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WORKFORCE HOUSING DEVELOPER HELPS CITY RECEIVE FIRST GRANT FROM THE CALIFORNIA HOME INVESTMENT PARTNERSHIP PROGRAM

Idaho based developer Caleb Roope is pursuing the City of Bishop's first workforce housing development. Mr. Roope worked with the City of Bishop to submit a \$2.2 million grant application in August 2005, and the City recently received notice that the Home Investment Partnership (HOME) Program funded the grant request that will enable the construction of 12 apartments that will be affordable to Bishop's workforce. "I'm thrilled to be able to bring this much needed project to Inyo County and the City of Bishop," stated Mr. Roope.

Caleb Roope is the Principal of Pacific West Communities, Inc., a company founded as a real estate development and financing firm specializing in the construction and rehabilitation of workforce housing throughout the Rocky Mountain region and the West. Mr. 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,” Mr. Roope states.

“Communities such as Bishop have a great need for housing that is priced for working individuals and families – it’s what keeps rural communities healthy,” he adds.

The \$2.2 million grant award is provided to the City of Bishop who would then loan the money to Mr. Roope’s development company, Pacific West Communities, Inc., to develop twelve workforce housing units. Mr. Roope is then responsible for obtaining the two other necessary financing resources from California state finance agencies that administer programs for workforce housing projects. With the award of the \$2.2 million in grant funds, Mr. Roope will move forward with the planning of a twelve-unit housing development in conjunction with the City of Bishop to ensure the project meets the community’s needs.

This Grant award comes along with news that Mr. Roope will partner with Mammoth Lakes Housing, Inc. (MLH) and the Town of Mammoth Lakes on a third housing project in Mammoth Lakes. The Town of Mammoth Lakes received a \$5 million grant award from the HOME program to develop a 32-unit housing project with Pacific West Communities, Inc. The first project the Town, MLH, and Pacific West Communities, Inc. partnered on is nearing completion on Old Mammoth Road adjacent to Snowcreek Athletic Club. “The Aspen Village at Mammoth Creek project has been a challenge for the development team, but work is progressing as quickly as possible and we are all thrilled about the recent grant awards to the Town of Mammoth Lakes and the City of Bishop,” comments Mammoth Lakes Housing, Inc. Executive Director L. Andrea Clark. “Without the experience of Pacific West and their good reputation with the State

HOME grant program, the Eastern Sierra would not be able to compete against some of the larger, more poverty stricken regions in the state,” she added.

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, and the Colorado Rockies, Pacific West Communities, Inc. fills a much needed housing niche in a variety of unique communities and environments.

According to Mr. Roope the twelve unit project proposed on a .5 acre property on Willow Street in the City of Bishop will have an on-site, 24-hour, live-in manager to ensure the apartments are not overcrowded with multiple families in a unit. “Our properties only allow 2 people per bedroom, so no family larger than 4 people can live in a 2-bedroom apartment,” Mr. Roope explains. “In addition,” Mr. Roope clarifies, “all tenants are required to pay rent and will be evicted if they fail to pay rent or follow any of the many house rules, including maintenance of occupancy standards.”

According to California State Law, a developer would be entitled to build 15 units on the property that is zoned for 12 units because he is building workforce housing. State law also requires that the City of Bishop grant zoning concessions such as variances for set-backs and reductions in parking. However, Mr. Roope claims he will live within the City’s zoning code and develop the 12 apartments to local standards. “I think it’s

appropriate for the neighborhood that we develop to the City's standards rather than request the State's density bonus and other required standards," Mr. Roope explains.

"Bishop is unique from the other rural communities I've worked in because of the limited land resources," Mr. Roope comments. "This twelve unit project is much smaller than most developments my company undertakes but the limited land availability prevents large scale development – I think this small project will be appropriate for the community and I look forward to working with the City," Mr. Roope added in closing.

The City of Bishop will hold two additional public hearings to allow for public dialogue with the developer and City regarding the project.

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