

Truckee Together: State of the Community



Truckee RHNA 2019 vs. 2027

Income Category	2019-2027 RHNA (Housing Units)	2027-2035 RHNA (Housing Units)
Very Low Income (<50% of Median Income)	187	477
Low Income (51-80% of Median Income)	140	231
Moderate Income (81-120% of Median Income)	128	313
Above Moderate Income (>120% of Median Income)	300	521
TOTAL	755	1,542



**708 lower income
units
46% of total RHNA**

**+ 787 units
= 104% increase**



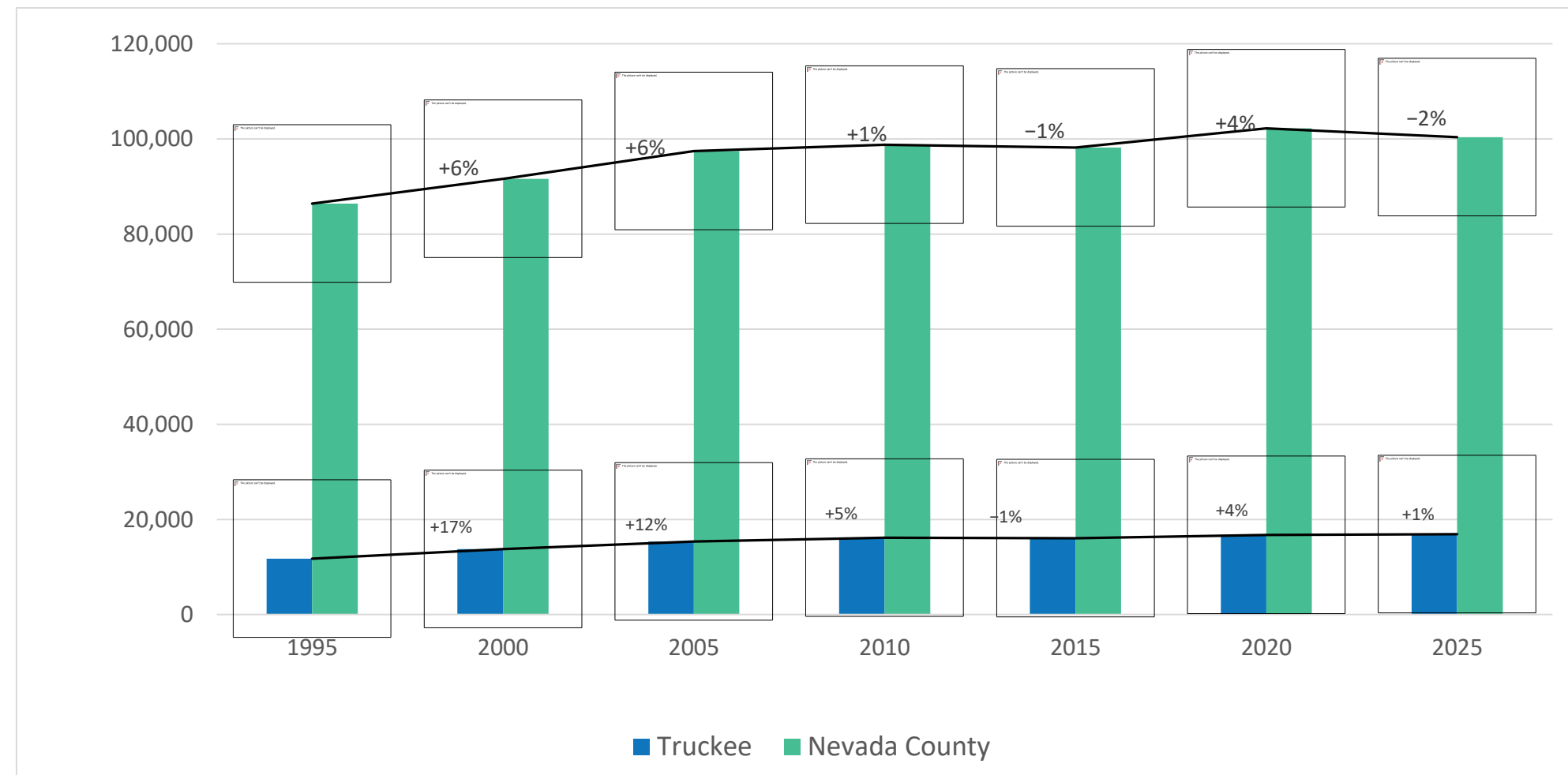
Background

Appendix HA

Regional
Population
Trends

Geography	2015	2020	2025	2015-2025 Growth	
				AAG	%
Town of Truckee	16,046	16,768	16,928	+882	+0.54%
Nevada County	98,217	102,241	100,354	+2,137	+0.22%
Placer County	370,387	404,739	421,446	+51,059	+1.29%

