

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

**Draft Minutes**

**Tuesday, February 9, 2021, 8:30 A.M.  
Meeting via Teleconference**

**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

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**Accommodations:** Reasonable efforts will be made to assist and accommodate physically disabled persons to participate in the meeting. Please contact Tracy Wheeler with the Washoe County HOME Consortium (WCHC), at (775) 334-2578, in advance so that arrangements can be made.

**Supporting Material:** Pursuant to Section 5 of Directive 006, the requirement contained in NRS 241.020(3)(c) that physical locations be available for the public to receive supporting material for public meetings has been suspended. Staff reports and supporting material for the meeting are available on the City's website at <http://www.reno.gov/meetings> . Pursuant to NRS 241.020(8), supporting material is made available to the general public at the same time it is provided to the TRC.

**Order of Business:** The presiding officer shall determine the order of the agenda and all questions of parliamentary procedure at the meeting. Items on the agenda may be taken out of order. The TRC may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. See, NRS 241.020(2)(c)(6). Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.

**Public Comment:** No action may be taken on a matter raised under general public comment until the matter is included on a subsequent agenda as an action item. The presiding officer may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the TRC, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers.

Pursuant to Section 2 of Directive 006, members of the public may submit public comment by leaving a voicemail at (775) 334-2578. Messages received prior to 4:00 p.m. on the day before the meeting will be transcribed, provided to the TRC for review, and entered into the record. During the meeting, members of the public may submit public comment without being physically present via email to [housing@reno.gov](mailto:housing@reno.gov). Public comment received during the meeting will be provided to the TRC for review prior to adjournment, and entered into the record. Members of the public may also view the meeting virtually by pre-registering using the following link: [https://zoom.us/webinar/register/WN\\_HT4GVs6kQWSjc4BKX2EC9g](https://zoom.us/webinar/register/WN_HT4GVs6kQWSjc4BKX2EC9g). This agenda has been electronically posted in compliance with NRS 241.020(3) at <http://www.reno.gov>, and NRS 232.2175 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact Ashley D. Turney, City Clerk, 1 East First Street, Reno, NV 89501, (775) 334-2030; [turneya@reno.gov](mailto:turneya@reno.gov).

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**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, Ina Crittenden, and T Tran.

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.)

Public comment was received from Matthew Fleming, Executive Director of the Northern Nevada Community Housing via email on February 5<sup>th</sup> to inform the TRC that he will be amending the Truckee Heights application and speaking about it during the Public Meeting item. The email was read during the Public Comment period and a copy of the email is attached to the minutes.

Public comment was received from Eric Novak, Praxis, and read during the Public Comment period. A copy is attached to the minutes.

Public comment was received from Dane Hilliard, Greenstreet Development, submitted an email to answer questions from 2<sup>nd</sup> Public Meeting. Copy of email is attached to the minutes.

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

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

**4. APPROVAL OF MINUTES** (For Possible Action) – January 12, 2021

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

**5. PRESENTATION, DISCUSSION AND POSSIBLE DIRECTION TO STAFF REGARDING A REQUEST FOR CONSENT TO ASSIGN AUSTIN CREST HOME LOAN TO NEW OWNERS (For Possible Action)**

Staff member Tracy Wheeler presented the Request for Consent to Assign the HOME Loan for Austin Crest Apartments to the proposed new owners, Veneto Austin Crest, LLC. Ms. Wheeler reviewed the staff report which outlined the original HOME agreement to Community Services Agency Development Corporation (CSA/DC)/Northwest Partners and that all affordability restrictions on the Consortium funded HOME and Low-Income Housing Trust Fund (LIHTF) units would remain upon loan assignment. Staff presented that in December 2020; Reno staff was informed the property had gone up for sale with a potential buyer pending. At that time, CSA/DC attempted to exercise a First Right of Refusal in the hopes to reorganize with a new partner to purchase the property. Since that time, CSA/DC has withdrawn that first right of refusal and Northwest Partners has entered into a sales agreement, dated January 16, 2021, with Veneto Austin Crest, LLC to purchase the Austin Crest property. It was noted, as presented in the staff report, that the new property owners are working with the Nevada Housing Division and have proposed new restrictions on the units not covered by the WCHC agreement. Ms. Wheeler indicated that staff and legal reviewed the request and had not uncovered any that would prevent moving forward. Staff recommended approval with the next action for the Directors' review and approval. Members from Community Services Agency who currently own the project, representation for the buyers, Veneto Austin Crest, LLC, and members from the Nevada Housing Division were present for questions.

