

STAFF REPORT

Date: October 11, 2017

To: Mayor and City Council

Thru: Sabra Newby, City Manager

Subject: J.3.2. Staff Report (For Possible Action): Resolution No. _____ Resolution approving the Interlocal Agreement to convey, without charge, the city-owned property located at 1035 East Eighth Street, Reno, Nevada to the Reno Housing Authority of the City of Reno to provide affordable housing pursuant to NRS 277.050 – 277.053; together with other matters properly relating thereto.

From: Bill Dunne, Revitalization Manager

Summary: Council is asked to adopt a Resolution approving the Interlocal Agreement to convey, without charge, the city-owned property located at 1035 East Eighth Street, Reno, Nevada, to the Reno Housing Authority for an affordable housing project.

Discussion: The adoption of this resolution is explained in the recitals which approves the City to sell the property to Reno Housing Authority for an affordable housing project, without charge as long as the property is used for a public purpose. The City will convey the property to RHA who will, at its own expense, develop an affordable housing project serving individuals or families at 40 percent or less of AMI which is consistent with the approved Action Plan for this property that was submitted and approved by HUD. RHA will ensure the property is operated in compliance with all Federal, state and local requirements, including that the units shall be occupied by qualified renters and charging appropriate rents. The property will maintain affordable for 20 years.

Financial Implications: None at this time.

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

Recommendation: Staff recommends Council adopt Resolution No. _____.

Proposed Motion: I move to adopt Resolution No. _____.

Attachments:

- Interlocal Agg (10-2) (1) (PDF)

Links:

Linked To: 8769 : Staff Report (For Possible Action): Public Hearing on the approval of an Interlocal Agreement between the City of Reno and the Reno Housing Authority to convey, without charge, the city-owned property located at 1035 East Eighth Street, Reno, Nevada to provide affordable housing; adopt City Council Resolution approving the Interlocal Agreement to convey, without charge, the city-owned property located at 1035 East Eighth Street, Reno, Nevada to the Reno Housing Authority of the City of Reno to provide affordable housing pursuant to NRS 277.050 – 277.053; together with other matters properly relating thereto.

RESOLUTION NO.

RESOLUTION APPROVING THE INTERLOCAL AGREEMENT TO CONVEY, WITHOUT CHARGE, THE CITY-OWNED PROPERTY LOCATED AT 1035 EAST EIGHTH STREET, RENO, NEVADA, TO THE RENO HOUSING AUTHORITY OF THE CITY OF RENO TO PROVIDE AFFORDABLE HOUSING PURSUANT TO NRS 277.050 – 277.053; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the City of Reno owns certain property located at 1035 East Eighth Street, Reno, Nevada, more particularly described as Assessor Parcel Number 008-164-20; and

WHEREAS, NRS 277.050 authorizes the sell or exchange of real property to another public subdivision without advertising for public bids; and

WHEREAS, NRS 277.053 authorizes a governing body of a political subdivision to convey real property to the State, any agency of the State, another political subdivision or an Indian tribe without charge if the property is to be used for a public purpose; and

WHEREAS, City utilized funds from the U.S. Department of Housing and Urban Development (HUD) Neighborhood Stabilization Program (NSP3) to acquire the property to be rehabilitated and used for an affordable housing project which must provide housing to qualified households in accordance with the City's NSP3 Action Plan; and

WHEREAS, pursuant to the Action Plan, City has established its NSP3 Program (the "Program"), as outlined in the NSP3 Program Manual, to convert vacant and foreclosed properties to rental housing that will be affordable to households not exceeding 40 percent of the area median income for an extended period; and

WHEREAS, RHA provides affordable housing opportunities throughout Washoe County and has demonstrated the capacity to operate rental housing properties; and

WHEREAS, pursuant to NRS 277.050, the City of Reno has provided notice of the adoption of this resolution and of the time and place of the public meeting by publication in the county in which the City of Reno is situated. This notice was published not less than twice, on successive days, with the last publication not to be less than 7 days before the public meeting held on Oct 11, 2017; and

WHEREAS, prior to the adoption of this Resolution, the City of Reno provided to the public the opportunity to make objections to the transfer of the property to the Department; and

NOW THEREFORE BE IT HEREBY resolved by the City of Reno as follows:

1. The transfer of the property in the manner provided for in the attached Interlocal Agreement would be in the best interest of the City of Reno.

2. Based on representations contained in the Interlocal Agreement, the City of Reno finds that the property will continue to be used for a specific purpose for the benefit of the public;

3. No objections, made at its meeting of October 11, 2017 prior to adoption of this Resolution, were sufficient to change the City of Reno's finding that the conveyance of the property to the Reno Housing Authority of the City of Reno is in the best interest of the City of Reno.

4. The attached Interlocal Agreement is hereby approved.

Upon motion by Councilmember _____, and seconded by Councilmember _____, the foregoing Resolution was passed and adopted this _____ day of _____, 2017, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this _____ day of _____, 2017.

HILLARY SCHIEVE
MAYOR

ATTEST:

ASHLEY D. TURNEY
CITY CLERK