Population Over
Time



Background

Population by Age

Group	2013		2023	
	Estimate	%	Estimate	%
Preschool (0-4 years)	1,191	7%	1,170	7%
School (5-19 years)	3,011	19%	2,805	17%
Young Adult (20-24 years)	541	3%	617	4%
Prime Working (25-54 years)	8,384	52%	7,101	42%
Retirement (55-64 years)	1,849	12%	2,539	15%
Senior Citizen (65+ years)	1,156	7%	2,710	16%
Total	16,132	100%	16,942	100%

Population by Race and Ethnicity

Group	2013		2023	
	Estimate	%	Estimate	%
Race (not including Hispanic/Latino Origin)				
White	12,908	80.0%	13,630	80.5%
Black or African American	11	0.1%	52	0.3%
American Indian and Alaska Native	77	0.5%	0	0.0%
Asian	289	1.8%	359	2.1%
Native Hawaiian and Other Pacific Islander	0	0.0%	38	0.2%
Some Other Race	0	0.0%	41	0.2%
Two or More Races	163	1.0%	589	3.5%
Hispanic/Latino Ethnicity				
Hispanic or Latino	2,684	16.6%	2,233	13.2%
Total	16,132	100%	16,942	100%



Background

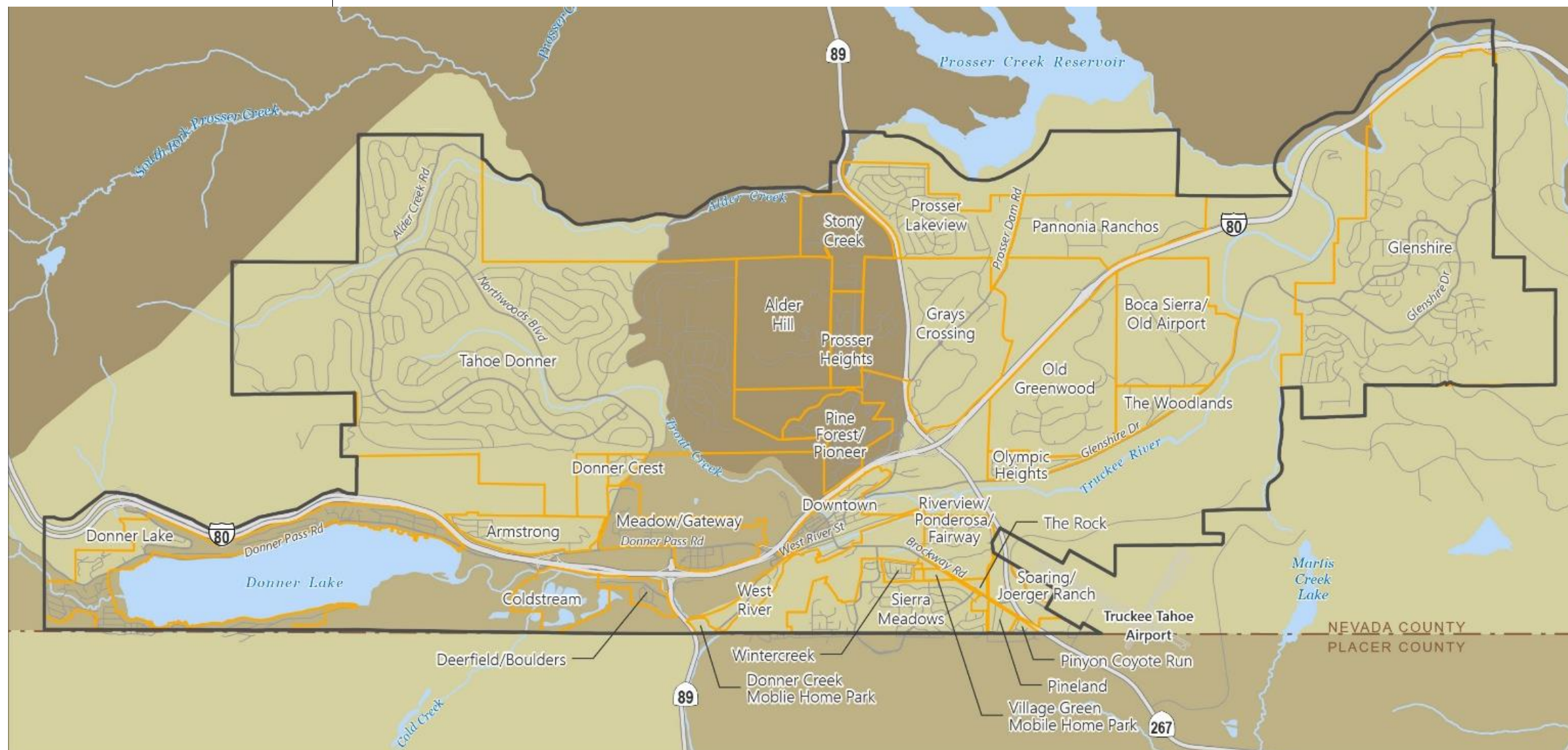
Employment by Industry

Industry	2013		2023	
	Estimate	Percent	Estimate	Percent
Agriculture, forestry, fishing, hunting, and mining	100	1%	63	1%
Construction	1,125	13%	759	9%
Manufacturing	128	1%	674	8%
Wholesale trade	92	1%	47	1%
Retail trade	700	8%	772	9%
Transportation, warehousing, and utilities	166	2%	433	5%
Information	136	2%	149	2%
Finance, insurance, and real estate	950	11%	583	7%
Professional, scientific, management, administrative, and waste management services	1,037	12%	1,659	19%
Educational services, health care, and social assistance	1,475	17%	1,569	18%
Arts, entertainment, recreation, accommodation, and food services	1,912	22%	1,082	12%
Other services, except public administration	467	5%	686	8%
Public administration	498	6%	316	4%
Total Civilian employed population 16 years and over	8,786	100%	8,792	100%

Background

Median Income for Senior Households

Householder Age	2013	2023
65+ years	\$58,491	\$87,788
Total Population	\$66,810	\$125,995