Member Reno asked if the HOME Agreement would be paid in full and if the affordability of the units would expire. Tracy Wheeler explained the note was paid off, that it would be assigned to the new owners. The expiration of the note is 2051 which is when the HOME units' affordability period would end.

Member Hansen asked if any public comment had been received. Tracy Wheeler indicated that no public comment had been received by staff.

Leslie Colbrese, CEO, CSA/DC, spoke to clarify that CSA withdrew their first right of refusal because they were not able to exercise it.

Eric Novak, Praxis, noted that this is a Tax Credit property and he is concerned that affordable housing would be lost. He also outlined that state legislation has been proposed to require affordable housing projects to notify state and local governments a year before those projects will opt out of their affordability restrictions. Mr. Novak also suggested that the HOME Consortium needs to make sure the property tax exemption only applies to the affordable units under agreement with the HOME Consortium and needs to notify the County Assessor. Mr. Novak followed up that this is a 30-year-old property and that they will have met the affordability requirements.

Member Hansen requested WCHC staff check with the County to preserve affordable housing property tax exemption. Member Hansen also noted that it probably wasn't something the Consortium could get involved in.

Member Reno motioned to approve, member Young seconded, the motion carried unanimously.

**6. 2nd PUBLIC HEARING: PRESENTATION, DISCUSSION AND REVIEW OF APPLICATIONS FOR 2021/2022 HOME AND AFFORDABLE HOUSING TRUST FUND GRANT FUNDING BY APPLICANTS (For Possible Action)**

Member Hansen asked staff if there was anything that needed to be addressed before starting the hearing. Tracy Wheeler noted that during the January meeting Orovada proposed changing the number of HOME units and it was outlined in the staff report. Member Hansen encouraged applicants to work together on adjustments to their applications to get as many units as possible to meet goals.

Member Hansen asked if Monica had anything to present on Rental Assistance.

Monica Cochran provided an update that the city, the county, and state received CARES Act funding from the Treasuring for deposit, rental assistance, and utility assistance. She noted that a large portion of the CARES Act funding was allocated last year to the Reno Housing Authority who had existing programs. Monica noted that last year Reno granted out about \$600,000 in deposit rental assistance and this year is about \$2,000,000 which includes funding to RHA. They are again requesting \$598,000 to stay at the same level of service last year. Monica noted RHA stated they would need about \$20,000,000 to keep up with need. Reno is on track to spend \$2,000,000 and this funding would help meet the community needs.

Member Hansen asked if there were any questions for Monica or staff, seeing none, moved to the projects.

First project to present was Commonwealth requesting 3% interest loan, 20-year affordability, \$250,000. David Cole spoke for Commonwealth on the Attivare project noting that they can be flexible on their funding request and rents. Mr. Cole stated their project has six units at 50% of area median income and 162 units at 60% of area median income. They will be sure to review any allocations to make sure they can finance their project. Mr. Cole outlined energy features from their application and site plan design as well as landscape xeriscape design. Mr. Cole noted he will forward the list to Tracy at a later time. Mr. Cole noted the project is one quarter mile from public transportation and working on bringing public transportation to their front door. Mr. Cole outlined service delivery and input from residents. Mr. Cole outlined social, health, and financial related services they have provided to their residents at other projects. Mr. Cole also talked about physical fitness opportunities they provide to their residents repeating that they work with residents to design services that meet their needs.

Member Hansen asked if there were any questions for David.

Member Reno asked about transportation opportunities and the distance residence would have to walk to the bus. David Cole outlined that they are discussing with the property next door in respect to getting a bus stop in front of the property. Member Reno asked if they spoke with RTC, Mr. Cole stated they have reached out. Member Kapuler recommended they reach out to Tina Wu or Michael Dulude at RTC as they are working on a service change.

Member Hansen asked if there were any more questions for David, seeing none, moved to Centennial Park.

Member Hansen asked if Kevin Dainty had any updates for Centennial Park. Kevin noted they will be reviewing their financing and are flexible with their funding request and HOME units. Kevin also outlined the energy efficiency measures and updates to the property.

