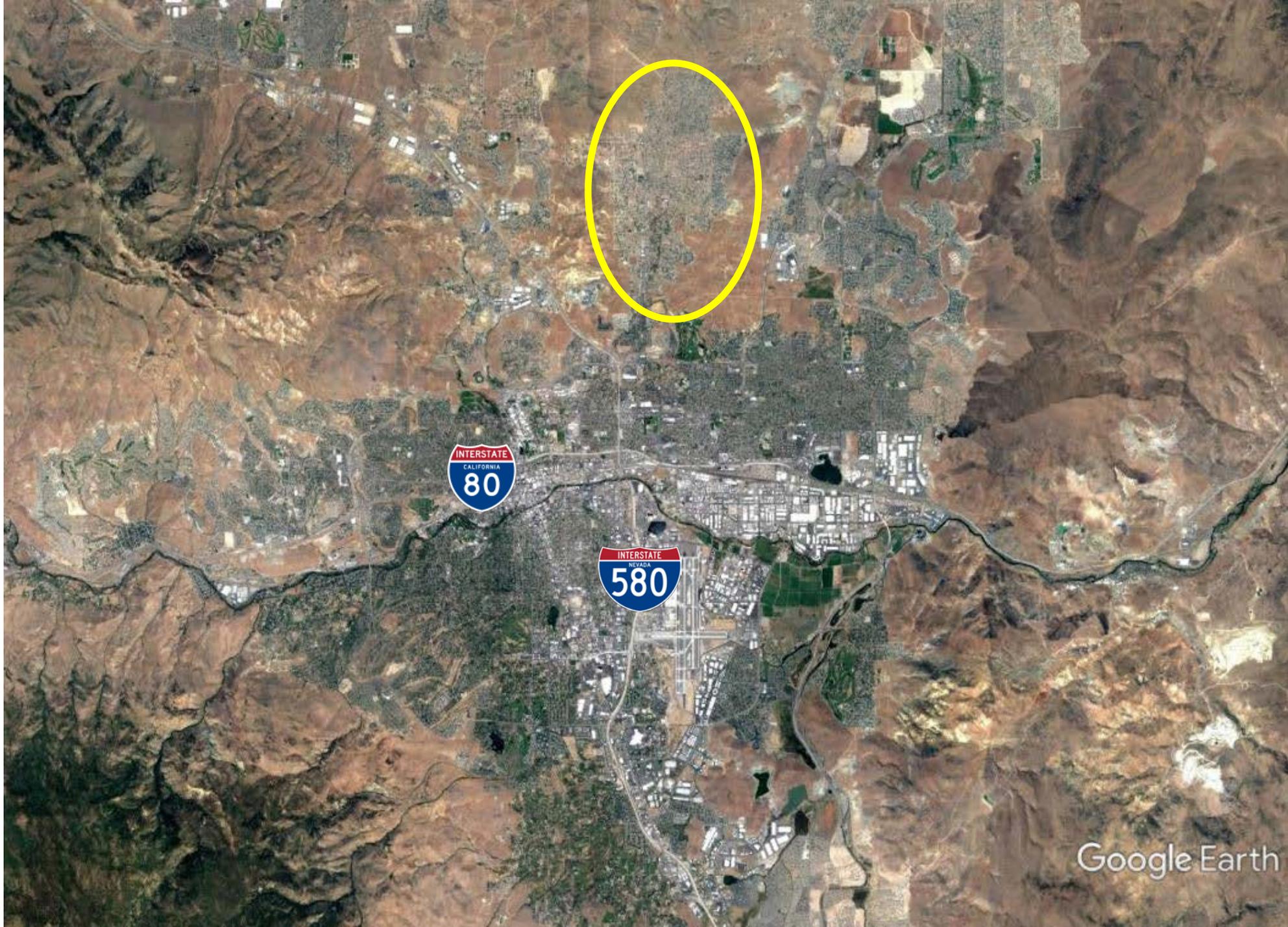
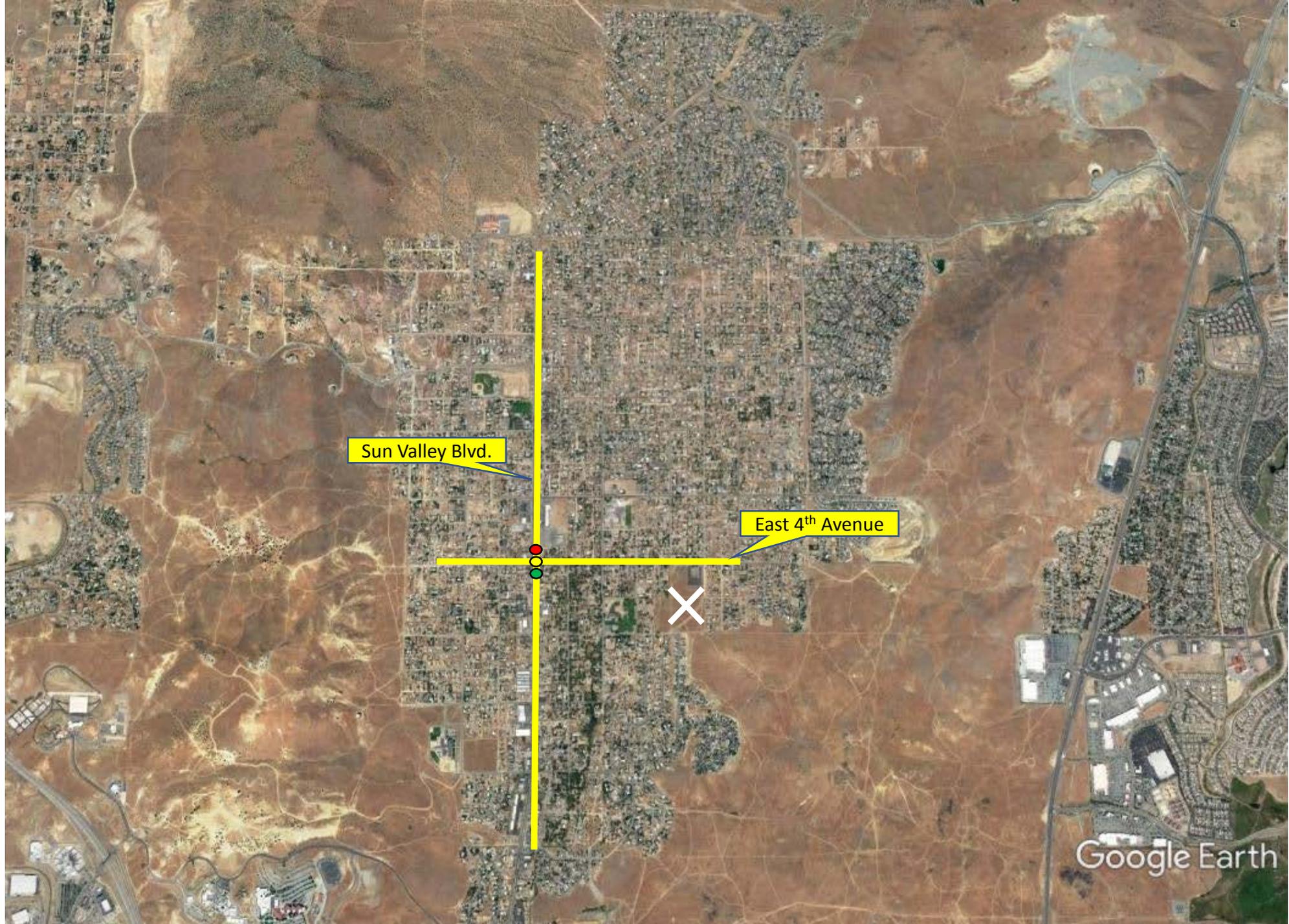


