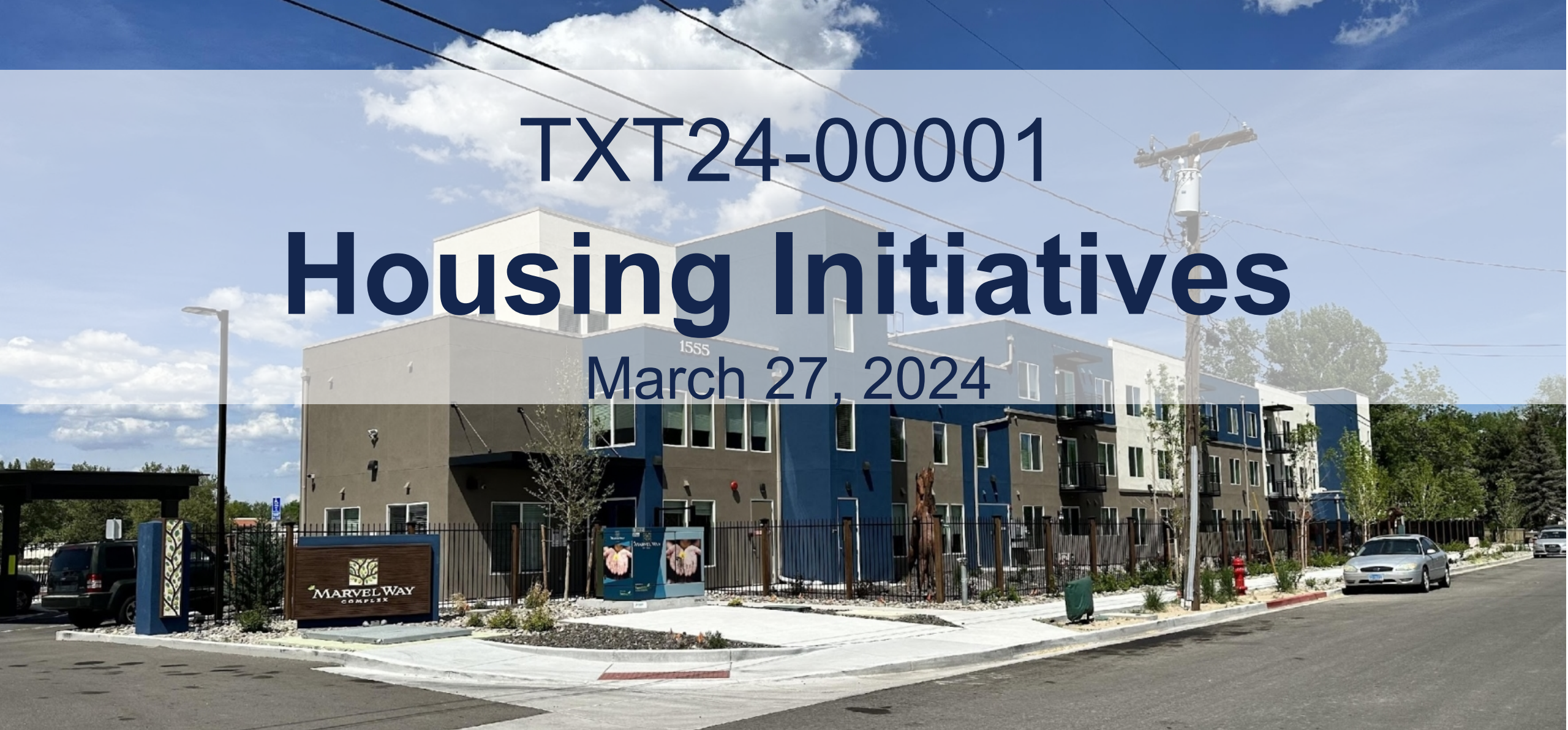


TXT24-00001

Housing Initiatives

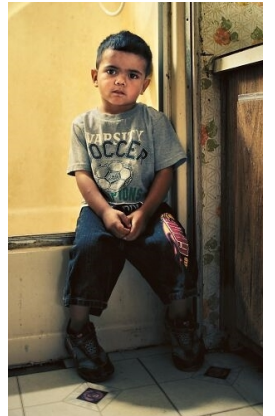
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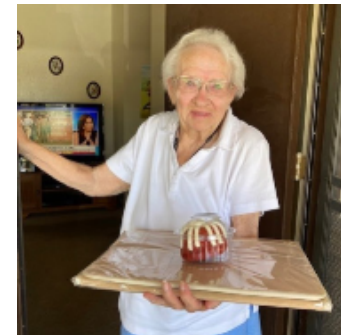
TXT24-00001 – Housing Initiatives

- Text Amendment to Title 18
- Identify options to help **increase supply of overall units** built annually, especially higher density housing in priority growth areas
- Focus on **affordable housing** production
- Identify and implement **zoning code** and **process improvements**



Why the Housing Initiatives Now?

