

STAFF REPORT

Date: October 9, 2024

To: Mayor and City Council

Through: Jackie Bryant, Interim City Manager

Subject: Staff Report (For Possible Action): Review, discussion, and potential approval of request for an affordable housing fee reduction in accordance with Reno Municipal Code 1.08, consisting of up to \$1,465,059 in sewer connection fees for the Stoker by Vintage Apartments, 500 Stoker Ave., Reno.

From: Elaine Wiseman, Housing Manager

Department: City Manager's Office – Housing & Neighborhood Development

Summary:

Reno Municipal Code (RMC) Chapter 1.08 provides a process for affordable housing projects to request a reduction or subsidization of building permit fees and sewer connection fees, if they meet certain affordability criteria, and subject to Council approval. Stoker by Vintage is an affordable project which proposes to low-income seniors at or below 60% AMI. The location of the project, located at 500 Stoker Ave., will provide 180 units of affordable housing. All 180 resident units at the property will be restricted to seniors earning at or below 60% of area median income (AMI). The affordable housing project is eligible for the 85 percent fee reduction and is requesting a reduction of sewer connection fees in the amount of \$1,560,906; however, staff is recommending approving this request at a reduced amount totaling \$1,465,059, due to a lack of funding. Staff recommends Council approve the request for a subsidization of up to \$1,465,059 in sewer connection fees, in accordance with RMC Chapter 1.08.

Alignment with Strategic Plan:

Economic Opportunity, Homelessness, and Affordable Housing

Previous Council Action:

September 25, 2025- Council approved Line Drive Apartments request for subsidization of \$21,120 in building permit fees, and \$451,186 in sewer connection fees.

February 28, 2024- Council approved Village on Sage 2.0 request for subsidization of \$313,507 in sewer connection fees, and \$8,116 in building permit fees.

February 28, 2024- Council approved Washoe County's Supportive Housing request for subsidization of \$433,782 in sewer connection fees, and \$26,087 in building permit fees.

February 28, 2024- Council approved Eddy House's request for subsidization of \$316,412 in sewer connection fees, and \$17,432 in building permit fees.

February 28, 2024- Council approved Carville Park Apartment's request for subsidization of \$714,246 in sewer connection fees, and \$25,967 in building permit fees.

February 28, 2024- Council approved Orovada Street Senior's request for subsidization of \$305,808 in sewer connection fees, and \$24,506 in building permit fees.

October 25, 2023- Council approved Sutro Street Senior North's request for subsidization of \$910,529 in sewer connection fees, and \$41,294 in building permit fees.

October 25, 2023- Council approved Sutro Street Senior South's request for subsidization of \$538,161 in sewer connection fees, and \$28,183 in building permit fees.

August 23, 2023- Council approved Marvel Way Apartments II request for subsidization of \$245,025 in sewer connection fees, and \$19,785.43 in building permit fees.

June 14, 2023- Council approved Vintage at Redfield request for subsidization of \$1,032,099 in sewer connection fees.

April 26, 2023- Council approved Dick Scott Manor Apartments request for subsidization of \$65,340 in sewer connection fees, and \$14,202 in building permit fees.

August 24, 2022- Council approved Pinyon Apartments request for subsidization of \$1,166,319 in sewer connection fees, and \$222,667 in building permit fees.

July 27, 2022- Council approved Copper Mesa Apartments request for subsidization of \$1,342,492 in sewer connection fees, and \$241,918 in building permit fees.

March 9, 2022 – Council approved the Vintage at Washington Street Apartments request for subsidization of \$837,168.75 in sewer connection fees.

March 9, 2022 – Council approved the Orovada Street Senior Apartments request for subsidization of \$22,316 in building permit fees and \$217,800 in sewer connection fees.

April 14, 2021 – Council approved the Marvel Way Empowerment Center Apartments request for a subsidization of \$26,943 in building permit fees and \$228,690 in sewer connection fees.

April 14, 2021 – Council approved the Springview by Vintage Apartments request for a subsidization of \$735,075 in sewer connection fees.

February 12, 2020 - Council adopted RMC Chapter 1.08 establishing the criteria that a project for affordable housing must satisfy to qualify for the fee reduction.

