: Martis Valley area, on the east side of Palisades Drive ¼ mile south of Brockway Road
Residential Unit Type: Multi-Family Townhouse
Number of Units: 34 units
Affordable Units: None

All of the units are under construction. One building consisting of four units was completed in September 2006. It is staff's understanding that the developer has defaulted on the construction loans and the property is currently under foreclosure. The project is substantially built, and the lending financial institution will most likely complete the project. Most, if not all, of the project will be completed in 2007.

11. Winter Creek Subdivision *Under Construction*

Location: Martis Valley area, on the south side of Brockway Road across from the Truckee Regional Park
Residential Unit Type: Single Family / Multi-Family Condominium
Number of Units: 167 units (147 single family homes, 20 condominiums)
Affordable Units: None

Unlike other single family lot subdivisions in Truckee, the developer is constructing the single family homes in the project along with 20 condominium units. The subdivision map was recorded in December 2004, and roadway and utility infrastructure was completed in 2005. As of December 2006, 36 single family homes have been completed, and 14 homes are under construction. Ninety-seven (97) homes and the 20 condominium units remain to be built.

Appendix 5

Residential Projects Approved

The following list summarizes major residential projects which had a valid land use and development permit approval as of December 31, 2006, but were not completed or under construction in 2006.

1. Frishman Hollow

Location: Prosser area, at the southwest corner of Highway 89 North and Alder Drive
Residential Unit Type: Multi-Family Rental
Number of Units: 32 units
Affordable Units: 32 units
31 units for very low-income households (45% AMI)
1 unit for low-income household (80% AMI)

The Planning Commission approved this affordable housing project on August 1, 2006. The installation of road and utility infrastructure will begin in May 2007, and project construction will follow in the summer.

2. Gray's Crossing Townhomes

Location: Prosser area, on the east side of Highway 89 north south of Prosser Dam Road
Residential Unit Type: Multi-Family Townhouses
Number of Units: 115 units
Affordable Units: 8 units for moderate income households (100% and 120% AMI)

This project is one of the required affordable housing components of the Gray's Crossing Specific Plan. Truckee Land LLC anticipates beginning construction of the townhomes adjacent to The Village in late 2007.

3. Gray's Crossing Cottages

Location: Prosser area, on the east side of China Camp Road approximately 200 feet north of Alder Drive
Residential Unit Type: Detached Single Family Homes
Number of Units: 89 units
Affordable Units: 28 units for moderate income households (100% and 120% AMI)

The project is one of the required affordable housing components of the Gray's Crossing Specific Plan. The Planning Commission must still review and approve the project design. Truckee Land LLC anticipates submitting the land use and development permit application in 2007, and construction on the project would not begin until 2008 at the earliest.

4. Northwest Townhomes

Location: Donner Lake area, on the north side of Donner Pass Road ¼ mile west of Donner Lake Road
Residential Unit Type: Multi-Family Townhouse
Number of Units: 22 units
Affordable Units: 3 units for moderate income households (120% AMI)

The Planning Commission approved the project in 2005 and recently approved a two-year time extension. The applicant has submitted improvement and grading plans and anticipates beginning construction in 2007.

Appendix 6

Residential Projects Under Consideration

The following list summarizes major residential projects which have been submitted to the Town and are being considered Town or which we anticipate will be submitted in 2007.

1. Aspen Meadows

Location: Martis Valley area, on the south side of Brockway Road between Martis Valley Road and Hope Court
Residential Unit Type: Multi-Family Townhouse
Number of Units: 78 units proposed
Affordable Units: Not known

The applicant has withdrawn the application in order to revise the project and respond to staff comments. The Community Development Department anticipates that the applicant will submit a revise application in the spring of 2007.

