

The Ridge at Sun Valley

5100 W 1st Avenue
Sun Valley, NV 89433

Board of Adjustments Meeting

September 2nd, 2021



LOCATION



- The proposed development site is located in the Sun Valley submarket, approximately five miles north of downtown Reno and Sparks
- The site is +/-10 acres and zoned as medium density urban (MDU)

REVIEW OF PREVIOUS ZONING APPROVAL (MDU)

This 10-acre parcel was rezoned by Washoe County 6 years ago in 2015. The approval of the MDU Zoning included the review and consideration of:

- Compatibility
- Services and Facilities
 - Water and Sewer
 - Storm Drainage
 - Schools
 - Traffic
 - Fire Protection, and
- The understanding and need for affordable housing through the staff review of Master Plan policies
- Zone Change approval staff report stated that **the site "...is about one tenth of a mile from an RTC bus route on Sun Valley Boulevard and is surrounded by existing water and sewer lines provided and maintained by Sun Valley General Improvement District (SVGID) and is across the street from Lois Allen Elementary School."** All of these factors were instrumental in making the determination that the MDU designation was appropriate for the site.

DEMAND FOR AFFORDABLE HOUSING

- The lack of housing inventory in Reno has driven up housing costs (+150% over eight years) and rental costs (+50% in the past 4 years, with a vacancy rate below 2%)
- In the fourth quarter of 2020, vacancy rates for affordable housing were reported at 3.30% in the Reno metro area and 2.40% in the North Valley area₁
- LIHTC rents in Washoe county are significantly below prevailing market rents in the area, which is a major driver of demand for affordable housing₂

Number of Bedrooms	High LIHTC	JP&G market*	% lower
One-bedroom	\$811	\$ 1,279	37%
Two-bedroom	\$955	\$ 1,490	36%
Three-bedroom	\$1,181	\$ 1,887	37%

1. Nevada Housing Division – Taking Stock 2020 Annual Report (Page 20)
 2. Johnson, Perkins and Griffin Apartment Survey, 4th Quarter 2020, Reno Sparks Metro, Johnson, Perkins and Griffin Q4 2020 Apartment Survey, email correspondence and calculations by author. Nevada Housing Division – Taking Stock 2020 Annual Report (Page 24)

PROPOSED DEVELOPMENT PLAN

- Ulysses Development is proposing the construction of 200 units of multifamily workforce affordable housing at 5100 W 1st Avenue.
- This proposed development will directly address the growing need for housing in the Reno metro area, by providing a high-quality housing option accessible to low and moderate-income residents
- The property will be subject to affordability restrictions for a minimum of 30 years

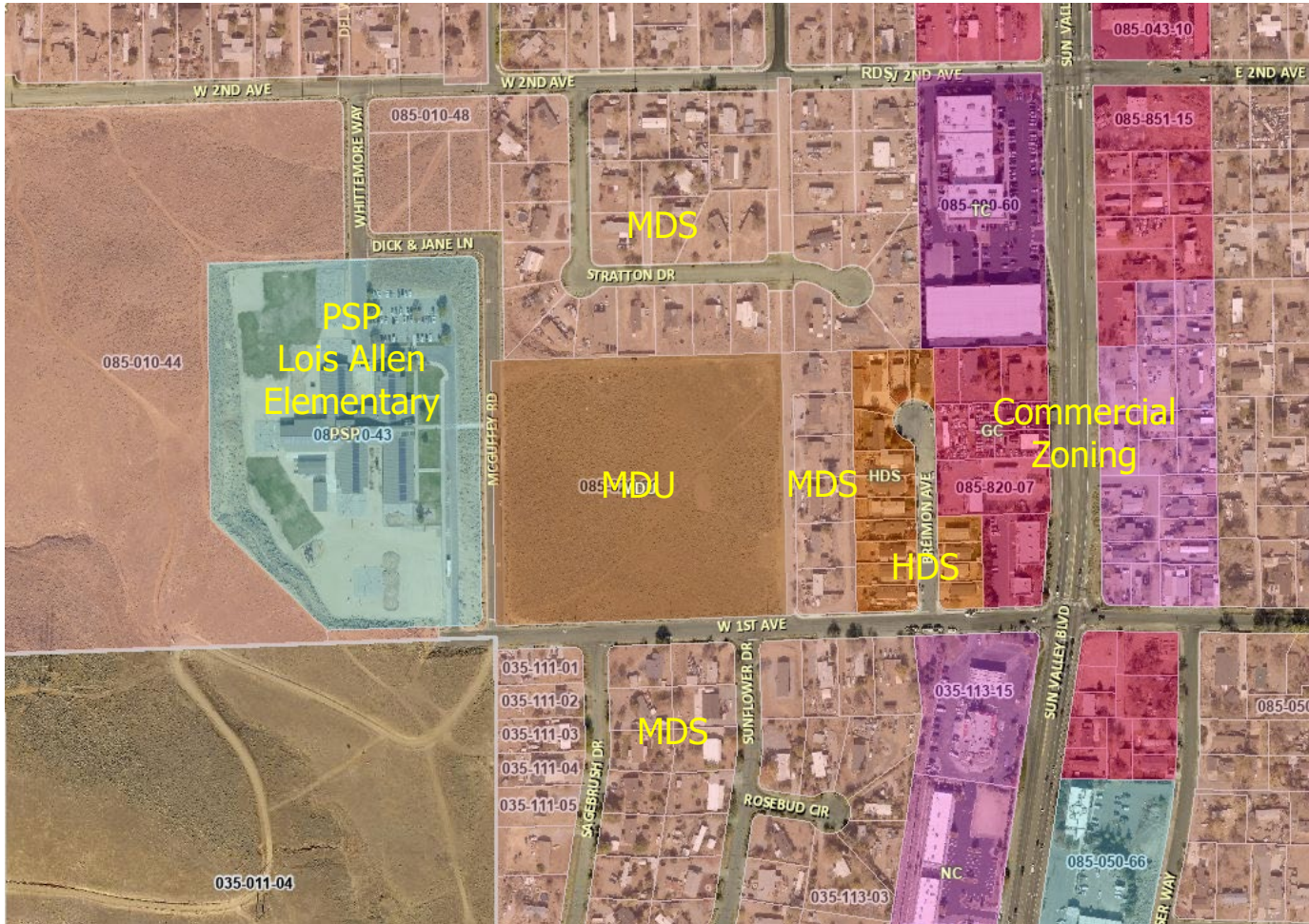
UNIT MATRIX					
Bedrooms	Bathrooms	Mix %	Units	SQFT	Rent Limits
1.0	1.0	20%	40	695	\$ 880
2.0	2.0	42%	84	900	\$ 1,058
3.0	2.0	33%	66	1,090	\$ 1,220
4.0	2.0	5%	10	1,215	\$ 1,357
TOTAL		100%	200		

