

**WASHOE COUNTY HOME CONSORTIUM (WCHC) TECHNICAL REVIEW  
COMMITTEE (TRC) MEETING**

**DRAFT MINUTES**

**Tuesday, January 12, 2021, 8:30 A.M.  
Virtual meeting held via Zoom**

**MEMBERS:**

**Claudia Hanson**  
Technical Staff  
City of Reno  
Chair

**Rebecca Kapuler**  
Washoe County  
Citizen  
Representative  
Vice Chair

**Ian Crittenden**  
Technical Staff  
City of Sparks

**Eric Young**  
Technical Staff  
Washoe County

**Chohnny Sousa**  
Truckee Meadows  
Regional Planning  
Technical Staff

**Chuck Reno**  
Reno Citizen  
Representative

**T Tran**  
Sparks Citizen  
Representative

**Vacant**  
At-Large Representative

**1. CALL MEETING TO ORDER AND ROLL CALL ( For Possible Action)**

Meeting called to order at 8:31 by Claudia Hanson. Members present when the meeting was called to order: Claudia Hanson, Rebecca Kapuler, Chohnny Sousa, Chuck Reno, T Tran.

Ian Crittenden was not present. Eric Young joined the meeting at 8:36am.

**2. PUBLIC COMMENT (This item is for either public comment on any action item or for any general public comment.)**

No public comment.

**3. APPROVAL OF AGENDA (For Possible Action) – January 12, 2021**

Member Kapuler motioned to approve the Agenda, Member Reno seconded, the motion carried unanimously.

**4. APPROVAL OF MINUTES (For Possible Action) – November 12, 2020**

Member Reno motioned to approve the Minutes, Member Kapuler seconded, the motion carried unanimously.

**5. PRESENTATION, DISCUSSION AND POSSIBLE APPROVAL OF THE DRAFT MEETING SCHEDULE FOR 2021 (For Possible Action).**

Member T Tran motioned to approve, Member Sousa seconded, the motion carried unanimously.

**6. PRESENTATION, DISCUSSION AND POSSIBLE APPROVAL OF REQUEST TO SUBMIT AN ADDITIONAL APPLICATION AFTER DEADLINE (For Possible Action)**

Staff member, Tracy Wheeler, presented Greenstreet Development's request to submit an additional application after the Affordable Housing Trust Fund Application deadline due to the changes in Federal Stimulus Bill which affected the 4% Tax Credit bond projects and potential financing for those projects.

Member Kapuler asked if the changes in the Tax Credits would affect any other projects; staff member Wheeler indicated that it would potentially affect any project using the same tax credits. Member Kapuler also asked if late application have been allowed in the past. Member Hanson indicated they had not. Member Young noted application changes have been accepted, but does not recall if a late application has been accepted.

Jim Zaccheo and Dane Hilliard, representing Greenstreet Development clarified that the Federal Stimulus bill was passed after the application deadline and it dramatically changes the financing for all 4% bond projects. Jim would like to change the two applications already submitted by reducing their request and submit this new project. The new project would include 151 new units of senior affordable housing.

Member Sousa asked what the reduction would be on the other site projects.

Jim Zaccheo indicated they would have three applications for a total request of \$150,000.

Member Young reminded everyone the item presented is for a request to allow the additional application submission and cautioned against discussing the project in detail. Member Young also noted if this application is allowed, it is not guaranteed funding, but will be considered with all applications. Member Young requested legal counsel to weigh in on the discussion.

Jasmine Mehta, City of Reno Attorney assigned to the TRC, confirmed the item is to allow the additional application, not review the project.

Member Hanson asked about the three public hearings without having this one in front of the TRC.

Tracy Wheeler reviewed the calendar noting the public hearings today, February, March, and Director's meeting in March. If looking to add another public meeting, the schedule would be tight. Recommendations go to the Regional Governing Board in April, the TRC would need to move things around to provide a timeframe for the new application allowing for review and meetings.

Member Tran asked if the TRC is going to accept another application or not, how long will the window be open for potential applications, how does that affect other applicants who have submitted on time and are trying to stay within already set timelines.

Member Reno asked how to evaluate all applications if everything is not on the table. Seems this public hearing would not be able to take place if all applications are not in front of the TRC.

Member Young asked how to legally and fairly open application deadline that would not impact the decision making and public meeting process.

Member Hanson asked Reno staff to clarify the timeline and what would be the potential timeline to add another application.

Member Young asked about possibility of a second round of funding.

Tracy Wheeler indicated that possibility of second round of funding is unlikely and not able to speculate if that will happen. Noted this part of the process to HUD and the timeline for submission.

Monica Cochran, Manager, City of Reno Housing and Neighborhood Development, noted HUD Action Plan due in May in correlation with Federal budget being released. Less concerned with Action Plan, more concerned with funding available.

Jim Zaccheo, Greenstreet, noted they could have a new application and modifications of the two other applications within a week. Thanked everyone for the opportunity.

Member Kapuler feels comfortable if the TRC can work this out with staff, would be agreeable to allowing the other application.

Monica Cochran asked if opening the deadline help other applicants, would that change the funding requested? Would it allow for other applications to come forward?

Tracy Wheeler noted the item is only to allow this additional application. During next agenda item, there could be a discussion to allow other applicants to change their application.

Member Hanson asked if the TRC could have 1<sup>st</sup> public hearing today if they allowed the additional application.

Jasmine Mehta indicated that if additional application is allowed, the TRC would need to reopen the meeting calendar item, change that schedule, and today's public Hearing would need to be rescheduled.

Jim Zaccheo, Greenstreet, does not want to delay the public hearing process, if allowing the application would delay the public hearing process, they will withdraw their application.

Hilary Lopez, Praxis, commented the 4% rate was locked for the 4% Tax Credit Bond projects raising the amount of equity for the projects potentially reducing the amount of soft funding needed for the project. Commented that there has been a bump in the amount of 9% Tax Credit allowed for the States.

Member Hanson requested a motion.

Member Young motioned to not allow the additional application; Member Tran seconded. Approved unanimously.

Member Hanson thanked the project for providing information and willingness to withdraw to enable to the public hearing process to begin today.

**7. 1st PUBLIC HEARING: PRESENTATION, DISCUSSION AND REVIEW OF APPLICATIONS FOR 2021/2022 HOME AND AFFORDABLE HOUSING TRUST FUND GRANT FUNDING BY APPLICANTS (For Possible Action)**

Tracy Wheeler reviewed the staff report outlining funding levels available for new construction and rehabilitation projects, funding for Tennant Based Rental Assistant (TBRA), and Community Housing Development Organization (CHDO) set asides. It was noted that no CHDO operating requests were received, only two applications for CHDO recertification. It was also noted that no outside applications for TBRA were received, only the request for the City of Reno which runs a program providing assistance to entire county. Tracy Wheeler noted that eight applications for project funds were receive and all requests are eligible requests. Tracy also indicated that all projects indicated they can start within the HUD required 24 months from award period, noting that projects wishing to starting prior to July will need to be flexible with start date.

Member Hansen opened the hearing up for applicant presentations, first requesting any questions in respect to the City of Reno TBRA program. No questions were asked.

Tracy Wheeler noted that Monica Cochran is available and due to COVID a quick recap of the program would be nice to provide the TRC.

Monica Cochran provided an overview of the City of Reno TBRA program noting that the City is providing Rental and Deposit Assistance. Comparing to pre-COVID activity, the City of Reno program has seen a 160% increase in requests for assistance. Monica Cochran confirmed that despite additional CARES Act emergency funding, that is temporary and provided on a limited basis, the need has far surpassed funding available. In the first six months of this fiscal year 413 households have been assisted for a total equivalent of 589 months of rent. The City has provided close to \$1,000,000 in assistance from a combination of Affordable Housing Trust Funds and CARES Act funding.

Member Hanson thanked Monica for the overview and moved to presentations for new construction and rehabilitation as outlined in the agenda.

John Carlisi, President and Board Chair, Commonwealth Multifamily Housing Corporation presented a Power Point Presentation (attached to minutes) on the Attivare



project. Attivare is a proposed, 168-unit affordable senior living property. Commonwealth is a National Non-profit with 40 years of affordable housing and community development experience. During the presentation it was noted that the project proposed six (6) HOME units at 50% AMI and Commonwealth is willing to discuss the mixture of HOME units.

Member Kapuler asked to confirm if public transit goes out to the project. John Carlisi noted that public transit is located half a mile from the site.

Member Young asked about services available to tenants, specifically social services and transportation services noting that public transit half a mile from the site is too far.

John Carlisi commented they are known for services provided. They will provide a service they developed called '365 Connect' which makes the building a portal for residents to request service from management. Outlined other projects and services such as community events and financial services and grocery delivery. Their model is an education model rather than intervention model teaching seniors how to use services in community.

Member Hanson thanked John and requested the presentation on Centennial Park.

Kevin Dainty presented a summary (attached to minutes) on the Centennial Park project as proposed by the Integra Property Group. Centennial Park is an existing 40-unit, Section 8 property that Integra is planning on doing a 4% Tax Credit renovation in 2022 when it is eligible. Integra is a Preservation firm and has previously worked with the Nevada Housing Division on projects in Nevada.

Member Hanson asked if there were any questions for Kevin. The TRC did not have any questions. Member Hanson thanked Kevin and requested Ridge House to present next.

Heather Rocke presented the Ridge House Everett House rehabilitation project (presentation is attached to minutes). Everett House houses ten men both prison reentry and off the street. It is licensed for up to 10 homeless and low-income males who are generally unemployed or underemployed in treatment for substance use or co-occurring disorders. The home is staffed 24 hours, 7 days a week. Ms. Rocke reviewed the items needing renovation and provided a brief overview of the work completed on the Keystone House which previously received HOME funding.

Member Hanson thanked Heather and asked if there were any questions from the TRC. No questions were asked. Member Hanson requested the next presentation on Orovada Street Senior Apartments.

Harry "Chip" Hobson presented the Orovada project as proposed by Silver Sage Manor (the presentation is attached to minutes). Mr. Hobson provided an overview of Silver Sage Manor noting the proposed project is on the corner of Silverado and Orovada, in close proximity to services and shopping with a bus stop across the street. The project is 40 units; 32 one-bedroom units and 8-two bed, this is a 9% Tax Credit project which allows the opportunity to serve a lower income. All units for the project will be for below 50% AMI and 50% of the units will be for 30% AMI. The application proposed 6 HOME units, but they are willing to change that to 11 HOME units. Mr. Hobson noted the project will have an on-site coordinator providing services and the project meets all Level I priorities and all

Level II priorities with the exception of the mixed income priority. Mr. Hobson reviewed the project schedule as outlined in the presentation noting a planned financial closing in 2022 and project completion by 2023.