- **City Council Priority**
 - May 2021 - Council prioritized affordable housing initiatives
 - February 2022 - Housing Workshop
 - November 2023 - Housing Workshop
 - December 2023 - Council discussion on housing/zoning



Why the Housing Initiatives Now?

- **Assembly Bill 213**

“Requires, on or before July 1, 2024, the governing body of each county and city to enact:

(1) an **expedited process** for the consideration and approval of projects for **affordable housing** in the county or city

(2) **incentives** for the development of projects for **affordable housing** in the county or city.”

Public Outreach

- NAB meetings in June
- NextDoor.com
- Mass e-mail blasts
- E-mails to NAB members
- Social media
- City website
- Local news media
 - 3 stakeholder meetings
 - ±150 attendees



Incentives for Affordable Housing

1. Projects meeting 60% AMI go straight to a building permit.
 - Does NOT exempt projects from Variances or Deviations.
2. Assign a staff liaison to all affordable housing projects during building permit review.



Planning Commission Recommendations for Affordable Housing

- Allow affordable housing projects to build two stories higher.
- Eliminate requirements for Minor and Major Deviation applications, if affordable.
- Remove parking requirements for affordable projects.



- 3 stories



5 stories -

Density Bonus - Affordable Housing

- Unlimited density bonus if in the 0-60% AMI range.
- Allow for density bonus if you are in the 61-120% AMI range.



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



Density Bonus Example - Conversion

- Conversion of a motel to housing
- GC zoning limits the site to 88 units
- Density bonus allowed for **36 additional units**



Density Bonus Example – New

- New construction on 0.37 acre site
- GC zoning limits the site to 16 units
- Density bonus allowed for **2 additional units**



Allow More Development By-Right

- All multi-family development with less than 100 units be allowed by-right in MF-14, MF-21, MF-30, NC, GC and PO zoning districts.