LOCAL SUPPORT FOR AFFORDABLE HOUSING

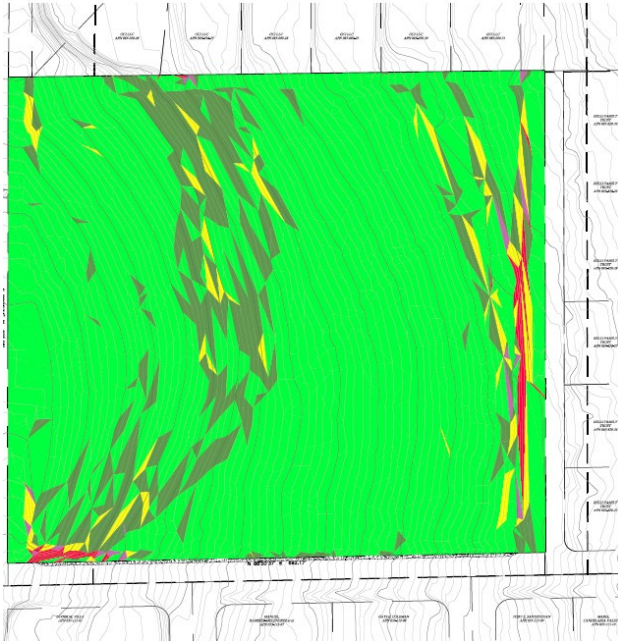
- “There are a great number of factors in housing costs that the county cannot control. We can’t stop the price of lumber from climbing, and we can’t force higher compensation for employers. But we can strategically zone within the county’s jurisdiction, responsibly permit new developments, and proactively incentivize affordable housing.”¹

1. Quote from Eric Brown, Washoe County Manager, Reno Gazette Editorial

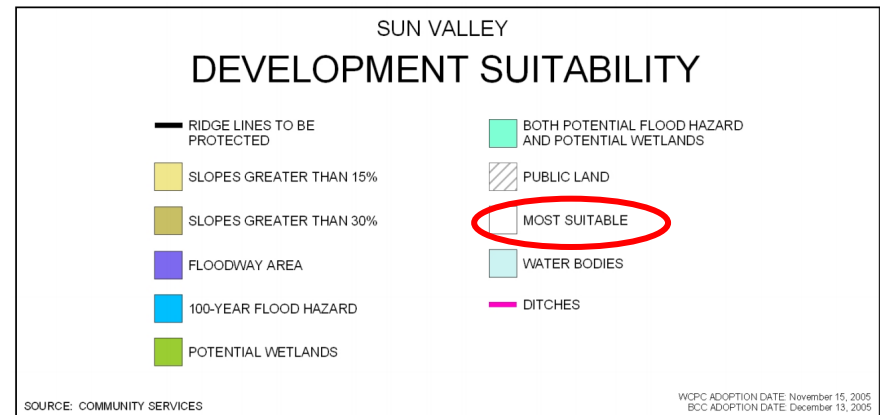
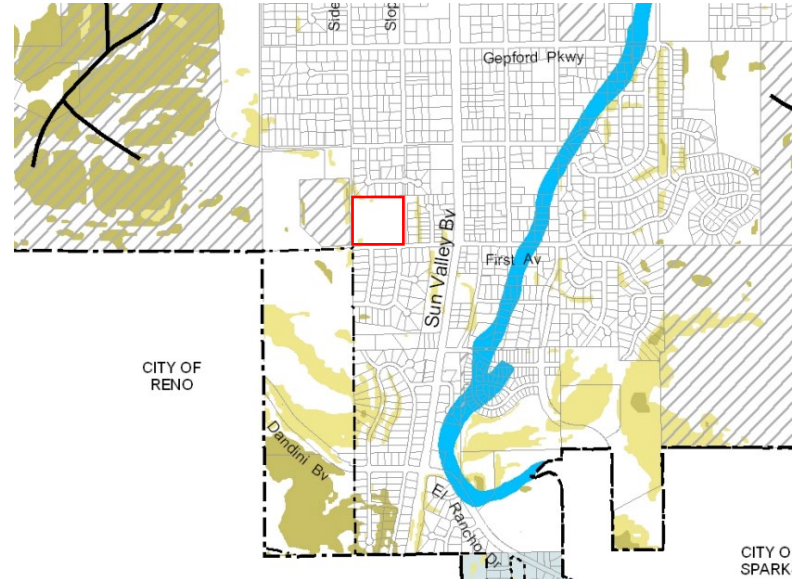
EXISTING ZONING



SLOPE ANALYSIS MAP & DEVELOPMENT SUITABILITY



Slopes Table					
Number	Minimum Slope	Maximum Slope	Area	Color	Percentage Of Total
1	0.00%	15.00%	350394.18	Green	81.5%
2	15.00%	20.00%	59854.55	Dark Green	13.9%
3	20.00%	25.00%	13402.49	Yellow	3.1%
4	25.00%	30.00%	1887.41	Purple	0.4%
5	30.00%	500.00%	4495.39	Red	1.1%



