



The Housing Company

Monarch Creek- Nampa

May 21, 2025

Project Details

City	Nampa
Lot Size	1.5 Acres
Zoning	HDR
Total Units	30
Amenities	Community space, library, laundry facility, onsite management
Unit Mix	14- One Bedroom 16- Two Bedrooms
Project Type	Senior
Construction Type	New Construction
CDBG Request	\$100,000

Targeted Income & Sample Qualifying Professions

Tax Credit Units:					
Restricted @ 40% AMI	1	Bdrm	1	657	666
Restricted @ 45% AMI*	1	Bdrm	1	657	848
Restricted @ 50%	1	Bdrm	1	657	849
Restricted @ 60% AMI*	1	Bdrm	9	657	1,029
Market	1	Bdrm	2	657	1,100
Restricted @ 45% AMI*	2	Bdrm	1	883	904
Restricted @ 50% AMI*	2	Bdrm	2	883	1,012
Restricted @ 60% AMI*	2	Bdrm	11	883	1,229
Market	2	Bdrm	1	883	1,400
Managers Unit	2	Bdrm	1	883	1,000
			30		

Sample Income Qualified Professions:

- Construction Workers
- Deliver Drivers
- Firefighters
- First Responders
- Pharmacy Technicians
- Police Officers
- Restaurant Staff
- Retail & Sales Positions
- Social Workers
- Teachers
- Veterinary Assistants

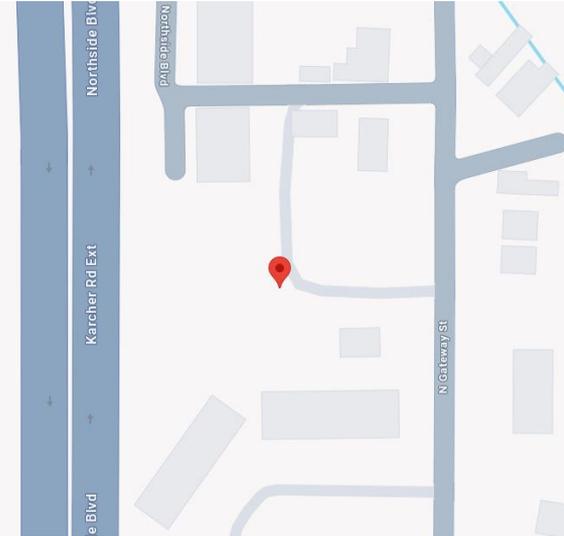
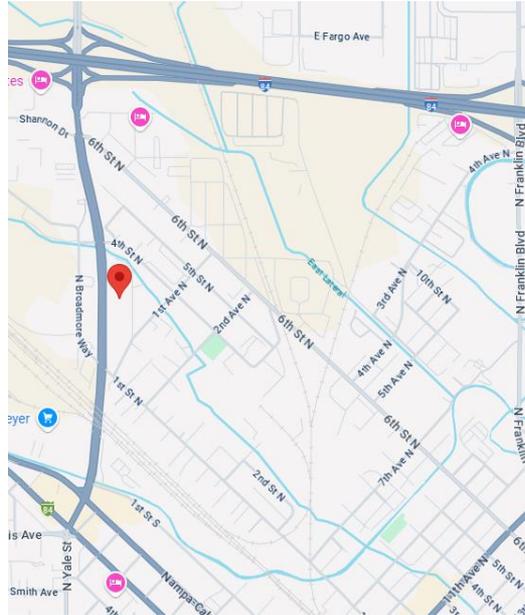
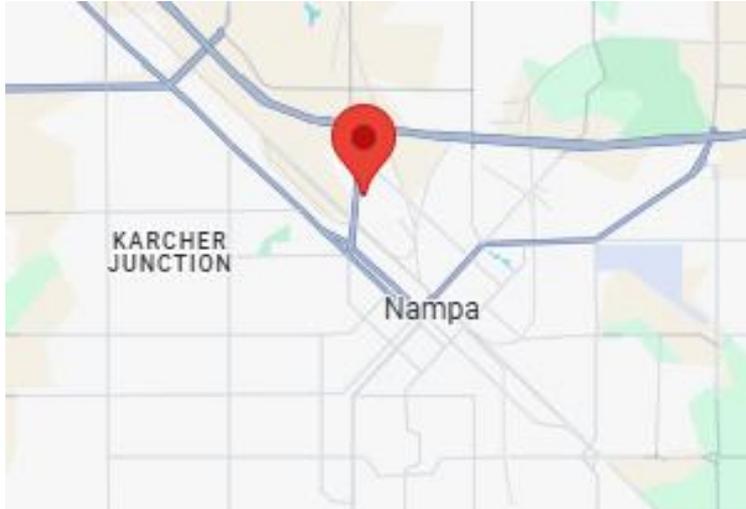
Community Benefits

