

**Approved Regional Affordable Housing Pipeline**  
 Completed, Currently Underway, or Approved, but Not Started  
 as of December 11, 2018



	Name of Project	Description/Location/Jurisdiction	Acres	Total # of Units	Total # of Affordable Units	Very Low-Income (<50% AMI)	Low-Income (51% - 80% AMI)	Moderate Income (up to 120% AMI)	Above Moderate Income (up to 195%)	Local/Deed Restricted	Status of Project
Completed	Quality Automotive	1 deed restricted, locals workforce housing unit above new auto repair shop marketed to shop employees on Donner Pass Rd (Town of Truckee).	0.84	2						1	Completed Summer 2018.
	<b>Totals</b>									1	
Currently Underway	Railyard Master Plan - Truckee Artist Lofts	90 multi-family units: 76 units for low- and very low-income, 5 units for moderate-income, 8 market rate units, 1 manager's unit in downtown Truckee (Town of Truckee).	1	90	81	38	38	5		1	Approved, Phase 1 has started.
	Coburn Crossing	138 multi-family units: 132 deed restricted for locals plus 6 workforce housing (low and moderate income) units near Truckee Cemetery (Town of Truckee).	10.37	138	6		3	3		132	Approved & under construction. Building permit issued.
Approved, but Not Started	Homewood CEP Project	13 employee housing units with 55-year deed restriction in Homewood (Placer County).	101.3	244	13		13				Approved, Unbuilt
	Martis Valley West	61 workforce housing required for new full-time equivalent (FTE) employees in Martis Valley (Placer County). 47 units will be built. Developer will pay the County \$585,000 to fully satisfy the remainder of its obligation. <b>ON HOLD</b>		760	0	TBD	TBD	TBD			Approved, Unbuilt (Under Litigation)
	Meadow View Place	56 units for employee housing in Martis Valley (Placer County) was approved. Received Affordable Housing and Sustainable Communities (AHSC) Program Grant	5	56	56		56				Approved, Unbuilt
	Hopkins Ranch	40 low- to moderate income units with 30-year deed restriction on each unit at closing in Martis Valley (Placer County).	282.3	50	40	TBD	TBD	TBD			Approved, 10 units Built
	Northstar Highlands II	32 workforce housing units on Highlands View Rd (Placer County). Sawmill Heights credit.	1245.9	516	32		32				Approved, Unbuilt
	Pioneer East	8 deed restricted units in Pioneer Center (Town of Truckee).		8	8			8			Approved, Unbuilt
	Coldstream Specific Plan (PC1)	48 units of low and very low income housing in Western Gateway to Truckee near Highway 80 (Town of Truckee)		300	48	29	19				Approved, Unbuilt
	Mother's Nature Employee Housing	Conversion of an existing ten room motel into 8 employee housing units and one manager's unit in Tahoe City (Placer County)	0.25	9	8	TBD	TBD	TBD			Approved, Unbuilt
	Tahoe City Marina	Conversion of existing commercial space into 10 residential units (Placer County).	3.2	10	8			8	2		Design Review
	Tahoe Expedition Academy	Private School (will accommodate 37.12 FTE)			TBD						Approved, Unbuilt
	Tahoe City Lodge	Lodging, commercial uses (will accommodate 19.99 FTE)			TBD						Approved, Unbuilt
	Plump Jack	Redevelopment of existing lodging units, commercial uses (will accommodate 5.88 FTE)			TBD						Approved, Unbuilt
	Grocery Outlet	Option 1: Construct two, one-bedroom and one, two-bedroom rental apartment units. Prior to building permit final, record a deed restriction on all three units that limits rent to low income households earning 80% of the area median income based on Nevada County income limits Option 2: Construct two, one-bedroom and one, two-bedroom rental apartment units. Prior to building permit final, record a deed restriction that limits rent for one unit to very-low income households (50% of the area median income), one unit to low income households (80% of the area median income), and one unit to moderate income households (120% of the area median income) of the area median income based on Nevada County income limits.	1.57	3	3	TBD	TBD	TBD			Approved, Unbuilt
				<b>Totals</b>	<b>2,184</b>	<b>303</b>	<b>67</b>	<b>161</b>	<b>24</b>	<b>2</b>	<b>133</b>

Sources: Information provided by Town of Truckee and Placer County Staff