

# APPLICATION FOR REDUCTION OR SUBSIDIZATION OF BUILDING PERMIT FEES AND SEWER CONNECTION FEES FOR AFFORDABLE HOUSING DEVELOPMENTS

## Submittal Information

Pursuant to Statutes of Nevada 2019, enacted by the Nevada Legislature by passage of Senate Bill No. 103 (NRS 278.235(1)(a) and (2)) the city is enabled with the ability to reduce or subsidize in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created to assist in maintaining or developing a project for affordable housing.

Applications can be submitted electronically to the City of Reno Housing and Neighborhood Development Division ([housing@reno.gov](mailto:housing@reno.gov)). Following staff review, a Reno City Council public hearing will be scheduled within three (3) months of application receipt and a determination made by the Reno City Council on whether or not reducing or subsidizing the fees will adversely impair the ability of the city to pay, when due, all interest and principal on any outstanding bonds or any other obligations, for which revenue from such fees was pledged.

**Submit application materials to:** [housing@reno.gov](mailto:housing@reno.gov)

**Questions:** For questions regarding this application, please contact City of Reno staff at [housing@reno.gov](mailto:housing@reno.gov) or by calling 775-334-2578.

## Project Eligibility

When the incomes of all the residents of the project for affordable housing are averaged, the housing would be affordable on average for a family with a total gross income that does not exceed 60 percent of the median gross income for Washoe County based upon the estimates of the United States Department of Housing and Urban Development of the most current median gross family income for Washoe County.

## Additional Requirements

- (1) An annual report shall be provided by HAND staff to the City Manager. The applicant or property manager verifying compliance with all of the requirements specified in RMC 1.08 shall submit the annual report by July 1<sup>st</sup> of every year. The annual report shall be e-mailed to [housing@reno.gov](mailto:housing@reno.gov).
- (2) All applicable building permits (i.e. grading, building, etc.) associated with fee reduction shall be obtained within 24 months of the date of approval of any reductions by city council or the approval shall expire. An applicant may reapply following the expiration of an approval.
- (3) The income restriction(s) must remain in effect for 20 years or the reduced fee(s) will be reinstated and assessed on the property by recordation of a lien.
- (4) A deed restriction or similar property restriction will be recorded against the property.

### Applicant Contact Information

Name: Copper Mesa Apartments, LLC

Address: 120 West Cataldo Ave, Suite 100

City/State/Zip: Spokane, WA

Phone Number: 206-550-2415

E-mail Address: joeyl@inlandconstruction.com

### Owner Contact Information

Name: Dennis Banks - Fastball Investments, LLC

Address: 835 Maestro Drive

City/State/Zip: Reno, Nevada 89511

Phone Number: 775-690-7976

E-mail Address: dbanks@dbcreno.com

### Project Information

Project name: Copper Mesa Apartments

Project address: To be assigned

Project APN: 087-350-31

Total number of units in project: 290

Total number of affordable units in project: 290

## Development Timeline

Has development closed on financing? ☐ Yes ☒ No

If no, when is financing scheduled to close?

09/01/2022

Has project applied for building permits?

☐ Yes (date applied: \_\_\_\_\_ and permit number \_\_\_\_\_)

☒ No (when anticipated to submit for building permits: 5/18/2022)

Anticipated construction start date: 09/15/2022

Anticipated construction completion: 06/01/2024

## Application Submittal Requirements and Criteria

- (1) Provide a detailed written narrative of the project and include information on project summary, project location, building height and number of stories, phasing plans, project demographic, development schedule, affordability breakdown, etc.
- (2) Provide signed and notarized owner and applicant affidavits.
- (3) In order to allow the reduction or subsidization, the City has adopted criteria that a project must satisfy to receive assistance in maintaining or developing the project for affordable housing. Provide all documentation supporting the applicable request and check one of the three criteria listed below (A through C) that the project will meet.

- ☐ A. Project provides housing for families with an average total gross income not exceeding 60 percent of the area median income (AMI) for Washoe County, and is eligible to receive a 75 percent reduction in the associated fee(s) for those units at or below 60 percent of the AMI.

