

# Staff Report

Date: May 11, 2021  
To: Technical Review Committee, Washoe County HOME Consortium  
From: Housing and Neighborhood Development Division, City of Reno  
Subject: Presentation, Discussion, and Possible Approval of the Funding Priorities for the FY2022-2023 Affordable Housing Municipal Loan Program Application (For Possible Action)

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In 2019, the Consortium included General Administration requirements to the Washoe County HOME Consortium Standard Operating Policies and Procedures. As part of the General Administration requirements, the funding priorities shall be reviewed and updated on an annual basis promptly after each funding round in which projects have been selected.

Attached for review are the Funding Priorities as established by the TRC and approved by the Directors in August 2019. These priorities were included in the FY2020-2021 and FY2021-2022 Affordable Housing Municipal Loan Program (AHMLP) Applications.

The Technical Review Committee can continue with the priorities as outlined in the attached or revise and update for the FY2022-2023 AHMLP Application.

**Appendix B  
WCHC Funding Priorities  
August 2019**

<b>Level I Priorities</b>	<b>Reason</b>
The average rent for all HOME units is at or below 40% of the AMI for family units, and at or below 45% of AMI for senior projects.	Area has need for units affordable to lower income tenants
Project provides supportive services, or owner/manager partners with a service provider to provide supportive services.	Services create sustainability
<b>Level II Priorities</b>	<b>Reason</b>
Project is accessible and located near public transportation options	Families/seniors need affordable and accessible transportation
Project contains one or more green components above and beyond the minimum energy efficiency requirements	Creates savings for project and tenants/adds to sustainability of project-meets set standards for new construction/rehab as applicable
Project addresses one or more objectives of the current Consolidated Plan for the region	The Consolidated Plan identifies local needs and numerical goals for meeting the needs of the community using HUD funds.
Project addresses one or more objectives of the current Regional Plan	The Regional Plan goals focus on coordinating master plans of local governments and other entities in the region as they relate to land use, infrastructure, resource management, etc. The Plan promotes the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of the region's households and allow for flexibility of housing location, type, and density.
Project is a mixed income/use project.	Mixed income/use projects may increase the sustainability of low-income housing projects by subsidizing the lower rents through commercial and market rate rents. Low-income residents may benefit from this project type by having commercial businesses, better schools, and opportunities for upward mobility within short reach. Mixed income projects are less likely to "concentrate" income levels in a certain area. This also promotes tax bases of areas. Too many low income projects concentrated in one area may reduce tax rolls significantly for neighborhoods.

**Projects not meeting the priorities above are still welcome to apply for AHMLP funding; however, preference will be given for projects with one or more of the above characteristics. Developers are encouraged to propose project sites outside of areas of low income or minority concentration, where the proportion of low income or any racial or ethnic minority is more than 10% higher than the proportion for the regional as a whole. Developer should be aware that projects located in concentrated areas of low income or minority populations may be subject to additional review by the Washoe County HOME Consortium and the U.S. Department of Housing and Urban Development. Ultimately a project allocated funds by the WCHC may be prohibited by the Division of Fair Housing and Equal Opportunity within HUD from entering into a funding agreement and proceeding.**

