



Eddy House, a committed 501(c)(3) nonprofit organization in Northern Nevada, specializes in providing a safe environment for homeless and at-risk youth to develop life and job skills essential for sustainable independence. Our Transitional Living Community (TLC) project aims to extend this mission by constructing a 36-unit, 5-story facility dedicated to helping this vulnerable demographic in Reno.

### **Project Summary**

The TLC, a new addition to our facilities at 888 Willow Street, Reno, NV, is a vital project designed to address the significant rise in youth homelessness. This facility will consist of studio apartments, communal spaces, a food pantry, a bike library, laundry facility, and office space for case managers.

### **Construction Details**

Construction Start:	February 1, 2024
Construction End:	March 1, 2025
# of Units:	36
# of Affordable Units:	36 (100%)
Total Building Area:	24,850sf

### **Addressing the Rising Need**

Transitional Aged Youth (TAY) is a term used by the U.S. Department of Housing and Urban Development (HUD) to refer to homeless and at-risk, unaccompanied young people who are no older than 24. In 2018, HUD ranked Nevada as having the fifth-highest percentage of unsheltered people experiencing homelessness in the United States (2018 Annual Homeless Assessment Report to Congress).

Nationally, unaccompanied homeless youth comprised approximately 7% of the total homeless population, which equated to 18 out of 10,000 homeless persons. However, Nevada had the highest rate of youth homelessness, with 98 out of every 10,000 homeless persons being an unaccompanied youth. An analysis of census data by the Annie Casey Foundation's National Kids Count also found that Nevada had the fifth-highest rate of "disconnected youth." The analysis discovered that 17% of individuals aged 18-26 were not enrolled in school, not working, or had no degree beyond a high-school diploma or GED.

Eddy House's proposal centers on expanding select programs which will intervene and break the cycle of homelessness and poverty for these youth. Effective intervention and targeted services can prevent homeless youth from becoming chronically homeless adults. In addition to assisting youth who have no other place to turn, preventing chronic adult homelessness spares the local jurisdictions, hospitals and human-service providers from the ongoing costs incurred by repeated "revolving door" utilization of these limited resources. It is estimated that one chronically homeless adult "costs" approximately \$30,000-\$50,000 a year (U.S. Interagency Council on Homelessness, 2020).

Recent statistics have highlighted an alarming need for services for at-risk and homeless youth in Northern Nevada. [EPAND] ... underscoring the urgent need for projects like the TLC.

**Eddy House's Role and Impact**

As the central intake and assessment facility for homeless youth in Northern Nevada, Eddy House served [###] youth in 2023 alone, providing more than [##,###] bed nights and [##,###] meals. The TLC is poised to be the largest and most inclusive transitional living facility in Northern Nevada welcoming all TAY, including women, addressing a critical gap in resources.

**Project Demographic and Services**

The TLC will cater to homeless and at-risk youth aged 18-24, a demographic profoundly affected by the current housing crisis. Our comprehensive approach includes emergency and transitional shelter, therapy, educational classes, workforce development, essential healthcare, and GED education aimed at equipping these young individuals for a successful transition to sustainable independence.

**Affordability and Fee Reduction Eligibility**

In alignment with our commitment to affordability, all units in the TLC will be available to individuals earning at most 50% of the Area Median Income (AMI) for Washoe County. This positions the project for a 100% reduction in associated building permit fees and sewer connection fees.

**Economic and Community Impact**

Beyond providing essential housing and services, the TLC project will contribute positively to the local economy through job creation during construction and operation. Furthermore, it will serve as a model for community-based solutions to youth homelessness, encouraging similar initiatives in other regions.

**Conclusion**

Eddy House's TLC project is not just a building; it's a beacon of hope and a tangible solution to the escalating crisis of youth homelessness in Reno. We request your support in reducing or subsidizing the associated fees to help bring this project to fruition, ultimately serving as a vital resource for the community and its future.

Best Regards,



Trevor Macaluso  
Chief Executive Officer



