

Pacific Crest Commons



**NEVADA
COUNTY**
CALIFORNIA

**Health & Human
Services Agency**

PROJECT DETAILS

- **Developer:** Regional Housing Authority/Truckee Pacific Crest Associates
- **Project Location:** 10079 State Highway 89, Truckee, CA
- **Property Size:** 1.7-acres
- **Former CHP Site:** Excess Sites Program/Surplus Lands Act
- **Town Zoning:** Corridor Mixed Use 12-24 (DU per Acre)
- **Entitlement Process:** State Dept. of General Services-Approval Agency
- **CEQA:** Exemption Section 15332, In-fill Development Project



PROJECT DETAILS

- **Project Details:**
 - 55-multi-family units
 - Two buildings, three stories*
 - *Off-site Pre-fab Built Units (Autovol- Nampa, ID)
 - Building 1: 25 units; Building 2: 30-units
 - 100% Affordable to 30-80% AMI
 - 10 Homeless set aside units (30% AMI)
- **Access:**
 - Primary State Highway 89; Secondary: Donner Way
 - 79-surface parking spaces
- **Project Amenities:**
 - 3,450 sq. ft of common area on ground floor Community Space, Office Space, Meeting Room (Building 1).
 - Playground, Picnic Area, Public Art Space
 - Laundry and Storage Areas (both buildings)



PROJECT FUNDING

- **Tax Credits and Bonds**

- Tax Credit Financing \$16,107,934 (PNC Bank)
- Permanent Loan - Tax-Exempt A Bonds \$6,700,000 (Citibank)

- **State Funding (HCD)**

- No Place Like Home (NPLH): \$2,688,468
- Excess Sites Local Gov. Matching Grants Program (LGMG): \$6,200,000
- Infill Infrastructure Grant (IIG) \$1,089,130

- **Local Match Funding**

- Town of Truckee \$1,207,722
- Martis Fund \$1,000,000
- Nevada County \$207,722
- Regional Housing Authority \$300,000

- **Other**

- Deferred Developer Fee \$ 2,310,543

- **TOTAL SOURCES OF FUNDS \$ 37,811,523**







3 Owners

Solutions are hungry, but we take pride in precision. We're empowered to build innovative processes and build standards that are the best of the best. Collectively we align around a common goal: to become the most successful. Only through teamwork will we achieve greatness.

2 Family Members

Businesses practice self-care and care for each other. Our mindset is positive, peaceful, and inspired. We are driven towards quality - not only for ourselves, but for the families our product touches. United we stand proud to our name, and together we unite around our mission. We are a family of our own choosing.

1 Game Changers

By making smart construction brilliant, we are actively building the roots of modern-day building technology. We aim for precision builds, reduced waste and faster timelines; reducing housing costs for future residents and their families. Our collective passion for seeking forward movement is humanity changing the game by making housing affordable where it's needed the most.

Our Mission

Autovoi is committed to building top-quality, affordable housing by empowering, devoted to savvy Solution partners with the in automation building off-site volumetric construction.



CONSTRUCTION TIMELINE

- Construction: 379 days, 6/2/25
 - Site Work- 246 days, 6/2/25
 - Building 1: 7/17/25
 - Exterior: 240 days, 8/25/25
 - Interior: 253 days, 10/13/25
 - Temp Cert. of Occupancy, 9/30/26
 - Building 2: 9/1/25
 - Exterior: 268 days, 9/1/25
 - Interior: 249 days, 11/3/25
 - Temp Cert. of Occupancy, 10/15/26
- Close Out: 20-days, 10/16/26
 - Final Cert. of Occupancy, 11/12/26





Progress as of October 16, 2025



Architectural Rendering