

**City of Carson City
Agenda Report**

Date Submitted: May 8, 2012

Agenda Date Requested: May 17, 2012
Time Requested: 15 minutes

To: Mayor and Board of Supervisors

From: Public Works-Planning Division

Subject Title: Presentation by the Nevada Rural Housing Authority (NRHA) and discussion only regarding the activities of the NRHA in Carson City. (Lee Plemel)

Summary: The NRHA is a housing organization created in 1973 that assists rural communities in 15 of the 17 counties in Nevada with home ownership, rental assistance, weatherization, and affordable housing needs. They are based in Carson City and work with public and private partners, including state and federal housing agencies and local community service groups, to administer their programs. Their mission is to enhance the quality of life in rural communities by providing the resources for greater independence. The presentation will include an update on efforts to develop a housing project on Brown Street.

Type of Action Requested:

Resolution
 Formal Action/Motion

Ordinance
 Other (Specify)

Does This Action Require A Business Impact Statement: () Yes (X) No

Recommended Board Action: None

Explanation for Recommended Board Action: N/A

Applicable Statute, Code, Policy, Rule or Regulation: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: N/A

Supporting Material: 1) Brown Street Specific Plan Area

Prepared By: Janice Brod, Grants Program Coordinator

Reviewed By: [Signature]
(Planning Division Director)

Date: 5-8-12

FOR [Signature]
(Public Works Director)

Date: 5-8-12

[Signature]
(City Manager)

Date: 5/8/12

[Signature]
(District Attorney's Office)

Date: 5/8/12

[Signature]
(Finance Director)

Date: 5/8/12

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)

The Brown Street Site

Carson City, Nevada

The Nevada Rural Housing Authority (NRHA), working in cooperation with the Western Nevada Housing Consortium and the local government of Carson City, Nevada, is requesting the time necessary to perform the due diligence required to assess the viability for redeveloping an area located in the eastern portion of the City. The purpose of this presentation is to gain acceptance from the Department of Housing and Urban Development (HUD) to allow the parties involved to assess the development potential of the area in question. This area has been identified by the local government of Carson City, in the City's Master Plan, as the Brown Street Area, more specifically known per the plan as the **BS-SPA** (the "*Brown Street – Specific Plan Area*").

