

Affordable Housing Fee Reductions C.2, C.3, C.4, C.5, C.6

*Reno City Council
February 28, 2024*



Fee Reduction for Affordable Housing

- ✓ 2019 – State law was changed to enable local governments to reduce or subsidize enterprise fund fees.
- ✓ 2020 – City Council adopted ordinance setting affordable housing fee reduction standards and criteria.

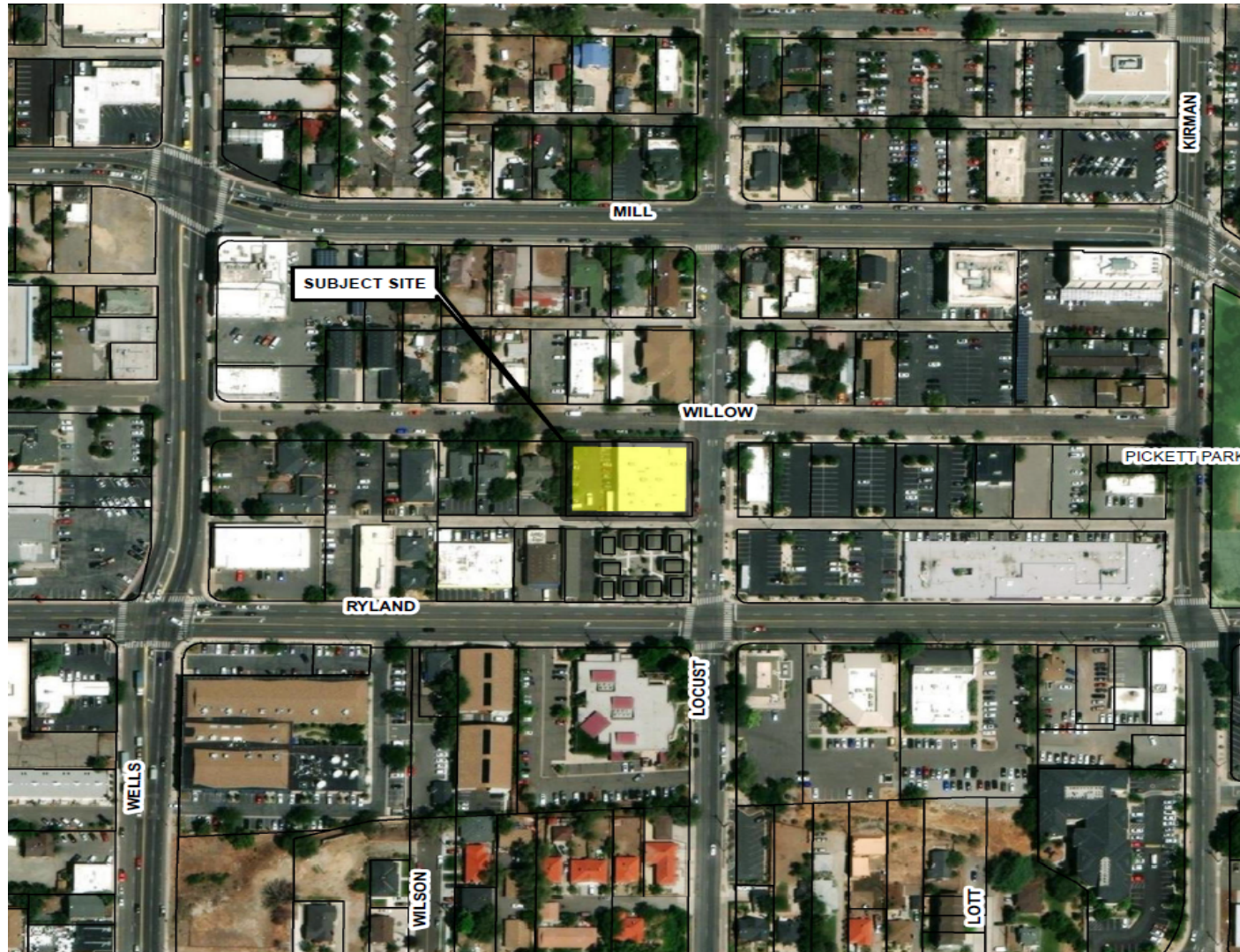


Carville Park Apartments 1244 Carville Drive, Reno



- 208 units of affordable housing for residents with incomes at or below 50% AMI- (emphasis on seniors and disabled)
- Eligible for the waiver and requesting an 100% reduction in sewer connection fees totaling \$714,246, and building permit fees totaling \$25,967

