

Low-income housing stock to increase in South Tahoe

By Kathryn Reed

A 56-unit low-income housing project was unanimously approved Thursday for South Lake Tahoe.

The Tahoe Regional Planning Agency's Governing Board signed off on development. Construction could begin in summer 2010 next to the fire station at Ski Run Boulevard and Pioneer Trail.

Pacific West Communities of Boise is the developer of the nearly \$17 million project.

Potential residents will need to make about 60 percent of the median income for El Dorado County. This is about \$25,000 for a single person and \$52,000 for a family of three.

"Fifty-two percent of our population is estimated to meet that income level," said Nancy Kerry, housing manager for South Lake Tahoe.

These units are also considered workforce housing.

Kerry expects them to be filled fast because the 76-unit Sierra Gardens project at the Y has a lengthy waiting list.

Like that project, which was developed two years ago, the new one will allow for 1.5 vehicles per unit.

The developer has agreed to be as green as possible – using LEED guidelines, pervious concrete, energy efficient windows-doors-appliances, and making it as sustainable as possible.

The next step for the developer is to secure tax credits and private financing. South Tahoe's Redevelopment Agency loaned

the project \$1.5 million and the state contributed \$2.1 million.

The city's Planning Commission mandated local contractors be used and that emphasis be put on contractors who hire locally, not just have an office here.