Background:

State Law was passed in the 2019 Legislative Session enabling local governments to reduce or subsidize impact fees, building permit fees and sewer connection fees to assist in maintaining or developing affordable housing. Criteria and overall parameters for the fee reduction/wavier were later established through an ordinance and adopted by City Council in February of 2020. Affordable housing projects must meet the following standards and criteria in order to be eligible:

RMC 1.08.040. - Standards and criteria.

(1) Projects providing housing for families with an average total gross income not exceeding 60 percent of the area median income (AMI) for Washoe County are eligible to apply for a 75

percent reduction in the associated fee(s) for those units at or below 60 percent of the AMI.

(2) Projects providing housing for families with an average total gross income not exceeding 50 percent of the AMI for Washoe County are eligible to apply for a 100 percent reduction in the associated fee(s) for those units at or below 60 percent of the AMI.

(3) Projects providing 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 are eligible to apply for a 100 percent reduction in the associated fees.

(4) Projects meeting RMC 1.08.040 (1) are eligible to apply for an additional 10 percent reduction for the following:

(a) Project site is located within ¼ mile of a bus rapid transit route; or

(b) Project site is located 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.

The 180 housing units meet the criteria established under item 1, as 100 percent of the units will be income restricted to at or below 60 percent AMI and are eligible for a 75 percent reduction in fees. Additionally, the project meets criteria (b), as the site is located 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, and is eligible for an additional 10% reduction in fees.

Discussion:

On November 1, 2023, Council approved an additional \$4,000,000 for sewer connection fee reductions out of the sewer fund through the end of FY25. As a result of this action, the total amount of sewer connection fee subsidies was capped at \$11,318,399 through June 30, 2025. After funding several projects, \$1,465,059 remains available for the project currently under consideration.

Approval of the request will provide for 180 affordable housing units, all of which will be provided to seniors at or below 60 percent AMI. All the units will be income restricted for a minimum of 20 years, as required.

At the September 25, 2024 City Council meeting, a group of residents from Vintage at the Crossings, developed by the Stoker by Vintage developers, voiced concerns about building conditions and property management during public comment. At the request of the developer, Council decided to move the item to the October 9, 2024 agenda, allowing the property owners and management time to investigate the complaints.

Following the increase in tenant complaints, the City of Reno, as the lead agency for the Washoe County Home Consortium (WCHC), conducted a physical inspection of the property to ensure compliance with funding regulations. A copy of the building inspection cure sheet and the letter sent to the property management company, FPI Management, is attached for reference.

To approve the reduction or subsidization, Council must make a determination that reducing or subsidizing the fees will not 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 must be made.

The income restriction must remain in effect for a minimum of 20 years or the fees will be reinstated and assessed on the property by recordation of a lien. A deed restriction or similar property restriction must also be recorded against the property.

Financial Implications:

The applicant is eligible and requesting 85 percent fee subsidization consisting of up to \$1,560,906 in sewer connection fees (Sewer Enterprise Fund). However, staff is recommending a fee subsidization in the amount of \$1,465,059.

Legal Implications:

In the 2019 Legislative Session, NRS 278.235(1)(a) and (2) was implemented to enable local governments 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 only when the project 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.

Pursuant to State Law and RMC 1.08, the City is required to determine how the criteria are met and determine that reducing or subsidizing such fees will not 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 enterprise fees was pledged. In order to approve the reduction or subsidization, Council must determine through a public hearing the effect of the reduction or subsidization of such fees on the economic viability of the general fund and the affected enterprise fund.

Recommendation:

Staff recommends Council to approve the request for a subsidization of up to \$1,465,059 in sewer connection fees for Stoker by Vintage Apartments, in accordance with RMC Chapter 1.08; and, make the determination the criteria are met and reducing or subsidizing such fees will not 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 enterprise fees was pledged nor affect the economic viability of the general fund and the affected enterprise fund.

Proposed Motion:

I move to approve staff recommendation.

Attachments:

Stoker-Sewer Fee Reduction Application with seller sig
Vicinity Map

Building Inspection Cure Sheet – Vintage at the Crossings

Vintage at the Crossings Letter

