

# Reno Development Provides Housing for Families, Special Needs



**45**

**RENO, NEV.**

LEAD DEVELOPER  
**NORTHERN NEVADA COMMUNITY HOUSING  
RESOURCE BOARD**

CONGRESSIONAL DISTRICT  
**NEVADA 2ND**

RENTAL HOMES  
**44**

CATEGORY  
**FAMILIES, SENIORS, SPECIAL NEEDS**



Photos: Courtesy of Northern Nevada Community Housing Resource Board



# Reno Development Provides Housing for Families, Special Needs

**N**orthern Nevada Community Housing Resource Board (NNCHRB) is as close to a sure thing as you find in Reno, Nev. The nonprofit owner, manager and developer of affording housing recently completed its ninth housing development in the region, with two more properties on deck.

The Juniper Village Apartments in Reno is the latest success story, an affordable rental housing development with 17 one-bedroom and 27 two-bedroom apartments. The development serves tenants earning 40 percent of the area median income (AMI) and less, with nine rental homes set aside for tenants with special needs.

NNCHRB is partnering with local nonprofit The Ridge House to provide case management and supportive services for residents.

The Juniper Village Apartments received a \$6.3 million allocation of 9 percent low-income housing tax credits (LIHTCs) to help finance the development. "Our research with our staff economist and our work with our sister state health care agencies show that there is a deep need for special-needs households," said Mike Dang, chief of federal and state programs at Nevada Housing

lab, an exercise room and a lounge area with a television and a kitchen. Outdoor amenities include a barbecue area, horseshoe pit and a children's playground..

Construction was completed in April 2015 and to Matthew Fleming, the executive director of NNCHRB said he hopes the development will have a "positive psychological impact, which forces people to re-evaluate their concept of low-income housing. When these types of developments happen, there are often

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Division. "[NNCHRB] has a specialty focus, providing homes for those with special needs. They also partner with supportive services agencies to help meet their tenants' needs. Partners like that, working with other agencies, do a lot of good with the funding that we receive."

The development features a gymnasium, a large community space with a library, a computer

low expectations," he added. "But we've seen with our past projects that our work has a tendency to deliver positive impact on the surrounding community and revitalize downtrodden neighborhoods. That is always what we strive for when designing and building a new project. We want our tenants to be as proud of their new homes as we are."

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FINANCING	
<ul style="list-style-type: none"> <li>• \$6.3 million in 9 percent LIHTC equity put into a proprietary fund by Raymond James</li> <li>• \$5.8 million construction loan from Wells Fargo</li> <li>• \$1.5 million in HUD HOME funding from the Nevada Housing Division of the Department of Business and Industry and the Washoe County HOME Consortium</li> <li>• \$740,000 permanent loan from the Idaho Nevada CDFI</li> <li>• \$30,000 solar rebate from NV Energy for the solar array</li> </ul>	