



13 - 12th Avenue South  
Nampa, Idaho 83651

Office: (208) 461-0022  
Fax: (208) 461-0033

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CONTACT: L. Andrea Clark  
Vice President – Special Projects  
Pacific West Communities, Inc.  
[aclark@qnet.com](mailto:aclark@qnet.com) 760-920-1162

### PACIFIC WEST COMMUNITIES, INC. SELECTED TO DEVELOP WORKFORCE HOUSING IN TAHOE VISTA

Workforce housing developer Pacific West Communities, Inc. has been selected by the Mourelatos Family and Placer County to pursue development of North Lake Tahoe's first workforce housing project. For the past several years the Mourelatos family has been diligently working to facilitate the development of workforce housing on their 12-acre property located just west of National Ave. off of Toyon Rd. & Grey Lane in Tahoe Vista. "We are very excited to have an opportunity to make this important project a reality," stated Caleb Roope, President and CEO of Pacific West Communities, Inc.

The proposed project, formerly know as Cedar Grove, has been in the planning stages for several years but development approvals from the Tahoe Regional Planning Agency (TRPA) and Placer County have not yet been obtained. Pacific West Communities, Inc. intends to redesign the development with the benefit of community input, and facilitate project approvals in the coming year. According to property owner and active business owner Alex Mourelatos, "the selection of Pacific West Communities, Inc. is an opportunity

to reinvigorate the project, reintroduce it to the community and provide a fresh approach to a difficult and complicated development – we’ve even renamed the project Vista Village to signify this exciting fresh start.”

Pacific West Communities, Inc. is a real estate development and financing firm specializing in the construction and rehabilitation of workforce housing throughout the Rocky Mountain region and the West. Roope has managed the development and construction of over forty multi-family and senior citizen housing projects over the past twelve years in the western states of California, Arizona, Montana, Idaho, Nevada, Colorado and Wyoming. “Building housing for the segment of the population that needs it most is what I enjoy doing and I feel incredibly fortunate that I can make a living doing so,” Roope states. “Communities such as Tahoe Vista and others on the North Shore have a great need for housing that is priced for working individuals and families – it’s what keeps rural communities healthy,” he adds.

Vista Village, as a housing development that will likely provide both rental and purchasable housing that is affordable to Tahoe’s workforce, fits the development model that is a specialty of Roope and his company. Pacific West Communities, Inc. voluntarily develops workforce housing by combining a variety of non-traditional financing resources to creatively bring housing solutions to communities with great affordable and workforce housing needs. With a special focus on rural areas and, most recently gaining competence in resort communities and high cost areas such as Jackson Hole, Truckee, Mammoth Lakes, Flagstaff, AZ. and the Colorado Rockies, Pacific West Communities, Inc. fills a much needed housing niche in a variety of unique communities and environments.

A final plan for Vista Village has not yet been finalized. L. Andrea Clark, Vice President – Special Projects for Pacific West Communities, Inc., is leading the effort to receive community input on the development prior to finalizing the plan. “Before we settle on just how many housing units we will develop, what the number of rental and for-sale housing units will be, the size and configuration of the units, we need to hear from the public. We rely on our experience in other communities to provide a basic understanding of resort communities and their needs, but each community is different and we want to ensure our developments reflect what we learn from a genuine and concerted listening effort,” Clark states.

The “listening effort” Clark refers to involves talking with community leaders and property owners, as well as providing opportunities for the workforce to voice their opinion and tell their stories. The first such public meeting will be held on October 11, 2006 at 6:00 p.m. in the Kings Beach Elementary School Auditorium. Additional information on Pacific West Communities, Inc. and the Vista Village Public Outreach Meeting on October 11<sup>th</sup> can be viewed at [www.tpchousing.com](http://www.tpchousing.com).

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