



# WASHOE COUNTY

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## STAFF REPORT

BOARD MEETING DATE: February 11, 2025

**DATE:** January 21, 2025

**TO:** Board of County Commissioners

**FROM:** Dave Solaro, Assistant County Manager

**THROUGH:** Eric P. Brown, County Manager

**SUBJECT:** Recommendation to approve a resolution supporting the use of State of Nevada affordable housing trust funds for a 142-unit affordable housing development identified as the “Afton Senior Housing” project within the City of Sparks. (Commission District 4.) FOR POSSIBLE ACTION

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### **SUMMARY**

This agenda item provides the Board with the opportunity to approve a resolution supporting the use of Nevada Affordable Housing Trust Funds, administered by the Nevada Housing Division to support the construction of 142 units of senior housing. The resolution supports the project being deed restricted to ensure all project units are reserved for senior households earning no more than 80% of Area Median Income (AMI) and below for a minimum 30 years.

While this is not a project under the planning jurisdiction of Unincorporated Washoe County and no County funding is being requested to assist this project, the State of Nevada Housing Division is looking for support from Washoe County as the program associated with the Affordable Housing Trust Fund through NRS361.082(1)(a)(3) allows the entire project to become exempt from property tax.

**Washoe County Strategic Objective supported by this item:** Vulnerable Populations

### **PREVIOUS ACTION**

On November 14, 2023, the Board approved resolution R23-152 adopting Envision Washoe 2040 a comprehensive update to the Washoe County Master Plan.

### **BACKGROUND**

In December 2023 a request for a Conditional Use Permit (CUP) to construct a 142-unit multi-family housing project, identified as “The Afton Senior Housing” and a 93-room hotel was submitted to the City of Sparks Planning Commission. The applicant, Call-to-Action Foundation, indicated the multi-family project was intended to provide affordable

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senior housing. The Planning Commission approved the CUP on February 15, 2024, subject to 16 conditions of approval.

After approval of the CUP the Call-to-Action Foundation contacted the Nevada Housing Division (NHD) to explore funding opportunities for their project. NHD identified the State of Nevada Affordable Housing Trust Funds administered by the NHD as a potential resource for the project's construction.

Washoe County's Master Plan is dedicated to supporting activities that create affordable and mixed-income housing opportunities and supports the development of housing that is available, affordable and accessible to a diverse and growing population, including senior citizens. The Afton Senior Housing development has been identified as an opportunity addressing these objectives. The construction of affordable senior housing would support a vulnerable population and would align with the commitment to increasing affordable housing options.

Resolution No. R25-21 expresses support for the Call-to-Action Foundation to receive State of Nevada Affordable Housing Trust funds for construction of a 142-unit multifamily housing project. Further, the resolution expresses support for deed restricting the project to reserve the project units for senior households earning no more than 80% area median income (AMI) for a minimum of 30 years. The City of Sparks Council has an item on their January 27, 2025 agenda to approve a similar resolution of support.

While this is not a project under the planning jurisdiction of Unincorporated Washoe County and no County funding is being requested to assist this project, the State of Nevada Housing Division is looking for support from Washoe County as the program associated with the Affordable Housing Trust Fund through NRS361.082(1)(a)(3) allows the entire project to become exempt from property tax.

### **FISCAL IMPACT**

There is no direct fiscal impact associated with approving this resolution.

### **RECOMMENDATION**

It is recommended that the Board of County Commissioners approve a resolution supporting the use of State of Nevada affordable housing trust funds for a 142-unit affordable housing development identified as the "Afton Senior Housing" project within the City of Sparks.

### **POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a resolution supporting the use of State of Nevada affordable housing trust funds for a 142-unit affordable housing development identified as the "Afton Senior Housing" project within the City of Sparks."