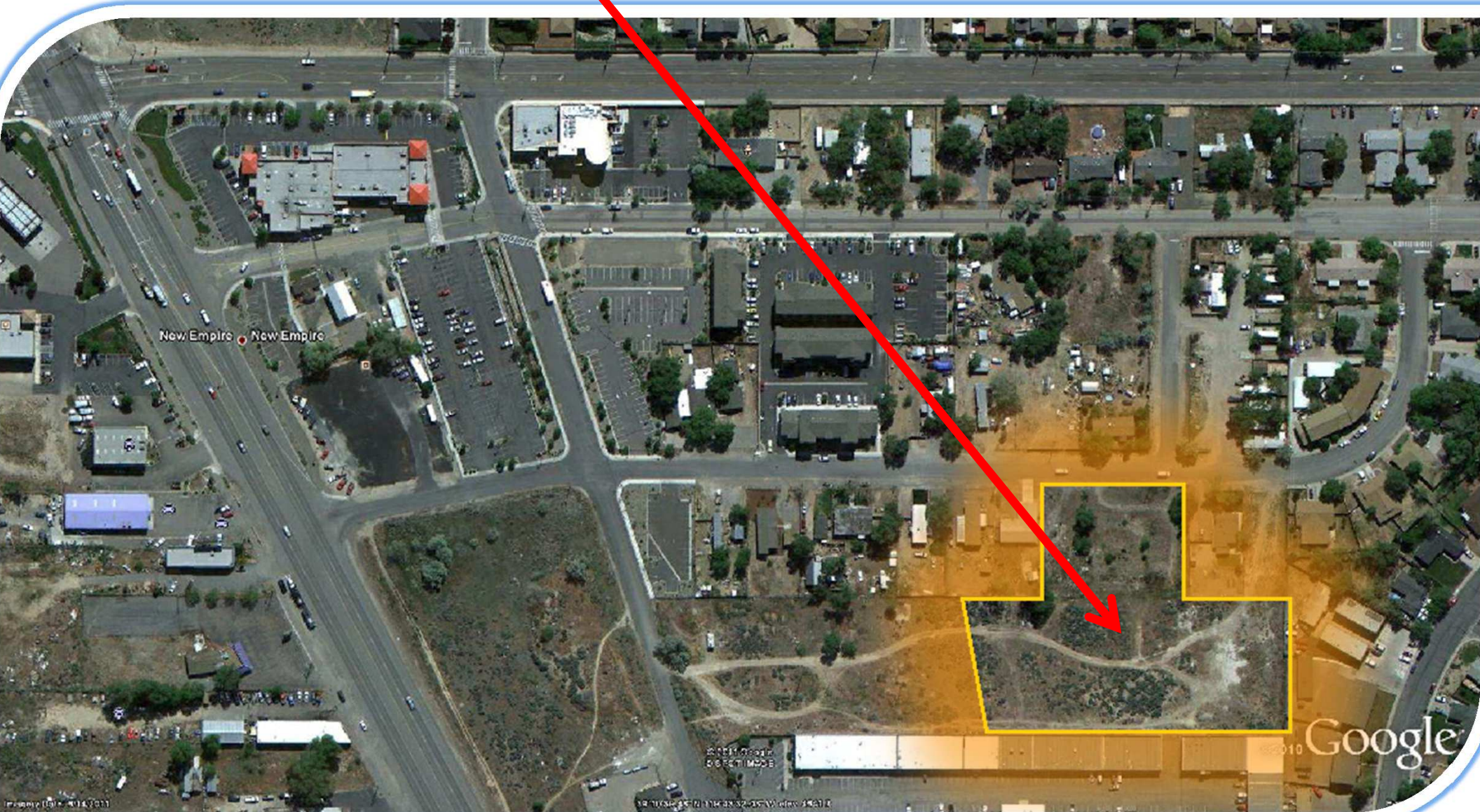
However, the primary purpose of this effort is to not only address the redevelopment of a larger area, but in conjunction with that effort, to also identify the potential benefits and/or the possible pitfalls of developing a specific tract of land presently known as the "*Brown Street Property*", which is the primary subject of this effort with HUD and the Consortium.

NRHA estimates that, once underway, its analysis should take approximately 120 to 180 days to complete. The end result should allow the parties involved in the potential development of the *Brown Street Property* to make final decisions pertinent to the long term development of the undeveloped subject site, in conjunction with Carson City's economic improvement and redevelopment plans for the larger area in question.

