

Approved Regional Affordable Housing Pipeline
as of June 3, 2019



	Name of Project	Jurisdiction	Description/Location	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/Notes						
Completed	Quality Automotive	Town of Truckee	1 deed restricted, locals workforce housing unit above new auto repair shop marketed to shop employees on Donner Pass Rd.	0.84	2						1	Completed Summer 2018.						
	Totals											1						
Currently Underway	Railyard Master Plan - Truckee Artist Lofts	Town of Truckee	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.	1	90	81	38	38	5		1	Approved, Phase 1 has started.						
	Coburn Crossing	Town of Truckee	138 multi-family units: 132 deed restricted for locals plus 6 workforce housing (low and moderate income) units near Truckee Cemetery.	10.37	138	6		3	3		132	Approved and under construction. Building permit issued.						
	Tahoe City Marina	Placer County	Conversion of existing commercial space into 10 residential units.	3.2	10	8			8	2		Approved and under construction.						
Approved, but Not Started	Meadow View Place	Placer County	56 units for employee housing in Martis Valley was approved. Received Affordable Housing and Sustainable Communities (AHSC) Program Grant.	5	56	56		56				Approved, Unbuilt, Grant Secured.						
	Hopkins Ranch	Placer County	40 low- to moderate income units with 30-year deed restriction on each unit at closing in Martis Valley.	282.3	50	40	TBD	TBD	TBD			Approved, 10 units Built						
	Northstar Highlands II	Placer County	32 workforce housing units on Highlands View Rd. Sawmill Heights credit.	1245.9	516	32		32				Approved, Unbuilt						
	Tahoe Expedition Academy	Placer County	Private School (will accommodate 10 FTE).									Approved, Unbuilt						
	Tahoe City Lodge	Placer County	Lodging, commercial uses (will accommodate 2.46 FTE).			TBD						Approved, Unbuilt						
	Alpine Sierra	Placer County	47.3 acres, includes 38 units and is required to accommodate 6.27 employees.	47.3	38	TBD	TBD	TBD	TBD			Approved, Unbuilt						
	Homewood CEP Project	Placer County	13 employee housing units with 55-year deed restriction in Homewood.	101.3	244	0	TBD	TBD	TBD			Approved, Unbuilt						
	Pioneer East	Town of Truckee	8 deed restricted units in Pioneer Center.		8	8			8			Approved, Unbuilt						
	Coldstream Specific Plan (PC1)	Town of Truckee	48 units of low and very low income housing in Western Gateway to Truckee near Highway 80.		300	48	29	19				Approved, Unbuilt						
	Grocery Outlet	Town of Truckee	Two options under consideration. 3 - 4 apartment units with deed restrictions for very-low, low, and moderate income households.	1.57	3	3	TBD	TBD	TBD			Approved, Unbuilt						
On Hold	Plump Jack	Placer County	Redevelopment of existing lodging units, commercial uses (will accommodate 5.88 FTE)			TBD						Approved, Unbuilt						
	Village at Squaw Valley	Placer County	14.7 acres with a total unit count of 386. Must accommodate 287 employees plus replace the accommodations for 99 employees.	14.7	386	TBD	TBD	TBD	TBD			Under litigation						
	Martis Valley West	Placer County	61 workforce housing required for new full-time equivalent (FTE) employees in Martis Valley. 47 units will be built. Developer will pay the County \$585,000 to fully satisfy the remainder of its obligation.		760	0	TBD	TBD	TBD			Approved, Unbuilt (Under Litigation)						
	Mother's Nature Employee Housing	Placer County	Conversion of an existing ten room motel into 8 employee housing units and one manager's unit in Tahoe City.	0.25	9	0	TBD	TBD	TBD			Approved, Unbuilt						
Totals											2,610	282	67	148	24	2	133	

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