2. Canyon Springs Subdivision

Location: Glenshire area, immediately east of the Glenshire Subdivision and the Elkhorn Ridge Subdivision (Cambridge Estates Phase 5)
Residential Unit Type: Single Family Lot for market-rate purchase
Number of Units: 213 lots proposed
Affordable Units: Land dedication proposed

The applicant has submitted a tentative map and planned development applications for the project, and the Town is currently preparing an environmental impact report. The Community Development Department anticipates that the Planning Commission will consider the project in 2007.

3. Gregory Creek Subdivision

Location: Donner Lake area, on the north side of Donner Pass Road approximately ¼ mile west of Donner Lake Road
Residential Unit Type: Single Family Lots and Multi-Family Condominiums
Number of Units: 31 single family lots and duplex units proposed
Affordable Units: 5 units

The Town is preparing an environmental impact report, and the Community Development Department anticipates that the Planning Commission will consider the application in late 2007.

4. Hilltop Master Plan

Location: Downtown area, south of Commercial Row
Residential Unit Type: Mixed (Single Family Lot, Multi-Family Townhouse, Mixed Use)
Number of Units: 275 units proposed
Affordable Units: Not known

The property owners have submitted a master plan application. The Community Development Department anticipates that the Planning Commission and Town Council will consider the master plan in mid 2007.

5. Jibboom Street Condominiums

Location: Downtown area, on the north side of Jibboom Street east of Bridge Street
Residential Unit Type: Multi-Family Townhouse
Number of Units: 17 units proposed
Affordable Units: Not known

The application is incomplete, and the applicant is revising the project to provide the required information and respond to staff comments.

6. Joerger Ranch Apartments

Location: Martis Valley area, at the southeast corner of Highway 267 and Soaring Way
Residential Unit Type: Multi-Family Rental
Number of Units: 288 units proposed
Affordable Units: 86 units proposed
14 units for very-low income households (50% AMI)
58 units for low-income households (80% AMI)
14 units for moderate-income households (120% AMI)

This project is part of Planned Community 3. The applicant has submitted a land use and development permit application for the project, which the Town will consider in conjunction with the specific plan

7. Planned Community 1

Location: Donner Lake area, southeast of the intersection of Donner Pass Road and Coldstream Road
Residential Unit Type: Mixed (Single Family Lot, Multi-Family Townhouse, Multi-Family Rental)
Number of Units: 319 to 364 units proposed
112 Single Family Lot
97 Single Family/Multi-Family Planned Development
110 to 155 Multi-Family Townhouse / Rental
Affordable Units: Not known

The Town completed the early public involvement program and summary plan review process for the project. The Community Development Department anticipates that the applicant will submit a formal specific plan application in March 2007.

8. Railyard Master Plan

Location: Downtown area, east of Commercial Row
Residential Unit Type: Mixed (Single Family Lot, Multi-Family Condominiums, Mixed Use)
Number of Units: Up to 537 units proposed
Affordable Units: Not known

Working with the Community Development Department, the applicant is preparing a master plan for the project and a land use and development permit application for the first block. The Community Development Department anticipates that the Planning Commission and Town Council will consider the project in late 2007.

9. Royal Ridge

Location: Gateway area, at the northeast corner of Donner Pass Road and Northwoods Boulevard
Residential Unit Type: Multi-Family Townhouses
Number of Units: 48 units proposed
Affordable Units: Not known

The Community Development Department anticipates that the Planning Commission will consider the project in late 2007.

Appendix 7

Non-Residential Projects Completed or Under Construction

The following list summarizes major commercial, industrial, and institutional projects completed in 2006 or still under construction as of December 31, 2006.

1. 13 Pioneer LLC Industrial Building *Under Construction*

Location: Prosser area, on the north side of Trails End
Project Type: Industrial
Floor Space (Non-Res): 4,850 s.f.
Residential: 2 units

The project will be completed in 2007.

2. Gray's Crossing Golf Course *Under Construction*

Location: Prosser area, on the east side of Highway 89 North adjacent to Prosser Dam Road
Project Type: Commercial Recreation
Floor Space (Non-Res): 11,071 s.f.
Residential: None

The project consists of the golf course, supporting facilities, golf pro shop, restaurant, and fitness center. The golf course should become operational and the buildings completed in 2007.