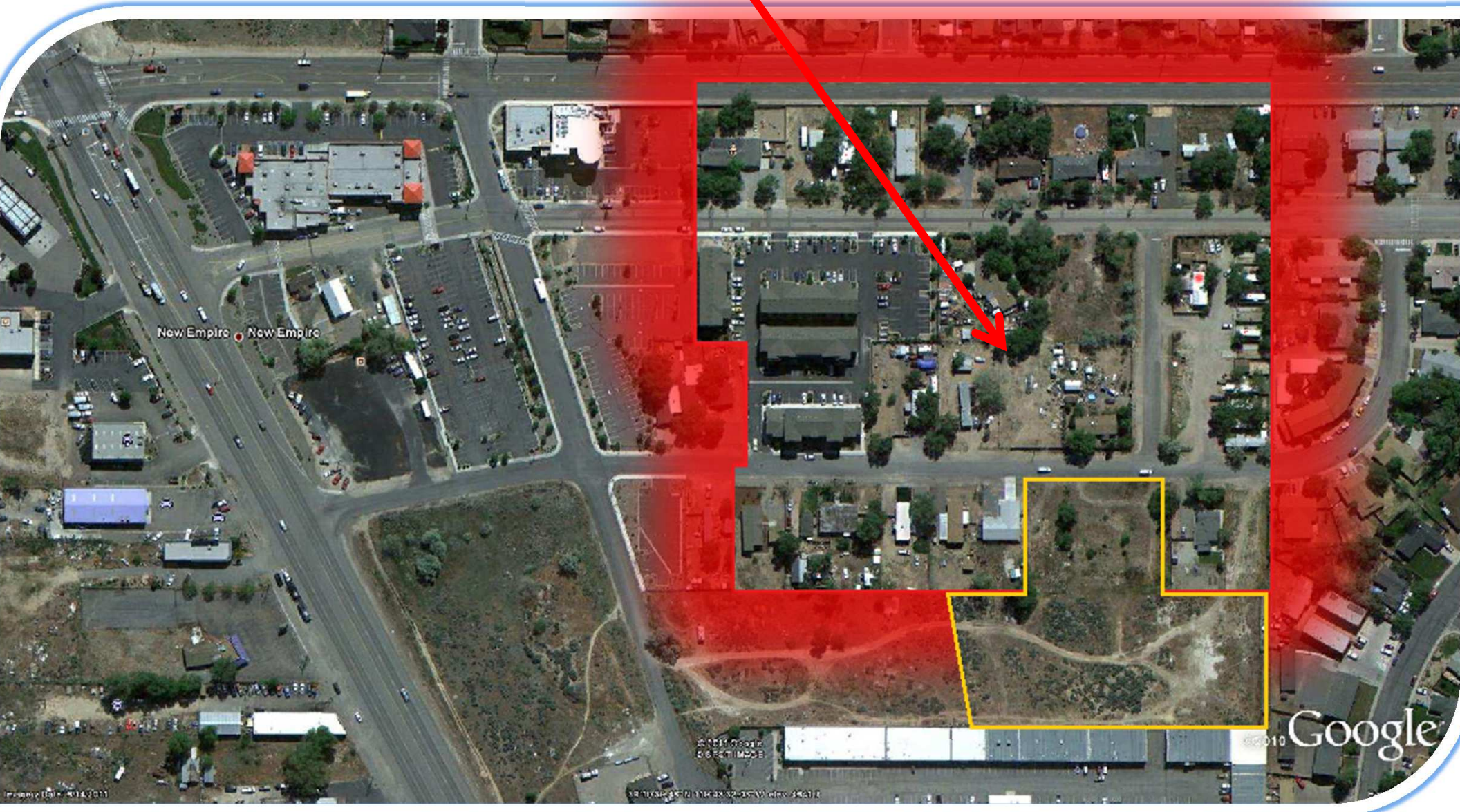
If HUD agrees to allow the parties the additional time needed for NRHA to identify and document the pros and cons associated with the actual development of the subject site in connection with other improvements to be identified within the **BS-SPA**, the proposed housing use, site layout and overall design of the subject site should ultimately serve to enhance the overall development under consideration. Further, this effort should serve to minimize the risks of developing the *Brown Street Property* as a stand alone initiative. It is the present intent of the parties to develop the subject site as a part of a larger picture, thereby providing for a more stabilized environment designed to enhance the value and usefulness of the subject site, as well as those overall improvements to the **BS-SPA** to be undertaken per a to-be-proposed area improvement initiative.

The following maps reflect present conditions within the **BS-SPA**, and serve to provide a basic understanding of the overall project as well as the fundamental impact that the overall area, in its present state of disrepair, presently imposes on the *Brown Street Property*.