Member Hansen asked if there was any public comment or any other questions on Centennial, seeing none, moved to Everett Street from Ridge House.

Heather Rocke noted they did not have any changes. Consortium staff did not have questions. Member Reno asked about the 0% grant request. Tracy Wheeler noted that the staff report lists the funding request from the applicant. Ms. Wheeler noted that HOME is flexible and the Consortium does have the ability to provide grants to Community Housing Development Organizations. Ms. Wheeler outlined that rehab of a group home and their target population does not generate a lot of income and that there have not been any defaults or other issues with the Ridge House. Ms. Wheeler also noted the funding application that all requests are considered, but staff does have the discretion to provide different funding mechanisms and traditionally this is what has been done.

Member Hansen asked if there were any more questions for Heather, seeing none, moved to Orovada.

Chip Hobson spoke on the Orovada project providing a brief presentation to address Member Young's questions from the second public hearing and discuss on-site services. A copy of the slides are attached. Chip noted that they are willing to reduce their request to \$1,350,000. Chip also commented with his frustration with this process being held virtually.

Member Hansen thanked Chip and noted that the virtual meeting process is challenging and we are all equally frustrated. Member Hansen also encourage collaboration, noting that this format is not prevent individuals from speaking or asking questions.

Member Hansen asked if there were any more questions for Chip, seeing none, moved to Pinewood Terrace.

Kevin Dainty presented for Pinewood Terrace, noting that similarly to Centennial, nothing has changed and they are working on their financing and are flexible with their HOME request.

Member Hansen asked if there were any more questions for Kevin. Member Hansen also thanked all the applicants for their flexibility and requested that applicants be specific with what they are flexible with in respect to their applications. Seeing no questions, moved to Truckee Heights.

Matthew Fleming presented for Truckee Heights. Matthew noted they will be changing their application and in support of new construction projects. Mr. Fleming commented they want to change to requesting a pre-development loan under the CHDO set-aside competing with the Ridge House application for CHDO funding. Matthew did note that the other applications are all senior housing and theirs is for multifamily.

Member Hansen asked if there were any questions for Matthew. T Tran asked if this project was prioritizing veterans, Matthew said yes. Member Hansen asked if there was public comment and there was none. Member Reno asked if they were working with other projects. Matthew noted that he's only reached out to the new construction projects. Member Reno asked for numbers on

affordable housing. Tracy Wheeler noted that could be provided at the next meeting. Member Kapuler asked if information on multi-family and not multifamily units could be provided.

Member Hansen asked if there were any more questions for Matthew, seeing none, moved to Vintage at Spanish Springs.

Dane Hillyard presented for Vintage at Spanish Springs noting that the main question was from Member Young and that he had submitted a response via email (copy attached). Member Young commented that he didn't have any other questions. Dan discussed that the 4% Tax Credit floor changed their financing that the equity boost will allow them to reduce the request for this project and the next down to the minimum.

Member Hansen asked what the funding minimum and Tracy Wheeler is noted it is \$50,000.

Dane Hillyard repeated they are willing to change their request and supported the request from Eric Novak to discuss a change in process at the next meeting.

Member Hansen asked if there were any more questions for Dane.,

Eric Novak stated that no one knows what the funding minimum is and there wasn't a reason for it. Member Hansen asked Tracy Wheeler to look into Eric's comments. Tracy Wheeler commented that HUD does regulate the minimum and maximum subsidy that can be provided for projects, noting the WCHC \$50,000 minimum was discussed and decided upon in a prior TRC and Directors meeting. Ms. Wheeler also outlined that this was discussed in a public meeting where input is allowed. Ms. Wheeler noted that HUD provides some discretion, but this must be included in an established process. Member Hansen thanked staff and asked if documentation or written guidelines could be provided. Eric Novak commented about Nevada's property tax exemption that is tied to HOME funds noting that he thinks the Consortium should look at how the state and each jurisdiction does their process. Member Hansen asked Tracy Wheeler to look into this. Tracy Wheeler noted that staff is reviewing process and has previously indicated that this will be brought back for discussion and review at a future meeting reminding everyone that staff nor the TRC can make the decisions alone, that it also requires Director approval.

Member Hansen asked if there could be a comparison as to how many units could have been provided if funding was at a lower amount. Member Kapuler asked if the threshold was set due to the time and staff investment into managing those funds. Member Hansen asked if they could get those answers when that discuss is held.