3. Industrial Way Developments *Completed*

Location: Prosser area, on Industrial Way
Project Types: Industrial
Floor Space (Non-Res): 25,622 s.f. (3 projects, 5 buildings)
Residential: 4 units

4. Martis Outlook *Completed*

Location: Martis Valley area, at the west corner of Truckee Airport Road and Soaring Way
Project Type: Commercial Office
Floor Space (Non-Res): 13,805 s.f.
Residential: 2 units

5. Mountain Home Center *Completed*

Location: Martis Valley area, on the north side of Brockway Road between Martis Valley Drive and Highway 267
Project Type: Commercial Retail
Floor Space (Non-Res): 8,588 s.f.
Residential: None

6. Old Greenwood Fractional Ownerships *Under Construction*

Location: Old Greenwood
Project Type: Commercial Lodging
Floor Space (Non-Res): 159 fractional ownership units
Residential: None

Seventy-three (73) of the fractional ownership units have been completed, and ten are currently under construction. Seventy-six (76) units remain to be built

7. Pacific Crest Office Expansion *Completed*

Location: Tahoe Donner, on the north side of Northwoods Boulevard approx. ¼ mile west of the Northwoods/Northwoods intersection
Project Type: Commercial Office
Floor Space (Non-Res): 4,204 s.f.
Residential: None

8. Pioneer Commerce Center, Phase 2 *Under Construction*

Location: Prosser area, on the north side of Pioneer Trail approx. ¼ mile east of Comstock Drive
Project Type:
Floor Space (Non-Res): 99,641 s.f.
Residential: 12 units

Buildings K (boat storage) and J (boat repair and other industrial uses) are currently under construction. Buildings K and J have 20,048 s.f. of industrial floor space and six residential units.

9. Plumas Bank *Completed*

Location: Gateway area, at the northwest corner of Donner Pass Road and Meadow Way
Project Type: Commercial Financial
Floor Space (Non-Res): 6,863 s.f.
Residential: None

10. Ritchie Industrial Building *Under Construction*

Location: Prosser area, on the south side of Trails End
Project Type: Industrial
Floor Space (Non-Res): 4,752 s.f.
Residential: 2 units

The building will be completed in 2007.

11. Stone's Tire *Under Construction*

Location: Prosser area, at the north corner of Pioneer Trail and Comstock Drive
Project Type: Industrial (Automobile Service)
Floor Space (Non-Res): 5,815 s.f.
Residential: 2 units

The building will be completed in early 2007.

12. Sugar Pine Fun Center *Under Construction*

Location: Martis Valley area, on the west corner of Brockway Road and Winter Creek Loop
Project Type: Commercial Recreation
Floor Space (Non-Res):
Residential: None

The project consists of miniature golf, an arcade, and a snack shop. It should be completed in 2007.

13. The Rock *Under Construction*

Location: Martis Valley area, at the north corner of the Brockway Road and Martis Valley Road roundabout
Project Type: Commercial Retail and Office
Floor Space (Non-Res): 36,410 s.f.
Residential: 5 units

Two of the buildings consisting of 8,735 s.f. of floor space are finished. Tenants have moved into the buildings, but some floor space remains unoccupied. Two other buildings with 28,020 s.f. of floor space and five residential units are under construction, and one building of 4,690 s.f. remains to be built.

Appendix 8

Non-Residential Projects Approved

The following list summarizes major commercial, industrial, and institutional projects which had a valid land use and development permit approval as of December 31, 2006, but were not completed in 2006 or under construction.

