

Roop Street Multi-Family (aka Eagles Landing)

Conditional Use Permit



Our Mission

“NNCH develops, owns, and manages high-quality affordable housing coupled with supportive services for those most in need in our community.”

We are a Community Housing Development Organization.

Community Housing Development Organizations (CHDOs) are non-profit, community-based service organizations that have obtained or intend to obtain staff with the capacity to develop affordable housing for the community it serves. These organizations must meet certain requirements pertaining to capacity and experience, organizational structure, and legal status. They must have among their purposes the provision of decent housing that is affordable to low and moderate income persons. CHDOs must be recertified annually.



Valley Springs

680 Hot Springs Rd, Carson City, NV 89706



Built in 2021

Units: 26 one-bedroom
36 two-bedroom



Hillside Meadows

2757 Beck Street, Reno, Nevada 89509



Built in 2016

Units: 16 one-bedroom
28 two-bedroom



Alpine Haven

2000 Oddie Blvd, Sparks, NV 89431



Built in 2018

Units: 16 one-bedroom
24 two-bedroom



Juniper Village

525 Morrill Avenue, Reno, NV 89512

Built in 2015

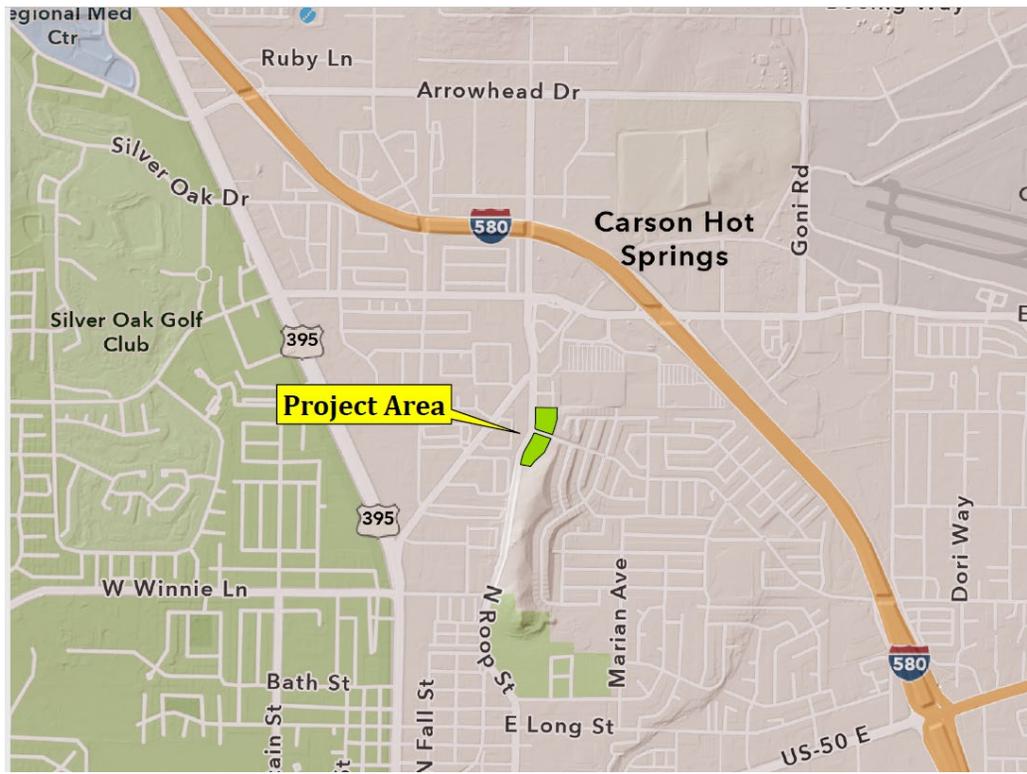
Units: 20 one-bedroom
21 two-bedroom



Project Funding

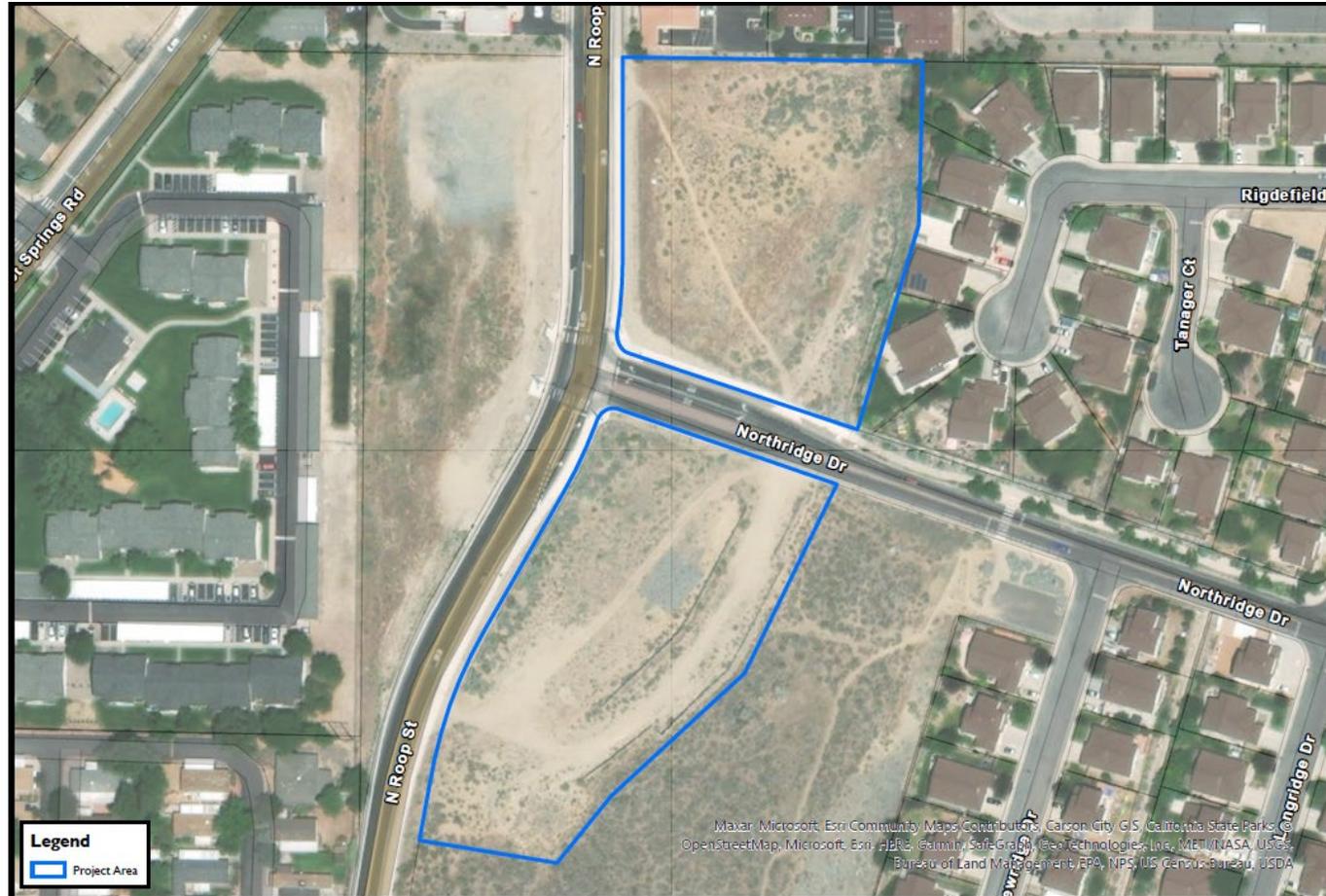
9% Low Income Housing Tax Credit (LITHC) “Workforce Housing” project with a Veteran preference.

That means we give any Vet access to the unit before we market it to the general public. This allows for the project to maintain high occupancy in case there are no Vets to rent to. In this area however, we have not had an issue with Vets needing housing, especially those in the workforce.



