

## Churchill County Agenda Report

Date Submitted: August 4, 2021

Agenda Section: Appointment

Agenda Date Requested: August 18, 2021

To: Board of Churchill County Commissioners  
From: Mishon Hurst, Deputy Executive Director, Nevada Rural Housing Authority  
Subject Title: Consideration and possible action re: Resolution 18-2021 providing for the transfer of Churchill County's 2021 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority.

Type of Action Requested: (check one)

Resolution

Ordinance

Formal Action/Motion

Other – Informational Only

Does this action require a Business Impact Statement? No.

Recommended Board Action: Motion to adopt Resolution 18-2021 providing for the transfer of Churchill County's 2021 Private Activity Bond Volume Cap to the Nevada Rural Housing Authority.

Discussion: The Nevada Rural Housing Authority (NRHA) sent a letter dated July 30, 2021 to request Churchill County's 2021 Private Activity Bond Volume Cap (PABC) allocation. This request is for funds that have not been allocated to local projects and would otherwise revert back to the State of Nevada. NRHA will pool the transferred funds with transfers received from other counties and eligible cities for single-family programs to assist first-time homebuyers.

NRHA's flagship program, Home at Last™, has continued to help families achieve affordable home ownership. Programs like the Mortgage Credit Certificate (MCC), Down Payment Assistance, and Lease-to-Own Programs are all designed to help Nevada families overcome some of the barriers associated with home ownership. Last year, the Home at Last™ Program assisted more than 1,000 rural Nevada families achieve their dreams of affordable homeownership, despite a global pandemic. This achievement is bittersweet, of course. As we watched hundreds of families move into homes of their own, we also assisted renters who were negatively impacted by COVID-19 and who were on the brink of losing their homes. That is what NRHA does – we look at the entire rural housing picture, always seeking to innovate and operate programs that support our communities in real ways that make a difference. With Churchill County's support, Home at Last™ not only delivers the financial tools our people need to live the American Dream – we also deliver hope.

Since 2006, nearly 10,000 families have experienced the giddy feeling of closing day. Home at Last™ has had the privilege of providing over \$2.1 billion in affordable mortgages, \$60 million in down payment assistance, and \$35.6 million in estimated tax savings to first-time homebuyers – with those savings being reinvested in our local communities. Homeownership grows stability. Homeownership grows generational wealth. Homeownership helps our neighbors grow roots in our communities and, when one of us does better, we all do better. Hope is being *home at last*.

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Private Activity Bond Cap allocations may be used to fund the issuance of tax-exempt debt for industrial development bonds, pollution control facilities, single-family or multi-family programs. Unfortunately, the allocations the jurisdictions receive are not enough by themselves to fund a project of any kind. In order for any jurisdiction to make use of its funds, they must apply to the state for matching funds. If the funds cannot be utilized by the cities and counties, they revert back to the state on September 1<sup>st</sup>.

NRHA has developed the concept of asking all participating jurisdictions to transfer their funds to NRHA if they have no specific uses for the funds. NRHA may then pool all the funds and do a single-family tax-exempt bond issue with the proceeds being lent in each of the participating jurisdictions. This way, funds meant for a city or county are spent in that city or county for the first-time homebuyers.

NRHA feels this concept is truly a win-win for all parties. Funds meant for the communities are spent in that community. Eligible homebuyers are assisted with buying their first homes. The programs are not in competition, as it is local lenders who provide the housing. Furthermore, the community's tax base is increased. The participating jurisdiction incurs no liability for the transfer of the funds and no liability for the bond issue.

Alternatives: If Churchill County does not transfer its PABC allocation to NRHA for use within Churchill County, the funds will revert back to the state.

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Prepared By: Pamela D. Moore, Deputy Clerk to the Board

Date: August 4, 2021

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.