



NEVADA HAND — Las Vegas, NV

Nevada HAND is the state's largest nonprofit, dedicated to the development, management, and administration of high-quality homes and supportive services for working families and seniors with fixed incomes. The organization serves 7,200 residents with the goal of creating opportunities for residents to live well and for neighborhoods to thrive. To achieve these goals, Nevada HAND offers on-site wellness programs, as well as a variety of community engagement services designed to support school success, workforce development, and financial literacy. There are 33 Nevada HAND communities in Southern Nevada, including two affordable assisted-living facilities that provide 24-hour support to individuals needing a higher level of care.



Team:

Robert Feibleman, Executive Vice President of Construction
Sergio Arcieri-Bonjour, Project Manager
Brendan Murphy, Real Estate Development Analyst



NEVADA HAND

MEADOW PINES — LAS VEGAS, NV

PROJECT SUMMARY

Meadow Pines is a new construction, infill project in Las Vegas, conveniently located near amenities, education, and public transportation. As the Las Vegas economy is comprised primarily of the service industry, the central location will allow residents more convenient commutes to their places of employment. Although this project is funded through two separate LIHTC deals due to size limitations, Nevada HAND's goal is to create one harmonious community. This 482-unit, mixed-use, mixed-income complex will contain 262 one- and two-bedroom apartments for senior housing, 220 one-, two-, and three-bedroom apartments for families, and 5,000 square feet of commercial space. Design priorities include contemporary aesthetics, flexible community spaces, engaging landscape, and expanded resident services.



PROJECT SNAPSHOT

NEIGHBORHOOD TYPOLOGY

- Urban
- Suburban
- Rural

SPECIFIC POPULATIONS

- Seniors
- Veterans
- Supportive
- Families

DEVELOPMENT STRATEGY

- New Construction
- Rehabilitation
- Transit-Oriented
- Large Site Redevelopment

HOUSING TYPOLOGY

- Multi-family
- Single Family
- Mixed Use
- Supportive Housing

INSTITUTE GOALS

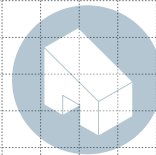
- Challenge our comfortable experience, stemming from 25 years in the same town with the same team
- Gain exposure to what other peers and leaders are doing across the country and beyond
- Successfully complete first urban infill project

AREAS OF EXPERTISE

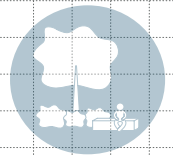
Extensive experience in navigating the titling, design team management, and permitting approval processes; in-perpetuity property ownership; knowledge of the nuances of various funding sources



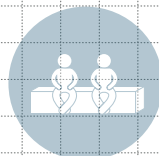
Site



Massing



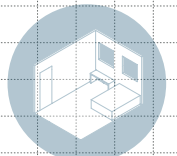
Landscape



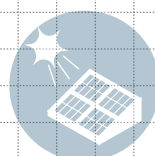
Program



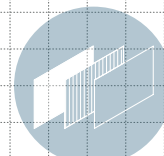
Circulation



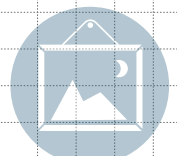
Unit



Systems



Materials



Culture