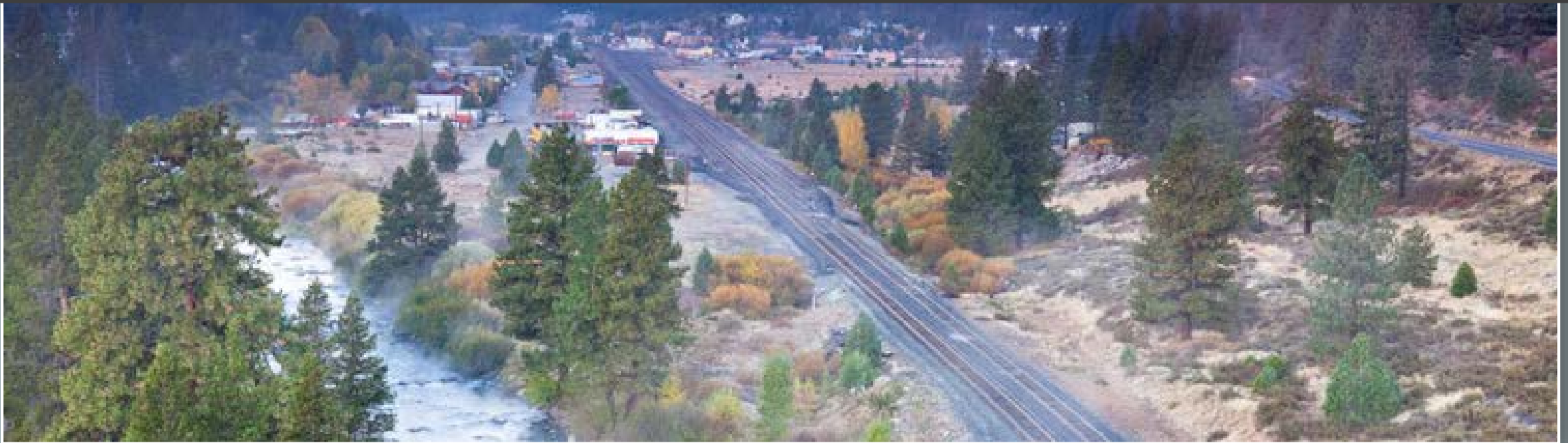


# TOWN OF TRUCKEE AFFORDABLE HOUSING



**AUGUST 13, 2019  
DENYELLE NISHIMORI,  
COMMUNITY DEVELOPMENT DIRECTOR**

# Key Housing Strategies

- **Strong sense of community**  
– people want to live, work & invest in Truckee
- **General Plan goals, policies, actions to guide housing**
- **Leverage authenticity / uniqueness**





# Key Housing Strategies

- **Partnerships**
- **Continued infrastructure investment**
- **Willingness to adapt (change what isn't working, try something new)**



## Key Housing Strategies

- **Housing work program to prioritize staff time**
- **Dedicated staff**
- **Inclusionary & workforce housing requirements**
- **Next up: Truckee 2040 (General Plan Update)-  
+new design standards, 2014-2027 Housing  
Element with program to upzone over RHNA  
requirements**





# Coburn Crossing

- **Approved Jan 2017**
- **138 rental apartments**
- **114 room hotel**
- **388 parking space**
- **10.35 acre site**





# Coburn Crossing



- **Started construction August 2018**







# Coburn Crossing



# Coburn Crossing Web Cam





- 1.66 acre site

# Coldstream





# Coldstream



- **Approved November 2017**
- **48 rental apartments**
- **112 parking spaces**
- **\$10.7 State grant**
- **Low- & VL income**



