WASHOE COUNTY

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STAFF REPORT
BOARD MEETING DATE: August 25, 2026

DATE: August 7, 2025

TO: Board of County Commissioners

FROM: Pamela Mann, Director, Human Services Agency
(775) 785-8600, PMann@washoecounty.gov

THROUGH: Ryan Gustafson, Assistant County Manager

SUBJECT: Recommendation to approve Resolution R26-70, providing for the transfer of Washoe County's share of Local Government's 2026 Private Activity Bond Volume Cap [$7,870,019.38] to the Nevada Department of Business and Industry Housing Division to support multifamily housing developments within Washoe County that meet the affordability standards reflected in NRS 361.082, including income averaging where permitted so that designated affordable units serve households at an average income level not exceeding 60 percent of area median income, and otherwise satisfy all applicable state and federal requirements for tax-exempt bond financing; and other matters related thereto. (All Commission Districts.)

SUMMARY

Each year, Washoe County receives an allocation of Private Activity Bond that can be allocated to support various affordable housing projects. This year, Washoe County's pro-rata share is $7,870,019.38. It is recommended that this allocation be transferred to the Nevada Department of Business and Industry Housing Division to support multifamily housing developments within Washoe County that meet the affordability standards reflected in NRS 361.082, including income averaging where permitted so that designated affordable units serve households at an average income level not exceeding 60 percent of area median income, and otherwise satisfy all applicable state and federal requirements for tax-exempt bond financing.

The transfer of Private Activity Bond Cap does not obligate Washoe County in any way; it simply provides financing tools to ensure the Nevada Department of Business and Industry Housing Division can successfully support multifamily housing developments within Washoe County that meet defined affordability standards and facilitate greater opportunities to meet the goal of increasing the number of low-income housing units in the region.

Washoe County Strategic Objective supported by this item: **Economic Impacts**

PREVIOUS ACTION

On August 26, 2025, the Board approved Resolution R25-95, providing for the transfer of Washoe County's share of Local Government's 2025 Private Activity Bond Volume Cap

[$7,607,975.17] to the Nevada Rural Housing Authority for support of the organization's affordable housing programs.

On August 20, 2024, the Board approved Resolution R24-71, providing for the transfer of Washoe County's share of Local Government's 2025 Private Activity Bond Volume Cap [$7,231,580.97] to the Nevada Rural Housing Authority for support of the organization's affordable housing programs.

On August 22, 2023, the Board approved a resolution transferring Washoe County's 2023 pro-rata share of the State of Nevada's Private Activity Bonding Authority ($6,889,172.03) to the Director of the State of Nevada Department of Building and Industry to support the development of affordable housing projects, specifically the construction of a multifamily housing project of approximately 240 affordable housing units, with rent amount restricted to 60% of Area Median Income or below located off of Chocolate Drive in Sun Valley, Nevada (APN: 502-250-09 and 502-250-10, Applicant: Pedcor Investments, LLC. Project property owner).

The Board has routinely approved resolutions transferring Washoe County's share of the Private Activity Bond Volume Cap.

BACKGROUND

Each year Washoe County receives an allocation of Federal Tax-Exempt Private Activity Bonding Authority (Bond Cap) from the State of Nevada. This allocation may be transferred for the issuance of tax-exempt bonds to assist in the financing of projects that support economic development and/or affordable housing projects. For 2026, Washoe County's pro rata share is $7,870,019.38. Nevada Administrative Code ("NAC") 348A.180(1) and (2) provide that Washoe County may, by resolution, transfer all or a portion of this bonding authority to another political subdivision of the state or to the Director of the Nevada Department of Business and Industry for allocation to specific affordable housing projects and programs. Volume Cap allocations that are not committed to a specific project(s) on or before September 1 of each year, revert to the discretion of the Director of the Department of Business and Industry.

Washoe County utilized this process to support numerous affordable housing projects throughout the 1990's and the early 2000's. Bonds lost favor in financial markets as the economy transformed after the 2007 foreclosure crisis. However, recent changes in some of the Federal Guidelines around the use of tax credits together with other ongoing changes in the financial markets have made the Volume Cap program a viable funding option once again.

In an effort to transfer Bond Cap authority to qualifying programs in Washoe County, it is recommended that this allocation be transferred to the Nevada Department of Business and Industry Housing Division to support multifamily housing developments within Washoe County that meet the affordability standards reflected in NRS 361.082, including income averaging where permitted so that designated affordable units serve households at an average income level not exceeding 60 percent of area median income, and otherwise satisfy all applicable state and federal requirements for tax-exempt bond financing.

The transfer of Private Activity Bond Cap does not obligate Washoe County in any way; it simply provides financing tools to ensure the Nevada Department of Business and Industry Housing Division can successfully support multifamily housing developments within Washoe County that meet defined affordability standards and facilitate greater opportunities to meet the goal of increasing the number of low-income housing units in the region.

Approval of the resolution authorizes transfer of Washoe County's 2026 Bond Cap allocation to the Nevada Department of Business and Industry Housing Division.

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

Recommendation to approve Resolution R26-70, providing for the transfer of Washoe County's share of Local Government's 2026 Private Activity Bond Volume Cap [$7,870,019.38] to the Nevada Department of Business and Industry Housing Division to support multifamily housing developments within Washoe County that meet the affordability standards reflected in NRS 361.082, including income averaging where permitted so that designated affordable units serve households at an average income level not exceeding 60 percent of area median income, and otherwise satisfy all applicable state and federal requirements for tax-exempt bond financing; and other matters related thereto.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: *"Move to approve Resolution R26-70, providing for the transfer of Washoe County's share of Local Government's 2026 Private Activity Bond Volume Cap [$7,870,019.38] to the Nevada Department of Business and Industry Housing Division to support multifamily housing developments within Washoe County that meet the affordability standards reflected in NRS 361.082, including income averaging where permitted so that designated affordable units serve households at an average income level not exceeding 60 percent of area median income, and otherwise satisfy all applicable state and federal requirements for tax-exempt bond financing; and other matters related thereto."*