Vicinity Map

2 Parcels – ±4.73 Acres



Project Area

126 Units – Work Force Housing with a Veteran Preference

Requires Special Use Permit

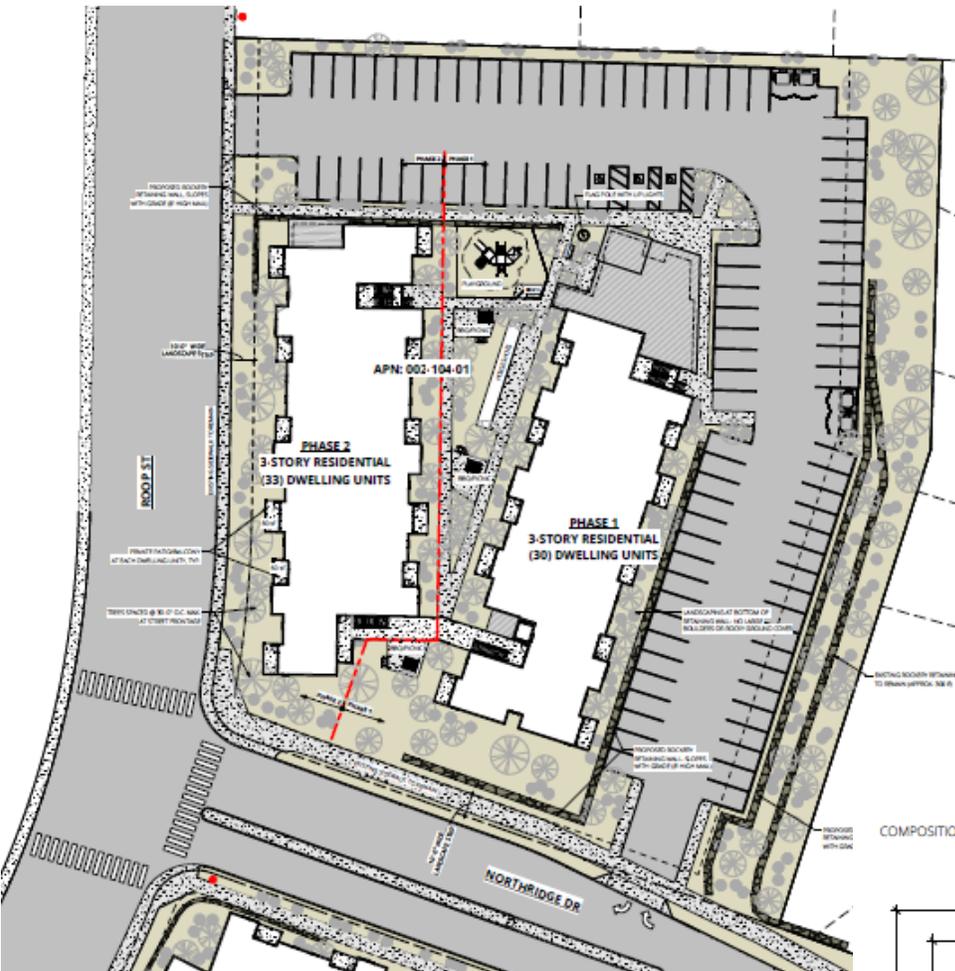
- Residential use in non-residential district (RC)
- Walls over 6' in height