- Increase in property tax revenue
- Boosting local spending
- Job creation
- Reduction in social service costs
- Community revitalization

Currently Zoned RMH



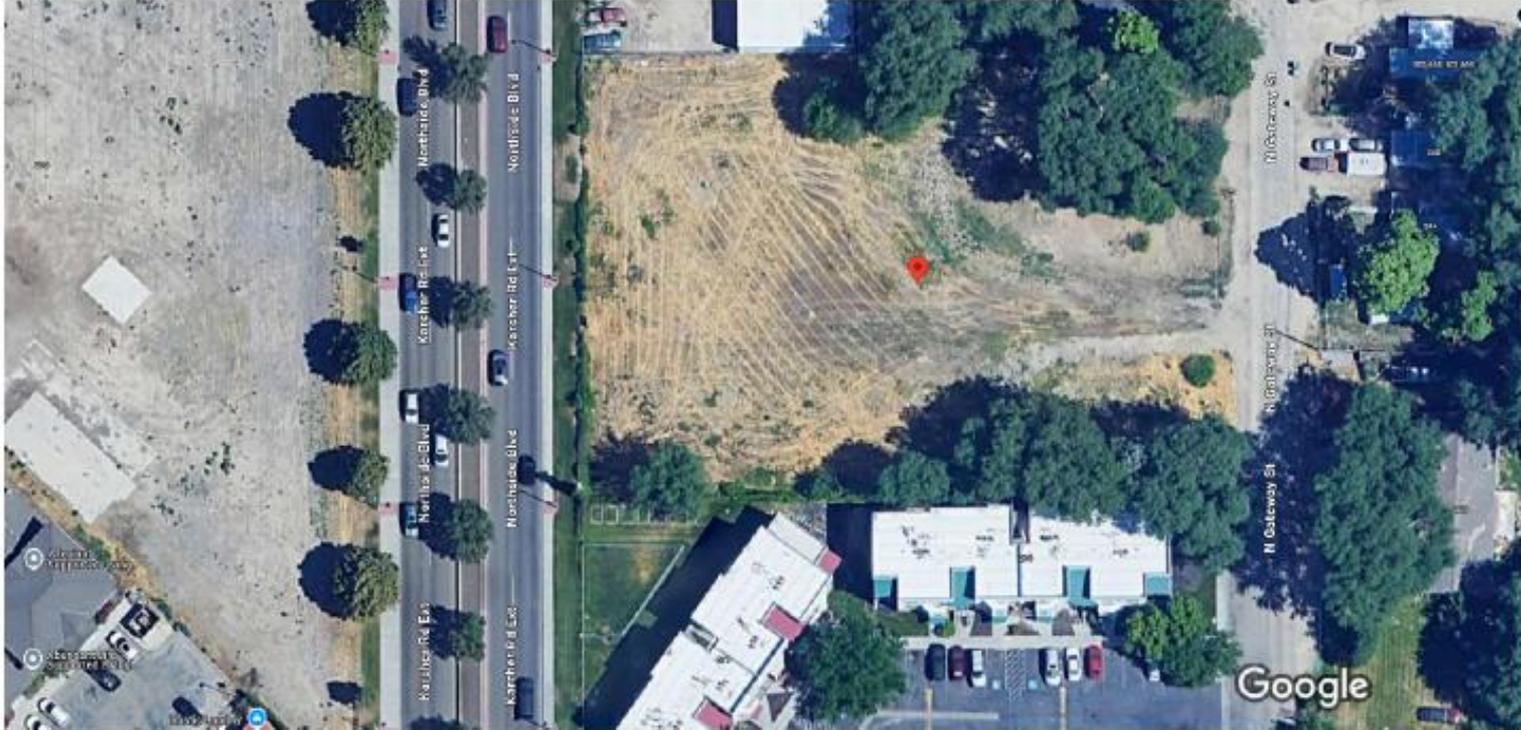
Site Location



