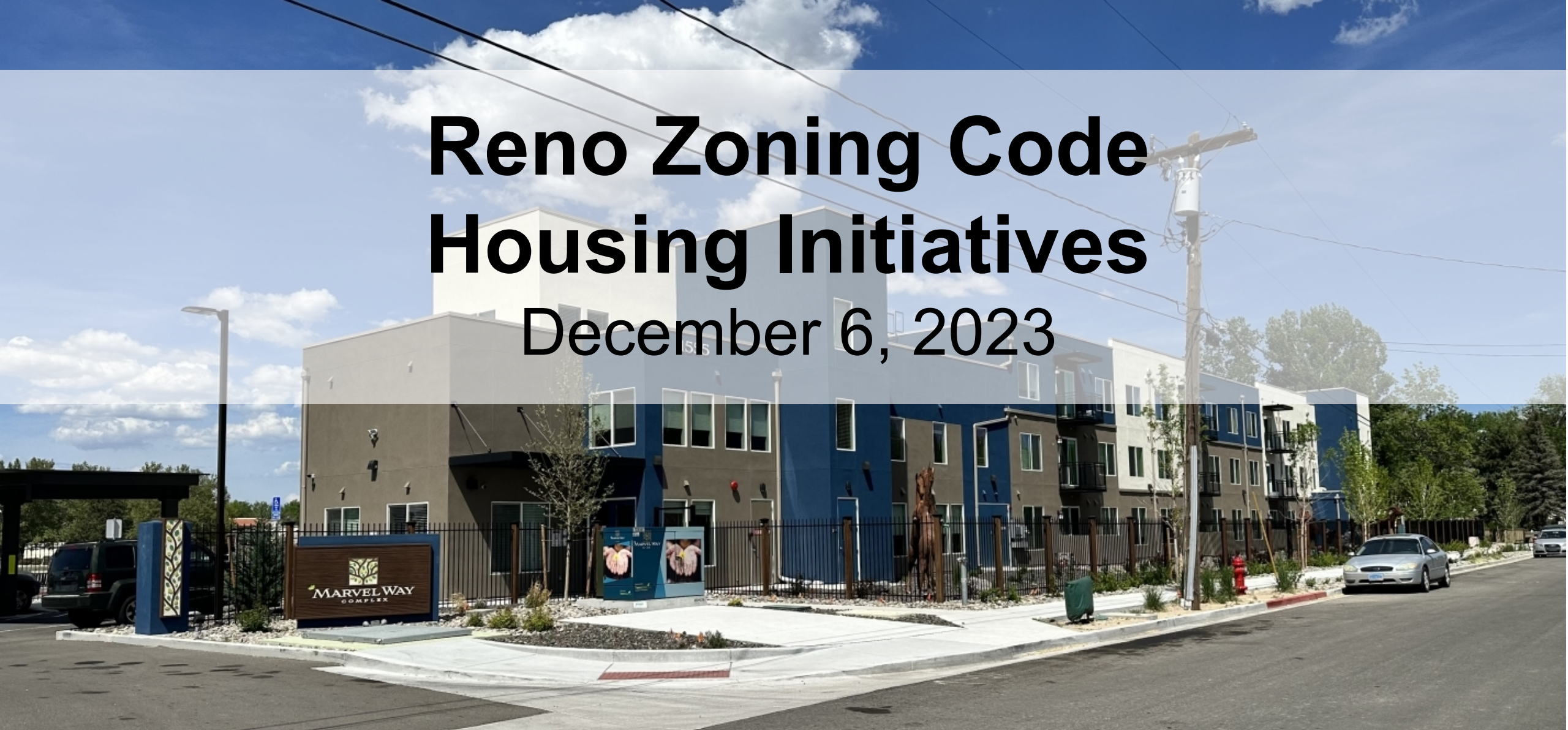


Reno Zoning Code Housing Initiatives

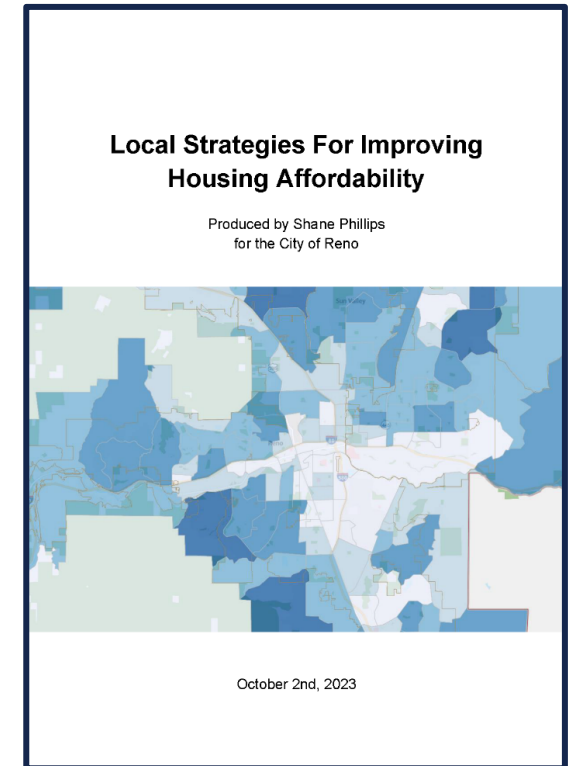
December 6, 2023



C I T Y O F
RENO

Background

- City Council Housing Workshop
 - Shane Phillips – *Local Strategies for Improving Housing Affordability*
 - Zoning Code Clean-up
 - Housing initiatives



Why the Housing Initiatives Now?

- Housing crisis
- Assembly Bill 213
 - Create processes for expediting affordable housing projects.
- Continue to move the needle
- Time, money, uncertainty....



Incentives for Affordable Housing

1. Exempt projects meeting 60% AMI from entitlement review.
 - Does NOT exempt projects from Variances or Deviations.
2. Assign a staff liaison to all affordable housing projects during building permit review.



Data – Affordable Housing Entitlements

✓ 5 affordable housing projects
triggered an entitlement since 2021

- Copper Mesa Apartments
- Orovada Senior Apartments Phase I
- Orovada Senior Apartments Phase II
- Vintage at Redfield Apartments
- Carville Park Senior Apartments

Density Bonus - Affordable Housing

- 81%-120% AMI = 35% density bonus
- 61%-80% AMI = 45% density bonus
- 0-60% AMI = Unlimited density bonus



Data – Affordable Housing Density Bonus

- ✓ 1 affordable housing project has utilized the density bonus since 2021 to get 1 additional unit.

Density Bonus – Market Rate

