



# Gray's Crossing Community Facilities District Overview 2017

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# Gray's Crossing

## Gray's Crossing - Overview

- Approved with **diversified** housing over a decade ago
  - 92 unit income restricted apartment complex was built
  - Yet several large multi-family parcels remain undeveloped
  - The potential for diversified housing still exists
    - Including housing envisioned for the “missing middle”
    - A wide range of freestanding cottages, townhomes, and more (200+ units)

# Gray's Crossing

What does the Truckee Donner PUD have to do with Gray's Crossing?

- TDPUD is responsible to administer the Gray's Crossing CFD
  - Local agencies agreed to form in the early 2000s
    - TDPUD is a separate legal and financial entity from the CFD
      - CFD is not a liability of TDPUD ratepayers
- Financed water, electric, sewer, natural gas utilities; roads, storm drains, more
  - Bonds are repaid over time by property owners through a Special Tax assessment

# Gray's Crossing

## Gray's Crossing CFD – History and Current Status

- Gray's Crossing has been a challenging CFD to oversee
  - The recession of the late 2000s stalled development
    - All development agreements (related to multi-family parcels) are in default
    - Taxes are significantly delinquent on several large parcels
      - Resulting in a financial barrier to development
      - Delinquent taxes continue to accrue
- TDPUD is working on a complex work-out plan to re-start development on several vacant parcels and stabilize the bond issue

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## CFD Status

- TDPUD, the CFD, and two developers have executed a Memorandum of Understanding (MOU) to implement a plan to stabilize the bonds ... which is likely to commence development
  - All parties are anxious to continue work with the Town of Truckee, HOA, and other concerned citizens to implement a best case outcome

# Gray's Crossing Update

## Development Concept

- Quality new construction – Create a nice, livable community
  - Balance of price vs. quality
- Concept is constantly evolving – current expectation:
  - Parcel D – 40 Townhomes 100% for locals / workforce
    - 10 income restricted
    - 30 restricted to locals only, likely mid \$300's
  - The Cottages – 89 Smaller Footprint, affordable by design homes
    - 59 restricted to locals only (over 66%!), likely \$500's
  - Parcel F – 49 smaller lot size higher-end single family homes
    - No market restrictions
      - Necessary due to higher lien of Special Taxes
      - Necessary to balance the economics
        - To provide the local's restricted housing on other parcels

# Gray's Crossing Update

## Development Concept, continued

- Diversified housing opportunity
  - Current market comps for similar size homes are similar, or higher
  - Many are ~30 years old and require significant investment to return to like-new condition
- Recent housing studies support this development concept
  - 58% of unmet demand falls into the range of this project
    - 37% of unmet housing demand is for families with >120% AFMI
    - 21% of unmet demand in the 80% to 120% AFMI range