Member Hanson thanked Chip and asked if there were any questions from the TRC. Member Reno noted that this project is one of the higher requests compared to the other projects. Member Reno asked if they have looked at any options to lower the cost noting that this project meets a lot of the priority criteria, but asking if they could talk more about what they have done to keep the number low. Chip Hobson noted they are working toward the most cost-effective project with the most units within the 9% program and the funding available. The HOME funds are needed as gap funding to make this project work.

Hilary Lopez noted that with the 9% projects they are typically smaller projects, less units and target lower income. These projects typically require a larger amount of soft debt to help the projects.

Member Young commented that when they fund smaller projects targeting lower income that there will be a bigger need for that gap funding. Member Young would like to know that the suite of services are for this project.

Chip Hobson provided an overview that their goal is for residents to age in place and to provide services to help them do that. The project will have a part-time on-site service coordinator, on site a minimum of 20 hours per week. Typical services include connecting residents with food services, assisting with rebates and vouchers for services, financial services, and computer skills. Coordinators work with residents to gain access to transportation services and facilitate community events. They also try to track services and contact with residents.

Member Hanson thanked Chip and asked if there were any questions from the TRC. There were no more questions. Member Hanson requested the next presentation on Pinewood Terrace.

Kevin Dainty presented a summary (attached to the minutes) of the Pinewood Terrace project as proposed by the Integra Property Group. Pinewood Terrace an existing 50-unit, Section 8 property built in 1984 and is in need of a long-term preservation that Integra is planning on closing on the acquisition in the next couple of months. Work would be part of a 4% Tax Credit renovation in 2021. Mr. Dainty had previously discussed the project with former Reno staff member, Cylus Scarborough who had indicated the timeline could be tough to utilize this funding, but there may be options.

Member Hanson asked if there were any questions for Kevin. Member Young asked if they could provide more information in respect to energy efficiency upgrades noting that he hopes it is more than appliance upgrades.

Kevin Dainty noted that part of the 4% tax credit process, there are certain requirements that Nevada Housing sets such as blower tests and draft sealing as well as upgrades to HVAC systems and hot water heaters are high efficiency.

Members Young and Hanson thanked Kevin. Member Hanson asked if there were any questions, seeing none, Member Hanson requested the presentation for the Truckee Heights Project.

Matthew Fleming presented a Power Point Presentation (attached to the minutes) on the Truckee Heights project as proposed by Northern Nevada Community Housing. Matthew Fleming noted his support for the 4% bond projects as they provide the highest number of units for affordable housing and his organization is willing to advocate for those projects. Truckee Heights is a 9% tax credit project including 40-unit affordable housing project with preference to Veterans. They propose eight special needs units, partnering with the VA for wrap-around case management. Four units at 30% AMI and remaining units at 50% AMI. The project is in a redevelopment area of Sparks as well as on a Transit Oriented Corridor. It is close to shopping and the freeway; on-site parking will be secure. There will be a community room, computer lab, and library. They will partner with the Northern Nevada Food Bank to hold monthly food banks. Mr. Fleming providing layouts of the building and proposed units which will include laundry in each unit. The overall project is nearly \$13 million and they are requesting \$2.1 million in HOME funding. Mr. Fleming noted that while the request is higher, they are looking to improve the neighborhood and provide permanent supportive housing as well as longevity and capacity to maintain lower rents. They invest in renewable energy and include the cost of utilities for their residents to maintain affordability. Mr. Fleming also provided an outline of their operating expenses and how that affects their ability to target income groups as well as proposed repayment of HOME funds. Mr. Fleming offered to reach out to other developers to work toward finding a way to fund more projects.

Member Hanson noted that the Zoom meeting was potentially running out of time. Tracy Wheeler requested Jasmine confirm that if the meeting ran out of time could they roll the remainder of the presentations into the next meetings. Jasmine Mehta noted that with proper noticing they could. Member Young commented he is comfortable if the meeting ended and that things had gone long because normally the TRC asks questions, but they aren't answered until the second meeting unlike today when questions were answered. Member Hanson returned to Matthew Fleming to complete his presentation. Matthew Fleming recapped the project make-up and outlined the case management services including crisis services that enable their residents to stay housed.

Member Hanson thanked Matthew. Member Hanson asked that any public comment be sent to Tracy Wheeler.

Tracy Wheeler noted she did not have any announcements nor received any public comments.

Reno IT requested everyone stay on-line to see if Zoom meeting would continue and indicated that it was fine to continue.

Member Hanson requested the presenter for Vintage Housing present.

Jim Zaccheo, Greenstreet/Vintage, presented a Power Point Presentation (attached to the minutes) on the Vintage at Spanish Springs Senior apartment project. Jim commented they are open to working with all the developers on providing more affordable housing. Jim

informed the TRC that The Crossings Senior Project in south Reno won a national Senior Project of the Year in the United States by NHNB. Outlined their other projects have all been on time and on budget with waitlists. The Spanish Springs project is similar in design to their Sky Mountain project. It was noted that Washoe County recently enacted a continuum of care land use designation with allows for higher density housing. They are capped at 30 units per acre in this location, but is still higher density. It is located a block away from retail center with shopping and other amenities. There isn't any affordable senior housing in this area. The project is located in a DDA HUD district which will provide a 30% bump in tax credits. The project is a 196-unit property at less than 60% AMI with 5 HOME units at less than 50% AMI. It meets Level I priorities. Outlined originally expected funding needs in the slides that is subject to change due to the 4% tax credit bump which reduces some of the gap funding originally needed. Jim indicated that the construction schedule in the presentation may need adjusting noting that projects like this take about 18 months to build. They use the same design, engineering, and architects on all their projects, so everything goes quickly.

Member Hanson asked if there were any questions for Jim and the Vintage Housing project. Member Young asked that at the next meeting they talk about the continuum of care concept and how that applies to this project. Seeing not further questions, Member Hanson moved to the next Vintage project, Washington and Vine.

Jim Zaccheo also presented the Power Point (attached to the minutes) for the Washington and Vine project which is 100% senior affordable housing. They have already worked with the City of Reno to acquire the site from the city which was approved by Reno City Council last month. The project will have a 30-year affordability period with 5 units at 45% AMI. The project is located in downtown Reno with retail, shopping, restaurants and St. Mary's Hospital nearby. Jim provided an overview of the site plan and unit mix noted in the slides. The unit mix is predominately one-bedroom units noting that rent includes utilities for this project as well as for the Spanish Springs project. Jim reviewed outlined HOME funds request. Jim outlined the project timeline noting the project will start this year.

Member Hanson asked if the TRC had any questions. Member Young asked if this was a priority project for Reno. Member Hanson replied that affordable housing projects are priorities for Reno, but the infill and blight removal and downtown would contribute to the improvement and densification and support for downtown redevelopment.

Member Kapuler asked if copies of the presentations will be provided.

Tracy Wheeler noted that the presentations will be provided along with the minutes as part of the public record.

Member Hanson asked if there are any other questions from the TRC, receiving none, Member Hanson asked if there were any public comments.

Tracy Wheeler indicated that no public comments had been received.

Member Hanson stated the TRC would move on to the Community Housing Development Organization applications for Ridge House and Northern Nevada, asking if they are standard recertifications.

Tracy Wheeler, Reno staff, noted that Ridge House and NNCH submitted standard recertifications as CHDOs. Ms. Wheeler noted both have been operating as CHDOs with successful projects and there are no issues with the recertification applications. Member Hanson asked if there were any questions from the TRC on the recertifications, hearing none she moved to the next agenda item.

8. **TECHNICAL REVIEW COMMITTEE ITEMS AND ANNOUNCEMENTS:** TRC members have an opportunity to raise issues for discussion at future meetings, as well as make announcements

Member Young would like to bring the Washoe County Housing Trust Fund back to the TRC for discussion. Member Young would like to hold a brainstorming discussion on how other jurisdictions fund their trust funds and how this jurisdiction could fund the trust fund. Also requested an agenda item for application and allocation process discussion including TRC recommendations to the WCHC Directors for approval. They would like to have an application and allocation process in place by the end of the year. Tracy Wheeler commented that she will add this to the agenda with assistance from Member Young assisting with the staff report.

9. **STAFF TECHNICAL SUPPORT UPDATE:** Staff may provide an update on projects, funding or other programmatic issues.

Tracy Wheeler thanked everyone for their flexibility in light of the Zoom issue earlier in the meeting. Tracy requested applicants forward their presentations via email and to note in their email if their presentation included any changes from the original application.

10. **PUBLIC COMMENT** (This item is for either public comment on any action item or for any general public comment.)

No Public Comment.

Member Young thanked Reno IT assistance with the meeting.

11. **ADJOURNMENT** (For Possible Action)

Meeting adjourned at 10:48am.



