

From: [Mike Kazmierski](#)
To: [Interim Finance Committee](#)
Subject: Public Comment - Agenda Item G.1.18, which represents consideration by the IFC for affordable housing with State Fiscal Recovery Funds
Date: Wednesday, April 6, 2022 12:50:22 PM
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Interim Finance Committee:

Reference allocation of funding to housing.

On behalf of the Economic Development Authority of Western Nevada, I would like to thank you for working to address the growing housing affordability crisis in the state. This housing affordability directly impacts our ability to attract quality jobs and talent to the state. In the past several months, we lost six projects that would have selected Nevada if it were not for our lack of workforce housing. It is not only the line workers that are impacted; even many of the executives cannot afford to live here.

This crisis will only get worse as we here in the north completed a housing need assessment study that found we need to add more 6,000 new housing units a year to meet our demand, and we are struggling to add 4,000 a year and have failed to hit 5,000 for over 15 years. The lack of supply continues to drive up not only new housing prices but rental costs which have doubled in the past four years.

The problem is too complex to fix with \$500M. To demonstrate the magnitude of the problem, if the entire \$500M was allocated to building new apartments here in the north, we would only add about 2,000 housing units three years from now. (\$250,000 a door for new apartments) The more the state can help with BLM land acquisition and the reduction or elimination of fees to encourage more private building of workforce housing the better.

Thanks again for working to address the most important challenge to our state.

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