# Gray's Crossing Update



Conceptual designs – for illustrative purposes only

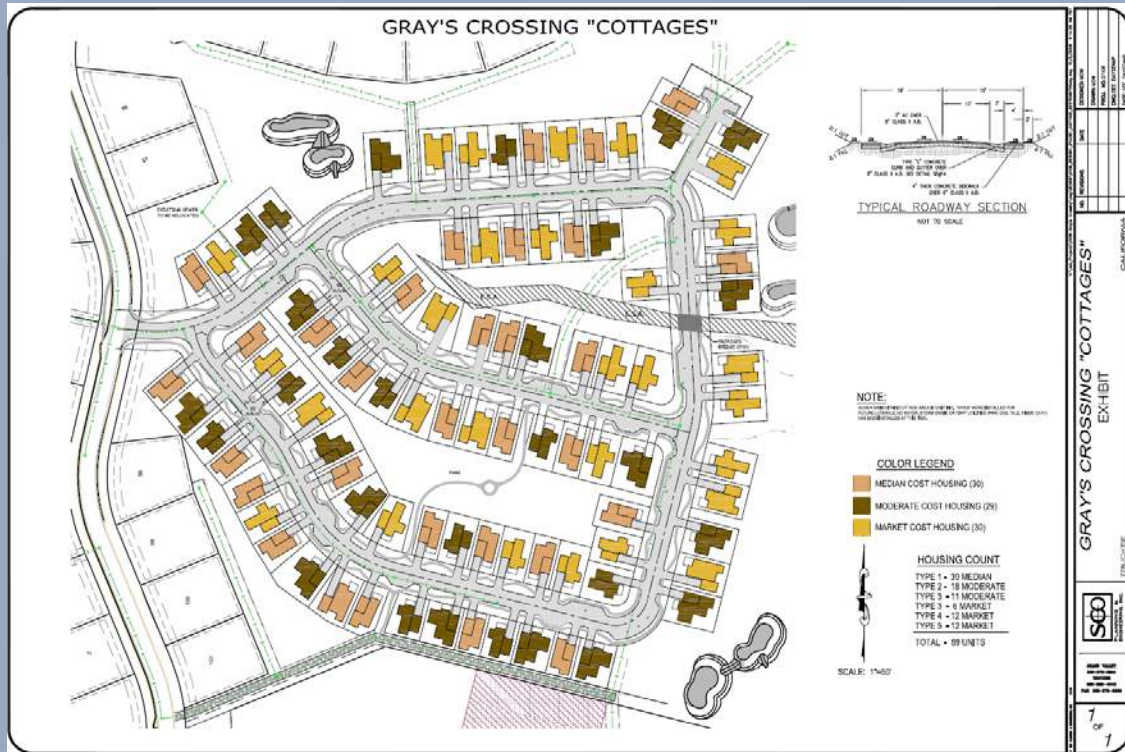


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Public Utility District

# Gray's Crossing

## Conceptual development plans

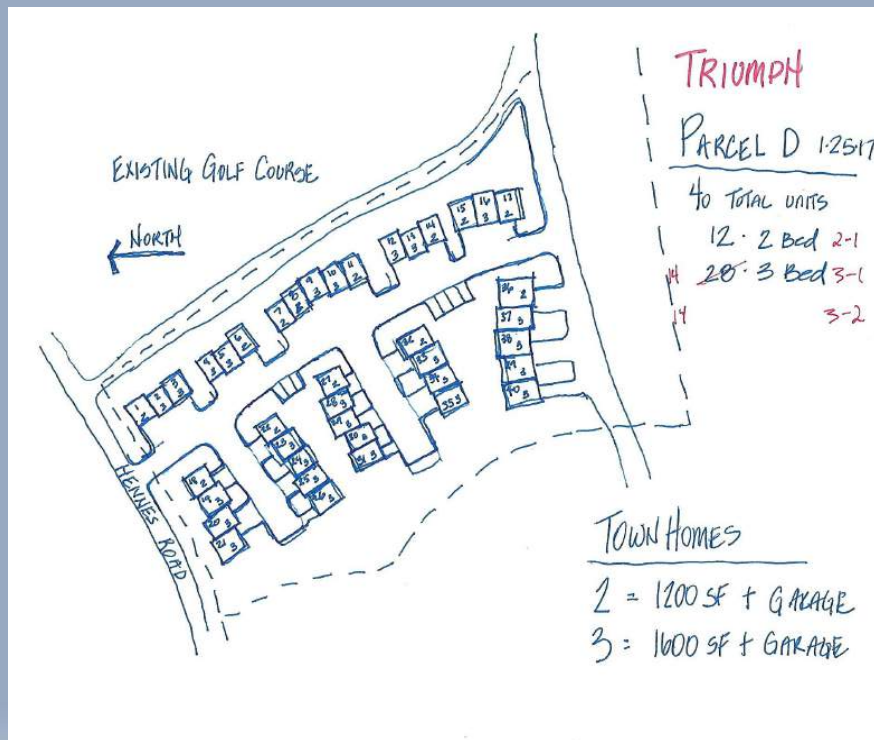
- “Cottages”



Development concept is nearly identical to original Gray's Crossing Specific Plan approval

# Gray's Crossing

- Conceptual development plans
  - "Parcel D"

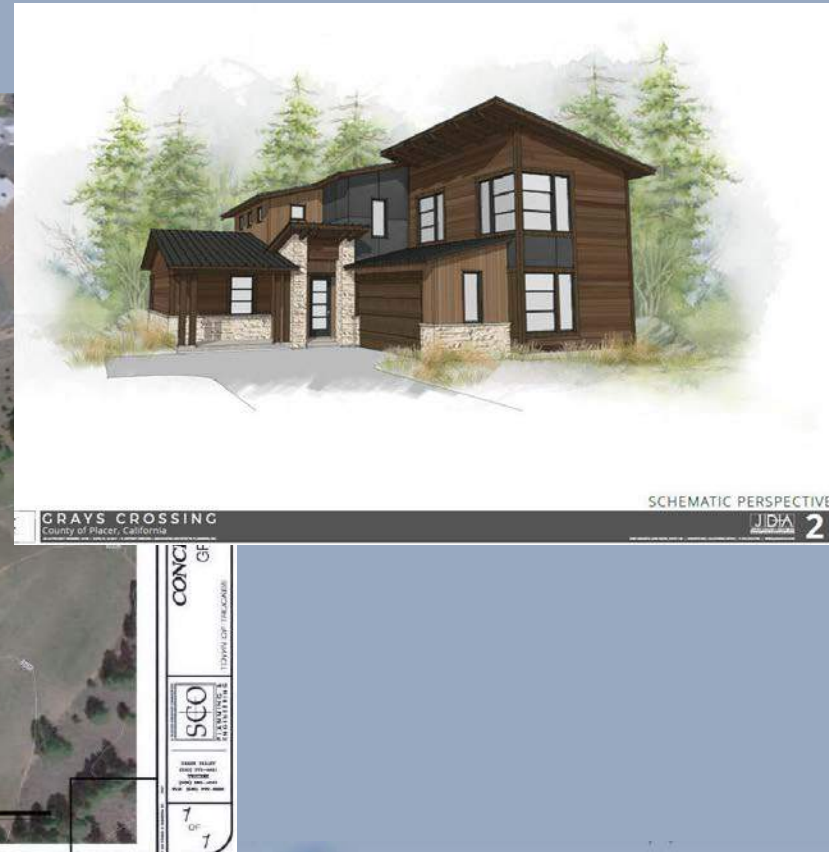


Development concept is nearly identical to original Gray's Crossing Specific Plan approval

# Gray's Crossing

## Conceptual development plans

- “Parcel F”



Development concept changes from all attached units (condominiums/townhomes) to a mix of single family residential lots and attached units

# Gray's Crossing Update

## Closing Comments

- There's significant upside potential – a sliver of hope for local's housing
  - Affordable by design housing intended for workforce and local residents
  - Working with other local agencies and non-profits to improve the fiscal outlook
- To maximize the community benefit, staff has also been meeting with representatives of local non-profits
  - Interest building in a possible down payment assistance program
    - Could provide up to 10% down for qualifying individuals
    - Anticipated to align very well to current development concept