

**WASHOE COUNTY HOME CONSORTIUM (WCHC)
DIRECTORS' MEETING**

DRAFT MINUTES

**Wednesday, April 7, 2021, 1:00 P.M.
Meeting via Teleconference**

DIRECTORS:

Doug Thornley
City Manager
City of Reno

Neil Krutz
City Manager
City of Sparks

Eric Brown
County Manager
Washoe County

1. CALL MEETING TO ORDER AND ROLL CALL

Meeting called to order at 1:09 p.m. by Doug Thornley.

Directors present when the meeting was called to order: Doug Thornley, Neil Krutz, and Eric Brown.

2. PUBLIC COMMENT (This item is for either public comment on any action item or for any general public comment.)

None received.

3. APPROVAL OF AGENDA (For Possible Action): April 7, 2021

Director Brown motioned to approve the agenda, Director Krutz seconded, motion carried unanimously.

4. PRESENTATION, DISCUSSION AND POSSIBLE DIRECTION TO STAFF REGARDING A REQUEST FOR CONSENT TO ASSIGN AUSTIN CREST HOME LOAN TO NEW OWNERS (For Possible Action)

Staff member Tracy Wheeler presented the Request for Consent to Assign the HOME Loan for Austin Crest Apartments to the proposed new owners, Veneto Austin Crest, LLC. A copy of the presentation is attached to the minutes. Ms. Wheeler reviewed the staff report which outlined the original HOME agreement to Community Services Agency Development Corporation (CSA/DC)/Northwest Partners and that all affordability restrictions on the Consortium funded HOME and Low-Income Housing Trust Fund (LIHTF) units would remain upon loan assignment. It was noted, as presented in the staff report, that the new property owners are working with the Nevada Housing Division and have proposed new restrictions on the units not covered by the WCHC agreement. Ms. Wheeler indicated that staff and legal counsel reviewed the request, new agreements, and subordination agreement from senior lender. Ms. Wheeler noted the subordination agreement requested the WCHC Restrictive Covenants also be subordinated. Reno legal counsel has requested this be removed and the request is currently under consideration by senior lender. Staff recommended approval on the condition the subordination of the WCHC Restrictive Covenant be removed.

Director Thornley asked what would happen if the senior lender did not remove the condition to subordinate the WCHC Restrictive Covenants. Staff member Wheeler requested that if that happened, the Directors provide direction to staff and legal counsel to consult with HUD for their determination if the Restrictive Covenants could be subordinated.

Director Thornley made the motion to approve the Assignment and Assumption of Washoe County HOME Consortium Loan and related documents contingent upon proof the HUD senior loan is paid off, thereby removing the requirement for HUD approval of the Assignment or Assumption as outlined in the HUD Secondary Financing Rider, and without subordination of the WCHC Declaration of Restrictive Covenants to the new senior loan documents unless approved by HUD. Director Krutz seconded the motion; motion carried unanimously.

5. **PRESENTATION, DISCUSSION, AND POSSIBLE APPROVAL OF COMMUNITY HOUSING DEVELOPMENT ORGANIZATION RECERTIFICATIONS AND A RESOLUTION ADOPTING THE TECHNICAL REVIEW COMMITTEE RECOMMENDATIONS ON FUNDING FY2021 AFFORDABLE HOUSING PROGRAMS AND PROJECTS TO BE FORWARDED TO THE REGIONAL PLANNING GOVERNING BOARD FOR RATIFICATION** (For Possible Action)

Staff member, Tracy Wheeler, presented this item, a copy of the presentation is attached to the minutes. Ms. Wheeler outlined funding available and applications received for Tenant Based Rental Assistance, Community Housing Development Organization (CHDO) recertification, CHDO set aside, and New Construction and Rehabilitation of Rental Housing.

Director Krutz made the motion to approve the CHDO recertification of Ridge House and Northern Nevada Community Housing along with the Resolution adopting the recommendations of the Technical Review Committee to fund 2021/2022 affordable housing projects and programs and direct staff to forward the Resolution to the Truckee Meadows Regional Planning Governing Board for final ratification. Director Brown seconded the motion; motion carried unanimously.

