



# City Manager's Office

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## MEMORANDUM

**DATE:** November 16, 2023

**TO:** Mayor and City Council

**THROUGH:** Doug Thornley, City Manager Approved Electronically

**FROM:** Jayna Litz, Management Analyst  
Monica Kirch, Director, Housing & Neighborhood Development  
Jackie Bryant, Assistant City Manager

**SUBJECT:** Update on ARPA Housing Projects

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This memorandum is provided as an update on the status of affordable housing projects which were awarded American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds (SLFRF) by Council in 2022.

### The Village on Sage Street Expansion - \$2.5 million

#### **Previous Council Action:**

March 22, 2022 – Council approved the Subrecipient Agreement with Community Housing Land Trust (CHLT) for \$2.5 million in ARPA SLFRF funds.

February 22, 2022 – Council approved the allocation of \$2.5 million in ARPA SLFRF funds to CHLT.

December 8, 2021 – Council approved a resolution a Loan to Grant Agreement with CHLT for up to \$500,000 in Community Development Block Grant (CDBG) funds to purchase 96 modular units for affordable housing for persons who earn less than 60 percent of the Area Median Income (AMI).

#### **Project Overview**

The Village on Sage Street Expansion project is a partnership between the City of Reno, the Community Foundation of Northern Nevada, the State of Nevada, and VOA, which aims to serve a higher number of low-income residents and help increase the permanent housing stock with 96 additional single-occupancy units being added to the property. The Village on Sage Street is located at 300 Sage Street and is a unique coed “dorm-style” facility consists of eight modular buildings with 192 single-occupancy units for individuals that are at least 18 years of

age. The Village is primarily designed to serve working people earning minimum wage, or those with other income sources such as social security or disability, as a low-income housing option. The Village is consistently full and maintains a queue of eligible applicants waiting for available units.

### **Progress to Date**

- Land and modular units purchased
- CMAR, Project Manager, and Architect under contract

The Village on Sage Street Expansion is expected to be completed and welcoming residents by Thanksgiving 2024.

### Hi-Way 40 Motel Purchase and Renovation - \$2.35 million

#### **Previous Council Action:**

July 26, 2023 – Council approved the Subrecipient Agreement with Volunteers of America (VOA) for \$350,000 in ARPA SLFRF funds.

March 8, 2023 – Council approved additional ARPA SLFRF allocations to projects, including \$350,000 towards the purchase of the Hi-Way 40 Motel.

March 22, 2022 – Council approved the Subrecipient Agreement with VOA for \$2 million in ARPA SLFRF funds.

February 22, 2022 – Council approved the allocation of \$2 million in ARPA SLFRF funds to VOA for the purchase and renovation of the Hi-Way 40 Motel.

#### **Project Overview**

The Hi-Way 40 Motel project is a partnership between the City of Reno, VOA, and Northern Nevada Adult Mental Health Services located at 1750 East Fourth Street. With the purchase and renovation of the motel, VOA aims to produce 22 permanent affordable housing units for those at or below 60 percent of AMI, with a preference being given to those with mental health needs.

### **Progress to Date**

- Hi-Way 40 Motel purchased by VOA
- Planning and RFPs in process

The Hi-Way 40 Motel project is expected to be completed and welcoming residents by Fall 2024.

### Dick Scott Manor - \$3 million

#### **Previous Council Action:**

March 9, 2022 – Council approved the allocation of \$3 million in ARPA SLFRF funds to Reno Housing Authority (RHA) for the new construction of Dick Scott Manor.

## **Project Overview**

Dick Scott Manor project is a partnership with the City of Reno, the Reno Housing Authority, and the State of Nevada. The development will consist of 12 new studio and one-bedroom affordable units located at 1035 8th Street. This project will utilize HUD VASH Vouchers and serve veterans experiencing or at risk of homelessness with incomes at or below 40 percent AMI.

## **Progress to Date**

- Groundwork, including grading and foundation
- Completion of the framing for both buildings
- On-site utility installation

Dick Scott Manor is expected to be completed and welcoming residents in September 2024.