Valle Vista Community

Sun Valley, Nevada



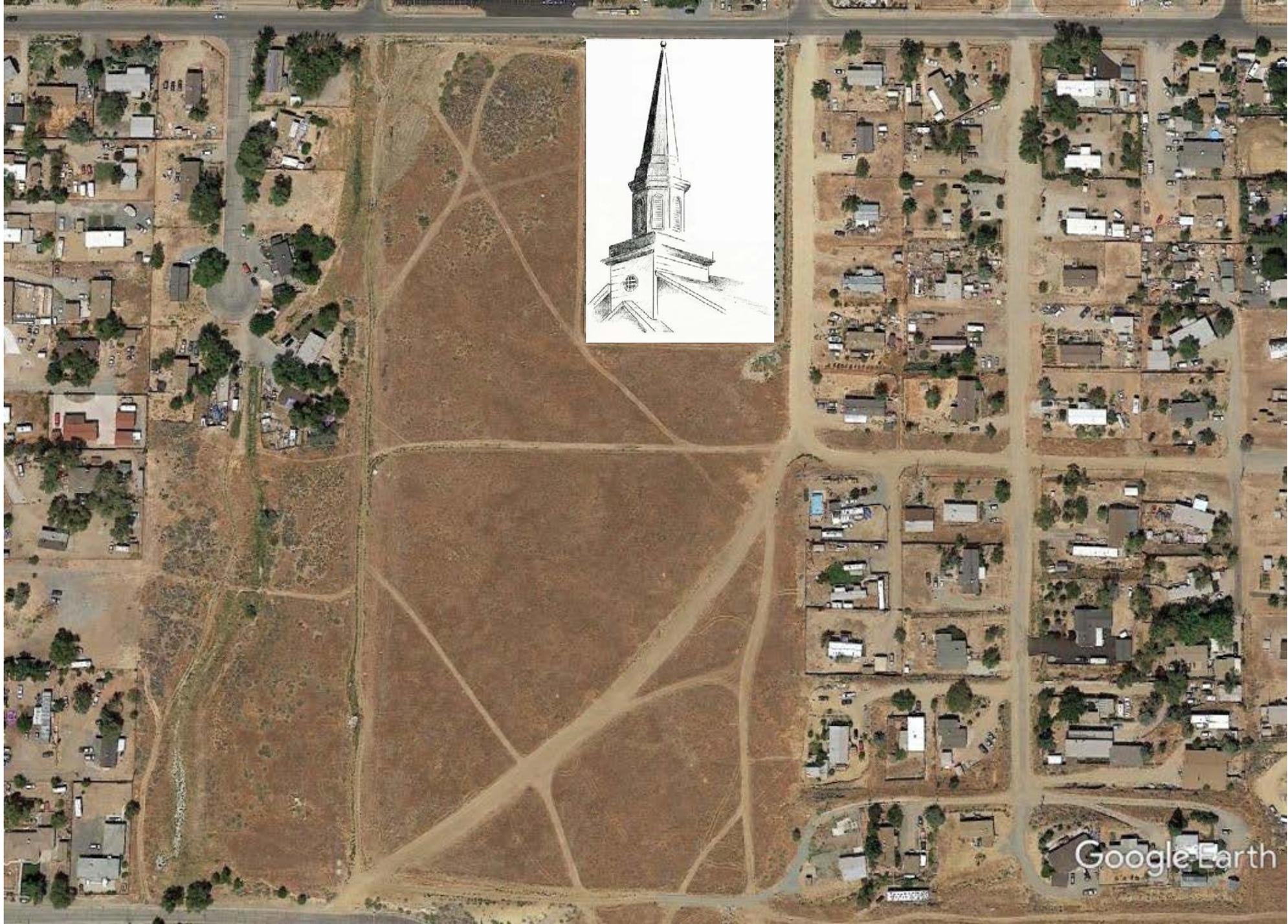
Google Earth



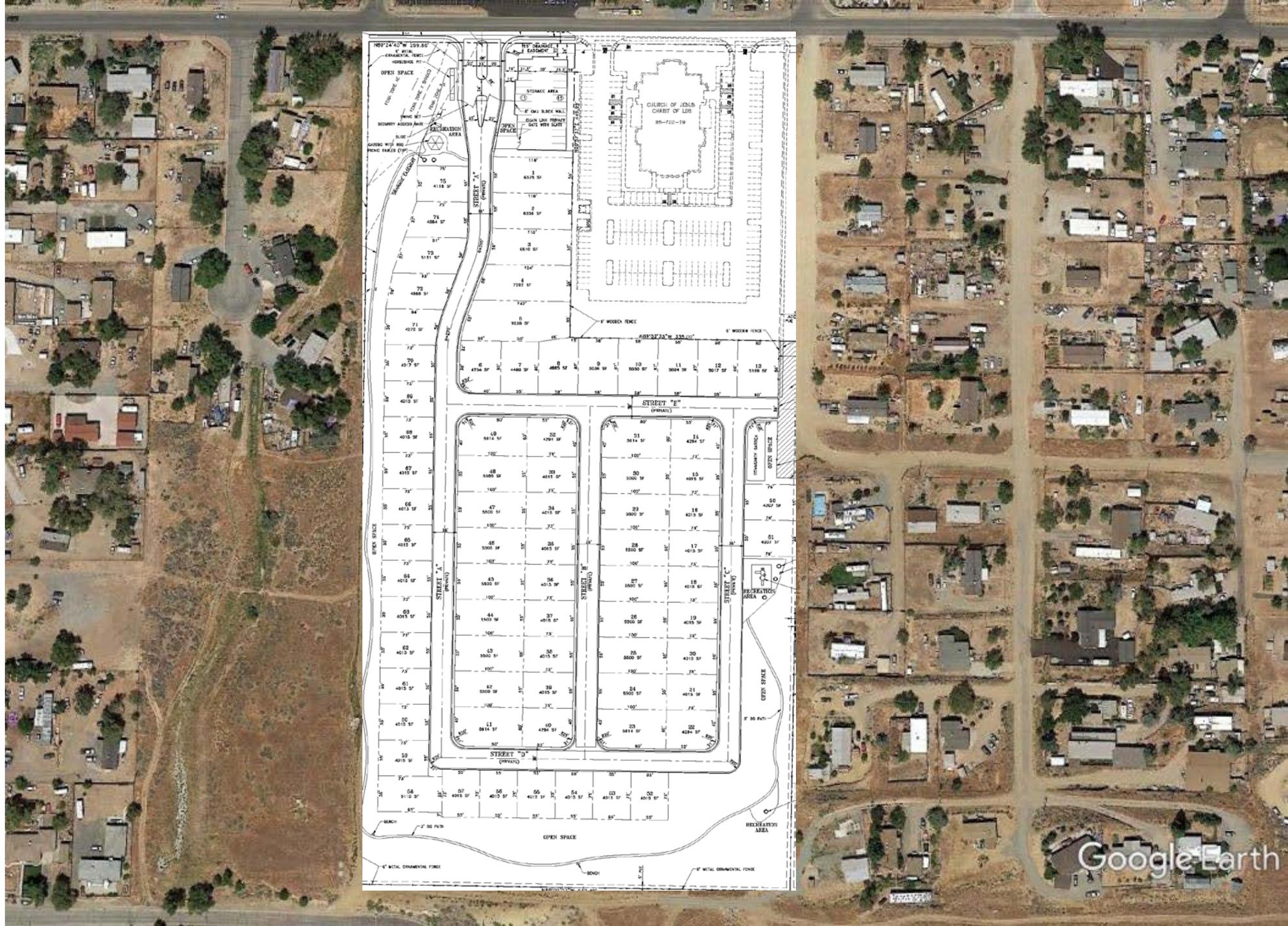
Sun Valley Blvd.