EXISTING SITE PHOTOS



NW Corner



SE Corner

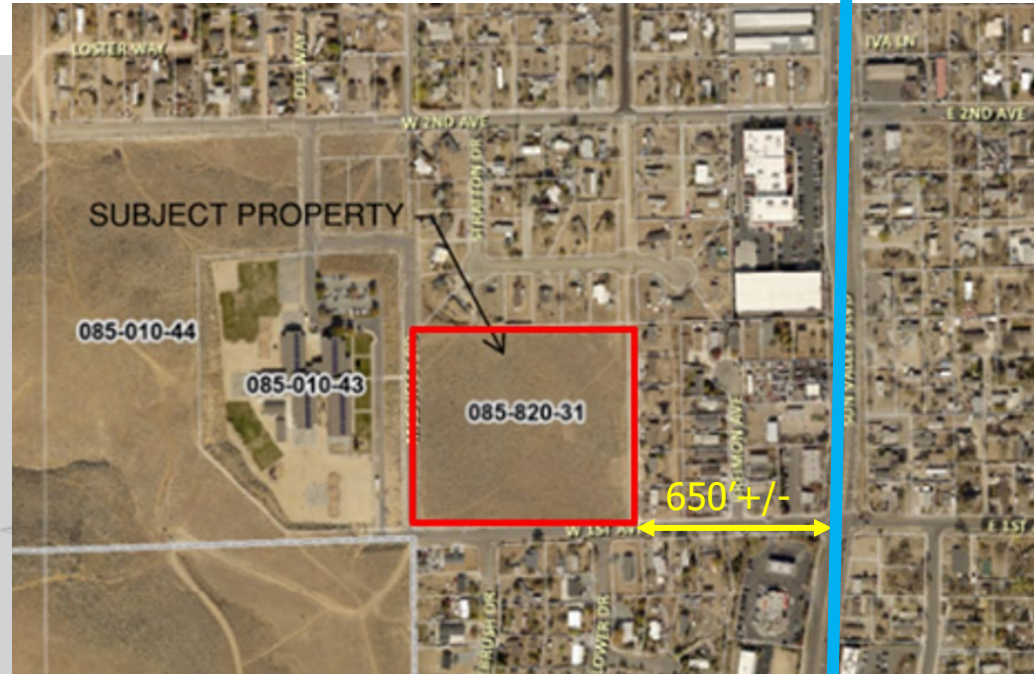


NE Corner

EXISTING ILLEGAL DUMPING



TRANSIT/CONNECTIVITY



RTC Route 5
Service to Routes 15, 2
and 4th Street Station
(Downtown Reno)

PRELIMINARY SITE PLAN



SETBACKS & SCREENING



Building to building
Separations are
Substantial

63' is smallest
Typ – 100' – 200+'

Setbacks Mins: MDS & MDU

MDS -- Front – 20'
Side – 8'
Rear – 20'

MDU-- Front – 15'
Side – 5'
Rear – 20'

BUILDING ELEVATIONS



EAST SCALE: 1/8" = 1'-0" 1



QUALITY OF CONSTRUCTION – COMPARABLE LOCAL PROJECTS

- Two existing affordable housing communities in the Reno area which will be comparable to the proposed development in quality of construction are Steamboat by Vintage, and Vintage at Citi Vista
- Both of these properties are managed by FPI management, the same company that will manage The Ridge at Sun Valley



QUALITY OF CONSTRUCTION – COMPARABLE LOCAL PROJECTS



AF

NEIGHBORHOOD MEETING SUMMARY

- Proposed Use Compatibility with Neighborhood

Site is a self-contained development and extensive screening will be provided; residential buildings will be setback well in excess of the requirements dictated by MDS zoning standards.

- Security & crime concerns

On-site management, security cameras, security patrol, and resident screening criteria.

- Light & noise screening

Dark Skies lighting requirements per Code and evergreen planting on perimeters of property. Noise issues and complaints will be addressed directly by on-site property management.

- Traffic congestion & speeds

Traffic Report and Speed Study conducted indicate necessary improvement to striping for two movement directions along 1st Avenue. Speed study did not warrant any traffic calming.

LEGAL FINDINGS

a) **Consistency.** The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

Policy 1.1: **Allow for more flexibility in the zoning, building,** and land use regulations to enable affordable housing units to be built throughout the community.

Policy 1.5: **Encourage development at higher densities** where appropriate.

Program 1.5: **The County will utilize its higher density zoning designations to allow for the most efficient use of land** that has infrastructure in place or where the installation of infrastructure is planned. The County will consider installing minimum density requirements in mixed-use and/or high-density areas.

Policy 2.1: **Encourage neighborhood revitalization** in existing areas through housing rehabilitation for both renter- and owner-occupied units with special attention on the Sun Valley region.

Policy 3.4: **Promote affordable and workforce housing** in secondary transit-oriented development (TOD) corridors.

LEGAL FINDINGS (CONT.)

- Policy 3.5: Promote development of affordable housing near services, transportation routes, schools, jobs, and childcare by establishing mixed-use districts and higher density areas.
- LUT.1.1 Washoe County should define smaller areas where more intense suburban development is permitted (parallel with the Area Plan Suburban Character Management Area, or SCMA), and larger areas outside the suburban areas where development is strictly limited to retain the existing rural character (parallel with the Area Plan Rural Character Management Area, or RCMA).
- LUT.1.4 Residential should be within close proximity to retail/commercial land uses within SCMAs to facilitate both walking and cycling as desirable and safe modes of transportation.
considerations to phase future growth and development based on the carrying capacity of the infrastructure and environment.
- LUT.4.1 Maintain a balanced distribution of land use patterns to:
a. Provide opportunities for a variety of land uses, facilities and services that serve present and future population;
b. Promote integrated communities with opportunities for employment, housing, schools, park civic facilities, and services essential to the daily life of the residents; and
c. Allow housing opportunities for a broad socio-economic population.
- LUT.17.3 A variety of dwelling units such as houses, townhouses, and apartments are all encouraged.
- LUT.18.5 Promote the development of walkable communities that meet the daily needs of their residents and reduce the need for automobile trips.

LEGAL FINDINGS (CONT.)

SUN.1.3 The following Regulatory Zones are permitted within the Sun Valley Suburban Character Management Area:

- a. High Density Rural (HDR – One unit per 2.5 acres).
- b. Low Density Suburban (LDS – One unit per acre).
- c. Medium Density Suburban (MDS – Three units per acre).
- d. High Density Suburban (HDS – Seven units per acre).
- e. Medium Density Urban (MDU – Twenty-one units per acre).
- f. Neighborhood Commercial/Office (NC).
- g. General Commercial (GC).
- h. Industrial (I).
- i. Public/Semi-Public Facilities (PSP).
- j. Parks and Recreation (PR).
- k. General Rural (GR).
- l. Open Space (OS).

SUN.1.10 The Washoe County Capital Improvements Program shall identify needed sidewalk and open drainage structure improvements (location, costs and funding) based on a study conducted by the County and the Sun Valley General Improvement District.

SUN.10.1 Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community water service.

SUN.12.1 Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community sewer service.

LEGAL FINDINGS (CONT.)

b) Improvements.

- **Abuts existing public right-of-way and public utilities**
- **Site is infill site, surrounded by development**
- **Any upgrades necessary would be required by the developer**
- **Improves pedestrian safety, access and safe routes to school with sidewalks**
- **Proposed development conforms to zoning designation**

c) Site Suitability.

