

11-08-2023 - Reno City Council Meeting - Item # A.3 Public Comment

[illegible]

Comments on today's affordable housing workshop

3 messages

Harvey Wallbanger <me4vac@yaho.com>

Wed, Nov 1, 2023 at 7:55 PM

To: "publiccomment@reno.gov" <publiccomment@reno.gov>

When I was a boy growing up in the '60s, when I was about 3 years old, my father decided to build a triplex in back of our house. He was convinced that this was a way to help pay the mortgage. He was correct. There wasn't a lot of rigmarole in renting apartments back then, and if you didn't pay your rent, you were evicted without any fanfare. I grew up as a landlord-in-training, and that was back when it was a profitable venture. As the years rolled by, more and more city ordinances and city regulations made it not something he wanted to do anymore because of all the red tape, rent control, and other factors like the quality of tenants (or lack thereof). By the early 90s he just stopped renting them, as it became too much trouble. People would move in, filth up the place or destroy it, stop paying rent, or just become a nuisance tenant. The 90s saw my very disgust for Los Angeles, and I told my wife "I want to move to a place where the traffic moves and the ground doesn't" so I looked for a better place to live. I came across the biggest little city in the world. I checked into it and found that landlords could be landlords and not have to go through the insanity of Los Angeles. From the late 90s to 2015, I started picking up houses, together with their mortgages, since, sad to say, I am not independently wealthy! Expenses are up for insurance, taxes, labor, and repair costs. I need to be able to adjust my rents as necessary to meet these new financial demands.

At this meeting I find that changes are in the pipeline. Major concerns for me are the ideas of rent control, which the report calls "anti-gouging" provisions, and making evictions more difficult. I am not one to evict people. I have had tenants be over a year behind on rent -- I work with these tenants if they work with me. I evict very few. The city telling me how I can or cannot raise my rents is the overstepping of government. If the city council adopts these ideas, I can tell you what's going to happen (at least with me) and probably many other landlords. It will have an opposite and detrimental effect. I will need to determine how long I expect a tenant to stay and set rent at a rate that will be acceptable during that period. I will be far more stringent on who I accept as a tenant, since they will be more difficult to evict. Right now, for instance, when I look at a prospect's credit report, I am not so much looking at the numbers as to see if they pay their car payment and their rent. I have rented to people with scores in the 500s, although I prefer scores of at least 600. But if it becomes more difficult to evict if needed, I will need to ensure as much as possible that I won't need to evict. I imagine many landlords will take the same approach. That leaves the "marginal" tenants out in the cold. If landlording becomes sufficiently unattractive, I will sell my rentals. I almost guarantee the new landlord is unlikely to charge rents of up to 2/3 of the going rates like I am!

Super-dense areas can all too easily become "projects" associated with crime and filth. This town is already growing way too fast, and can no longer claim to be the biggest little city. The Reno-Sparks area has about 5 times the population it had when I arrived, and the city limits are constantly expanding. It has moved beyond being a little city and now is a relatively large city. The constant influx of industry such as Panasonic and Tesla, and migrants from California who are used to high housing prices are what has driven the overpriced housing here. I do believe we are in something of a housing bubble, and the prices will soon fall to more affordable levels.

In closing I will mention one more thing that many people are not quite understanding.... If there's too many people in this town and we run out of water, it will become a ghost town.

Hershel Rosenbaum,

(Landlord of 8 low income housing houses)

Public Comment <publiccomment@reno.gov>

Thu, Nov 2, 2023 at 8:54 AM

To: Harvey Wallbanger <me4vacs@yahoo.com>, Public Comment <publiccomment@reno.gov>

Hi Harvey,

Your public comment was received once the 11-01-2023 meeting was adjourned. Would you like this to be logged under Item A.3 Public Comment on the next City Council Meeting 11-08-2023? Please let our office know and we can make sure your comment is logged appropriately.

Take care!

City Clerk's Office
City Clerk (775) 334-2030
1 East First Street, 2nd Floor Reno, NV 89501
cityclerk@reno.gov
Take care,

[Quoted text hidden]

Harvey Wallbanger <me4vacs@yahoo.com>

Thu, Nov 2, 2023 at 12:46 PM

To: Public Comment <publiccomment@reno.gov>

yes please

[Quoted text hidden]

[Quoted text hidden]

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Service Request SER0028230 has been assigned to group Reno Direct

1 message

Reno Notifications <notifications@reno.gov>
Reply-To: Reno Notifications <notifications@reno.gov>
To: publiccomment@reno.gov

Thu, Nov 2, 2023 at 8:50 AM

Good morning,

We received this email at Reno Direct which appears to be suited for public comment. Please see below.