East 4th Avenue

Google Earth



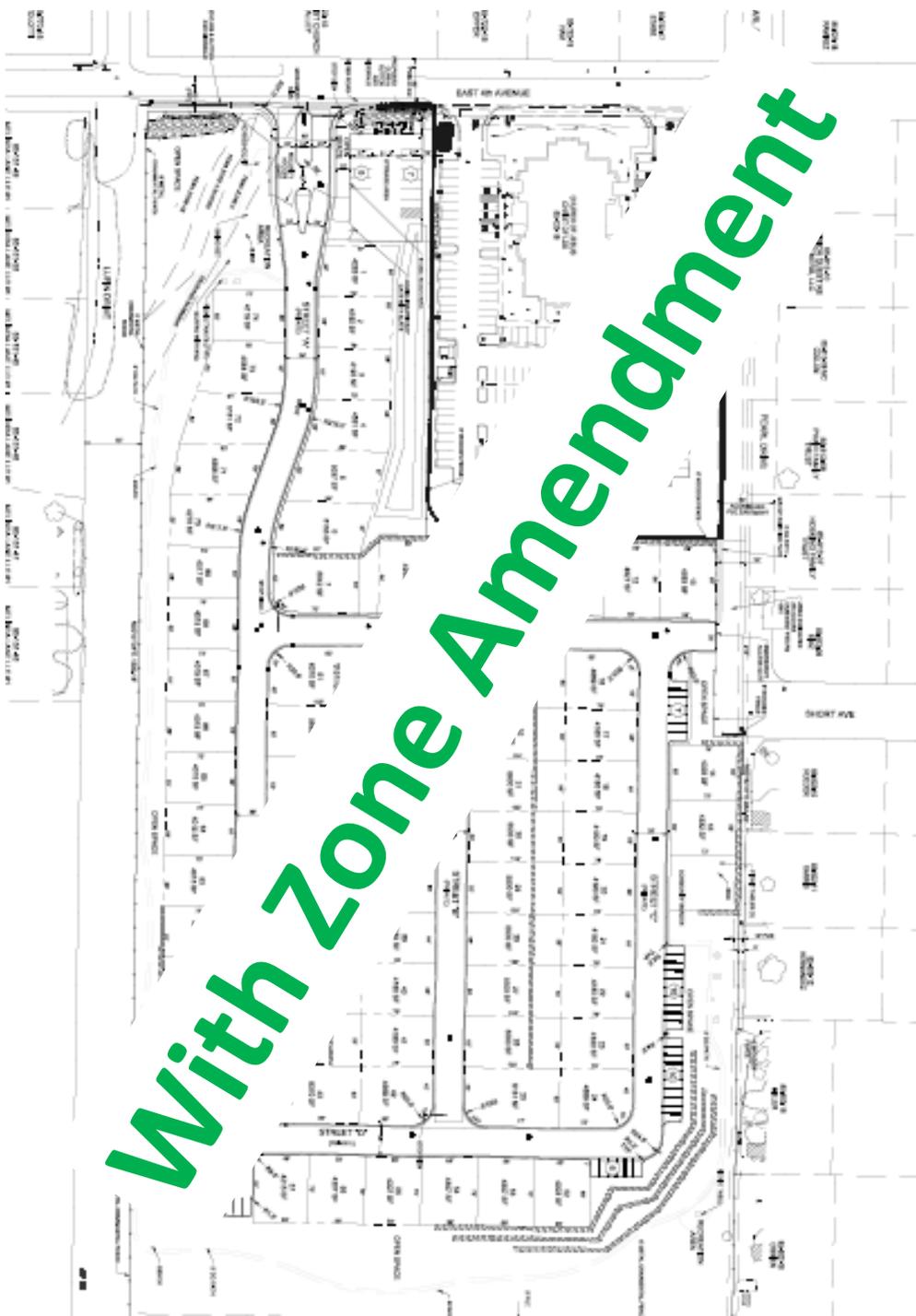
Google Earth



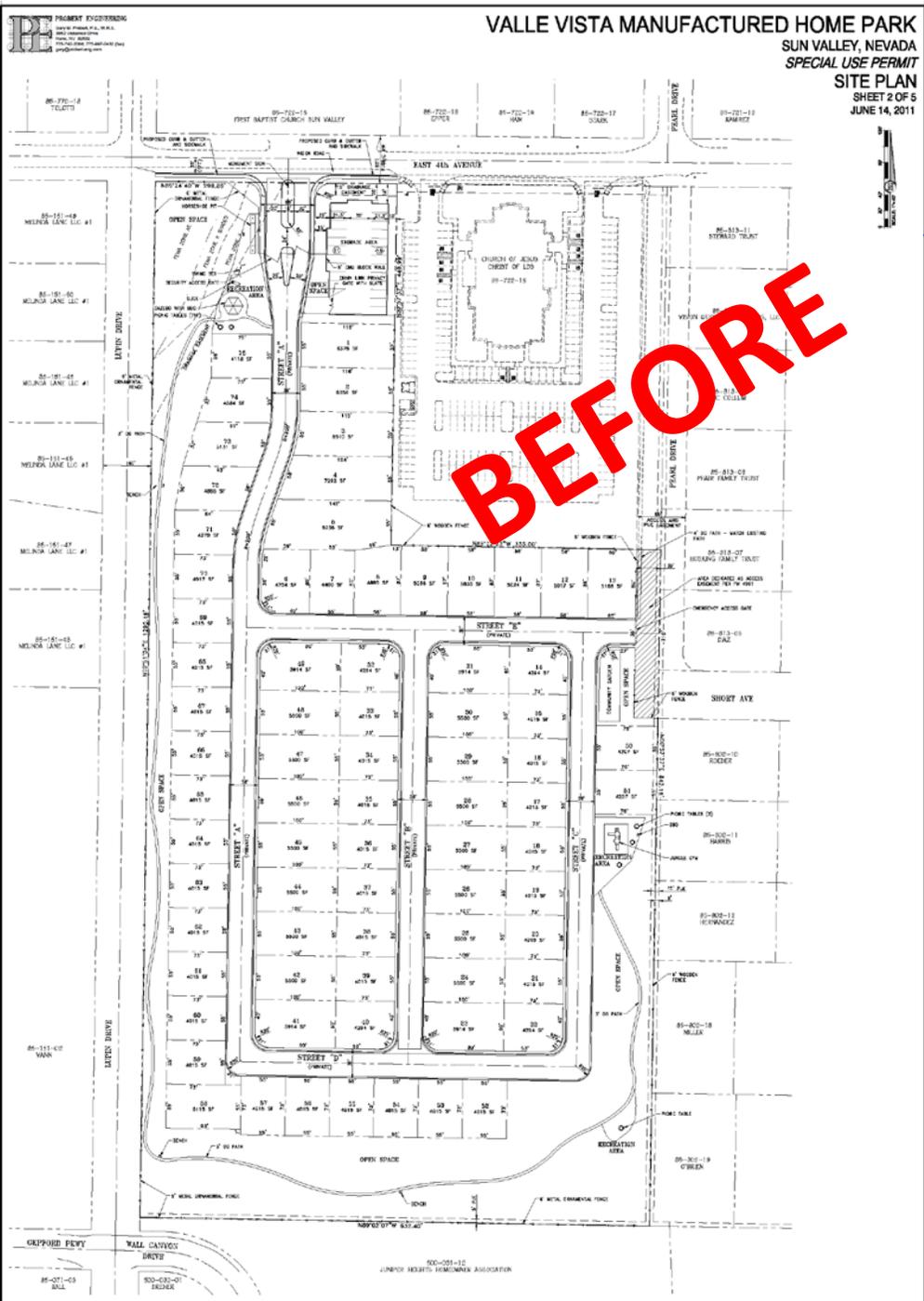


VALLE VISTA MANUFACTURED HOME PARK
 SUN VALLEY, NEVADA
 SPECIAL USE PERMIT
 SITE PLAN
 SHEET 2 OF 5
 JUNE 14, 2011

- Manufactured/Mobile Home Park
- 75 Units
- Gated Community
- Special Use Permit **APPROVED** in 2011



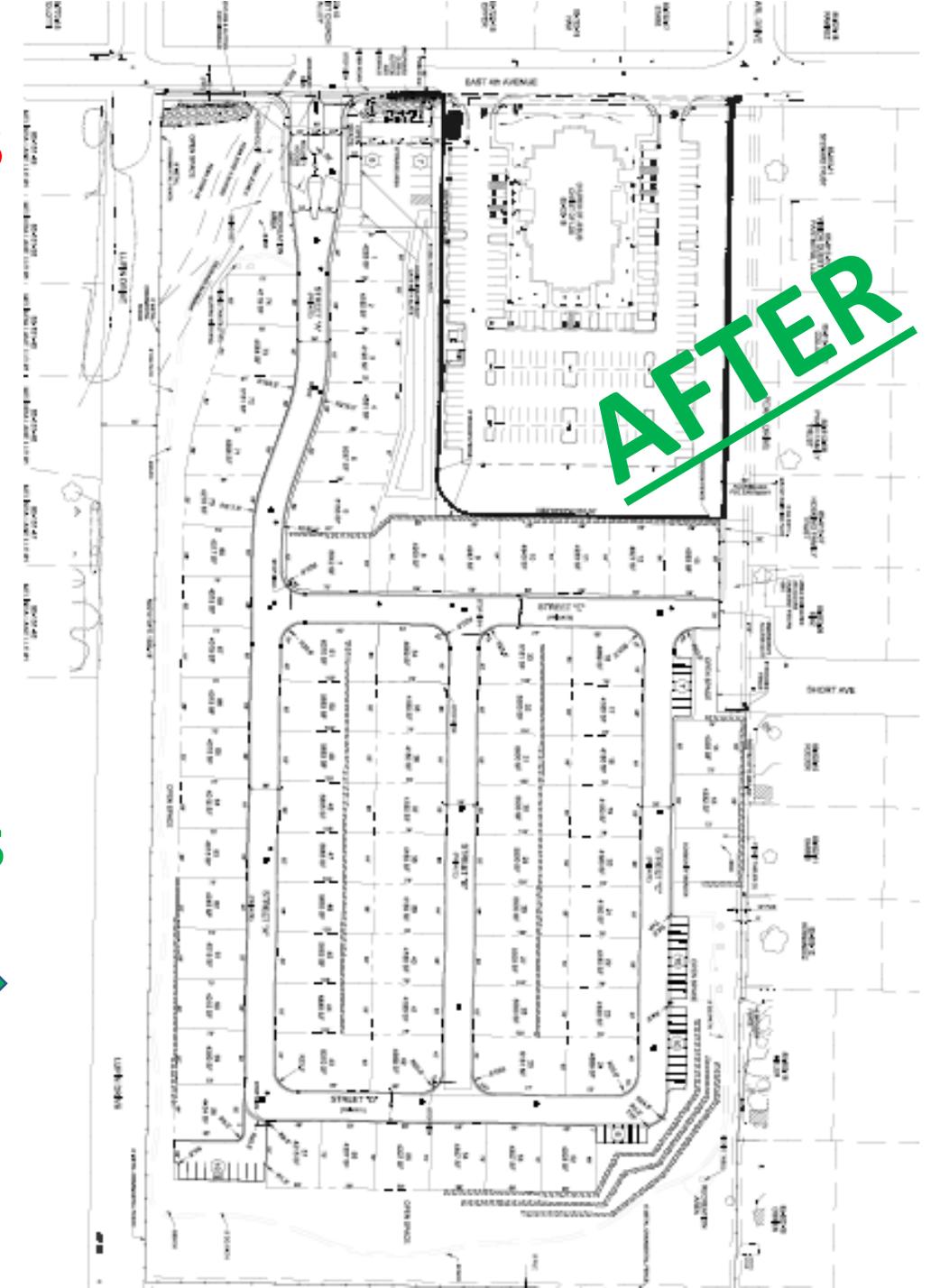
- 75 Units (Still)
- Subdivided Parcels
- Common Open-Space Development
- Gated Community
- Acres of Open Space
- Walking Trails
- Community Garden
- Recreation Areas
- Onsite Storage