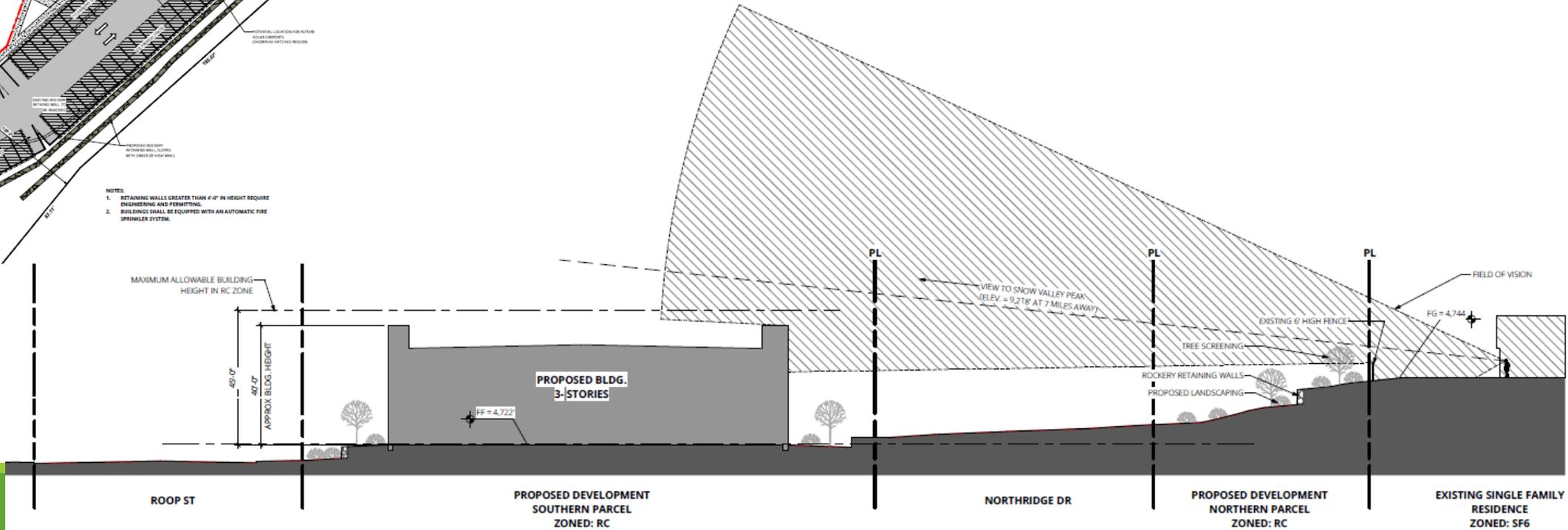
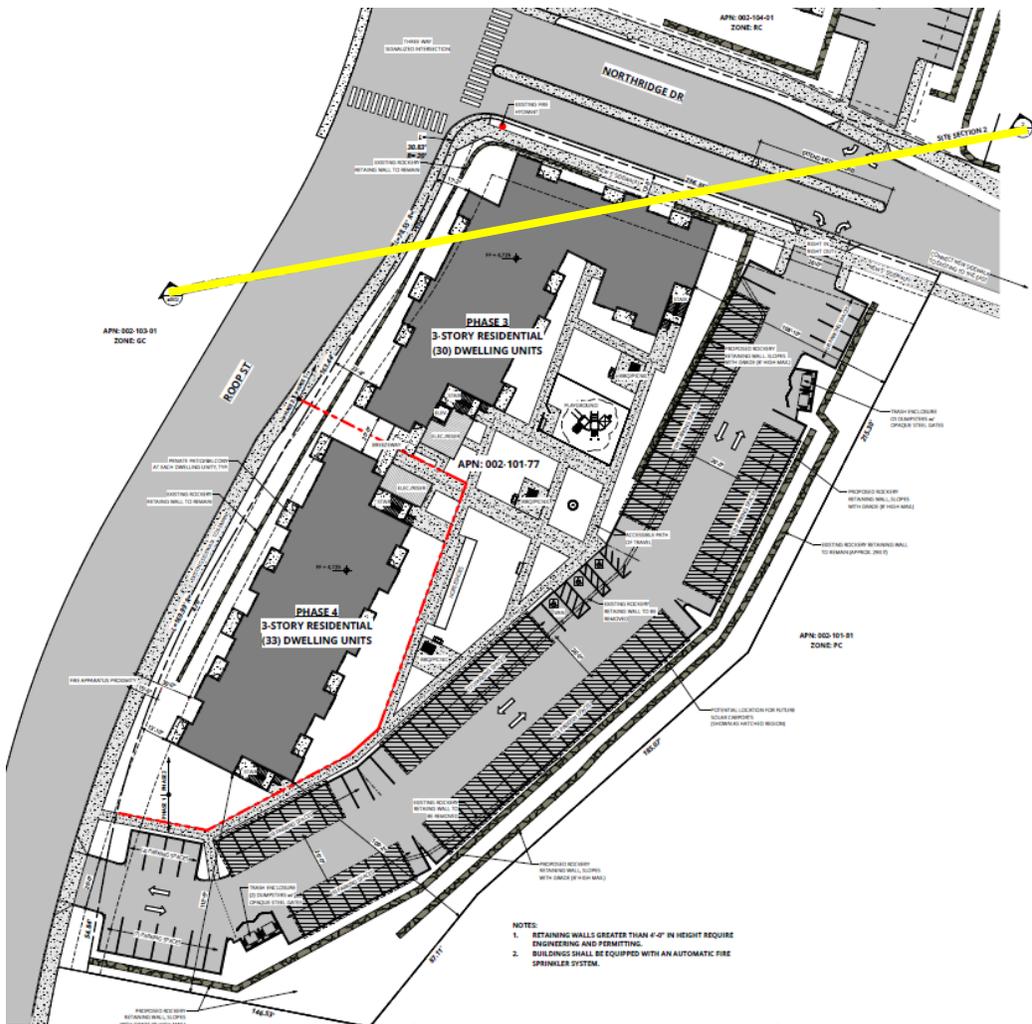
North Site Details:

- ❖ 63 units
- ❖ 3 story buildings (40' max height)
- ❖ 96 parking spaces

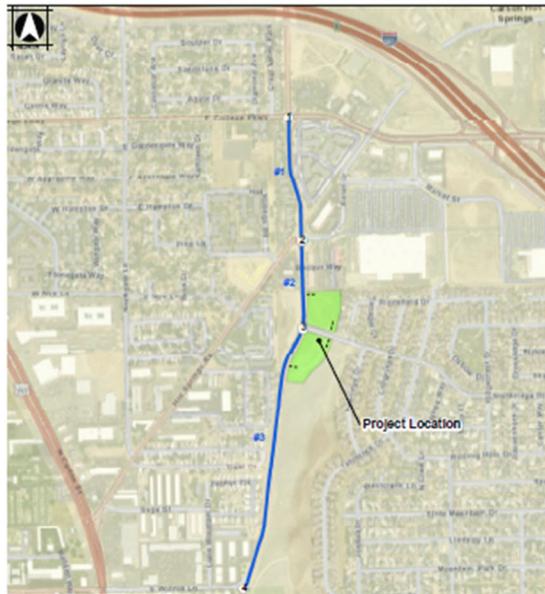
Amenities:

- Community Center building
- Large open courtyard
- BBQ areas
- Play Structure/game area
- Path system/sitting areas/garden





**Workforce Housing Development
Carson City, NV
Traffic Impact Study**



Final Report

Prepared For:

Northern Nevada Community Housing

April 2022

Prepared By:



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

- ❖ Traffic Study prepared by Wood Rodgers Traffic Engineering Team
- ❖ Study considered two driveways on North Roop Street and two driveways on Northridge
- ❖ Assuming multi-family residential development, Project anticipated to generate ~883 ADT with 62 AM Peak hour trips and 75 PM Peak hour trips
- ❖ Intersection analysis indicated acceptable levels of service “D” or better under all study conditions
- ❖ To mitigate for project impacts, suggested recommendations include:
 - Flashing Yellow Arrow display at all approaches at Roop/Northridge
 - Install ADA pedestrian curb ramps at Project driveways on North Roop and Northridge Dr
 - Limit turning movements on Northridge Dr. to right-in/right-out



Questions?



Multifamily Buildings

- Code requires 2 spaces per unit plus 1 guest space for every 2 units
 - 315 spaces required
- Carson City Parking rate is higher than ITE (1.07 spaces/unit)
- Parking study looked at existing Valley Springs project
 - 1.4 spaces/units
- Project requests alternative ratio for north and south
 - North – 1.52 spaces/unit
 - South – 1.58 spaces/unit

Total Parking Provided
196 spaces

Parking Standard Source	Use considered	Parking Rate	Project Comparison (126 units)
Carson City	All single-family, two family, and multiple family residential dwellings	2 spaces per unit + 1 space per 2 units for guest	252 residential spaces + 63 guest spaces = 315 total parking spaces
ITE*	Multi-family Housing (Mid-rise) – General Urban/Suburban Setting Affordable Housing – General Urban/Suburban Setting Average Rate	1.22-1.31 parking spaces per unit 0.79-0.99 parking spaces per unit 1.07 parking spaces per unit	135 spaces (At average rate of 1.07 parking spaces per unit)
Valley Springs Apartments Parking Memo (02/28/2022)	Affordable Veteran’s Housing (multi-family apartment complex)	Memo noted an actual observed rate of 1 space per unit and a suggested rate of 1.4 spaces per unit	177 spaces (at suggested rate of 1.4 spaces per unit)
North Roop Multi - Family	Workforce Housing (multi-family apartment complex)	North Parcel – 1.52 sp/unit South Parcel – 1.58 sp/unit	196 spaces (includes minimum 6 accessible spaces)

*Note: ITE numbers are overall project ratios inclusive of both resident and guest parking.