1. Barsell Interstate 80 Development Agreement

Location: Downtown area, on the southwest corner of Interstate 80 (Exit 188A) and Donner Pass Road
Project Type: Commercial Retail and Lodging
Floor Space (Non-Res): 122,200 s.f. (120 lodging rooms)
Residential: 22

2. Blue Sky High Street Offices

Location: Downtown area, on the south side of High Street approx. ¼ mile east of Donner Pass Road
Project Type: Commercial Office
Floor Space (Non-Res): 7,252 s.f.
Residential: None

3. Gateway Vista

Location: Gateway area, on the south side of Donner Pass Road between Frates Lane and Vista Avenue
Project Type: Commercial Retail and Office
Floor Space (Non-Res): 16,300 s.f.
Residential: 6 units

4. Gray's Crossing Village

Location:
Project Type: Commercial Retail and Office with Service Station
Floor Space (Non-Res): 16,300 s.f.
Residential: 6 units

5. Knight's Crossing

Location: Glenshire area, on the west side of Dorchester Drive between Glenshire Drive and Manchester Drive
Project Type: Commercial Retail Office Restaurant
Floor Space (Non-Res): 23,301 s.f.
Residential: 10 units

6. Martis Station

Location: Martis Valley area, on the north side of Highway 267 between Truckee Airport Road and Brockway Road
Project Type: Commercial Automobile Service Station / Convenience Store
Floor Space (Non-Res): 5,400 s.f.
Residential: None

7. McManus Jibboom Street Commercial Center

Location: Downtown area, at the northwest corner of Jibboom Street and Bridge Street
Project Type: Commercial Retail and Restaurant
Floor Space (Non-Res): 21,000 s.f.
Residential: None

8. Sierra College Truckee Tahoe Campus

Location: Gateway area, at the southwest corner of Interstate 80 and Highway 89 South
Project Type: Public Agency
Floor Space (Non-Res): ___ s.f.
Residential: None

9. Snow Tech

Location: Tahoe Donner, on the north side of Northwoods Boulevard between Zurich Place and Zurich Place
Project Type: Industrial
Floor Space (Non-Res): 9,530 s.f.
Residential: None

10. Soaring Way Professional Office

Location: Martis Valley area, at the south corner of Soaring Way and Business Park Drive
Project Type: Commercial Office
Floor Space (Non-Res): 18,026 s.f.
Residential: None

11. Taco Bell

Location: Donner Lake area, on the south side of Deerfield Drive approx. ¼ mile east of Coldstream Road
Project Type: Commercial Restaurant
Floor Space (Non-Res): 2,400 s.f.
Residential: None

Appendix 9

Non-Residential Projects Under Consideration

The following list summarizes major projects which have been submitted to the Town and are being considered Town or which we anticipate will be submitted in 2007.

1. Hilltop Master Plan

Location: Downtown area, on the south side of Brockway Road between South River Street and Palisades Drive.
Project Type: Mixed Use
Floor Space (Non-Res): 88,000 s.f. commercial
Residential: 275 units

2. Joerger Ranch (Planned Community 3)

Location: Martis Valley area, at the intersection of Highway 267, Brockway Road, and Soaring Way
Project Type: Planned Community
Floor Space (Non-Res): 326,000 s.f.
210,000 s.f. commercial
116,000 s.f. industrial
Residential: 318 units

3. Pioneer East Business Park

Location: Prosser area, at the intersection of Donner Pass Road and Pioneer Trail
Project Type:
Floor Space (Non-Res):
Residential:

4. Planned Community 1

Location: Donner Lake area, southeast of the intersection of Donner Pass Road and Coldstream Road
Project Type: Planned Community
Floor Space (Non-Res): 50,000 s.f. commercial
Residential: 364 units

5. Railyard Master Plan

Location: Downtown area, ...
Project Type: Mixed Use
Floor Space (Non-Res): 364,000 s.f.
321,000 s.f. commercial
15,000 s.f. industrial
28,000 s.f. institutional
Residential: 537 units

6. Royal Ridge

| | |
|------------------------|--|
| Location: | Gateway area, at the northeast corner of Donner Pass Road and Northwoods Boulevard |
| Project Type: | Commercial Retail and Office |
| Floor Space (Non-Res): | 18,000 s.f. |
| Residential: | 48 units |