☐ A1. This project is also eligible to receive an additional 10 percent reduction because the project is located within ¼ mile of a bus rapid transit route; or

☒ A2. This project is within a Mixed Use area or within one mile of an Employment Area, as identified within the Structure Plan of the City of Reno Master Plan.

- ☐ B. Project provides housing for families with an average total gross income not exceeding 50 percent of the AMI for Washoe County, and is eligible to receive a 100 percent reduction in the associated fee(s) for those units at or below 60 percent of the AMI.



- ☐ C. Project provides housing for families with an average total gross income not exceeding 30 percent of the AMI for Washoe County or 100 percent of the units being affordable for 50 percent of the AMI for Washoe County, and is eligible to receive a 100 percent reduction in the associated fees.

- (4) How many units will be affordable based on the criteria listed above?

290 Units

- (5) What is the total dollar amount of fees that you are requesting a reduction?

Building permit fees: \$246,420 - calculation included as separate document

\*Sewer connection fees: \$1,342,192 - calculation included as separate document

**\*Please note, approval of fee reduction does not guarantee sewer connection or capacity is readily available.**



# Inland Group

Comprehensive Multifamily Construction & Development Services

Housing and Neighborhood Development Department  
City of Reno  
1 E. First Street  
Reno NV 89501

Re: Copper Mesa Apartments, Reno, Nevada  
Application for Reduction of Permit and Sewer Connection Fees for Affordable Housing  
Developments, Project Narrative

## **Project Summary**

Copper Mesa Apartments is a proposed 290-unit new construction affordable housing development located in the North Valleys area of Reno, Nevada, to be developed and built by the Inland Group. The Inland Group is a multifamily developer and general contractor based out of Spokane, WA that specializes in affordable housing and senior apartment communities. Our current portfolio consists of 56 properties (10,700 units) across the Western U.S, with an additional 2,000+ units under construction/development.

Copper Mesa Apartments will consist of 290 units across 9 four story garden style apartment buildings, 9 carriage house buildings, and a single-story clubhouse, on a 13.52 AC property. The unit mix includes 96 one-bedroom/one-bath (714 SF) units, 18 two-bedroom/one-bath (850 SF) units, 88 two-bedroom/two-bath (954 SF), 48 three-bedroom/two-bath (1,123 SF) units, and 40 four-bedroom/two-bath (1,309 SF) units.

## **Project Location**

The property is located in the North Valleys submarket of Reno, on 13.52 AC on the corner of N Red Rock Road and Silver Lake Road (APN 087-350-31). Adjacent to I-395, the project will be less than a 15 minute drive from downtown Reno and a few miles from the heart of the North Valleys Distribution Hub. The site is well suited for high density residential development, bringing a much-needed affordable housing rental option to the developing North Valleys area of Reno.

## **Building Characteristics**

The 290 residential units will be spread across nine 4-story residential buildings and nine 2-story carriage house buildings. Eight of the 4-story residential buildings will consist of 32 units, and the ninth will consist of 16 units. The 2-story carriage house buildings will include 6 garages on the first floor, and 2 units each on the second floor. The single-story clubhouse centrally located on the site will include a fitness room, game room, lounge and community kitchen/dining room, movie theater, and leasing and office space. The community will also include several outdoor amenities for the residents, including a pool, playground, sport court, fire pit, and sheltered BBQ area. A site plan has been included in this submittal for reference.

The units will include open floor plans, walk-in closets, full-size washer/dryer and apartment finishes in line with higher-end new comps, faux wood plank vinyl flooring, wood euro style cabinets, durable

countertops, and a patio/balcony. Unit appliances will include a refrigerator, range, dishwasher, and built-in microwave hood.

### **Development Schedule/Phasing Plan**

The project is currently scheduled to start construction in September of this year. The Inland Group has extensive experience developing and building this style of product, and the process includes a phasing plan that completes and turns over one building at a time. Our scheduled turnaround time to complete the first building is 11 months from construction start, with an additional building per month following. With a construction start date of September 2022, the first building will be completed in August of 2023, and 100% construction complete by June 2024.