REES

# ATTIVARE SENIOR APARTMENTS RENO

Presentation to the Washoe County HOME Consortium  
Technical Review Committee  
January 12, 2021



## **Commonwealth Multifamily Housing Corporation**

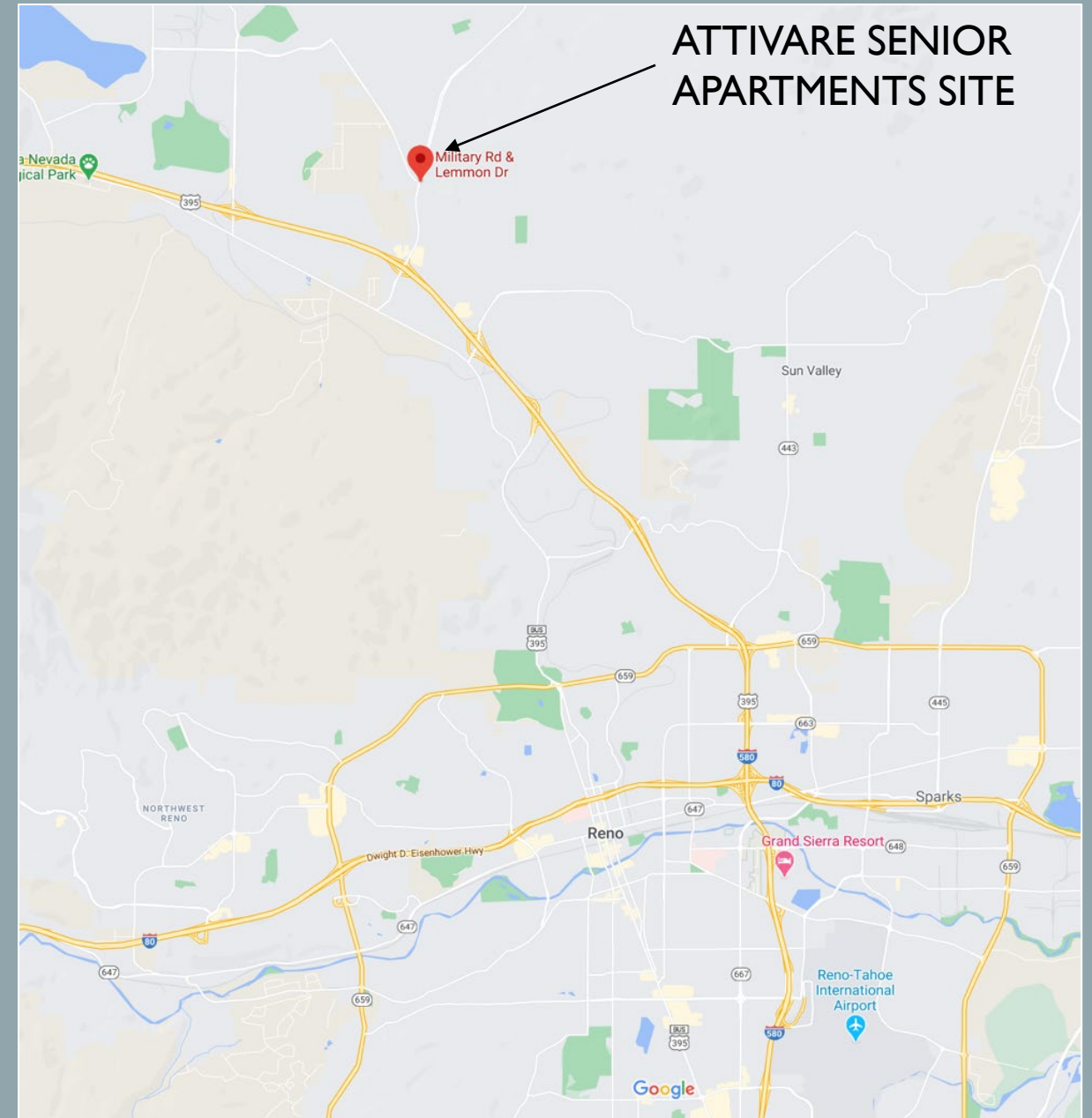
*A Community Housing Development Organization*

- ❑ National non-profit with over 40 years of combined experience in affordable housing development and finance, community development and resident services, and housing policy.
- ❑ Developed approximately 5,000 units of affordable housing.
- ❑ Experienced Board of Directors and Executive Staff with wide array of affordable housing development experience.



# LOCATION

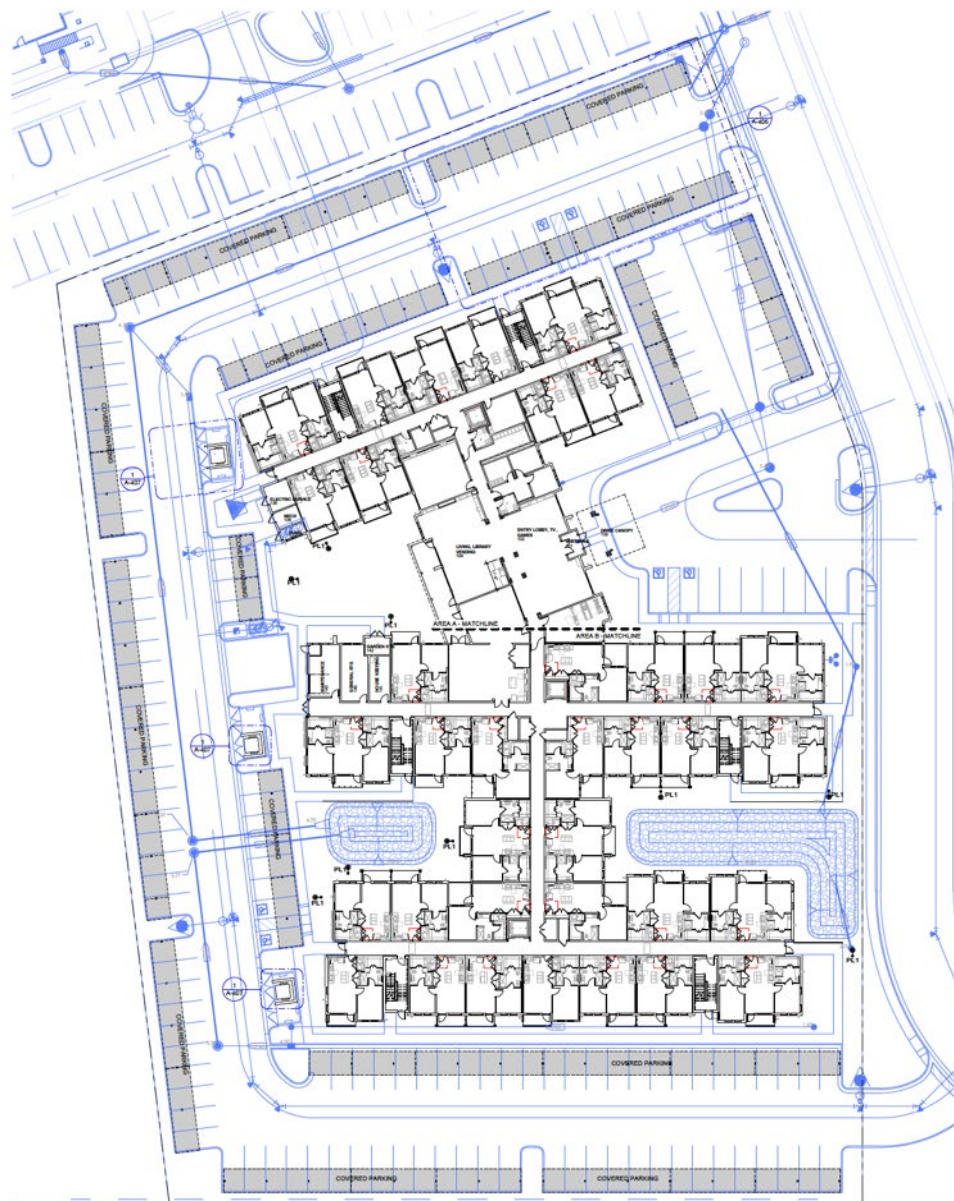
- ❑ Intersection of Lemmon Drive and Military Road near I-395/Lemmon Drive interchange
- ❑ ½ mile from Walmart Superstore, other groceries, pharmacies, banks, gas stations, restaurants and retail
- ❑ Urgent Care center just over 1.5 miles
- ❑ North Valleys Regional Park just under 2 miles





# OVERVIEW

- ❑ 4-story new construction senior rental housing
- ❑ 168 rent-restricted residential units
- ❑ Includes in-unit washers and dryers and walk-in closet
- ❑ Exceeds EnergyStar standards
- ❑ Extensive common area amenities and resident services.



# CONSISTENT WITH WCHC PRIORITIES

- ❑ 100% affordable (< 60% AMI), including 6 HOME units <50% of AMI.
- ❑ Meets WCHC Level II Priorities
  - ❑ Contains green components and will exceed the Nevada Housing Divisions' Energy standards
  - ❑ Is accessible and located near public transit, with bus stop within 1/2 mile
  - ❑ Creates permanent affordable housing for over 250 seniors, towards Consolidated Plan goal of 1,000

ATTIVARE  
SENIOR  
APARTMENTS  
BUDGET

- HOME funds: \$250,000
- HOME funds per affordable unit: \$1,488
- Each \$1.00 of HOME funds is leveraging \$120 of private and gap funding
- Total development cost: \$30,018,274
- Development cost per unit: \$178,680

# CRITICAL PATH SCHEDULE

- ❑ April 2021: HOME funds awarded
- ❑ July 2021: 100% construction documents
- ❑ September 2021: Permit ready and construction start
- ❑ March 2023: Construction complete



# Centennial Park Preservation



<b>Property Type:</b>	40 Unit Affordable Family Community – 95% of units covered by a Section 8 contract		
<b>Address:</b>	1652 Wedekind, Reno, Nevada 89512		
<b>Year Built:</b>	Built: 1970		
<b>Site Layout:</b>	Centennial Park consists of 8 two-story apartment buildings containing 40 living units. The 2.17 acre site is split between two non-adjoining parcels.		
<b>Unit Breakout:</b>	<b>Unit Type</b>	<b>SQFT</b>	<b># of Units</b>
	2 BR	840	24
	3 BR	1,140	16
	<b>Total</b>		<b>40</b>
<b>Utility Summary:</b>	<b>Utility</b>	<b>Type</b>	<b>Owner/Tenant</b>
	Heat	Gas	Tenant
	Hot Water	Gas	Tenant
	Cooking	Electric	Tenant
	Water/Sewer		Owner
	Trash		Owner
<b>Current Project Amenities:</b>	Laundry Facility		
	Play Area		

Centennial Park is an existing 40-unit affordable multifamily project that is expected to undergo a rehabilitation using 4% tax credits, beginning in 2022. The project is currently controlled by an affiliate of Integra Property Group, and will be acquired by Sagebrush LIHTC, LP as part of the 4% tax credit preservation. Integra Property Group will serve as the Developer and member of the General Partner in the new tax credit structure.

The project is seeking HOME gap financing for additional rehabilitation work in the amount of \$170,000. Due to the projects age and significant demand for affordable housing in the area, the funds will help ensure the preservations objectives of providing sustainable affordable housing into the future through long-term capital improvements, energy efficiency upgrades and site safety/ADA upgrades.







# Welcome to Everett House



The Everett House is a two-story home with walk-out basement in old Northwest Reno that is licensed for up to 10 homeless and low-income males. Our men are generally unemployed or underemployed, in treatment for substance use or co-occurring disorders.



All ten beds are and will continue to be occupied by individuals who have annual income between 0–30% AMI. The Everett Facility has 24 hours a day, 7 days a week staffing coverage.