- **Site is within the most suitable development area, per County Development Suitability Map**
- **Site was reviewed for MDU zoning in 2015 relative to apartments and affordable housing**
- **Site is in proximity to school, transit, services and employment**
- **Setback requirement minimums are very similar to surrounding and actual distance of buildings to property line is greater than setback requirements in all cases.**

LEGAL FINDINGS (CONT.)

d) Issuance Not Detrimental

- ***Project has been reviewed for traffic, which was not determined to be detrimental. Overall turn movements at W. 1st Ave and Sun Valley Blvd are expected to improve after restriping is completed as required by project conditions***
- ***Actual setbacks that are greater than zoning requires***
- ***Development will hinder illegal dumping***
- ***Project will improve drainage that currently runs unimpeded toward slope drive***
- ***Project will improve pedestrian safety and safe routes to school issues by adding sidewalk.***

e) Effect on a Military Installation

- ***Not applicable as there are no military installations in proximity to the project site.***

QUESTIONS?





APPENDICES

ULYSSES DEVELOPMENT GROUP

- Ulysses Development Group LLC (“UDG”) is a mission-driven developer, preserver, and owner of affordable housing nationwide
- Ulysses’ primary goal is to address the growing nationwide shortage of affordable housing by providing high quality housing options to low-income individuals.
- Ulysses Development Group believes that any successful project requires complete buy-in from and collaboration with the neighbors and key stakeholders in the community

PRELIMINARY GRADING & DRAINAGE

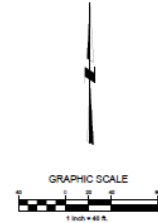
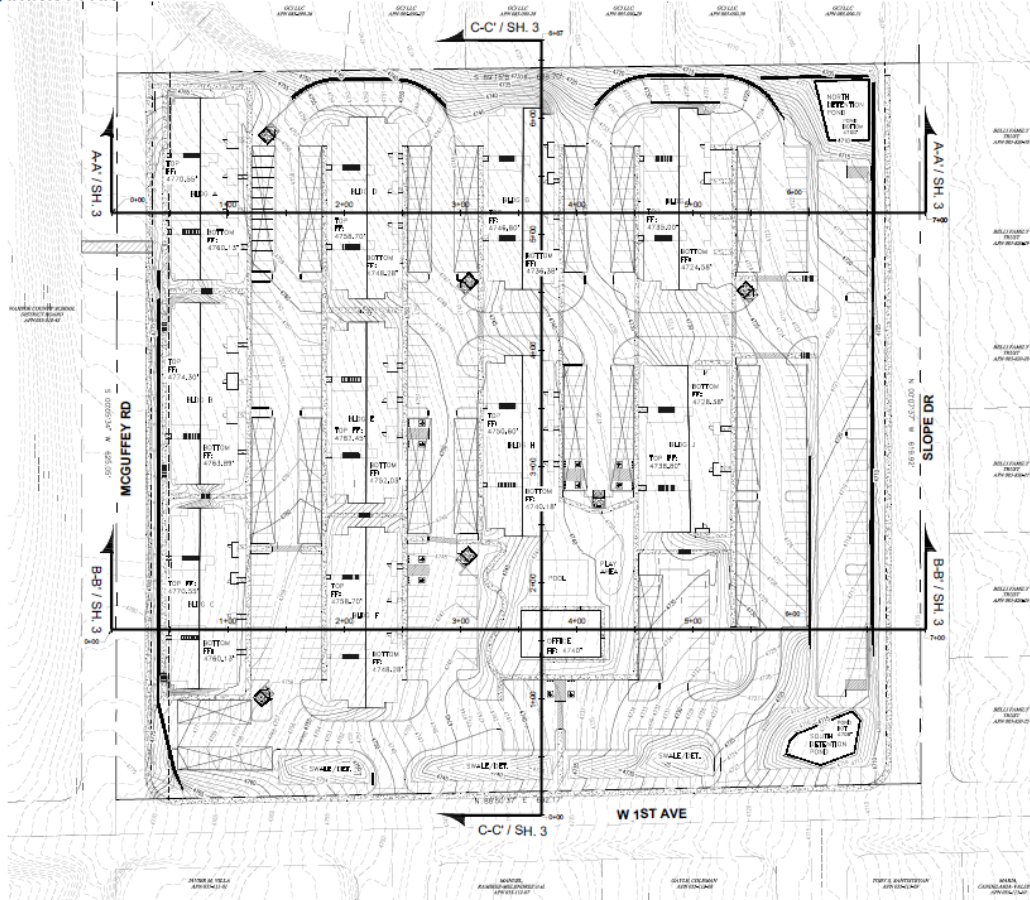
5100 W 1ST AVE APARTMENTS

ADMINISTRATIVE PERMIT APP

PRELIMINARY GRADING PLAN

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
FG to BG comparison	1.000	1.000	392736 Sq. Ft.	29748 Cu. Yd.	54363 Cu. Yd.	24596 Cu. Yd. <FILL>
Totals			392736 Sq. Ft.	29748 Cu. Yd.	54363 Cu. Yd.	24596 Cu. Yd. <FILL>



LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR

NOTES

1. EXISTING CONTOURS PROVIDED BY WASHOE COUNTY GIS

PRELIMINARY NOT FOR CONSTRUCTION



5100 W 1ST AVE APARTMENTS
ADMINISTRATIVE PERMIT APP
PRELIMINARY GRADING PLAN

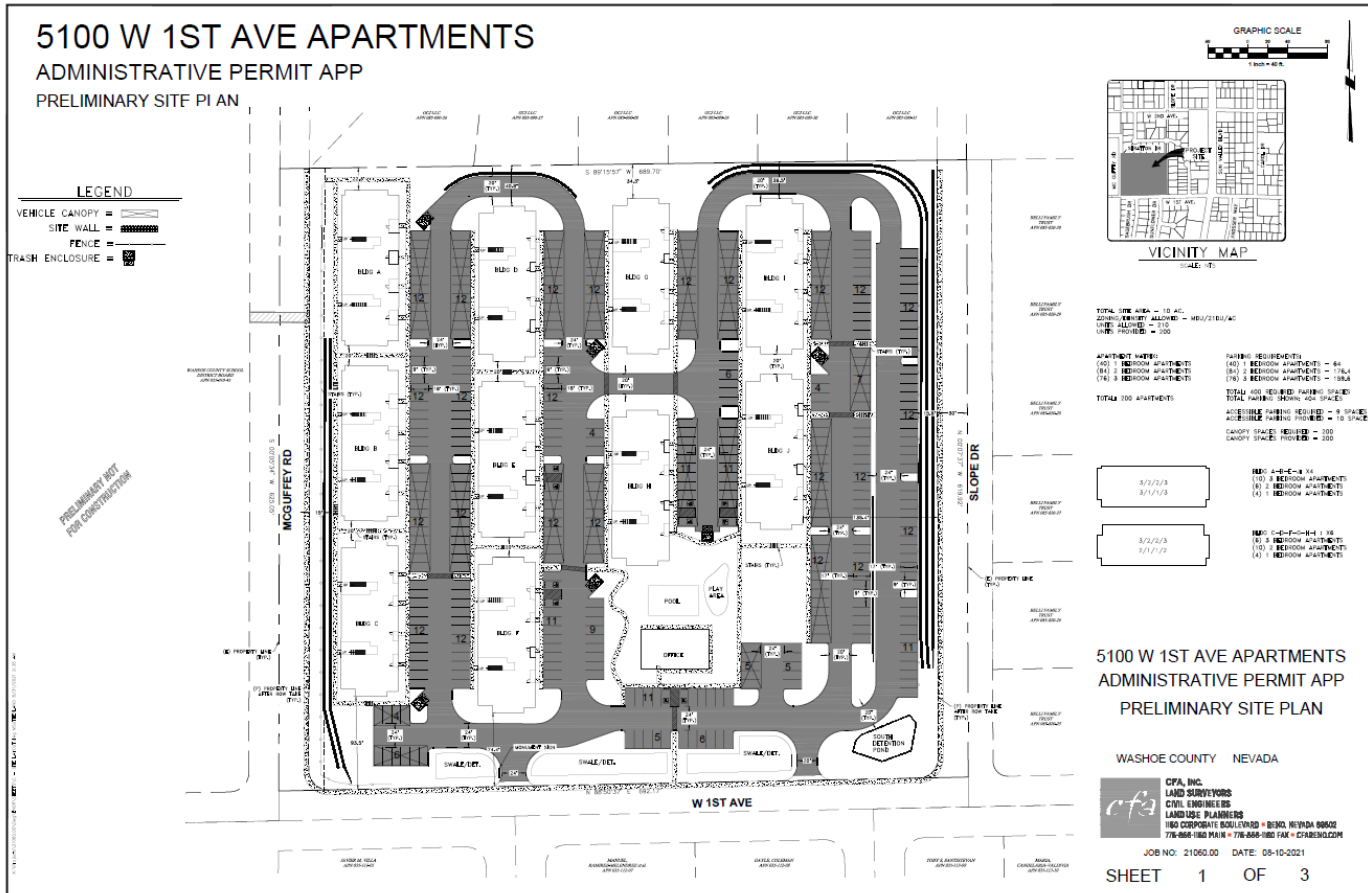
WASHOE COUNTY NEVADA

cfa CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNING
1500 COMPOSITE BOULEVARD - RENO, NEVADA 89502
775-866-1150 MAIN • 775-866-1150 FAX • CFA@CFAINC.COM

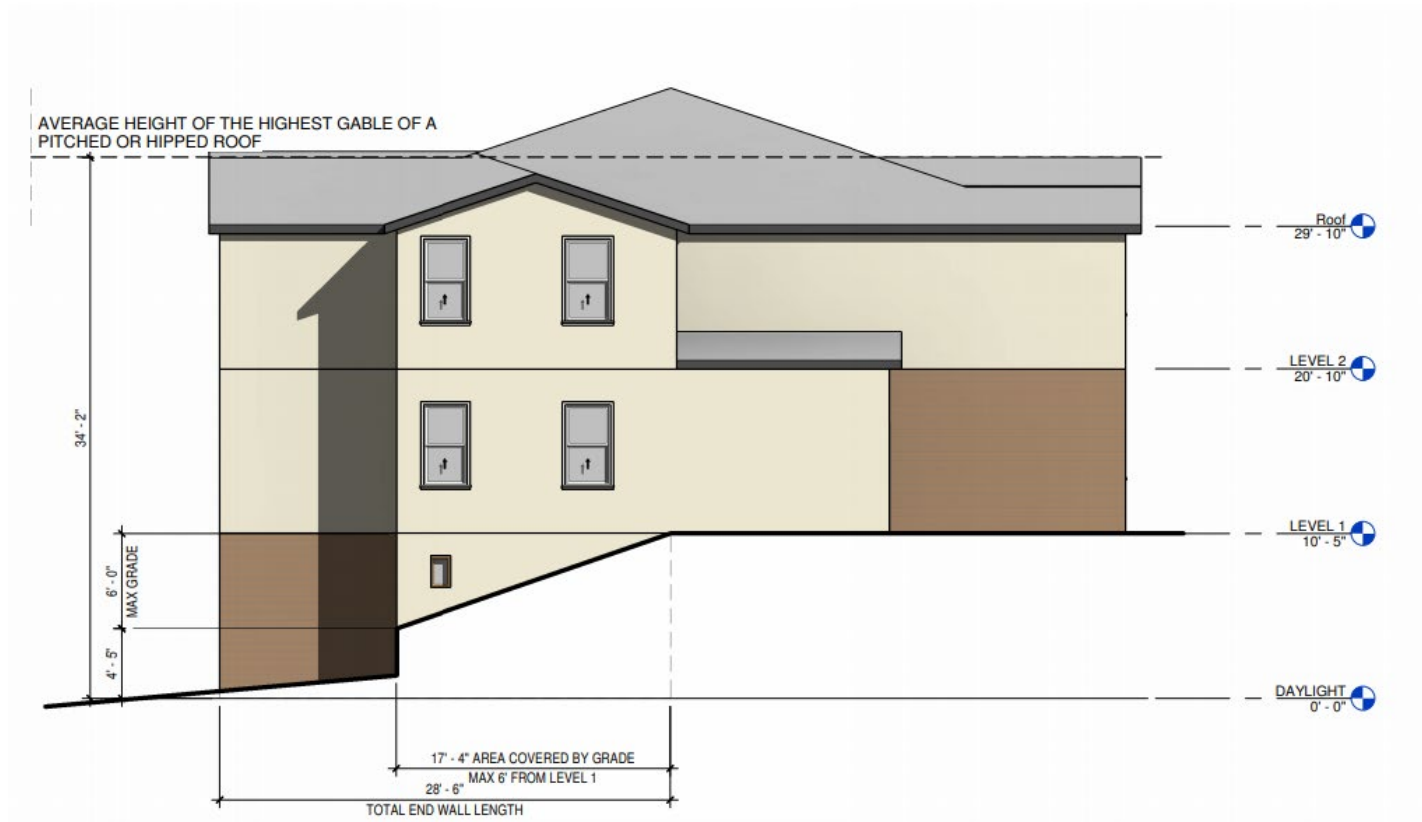
JOB NO: 21060.00 DATE: 07-01-2021

SHEET 2 OF 3

REWORKED PRELIMINARY SITE PLAN (WALL SOFTENING)