- 1,800 square foot unit (35% density bonus)
 - increase from existing 15% density bonus
- 1,400 square foot unit (45% density bonus)
 - increase from existing 30% density bonus
- 1,000 square foot unit (80% density bonus)
 - increase from existing 45% density bonus



Data – Market Rate Density Bonus

- ✓ 12 market rate projects have utilized the density bonus since 2021.
- ✓ Most of those projects added 1-3 units.
- ✓ The City has added 60 market rate units with the density bonus since 2021.

Allow More Development By-Right

- All multi-family development with less than 100 units be allowed by-right.



Data - By-Right Development

- ✓ 7 development projects have triggered an entitlement for less than 100 units since 2021.
- ✓ Those 7 projects ranged in units from 6 units up to 40 units in size.
- ✓ 14 other projects triggered an entitlement for having more than 100 units.

Allow More “Missing Middle” Development

- Allow duplex, triplex and fourplex units by-right within multi-family zoning districts.
- Allow duplex, triplex and fourplex units in SF3 & SF5 zoning districts with a Conditional Use Permit.



Data - “Missing Middle” Development

- ✓ Units added since 2021
 - ✓ 26 duplex units
 - ✓ 14 triplex units
 - ✓ 10 fourplex units

Recommended Motion

Staff recommends Council provide direction regarding proposed changes to the Title 18 Zoning Code pertaining to housing initiatives.