Pacific Crest Commons

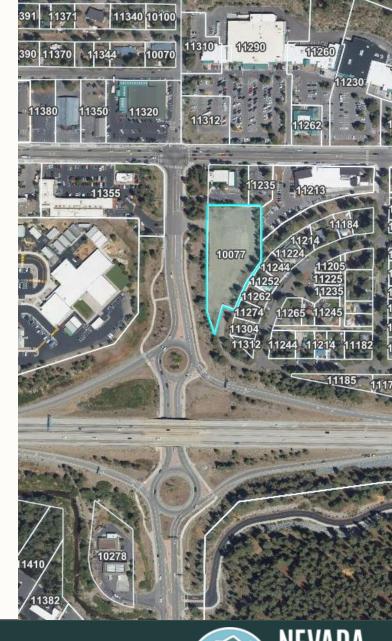




Health & Human Services Agency

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











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