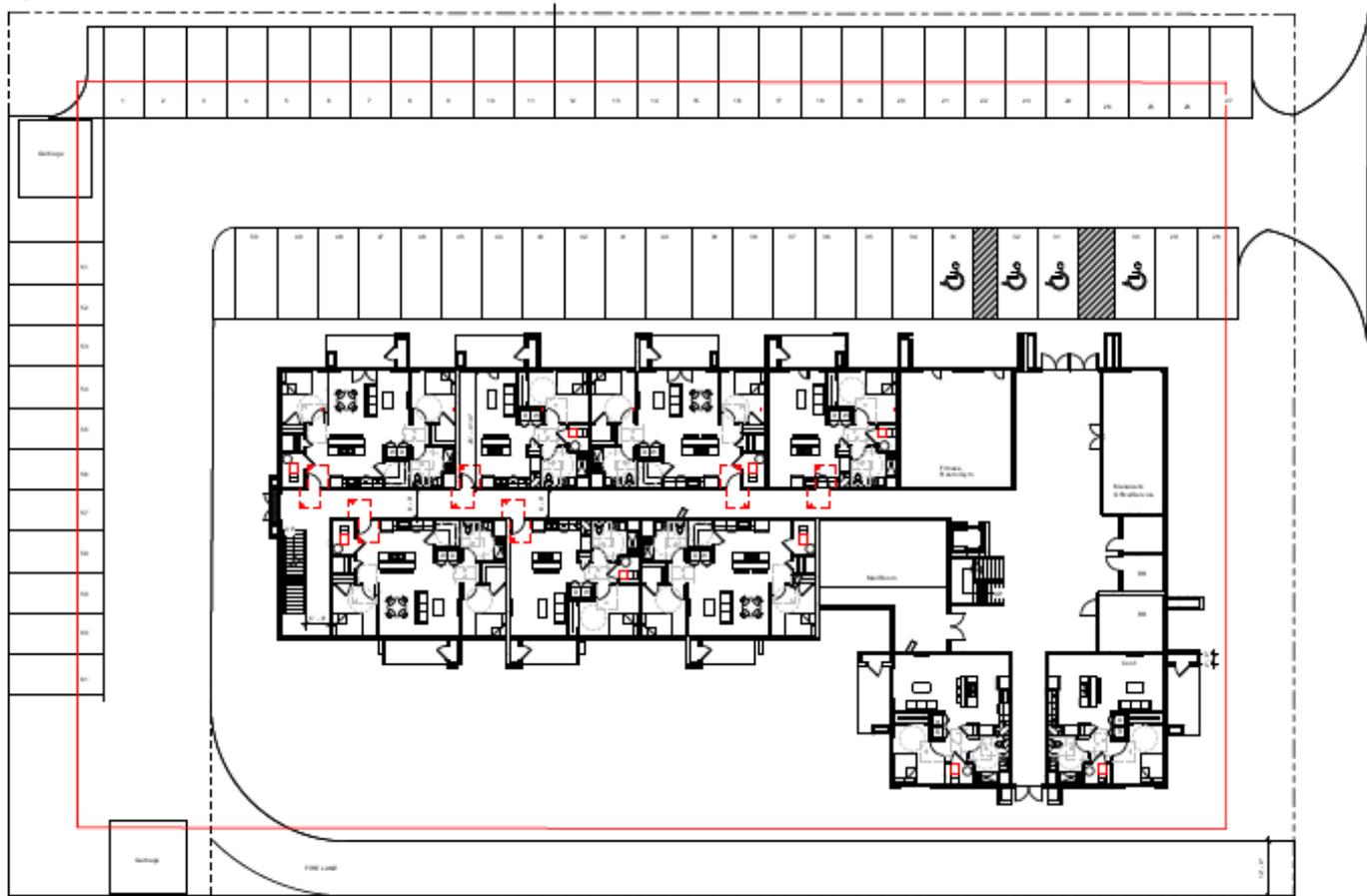
Current Site

Google Maps

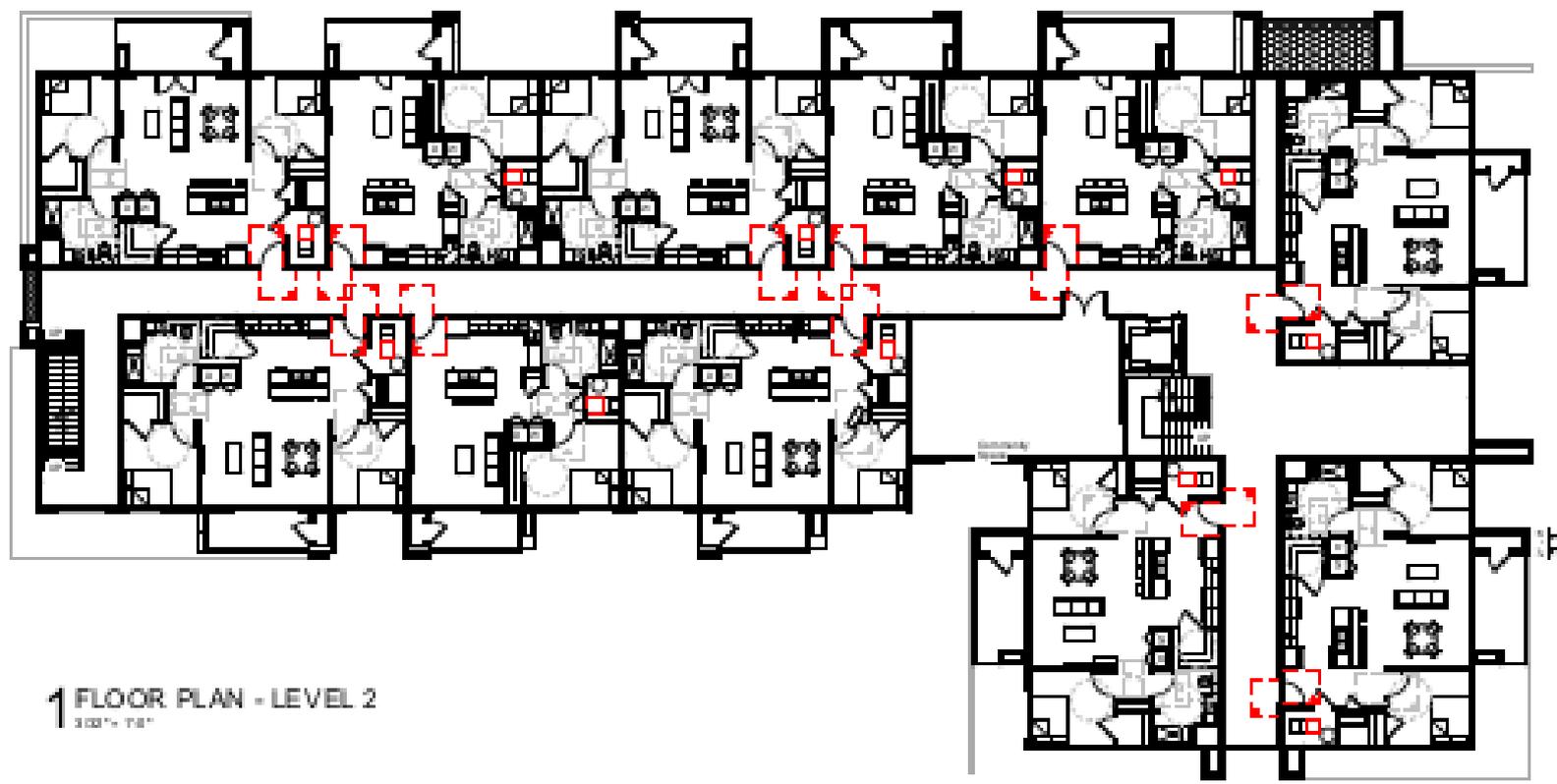
341 N Gateway St