6. **DIRECTORS ITEMS AND ANNOUNCEMENTS:** The Directors of the Consortium have an opportunity to raise issues for discussion at future meetings, as well as make announcements.

None.

7. **STAFF TECHNICAL SUPPORT UPDATE:** Staff may provide an update on projects, funding or other programmatic issues.

Staff member, Tracy Wheeler, updated the Directors on the HOME program in general stating that many projects experience pandemic related delays in receiving goods and raw materials for construction, but most were getting back on track. Ms. Wheeler also outlined that HUD provided waivers for inspections and monitoring HOME projects through September 30, 2021 with the requirement that they start back up within 120 days of the waiver date.

8. **ADJOURNMENT** (For Possible Action)

Meeting adjourned at 1:30pm.



Washoe County HOME Consortium Directors Meeting – April 7, 2021



Request to Consent to Assign Austin Crest HOME Loan to New Owners

- Awarded through Consortium in 1997
- 268-unit affordable housing
- 11 units at 50% AMI – HOME
- 6 units at 60% AMI – LIHTF

Request to Consent to Assign Austin Crest HOME Loan to New Owners

- Bankruptcy reorganization in 2012
- New agreements in 2016
- Declaration of Restrictive Covenants extended affordability through 2051
- 17 units restricted units unchanged

Request to Consent to Assign Austin Crest HOME Loan to New Owners

- January 16, 2021 sale agreement to new partnership – Veneto Austin Crest, LLC
- 17 units restricted units unchanged
- Affordability period unchanged
- February 9, 2021 approved by TRC

Request to Consent to Assign Austin Crest HOME Loan to New Owners

- March 25, 2021 – new agreements
- Senior financing requesting Restrictive Covenants subordinated
- Assignment approval contingent upon no Restrictive Covenant subordination

Affordable Housing Program Funding

Federal HOME Allocation available for AHMLP (<i>confirmed</i>):	\$1,048,525
Mandatory CHDO set aside (<i>confirmed</i>):	\$ 209,705
Nevada State HOME Allocation (<i>estimated</i>):	\$ 277,217
Nevada Affordable Housing Trust Funds (<i>estimated</i>):	\$ 598,468
Program Income (<i>estimated</i>):	\$ 209,258
Total estimated:	\$2,343,173

Tenant Based Rental Assistance

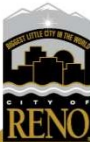
- Affordable Housing Trust Funds (AHTF)
- Serve households with extremely low- or no income
- City of Reno Rental and Deposit Assistance
- 160% increase in service need
- Recommend awarding full amount: \$598,648

Community Housing Development Organization Recertification

- Ridge House
- Nevada Non-profit since 1982
- Meets structure, capacity, and experience
- Recent and current projects:
 - Cambridge, Keystone, Vine Street

Community Housing Development Organization Recertification

- Northern Nevada Community Housing
- Nevada Non-profit since 1982
- Meets structure, capacity, and experience
- Recent and current projects:
 - Juniper Village, Village at North, Hillside Meadows, Alpine Haven, Plaza at 4th, Sierra Cove

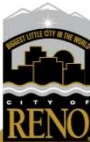


Community Housing Development Organization Set-Aside

- Northern Nevada Community Housing
- HUD allows 10% of CHDO set-aside for Pre-Development loans/grants
- \$20,970.50 for Truckee Heights project
- “Seed money” to obtain firm construction loan commitments, architectural plans and specifications, zoning approvals, engineering studies, and/or legal fees

New Construction and Housing Rehabilitation Project Recommendations

Project	Terms	Recommendation
Attivare Senior Apartments	3.0% interest 30 year affordability period	\$50,000
Centennial Park Apartments (Rehab)	3.0% interest 35 year affordability period	\$50,000
Orovada Street Senior Apartments	3.0% interest 50 year affordability period	\$1,285,000
Pinewood Terrace Apartments (Rehab)	3.0% interest 35 year affordability period	\$50,000



New Construction and Housing Rehabilitation Project Recommendations (continued)

Project	Terms	Recommendation
Vintage at Spanish Springs Senior Apartments	2.5% interest 30 year affordability period	\$50,000
Washington Station Senior Apartments	2.5% interest 30 year affordability period	\$50,000
Total		\$1,535,000