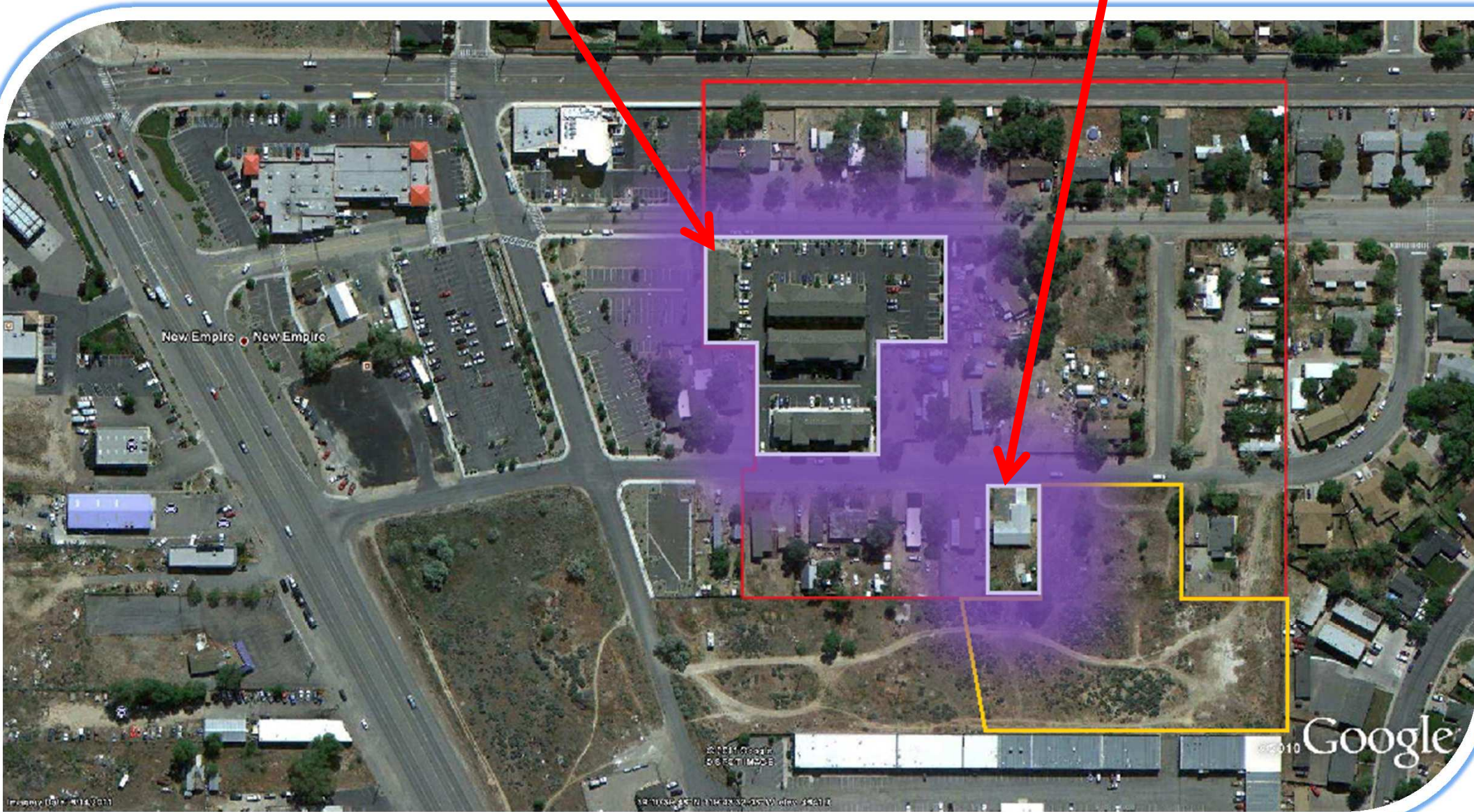
The *Brown Street Property* is located in the eastern portion of Carson City, Nevada.



