



**Dollar Creek Crossing
North Lake Tahoe
Placer County**

RELATED

 **PACIFIC
WEST
BUILDERS**

YHIA
ARCHITECTS

Central Valley Coalition for Affordable Housing

Dinsmore Sierra, LLC



we build complete communities





Local Experience

PLACEMAKING IS OUR PASSION

ABILITY TO EXECUTE

WORLD-CLASS INFRASTRUCTURE

THE RELATED DIFFERENCE

COMMITMENT TO EXCELLENCE

GLOBAL ACCESS TO CAPITAL

SUSTAINABILITY & RESILIENCE



11,500+ homes built by Related

97+ affordable & mixed-income communities

Acts Cyrene Apartments	Fountains at Sierra	MLK Marcus Garvey Apts.	Pueblo del Sol I	Triada Court
Alice Court	Gardens at Sierra	MORH Housing	Pueblo del Sol II	Triada Gardens/Village
Bayview Landing	Harbor Village I	Noble Tower	Robert B Pitts	Trinity Plaza
Belmar Apartments	Harbor Village II	Northpointe	Rose Hill Courts	Via 401
Berkeley 75	Hayes Valley Apartments	Oak Center Apartments	Rosena Fountains	Via425 Apartments
Bethany Square	Hermosa Village I	Oak Village	Shield Village	Village at Sierra
Bloomington Grove/Lillian Court	Hermosa Village III	Olive Street Preservation	Solaira at Pavilion Park	Village at Willow Glen
Bloomington II	Hermosa Village IV	Paradise Creek	Somerset Glen	Village Heights
Bowen Court	Hermosa Village II	Paradise Creek Phase II	Stevenson House	Vintage Crossings
Citrea Apartments	Hillview Glen	Parkside Family Apartments	Stratford Place	Vista Alicante
City Center Senior Apartments	Hunters Point East/West	Parkside Glen	Summercrest	Vista Angelina
Coronado Terrace Apartments	Jean McKinney Manor	Paseo del Oro	Summercrest	Vista Angelina
Creekside	La Kretz Villas	Paseo Verde I	The Arbors	Vista Crest/Parkside Place
Crescent Cove	Lion Creek Crossings	Paseo Verde II	The Arbors at Vintage Crossings	Vista Terrace Hills
El Rancho Verde I	Lion Creek Crossings IV	Paseo Verde III	The Arbors at Vintage Crossings	Westbrook Apartments
El Rancho Verde II	Lion Creek Senior Apartments	Paseo Village	The Avery	Westside Courts
Espira at Parasol Park	Lion Way	Paseo Village	The Crossings	Windsor Court
Fillmore Marketplace	Luminaira at Parasol Park	Plaza at Sierra	The Curve at West Angeles	
Fillmore Marketplace	Luxaira at Parasol Park	Pradera Apartment Homes I	Three Oaks	
Five 88	Mayfield Place	Pradera Apartment Homes II	Tivoli Plaza	



Project Goals for Placer County

- **Respond to regional need for local achievable housing**
- **Create a mix of housing to serve a range of local housing needs and income levels**

PREDEVELOPMENT

DEVELOPMENT

CONSTRUCTION

Next Meetings

- May 20th 4-6pm at Tahoe City PUD
- July 19th 4-6pm at Tahoe City PUD

Financing

Secure Local Funds

Secure State/Other Funds (~3/2020)

Start Construction

The Pacific Companies was established in 1997 as a fully integrated real estate enterprise:

- Affordable Multifamily Housing
- Market-Rate Multifamily Housing
- Public School Facilities

Pacific West Communities, Inc. (Development Arm)

- 160+ affordable multifamily and senior developments
- Fills niche in high cost environments, rural areas and resort communities

Pacific West Builders, Inc. (Construction Arm)

- Specializes in energy efficient multifamily and modular construction
- Only builds Pacific Companies projects
- Reliable subcontractor relationships
- Asset Management division review