Site Plan & First Level

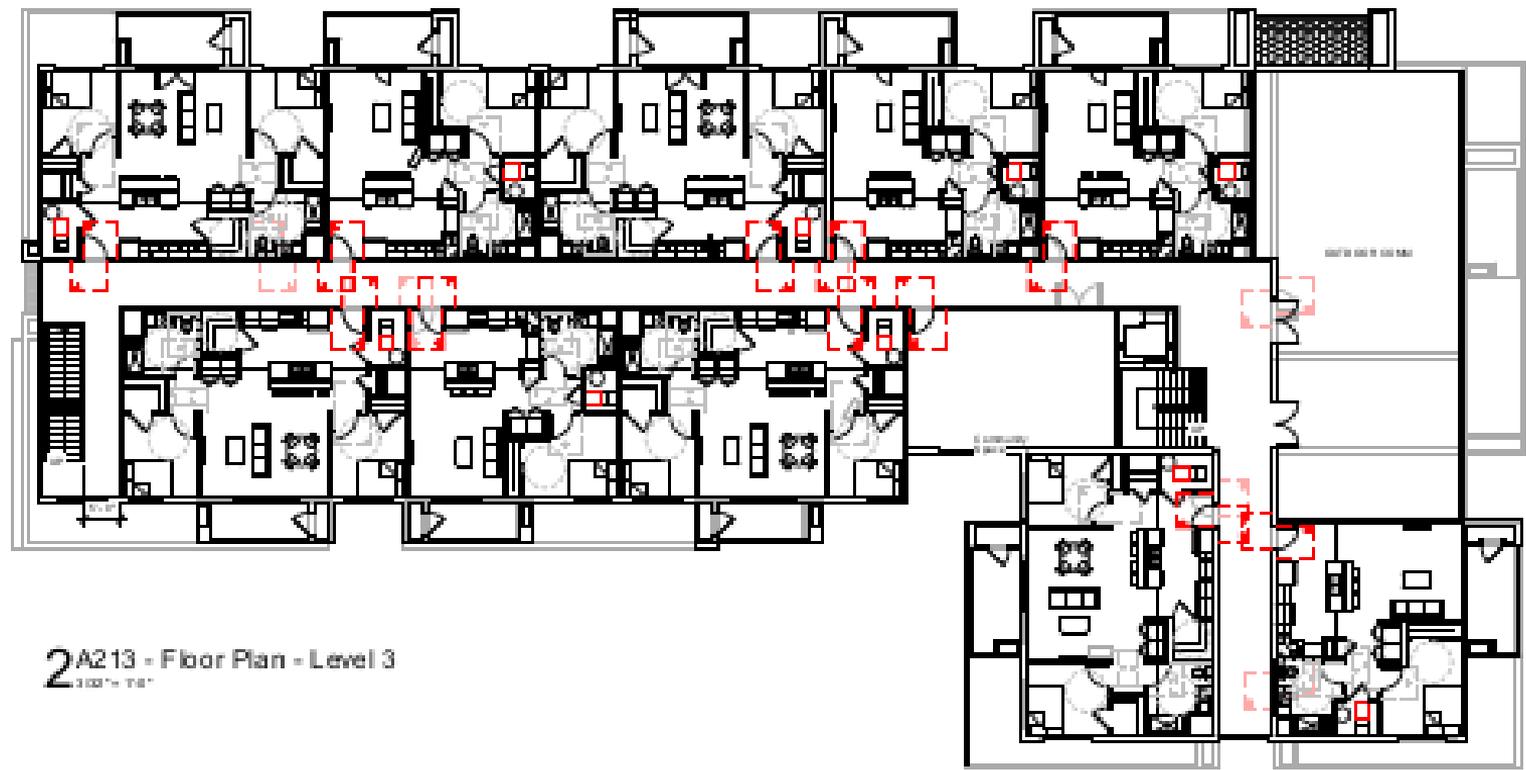


Second Level



↑ FLOOR PLAN - LEVEL 2
300' x 100'