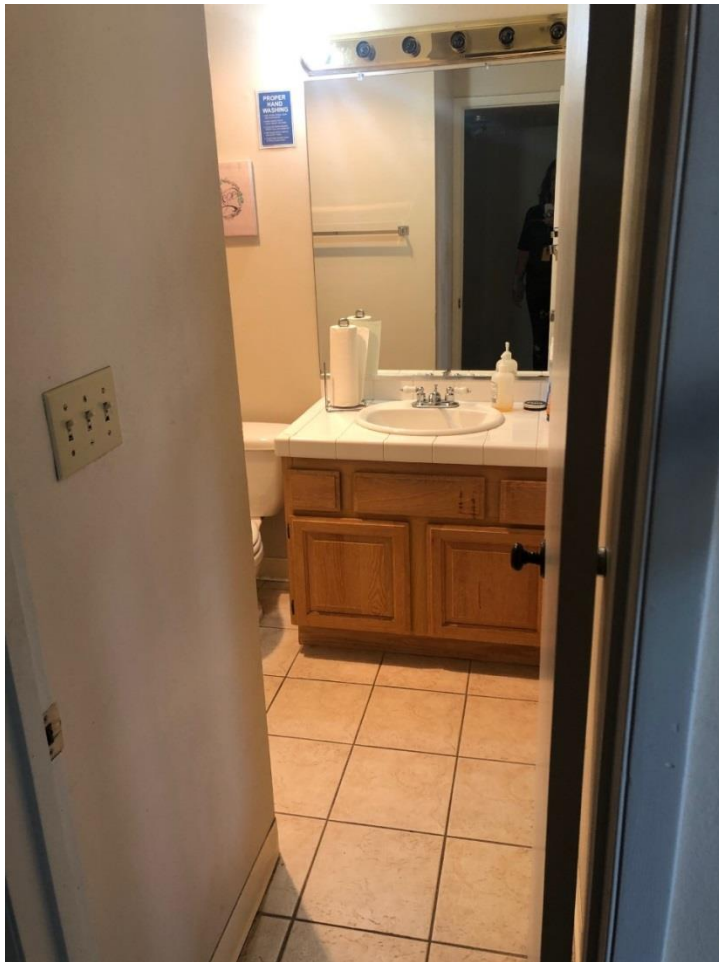


At Ridge House, we take teaching our client's life-skills seriously. One of the many services we provide is learning how to plan, prep, and serve a meal, eating dinner together family-style every night. The kitchen at Everett House is a narrow galley layout which does not lend to encouraging more than one or two people at a time to participate in meal preparation. Many of the appliances are aging and beginning to fail.



The dining area is also cramped for up to twelve people dining together, with a house manager and a visiting staff member. Opening the two spaces, including removing barriers and improving storage, will go a long way to create flow throughout the entire upstairs living area.





The Everett House has two client bathrooms for 10 clients. Our downstairs bath is cramped and would benefit greatly from updating. We also intend to add a third client bathroom with grant funds, a significant improvement to living function.



The large open rec room in our walk-out basement allows us an area to move laundry equipment out of the hall closet, and create a new separate space with two set of washers and dryers.



## The Everett House remodel objective is to create a more therapeutic and modern aesthetic overall, including:

- ▶ Renovate kitchen and dining area for improved flow and utility
- ▶ Replace failing aged Pergo flooring throughout upstairs with waterproof and durable luxury vinyl plank (LVP)
- ▶ Replace downstairs flooring with commercial grade carpeting and LVP
- ▶ Remodel client bathroom downstairs
- ▶ Update Counseling Office bathroom
- ▶ Build additional client bathroom downstairs
- ▶ Relocate laundry area, create separate larger space
- ▶ Replace lighting throughout
- ▶ Repair troublesome plumbing throughout

RIDGE HOUSE'S



# KEYSTONE HOUSE

H.O.M.E. Grant Remodel







**BEFORE**



**AFTER**



**Main House  
Living Room**  
Bright and  
cozy



# Kitchen

The most dramatic transformation of this remodel!



**BEFORE**



**AFTER**







**BEFORE**



**AFTER**



## Main House Bedrooms

Two words:  
on point



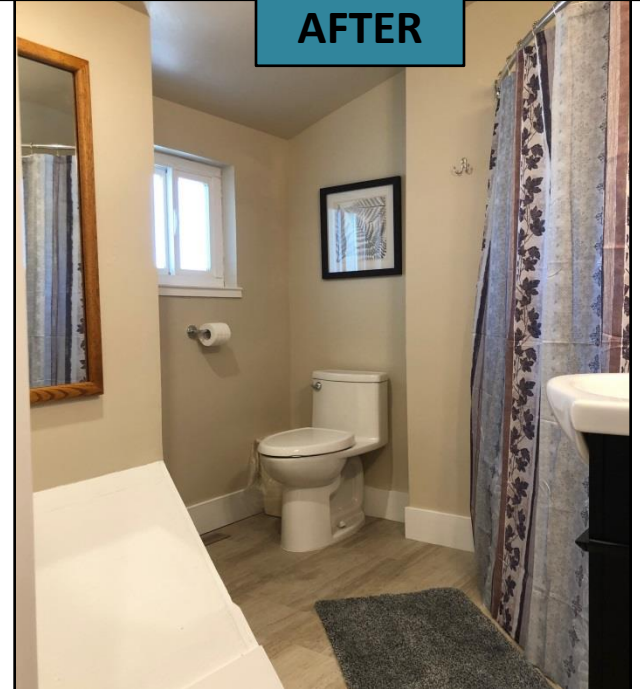




**BEFORE**



**AFTER**



## Main House Upstairs Bath

Changing the entry door to swing out, and from shower/tub combo to a large corner shower opens up this unique space

# Back House Living Room

A welcoming  
place for  
house groups



**BEFORE**



**AFTER**







**BEFORE**



## Back House Bathroom

We absorbed unused storage to create a beautiful and modern space



**AFTER**

RIDGE HOUSE'S



# KEYSTONE HOUSE

WE COULD NOT DO THIS WITHOUT ALL OF YOU!

We cannot say “THANK YOU!” enough to:

- City of Reno Community Development and the Washoe County Home Consortium Technical Review Committee for their continued trust, faith, and support of our agency through grant funding. This City consistently demonstrates their commitment to improving Affordable Housing conditions.
- Custom Aire Mechanical Contractors; DMG Reno; Highland Electric and Lighting; The Air Guys for a brand-new state-of-the-art clean and efficient HVAC system.
- Lifestyle Homes and Reno Paint Mart for the MANY gallons of interior and exterior paint.
- Kirby Construction for their professional, patient, and highly qualified team. Not to mention a beautiful end product!
- All American Handyman Services for always going above and beyond.
- Whole Hog Hospitality Logistics for their considerable donations of furniture.
- Countless other kind donors for new bedding and towels; repurposed furniture, art, serving ware, kitchen tools and home goods.



### Our Mission

*We provide a compassionate, evidence-based continuum of care to help those who are involved or at risk of becoming involved in the criminal justice system by meeting their behavioral health and re-entry needs so they can achieve long-term recovery.*

### What We Provide

- Substance Use Disorder and Mental Health Assessments and Counseling
- Advocate for clients with the Criminal Justice system
- Residential Facilities
- Outpatient Programs
- Case Management
- Support of Medication Assisted Treatment (MAT)
- Life Skills Training
- Social Skills Training
- Workforce Development
- Prison and Community Outreach
- Education/referral to community resources
- Mentoring/Peer Support Services

### Who We Serve

The Ridge House is a non-profit treatment agency serving clients with substance use and/or mental health disorders. Ridge House provides the tools for ex-offenders, veterans, those recovering from opioid addiction, and other adults with behavioral health issues to achieve and sustain a healthy, happy life.

### How We Do It

The Ridge House has 8 residential and transitional living facilities providing services for up to 54 people at no cost, including one home for women and one exclusively for Veterans. In addition, with the considerable help of Grace Church, we have dedicated two of these facilities to transitional young men recovering from addiction. Also, we have a robust outpatient program providing counseling and additional wrap-around services for adults of all ages.

"Ridge House never gave up on me." ~ Theresa

"Ridge House helps put yourself back together by loving you, until you can love yourself." ~ Dawn

"They helped me to see who I really am." ~ James

### Contact

900 W. 1st Street, Suite 200 • Reno, NV, 89509  
775.322.8941 • [www.ridgehouse.org](http://www.ridgehouse.org)  
Non-profit Federal Tax I.D. #94-2838340



# OROVADA STREET SENIOR APARTMENTS

Presentation to  
 Washoe County HOME Consortium  
 Technical Review Committee  
 January 12, 2021