BEFORE

75 Homes
← Before

75 Homes
After →

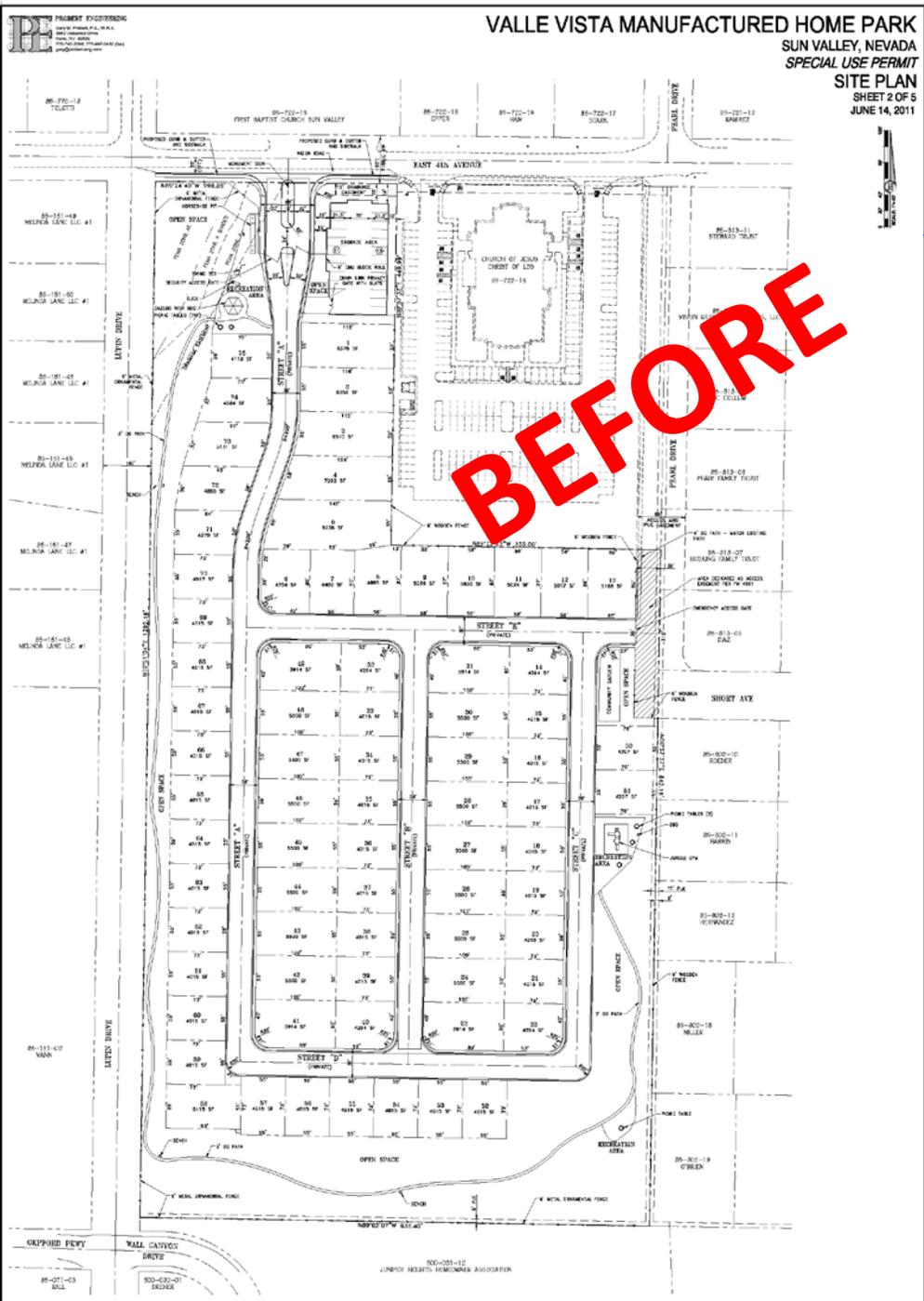


AFTER

NO

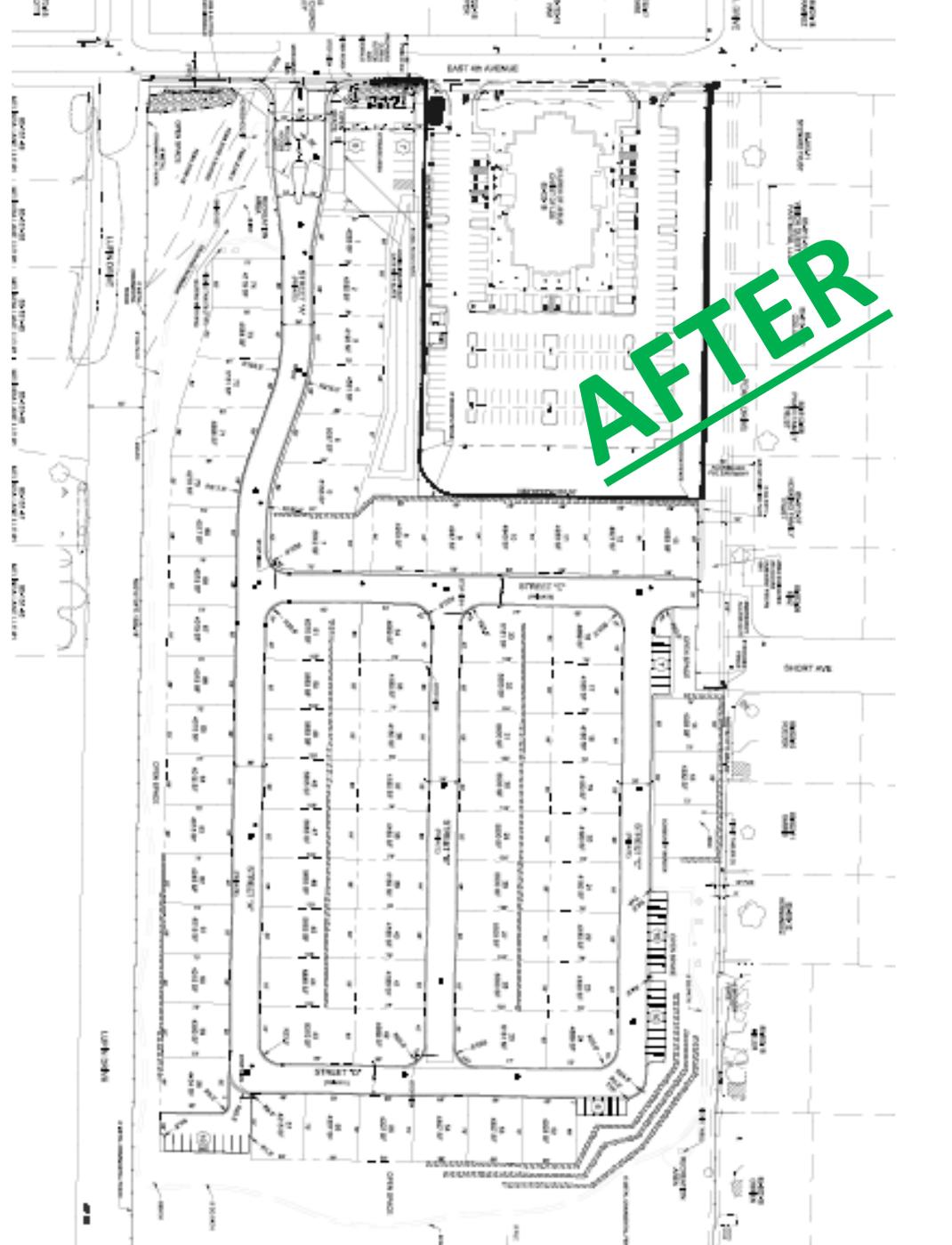
ADDITIONAL

DENSITY



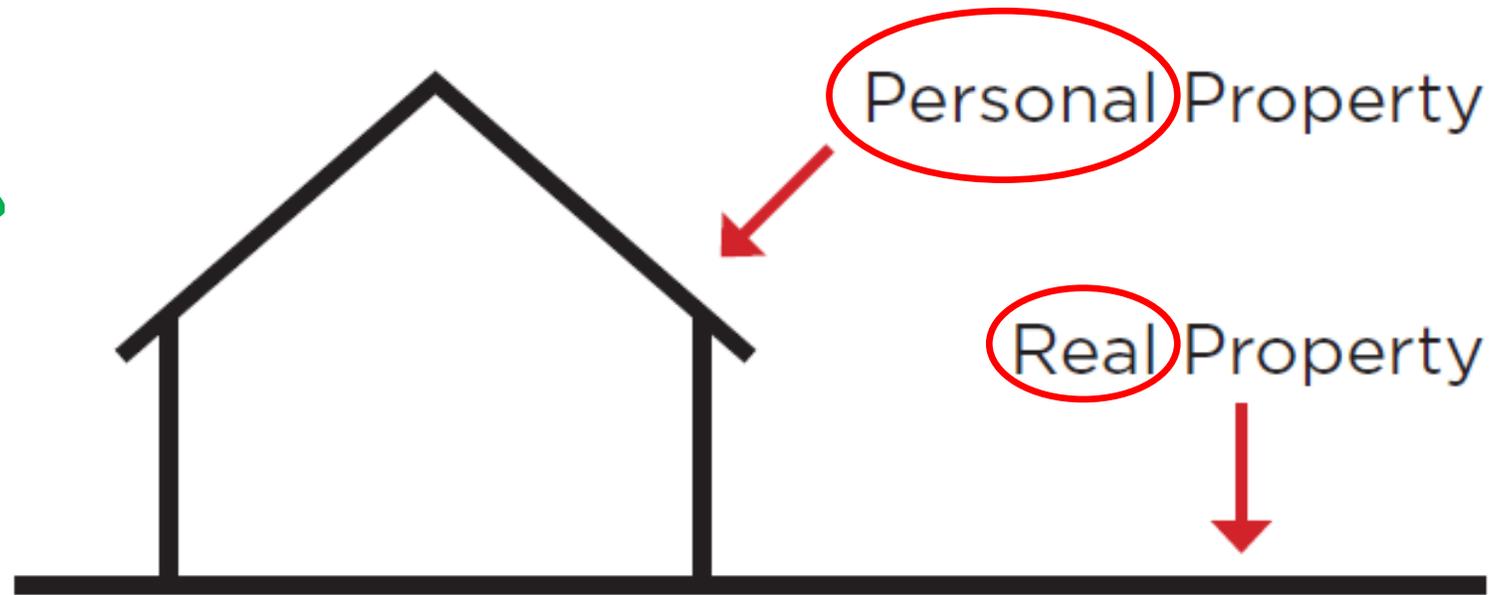
75 Homes
 ← Before

75 Homes
 After →



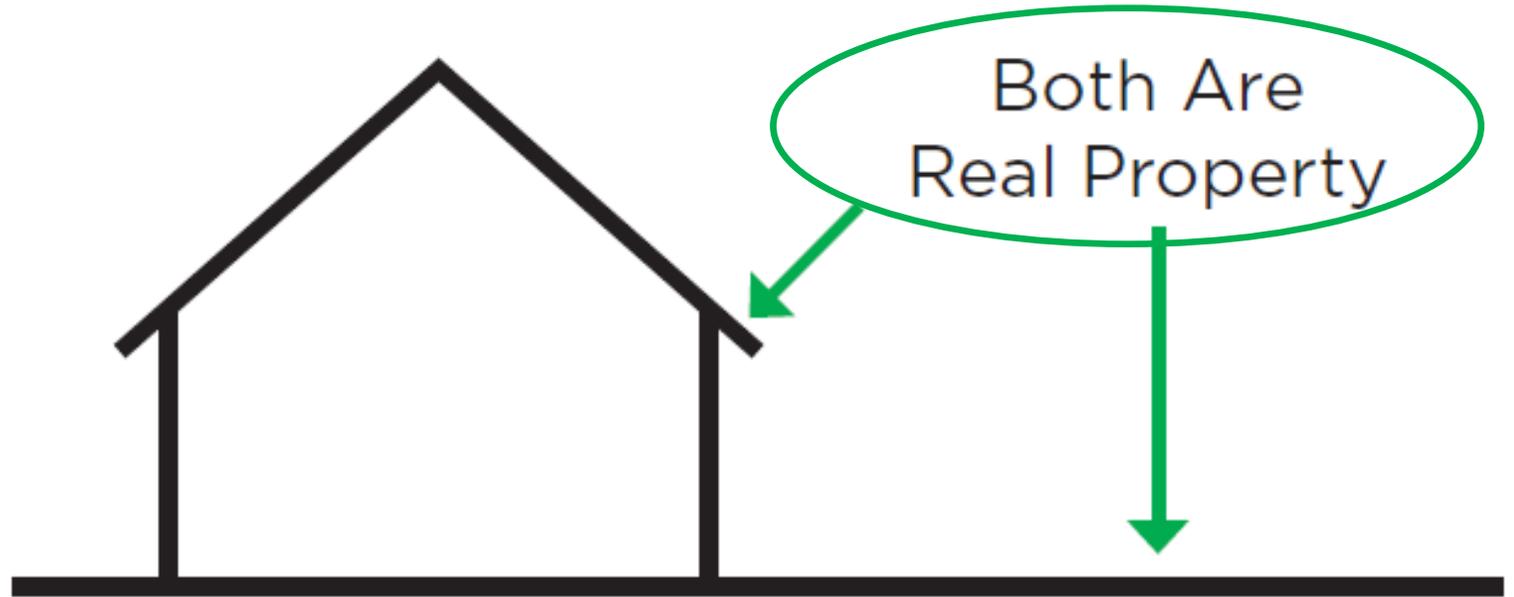
As Currently Approved:

Why is this Important?