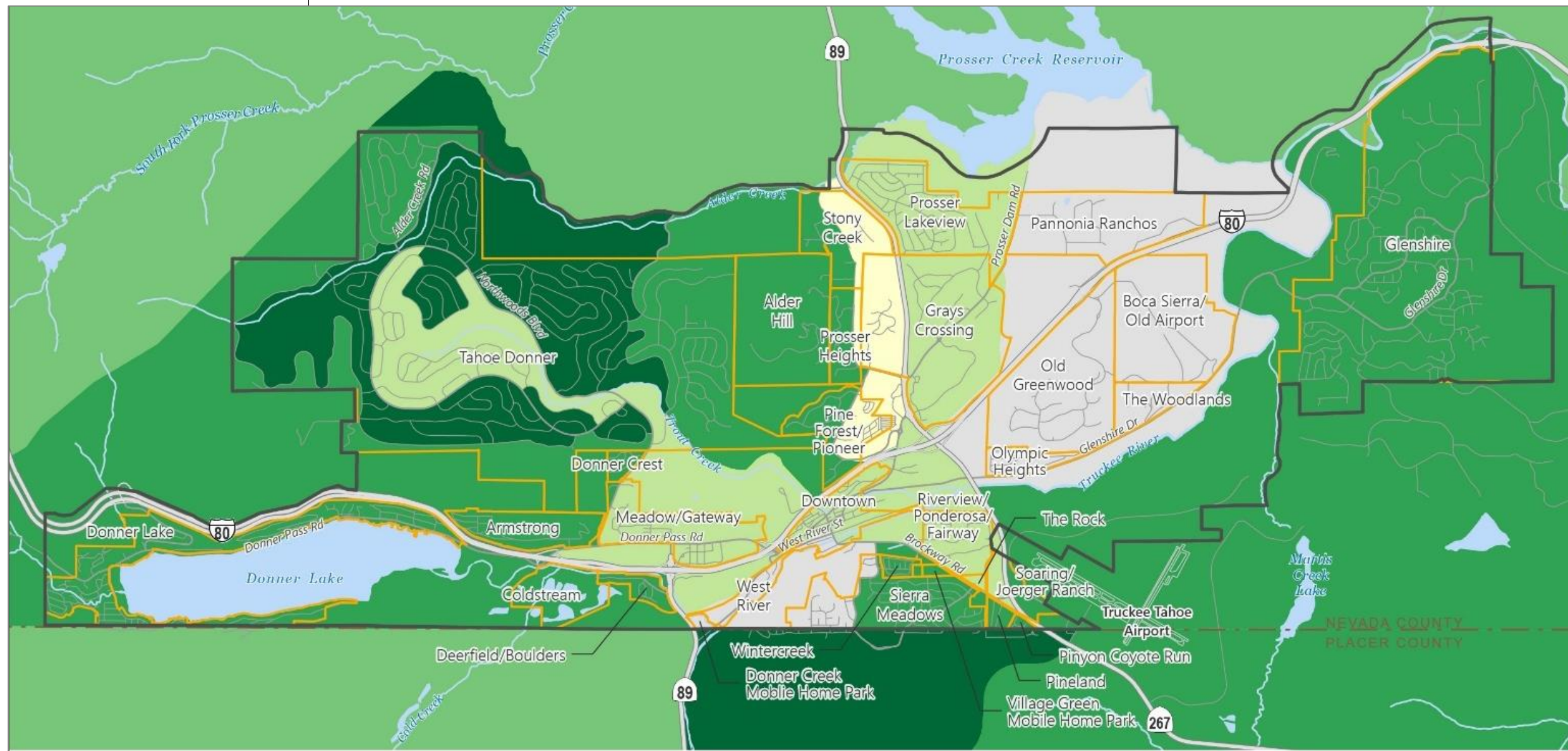
Percentage of Population 65 Years and Over



Background

Jurisdiction	Owner-Occupied Households	Renter-Occupied Households	Total
Town of Truckee	\$154,020	\$67,152	\$125,995

Median Income by Tenure 2022



Median Household Income

Median Household Income

- < \$55,000
- \$55,000 - \$90,100
- \$90,100 - \$120,000
- \$120,000 - \$175,000
- > \$175,000
- No Data



Background

Housing Inventory by Unit Type

Housing Type	2010		2020		2025	
	Estimate	%	Estimate	%	Estimate	%
Single-family, detached	10,758	84%	11,180	84%	11,487	82%
Single-family, attached	203	2%	223	2%	296	2%
Multi-family	1,401	11%	1,557	12%	1,814	13%
Mobile homes	441	3%	414	3%	414	3%
Total	12,803	100%	13,374	100%	14,011	100%

Occupied Units by Tenure

Group	2013		2023	
	Estimate	%	Estimate	%
Truckee				
Owner-Occupied	4,261	68%	5,207	78%
Renter-Occupied	2,040	32%	1,486	22%
Total	6,301	100%	6,693	100%
Nevada County				
Owner-Occupied	29,768	73%	31,170	74%
Renter-Occupied	11,223	27%	10,703	26%
Total	40,991	100%	41,873	100%
California				
Owner-Occupied	6,939,104	55%	7,494,811	56%
Renter-Occupied	5,603,356	45%	5,940,036	44%
Total	12,542,460	100%	13,434,847	100%