### **Project Demographic and Affordability Breakdown**

Copper Mesa Apartments will serve a growing need in Reno for affordable and workforce family housing. Reno presents a strong market with high home prices and an exhibited need for attainable housing. 65% of Reno's workforce consists of employees in the trade and services sector, with another 25% being employed in construction, manufacturing and transportation. Close to major vehicular arteries and job centers, the site is perfectly situated to efficiently bring quality units to Reno and allow people to live where they work. The North Valleys distribution hub is home to over 190 businesses, and roughly 3,600 employees. Over 30% of the apartments (88) are 3- and 4-bedroom large family rental units, which are in extraordinary demand in the Reno market. A family development that will bring 290 units to the market is a major step forward in addressing the extraordinary need for affordable and workforce rental housing.

Copper Mesa Apartments will be affordable to households with incomes at or below 60% of area median income (AMI), which is \$56,040 for a family of four in 2022. Four units will be set aside for households at or below 50% of AMI. The permit and sewer fee reduction from the City of Reno is essential to the financial feasibility of Copper Mesa Apartments.

Please let us know what other information you need to complete your review of the request.

Sincerely,

Joey Launceford  
The Inland Group

## OWNER AFFIDAVIT

I am the owner/authorized agent of the property involved in this petition and that I authorize  
Copper Mesa Apartments, LLC (name) to request an affordable housing reduction  
and subsidization of fees on my property. This authorization is inclusive of Assessor Parcel Numbers 087-350-31

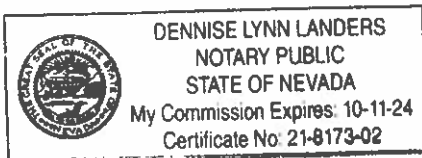
Executed on 5/10/22 in Reno NV.  
(date) (City) (State)

[Signature]  
Signature

Dennis Banks  
Printed Name

STATE OF NEVADA       )  
                                      ) ss  
COUNTY OF WASHOE    )

On this 10<sup>th</sup> day of May, 2022 Dennis Banks (name)  
personally appeared before me, a Notary Public in and for said County and State, known to me to be the  
owner/authorized agent of the above property who acknowledged to me that they are authorized to and did execute  
the above instrument on behalf of said application.



[Signature]  
Notary Public

## APPLICANT AFFIDAVIT

I am the applicant and/or consultant/firm involved in this petition and the foregoing statements and answers herein contained and the information herewith submitted for an affordable housing reduction and subsidization of fees request.

Executed on 5/13/22, in SPOKANE, WA  
(date) (City) (State)

Company: Copper Mesa Apartments, LLC

Name: DARIN DAVIDSON

Title: MANAGER

Signed: [Signature]