BUILDING ELEVATIONS



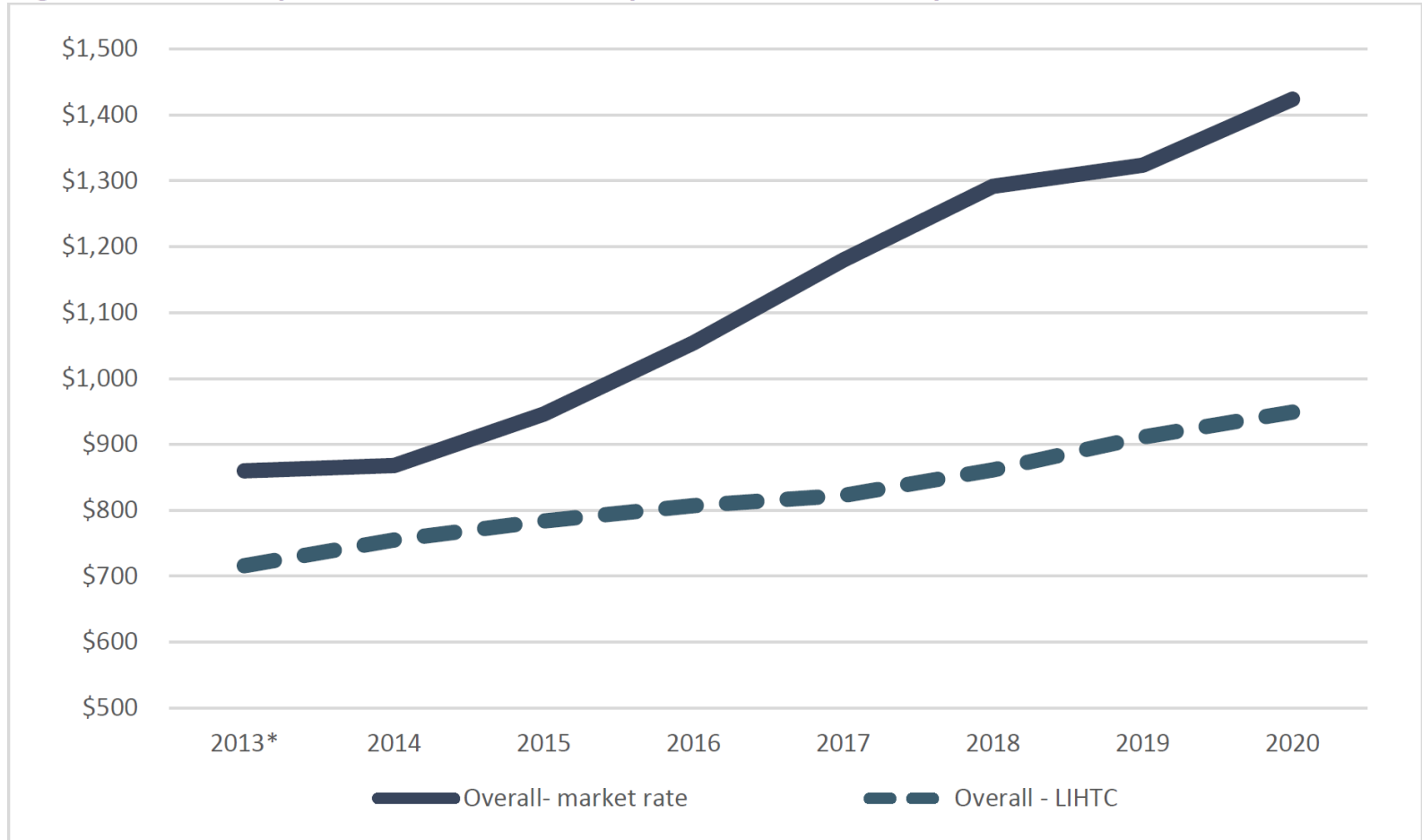
LOCAL SCHOOL CAPACITY

- Brett A. Rodela with the Washoe County School District provided current data on the capacity of the Washoe County School District public schools which will serve children that reside at the proposed development
- This data reflects the additional capacity expected to be generated by Proctor R. Hug High School – which is currently under construction and is expected to be complete by Fall 2022.
 - Proctor R. Hug High School will feature 295,000 square feet of state-of-the-art learning space, with sufficient capacity for a total of 2,200 students.

School	2021/22	2025/26	2030/31
Allen ES	68%	70%	71%
Desert Skies MS	69%	62%	63%
Hug HS	77%	93%	89%

DEMAND FOR AFFORDABLE HOUSING

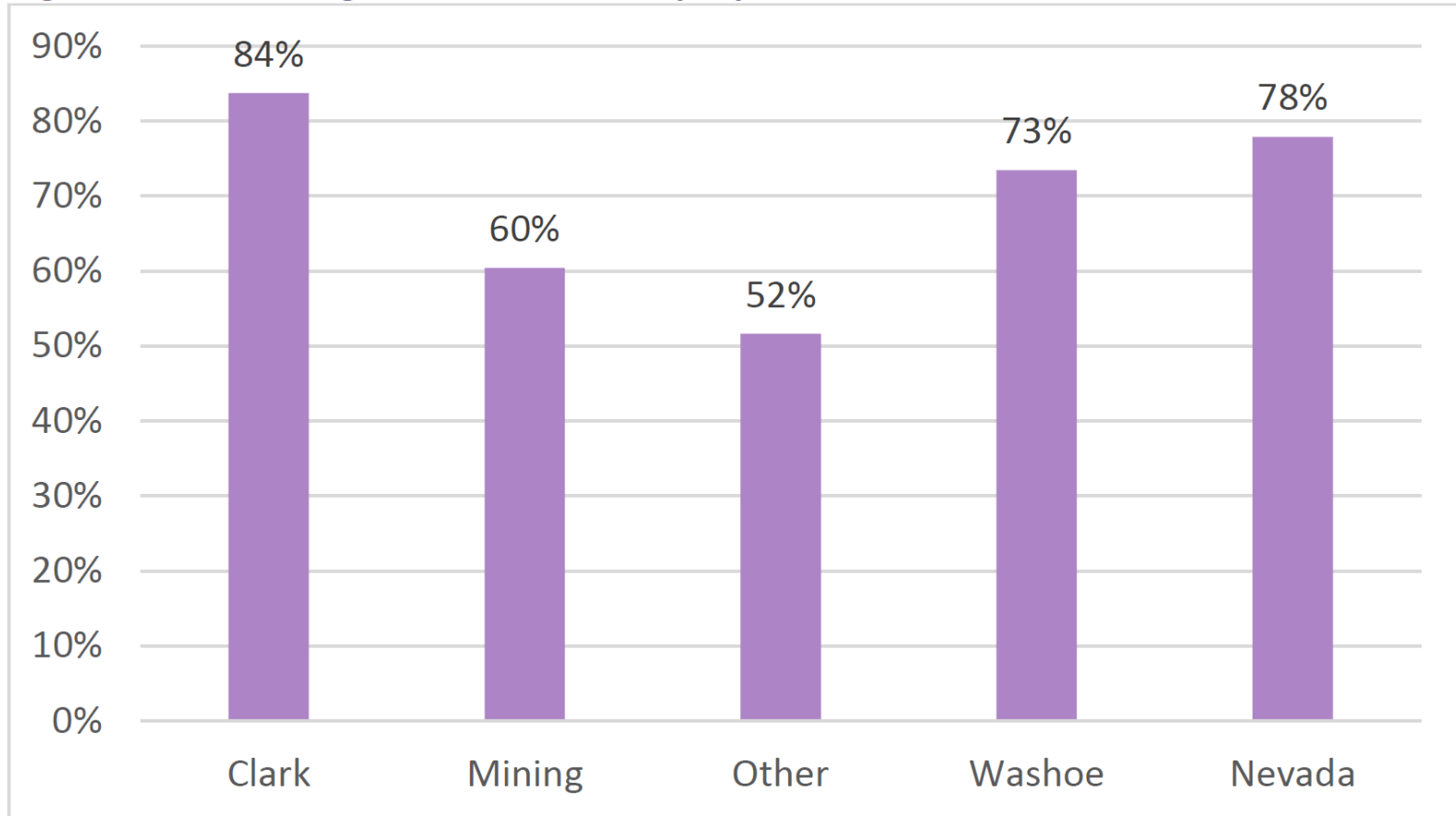
Figure 12. Reno/Sparks Rent Trends 4th quarter 2013 to 4th qtr. 2020



