




C I T Y O F
RENO

Memorandum

DATE: February 18, 2026

TO: Mayor and City Council

THROUGH: Jackie Bryant, City Manager 

FROM: Elaine Wiseman, Housing Administrator
Monica Kirch, Director

DEPT: Housing and Neighborhood Development

SUBJECT: Nevada Attainable Housing Account-Affordable Housing Fee Waiver Program

The Nevada Attainable Housing Account (“NAHA”) was established by the Nevada Housing Access and Attainability Act (the “Act”) through Assembly Bill 540 during the 2025 Legislative Session. The Act appropriated \$133 million statewide to expand affordable housing opportunities for low- and moderate-income households through three program areas:

- Development Opportunities
- Homeownership Opportunities
- Local Government Matching Fund

Although the City has waived approximately \$11.8 million in sewer connection and building permit fees across multiple affordable housing developments to date, the reimbursement amounts available through NAHA are governed by NHD’s population-based allocation methodology and the statutory criteria established in Assembly Bill 540. Based on this, the City of Reno’s total amount available for reimbursement under the program is \$2,139,983.

The Nevada Housing Division (NHD) further refined the qualifying reimbursement period, allowing local jurisdictions to seek reimbursement for projects that received certificates of occupancy in Fiscal Year 2025, when the City’s Sewer Enterprise Fund absorbed the actual cost.

During FY 2025, two qualifying developments came online within the City of Reno: Vintage at Redfield and Vintage at Stoker. Together, these developments represent 703 affordable housing units, for a total amount of \$2,497,158 in fees waived. Under Assembly Bill 540, jurisdictions are required to provide a 50 percent match to be eligible for reimbursement through NAHA.

Accordingly, the City applied to NHD requesting reimbursement in the amount of \$1,248,579, which is half of the amount waived.

On February 5, 2026, the NAHA Council awarded the City of Reno the full \$1,248,579 as requested. Following this award, the City will remain eligible to apply for approximately \$891,404 in reimbursement from the 2026 NAHA Allocation Plan.

Staff will convene internally to evaluate the future of the program and will keep Council informed.