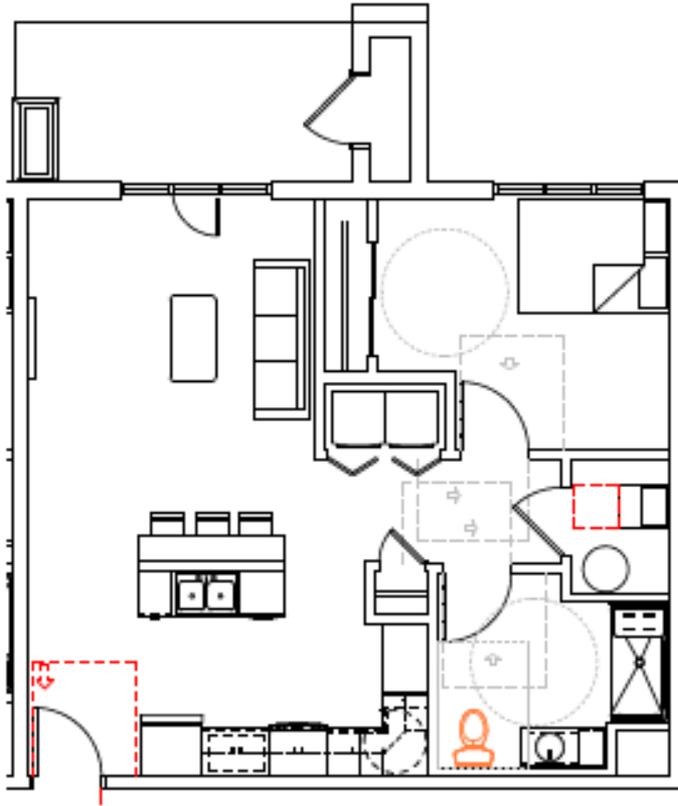
Third Level



2A213 - Floor Plan - Level 3
1300' x 70'

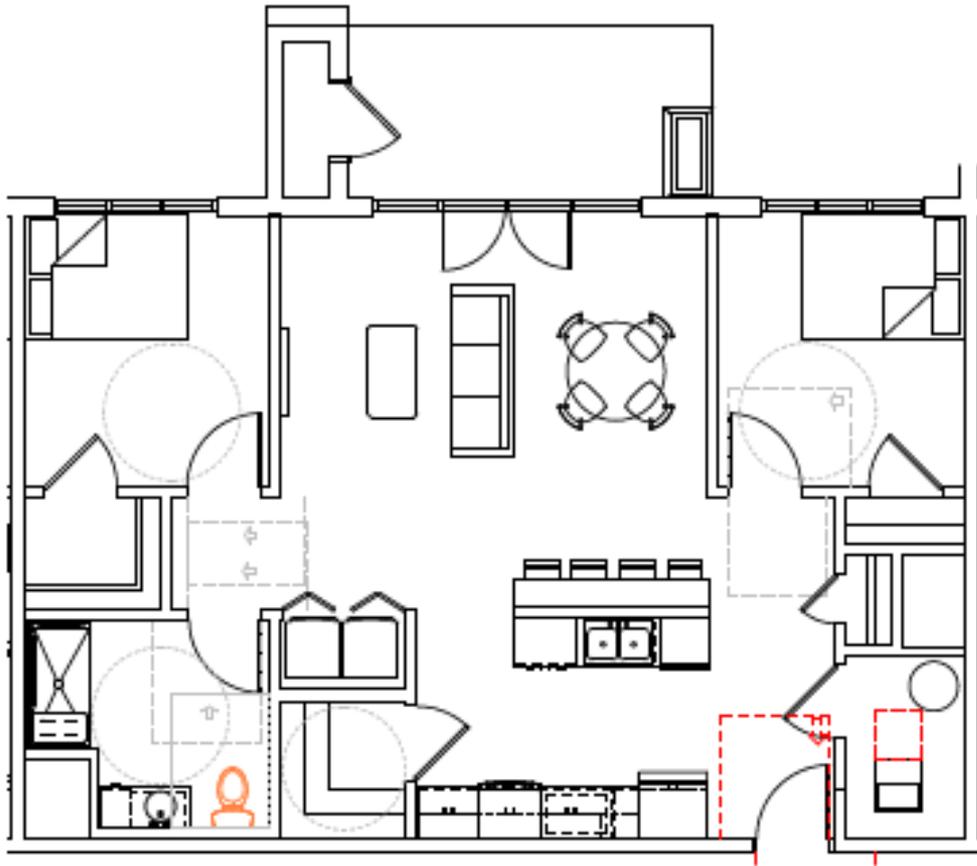
One Bedroom Unit Plan

- 675 Sq Ft
- Fully Accessible
- Appliances



Two Bedroom Unit Plan

- 850 Sq Ft
- Fully Accessible
- Appliances



Closing