

Sutro Senior Sanctuary Affordable Housing Fee Reduction

*Reno City Council
October 25, 2023*



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.



Sutro Senior Sanctuary (North)

839 Sutro Street, Reno



- 105 units of affordable housing for seniors with incomes at or below 60% AMI
- Eligible for the waiver and requesting an 85% reduction in sewer connection fees totaling \$910,529, and building permit fees totaling \$41,294

Sutro Senior Sanctuary (South)

696 Sutro Street, Reno



- 65 units of affordable housing for senior veterans with incomes at or below 60% AMI
- Eligible for the waiver and requesting an 85% reduction in sewer connection fees totaling \$538,161, and building permit fees totaling \$23,183

Sutro Senior Sanctuary

Number of Units	Average Median Income
170	<60% AMI



Total of 170 affordable housing units added to the market



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
<i>Total Subsidy</i>	<i>1289</i>	<i>\$547,831</i>	<i>\$5,869,709</i>

Pending Subsidy

Projects	#Units	Building Subsidy	Sewer Subsidy
Sutro Senior Sanctuary (North)	105	\$41,294	\$910,529
Sutro Senior Sanctuary (South)	65	\$23,183	\$538,161



Total: 1,459 New Affordable Units
Total: \$7,930,707 Subsidy

Recommended Motion

I move to approve the request for a subsidization of \$910,529 in sewer connection fees, and \$41,294 in building permit fees for Sutro Senior Sanctuary (North).

I move to approve the request for a subsidization of \$538,161 in sewer connection fees, and \$23,183 in building permit fees for Sutro Senior Sanctuary (South).