By-Right Development Examples



Vesta Apartments
40 units



Orovada Apartments
40 units





Grand Canyon Apartments
18 units

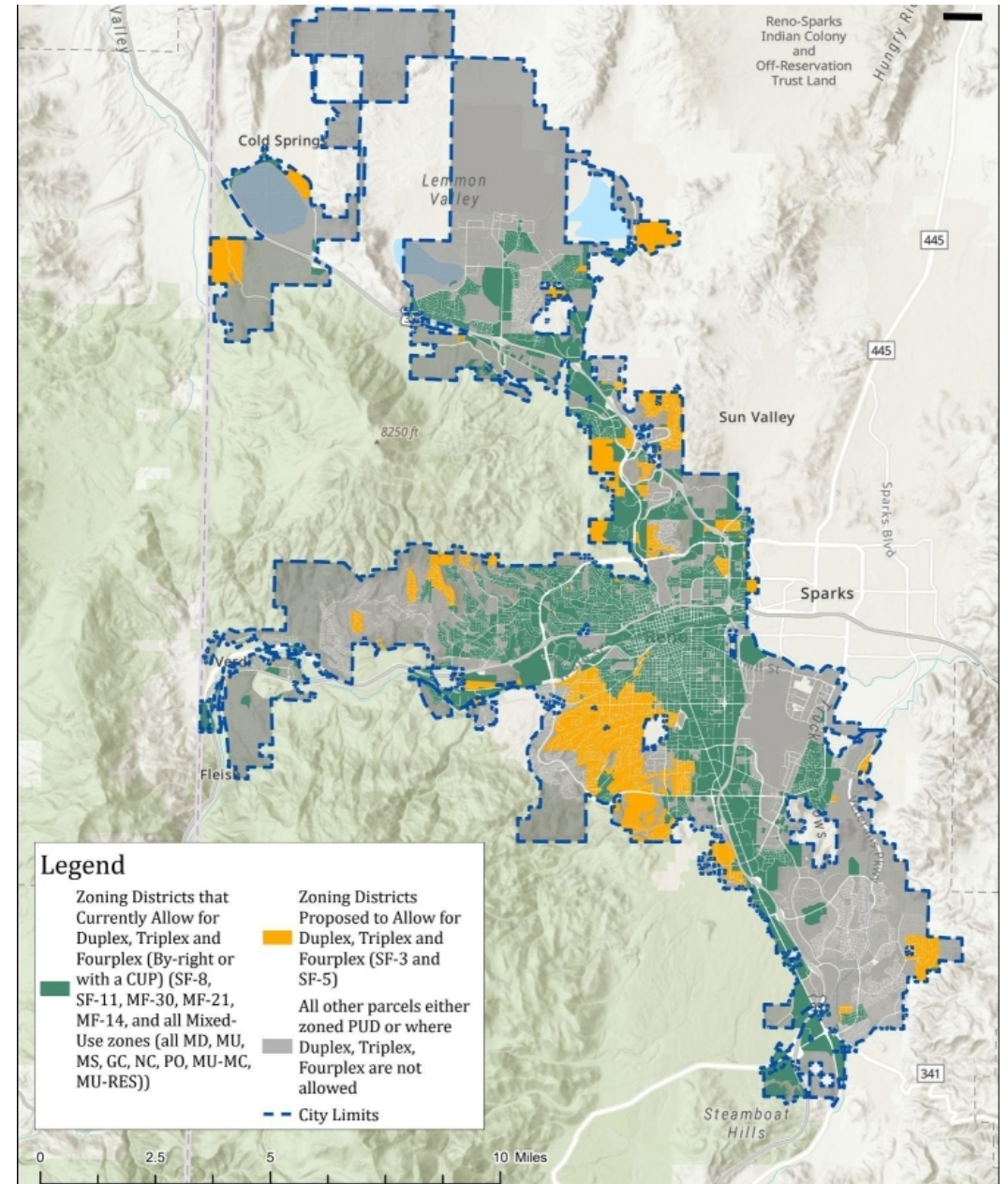
Allow More “Missing Middle” Development

- Expand where we allow duplex, triplex and fourplex units in SF-3 & SF-5 zoning districts with a Conditional Use Permit.