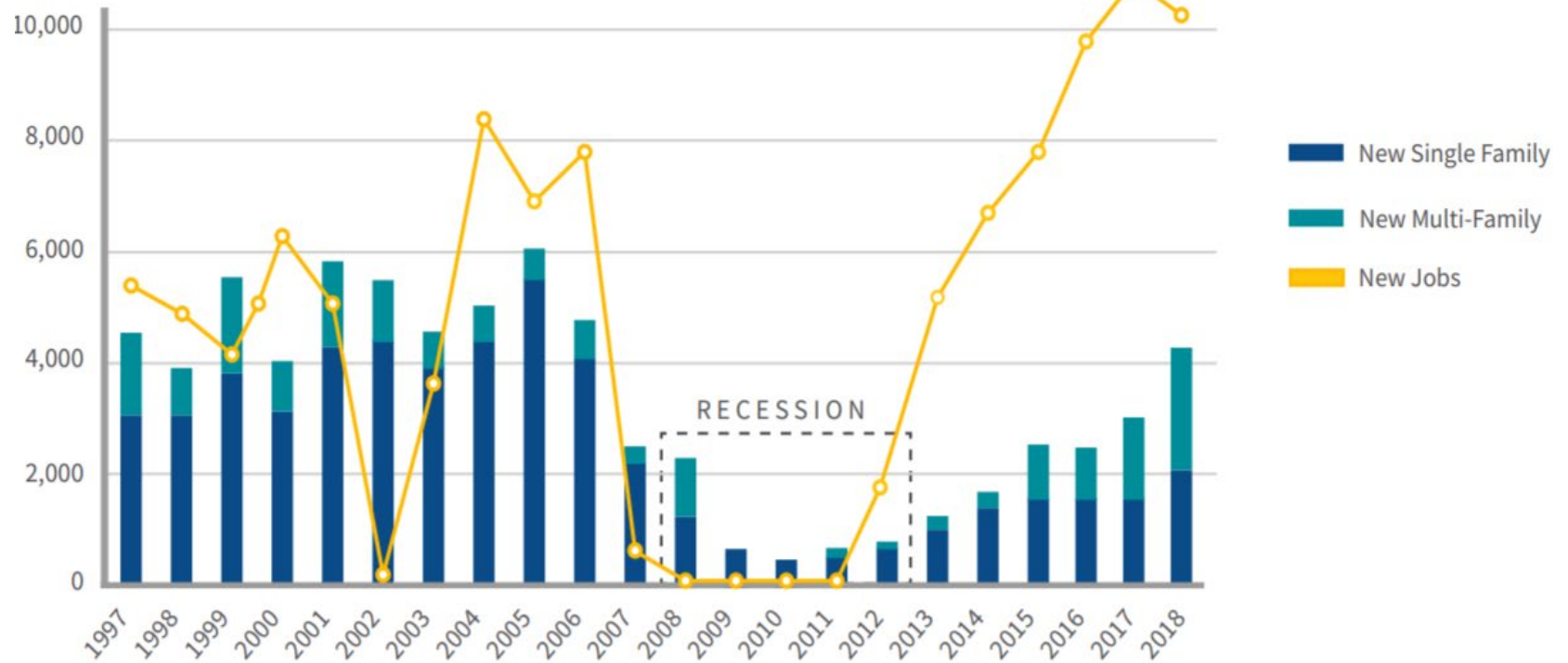
Nevada Housing Division – Taking Stock 2020 Annual Report (Page 26)

EXISTING AFFORDABLE HOUSING INVENTORY

Figure 13. Percentage of units in LIHTC properties built in 1991 or later.



JOB GROWTH & HOUSING SUPPLY



EDAWN 3-Year Strategic Plan (Page 2)