Eddy House Transitional Living 888 Willow Street, Reno



- 36 units of transitional living for homeless transition aged youth with incomes at or below 30% AMI
- Eligible for the waiver and requesting an 100% reduction in sewer connection fees totaling \$316,412, and building permit fees totaling \$17,432

NV Cares Campus Phase 4

Supportive Housing

1800 Threkell Street, Reno



- 50 units of permanent supportive housing for chronically homeless located at the NV Cares Campus
- Eligible for the waiver and requesting an 100% reduction in sewer connection fees totaling \$433,782, and building permit fees totaling \$26,087

Orovada St. Senior Apartment II

2580 Orovada Street, Reno



- 34 units of affordable housing for senior veterans with incomes at or below 50% AMI
- Eligible for the waiver and requesting a 100% reduction in sewer connection fees totaling \$305,808, and building permit fees totaling \$24,506

Village on Sage 2.0

360 Sage Street, Reno



- 96 units of affordable housing for residents with incomes at or below 60% AMI
- Eligible for the waiver and requesting an 85% reduction in sewer connection fees totaling \$313,507, and building permit fees totaling \$8,116

Approved Subsidy

Projects	#Units	Building Subsidy	Sewer Subsidy
Marvel Way Phase II	45	\$19,785	\$245,025
Marvel Way I	42	\$26,943	\$228,690
Springview by Vintage	180	-	\$735,075
Washington Station	205	-	\$837,169
Orovada St. Senior	40	\$22,316	\$217,800
Pinyon Apartments	252	\$222,667	\$1,166,319
Copper Mesa Apartments	290	\$241,918	\$1,342,192
Dick Scott Manor	12	\$14,202	\$65,340
Vintage at Redfield	223	-	\$1,032,099
Sutro Senior Sanctuary	170	\$64,477	\$1,448,690
Total Subsidy	1459	\$612,308	\$7,318,399

Pending Subsidy

Projects	#Units	Building Subsidy	Sewer Subsidy
Carville Park Apartments	208	\$25,967	\$714,246
Eddy House Transitional Living	36	\$17,432	\$316,412
NV Cares Campus Phase 4 Supportive Housing	50	\$26,087	\$433,782
Orovada St. Senior Apartments II	34	\$24,506	\$305,808
Village at Sage 2.0	96	\$8,116	\$313,507
Total Pending Subsidy	424	\$102,108	\$2,083,755

Total subsidy (sewer and building permit)= **\$10,116,571**

Total number of units= **1883**

C.2 Recommended Motion- Carville Park Apartments

I move to approve the request for subsidization of up to \$25,967 in building permit fees and \$714,246 in sewer connection fees for the redevelopment of Carville Park Apartments, in accordance with RMC Chapter 1.08, and make the determination that 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.

C.3 Recommended Motion- Eddy House Transitional Living

I move to approve the request for a subsidization of up to \$17,432 in building permit fees and \$316,412 in sewer connection fees for Eddy House Transitional Living, 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.

C.4 Recommended Motion- NV Cares Campus Phase 4

I move to approve the request for subsidization of up to \$26,087 in building permit fees and \$433,782 in sewer connection fees for NV Cares Campus Phase 4 Supportive Housing, in accordance with RMC Chapter 1.08, and make the determination that 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.

C.5 Recommended Motion- Orovada St. Senior Apartments II

I move to approve the request for subsidization of up to \$24,506 in building permit fees and \$305,808 in sewer connection fees for the development of Orovada St. Senior Apartments Phase II, in accordance with RMC Chapter 1.08, and make the determination that 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.

C.6 Recommended Motion- Village on Sage 2.0

I move to approve the request for a subsidization of up to \$8,116 in building permit fees and \$313,507 in sewer connection fees for Village at Sage 2.0, 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.