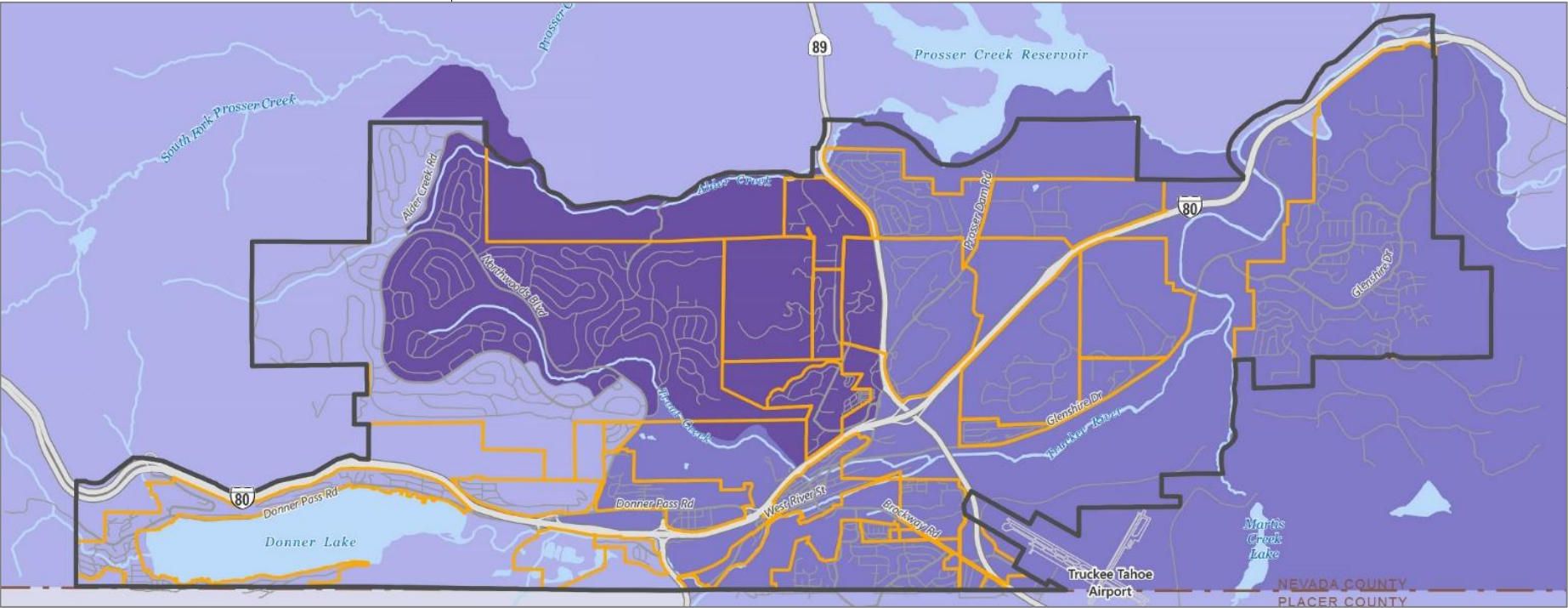
Background

Renter Households with Rentals Costs of 30% or More of Household Income

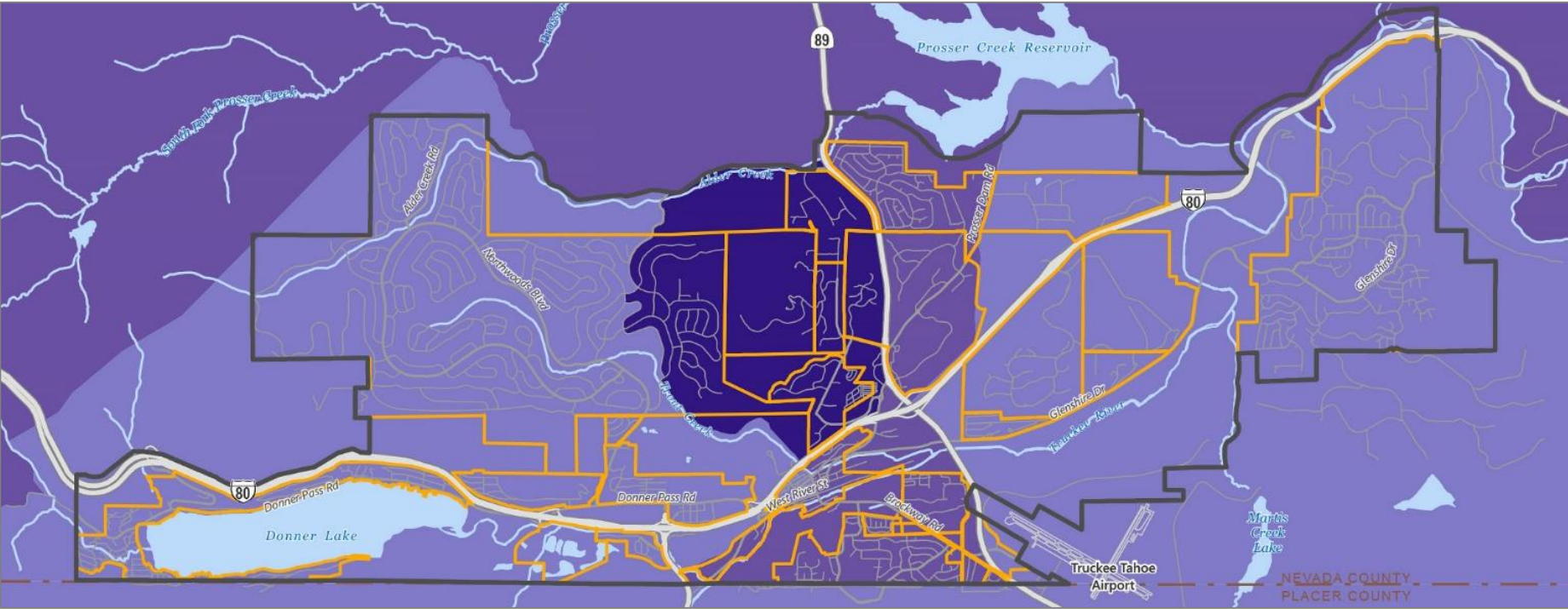
Average Monthly Rent by Unit Size

Size of Unit	Average Rent
Studio	\$1,400
1 bedroom	\$2,200
2 bedrooms	\$3,500
3 bedrooms	\$4,500

2014



2022



Percent of Renter Households for whom Gross Rent is 30% or More of Household Income

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%



Legislative Platform

Communications, Broadband and
Technology

Planning & Land Use

Disaster Preparation, Mitigation and Response

Environment and Resources

Economic Development

Fiscal Responsibility