Member Hansen asked if there were any more questions on Vintage, hearing none, moved to Washington and Vine. Member Hansen asked if there were any updated. Dane Hillyard noted that they did not have any updates nor recalled if there were any questions from the last meeting. Dane did note they are looking at adding a fifth story and more units.

Member Hansen asked if there were any other comments about this item, either public or committee. Member Hansen outlined funding requests from new construction and what funding is available, asking if there are any comments. Hearing no comments, it was moved to the CHDO recertification. Tracy Wheeler reviewed the recertifications outlined in the staff report for Ridge House and NNCH

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

None.

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

Tracy Wheeler noted that Member Young had requested a discussion of the Washoe County Trust Funds for this meeting. Ms. Wheeler commented that staff had general discussions in respect to bringing this to a later meeting to allow the jurisdictions to review and plan for the discussion and path forward. Ms. Wheeler also requested applicants forward any changes from the original application in writing no later than Friday, February 19, 2021. Ms. Wheeler noted that the Director's meeting has been tentatively scheduled for April 7 and the Regional Planning Governing Board meeting for project ratification would be June 10. An updated calendar will be provided.

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

None received.

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

Meeting adjourned at 10:22 am.

**WCHC Meeting 2/9/21**  
**Item #2: PUBLIC COMMENT**

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

My name is Eric Novak. I am President of Praxis Consulting Group, LLC, which is a development finance consulting firm based here in Reno. Since 2004, we have worked on a number of affordable housing projects using HOME and Affordable Housing Trust Funds assisting a variety of developers in Washoe County, including the Reno Housing Authority, Silver Sage Manor, Vintage Housing, Catholic Charities, Ridge House, and others.

I am testifying today on two topics. The first is related to the current HOME/AHTF allocation process. The second is related to the financing of tax-exempt bond projects that utilize HOME funds for their property tax exemption.

Related to the current WCHC TRC process, I am very much missing the regular give and take and healthy deliberation that has occurred in previous HOME rounds in the 7<sup>th</sup> Floor Caucus Room in City Hall. (I have been participating in hearings since 2002, when Dr. Hilary Lopez of Praxis incidentally was staff to the Consortium.) I fear that the 2021 HOME public hearing process, where each applicant was given only 3 minutes to present, combined with the lack of input from the general public, may not lead to the best outcomes for Northern Nevada. I am requesting that the TRC and the WCHC staff think creatively about ways to support multiple projects moving forward simultaneously. This approach has always served the Consortium well in the past and has led to more housing production and preservation in Washoe County. So please consider:

- Creating a set-aside of HOME funds to support tax-exempt bond projects year round;
- Re-examining the minimum allocation of HOME funds to trigger the property tax exemption under 361.082. (The minimum amount under the WCHC Guidelines has varied over the years from \$10,000 to \$100,000.);
- Forward committing HOME funds, so that multiple 9% tax credit projects may compete in the state round and bring more deeply affordable units to Washoe County;
- Utilizing CARES Act Funds, CDBG-CV funds and other readily available monies for the emergency rental assistance program and reserving the HOME and AHTF for housing production; and,
- Working with applicants to voluntarily reduce their requests so that more projects can move forward simultaneously.

To the second item: The “Consolidated Appropriations Act, 2021,” signed into law on December 28, 2020, included a new floor on the 4% tax credit rate, in effect increasing its value by about 30%. This is great news for affordable housing production around the country. In Washoe County, since 2016 we have seen a renaissance in housing production financed with tax-exempt bonds and 4% tax credits, totaling over 1,400 units. Recent projects include:



- Vintage at the Crossings, Reno (2016), 230 units – senior affordable apartments
- Steamboat at the Summit, Reno (2017), 360 units – family affordable apartments
- Sky Mountain by Vintage, Reno (2018), 288 units – family affordable apartments
- Summit Club, Reno (2018), 155 affordable units (20/80 deal)– family affordable apartments
- Sanctuary Apartments, Reno (2019), 208 units – senior affordable apartments
- Springview Apartments, Reno (2020) 180 units – family affordable apartments

With the passage of the 4% rate floor at the end of last year, we are going to see even more bond projects moving forward in Washoe County, which is great news.

