

Support for ADUs	Concerns about ADUs	Common Themes	Support for STRs	Concern about STRs
ADUs are seen as a potential solution to the housing crisis offering opportunities for multigenerational housing, affordable housing, and additional income streams for homeowners	There are concerns about the impact of ADUs on neighborhoods, particularly regarding parking congestion, noise, and neighborhood character	Overall, it's clear that there are passionate voices on both sides of the debate, with a variety of perspectives on how ADUs and STRs should be regulated and implemented in Reno. Balancing the need for affordable housing with concerns about	Could be an additional source of income for homeowners	concerns about the impacts on housing affordability and quality of life for permanent residents
Some suggest loosening regulations to allow for flexibility in construction to help expedite	Concerns regarding enforcement and regulations with safety and zoning	concerns with enforcement for both ADUs and STRs and how the city plans to handle this	Could help accommodate travelers and tourists boosting	issues with enforcement of things like noise, traffic, and
Can increase density without the need for extensive new construction	could threaten neighborhood stability when used as STRs and could lead	recommendations for neighborhood	STRs provide flexibility for homeowners and offer alternatives for	could drive up prices and reduce the availability of long-
ADUs could help alleviate housing costs for families and individuals struggling with high rent or mortgages	infrastructure concerns with	Overall, the feedback highlights the complexity of balancing housing affordability, neighborhood integrity, and community well-being in the context of ADUs and STRs in Reno. Finding solutions that address these concerns while meeting the diverse needs of residents will be		concerns on the impacts of property values
Suggestions for subsidies and fee waivers to encourage ADUs	Concerns about impact to neighborhood character, safety, and quality of life	Overall, there's a desire for housing policies that prioritize the needs of local residents, promote affordability, and maintain the		should be strict regulations or bans

Allows for workforce housing and h	Set limits on the occupancy of ADUs or STRs to prevent overcrowding and maintain neighborhood stability. This could include restrictions on the number of guests	Zoning regulations and HOA rules play a significant role in determining where ADUs are allowed.		concerns about reducing the housing stock for long-term residents
Provides diverse housing options and promotes community.	Concerns about ADUs not being the longterm solution to housing affordability	Suggestions include stricter enforcement of existing laws, limitations on the number of rentals allowed per neighborhood, and licensing or insurance		Potential for only allowing these in certain areas
Parking is a contentious issue, with some arguing that it shouldn't be a barrier to ADU construction.	Some residents raise concerns about the environmental impact of increased housing density and population growth, particularly regarding traffic congestion and air pollution.	Concerns are raised about the impact of ADUs and STRs on infrastructure, such as parking, schools, and public services. There are also discussions about the need for updated zoning regulations and land use policies		Concerns with loopholes and citing issues that cities like south lake have had.
Some residents strongly advocate for property owners' rights to use their land as they see fit, including building ADUs without extensive regulation from the city.	Many residents express concerns about the rapid growth of Reno, citing crowded streets, increased traffic, and a loss of the city's charm. Some feel that the city council and planning commission prioritize	Implement zoning regulations that restrict the number of ADUs or STRs allowed in specific neighborhoods based on factors such as lot size, density, and existing housing stock. This can help maintain the character of neighborhoods while still allowing		
Many advocate for fewer building restrictions, believing that overly stringent regulations contribute to housing shortages. They argue for allowing property owners more freedom to build what they want and need.	There's a strong preference among some residents for single-family homes over apartments or condos. They feel that the city should focus on approving more single-family home	There is a desire for community input and transparency in decision-making regarding ADUs and STRs, ensuring that regulations reflect the needs and concerns of residents.		

Some residents express support for ADUs, citing their personal experiences of enjoying the flexibility it provides, such as renting out for long-term or intermediate-term periods, or	Some argue that while ADUs might be appropriate for some neighborhoods, they are not suitable for all, and decisions should be made on a case-by-case basis,	Overall, while there is support for ADUs as a means to address housing challenges and promote community well-being, there is also a call for careful planning, regulation, and consideration of		
Some believe that ADUs promote community and family cohesion by allowing for multi-generational living and additional housing options	Many individuals express a preference for ADUs to be used for family members or long-term tenants rather than as STRs. There is a perception that owner-			