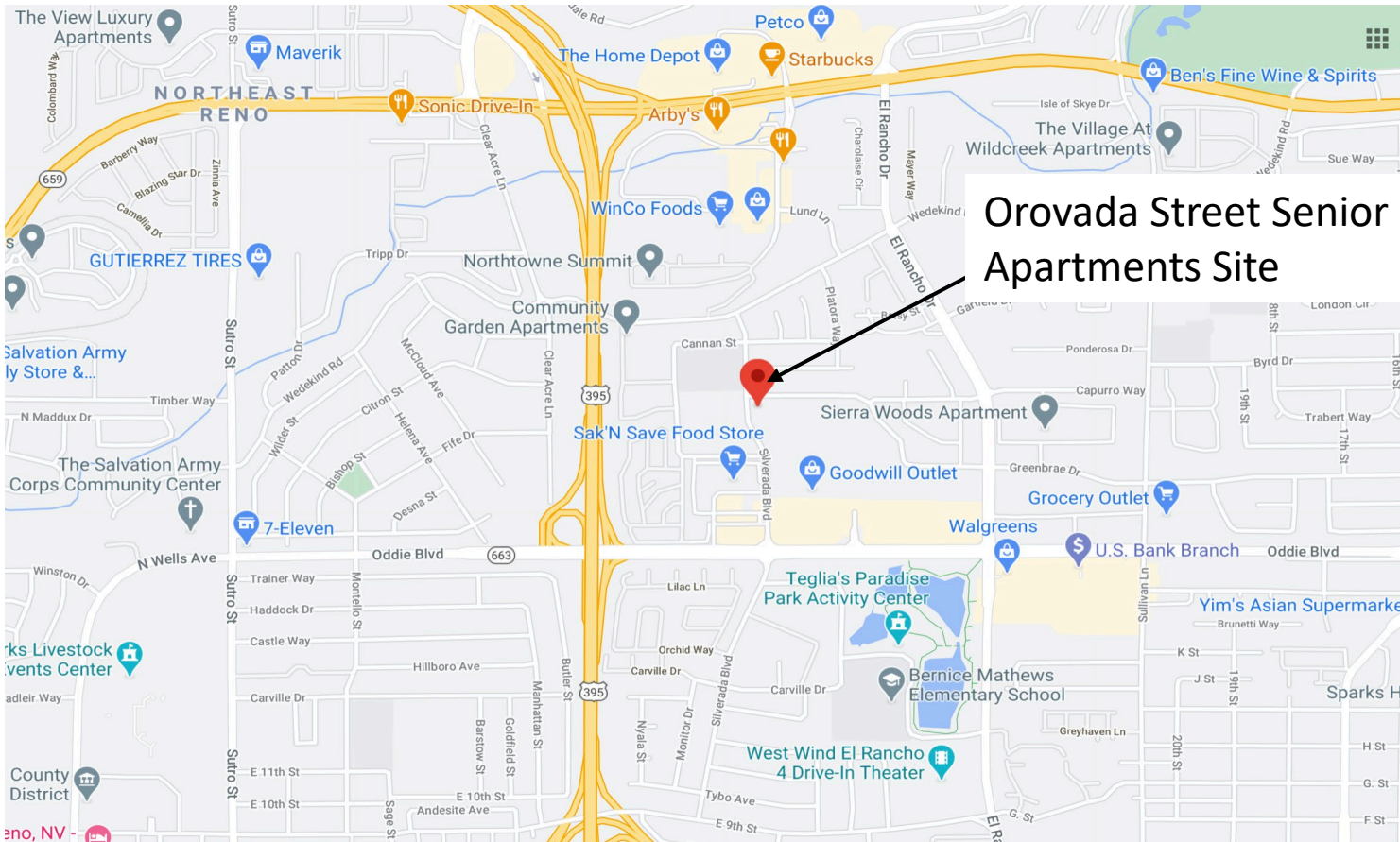


# Silver Sage Manor, Inc.



- ❖ 29-year-old Nevada non-profit whose mission is “to serve the needs of seniors by developing high-quality affordable housing”.
- ❖ Sponsored the creation of 852 affordable rental units in 18 developments across Nevada.
- ❖ Successful history with 3 HOME funded communities providing 144 affordable senior units in Reno/Sparks.

# Location



- Located on corner of Orovada Street and Silverada Boulevard in Reno.
- ½ mile from shopping centers containing Sak'N Save Food Store, banks, restaurants, and retail.
- Near the Food Distribution Center-The Evelyn Mount's Community Outreach and Teglia Paradise Park Activity Center.
- Directly adjacent to bus routes 2 and 2s.



# Project Overview

## ❖ Income Targeting:

<b>Income Mix</b>	<b># of units</b>	<b>% of units</b>
<30% AMI	19	47.5%
<40% AMI	3	7.5%
<50% AMI	18	45%
Total	40	100%
Wt. Avg. Rent Targeting		39.75%

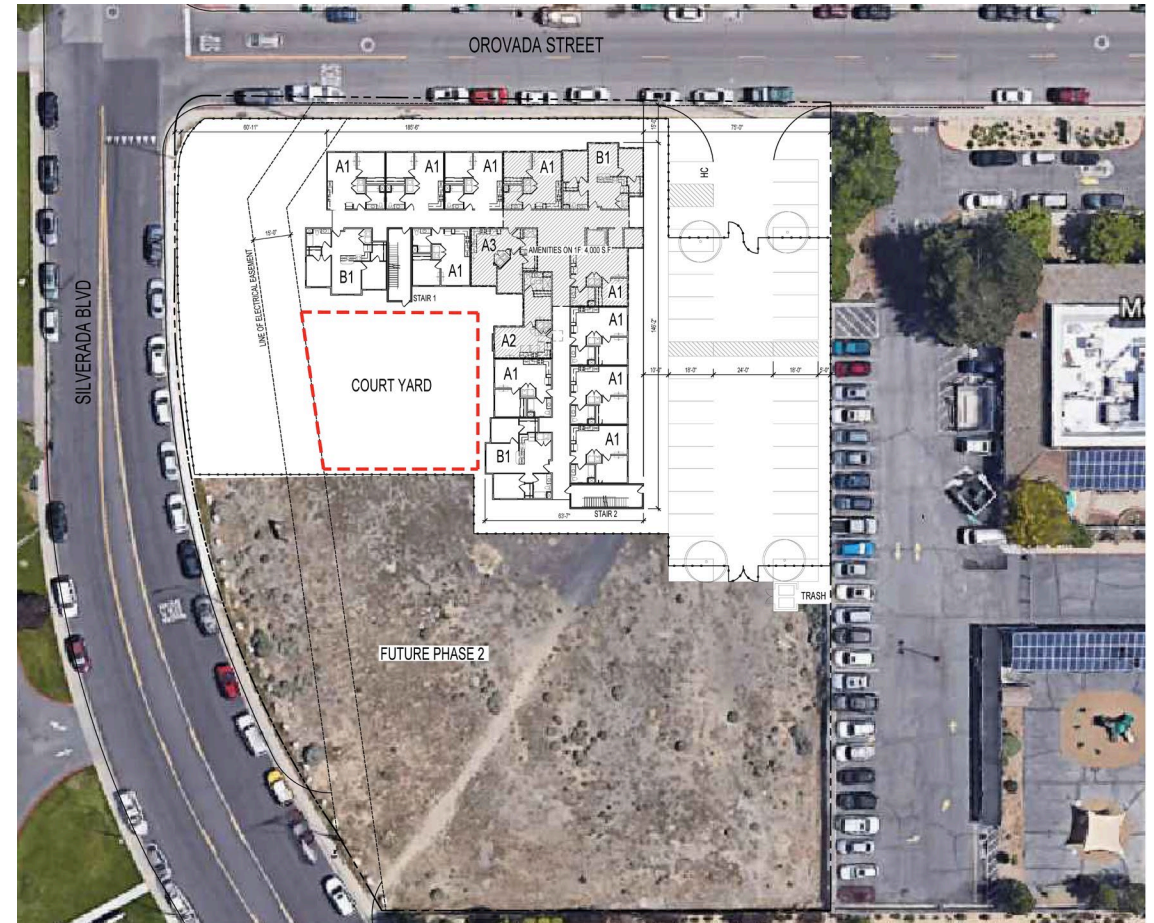
## ❖ 11 HOME Units

<b># of Bedrooms</b>	<b>% of AMI Targeted</b>	<b># of Units</b>
1-Bedroom	30% AMI	2
1-Bedroom	50% AMI	7
2-Bedroom	30% AMI	1
2-Bedroom	50% AMI	1

❖ 1 Bedroom Rents - \$391-689, 2 Bedroom Rents - \$470-829

# Project Overview/Status

- Onsite Amenities: dining room with warming kitchen, library/lounge, computer lab, game room, management and service offices, barbeque and picnic area
- Will exceed EnergyStar standards
- Extensive resident services
- Favorable meetings with Reno Planning and Councilman Delgado



OROVADA  
STREET  
SENIOR  
APARTMENTS  
BUDGET

- Requested HOME Funds: \$1,500,000
- HOME funds per affordable unit: \$37,500
- Each \$1.00 of HOME funds is leveraging \$7.05 of private and gap funding
- Total development cost: \$10,573,709

# Consistent with WCHC Priorities

## Level I Priorities

- The average rent for all HOME units is below 45% of AMI. Approximately half of the total proposed units are at or below 30% AMI.
- Project provides supportive services; on-site Service Coordinator.

## Level II Priorities

- Project is accessible and located adjacent to public transportation options.
- Contains green components and will exceed the Nevada Housing Division's Energy standards.
- Provides housing with supportive services for low- and moderate-income senior households.





# Critical Path Schedule

- **April 2021:** HOME funds Awarded
- **May 2021:** 9% LIHTC Application Round
- **July 2021:** LIHTC Awards, Beginning Full Construction Documents
- **January 2022:** Bid/Award; Permit Ready
- **March 2022:** Financial Closing and Construction Start
- **March 2023:** 100% Construction Completion
- **November 2023:** Stabilization

# Pinewood Terrace Preservation



<b>Property Type:</b>	50 Unit Affordable Family Community – 100% project-based Section 8; Project will also be 100% at 60% AMI for tax credit set-asides																				
<b>Address:</b>	1455 Evelyn Way, Reno, Nevada 89502																				
<b>Year Built:</b>	Built: 1984																				
<b>Site Layout:</b>	Pinewood Terrace consists of 4 two-story apartment buildings containing 48 living units, and 1 two-story building containing an office, maintenance shop, laundry room, storage and 2 unit living units.																				
<b>Unit Breakout:</b>	<table border="1"> <thead> <tr> <th>Unit Type</th> <th>SQFT</th> <th># of Units</th> </tr> </thead> <tbody> <tr> <td>2 BR</td> <td>792</td> <td>45</td> </tr> <tr> <td>3 BR</td> <td>1,080</td> <td>5</td> </tr> <tr> <td><b>Total</b></td> <td></td> <td><b>50</b></td> </tr> </tbody> </table>	Unit Type	SQFT	# of Units	2 BR	792	45	3 BR	1,080	5	<b>Total</b>		<b>50</b>								
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<b>Utility Summary:</b>	<table border="1"> <thead> <tr> <th>Utility</th> <th>Type</th> <th>Owner/Tenant</th> </tr> </thead> <tbody> <tr> <td>Heat</td> <td>Gas</td> <td>Tenant</td> </tr> <tr> <td>Hot Water</td> <td>Gas</td> <td>Tenant</td> </tr> <tr> <td>Cooking</td> <td>Electric</td> <td>Tenant</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td>Owner</td> </tr> <tr> <td>Trash</td> <td></td> <td>Owner</td> </tr> </tbody> </table>	Utility	Type	Owner/Tenant	Heat	Gas	Tenant	Hot Water	Gas	Tenant	Cooking	Electric	Tenant	Water/Sewer		Owner	Trash		Owner		
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<b>Current Project Amenities:</b>	On-Site Maintenance & Manager Laundry Facility Play Area																				

Pinewood Terrace Apartments is an existing 50-unit affordable multifamily project that has a project-based Section 8 contract covering 100% of the units. Reno LIHTC, LP, the applicant, currently has the project under contract and is expected to close on the acquisition in the 1<sup>st</sup> quarter 2021. Integra Property Group will serve as the Developer and member of the General Partner of the project.