One of the ingredients in the financing of affordable housing using tax-exempt bonds and 4% tax credits is the property tax exemption allowed under state statute (NRS 361.082). In order to qualify for the exemption, the property must be financed with a small amount of HOME funds. However, the WCHC HOME allocation process does not work well with the financing of bond projects. First, the once a year allocation process and five public hearings over four months means that some projects are just lost because the timing does not work. The developer’s site control expires before an allocation can be made. Second, once a project is allocated HOME funds, it must still complete a lengthy HUD environmental review process that takes a minimum of 4 months to complete. A property cannot be purchased before this process is completed, again meaning that some prime development sites are lost.

Some ideas for making the HOME allocation process work better the bond financing process include:

- Accepting requests for HOME funds on a rolling basis, as opposed to once a year
- Relying on the volume cap allocation process at the jurisdiction level to select worthy bond projects for future HOME funds. (This has the added value placing the property tax exemption decision to the locality as opposed to the WCHC, which is only providing a token amount of the financing)
- Working out arrangements for “swapping” HOME funds with the Nevada Housing Division, so that bond projects can proceed in off cycle periods. (Since NHD is the issuer of the bonds and the allocator of the tax credits, it is in a good position to evaluate whether a bond project is viable.)
- Allowing the Part 58 HUD Environmental Review process to proceed in parallel with the HOME allocation process and really as soon as a developer is ready to start it (on their own dime).

We are requesting that the WCHC agendaize this topic for the March hearing to discuss further.

Thank you for this opportunity to provide public comment. I will be attending the WCHC hearing and am available for comment.



Tracy Wheeler &lt;wheelert@reno.gov&gt;

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**Re: February 9, 2021 TRC meeting; 2nd public meeting for AHMLP applications**

1 message

**Matthew Fleming** <m Fleming@nnch.org>

Fri, Feb 5, 2021 at 10:18 AM

To: Tracy Wheeler &lt;wheelert@reno.gov&gt;, Lisa Dayton &lt;daytonassoc@gmail.com&gt;, Mercedes Olsen &lt;molsen@nnch.org&gt;

Good morning Tracy,

As staff for the City of Reno who is the managing entity for the WCHC, I'm officially informing you that NNCH is amending our Truckee Height's project request for HOME funds from a CHDO set-aside request of 2.1 million in HOME funds to \$211,408 in CHDO set aside pre-development funds. This change will leave us with a gap of about \$1,600,000 to fill next year either in HOME funds, additional perm debt or better LIHTC pricing. This change will hopefully offer the TRC an easier path to deciding it's award recipients and it will fulfill the WCHC's CHDO set-aside requirement as well should they decide to go our application over the Ridgehouse's. I will make this announcement on Tuesday during the Q&A session on the agenda. I just wanted you to have advanced notice of my intentions and should you require anything else from me prior to the meeting, please let me know.

I very much appreciate your time.

Best regards,

**Matthew Fleming****Executive Director**

P.O. Box 20604 / Reno, NV 89515

775-337-9155 ext. 109 / 775-980-2340 (fax)

m Fleming@nnchrb.org



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**From:** Tracy Wheeler <wheelert@reno.gov>**Date:** Thursday, February 4, 2021 at 9:51 AM**To:** Matthew Fleming <m Fleming@nnch.org>, Lisa Dayton <daytonassoc@gmail.com>, Mercedes Olsen <molsen@nnch.org>**Subject:** February 9, 2021 TRC meeting; 2nd public meeting for AHMLP applications

Hi, good morning, Matthew and Lisa.

Earlier today the agenda and related documents were posted for the subject meeting. You may find them here: <https://www.reno.gov/Home/Components/Calendar/Event/26915/530?backlist=%2f>

NNCH currently has one project under consideration, Truckee Heights. If you could please be sure to have someone available to discuss the TRC questions from the last meeting and any additional questions that may come up next week, it would be appreciated. In addition, NNCH has the CHDO recertification and while we don't see any issues with that, if the TRC has questions, it would be helpful to have someone available to answer any questions in that respect as well.

The TRC meeting will be held via Zoom and the link to the meeting is included on the agenda.

If you have any questions or concerns, please feel free to contact me at any time.

Thank you and have a great day!