Thank you

On Tuesday 31, October 11:15:16 PM PDT, 'Reno Notifications ' wrote:



Short description: Remove Reno's blue from sign
Click here to view Service Request: [SER0028230](#)

State: New
Service : Reno Direct - General Request
Category:

Description:
Remove the blue from Reno's Arch sign.
Is the City of Reno trying to propagate a democratic policies by making everything blue in this town now? If this is the case this is not what we're supposed to be doing we're not supposed to separate and try to propagate politics in our town.

Thank you & have a good day.
Best Regards.
-Marco Angeli
Tel. & SMS: (775) 470-0635
Email: mrmarcoangeli@gmail.com

Comments and Work notes:



City of Reno

775-334-INFO (4636)
1 E. First St., Reno, NV 89501
PO Box 1900
Reno, NV 89505

Reno.Gov/RenoDirect | Connect with City of Reno: [f](#) [t](#) [@](#) [in](#) [d](#)

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Ref:MSG0194741_cMqbtF1BuVSZoFoUL5n1

Ref:MSG0196334_45u470fSy7tviTzq5QnY

Comments on today's affordable housing workshop

3 messages

M Bekken <mbekken@yahoo.com>

Wed, Nov 1, 2023 at 7:35 PM

To: "publiccomment@reno.gov" <publiccomment@reno.gov>

Attached please find my comments on today's affordable housing workshop. A couple of these I already made at the workshop, but most I did not.

Sincerely,
Marijke Bekken



Comments to affordable housing workshop.docx

17K

Public Comment <publiccomment@reno.gov>

Thu, Nov 2, 2023 at 8:53 AM

To: M Bekken <mbekken@yahoo.com>, Public Comment <publiccomment@reno.gov>

Hi Marijke,

Your public comment was received once the 11-01-2023 meeting was adjourned. Would you like this to be logged under Item A.3 Public Comment on the next City Council Meeting 11-08-2023? Please let our office know and we can make sure your comment is logged appropriately.

Take care!

City Clerk's Office
City Clerk (775) 334-2030
1 East First Street, 2nd Floor Reno, NV 89501
cityclerk@reno.gov
Take care,

[Quoted text hidden]

M Bekken <mbekken@yahoo.com>

Thu, Nov 2, 2023 at 12:45 PM

To: Public Comment <publiccomment@reno.gov>

I do not like the way this meeting was run. We were asked to comment before the presentation, which meant that I was not sure which part of my comments were to be made when. So apparently my comments about rent control and evictions were to have been made in the infrastructure part, even though that part was at the end of the distributed documents, well after the discussions of code cleanup and infrastructure.

I guess at this point the best thing to do is what you suggest, and log it under public comment for the next meeting. Thank you.

Marijke Bekken

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[Quoted text hidden]

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Public Comment <publiccomment@reno.gov>

Voice Message From: Cisco Unity Connection Messaging System (917752763476)

1 message

publiccomment@reno.gov <publiccomment@reno.gov>

Mon, Nov 6, 2023 at 9:42 AM

Reply-To: DonomaUnity@reno.gov

To: publiccomment@reno.gov

Voice Message delivered by Donoma Unify

From: 917752763476

Click to Call 917752763476

Good morning. This is William Stephanie. It is November 5th. 775-276-3476 I was assaulted. outside of my home by homeless people's I contacted Reno PD. I contacted. Reno City Direct And nobody did anything.

(Transcription with medium confidence)

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338K



Fwd: Voice Message From: Cisco Unity Connection Messaging System (917752763476)

1 message

Reno Direct <renodirect@reno.gov>

Mon, Nov 6, 2023 at 8:04 AM

To: Public Comment <publiccomment@reno.gov>

Thank you for contacting Reno Direct!

Reno DIRECT
PO Box 1900
Reno, NV 89505
775-334-INFO (4636)
reno.gov/renodirect

Reno DIRECT is available 24 hours a day on our website at reno.gov. Find information and submit service requests any time!

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----- Forwarded message -----

From: <renodirect@reno.gov>

Date: Fri, Nov 3, 2023 at 8:13 PM

Subject: Voice Message From: Cisco Unity Connection Messaging System (917752763476)

To: <renodirect@reno.gov>

Voice Message delivered by Donoma Unify

From: 917752763476

Click to Call 917752763476

Williams Stephanie, 775-276-3476 I figured it out. Now wonder why you don't like Trump trump gets things done. You people don't like Trump because Trump gets things done. And you people with all due respect do absolutely nothing. You do nothing. You want to be a change because I asked you nicely. I asked you please I asked you thankfully. You allow homeless people. To take control and you don't like Trump because he does things Trump would not accept that. Thank you. Have a nice weekend. Go celebrate, Nevada day. Go ahead rank last in everything. Wait, we do well in the park. homeless people in the Parks you lost 2 percentage points, but you do a nice job on the parts good for you. Go eat your bagels in the park. tow truck tow truck
(Transcription with high confidence)