Education

Government Administration

Employee and Labor Relations

Housing



Legislative Platform

Recreation and Community Services

Solid Waste

Transportation and Infrastructure

Community Engagement & Inclusion, Diversity, Equity and Accessibility

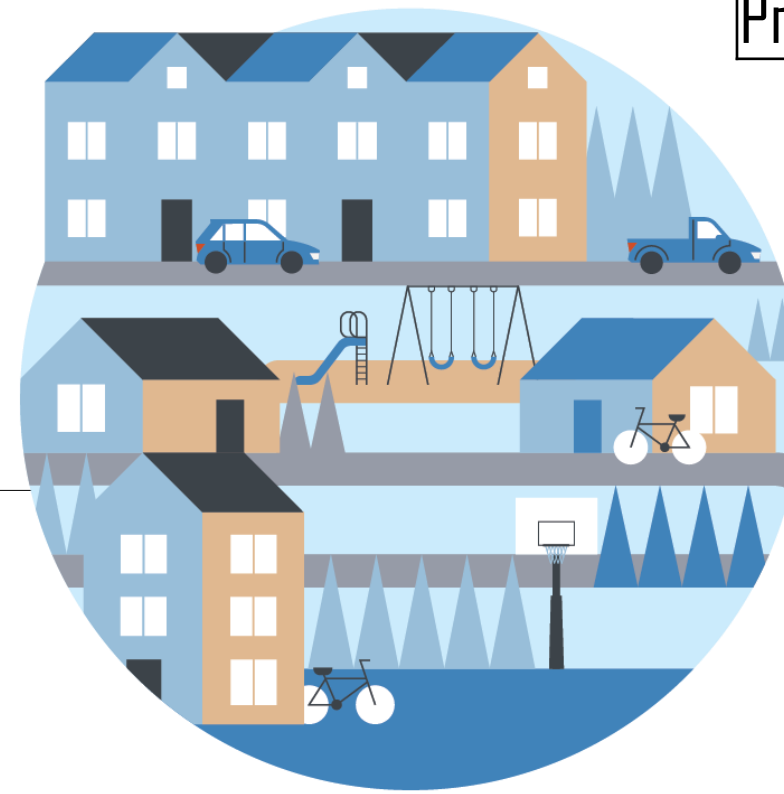


TOWN OF TRUCKEE 2025-27 COUNCIL GOALS



Occupant Employers	Count	Percent
Palisades Tahoe	71	9.9%
Northstar	50	7.0%
Tahoe Forest Health System	32	4.5%
Sugar Bowl Resort	26	3.6%
Tahoe Truckee Unified School District	21	2.9%
Sugar Bowl Academy	15	2.1%
Boreal Mountain Resort	14	1.9%
Tahoe Donner Association	13	1.8%
Town of Truckee	11	1.5%
The Backcountry	9	1.3%