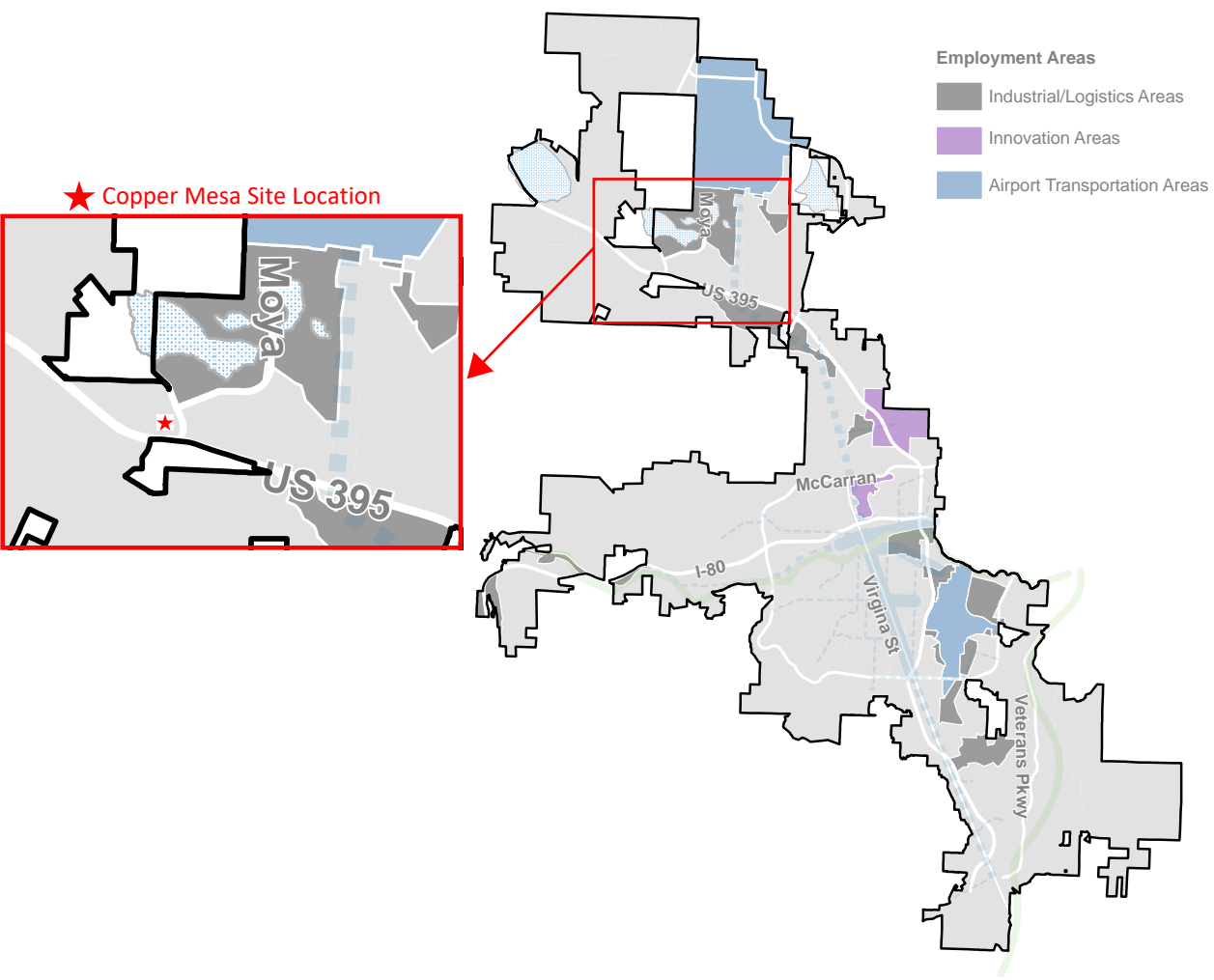
WASHINGTON  
STATE OF ~~NEVADA~~ )  
SPOKANE ) ss  
COUNTY OF ~~WASHOE~~ )

On this 13th day of MAY, 2022, DARIN DAVIDSON  
(name) personally appeared before me, a Notary Public in and for said County and State, known to me to be the applicant and/or consultant/firm involved in this petition who acknowledged to me that they are authorized to and did execute the above instrument on behalf of said application.



