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DEPARTMENT OF HOUSING & COMMUNITY SERVICES

NEVADA COUNTY BOARD OF SUPERVISORS Board Agenda Memo

MEETING DATE: October 28, 2025

TO: Board of Supervisors

FROM: Tyler Barrington, Housing and Community Services Director

SUBJECT: Informational presentation regarding the Pacific Crest Commons affordable housing development, a 55-unit affordable housing project for low-income residents in the Town of Truckee - District V.

RECOMMENDATION: Accept the presentation.

FUNDING: Program design is supported by County general funds set aside for workforce housing affordability. This presentation is informational, and future items will be brought to approve program expenditure and budget amendments if needed.

BACKGROUND: The planned Pacific Crest Commons housing development is located on a 1.7-acre property commonly referred to as the “Old CHP” site, situated on the corner of State Highway 89 and Donner Pass Road, within the town limits of Town of Truckee. The housing development will be comprised of two, three-story buildings providing 55 units of multi-family housing, including a mix of studio (11-units), one- (16-units), two- (14-units) and three- (14-units) bedroom apartments affordable to households earning 30%-80% of the area median income, with 10 homeless set aside units. The project will be receiving rental assistance in the form of HUD Section 8 Project-based Vouchers. The project financing includes state funding from the No Place Like Home (NPLH), Infill Infrastructure Grant (IIG) and Local Government Matching Grant (LGMG) programs of the State Department of Housing and Community Development. In addition, the project received local match gap financing from the County, Town of Truckee, the Regional Housing Authority and the Martis Fund. This local gap financing assisted in the project receiving Low-Income Tax Credits that were awarded in late 2024.

Construction commenced in June 2025 and is expected to be completed in November 2026. The two three-story buildings consist of modular units that are built off site and connected to create a cohesive unit. This project is a great example of the Regional Housing Authority utilizing a government surplus property and leveraging a variety of funding sources including collaborating with governmental and non-governmental agencies to bring an important project forward that will

serve the needs of the Truckee community.

Initiated/Approved by: Tyler Barrington, Housing and Community Services Director