



Housing and Homeless Services

Affordable Housing Trust Fund Report

Pursuant to section 45.520 the following is the required annual report on the status of the Affordable Housing Trust Fund's (AHTF) activities and outcomes.

Statement of income, expenses, disbursements and other uses of the Fund.

- April 2019 approval of Ordinance No. 1632 Establishing the Washoe County Affordable Housing Trust Fund
- December 2022 - \$2 Million in American Rescue Plan Act (ARPA) funding allocated to the Fund.
- December 2023 - AHTF Request for Proposal (RFP) released by the Housing and Homeless Services Division (HHS)
- May 2024 - Funding recommendations to the Board of County Commissioners (BCC)

Number of low income and total housing units constructed or assisted during that year and the amount of assistance.

The two selected projects in 2024 were expected to produce a total of 220 new units of affordable housing in 2026.

Line Drive Apartments – Accessible Space, Inc. (ASI) was awarded a \$750,000 grant for the new construction of a low-income supportive housing project with 51 units (one on-site staff unit) for people experiencing homelessness or at risk of homelessness as well as extremely and very low-income adults with physical and/or cognitive disability.

Twenty units are prioritized for vetted referral from the Nevada Cares Campus and Our Place campus and draw from the Community Queue. The groundbreaking was January 2025. The construction completion date is projected to be March 1, 2026, with full lease up on July 1, 2026.

Additionally, ASI has provided quarterly construction reports Washoe County's Housing and Homeless Services Division (HHS) and progress is visible as the building is on the grounds of the Nevada Cares Campus.

Sutro Senior Sanctuary – American Covenant Senior Housing Foundation, Inc. was awarded a \$1,000,000 grant for a project comprised of affordable housing of 65 units at 696 Sutro Street and 105 units at 839 Sutro Street. The project faced funding difficulties when sources identified in the proposal did not materialize and costs continued to increase while additional resources were sought. American Covenant Senior Housing Foundation, Inc. notified Washoe County in August 2025, that the project will be revised and will no longer meet the qualifications of the grant. The funding and grant agreements will be nullified or cancelled.



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Evaluate the efficiency of sections 45.495 – 45.520 in mitigating the region’s shortage of low-income housing.

45.495 – 45.520 Purpose, Administration, Disbursement and Location of the fund

The Fund was established to increase and improve the supply of housing projects affordable to low, very low and extremely low-income households, with priority given to permanent supportive housing projects affordable to extremely low-income households.

To this end, HHS issued a Request for Proposals on December 4, 2023, for the purpose of awarding funds to develop affordable housing for low-income households with priority given to permanent supportive housing projects affordable to households of extremely low income.

Proposals were reviewed and scored by a committee of evaluators which included Washoe County staff and non-staff subject matter experts.

The selected projects for recommendation were consistent with regionally adopted housing plans and strategies and master plan housing elements. Washoe County primarily serves those below 30% AMI in accordance with the agreed upon jurisdictional priorities. This focus was reflected in the RFP and only projects that met the need were considered.

45.500 Administration of the Fund

HHS administered the solicitation and award process. A Request for Proposals was released in December 2023, and two projects were recommended for funding to the BCC in May 2024.

Lengthy negotiations ensued designed to ensure that agreements fully reflected the purpose of the request including specific provisions for dedicated units within projects for the below 30% AMI population. Additionally, the parcels at the Nevada Cares Campus had to be realigned through the City of Reno to create a distinct parcel for the ASI Line Drive Apartments project. Signed agreements were executed with American Covenant Senior Housing Foundation, Inc. on November 21, 2024, and with ASI on December 10, 2024. Both awarded entities then entered into a funding agreement with the Community Foundation of Northern Nevada (CFNN).

CFNN is the non-profit contracted for the purpose of collecting, holding, managing and disbursing the assets of the Fund. The sole source agreement not to exceed \$2,060,000.00, was executed on December 13, 2022. All interest earnings from the monies in the Fund are reinvested and dedicated to the Fund.

The Division monitors Fund recipients to ensure ongoing compliance with the purpose and requirements of the Funds. Quarterly construction progress reports were developed and required of ASI for review and ongoing monitoring. Quarterly invoices were reviewed and approved prior to disbursement by CFNN.



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The efficiency of sections 45.495 through 45.520 in mitigating the region's shortage of low-income housing has taken an important step forward with the completion of one awarded project in 2026. The solicitation and award process will be refined to ensure selected projects recommended for funding have solidified all expected resources.

Next Steps

HHS has scheduled meetings with representatives of the Nevada Housing Division, the Corporation for Supportive Housing, CFNN and the Reno Housing Authority to discuss and explore potential resources that can be leveraged to develop an attractive Request for Proposals. The Fund with \$1.6 million and two parcels of land near the County Complex along with a 'bundling' of resources will be needed in this difficult environment for the creation and operation of new permanent supportive housing.



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