As Proposed:

**Why is this
Important?**



Once Zone
Amendment
is Approved:

Tentative Map



Subdivided Parcels

Once Zone
Amendment
is Approved:

Subdivided Parcels

=

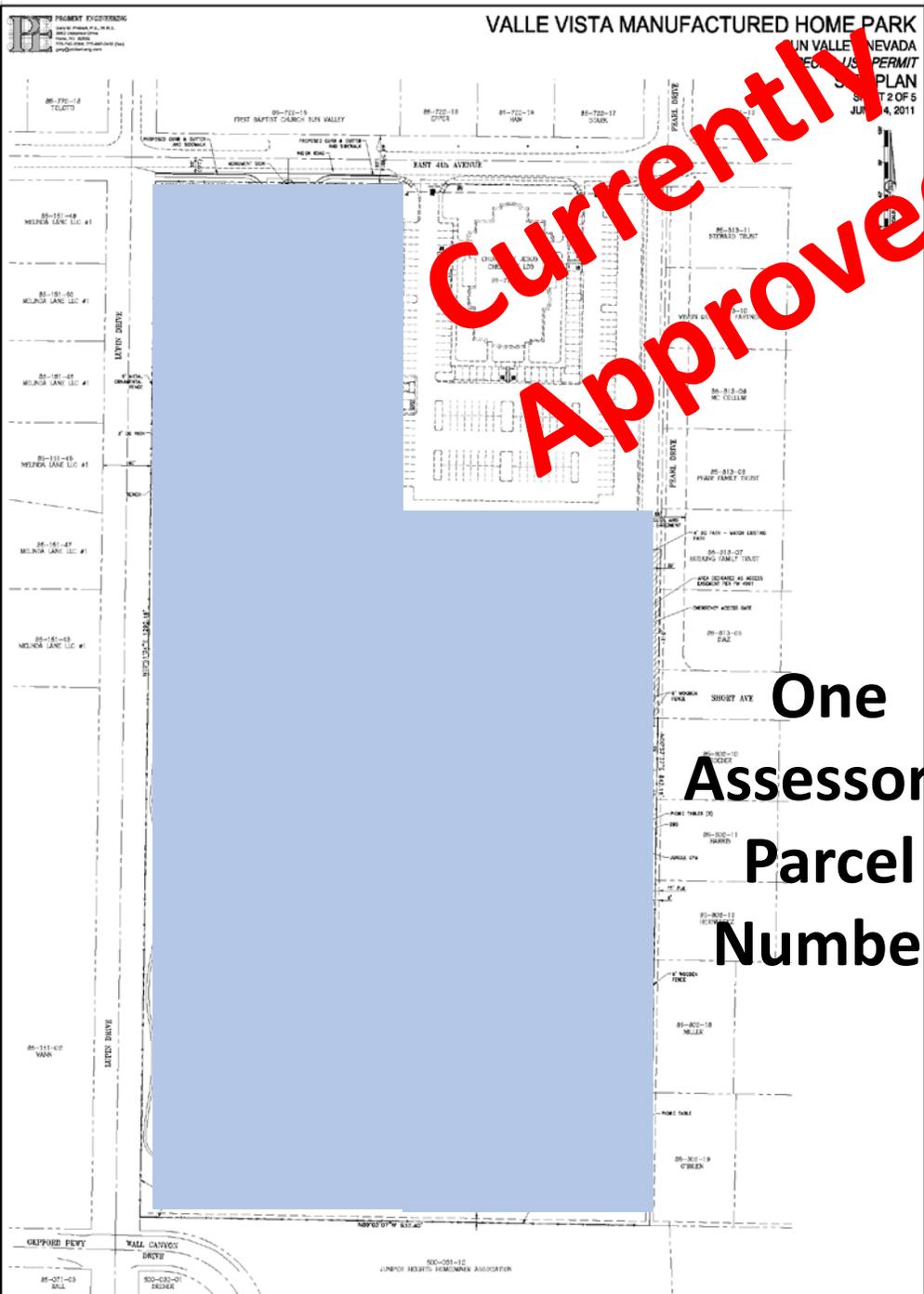
Individual Assessor's
Parcel Numbers

Once Zone
Amendment
is Approved:

Individual Assessor's
Parcel Numbers

=

Allows for Individual
Ownership



Currently Approved

One Assessor's Parcel Number



with RZA

75 Assessor's Parcel Numbers

Once Zone
Amendment
is Approved:

Individual Assessor's
Parcel Numbers

=

Land & Home are both
"Real Property"

Once Zone
Amendment
is Approved:

Land & Home are both
“Real Property”

=

FHA/VA
Financing

Once Zone
Amendment
is Approved:

FHA/VA
Financing

=

\$600-\$700

Savings (Each Month)

**Once Zone
Amendment
is Approved:**

\$600-\$700

Savings (Each Month)

=

Affordable
Housing

Available Financing:

~~Existing Model =
“Chattel” Loans
(Personal Property Loan)~~

**Why the
SAVINGS?**



Available Financing:

Proposed Model =
FHA/VA Loans
(Traditional Home Loans)

**Why the
SAVINGS?**

NSB

NEVADA STATE BANK

PLUMAS BANK

WELLS FARGO

CHASE

usbank

FIRST INDEPENDENT BANK

BANK OF NEVADA

MEADOWS BANK

EL DORADO SAVINGS BANK

A division of Western Alliance Bank. Member FDIC.

A division of Western Alliance Bank. Member FDIC.

CITY NATIONAL BANK

AN RBC COMPANY

Bank of America



UMPQUA BANK



BANK OF THE WEST



Mutual of Omaha Bank

Heritage Bank of Nevada

NEVADA STATE BANK

THE DOOR TO YOUR FUTURE



TOWN & COUNTRY BANK



American First National Bank



**Great
Basin**
FEDERAL CREDIT UNION



United
FEDERAL CREDIT UNION



SIERRA PACIFIC
FEDERAL CREDIT UNION



MOUNTAIN AMERICA
CREDIT UNION



**GREATER
NEVADA**
Credit Union



EW 401
Electrical Workers 401 Credit Union



WESTSTAR
CREDIT UNION



RENO CITY EMPLOYEES
FEDERAL CREDIT UNION



Castle & Cooke
MORTGAGE, LLC NMLS #1251



US FINANCIAL®



Guild
mortgage



Security
National
MORTGAGE®



Franklin American
MORTGAGE COMPANY



B | V | M
BIG VALLEY mortgage

**Quicken
Loans**

loanDepot



lendingtree

A green icon of a house with an upward-pointing arrow above it.
Lending360

COSTCO
WHOLESALE
MORTGAGES

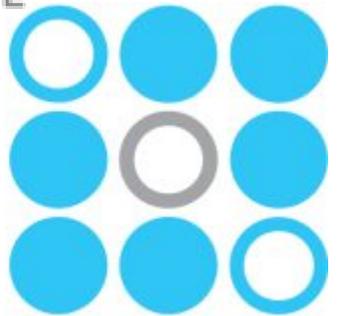
A green outline of a house with an upward-pointing arrow above it.
**AMERICAN
FINANCING**
MORTGAGE • REFINANCE • PURCHASE



CHURCHILL
MORTGAGE

LOWRATES.COM

SoFi



“Chattel” Loans

(Personal Property Loan)

20% Down Payment

Shorter Term-20 Yrs.

Higher Interest Rate

FHA/VA Loans

(Real Property Loan)

Zero-3.5% Down Payment

Longer Term-30 Yrs.

Lower Interest Rate

**Supporting
Affordable
Housing=**

Supporting this RZA

(Regulatory Zone Amendment)

**“Reno's Affordable Housing
Frustration Grows”**

KUNR

Broadcasting from the University of Nevada, Reno

**88.7 RENO
PUBLIC RADIO**



kunr.org

August 6, 2017

Affordability is a
Big Concern
in Reno...



“Affordable housing
crunch in Reno.”

September 9, 2017

Headline:

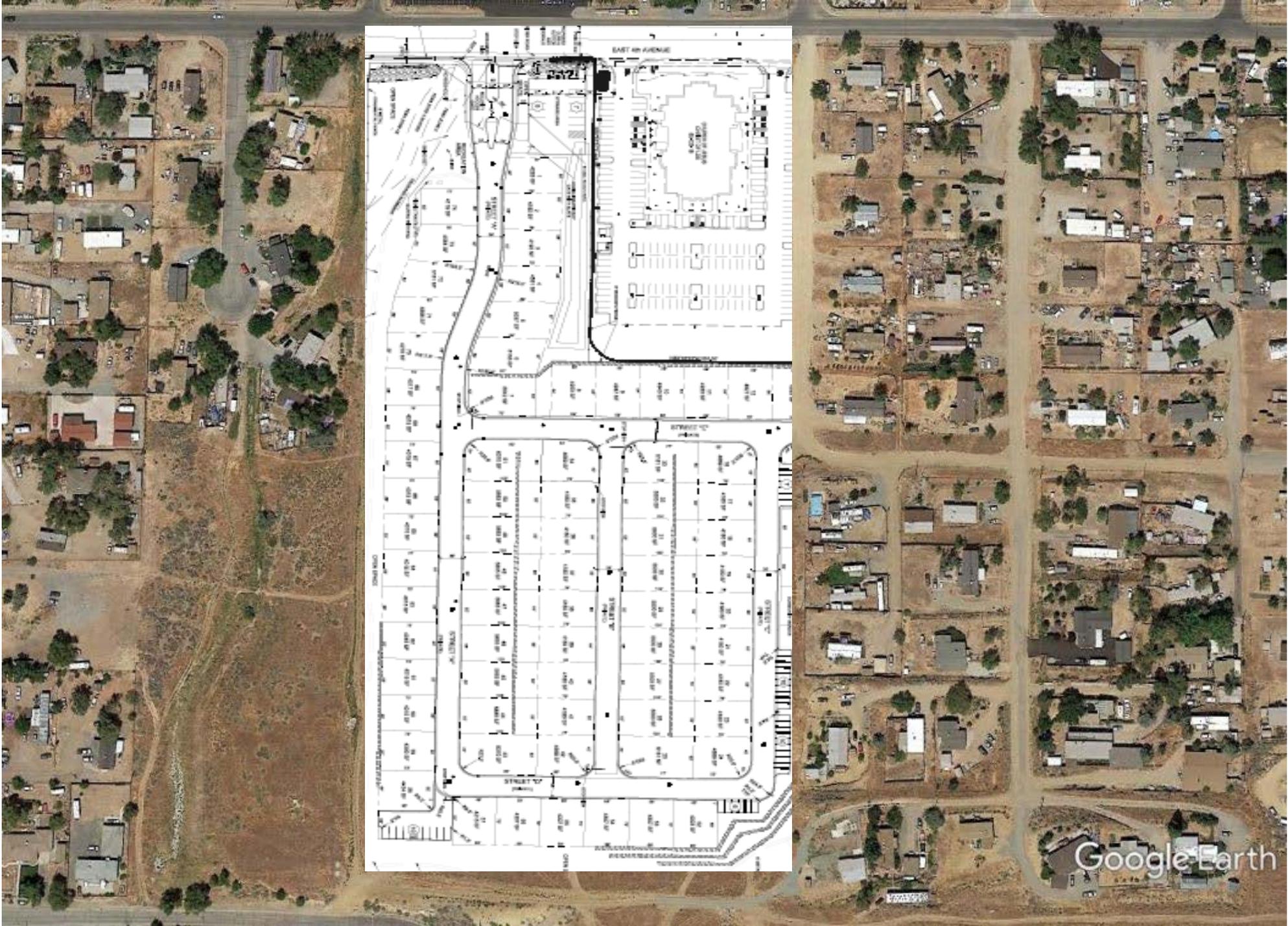
Reno City Council
continued to struggle with
how to address the city's
burgeoning affordable
housing crisis...

Headline:

Housing crunch: White picket fence dreams in Reno's nightmare housing market.



“The housing situation
is now a crisis.”



Google Earth

Supporting
Affordable
Housing=

Supporting this RZA

(Regulatory Zone Amendment)

Existing Mobile Home Park Approval

SB11-004 provided was approved (and remains valid until October 2019) for the development of a 75 unit Mobile Home Park.

Recent positive changes in the local economy have heightened the demand for housing (ownership and rental) – Unfortunately prices have increased to unaffordable levels with limited ability to keep up with the growing demand. As such, additional workforce, affordable housing opportunities are greatly needed.

Change from MHP to Single Family Lots

The owner of the land/project developer asked a common sense question – “can we develop the mobile home park as a subdivision by just putting lot line where the mobile home space lines were approved to create affordable workforce housing opportunities?”

Seemed to make sense and should be simple enough....

Not Particularly.

** requires a Regulatory Zone Amendment and Tentative Map as a Common Open Space Development

Code Allowances for Mobile Home Parks

WC Dev Code Table 110.405.05.1 – allowance for increased density for MHP and attached single family housing types

Table 110.406.05.1
STANDARDS

Part One: Density/Intensity Standards										
	LDR	MDR	HDR	LD\$	LD\$ 2	MDS	MDS 4	HD\$	LDU	MDU
Dwelling Unit Per Acre (du/ac)	0.1	0.2	0.4	1	2	3h	4h	7a	10b	21c
Height (feet)	35	35	35	35	35	35	35	35	40	70

Part One: Density/Intensity Standards (continued)										
	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Dwelling Unit Per Acre (du/ac)	42c	n/a	5	n/a	n/a	n/a	n/a	n/a	0.025	0.025
Height (feet)	70	80	80	45	85	85	85	n/a	35	35

- Notes:
- a - 7 dwelling units per acre single-family detached; 9 dwelling units per acre for attached single-family and mobile home parks
 - b - 10 dwelling units per acre for single-family detached; 14 dwelling units per acre for multi-family and 12 units per acre for mobile home parks
 - c - Multi-family
 - h - 3 dwelling units per acre single-family detached; 5 dwelling units per acre for both single-family attached and manufactured home parks within areas designated as Trailer (TR) Overlay zone in effect prior to May 28, 1993

The density allowance for a MHP or attached single family is 5 du/acre in the MDS zone

Regional Plan Constraint

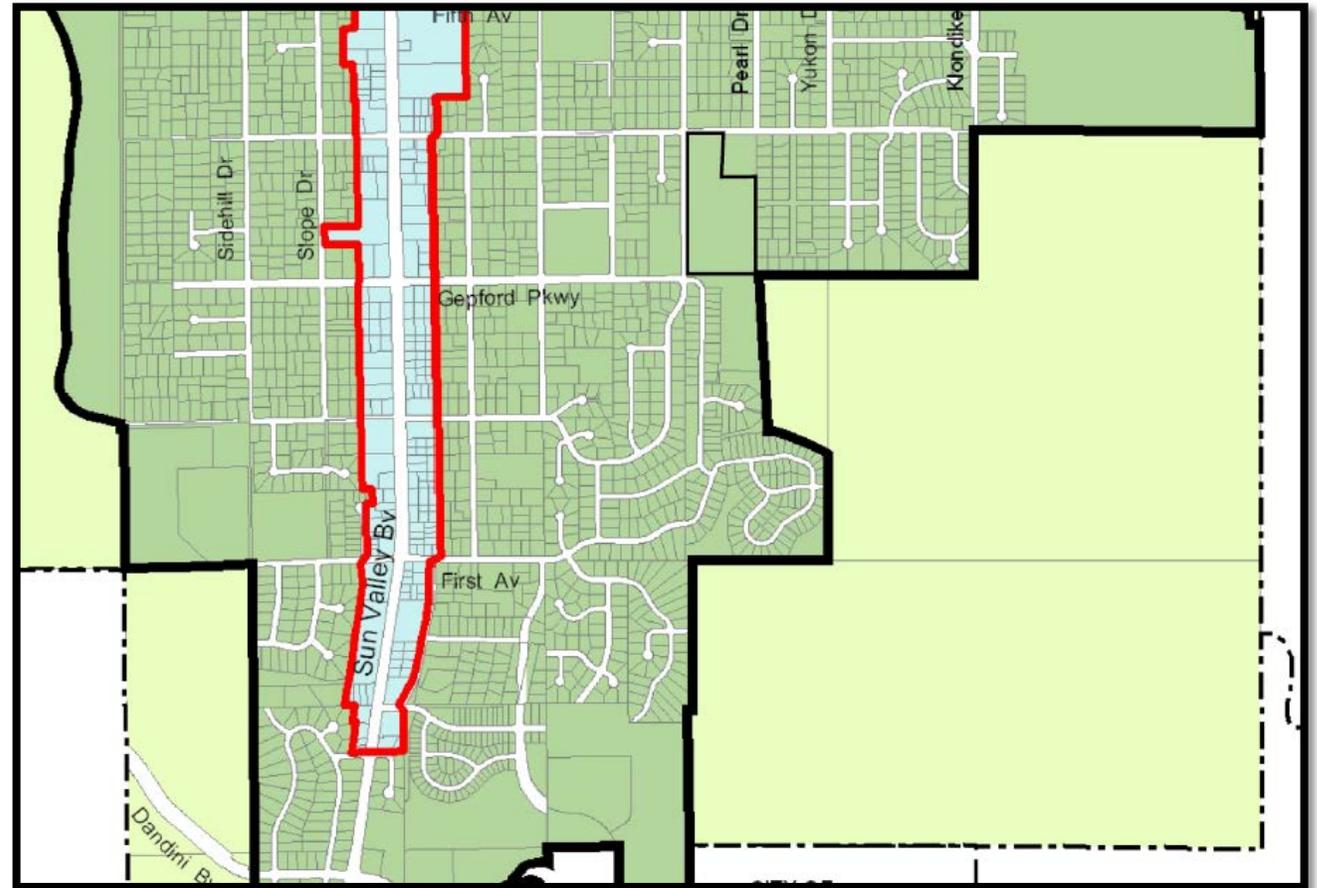
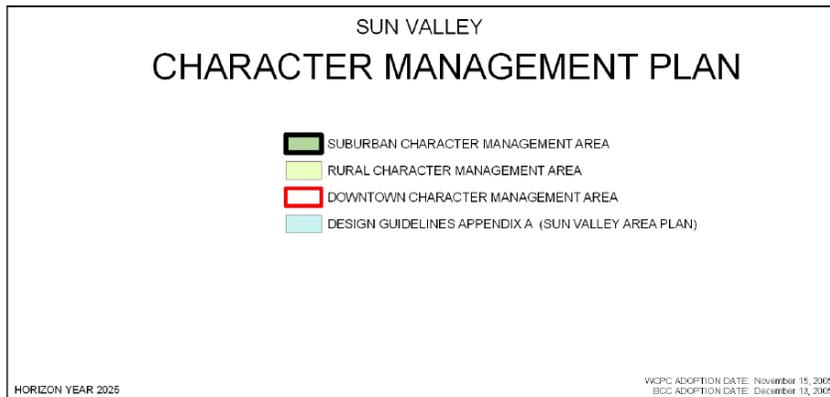
Goal 1.3 of the 2012 Truckee Meadows Regional Plan limits Single Family detached developments in Unincorporated areas of Washoe County to a Maximum of 5 DU/Ac.

Regional Areas	Required Residential Density	Required Non-residential Density
Unincorporated areas* (goal 1.3)	Single family detached – Maximum 5 du/acre	Based on generally accepted service standards for population, employment, service area and market analysis.

