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RE: Letter of Support for ADUs

Audrey De La Cruz <audrey@cwarchitects.com>

Tue 7/30/2024 3:54 PM

To:Public Comment - CC <PublicComment@reno.gov>

 1 attachments (139 KB)

ADU letter - July 2024.pdf;

Good afternoon.

Please see attached letter of support from the AIA Northern Nevada for item D.2 regarding ADU's.

Thanks,

Audrey De La Cruz, AIA
Principal Architect



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From: Audrey De La Cruz

Sent: Monday, July 22, 2024 10:14 AM

To: publiccomment@reno.gov

Subject: Letter of Support for ADUs

Good morning.

I plan on submitting a letter of support for an agenda item on the 7-31 meeting. Is there a deadline for being included in the board packet?

Thanks,

Audrey De La Cruz, AIA
Principal Architect



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Nathaniel Hudson, AIA – President
Gary Williams, AIA – President-Elect
Angela Bigotti, AIA – Past-President
Marshall Cowan, AIA – Senior Director
Brad Van Woert, AIA – Treasurer
Daniela Moral, AIA – Secretary

July 29, 2024

Reno City Council
1 E 1st Street
Reno, NV 89501

Cc: Hillary Schieve, Mayor
Devon Reese, At-Large Councilmember
Jenny Brekhus, Ward 1 Councilmember
Naomi Duerr, Ward 2 Councilmember
Miguel Martinez, Ward 3 Councilmember
Meghan Ebert, Ward 4 Councilmember
Kathleen Taylor, Ward 5 Councilmember

Dear Councilmembers,

On behalf of American Institute of Architects, Northern Nevada (AIANN) chapter we encourage the Reno City Council to support the addition of accessory dwelling units (ADUs) within the City of Reno.

We support City Staff's suggested specific standards for a number of reasons. First, that the recommendations provide no special favor or disfavor to ADUs compared to other accessory structures. Second, that the recommendations can be integrated into the existing development code in a straightforward manner. The following considerations provide compelling reasons to support the addition of ADUs within our growing community.

ADUs INCREASE HOUSING DENSITY

In alignment, with ReImagine Reno's Guiding Principals #2, 4, & 5, ADUs can increase the density of existing neighborhoods creating vibrancy and greater walkability. Allowing for additional housing on existing parcels also limits the need for the city to allow new construction on agricultural and greenfield sites to accommodate future population growth.

Done thoughtfully, ADUs can provide smaller, affordable housing in established neighborhoods without impacting the visual appeal of the area. ADUs are much less likely to change the character and diversity of a neighborhood than the addition of an apartment building.

ADUs PROVIDE AFFORDABLE HOUSING OPTIONS

In alignment, with ReImagine Reno's Guiding Principal #6, ADUs can provide affordable rental options in single-family neighborhoods, providing ideal housing for renters looking to live in areas outside of apartment and studio settings.

ADUs can also provide a comfortable living arrangement for the aging population, allowing them to stay close to family for support and relieve the burden of a mortgage on a fixed income. Likewise, this can be true for the younger population that is not yet financially able to purchase their own home. For those with need for caregiving of family members with disabilities or aging parents, ADUs can be invaluable.

Not only do ADUs provide affordable housing for the renter, but they also provide financial support to the homeowner to help cover mortgage costs and property taxes. ADUs are an important affordable housing option and can stimulate economic development in areas where the opportunity to build additional housing is limited by the lack of available property.

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ADUs SUPPORT SUSTAINABLE BUILDING

ADUs require less materials, energy, and money to build and are easier to maintain than a new primary home built on a new parcel. Denser neighborhoods provide greater opportunities for walkability and car independence, which can reduce greenhouse gas emissions from vehicles and have positive effects on human health.

With these considerations, the AIA of Northern Nevada highly supports the addition of an ADU ordinance for the City of Reno. We appreciate your consideration and are available to discuss further.

Respectfully submitted,



Nathaniel Hudson, AIA, NOMA, NCARB
President | American Institute of Architects, Northern Nevada
Principal | FormGrey Studio, Reno Nevada