

TXT24-00001

Housing and Affordability Initiatives

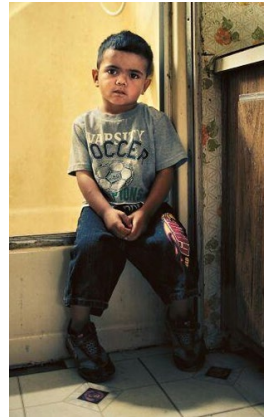
May 8, 2024



CITY OF
RENO

TXT24-00001 – Housing and Affordability Initiatives

- Text Amendment to Title 18 Zoning Code
- 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**



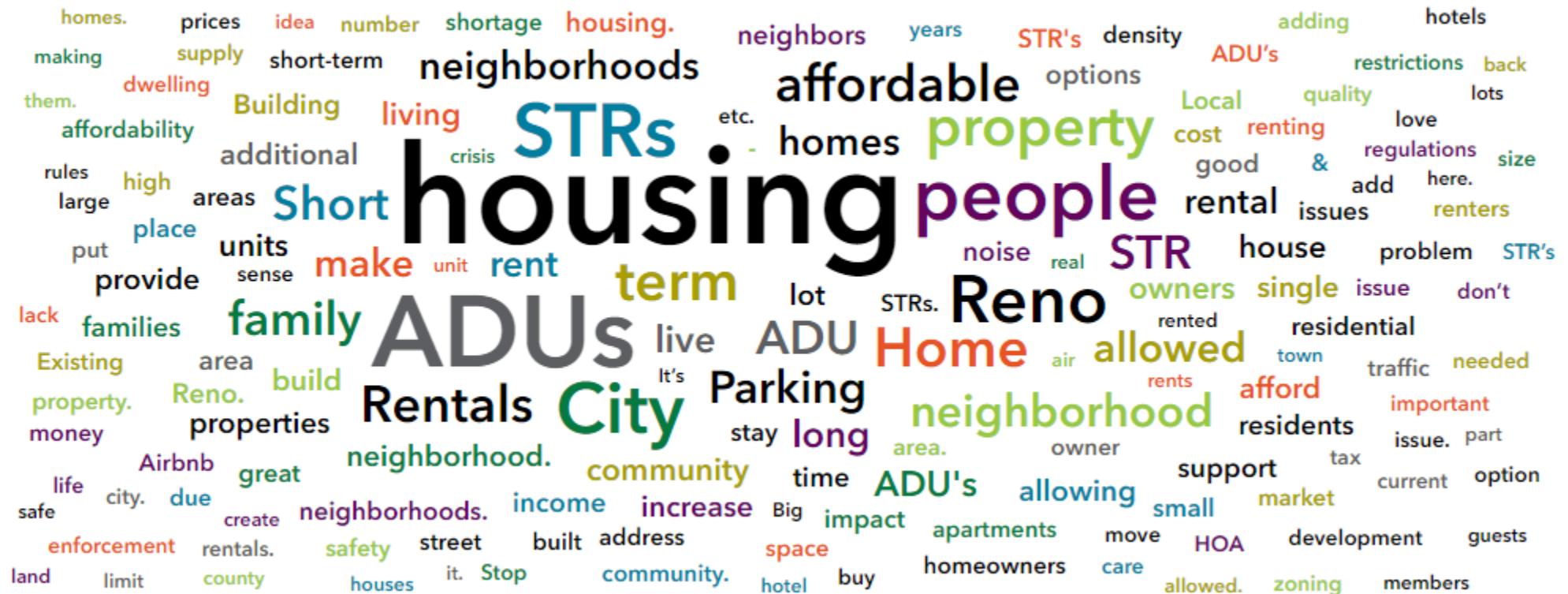
Why the Housing and Affordability Initiatives Now?

Assembly Bill 213

Requires, on or before July 1, 2024, the governing body of each county and city **shall enact by ordinance**:

- (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.....

What are Other Communities Doing?



Specific to Affordable Housing

Incentives for Affordable Housing

Projects meeting 60% AMI go straight to a building permit.

- Must meet all building setbacks
- Must meet height requirements
- Must meet all zoning requirements
- Concerns heard from the public



Planning Commission Recommendations for Affordable Housing

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



- 3 stories



5 stories -

Incentives for Affordable Housing

Assign a staff liaison to all affordable housing projects during building permit review.



Density Bonus - Affordable Housing

- Unlimited density bonus if in the 0-60% AMI range.
- Allow for new limited density bonus for workforce housing (61-120% AMI range).



Density Bonus - Affordable Housing

- Example
 - Zoning allows for 30 units
 - Add another 20 units
 - Must meet building height requirements
 - Must meet building setback requirements
 - Must meet parking requirements
 - Must meet landscaping requirements



Specific to Increasing Housing Supply

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



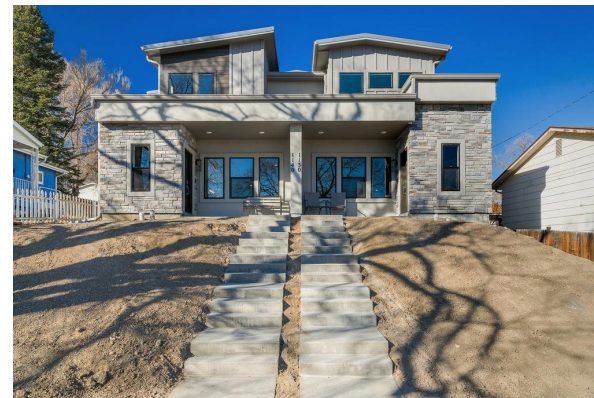
Orovada Apartments
- 40 units



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.



