

SIERRA SUN

News

Sports

Your Town

Community

Obituaries

Opinion

Reader Advisory

Special Sections

Events Calendar

Tahoe World

Real Estate

Classifieds

Write the Editor

Journey to Japan

Photo Gallery

SERVICES

Today's Ads

Archives

Subscribe

RSS Feeds

Email Headlines

Legal & Public
Notices

Autos

Jobs

Yellow Pages

I-80 Web Cam

SPOTLIGHT
**HELP MAKE THIS
PAPER GREAT!**

**SPECIAL
SECTIONS**

Sierra Nevada

Weddings

Best of Truckee
2006

Real Estate

Truckee Visitor
Guide

Dining Guide

Homestyle
Magazine
NEWSPAPERS
Lahontan Valley
News

Nevada Appeal

Search:

[Classifieds](#) | [Place an Ad](#)

August 7, 2006

Is supply catching up to demand for affordable housing?

By Sierra Countis
Sierra Sun, scountis@sierrasun.com

August 4, 2006

 [Comments \(0\)](#)
 [Print](#)
 [Email](#)

With the Town of Truckee Planning Commission's go-ahead on the Alder Drive workforce housing project on Tuesday and construction moving quickly across the road at Gray's Crossing, more affordable housing options are on the horizon.

The Alder Drive apartment project, also known as Frishman Hollow, will initially see eight four-plex buildings, with a total of 32 rental units. When the project is completed, there will be 60 to 70 units.

Meanwhile, across Highway 89 north near the Interstate 80 interchange, construction crews at Gray's Crossing have been busy this week as pre-fabricated modular apartments are being set onto concrete foundations. The Gray's Crossing affordable housing project is a joint effort between developer East West Partners, Pacific West Communities, and the town to construct 92, two and three-bedroom rental units.

"They're setting [the modular units] as we speak," Rick McConn, project manager for Gray's Crossing, told town officials on Tuesday.

Caleb Roope, president and CEO of Pacific West Communities, said the introduction of modular technology is a less expensive way to build.

"It can still look very beautiful," Roope said, adding that a building will be in place by the end of the week.

McConn said the Gray's Crossing apartments will be ready for occupancy by April.

Supply and demand

Existing multi-family housing in Truckee — such as Truckee Pines, Sierra Village, and River Village — currently offer rent-restricted units, but come with waiting lists of typically more than a year, said Rachelle Pellissier, executive director of the Workforce Housing Association of Truckee Tahoe.

Doreen Plasse, Intero Real Estate property manager, told planners that she has seen a need for more affordable two-bedroom rental apartments geared toward young people just starting out or couples trying to start a family in the area.

"I have 20 calls a day," whenever there is an available listing for a one- or two-bedroom unit, Plasse said. "We need 50 more projects like [Frishman Hollow]."

Truckee resident Evan Langfeldt told planners he has a friend who recently moved to Truckee from San Francisco and pays more in rent living in town than she did living in the city. He said he supported the Frishman Hollow affordable housing.

"If you're living there it doesn't necessarily mean that you live in a slum," Langfeldt said.

Pellissier said Frishman Hollow will give the local workforce a place "to live in dignity."

Andrea Clark, vice president and special projects for Pacific West Communities, said the company wanted to "create an intimate neighborhood street" type of atmosphere in Frishman Hollow.

New affordable housing units are being built at Gray's Crossing. These units are pre-fab and are now being placed on their foundations using cranes.

Ryan Salm/Sierra Sun


[Click to Enlarge](#)
[Browse and Buy Sierra Sun Photos](#)

Can I qualify?

To be eligible for the Frishman Hollow apartments potential applicants must earn 50 to 60 percent of the median income in Nevada County, as determined by the California Department of Housing and Community Development, Pellesier said.

“They can’t make above that to qualify,” she said.

Pellissier said the income restriction means the renter is “not spending any more than 30 percent of their gross income on housing costs, which includes not just rent but utilities.”

The median income is calculated based on household size, and changes yearly. The 50 to 60 percent income percentile falls in between the very low income bracket (31 to 50 percent) and low income (51 to 80 percent).

The Gray’s Crossing apartments will also have the same median income requirements, according to McConn.

Pellissier said that once the Gray’s Crossing units are finished a property manager will most likely use a lottery or a first-come, first-serve method to decide who the apartments will be rented to. There are stipulations to offer housing to staff in certain scenarios, but “I doubt Gray’s Crossing can do that,” she said. “They’d be treated just like anyone else.”

ADDING IT UP

- According to the California Department of Housing and Community Development’s income limits for 2006 for a family of four living in Nevada County:
Very low income: \$32,100 median income
Low income: \$51,350 median income
Median income in the area: \$64,200
- For more information about CDHC check out their Web site, www.hcd.ca.gov.

 [BACK](#)  [TOP OF PAGE](#)

[Privacy Policy](#) | [Advertise](#) | [Contact Us](#) | [Archives](#) | [Classifieds](#) | [Subscribe](#) | [Site Map](#) | [RSS Feeds](#) 

Visit our other [news and portal sites](#).

All contents © Copyright 2006 sierrasun.com
12315 Deerfield Drive - P.O. Box 2973 - Truckee, CA 96160