Long Term Community Partner



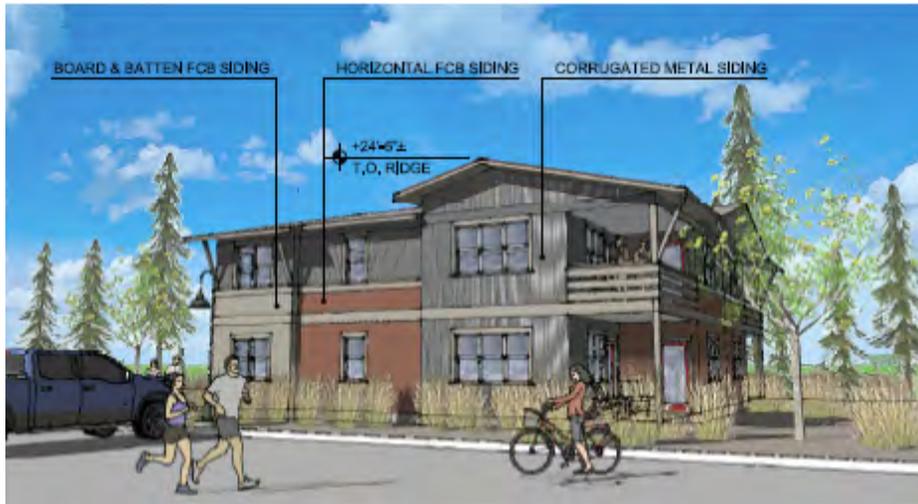
Family Friendly



Contextually Sensitive



Local Knowledge of Context, Style, and Preferences





Draft Guiding Principles

- 1. Improve housing choices in North Lake Tahoe for this and future generations by providing a mix of for-rent and for-sale housing for the local community.**
- 2. Provide housing opportunities for locals & working professionals near jobs, transit, schools and trails while reducing regional traffic impacts.**
- 3. Preserve the scenic character of the Dollar Hill Village Center and create a project of enduring value and beauty.**

Draft Guiding Principles

- 4. Create a plan for missing middle housing that is consistent with local goals and policies including the existing zoning.**
- 5. Design the project to help achieve Placer County housing objectives and provide opportunities for public input.**
- 6. Create a plan that utilizes existing driveways/intersections as access points to the extent possible and limits new traffic in existing nearby neighborhoods.**
- 7. Support the existing trail network and create improved bike and pedestrian connections to transit stops.**

Draft Guiding Principles

- 8. Create a plan that implements best forest management practices to reduce fire risk to the project and surrounding neighborhood.**
- 9. Partner with the local NGO's, Mountain Housing Council, Placer County, local business community, State Agencies and the private sector to create a model neighborhood of attainable housing and sustainable development for the region.**
- 10. Explore innovative construction techniques that are safe, attractive, code compliant and create a demonstration project for innovation and cost effective high quality design.**

Dollar Creek Crossing (For Sale Concept)



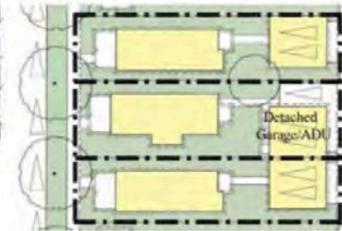
MISSING MIDDLE HOUSING

- 14 market rate single family homes that are "affordable by design"
- Grow from a 1,150SF starter home, add Garage/ADU later or build attached ADU
- Neighborhood friendly designs feature front porches with parking/garages in the back
- Narrow homes are designed to enhance tree preservation in the front & side yards
- Flex house offers many options: 2|1.5, 3|2, 2 |1.5 + ADU (attached or detached)
- 2 parking spaces/unit provided plus visitor/on-street parking
- Lots are 35' by 100' with zero lot line/duplex option

FLEX HOME DESIGN



Attached Garage/ADU



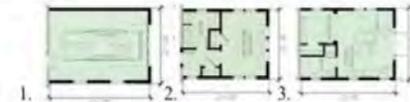
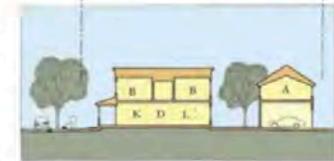
Detached Garage/ADU



Dinsmore Sierra Flex House Wolf Lyon Architects

Three Options
1. GARAGE
2. MASTER SUITE
3. ADU RENTAL UNIT

B. BEDROOM
K. KITCHEN
D. DINING
L. LIVING
A. ADU RENTAL UNIT



Option 1: A

2 bedroom, 1.5 bath

Livable space - 1,150 + sq. ft.

