



City Manager's Office

MEMORANDUM

DATE: April 18, 2024

TO: Mayor and City Council

THROUGH: Doug Thornley, City Manager Approved Electronically

FROM: Monica Kirch, Director, Housing & Neighborhood Development
Jayna Litz, Housing Manager, Housing & Neighborhood Development

SUBJECT: Update on the Village on Sage Street Expansion Project

This memorandum is provided as an update on the status of the Village on Sage Street Expansion Project.

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 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 (CFNN), the State of Nevada, and Volunteers of America (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 consisting of eight modular buildings with 216 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.

The Community Foundation recently added additional amenities for residents to the project design, including a dog run. VOA is committed to the concept of pets on site and staff are working with the two agencies to identify parameters to allow for this. The project is on target to begin leasing by Thanksgiving 2024.

Progress to Date

- Land and modular units purchased
- CMAR, project manager, and architect under contract
- New amenities added to design:
 - Dog run
 - Shade structure
 - Picnic table
 - Bench
 - Barbecue

Upcoming Milestones

- May 2024 – Site work begins
- Thanksgiving 2024 – Move ins begin