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 **VoiceMessage.wav**
761K



Public Comment <publiccomment@reno.gov>

Voice Message From: Cisco Unity Connection Messaging System (917753570120)

1 message

publiccomment@reno.gov <publiccomment@reno.gov>

Thu, Nov 2, 2023 at 1:00 PM

Reply-To: DonomaUnity@reno.gov

To: publiccomment@reno.gov

Voice Message delivered by Donoma Unify

From: 917753570120

Click to Call 917753570120

Hello, my name is Kyle Lynch. I live at Vista Point Apartments in Reno, Nevada on Tallis way. 250 Dallas Way Apartment 311 B calling to let you know that had to replace shocks on my vehicle due to the conditions of Dallas way. And I have another vehicle that is possibly going to need the shocks replaced on it as well. And the road has been like this for a very long time. So if you could look it over and address the situation. Thank you so much. Bye.

(Transcription with medium confidence)

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351K



Fwd: Voice Message From: Cisco Unity Connection Messaging System (917753597070)

1 message

Reno Direct <renodirect@reno.gov>
To: Public Comment <publiccomment@reno.gov>

Thu, Nov 2, 2023 at 12:38 PM

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Reno DIRECT
PO Box 1900
Reno, NV 89505
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From: <renodirect@reno.gov>
Date: Wed, Nov 1, 2023 at 4:51 PM
Subject: Voice Message From: Cisco Unity Connection Messaging System (917753597070)
To: <renodirect@reno.gov>

Voice Message delivered by Donoma Unify

From: 917753597070
Click to Call 917753597070

Yes, this is Mike Weston. I just talked to one of the people at the City of Reno regarding the cedar Reno not allowing tiny house subdivisions for people that desperately need to have a place that suits your needs and size of home and instead of these deck and pack high-rise apartments. And you know, they're discriminating against people, you know, they'll our private gated communities trailer parts high rise, fire trap rent trap cubicles that are people for us to live in in Reno now and pay hi extort observant rent. But anyway, I just was on the phone talking to a person that returned my call but then their phone disconnected. So if anybody there from planning or the mayor or somebody can call back so I can finish. What I was going to say here, but the city needs to wake up and truly do like they're doing and Tennessee Alabama or Texas, Oregon another even Colorado. They have beautiful. Anyhow, subdivisions popping up or people can you know, single people empty nester is College of the old people their first home there is there in the price range from 30 to 4050 \$60,000. Summer they rent the spaces in the in the communities and summer their own out, right the people are super happy. They can afford to survive and not like the mirror wants her renal is is she saying all we're 4 or 4 or of part of affordable homes, but the only thing that she's allowing in and others apparently is is these high rise trying to type stack and pack high-rise fire. Trap slave trap cubicles people never got any equity in and there and they're paying, you know average 2000 + month and and they have nothing to show for it it to him and one of the people get 7080 years old. They got nothing they have no nest egg and home that they can you know Do anything it's it's Carla what's going on and talking on the internet? I'm seeing more and more stuff now around the country. We're or organizations are forming to bring class action lawsuits against the city's the counties in the states for 9 people the freedom of choice of the neighbor. I live in the size of a home that they want a 2000 square foot home or even a 18000 square foot home is no is not needed for most people and don't want if they're only an empty nester is or People or what it worse or whatever it and they're losing their homes because they can't keep up with

the cash cow property taxes that are just breaking their back. So there's my day I think there's going to be from what I hearing and what I'm saying. There's going to be a huge movement of class action suit against denying the people their choice in this so called America. This was to be free within reason and there's no choice the County's them the cities even the states and some states most States right now. They they control the narrative of what size of a hold of you want to be in they don't have to put these home these sub divisions next to a red our subdivision. There's places room or remote in between areas, you know of empty Parcels that are not being used I could easily set up like to do in Tennessee and Alabama and Texas and Oregon and even Colorado and even Southern California they're they've got it's it's it's exploding, you know, the Tiny House Sub divisions, but Reno apparently is not at the date on anything the mayor promised when she first came on is there that all we're going to we're going to push for affordable home. That's a bunch of both only homes that are affordable or in the 3 to \$400,000 range unless living apartment RR Skid Row area and that's that's a lying the flying to the people. So the mayor needs to wake up and do what she's promised. And my number is 359-7070 and I plan on coming to one of the meetings here soon and just tell the mayor she needs to do what she says she promised and and it's in (Transcription with high confidence)

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