Option 1B:

3 bedroom, 2 bath

1,486 sq. ft.

Livable space - 1,486 sq. ft.

Front porch - 84 sq. ft.

Option 1: C

2 bedroom, 1.5 bath

Livable space - 1,150 + sq. ft.

Dollar Creek Crossing (For Sale Concept)

MISSING MIDDLE HOUSING EXAMPLES

- 1. New Urban Builders Chico - Doe Mill
- 2. Coburn, Iris Hollow - Boulder
- 3. Coburn, Miller Ranch - Eagle CO.
- 4. Portland ADU
- 5. Dinsmore South Lake Tahoe Tiny
- 6. Smart Tiny House , Bend , OR



833 Emerald Bay Rd,
 South Lake Tahoe
 Parcel Number
 023-171-09
 Feb. 1, 2019





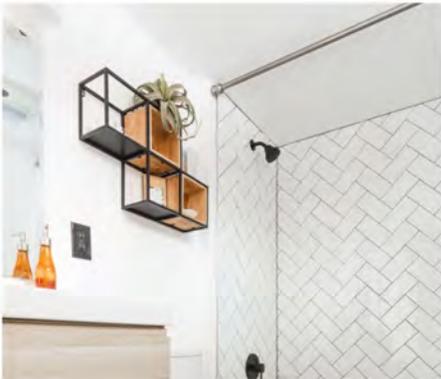
Sprout

Roommate Model



Couples Model





Local Starting Annual Salaries

Food Server	\$22,880 (plus tips)
Retail Sales Associate (~50% AMI)	\$31,200
Non-profit Outreach Assistant	\$33,280
Placer County Bus Driver II (~80% AMI)	\$51,152
Placer County Building Inspector I	\$66,815
North Tahoe Firefighter	\$69,935
TTUSD Teacher	\$53,048
TCPUD Operations Technician(~120% AMI)	\$74,324

Household Income Levels

Income Level	One Person	Two Person	Three Person	Four Person	Five Person
Extremely Low (30% MFI)	\$16,000	\$18,300	\$20,600	\$24,300	\$28,440
Very Low (50% MFI)	\$26,650	\$30,450	\$34,250	\$38,050	\$41,100
Low (80% MFI)	\$42,650	\$48,750	\$54,850	\$60,900	\$65,800
Moderate (120% MFI)	\$63,900	\$73,050	\$82,150	\$91,300	\$98,600

**NOW
\$695,000**

Regional Housing Needs

North Tahoe Housing Affordability Comparison

	2010	2015	% Change
North Tahoe Region			
Median Existing SFR Price	\$450,000	\$530,000	17.8%
Median Household Income	\$65,833	\$63,386	-3.7%
Price to Income Ratio	6.84	8.36	
California			
Median Existing SFR Price	\$256,250	\$396,250	54.6%
Median Household Income	\$57,708	\$64,500	11.8%
Price to Income Ratio	4.44	6.14	

Source: American Community Survey

Note: 5-year Census ACS data used.

TRPA Achievable Definition

Max. Area Median Income Percentage by County

	Douglas, NV	El Dorado, CA	Placer, CA	Washoe, NV
"Affordable" <i>(no change)</i>	80%	80%	80%	80%
"Moderate" <i>(no change)</i>	120%	120%	120%	120%
"Local Achievable" MULTI-FAMILY	123%	169%	140%	160%
"Local Achievable" SINGLE-FAMILY	314%	225%	216%	410%