



City Manager's Office

MEMORANDUM

DATE: March 4, 2024

TO: Mayor and City Council

THROUGH: Doug Thornley, City Manager Approved Electronically

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

SUBJECT: Update on Assembly Bill 396 Programs

On September 13, 2023, Council accepted a \$3 million appropriation from Assembly Bill 393 from the State's general fund to support the City's Rental and Deposit Assistance Program. The accepted appropriation is split between the current (FY24) and next (FY25) fiscal year. The bill specifically identified seniors and households experiencing an emergency as the funds' recipients; therefore, Housing and Neighborhood Development (HAND) divided the allocation between different programs to assist those populations. This memorandum is provided as an update regarding the first-year program outcomes.

Rental and Deposit Assistance Program

HAND's Rental and Deposit Assistance Program provides short-term rental assistance (up to three months) and security deposit assistance. Eligible households are those experiencing or are at risk of homelessness and are at or below 60 percent of the Area Median Income (AMI).

HAND dedicated \$500,000 from AB396 to the existing Rental and Deposit Assistance Program. HAND anticipates this allocation will be fully expended by the end of April 2024.

AB396 Budget	\$500,000.00
Approved to Date	\$293,568.44
Remaining	\$206,431.56

Households Assisted	110
Total Months of Rent	207
Total Security Deposits	33

Eviction Prevention Program

HAND established an Eviction Prevention Program to prioritize applicants facing eviction separately from other rental assistance applications. Applicants must still meet the same eligibility criteria as the Rental and Deposit Assistance Program. HAND is also working with the Reno Justice Court to expand the current relationship to possibly include an Eviction Diversion Court.

HAND dedicated \$500,000 from AB396 to the Eviction Prevention Program. HAND anticipates this allocation will be fully expended by the end of March 2024.

AB396 Budget	\$500,000.00
Approved to Date	\$356,217.81
Remaining	\$143,782.19

Households Assisted	104
Total Months of Rent	240

Senior Supplemental Rental Assistance

The Senior Supplemental Rental Assistance Program aims to provide short-term, supplemental assistance (up to six months) to seniors who are at or below 60% AMI and are paying more than 30 percent of their income towards rent, making them cost-burdened. Many seniors have seen substantial rent increases in recent years as Fair Market Rent (FMR) and Area Median Income (AMI) have increased.

HAND contacted all senior affordable housing complexes in the City of Reno to solicit interest for the program. Of those properties, nine expressed interest, inviting HAND to speak to their residents in person about the program and for HAND to help them apply. The response to this program was far greater than anticipated which resulted in utilizing most of the budget. Rental and Deposit Assistance Program applications are also being screened for eligibility for this program.

HAND dedicated \$275,000 from AB396 to the Senior supplemental program. HAND anticipates these funds will be fully expended by the end of the current fiscal year.

AB396 Budget	\$275,000.00
Approved to Date	\$252,762.66
Remaining	\$22,237.34

Average Monthly Supplement	\$270.00
Households Assisted	156
Total Months Supplemented	936