Excerpt from Truckee Meadows Regional Plan, Table 1.2.1

Sun Valley - Character Management Area

The Sun Valley Area Plan Identifies the subject parcel to be within the Suburban Character Management Area (SCMA)



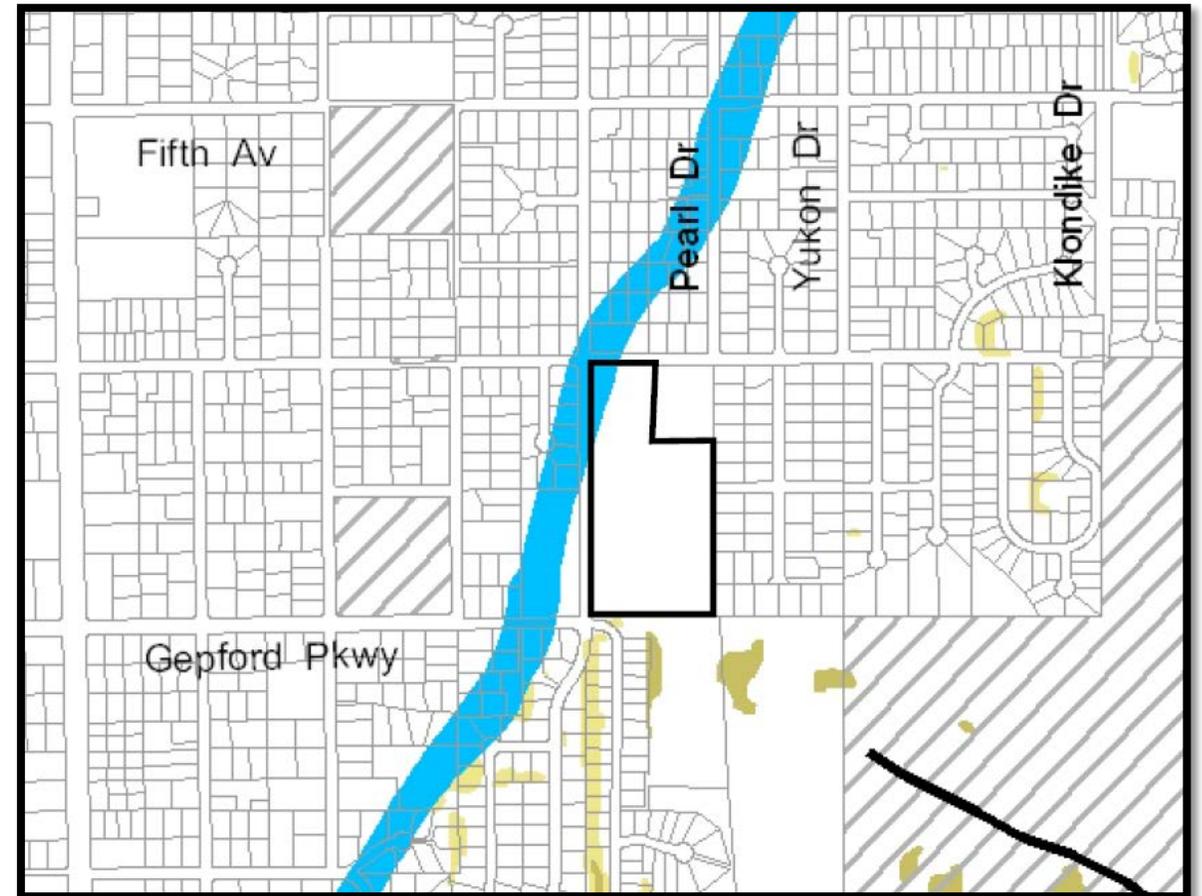
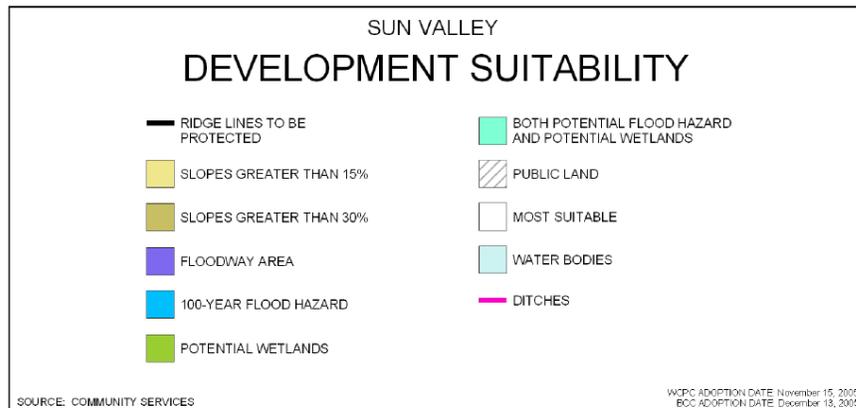
Zoning Designations Allowed in Sun Valley SCMA

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).

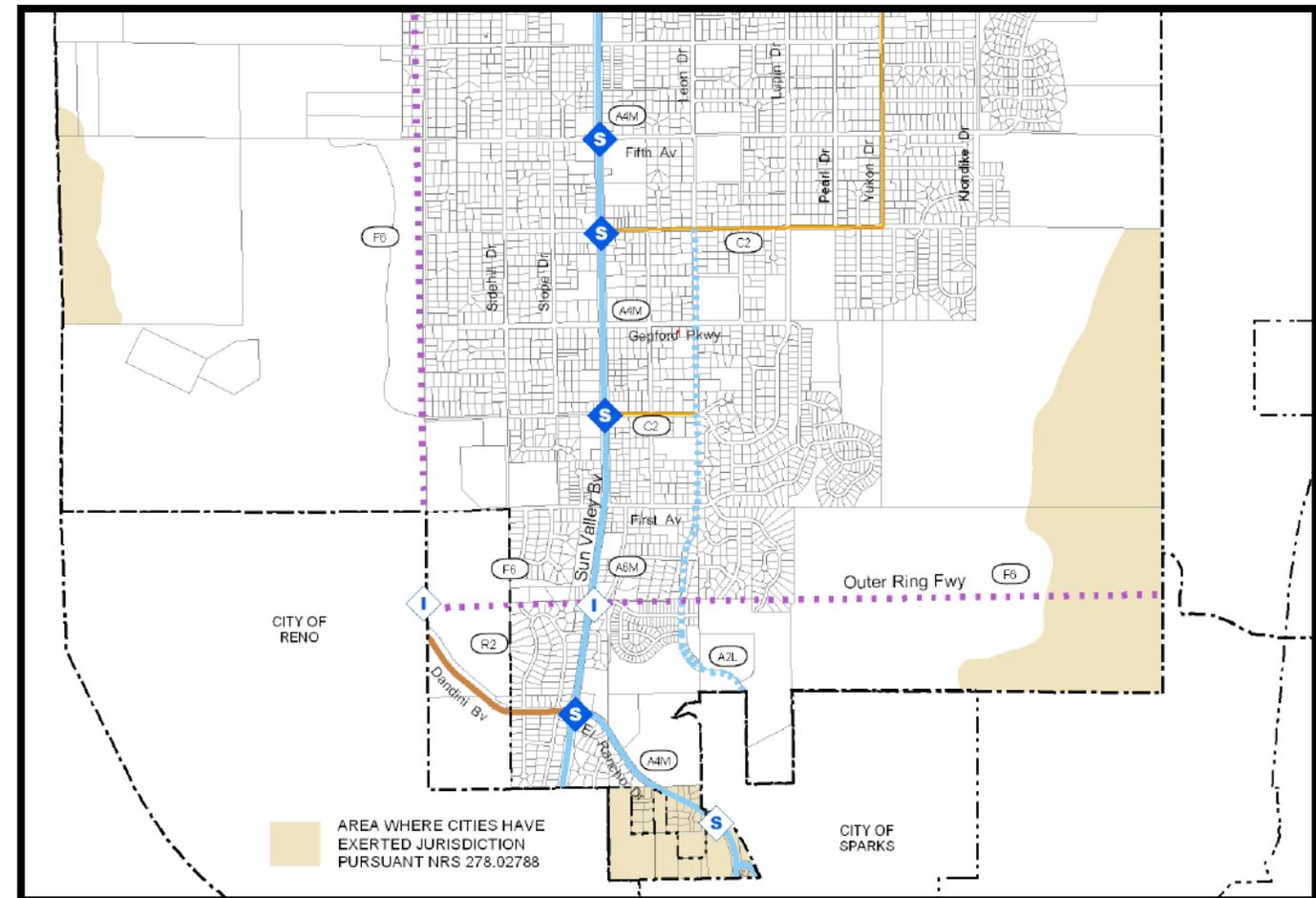
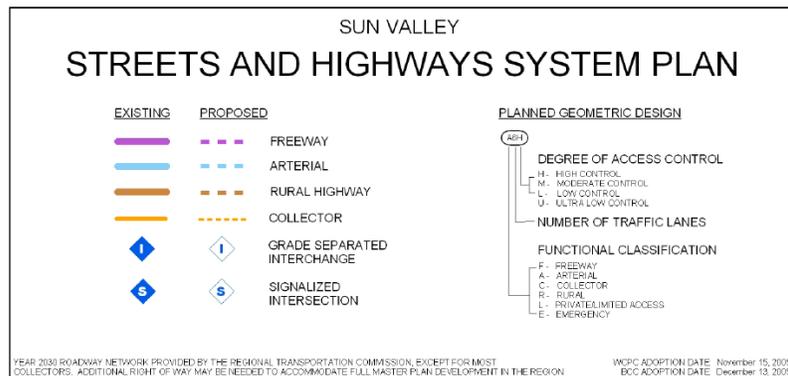
Sun Valley - Development Suitability

- The Sun Valley Area Plan Identifies a 100 year flood plain to exist at the NE corner of the subject parcel.
- This area was left undeveloped in the previous MHP layout and will remain undeveloped with appropriate, necessary improvement as will be conditioned by Washoe County with the Tentative Map review.