The project is seeking HOME gap financing for additional rehabilitation work in the amount of \$185,000. Due to the projects age and significant demand for affordable housing in the area, the funds will help ensure the preservations objectives of providing sustainable affordable housing into the future through long-term capital improvements, energy efficiency upgrades and site safety/ADA upgrades.



Northern Nevada

**COMMUNITY**  
Housing



# Truckee Heights Apartments

Prater Way, Sparks

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40 Unit Affordable Housing Project  
Veteran Preference

8 Special Needs Units (Partnered with the VA for wrap-around case-management)

4 Units at 30% AMI

36 Units at 50% AMI

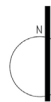
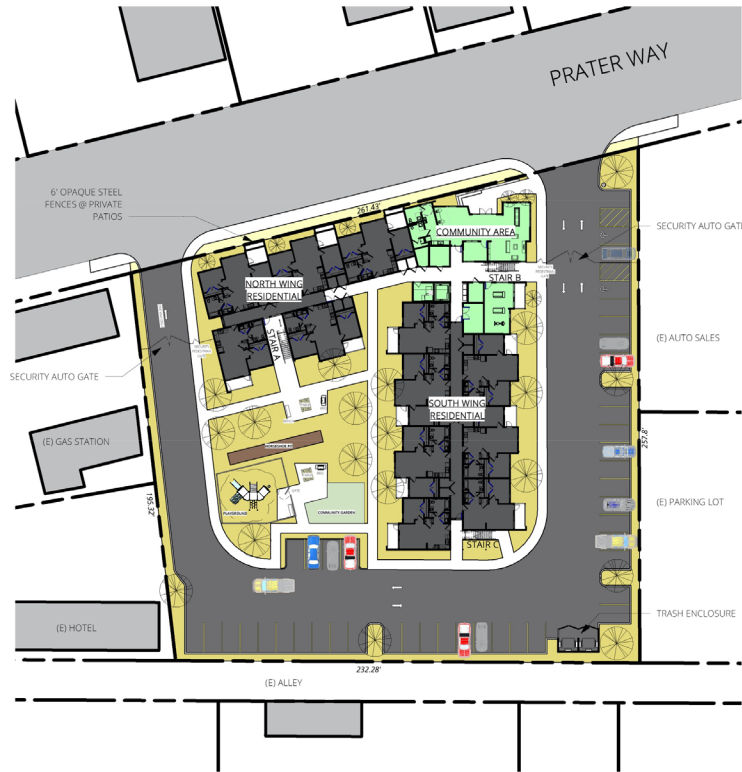


# Site Location





# Site Plan



## SCHEMATIC SITE PLAN

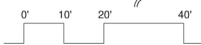
1" = 40'-0"



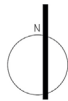


**SCHEMATIC MAIN LEVEL PLAN**

1" = 20'-0"







**TYPICAL 2nd and 3rd FLOOR PLAN**

1" = 20'-0"





**NORTH ELEVATION**





**SOUTH ELEVATION**

COORDINATING AND EXTERIOR ARCHITECTS



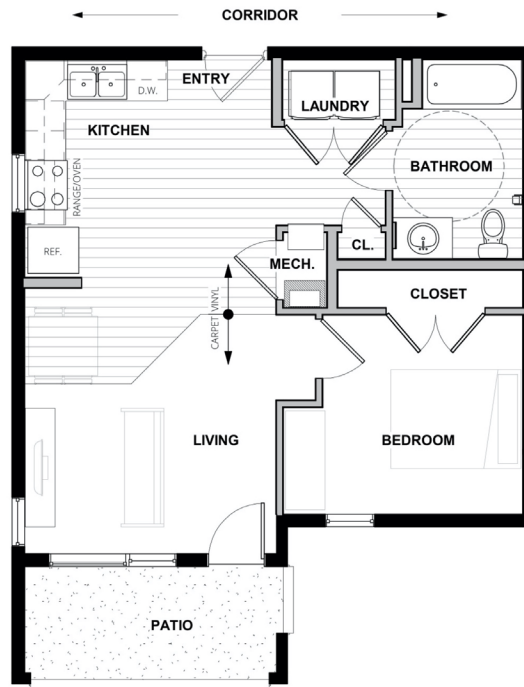
● EAST ELEVATION



**WEST ELEVATION**



# Unit Layout

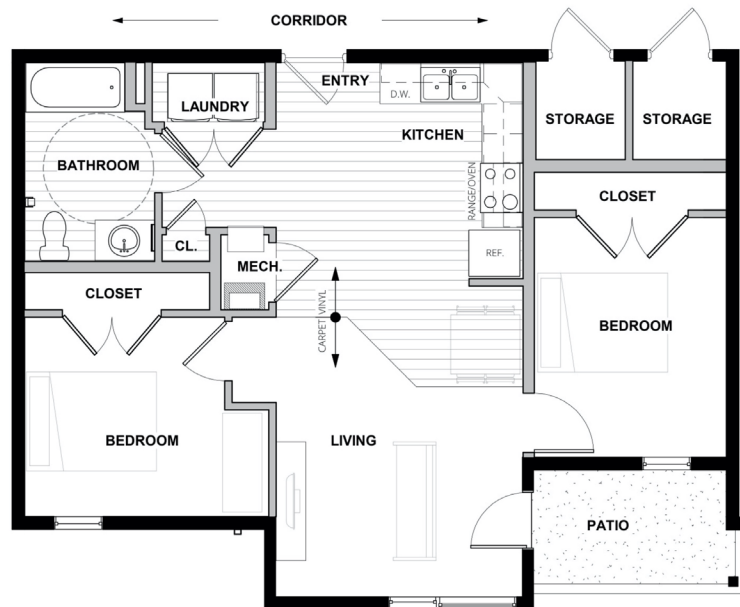


## TYP. ONE BEDROOM UNIT

650 sq. ft.







## TYP. TWO BEDROOM UNIT

830 sq. ft.



# Development Proforma

Uses of Funds	Costs
Land	\$725,000.00
Relocation	\$0.00
Demolition	\$0.00
subtotal	\$725,000.00
SiteWork	\$600,000.00
Residential Buildings	\$7,500,000.00
General Contractor Fees	\$971,190.00
subtotal	\$9,071,190.00
Contingency	\$453,559.50
subtotal	\$9,524,749.50



Architectural & Engineering Design	\$280,000.00
subtotal	\$280,000.00
Construction Interest (2.5%,21 mos.)	\$300,000.00
Construction Loan Origination Fee	\$67,500.00
Wells Fargo Bank Fees	\$48,400.00
Property Taxes (during construction)	\$3,955.00
Title/Recording/Entitlement	\$36,000.00
Construction Insurance	\$60,000.00
subtotal	\$515,855.00
Permanent Loan Fees	\$16,250.00
Finance Fees	\$8,500.00
subtotal	\$24,750.00

Market Study/Appraisal	\$9,500.00
Enviro Study/GeoTech/Testing	\$65,000.00
Tax Credit Fee/Application Fees	\$117,640.00
Investor Sydnication Fees	\$50,000.00
Permits and Fees	\$510,000.00
Legal Fees/Accounting	\$30,000.00
Operating Reserve	\$100,000.00
Marketing Fees	\$5,000.00
FF & E	\$120,000.00
Consultants Fees	\$78,000.00
Soft Cost Contingency	\$40,000.00
Developers Fee	\$750,000.00
subtotal	\$1,875,140.00
<b>Total</b>	<b>\$12,945,494.50</b>



# Sources of Funds

WCHC HOME Funds	\$2,100,000.00
Permanent Loan	\$1,550,000.00
Tax Credit Equity	\$9,287,071
Deferred Developer Fee	\$8,423
<b>Total</b>	<b>\$12,945,494</b>
<b>Gap</b>	<b>\$0</b>

# Operation & Expense Proforma

## Operating Income

	Sq ft	AMI	Units	UA	Rent	Year 1
1 bd/1b HOME	650	30%	4	\$0	\$448	\$21,504
1bd/1b HOME	650	50%	2	\$0	\$746	\$17,904
1 bd/1b	650	50%	10	\$0	\$746	\$89,520
2 bd/1b HOME	830	50%	5	\$0	\$896	\$53,760
2 bd/1b	830	50%	19	\$0	\$896	\$204,288
Total			40			\$386,976
						Vacancy (7%) \$27,088
						Other Income (3%) \$3,870
						<b>Total Income \$363,757</b>



<b>Total Operating Expenses</b>	<b>\$218,602</b>
Net Operating Income	\$145,155
Debt Service Expenses (6.25% \$1,550,000/35 yrs)	\$109,200
Gross Cash Flow	\$30,955
Home Repayment ((\$2,100,000 - 25% residual receipts of Net Cash Flow)	\$7,739
Debt Service Coverage	1.33
Cash Flow	\$9,342
LP Partnership Fee	\$5,000
<b>Net Cash Flow</b>	<b>\$23,216</b>



# Summary

- Applying for 9% LIHTC
- NNCH is a long standing CHDO applying for HOME funds
- (4) 30% AMI units and (36) 50% AMI units
- Serving 8 Special Needs clients (Veterans) to include case management
- The project will also partner with the VA and other veteran agencies to best serve our veteran clients
- Development is in the Redevelopment Area for the City of Sparks
- This project will be paying back its HOME loan (thus giving more funds for future projects)
- The project meets the Level 1 priority by providing special needs housing. It also meets the Level 2 priorities for being on a transportation corridor and incorporating solar energy.



# Truckee Heights Apartments







Thank you for all you do  
for our community!



