

Impact Report 2018

Workforce Housing

We established the Community Housing Land Trust, LLC on April 4, 2018. Through our work with the Youth Network Initiative, the Community Foundation began to consider how we could aid with the housing situation. We learned of the acute housing need at that time, but we did not feel we had the resources or expertise to delve into housing. Two years later, to support the Healthy Communities housing effort, we held a Community Conversation on Workforce Housing in April 2017.

As the presenter of the Community Conversation on Workforce Housing, we completed extensive research on potential community partners in development, policy, services, and funding resources. We found one primary area of need was housing for our workforce, including the working poor. This became our emphasis. As Truckee Meadows Healthy Communities continued their study, we continued to research helpful actions and talked with Community Foundation fundholders who were interested in contributing financial support. We decided to proceed with actionable steps to help accelerate the local effort to develop workforce housing, which included early conversations with the City of Reno on use of properties. Last winter, we also took a field trip to the Bay Area to learn from other community foundations' housing initiatives.

The creation of the Community Housing Land Trust, an LLC under the umbrella of the Community Foundation of Western Nevada, was the culmination of this work. The Trust model is based on developing housing for sale or lease to qualified low-income residents. The Trust holds the land in a permanent land-lease arrangement, with the "improvements" either owned by the qualified low-income residents, or other non-profit housing corporations that also manage the property. The Trust may also be involved in variations of ownership, which can involve creative collaborative projects such as an "Affordable Dorm" project. The Trust typically will not provide grant funding, but in some cases, the Trust can help arrange financing.

The Community Housing Land Trust is a wholly owned, single-member LLC of the Community Foundation of Western Nevada and is governed by our Board of Trustees. Here are some useful facts about the Community Housing Land Trust:

- Through the Community Foundation, start-up costs have been minimal.
- Although staff time has been involved, there is no dedicated/paid staff member working for the Community Housing Land Trust.
- The Community Foundation financial, program, and community engagement staff are all helping with the Trust.

Impact Report 2018

- Community Foundation Policies are in effect for the Trust, ensuring compliance and oversight. Assets held in the Trust will be a component fund of the Community Foundation – there will be no comingling of assets.
- The Trust could be separated from the Community Foundation in the future, should that be economically feasible for the Trust, and should that be advantageous to the future administration and effectiveness of the Trust.

The Village on Sage Street

The first project for the Community Housing Land Trust is the Village on Sage Street. The City of Reno is donating 4 acres of land on Sage Street to the Community Foundation Housing Land Trust to be used exclusively for affordable housing. The Village on Sage Street is a self-paid housing community and is not subsidized housing. Volunteers of America will operate the housing project.



Private developers, contractors, businesses, EDAWN, Community Foundation donors, and generous community members are giving together to make this happen

The Village on Sage Street is composed of long, narrow, modular structures like those used by FEMA, mining and construction projects. Dorm structures hold 40 private rooms with a locking door, operable window, desk, bed, closet, and flat screen tv. There are shared bathrooms in each wing.

The entire site will be attractively fenced and landscaped and include a communal dining room, available fresh “grab and go” meals, community gathering room, laundry, gym, business services, meeting rooms, a fire pit, pet relief area and plenty of parking.

Impact Report 2018

A Hand Up

Our goal for the Village on Sage is that this bridge housing is a hand up, not a handout or a profit maker. A person earning \$9 an hour will be able to afford the \$400 monthly rent and achieve savings goals. Any single adult without a criminal history and with an income of approximately \$1300 to \$2,500 per month will meet the income qualifications for residency. All residents will be provided with financial counseling. There is no time limit on the length of residency.

Read other stories of Impact at nevadafund.org/impact To learn more, please visit:
<https://nevadafund.org/housing/> and <http://nevadafund.org/initiatives/village-sage-street/>



**COMMUNITY
FOUNDATION**
of Western Nevada

Connecting people who care with causes that matter.

50 Washington Street, Suite 300, Reno, NV 89503
775-333-5499 // nevadafund.org