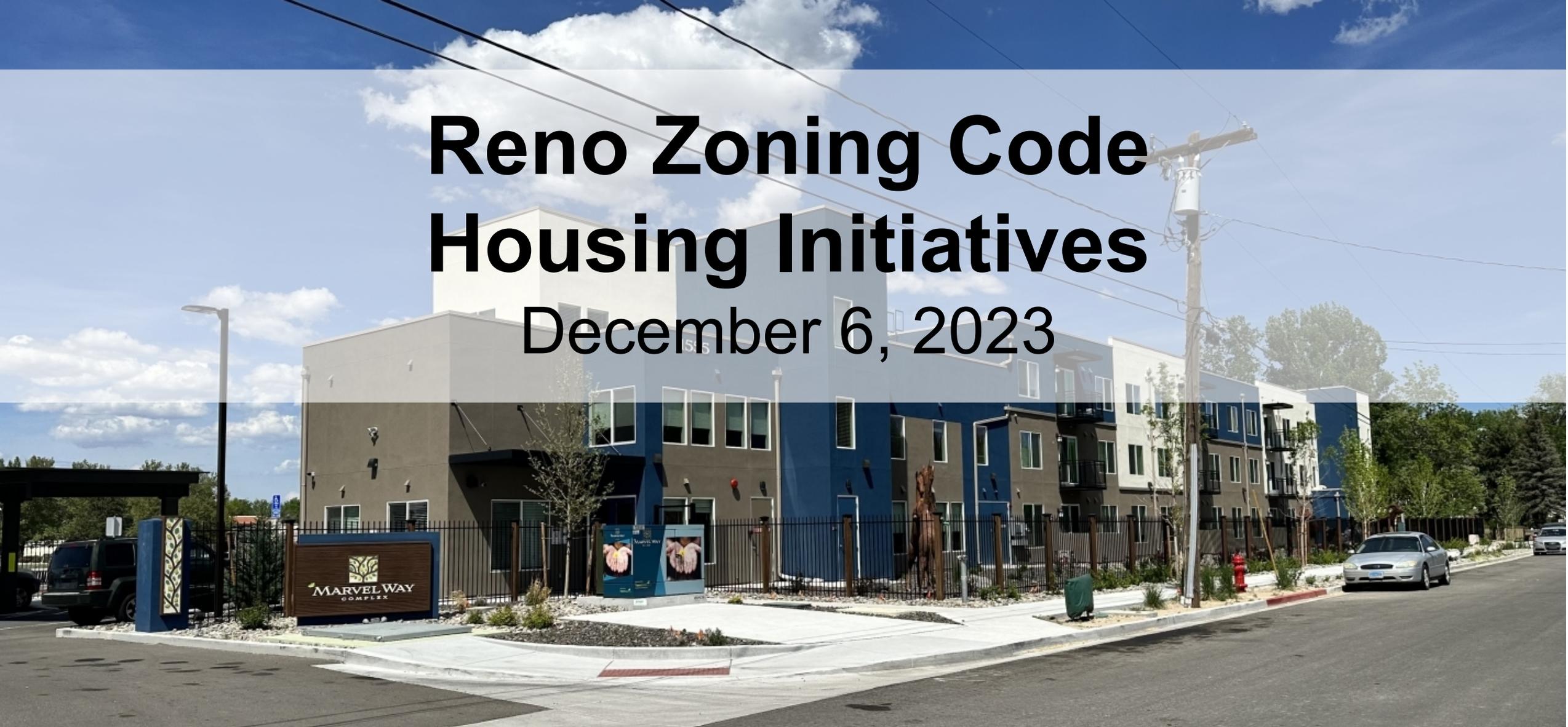


# Reno Zoning Code Housing Initiatives

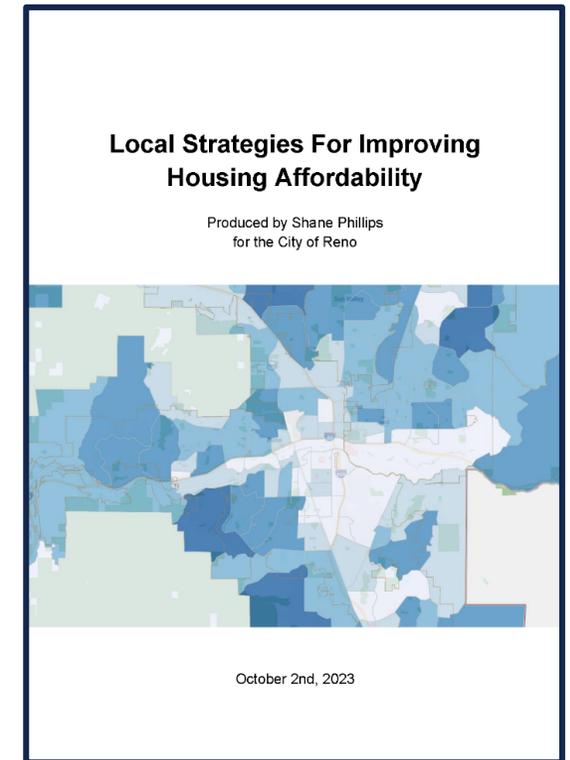
December 6, 2023



CITY OF  
**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.