Sun Valley - Street and Highway System Plan

- The Sun Valley Area Plan Identifies E. Fourth Avenue to be a Collector status road, which is planned for and would support higher volumes of traffic than a local street.
- E. 4th Avenue accesses Sun Valley Blvd. Boulevard through an existing traffic signal (Controlled Access)



Legal Findings

1. Consistency with Master Plan

(1) Consistency with Master Plan.

The requested regulatory zone amendment is consistent with the Washoe County Master Plan. The subject property is contained within the Sun Valley Area Plan Suburban Character Management Area. The proposed zoning designation of HDS is consistent with the Washoe County Master Plan and policies. Some of the specific policies noting consistency are identified below:

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).
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- h. Industrial (I).
- i. Public/Semi-Public Facilities (PSP).
- j. Parks and Recreation (PR).
- k. General Rural (GR).
- l. Open Space (OS).

Legal Findings

1. Consistency with Master Plan (cont.)

SUN.2.7 Sidewalks or paved paths along both sides of Sun Valley Boulevard and main streets such as: 4th, 5th, 6th and 7th Avenues when the safety of pedestrians and children walking to and from schools requires such facilities.

Sidewalks were previously included and required with the mobile home park approval and are fully anticipated to continue to be included and required in the development plan.

SUN.10.1 & 12.1 Whenever applicable, all development within the Sun Valley SCMA and the Downtown Character Management Area will connect to a community water service.

The applicant is currently working with SVGID to prepare for future sewer and water connections and facilities.

LUT.3.1 Require timely, orderly, and fiscally responsible growth that is directed to existing SCMA's as well as to growth areas delineated within the TMSA.

The subject property is an infill site within the SCMA of Sun Valley. Access is served by a Washoe County identified collector street (E. 4th Avenue) and utilities are adjacent to and available to the site.

Additional Goals and Policies are identified in legal finding #3.

Legal Findings

2. Compatible Land Uses

As noted in the staff report, the proposed designation of HDS (High Density Suburban) is Highly Compatible with the two existing adjacent designations (MDS and OS)

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
High Density Suburban (HDS)	Medium Density Suburban (MDS) (located to the west, east and north)	High
	Open Space (OS) (located to the south)	High

*High Compatibility: Little or no screening or buffering necessary.
Medium Compatibility: Some screening and buffering necessary.
Low Compatibility: Significant screening and buffering necessary.*

Excerpt from Staff Report for Case No WRZA17-0006

Legal Findings

3. Response to Changed Conditions: More Desirable Use

Affordable Housing has become a paramount issue within the region and the proposed RZA has been made to help address some of the affordable housing issues within the area.

Support of this request as it relates to this finding is found within goals and policies of the Washoe County Master Plan Housing Element.

Goal 1 – Remove regulatory barriers to increase the availability of affordable workforce housing for all.

Policy 1.1 – Allow more flexibility in 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.

Policy 7.4 – Promote homeownership opportunities.

Legal Findings

4. Availability of Facilities

Street Connections - The property is located on a collector status roadway (E. 4th Avenue) and access to Sun Valley Boulevard (SR 443) through a signalized intersection.

Utilities - Water and sewer lines exist adjacent to the site, per applicant discussion with the Sun Valley GID.

Parks and schools - Park and elementary school facilities are located approximately ¼ mile from the site entrance following the existing street pattern in the neighborhood.

RTC Bus Service – Provided by Route 5 with a stop at E 5th Avenue and Lupin Drive, approximately ¼ mile north of the project site

Churches - Two churches exist adjacent to the site to the north.

Legal Findings

5. No adverse effects

This finding states that the proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan

Washoe County Staff's reasoned opinion (from the staff report) identifies that this finding can be made. The applicant concurs with that review and opinion.

Legal Findings

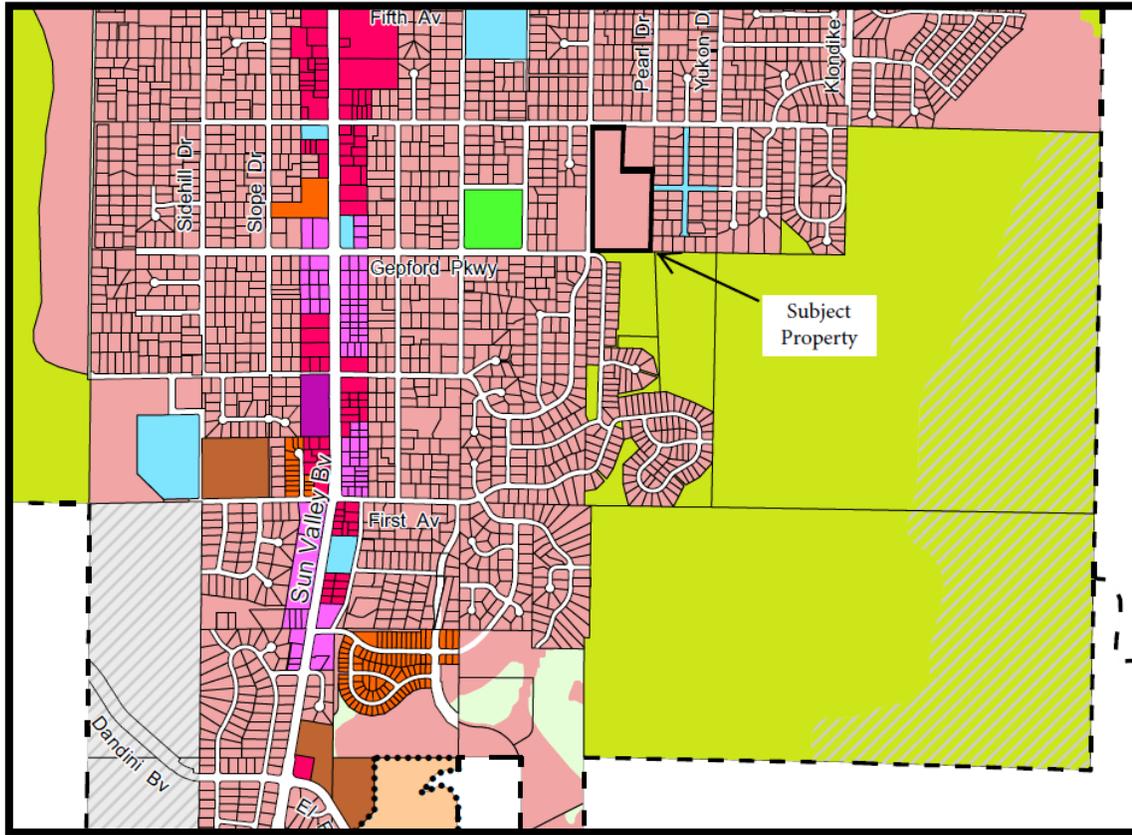
6. Desired Pattern of Growth

The proposed RZA is contained within the SCMA allowing for both MDS and HDS zoning and the two uses within the Washoe County Master Plan are identified to be highly compatible.

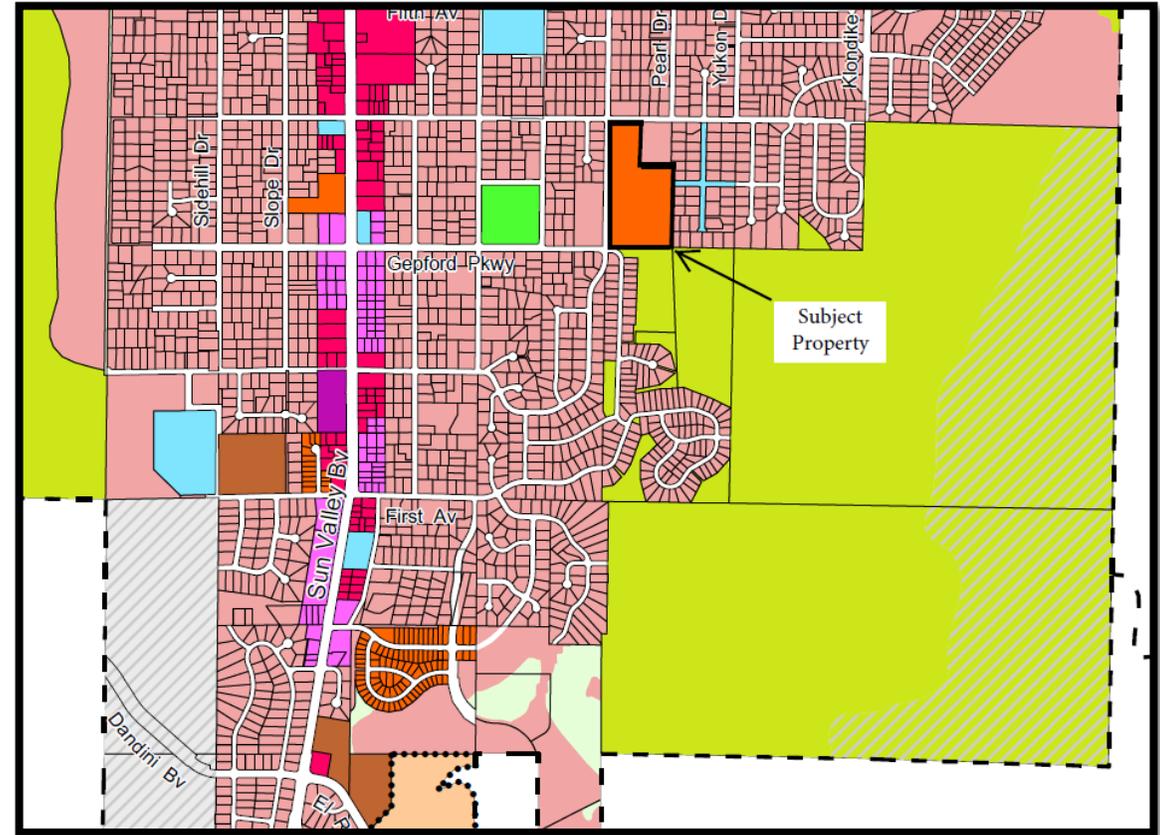
The site is within the TMSA, which identifies areas that are appropriate for connection to community sewer and water service connections.

The site is an infill site and possesses appropriate community infrastructure, utilities, recreation, school, public transit and worship facilities adjacent or in close proximity to the site.

Sun Valley Area Plan



Existing Area Plan



Proposed Area Plan