Employer Industry	Count	Percent
Recreation	171	23.8%
Food/Beverage Services	99	13.8%
Retail	66	9.2%
Construction/Contractor	64	8.9%
Education	60	8.4%
Public Administration	40	5.6%
Health Care	38	5.3%
Accommodation	36	5.0%
Property Management	33	4.6%



Employer Location	Count	Percent
Nevada County	21	3%
Placer County	272	38%
Truckee	303	42%
Regional	122	17%

ACTIVELY SUPPORT THE DEVELOPMENT OF **WORKFORCE HOUSING**





Homegrown Housing

Incentives to build new deed restricted housing for the local workforce



ACTIVELY SUPPORT THE DEVELOPMENT
OF **WORKFORCE HOUSING**

Edmunds Lofts

Breaking ground this summer





Help Improve Emergency Evacuations in Truckee

SHARE YOUR
INPUT ON THE
INTERACTIVE MAP:
bit.ly/truckee-tda-evac



NEVADA COUNTY ALERTS



ENHANCE PARTNERSHIPS & INVESTMENT
FOR **EMERGENCY PREPAREDNESS**
INCLUDING WILDFIRE READINESS,
MITIGATION & RECOVERY



Fire Risk Reduction Community by State Board of Forestry

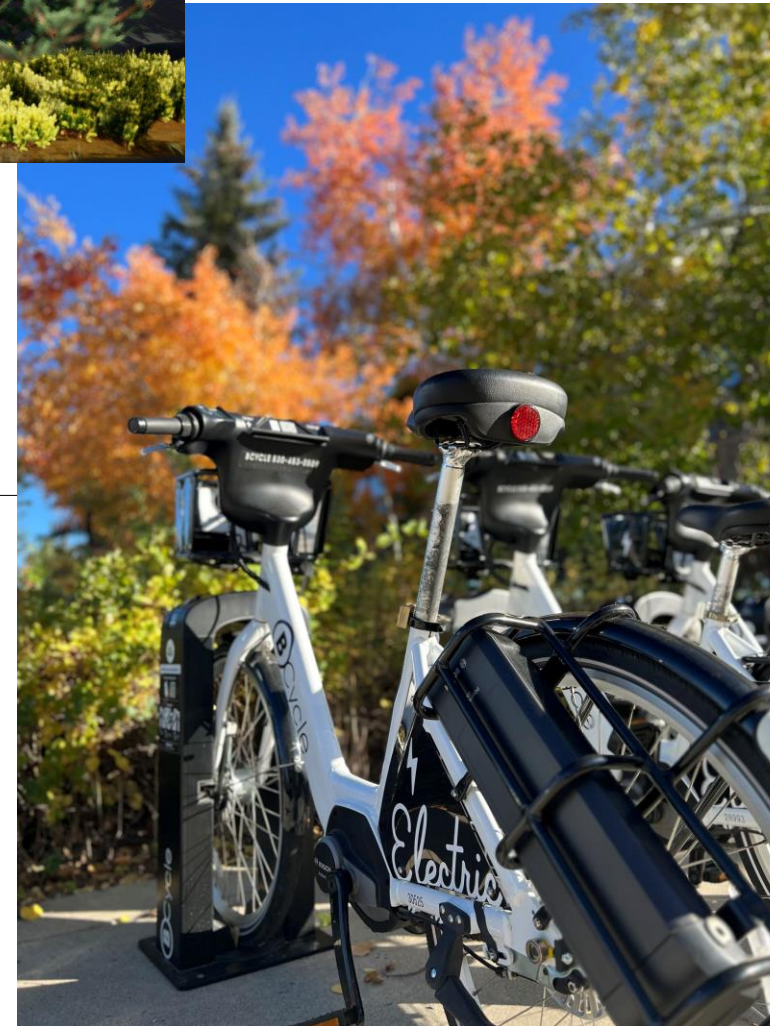


Forest Fuels Utilization





INVEST IN **KEY INFRASTRUCTURE,**
COMMUNITY CONNECTIVITY,
& ECONOMIC VITALITY





Existing Building Decarbonization Roadmap



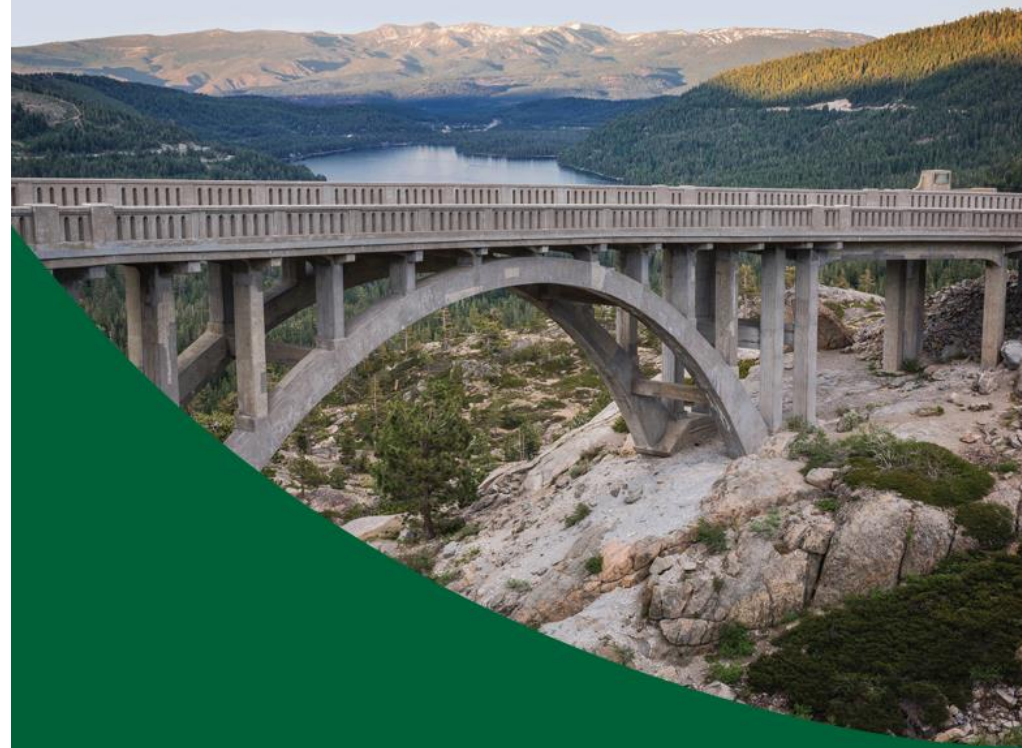
REDUCE GREENHOUSE GAS EMISSIONS & BECOME A LEADER IN ENVIRONMENTAL SUSTAINABILITY



CTA | Climate Transformation Alliance



IDEA Action Plan



TOWN OF
TRUCKEE

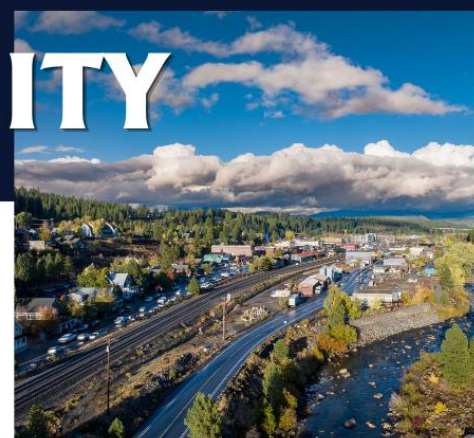
Spring 2026
Approved by Truckee Town Council



ENHANCE **COMMUNICATION**
& **PUBLIC OUTREACH**



2026 STATE OF THE COMMUNITY



TRUCKEE COMMUNITY BLOCK PARTY



SEPTEMBER 17TH | 5PM TO 7PM

VISIT:

[TOWNOFTRUCKEE.GOV/BLOCKPARTY](https://townoftruckee.gov/blockparty)

- Food Trucks
- Live Music & Performances
- Local Art
- Raffles
- Free Games, Crafts & Face Painting
- Extended Hours for Downtown Shopping
- Free Neighborhood Shuttles
- A Chance to Connect with Local Non-Profits, Special Districts & Service Providers

