

STAFF REPORT

Date: September 13, 2017

To: Mayor and City Council

Thru: Sabra Newby, City Manager

Subject: **J.6.1. Staff Report (For Possible Action): Discussion and potential direction to staff regarding the disposition of city-owned property at 1035 East Eighth Street (APN 008-164-20) to the Reno Housing Authority for use as an affordable housing project pursuant to NRS 277.050 – 277.053; adopt Resolution No. _____, Resolution declaring intention to sell, without charge, the City owned property located at 1035 East Eighth Street, Reno, Nevada, to the Reno Housing Authority of the City of Reno for an affordable housing project and to provide notice to the public to attend the public meeting of City Council on October 11, 2017, to provide any objection to such transfer as required by NRS 277.050 – 277.053; together with other matters properly relating thereto.**

From: Bill Dunne, Revitalization Manager

Summary: Pursuant to the City's property disposition policy, staff seeks direction from Council regarding disposition of 1035 East Eighth Street (APN 008-164-20) to the Reno Housing Authority for an affordable housing project. Staff recommends the City Council move forward with the disposition of the property to the Reno Housing Authority for development of affordable housing and direct staff to proceed with the steps to dispose of the property pursuant to NRS 277.050 – 277-053.

Previous Council Action:

July 18, 2012 – Council approved Resolution No 7747 authorizing and directing the City Manager to execute, deliver and record any documents that may be required for the City to purchase and rehabilitate eligible properties under Neighborhood Stabilization Programs 1 and 3 funded by the U.S. Department of Housing and Urban Development.

Background: The City of Reno acquired this property in 2013 using funds from the US Department of Housing and Urban Development (HUD) known as Neighborhood Stabilization Program Funds (NSP3). The property is approximately 0.25 acres and is now vacant, after a dilapidated structure was demolished in October 2016. The Action Plan for this property, submitted to and approved by HUD, indicates the property will be used for the development of

affordable housing, serving individuals or families at 40 percent or less of AMI.

Discussion: The Reno Housing Authority is committed to providing affordable housing options for low-income families within our community and is interested in acquiring the City-owned parcel for an affordable housing project. They are currently looking at the concept of combining housing for both youth and seniors with seniors occupying individual units on the lower level and youth occupying the upper level. This would allow both age groups to support and mentor each other. The property is conveniently located just blocks from the Washoe County Senior Center, allowing seniors access to needed services and resources.

This is the first step in a two step process of transferring ownership between the City of Reno and Reno Housing Authority of the City of Reno. NRS 277.050 – 277.053 provides that a governing body may convey real property to another political subdivision without advertising for public bids and without charge if the property is to be used for a public purpose.

Before the transfer of real property can occur, per NRS 277.050 - 277.053, the attached Resolution of Intent to Sell must be adopted providing notice of the public hearing at the next Council meeting (October 11, 2017) and published to provide the public with an opportunity to object to the transfer of the real property.

The subject recommendation requests adoption of the Resolution of Intent providing notice per NRS 277.050 – 277.053, so at the public hearing on October 11, 2017, Council can approve an Interlocal Development Agreement and the Deed to transfer the real property.

Staff is requesting authorization to proceed with the conveyance of the property to Reno Housing Authority of the City of Reno for development of an affordable housing project. Staff will return to Council with the public hearing on the matter along with the agreement necessary to convey the property pursuant to NRS 277.050 – 277.053.

Financial Implications: CDBG general administration funds will be used for the costs of publishing.

Legal Implications: Legal review completed for compliance with City procedures and Nevada Law.

Recommendation: Staff recommends Council move forward with the disposition of the property located at 1035 East Eighth Street to Reno Housing Authority for the development of affordable housing pursuant to NRS 277.050 - 277-053.

Proposed Motion: I move to approve staff recommendation.

Attachments:

- Letter from Reno Housing Authority - Eighth Street Property (PDF)
- Aerial Photo (PDF)