# VINTAGE AT SPANISH SPRINGS



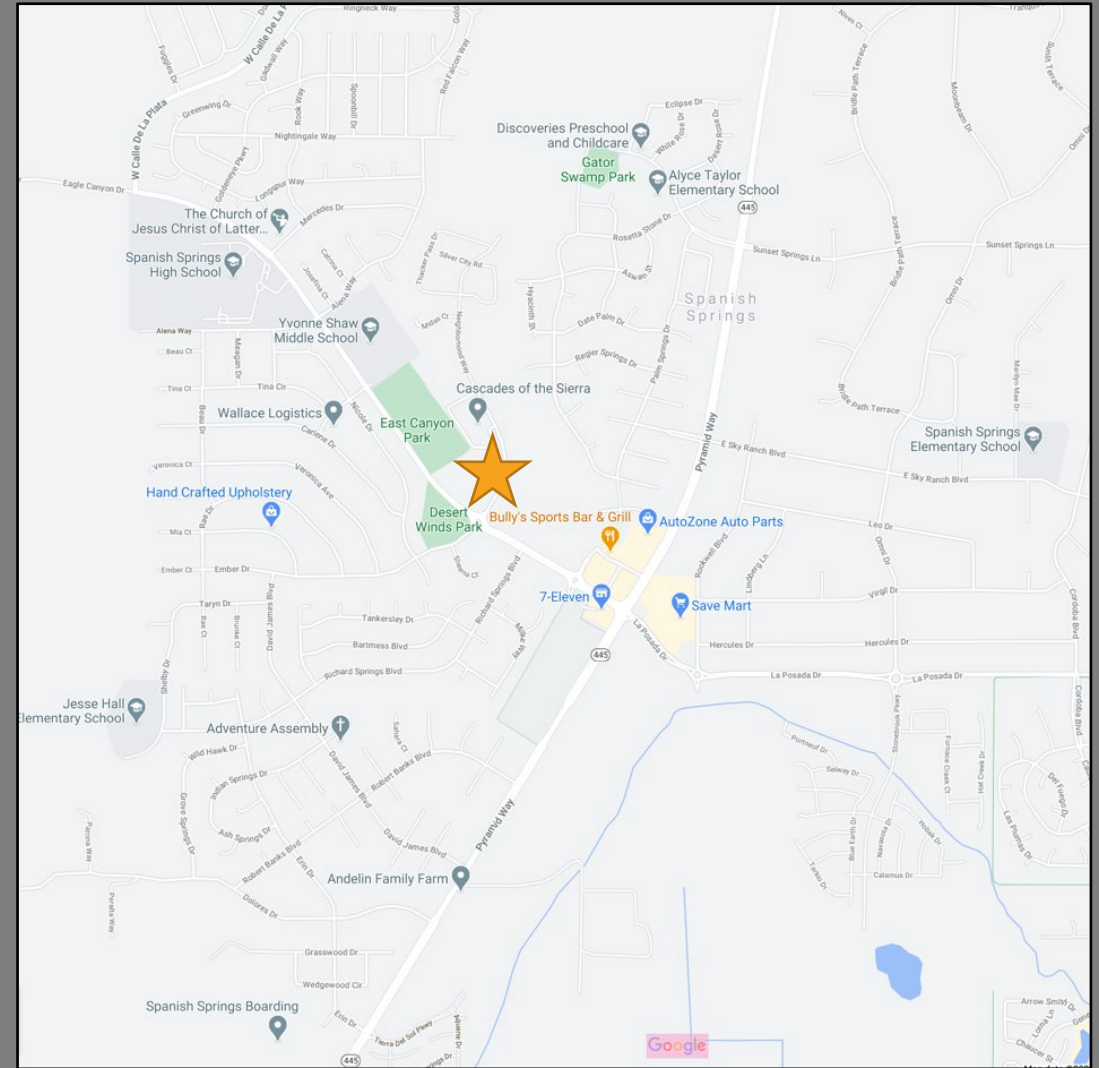
**GREENSTREET DEVELOPMENT, INC. & VINTAGE HOUSING  
DEVELOPMENT**

Presentation to the Washoe County HOME Consortium  
Technical Review Committee  
January 12, 2021



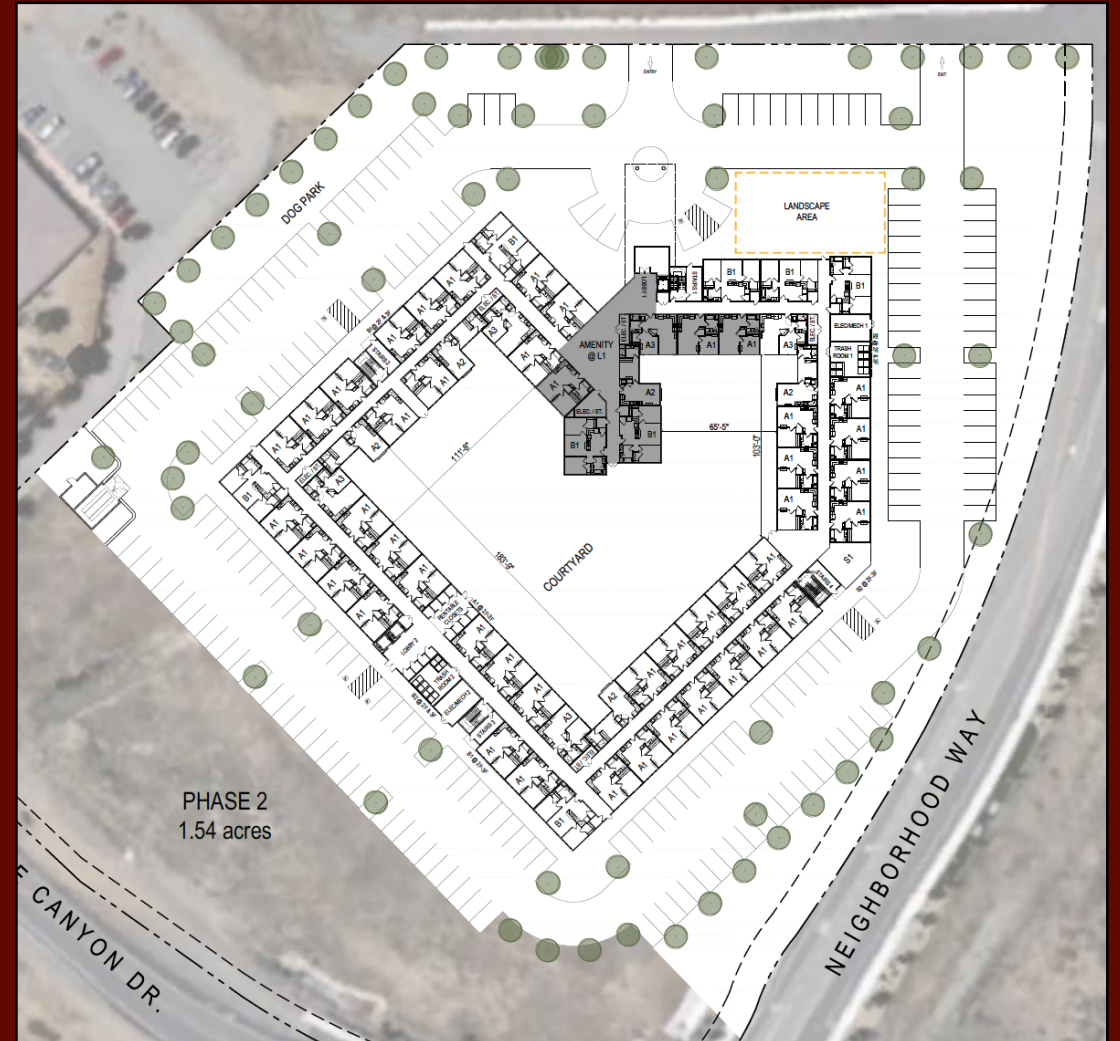
# LOCATION

## EAGLE CANYON DRIVE & NEIGHBORHOOD WAY, SPANISH SPRINGS



# SITE PLAN & UNIT MIX

- ❑ 3-story new construction senior elevator building
- ❑ Amenity suites comparable to previous affordable senior properties
- ❑ 196 residential units with a mix of studio, one, and two bedrooms
- ❑ 100% affordable (< 60% AMI), including 5 HOME units <50% of AMI.





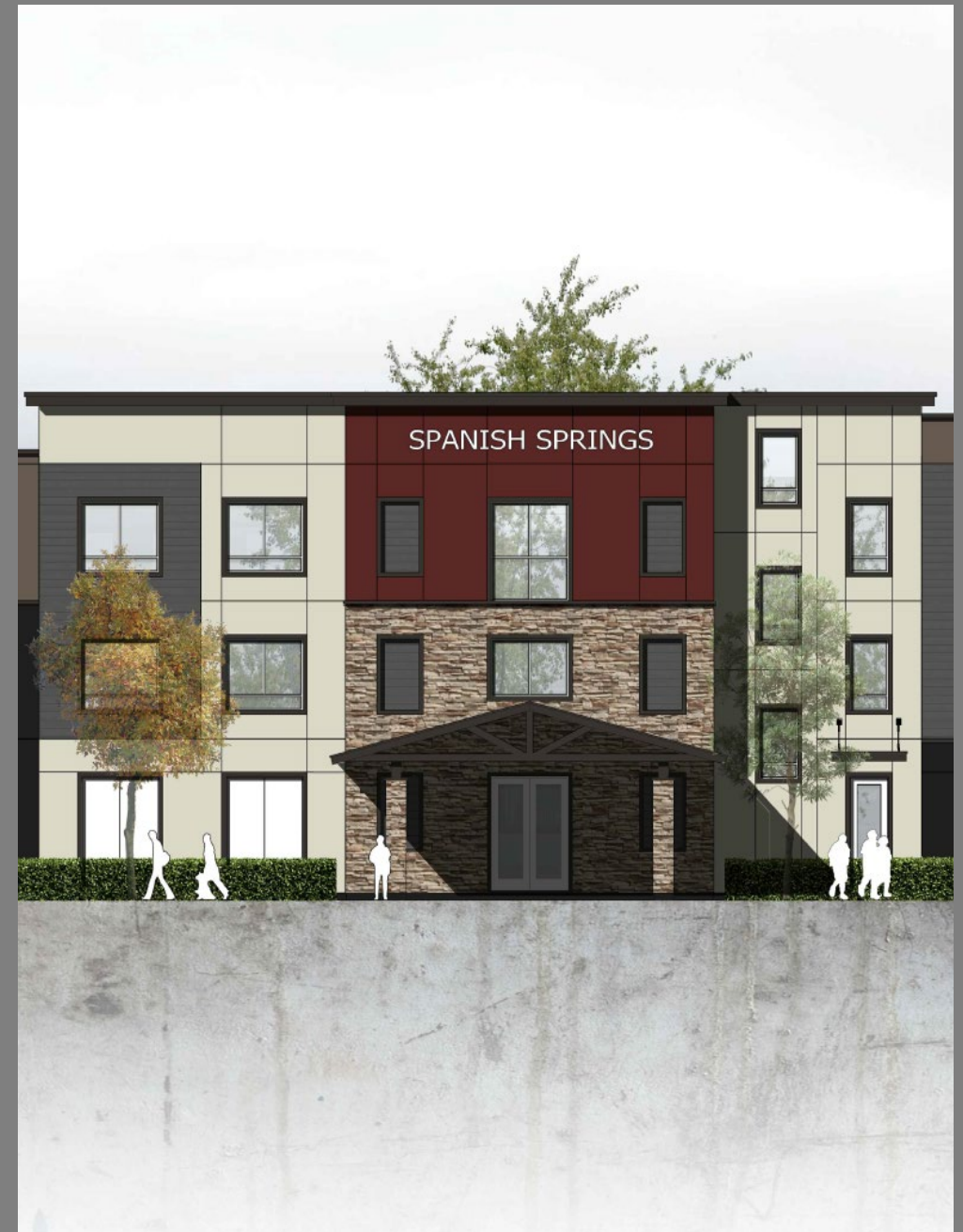
# MEETS WCHC PRIORITIES

## Level II Priorities

- Exceeds Nevada Housing Division's energy efficiency standards
- Expands new affordable housing
- Prioritizes housing for low-income seniors
- Creates accessible housing for person with disabilities near services