EMPLOYMENT & POPULATION FORECASTS

Table A: Study Area Consensus Forecast, by County: 2019 – 2023, Continued

Year	Lyon			Washoe			Consensus		
	Pop	Emp	HH	Pop	Emp	HH	Pop	Emp	HH
2001	37,205	14,752	14,289	352,097	250,067	138,433	490,300	339,634	195,640
2002	38,893	14,634	14,927	360,498	249,265	141,644	502,393	338,810	200,312
2003	41,154	15,161	15,853	372,411	254,761	146,858	517,893	346,037	207,181
2004	44,528	16,208	17,096	382,436	265,730	150,312	534,424	360,666	213,067
2005	48,401	17,843	18,571	393,117	276,049	154,414	551,698	374,266	219,777
2006	53,071	18,733	20,323	401,820	285,616	157,517	566,456	385,242	225,129
2007	54,864	19,254	21,021	410,296	291,729	160,931	577,438	390,938	229,573
2008	54,873	18,655	20,987	416,642	282,303	163,132	583,694	378,594	231,615
2009	53,634	16,762	20,426	415,153	261,040	161,858	580,602	350,736	229,427
2010	52,565	16,329	20,034	419,223	254,138	163,569	581,597	340,978	229,929
2011	52,583	16,525	20,199	422,719	255,106	166,232	583,440	341,737	232,404
2012	52,194	16,675	20,139	427,289	255,371	168,775	586,938	341,784	234,802
2013	52,832	16,968	20,479	431,280	262,867	171,135	591,016	351,013	237,482
2014	53,408	17,747	20,668	437,323	267,957	173,248	597,355	358,253	239,591
2015	53,500	16,803	20,722	443,797	277,248	175,969	604,224	368,592	242,534
2016	53,975	17,060	20,972	451,088	287,152	179,430	613,188	381,166	246,904
2017	54,991	17,378	21,427	458,101	292,536	182,732	622,477	392,871	251,335
2018	55,953	17,987	21,858	465,609	302,775	186,199	632,267	406,621	255,925
2019	56,517	18,551	22,106	476,074	311,772	190,629	644,221	419,375	261,066
2020	57,131	19,062	22,366	485,773	319,874	194,686	655,418	430,928	265,809
2021	57,778	19,504	22,632	495,035	326,819	198,512	666,263	440,926	270,336
2022	58,425	19,911	22,886	503,753	333,164	202,004	676,598	450,119	274,500
2023	59,089	20,269	23,136	512,171	338,686	205,297	686,737	458,206	278,484

Note: Forecast years in shaded area.

Sources: IHS, W&P, NSD, BEA, RCG, TMWA, EMSI, EDRAWN

COST BURDEN

- The most common housing affordability issue in Reno is cost burden, defined as spending more than 30 percent of income on housing.
- Almost half (49 percent) of renter households in Reno are currently cost burdened, meaning that more than 30% of household income is spent on housing costs ²
- Cost burden is especially prevalent for households which earn less than 60% of area median income, which will be the target demographic of the proposed development



ECONOMIC DEVELOPMENT AUTHORITY
OF WESTERN NEVADA

1. "Almost half (49 percent) of renter households in Reno are cost burdened. Cost burden is a significant issue for most households earning less than 80 percent of AMI." (Housing Demand Forecast and Needs Assessment, page 51) <https://www.reno.gov/home/showdocument?id=61401>

INCOME LIMITS

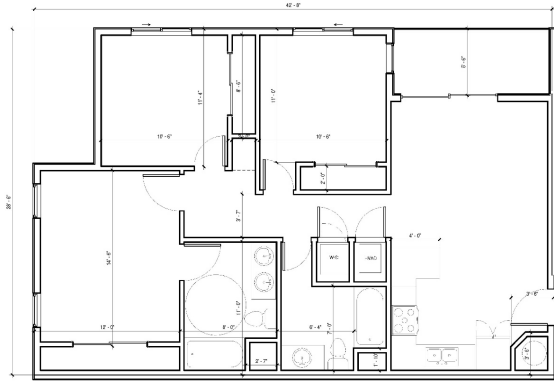
LIHTC Income Limits for 2021 (Based on 2021 MTSP Income Limits)		
	Charts	60.00%
1 Person	↗	35,100
2 Person	↗	40,080
3 Person	↗	45,120
4 Person	↗	50,100
5 Person	↗	54,120
6 Person	↗	58,140
7 Person	↗	62,160
8 Person	↗	66,180
9 Person	↗	70,140
10 Person	↗	74,160
11 Person	↗	78,180
12 Person	↗	82,140

Source: Novogradac

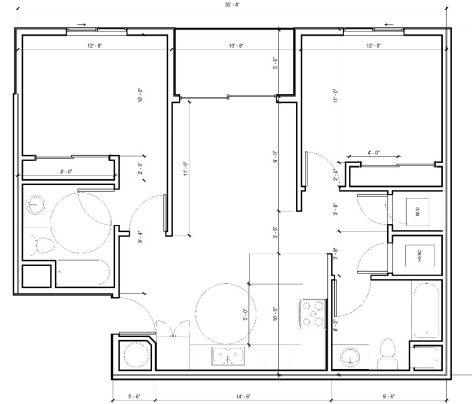
AREA AMENITIES



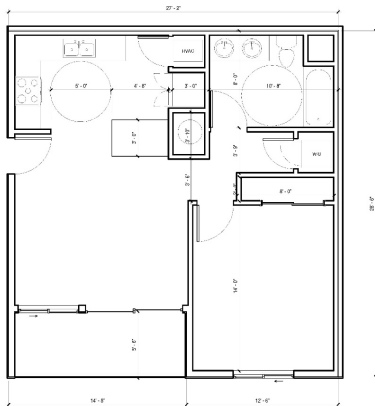
PRELIMINARY UNIT FLOOR PLANS



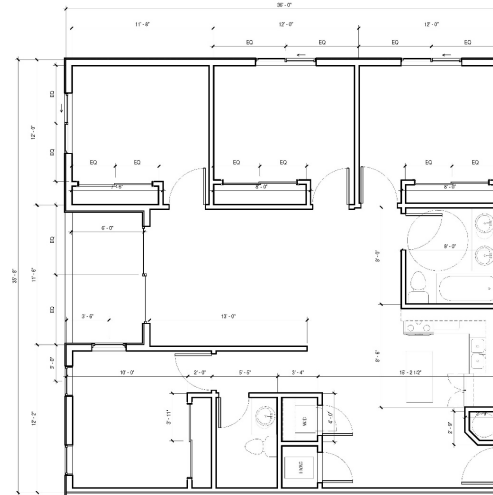
TYPICAL 3 Bed/2 Bath
1090 SF



TYPICAL 2 Bed/2 Bath
900 SF



TYPICAL 1 Bed/1 Bath
695 SF



TYPICAL 4 Bed/2 Bath
1216 SF

PROJECT TEAM

- UDG has assembled a best-in-class development team to execute the Project
- The team is Reno-based, allowing UDG to leverage considerable local insight and knowledge



PROPERTY MANAGEMENT

- The day-to-day operations at The Ridge at Sun Valley will be managed by FPI Management
- FPI management has been in business since 1968, and manages a portfolio of over 48,000 units of affordable housing across the country
- FPI Management maintains a culture grounded in HEART: Humility, Excellence, Accountability, Respect, and Teamwork – with the ultimate goal of creating an excellent living experience for each of the residents they serve