[Signature]  
Notary Public

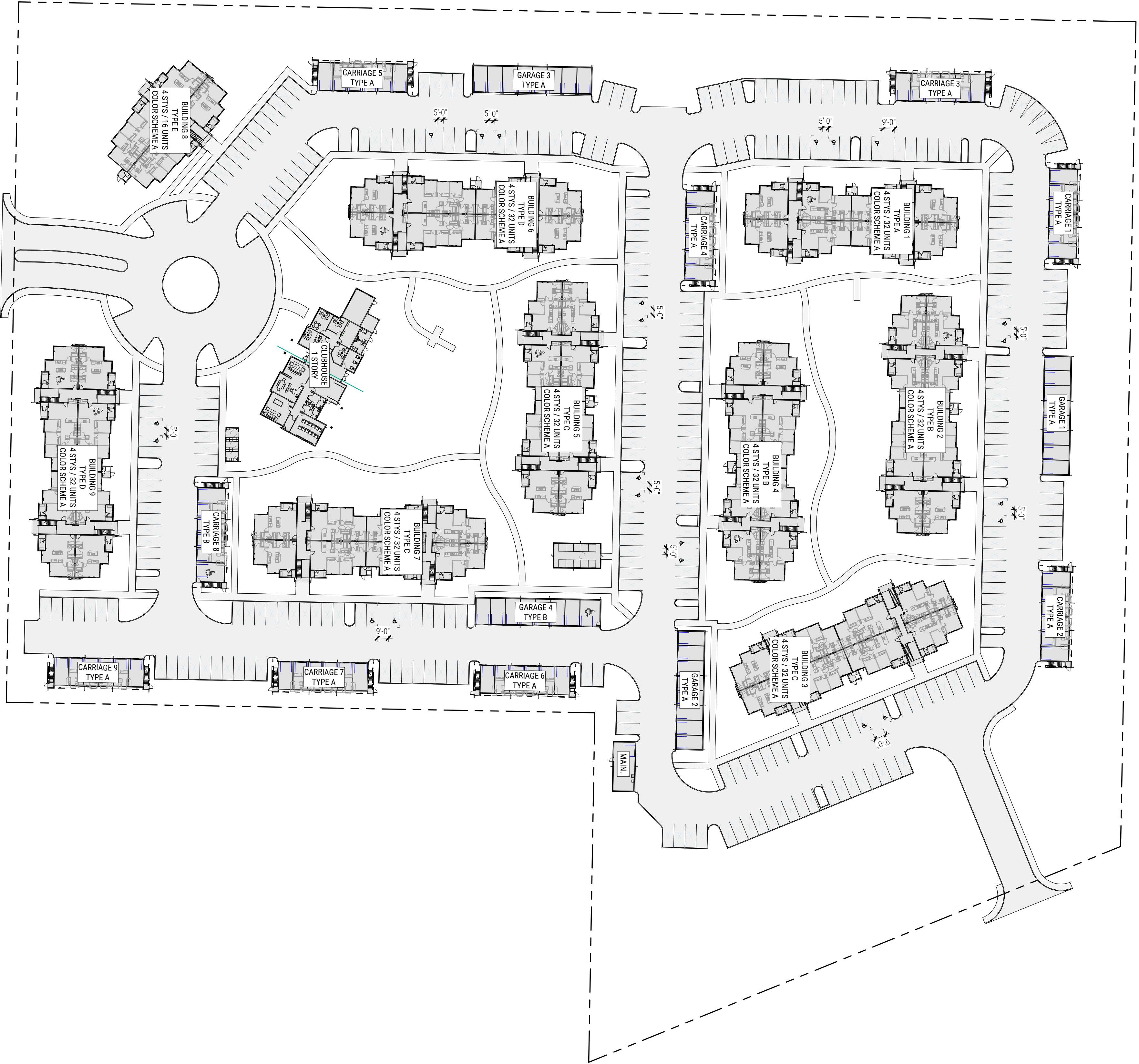






SITE PLAN NOTES

1. ALL CONTRACTORS/SUB CONTRACTORS TO VISIT SITE AND VERIFY ALL EXISTING CONDITIONS AND EXISTING SPOT ELEVATIONS. FIELD VERIFY ALL SITE DIMENSIONS AND CORROBATE NEW WORK AS REQUIRED WITH EXISTING CONDITIONS. REPORT AND DISCREPANCIES TO THE OWNER AND ARCHITECT.
2. THE OWNER IS RESPONSIBLE FOR ALL SOILS TESTING AND ANALYSIS. ALL SOILS INFORMATION TO BE OBTAINED FROM THE OWNER OR CIVIL ENGINEER.
3. CONTRACTOR TO NOTIFY LOCAL "DIG-LINE" SERVICE PRIOR TO ANY EXCAVATION.
4. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES FOR THE LOCATION, ROUTE AND CONNECTION OF ALL NEW AND EXISTING UTILITIES FOR THIS PROJECT. ALL WORK TO CONFORM TO UTILITY COMPANY STANDARDS, LOCAL CODES, AND ACCEPTED CONSTRUCTION PRACTICES.
5. MINIMUM BURIAL DEPTH OF ALL UNDERGROUND ELECTRICAL RACETWAYS SHALL BE 24" BELOW FINISH GRADE UNLESS OTHERWISE NOTED.
6. ALL SOILS MODIFICATIONS TO MEET THE STRUCTURAL REQUIREMENTS OF THE FOUNDATION SHALL BE VERIFIED BY A REGISTERED PROFESSIONAL ENGINEER. SOILS MODIFICATION IS REQUIRED TO DO ALL NECESSARY THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL EROSION AND SEDIMENT DESIGN AND BEST MANAGEMENT PRACTICES TO BE IMPLEMENTED DURING CONSTRUCTION.
7. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION AND EROSION AND SEDIMENT CONTROL DRAWINGS. REFER TO CIVIL DRAWINGS FOR ALL GUTTER/DOWNSPOUT CONNECTIONS AND ROUTES TO DRAINAGE SYSTEMS. SEE ARCHITECTURAL, ROOF PLANS AND REFER TO MECHANICAL DRAWINGS FOR ALL LANDSCAPING REQUIREMENTS. LANDSCAPING NOT SHOWN ON ARCHITECTURAL SITE PLAN FOR CLARITY OF DRAWING.
