

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** March 19, 2025

**To:** Reno City Planning Commission

**Subject:** Staff Report (For Possible Action): Acceptance of the City of Reno Annual Report to the Truckee Meadows Regional Planning Agency.

**From:** Lauren Knox, Senior Planner

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**Ward #:** 1, 2, 3, 4, 5, and 6

**Case No.:** TMRPA Annual Report

**Applicant:** N/A

**APN:** N/A

**Request:** City of Reno Annual Report to the Truckee Meadows Regional Planning Agency

**Location:** N/A

**Proposed Motion:** I move to accept the 2024 Annual Report and forward the report to the Truckee Meadows Regional Planning Agency.

**Summary:**

The City of Reno 2024 Annual Report to Regional Planning (**Exhibit A**) identifies the City's numerous efforts last year, and activities planned for the coming year, to implement the Truckee Meadows Regional Plan (Regional Plan). Highlights include significant efforts to support affordable housing production, efforts to increase the City's housing supply and housing diversity, and multiple development code amendments targeted at increasing implementation. Additionally, staff have been involved in ongoing projects related to the Regional Plan, including the development of the Natural Resources Plan, the Public Infrastructure Plan, and the Regional Plan Update. The annual report is required by both State law and the Regional Plan. Once accepted by the Planning Commission and Council, it will be provided to the Truckee Meadows Regional Planning Agency.

**Background:**

Per Nevada Revised Statute (NRS) 278.0286 and Truckee Meadows Regional Plan Policy RC 7, local planning commissions and other entities tasked with implementing the Regional Plan must submit an annual report to the Truckee Meadows Regional Planning Agency (TMRPA). Reports are required to identify action taken within the previous calendar year and associated work proposed for the next fiscal year to implement Regional Plan policies. In addition to monitoring goal progress, these reports also help to provide a better understanding of cumulative impacts of development across the region over time. Reports are presented to the Regional Planning Commission and the Regional Planning Governing Board for review and acceptance.

The City of Reno 2024 Annual Report to Regional Planning (**Exhibit A**) provides information on planning activities from January – December 2024, as well as completed and planned capital improvement expenditures for 2024 and the next five years. The report meets the requirements of both Nevada State law and the Regional Plan, and follows the specific format provided by TMRPA. It will be presented to both the Reno City Planning Commission and Council for review prior to being forwarded to TMRPA.

**Discussion:**

The City's 2024 Annual Report is organized according to the objectives and policies of the 2024 Truckee Meadows Regional Plan related to population growth, regional form, public facilities and services, natural resources, and regional coordination. Comprehensive details are provided in Exhibit A, and select 2024 activities are highlighted below:

- Allocated almost \$3.5 million in HOME funds to support the construction of 580 units of affordable housing
- Allocated \$17 million in Volume Cap to support 168 units of affordable housing
- Waived approximately \$3.68 million in sewer connection fees and over \$115,000 in building permit fees to facilitate construction of 558 affordable housing units at or below 60% AMI.
- Approved one annexation totaling ±.094 acres.
- Adopted four Master Plan amendments.
- Adoption of a Housing Initiatives Text Amendment to increase housing opportunities and choice in housing options
- Reviewed and removed +/- 5,860 acres of public land from the City's Sphere of Influence.
- Coordinated with other local jurisdictions, the State Housing Division, and TMRPA to consistently implement AB213 from the 2023 Nevada Legislative Session, relating to housing.
- Participation in the Regional Plan Update Working Group (RPUWG), which further assisted in development of the Public Infrastructure Plan (PIP), which included coordination of our location-based infrastructure data, and Natural Resources Plan (NR).

- Processing of the Code Clean-up Text Amendment to better address unclear regulations that are difficult to administer, inconsistencies and conflicts, grammatical and typographical errors, and updates required from changes to the Nevada Revised Statutes (NRS). The changes also include minor amendments that further implement the Regional Plan.
- Upcoming initiatives include: continuing to focus considerable effort on increasing the availability of affordable housing and expanding housing choice diversity in Reno including the continued development of an Accessory Dwelling Unit (ADU) ordinance to increase housing opportunities and choice in housing options; continued participation in Regional Planning workplan related items; begin updating the ReImagine Reno Master Plan to address items from the 2024 Truckee Meadows Regional Plan following conformance review; active engagement in the 2025 Nevada Legislative Session; and, further development of the City's various facility plans to ensure adequate provision of infrastructure and services over the long-term.

**Attachments:**

**Exhibit A. - City of Reno 2024 Annual Report to Regional Planning**