

**Eagles Landing
Phased Affordable Housing Project
August 1, 2022**

***Project Location: Roop x Northridge, Carson City, Nevada
Parcels: 002-104-01 (2.27 acres) & 002-101-77 (2.46 acre)
Census Tract: 0005.01 Middle Income***

NNCH has acquired two parcels at Roop x Northridge, Carson City, for the purpose of developing 126 units of affordable, new construction, multi-family housing serving households at 30-60% of area median income. Development cost is estimated at \$48,356,633 and the project is anticipated to break ground in early 2023 with completion expected first quarter of 2025. Eagles Landing will set aside 24 one-bedroom and 8 two-bedroom (25% of the total units) as permanent supportive housing serving 30% AMI. Twelve 2-bedroom units will serve 60% AMI households and the remaining 82 units will offer 50% AMI rents serving incomes up to 60% AMI.

The site will be equipped with recreation areas, play equipment and picnic/barbeque areas and all units will have private balconies or patios. All common areas, entrances, exits, walkways and parking areas will feature 24-hour video surveillance monitoring.

Residents will have access to a Community Building that houses a resident gathering area, warming kitchen, computer center and on-site management offices. The site will provide ample on-site parking with 24-hour security camera coverage and ample exterior lighting. Plans include a solar panel array that will offset at least 20% of the total property electric consumption.

Unit Design

The two-bedroom units will be approximately 850 sq. ft. and include an efficient and accessible kitchen with EnergyStar appliances, fully accessible bath, ample closet space, spacious bedrooms, owner furnished washer and dryer, private patio/balcony, energy efficient heating and cooling, free internet and pre-wired for cable in living and bedroom areas. The one-bedroom units offer similar features in an efficient 650 square foot layout. All units will enjoy access to their own individual exterior storage closet. Interior finishes are selected to promote quality living for residents as well as ensure durability and resiliency for long term maintenance. Construction will utilize low VOC materials and Nevada manufactured goods whenever possible.

Affordability

All units will be offered to individuals and families earning 30% to 60% of Area Median Income. Unit rents will be all inclusive of utilities and wireless internet allowing tenants to move in without having to budget for utility deposits, transfer fees, individual meter fees or account setup fees.

Special Needs Services

All units at Eagles Landing will carry a Veteran preference and NNCH will continue their successful partnerships with the Veteran's Administration to ensure that Veteran households and Veterans with special needs are immediately referred to Eagles Landing for their housing needs.

NNCH Property Management will provide 20 hours per week of Supportive Services program outreach and individualized processing of special needs tenants. This includes additional administrative requirements to streamline special needs tenant applications, coordination of rental subsidies from outside agencies and communication as needed with caseworkers.

All tenants, regardless of their Veteran or Special Needs status will have access to social opportunities and tenant services organized by Eagles Landing management staff.

Market Conditions

The project site is located in central Carson City with convenient access to surrounding industrial parks, public transportation, shopping, medical services, schools, parks and various community services.

Renters in Northern Nevada continue to face a shortage of decent, safe, affordable housing. NNCH operates 14 properties in the Reno/Sparks/Carson City areas that maintain waiting lists of up to 300 applicants per property. Their vacancy rates are at historic lows with new properties reaching full occupancy in less than 30 days. It is anticipated that demand for these new units will be extremely high.