Tracy



**Tracy D. Wheeler**

*Management Analyst - HOME  
Housing and Neighborhood Development*  
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Reno.gov

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Tracy Wheeler &lt;wheelert@reno.gov&gt;

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**RE: Vintage at Spanish Springs Affordable Senior land use**

1 message

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**Dane Hillyard** <daneo@me.com>

Tue, Feb 9, 2021 at 7:32 AM

To: Tracy Wheeler &lt;wheelert@reno.gov&gt;

Cc: Jim Zaccheo &lt;JimZaccheo@yahoo.com&gt;, Hilary Lopez &lt;hilary@praxisreno.com&gt;, Jessica Rasmussen &lt;jessica@praxisreno.com&gt;

Tracy,

We wanted to provide a detailed written response to the question Eric Young asked about the land use designation "Continuum of Care".

Article 304, Section 110.304.25(k) of the Washoe County Development Code defines Continuum of Care Facilities as: ***"Continuum of care facilities for seniors use type refers to establishments that provide range housing, activities and health services to allow for adults to age in place. Residential density and parking standards shall be determined in the special use permit process; all other development standards shall apply. Facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory housing for staff, and medical facilities and services for residents"***.

Please see the Washoe County Development Code (Page 304-11): [https://www.washoecounty.us/csd/planning\\_and\\_development/code\\_enforcement/files\\_forms\\_reports\\_manuals/dev\\_code/\\_Cdc300\\_annotated.pdf](https://www.washoecounty.us/csd/planning_and_development/code_enforcement/files_forms_reports_manuals/dev_code/_Cdc300_annotated.pdf)

Additionally, our project is located in and regulated by the Spanish Springs Area Plan. Please see allowed use types in Appendix C Section 3 of the Spanish Springs Area Plan which specifically allows ***"Continuum Of Care"*** uses with a Special Use permit.

Please see the Spanish Springs Area Plan guidelines Appendix C-3: [https://washoecounty.us/csd/planning\\_and\\_development/master-plan-zoning/files/planning-maps/\\_ss\\_area\\_plan.pdf](https://washoecounty.us/csd/planning_and_development/master-plan-zoning/files/planning-maps/_ss_area_plan.pdf)

We will be available on the call for any further questions or clarifications on both our applications.

Thank you!

Dane

Dane Hillyard  
Greenstreet Companies  
1 East First Street  
14th Floor  
Reno, NV 89501  
Cell 775.745.3950  
daneo@me.com



# OROVADA STREET SENIOR APARTMENTS

Washoe County HOME Consortium  
 Technical Review Committee – 2<sup>nd</sup> Hearing  
 February 9, 2021



# Level I Priority – Project Provides Supportive Services Silver Sage Manor, Inc. - Senior Services Provision

- ❖ Silver Sage employs staff to directly assist residents of our properties
  - ❖ Director of Senior Services – 15 years experience with Silver Sage residents
  - ❖ Service Coordinators with onsite offices in our properties
  - ❖ Minimum of 20 hours per/week on site
  - ❖ 2020 – 6,300+ recorded contacts with residents of 152 units



# Senior Services - Nutrition

- ❖ Food Bank distribution sites for residents and community
- ❖ Regular food drops including fresh produce
- ❖ Nutritional education
- ❖ Holiday season meal baskets & hosted meals
- ❖ Assistance with nutrition program applications



# Senior Services – Health

- ❖ Blood pressure checks
- ❖ Prescription delivery / flu shot clinics
- ❖ Education – insurance, dental hygiene, fall prevention, diabetes prevention, medication management, nutrition
- ❖ Exercise – fall prevention training, yoga for seniors
- ❖ COVID – masks, sanitizers, activity packets, vaccination scheduling assistance





# Senior Services – Empowerment & Wellbeing

- ❖ Foster Grandparents, Senior Companions, Senior Outreach, RSVP
- ❖ Reno Fire/ Reno Police – safety presentations
- ❖ Pet vaccination and pet food assistance programs
- ❖ Financial literacy and program assistance – RTC Ride, NV Energy/Sewer Rebate programs, RHA vouchers, ATT Lifeline, computer and smart phone use
- ❖ Aging support – Renown grief counseling, AARP, Division of Aging, Washoe Legal, Washoe Senior Services, Alzheimer's Association



# OROVADA STREET SENIOR APARTMENTS

- Application requested HOME Funds: \$1,500,000
- Able to reduce ask to: \$1,350,000