# HOME FUNDS

- ❑ HOME funds: \$250,000
- ❑ HOME funds per affordable unit: \$1,276
- ❑ Each \$1.00 of HOME funds is leveraging \$169 of private and gap funding
- ❑ Total development cost: \$42,277,994
- ❑ Development cost per unit: \$215,704



The image shows several rolled-up architectural blueprints on a white background. The blueprints are partially unrolled, revealing detailed floor plans with various rooms, walls, and dimensions. The dimensions are written in black ink, and some rooms are labeled with circled numbers. The blueprints are arranged in a way that they overlap each other, creating a sense of depth and focus on the technical drawing.

# TIMELINE

April 2021:

HOME funds awarded

April 2021:

100% construction documents

June 2021:

Permit ready and construction start

February 2022:

50% Construction complete

January 2023:

Construction complete



# WASHINGTON & VINE

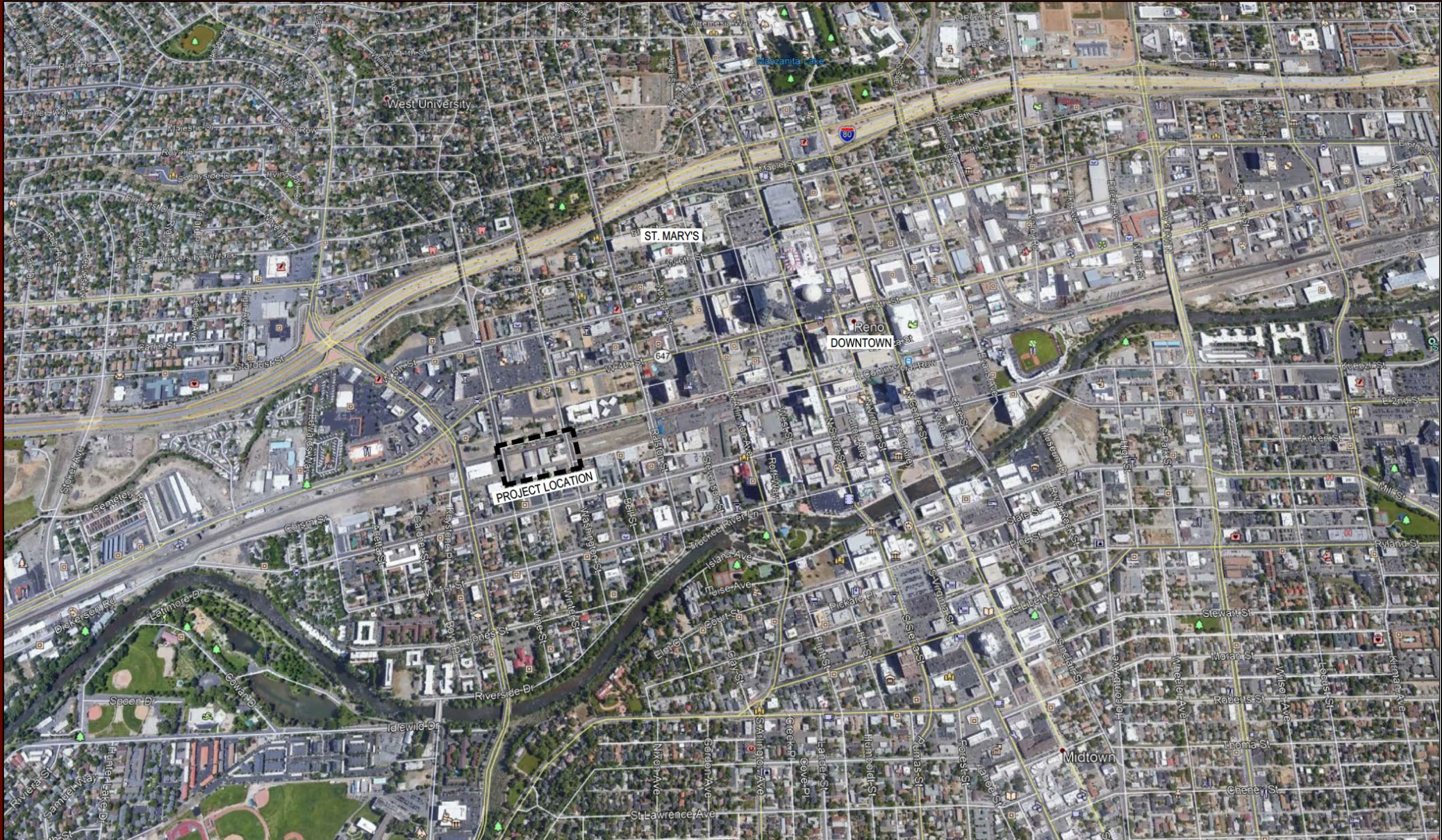


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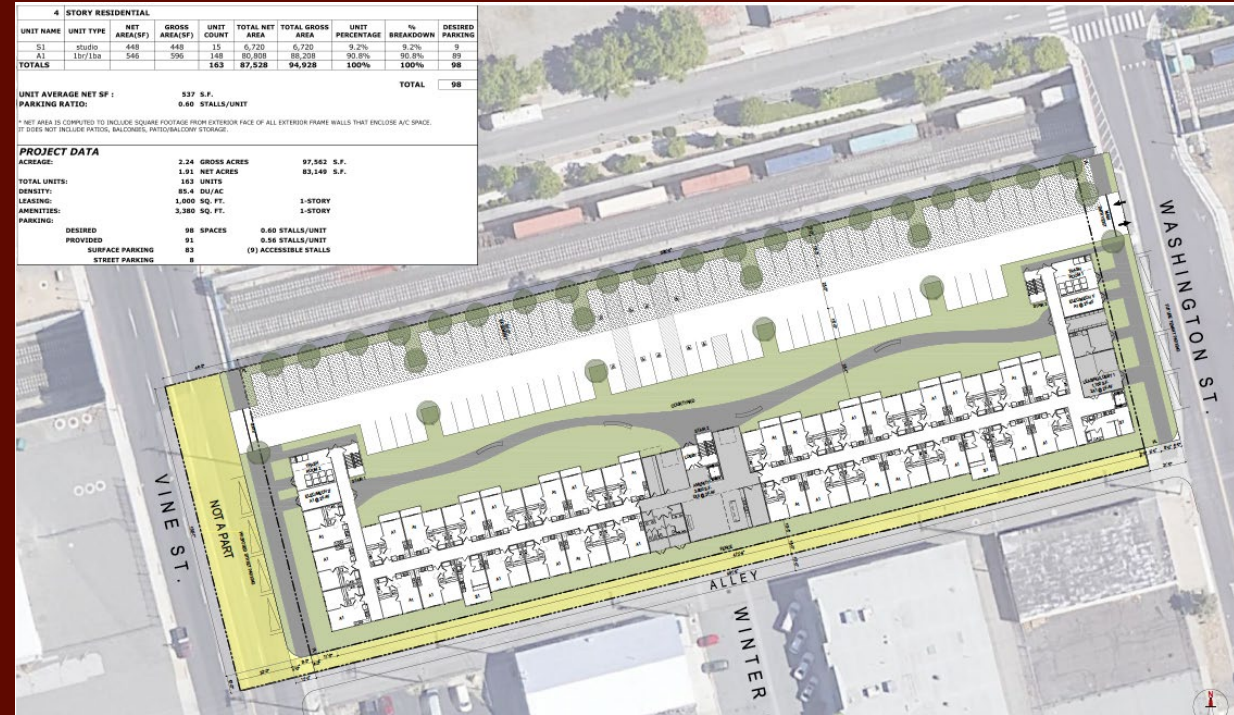
# LOCATION





# SITE PLAN & UNIT MIX

- ❑ 4-story new construction senior elevator building
- ❑ Amenity suites comparable to previous affordable senior properties
- ❑ 163 residential units with a mix of studios and one-bedrooms
- ❑ 100% affordable (< 60% AMI), including 5 HOME units <45% of AMI.



<https://youtu.be/u5UKPILfei8>



# MEETS WCHC PRIORITIES

## Level II Priorities

- Exceeds Nevada Housing Division's energy efficiency standards
- Expands new affordable housing
- Prioritizes housing for low-income seniors
- Creates accessible housing for person with disabilities near services

# HOME FUNDS

- ❑ HOME funds: \$100,000
- ❑ HOME funds per affordable unit: \$613
- ❑ Each \$1.00 of HOME funds is leveraging \$330 of private and gap funding
- ❑ Total development cost: \$32,953,642
- ❑ Development cost per unit: \$202,170



Architectural blueprints are shown in the background, featuring various technical drawings, dimensions, and annotations. The drawings are in black ink on a light-colored paper, with some sections highlighted in blue. The blueprints are spread out on a white surface, with some sheets overlapping others. The dimensions and annotations are clearly visible, providing a detailed view of the construction plans.

# TIMELINE

April 2021:

HOME funds awarded

June 2021:

100% construction documents

August 2021:

Permit ready and construction start

April 2022:

50% Construction complete

April 2023:

Construction complete