Allowed Locations for Duplex, Triplex and Fourplex


-  Allowed today
-  Proposed to be allowed with a CUP in SF-3 and SF-5

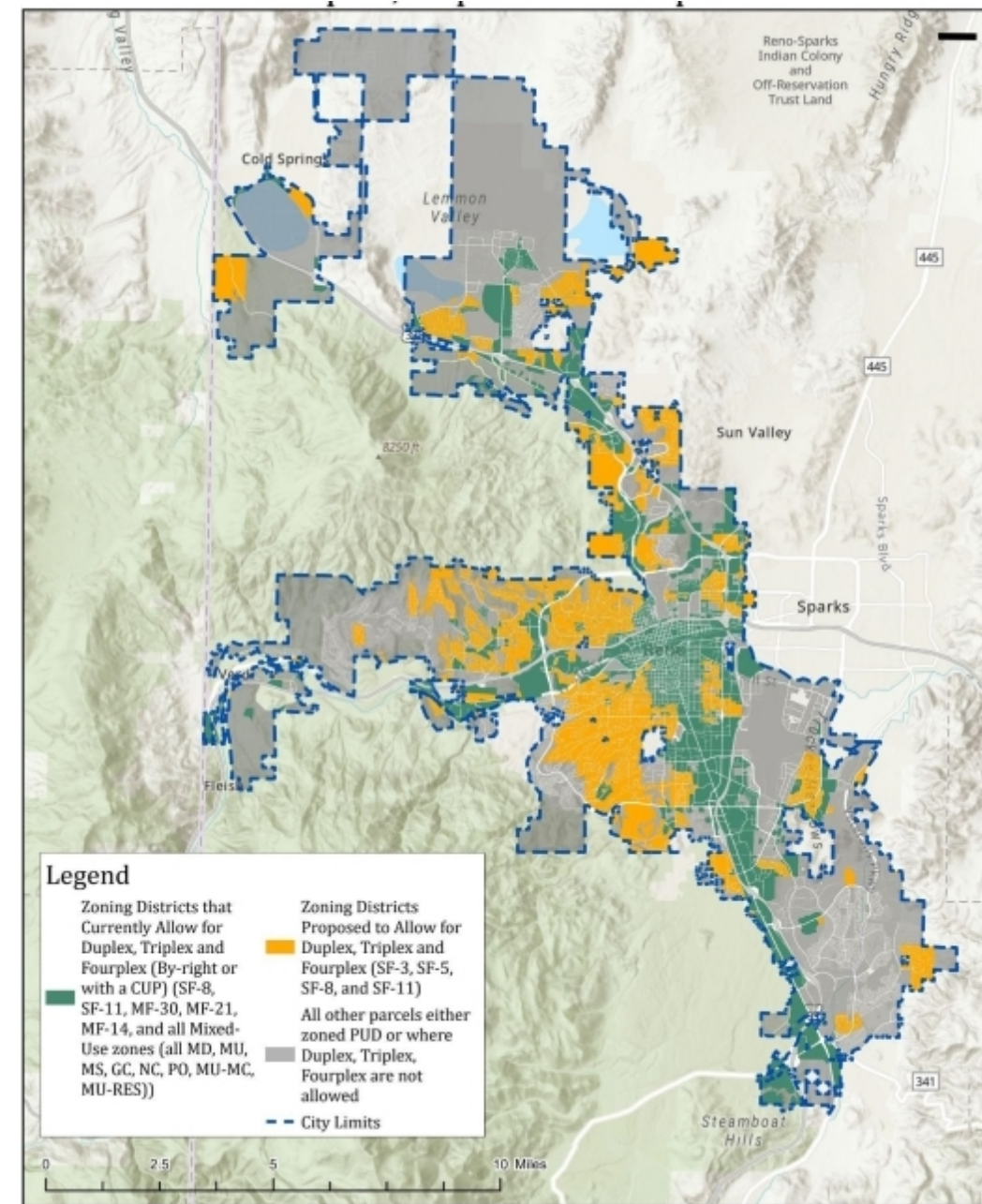


Planning Commission Recommendations for Missing Middle

- Duplex, Triplex and Fourplex should be allowed by-right in **all single-family zoning districts (SF-3, SF-5, SF-8 and SF-11)**

 Allowed today

 Proposed to be allowed in SF-3, SF-5, SF-8 and SF-11

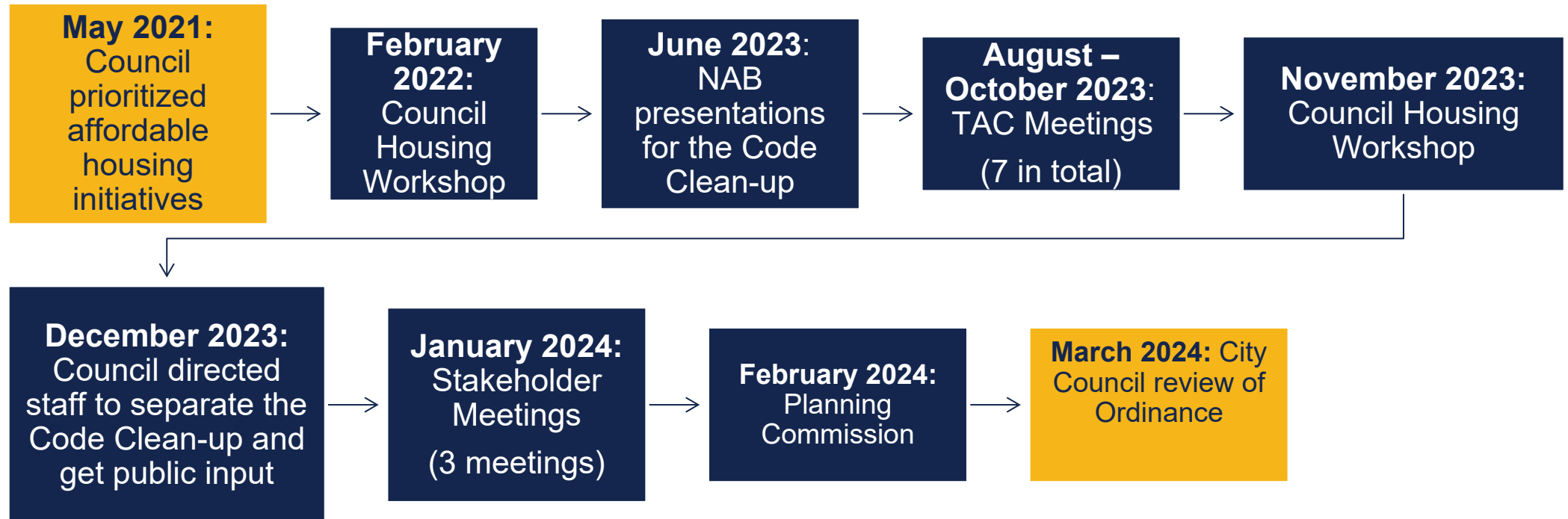


Impacts to Rules and Regulations

- None of this eliminates Code requirements
 - Building Codes
 - Fire Codes
 - Zoning Codes
- Does **NOT** expand or change where market rate apartments can be built in Single-Family Zoning Districts
 - Apartments are currently allowed with a CUP in SF-8 and SF-11.
 - Affordable housing projects could go straight to a building permit.
 - All other apartments would still require public review.



Timeline for Public Process



Recommendation

I move to uphold the recommendation of the Planning Commission and refer the Bill for a second reading and adoption.

“Projects providing affordable housing with an average total gross income not exceeding 60 percent of the AMI.....”

Example:

- 100 units – 60 units have to be at 60% AMI
- 10 units – 6 units have to be at 60% AMI