



Affordable Housing Activities in the Truckee Meadows Region

FACT SHEET

To encourage the development and maintenance of affordable housing in the region, Goal 1.4 of the 2007 Truckee Meadows Regional Plan requires local government master plans to include strategies based on quantifiable goals set by the jurisdiction to:

- increase affordable housing opportunities for persons earning less than 80% AMI (Area Median Income established by the U.S. Department of Housing and Urban Development, or HUD) and;
- increase workforce housing opportunities for persons earning between 80 and 120% of the AMI. The goals will be measurable, with a timeline that covers at least the five-year planning period.

Policy 1.4.I provides guidance on the types of activities that can be undertaken to increase affordable housing in the region. They include, but are not limited to the following:

- Documenting existing affordable housing.
- Identifying community needs.
- Reducing regulatory barriers.
- Preserving existing housing stock.
- Providing a diverse range of housing types.
- Developing incentives to build affordable housing.

Regional entities in Washoe County have been working together to further efforts to provide affordable housing. More information on the regional activities are provided below.

REGIONAL ACTIVITIES

The Washoe County HOME Consortium (WCHC):

The WCHC created in 1994, allows the jurisdictions of Reno, Sparks and Washoe County to jointly allocate funds

for affordable housing projects, thus, further leveraging limited available funds. Through an annual process, the WCHC accept and review applications for affordable housing projects and operating funds for Community Housing Development Corporations (CHODs). Final allocations are made through a regional process. The WCHC technical review committee (TRC) and other professional staff follow the status of projects, monitor the construction process, and work with CHDOs to increase their efficiency and effectiveness.

The Regional Affordable Housing Task Force (RAHTF)

The RAHTF was created in September of 2006, to develop recommendations to remove barriers to affordable housing in the region. Participants include among others, U.S. Department of Housing and Urban Development, Truckee Meadows Regional Planning Agency, Reno Housing Authority, Northern Nevada Builder's Association, Regional Transportation Commission, Washoe County School District, Washoe County, and the Cities of Reno and Sparks.



Affordable Housing Development, Reno, Nevada

The RAHTF worked with the jurisdictions (Washoe County, City of Reno, City of Sparks) in the development of the master plan housing elements, reviewed drafts, provided comments, and endorsed the draft documents for adoption.

In addition, the RAHTF developed a plan to remove barriers to affordable housing, which was formally accepted at the May 12, 2008, joint meeting of Reno City Council, Sparks City Council, Washoe County School District, and the Washoe County Commission.

The City of Reno, Sparks, and Washoe County:

In order to ensure compatibility throughout the region, the cities and county contracted with the same consultant to develop the local government master plan housing elements required by each. When the housing elements were developed, regional housing experts were encouraged to provide input. The housing elements were adopted by the local governing bodies, and include over-arching goals.

Washoe County School District

In addition to participating on the RAHTF, the district attends workshops and meetings regarding workforce housing opportunities in Crystal Bay and Incline at Lake Tahoe. This participation assists the needs of employees (considered workforce at 80-120% AMI) that must work at Tahoe schools.

The Regional Planning Commission:

The RPC is responsible for reviewing master plans and elements (including the housing elements) to make a determination of conformance to the Regional Plan. As of January, 2009, the RPC has taken action to find all three local government housing elements in conformance with the Regional Plan, with the action dates as follows:

- Washoe County: 9/24/08
- City of Sparks: 12/10/08
- City of Reno: 12/10/08

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