

Housing And Neighborhood Development



CITY OF
RENO

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What is Affordable Housing?

What is our Area Median Income (AMI)?

In Reno, the AMI for a family of 4 is \$96,500.

What does affordable housing look like for Reno families?

Affordable Housing addresses households earning less than 60% AMI, or \$56,040 for a family of 4.

What is workforce housing?

Workforce Housing addresses households earning between 60%-120% AMI.

Other metrics to consider...

Housing that is affordable is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

EXAMPLES

A market rate 3-bedroom unit in Reno is \$2189/month.

HUD established Fair Market Rent (FMR) for a 3-bedroom in Reno is \$1742/month.

A 60% affordable 3-bedroom unit in Reno would be \$1300/month.

Our Mission

Why do we exist?

To create viable living environments
for low- to moderate-income
individuals and families

We do this by...



Programming

HAND creates, manages, and funds programs to target specific initiatives.



Policy

Support policy as directed by the City Council to create systemic change for our community.



Collaboration

Collaboration with non-profits and NGOs to fund and promote existing programming & initiatives.



Other City Departments

Collaboration with other City departments to direct and manage initiatives.

Strategic Goals & Outcomes

*What are our
targets?*



**Secure funding for 1,000
units/year**

*Goal #1: Increase Affordable Housing
Stock*



**Increased benefits from
neighborhood improvement**

*Goal #3: Invest in Low-to-Moderate Income
Neighborhoods*



**Increase number of
households securing
permanent housing**

*Goal #2: Increase Residents' Housing
Stability*



Zero loss of affordable units

*Goal #4: Keep & Improve Affordable
Housing Units*



Goal 1
**Increase
Affordable
Housing Stock**



Goal #1: Increase affordable housing stock

Secure funding for 1,000 new affordable units/year

Rationale: Every resident in the community has a decent, livable, sustainable, & affordable unit available that meets basic needs.



What is our City-wide approach?

Shift from single source of funding (HOME) to support and encourage development of affordable housing units.

- Securing investment resources outside of HOME funds
- Enacting policy & legislative changes
- Building partnerships
- Becoming the community expert on affordable & workforce housing data



What City-wide programs are currently in place?

- Sewer & Building Fee Waiver / Deferral Program
- AHMLP
- 2021 Zoning Code Update



Success Measures

- Total number of units built
- Total funding allocated



Goal 2
Increase
Residents'
Access to
Housing
Stability

Goal #2: Increase residents' housing stability

Increase the number of households securing permanent housing

Rationale: Every household has access to emergency resources, education programs, & support to become self-sufficient.



What is our City-wide approach?

Shift from solving temporary or emergency housing issues to mitigate repeat cases in the continuous cycle of needing assistance.

- Building strong referral networks
- Establishing partnerships with community agencies providing educational programs to families
- Funding community programs



What City-wide programs are currently in place?

- ESG Funds
- Reno Works
- Deposit & Rental Assistance Programs



Success Measure

- Recidivism
- Residents exiting into permanent housing



Goal 3
Invest in Low- to
Moderate-Income
Neighborhoods



Goal #3: Invest in low- to moderate-income neighborhoods

Increase the number of residents benefitting from improving neighborhoods

Rationale: Every resident in the community has desirable living conditions and amenities.



What is our City-wide approach?

Shift to investing in neighborhood improvements based on targeted analysis of need.

- Shifting funds from homeless services to increase neighborhood investments
- Prioritizing area-specific improvements, based on targeted analysis of neighborhood needs
- Collaborating on projects and funding sources for high-priority city projects



What City-wide programs are currently in place?

- CDBG Funds



Success Measure

- Total workforce housing units
- Residents benefitting from neighborhood improvements



Goal 4
**Keep &
Improve
Affordable
Housing Units**



Goal #1: Keep & improve affordable housing units

Zero loss of existing affordable units

Rationale: Existing affordable housing stock is stabilized, with no new loss of stock.



What is our City-wide approach?

Shift from reactively relocating displaced residents as affordable units age out to preserving affordable units for long-term residency.

- Proactively retaining units aging out of affordability
- Improving affordable units in need of rehabilitation



What City-wide programs are currently in place?

- HOME Program
- Neighborhood Renewal Program



Success Measures

- Houses rehabilitated through partner programs
- Affordable unit owners in active conversation
- Recovered units