8. REFER TO ARCHITECTURAL FLOOR PLAN FOR BUILDING LAYOUT AND DIMENSIONS.
9. CLEAR SITE OF EXISTING VEGETATION & DEBRIS AS REQUIRED FOR NEW CONSTRUCTION. PROTECT EXISTING CONSTRUCTION TO REMAIN. THE FINISH SITE GRADE SHALL SLOPE AND HAVE POSITIVE DRAINAGE AWAY FROM THE BUILDING. SEE CIVIL DRAWINGS FOR FINISH TO RECEIVE AGENCY APPROVAL PRIOR TO CONSTRUCTION AND TO BE CONSTRUCTED PER AGENCY STANDARDS.
10. ALL EXTERIOR SIDEWALKS, RAMPS, CURB RAMPS AND LANDINGS SHALL BE CONSIDERED AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH ICC/ANSI A117.1-2015 CHAPTER 4. ALL NEW SIDEWALKS TO HAVE A MAXIMUM SLOPE OF 1:20 (OR SIDEWALKS WITH A SLOPE GREATER THAN 6% RISE AND SHALL HAVE LANDINGS 5'-0" EACH END IN THE DIRECTION OF TRAVEL. ALL SIDEWALKS MAY HAVE A PEAK/VALLEY CROSS SLOPE OF 2% (1:50). ALL EXTERIOR LANDINGS AT DOORS TO BE FLUSH WITH BUILDING FINISH FLOOR AND SLOPE AWAY FROM BUILDING. SEE CIVIL DRAWINGS FOR FINISH TO RECEIVE AGENCY APPROVAL PRIOR TO CONSTRUCTION AND TO BE CONSTRUCTED PER AGENCY STANDARDS.
11. PROVIDE EXPANSION JOINTS IN SIDEWALKS AT 20'-0" O.C. MAX. CONTROL JOINTS AT 5'-0" O.C. TYPICAL. ALL SIDEWALKS SHALL SLOPE AWAY FROM WATER PER GENERAL NOT REQUIREMENTS.
12. ALL NEW CONSTRUCTION TO BE IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS, ACCEPTED CONSTRUCTION STANDARDS AND CONFORM TO ALL BUILDING CODES AND REGULATIONS.
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01 SITE PLAN  
SCALE: 1" = 50'-0"

#	DESCRIPTION	DATE

PROJ. #	2121
DRAWN	OP
CHECKED	CO
DATE	04/04/22