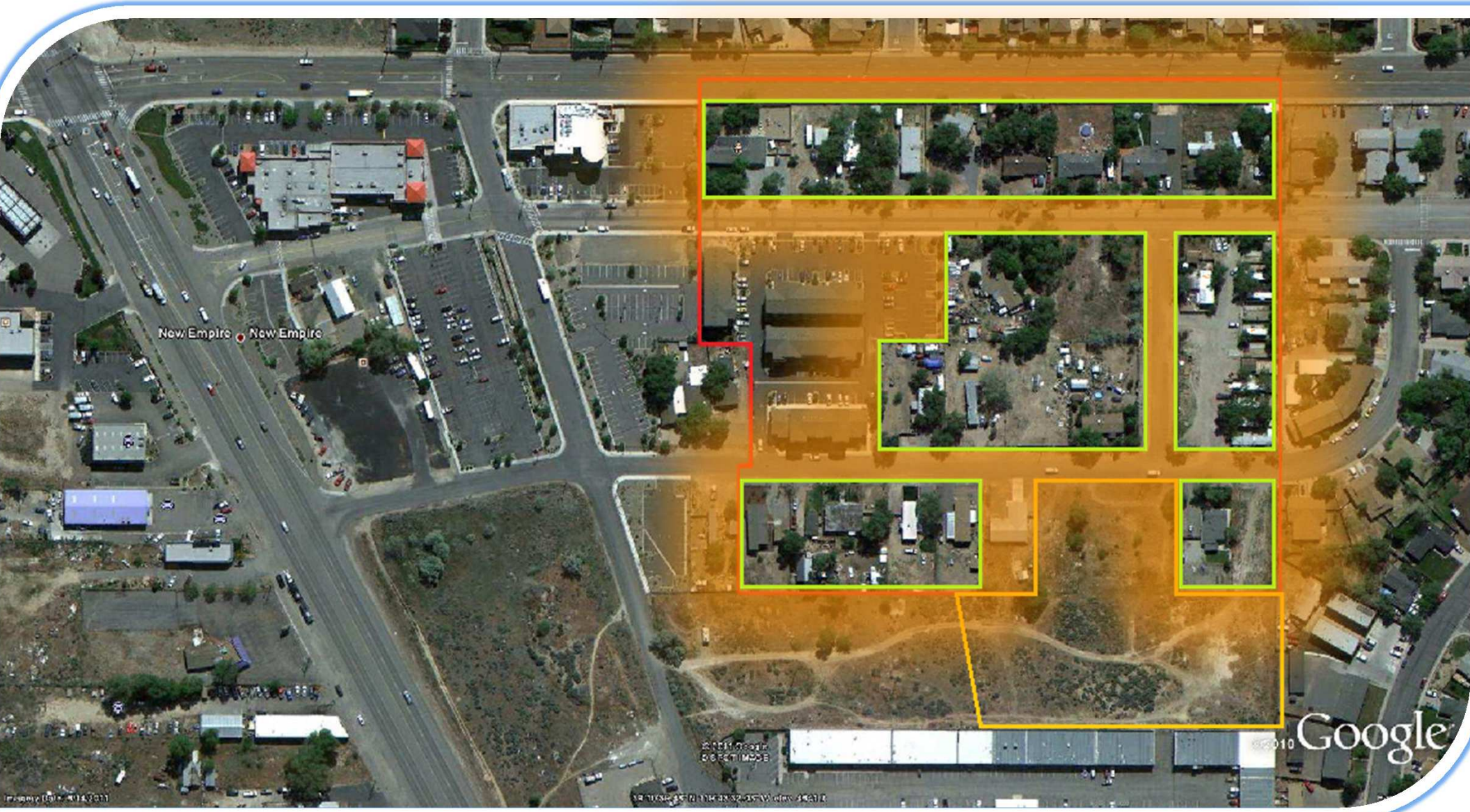
The *Brown Street Area* (a.k.a., the **BS-SPA**) is located contiguous to the *Brown Street Property*