# Grocery Outlet





## Fitness Gym



## Pioneer Commerce Center

## 9 unit apartment building





# The Village at Gray's Crossing







NORTH WEST VIEW



SOUTHWEST PERSPECTIVE



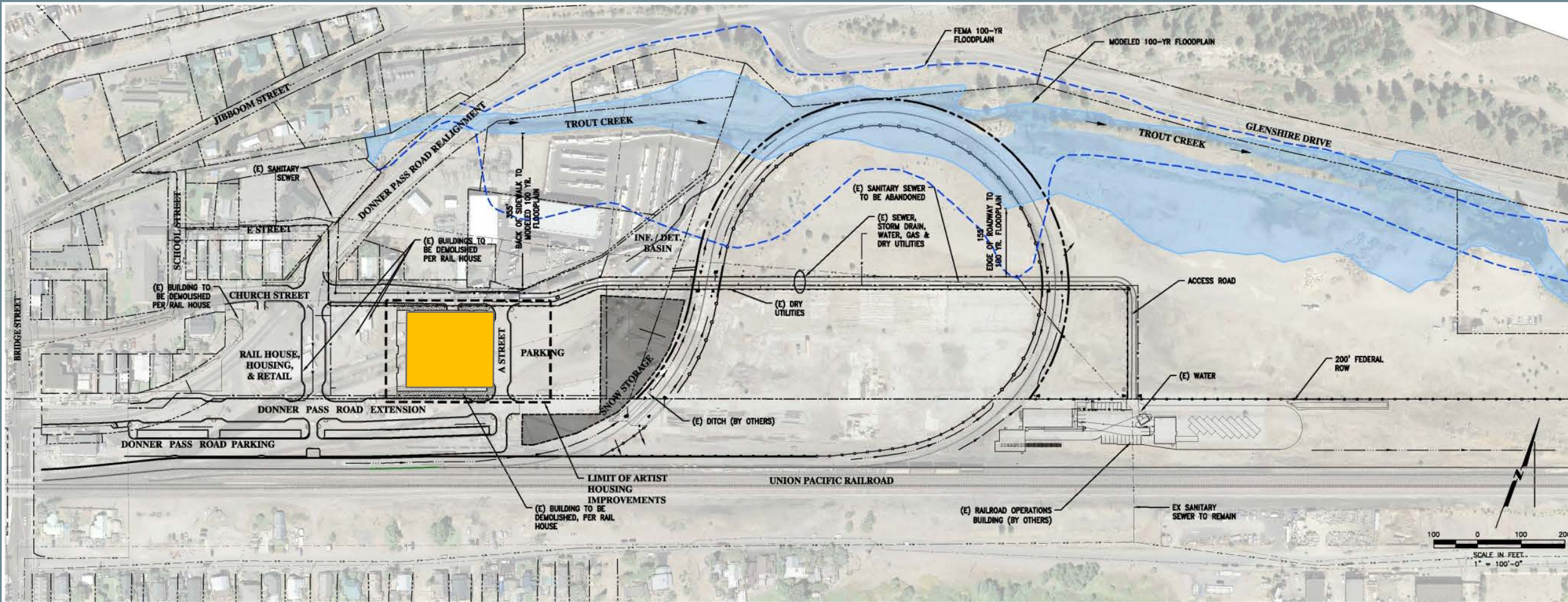
NORTH EAST VIEW



# The Village at Gray's Crossing

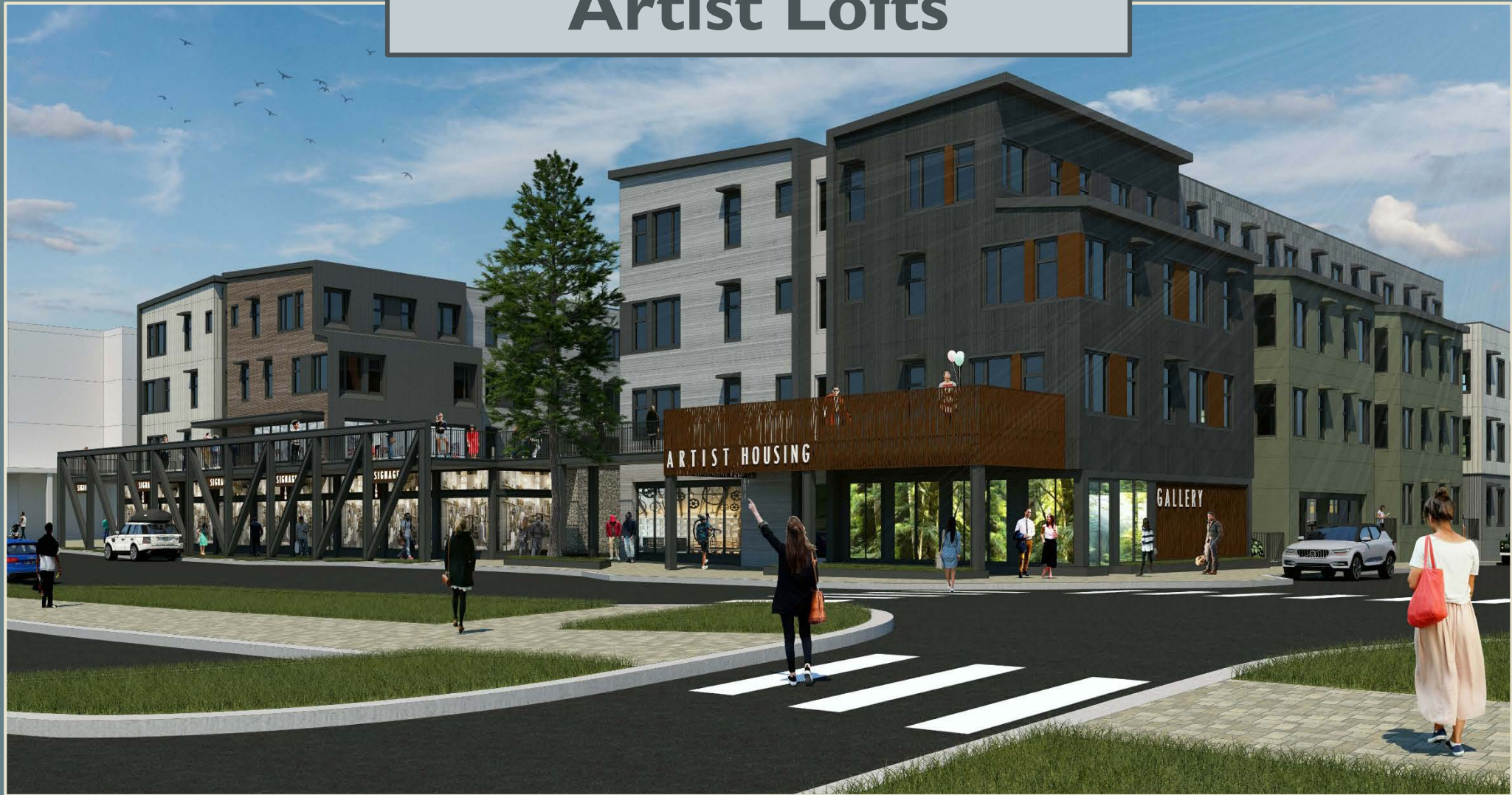


# Artist Lofts





# Artist Lofts



- 77 low income (80% AMI & below) rental units
- \$1.65 M Town loan



**Thank you**

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