

## **RESOLUTION**

### **R25-21**

**A RESOLUTION OF THE WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS TO BE PROVIDED TO THE ADMINISTRATOR OF THE NEVADA HOUSING DIVISION, SUPPORTING THE USE OF STATE OF NEVADA AFFORDABLE HOUSING TRUST FUNDS FOR THE AFFORDABLE HOUSING DEVELOPMENT IDENTIFIED AS THE “AFTON SENIOR HOUSING” (CONSTRUCTION OF 142 UNITS OF AFFORDABLE SENIOR HOUSING SERVING 80% AMI AND BELOW) AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH.**

**WHEREAS**, in accordance with the City of Sparks’ Consolidated plan, the Board of County Commissioners is dedicated to supporting activities that create affordable and mixed-income housing opportunities; and

**WHEREAS**, in accordance with Envision Washoe 2040’s – Population and Housing Element, the Board of County Commissioners supports development of housing that is available, affordable and accessible to a diverse and growing population, including senior citizens; and

**WHEREAS**, the Board of County Commissioners acknowledges the critical shortage of affordable housing in the region, especially for low- and moderate-income households, seniors, and other vulnerable populations; and

**WHEREAS**, the State of Nevada Affordable Housing Trust Fund was established under Nevada Revised Statutes (NRS) 319.500 to support the development of affordable housing projects that serve low-income individuals and families, and to address the growing need for affordable housing across Nevada; and

**WHEREAS**, the Board of County Commissioners recognizes that the allocation of State of Nevada Affordable Housing Trust Funds related to the affordable housing development located at 1275 East Prater Way generally known as the Afton Senior Housing Project (the Project) will significantly contribute to the successful development of affordable housing, enabling the creation of 142 affordable housing units within the city, which will directly benefit our residents; and

**WHEREAS**, the Board of County Commissioners supports a property tax exemption for the portion of the property used for affordable housing units in accordance with NRS 361.082 through the utilization of State of Nevada Affordable Housing Trust Funds to assist in funding the Project, ensuring that the Project is developed in a manner that meets the city’s needs and enhances the quality of life for its residents; and

**WHEREAS**, the Board of County Commissioners has established a strong commitment to ensuring that the affordable housing units within unincorporated Washoe County meet specific affordability and income requirements to ensure long-term affordability for our most vulnerable populations; and likewise supports the City of Sparks efforts to ensure the same; and

**WHEREAS**, the Board of County Commissioners supports 100% of the units in the Project to be reserved for households earning 80% of Area Median Income (AMI) or below; and

**WHEREAS**, the Board of County Commissioners supports deed restricting the Project property to ensure that all units within the Project remain affordable for at least 30 years, providing long-term housing stability for low-income households and protecting the community's investment in affordable housing.

**NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Washoe County, Nevada, as follows:**

1. Based on the recitals stated above the Board of County Commissioners supports the utilization of State of Nevada Affordable Housing Trust Funds for the development of the Project and recognizes the importance of these funds in making affordable housing a reality in our community.
2. The Board of County Commissioners determines that Washoe County, Nevada, will benefit from the utilization of the State of Nevada Affordable Housing Trust Funds through increased availability of funds for affordable multifamily rental housing within the City of Sparks.
3. The Board of County Commissioners supports the Project be subject to a deed restriction ensuring that 100% of the housing units within the Project will be reserved for senior households earning no more than 80% of Area Median Income (AMI) for a minimum of 30 years.
4. The Board of County Commissioners reaffirms its dedication to affordable housing development as a top priority, recognizing that funding through the State Housing Trust Fund and considerations for a 30-year affordability deed restriction are critical to addressing the housing needs of our low- and moderate-income residents.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by the following vote:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

\_\_\_\_\_

Chair

Board of County Commissioners

ATTEST:

\_\_\_\_\_

County Clerk