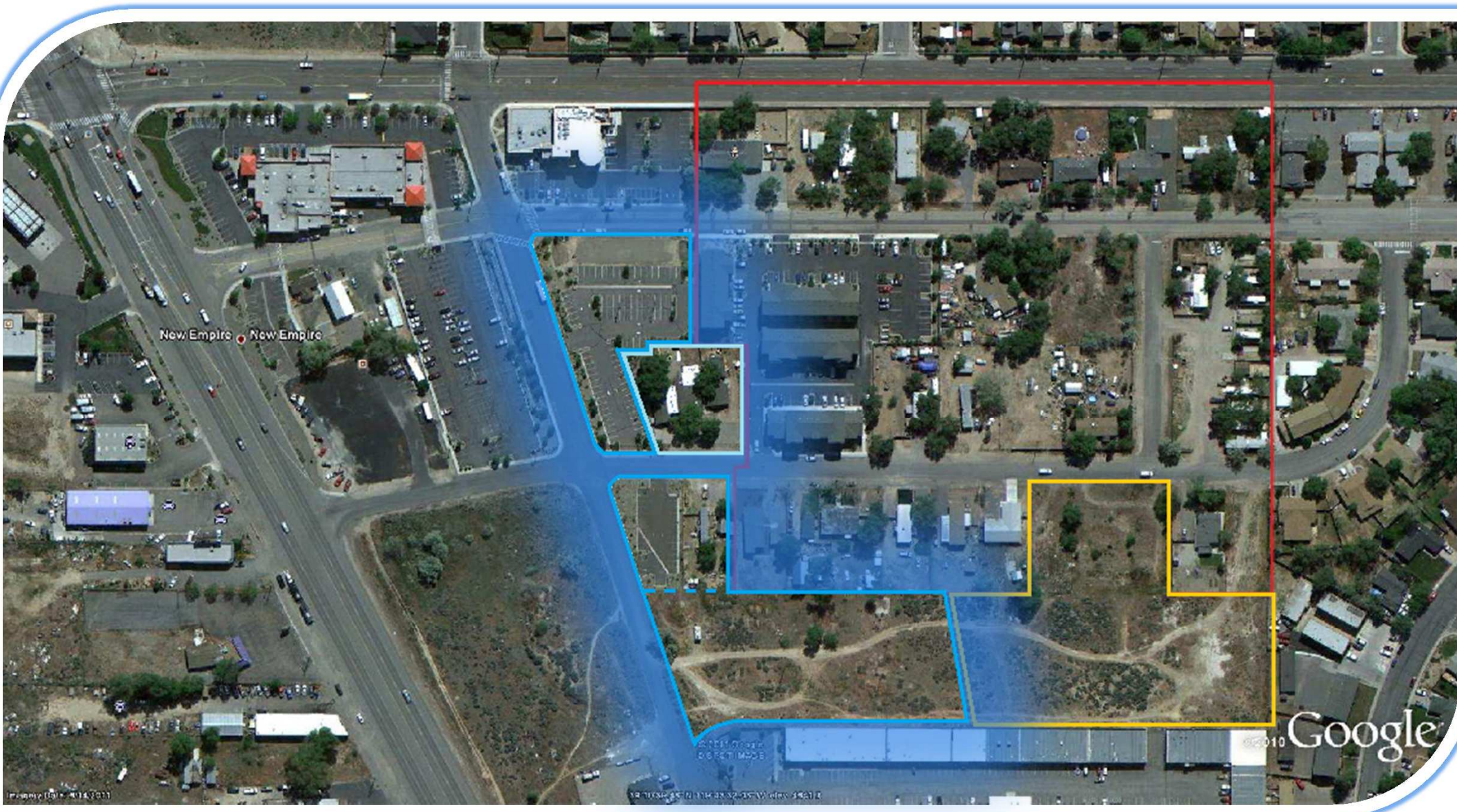
This map identifies recent improvements within the **BS-SPA** that have occurred within the past 7 years, including a *40± Unit Multifamily Project* and a more recently rehabilitated *Single Family Home Site*.



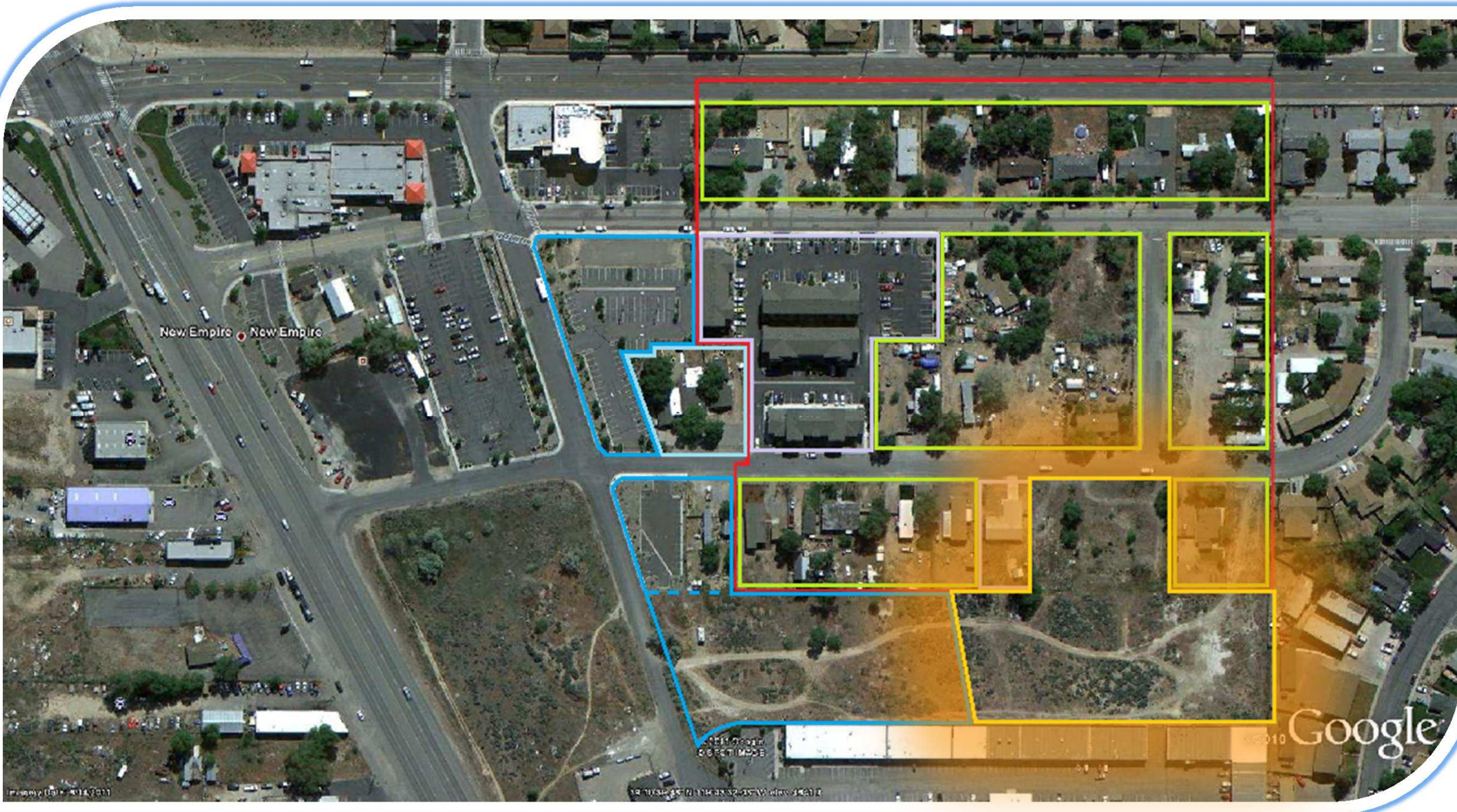
This map reflects those areas located within the **BS-SPA** that require significant analysis and include **unauthorized or questionable mixed commercial uses, significantly aged and/or poorly maintained single family residences and mobile home sites.**



This map reflects those areas located contiguous to the **BS-SPA** that require significant analysis and include **raw land, improved commercial parcels, and a non performing business operation**. These parcels need to be evaluated and assessed so as to determine alternative uses associated with these specific properties. It should be noted that some of the land owners of the parcels have already expressed an interest in participating economically in the overall redevelopment of the area in general.



It needs to be determined that the *Brown Street Property* site, which is located contiguous to and within the **BS-SPA**, is a parcel that can be developed independently and apart from the **BS-SPA** itself. However, the inherent risks associated with developing the subject property on its own merit would be significant without giving ample consideration for the adverse impact that the other properties located within the **BS-SPA** will have on the economic viability of the subject site, especially given the high degree of misuse and property deferment present within the **BS-SPA**. Accordingly, additional time is needed in order to determine the overall affect of all of the potential impacts to the *Brown Street Property*, while also analyzing and establishing a viable overall redevelopment plan for the overall **BS-SPA** itself.



All properties located within the **BS-SPA** shall be designated Mixed-Use Residential (3 to 36 dwelling units per acre) on the Master Plan Land Use Map. If development occurs prior to the adoption of a Mixed-Use Residential zone district, all properties shall be zoned Multi-family Apartments (MFA) on the official zoning map of Carson City to encourage the incorporation of a broader mix of housing types

The Brown Street Site

Carson City, Nevada

Project Development Timeline

Time Required

- 2 mos. Identify and define property uses and develop a property acquisition strategy designed to effectively acquire these sites.
- 2 mos. Engage 3rd party professionals (i.e., architects, civil engineers, environmental assessments, appraisals & other professionals as required).
- 3 mos. Address all planning, zoning and permitting issues relative to all specific sites located within the **BS-SPA** that are to be acquired.
- 1 mo. Develop, analyze and finalize all project related development costs.
- 2 mos. Finalize and adopted a viable development plan.
- 3 mos. Secure financing for each aspect of the proposed development project.
- 6 – 8 mos. Implement the adopted development plan.
- 3 years A proposed timeline for completing the entire development project.