Where are Apartments/Duplex Allowed in Single Family Zoning Today?

Zoning District	Apartments	Duplex, Triplex, Fourplex
SF-11	Allowed today with a Conditional Use Permit	Allowed today with a Conditional Use Permit
SF-8	Allowed today with a Conditional Use Permit	Allowed today with a Conditional Use Permit
SF-5	No	Proposed with a Conditional Use Permit
SF-3	No	Proposed with a Conditional Use Permit

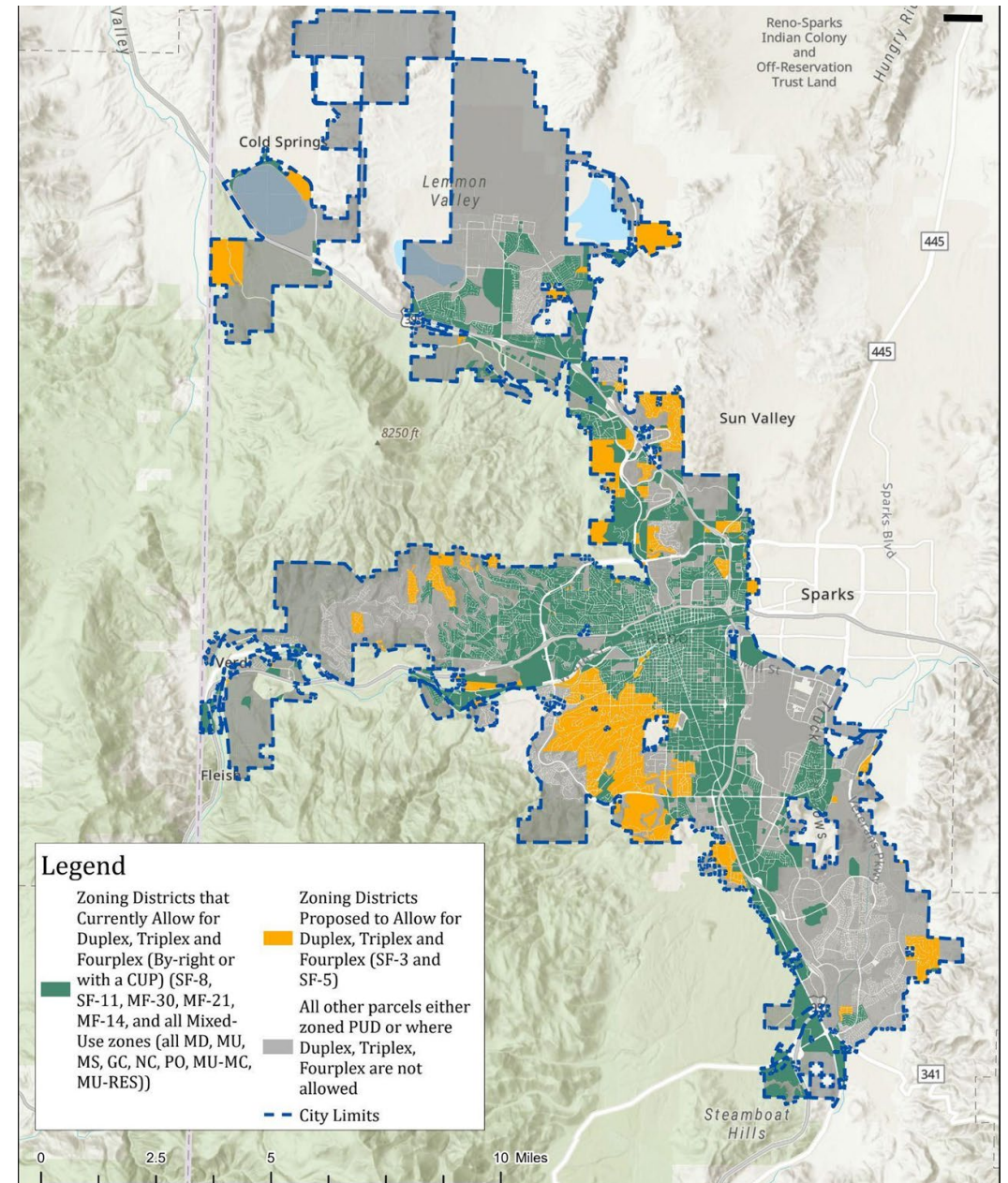
Must Maintain Single Family Zoning Requirements

- Master Planned Communities
- CC&R's would supersede these changes
- Required to meet single family design standards (form, character, etc.)
- Required to meet zoning code requirements:
 - Building setbacks
 - Building height
 - Building coverage
 - Parking requirements



Allowed Locations for Duplex, Triplex and Fourplex


- Allowed today
- Proposed to be allowed with a CUP (public hearing) in SF-3 and SF-5

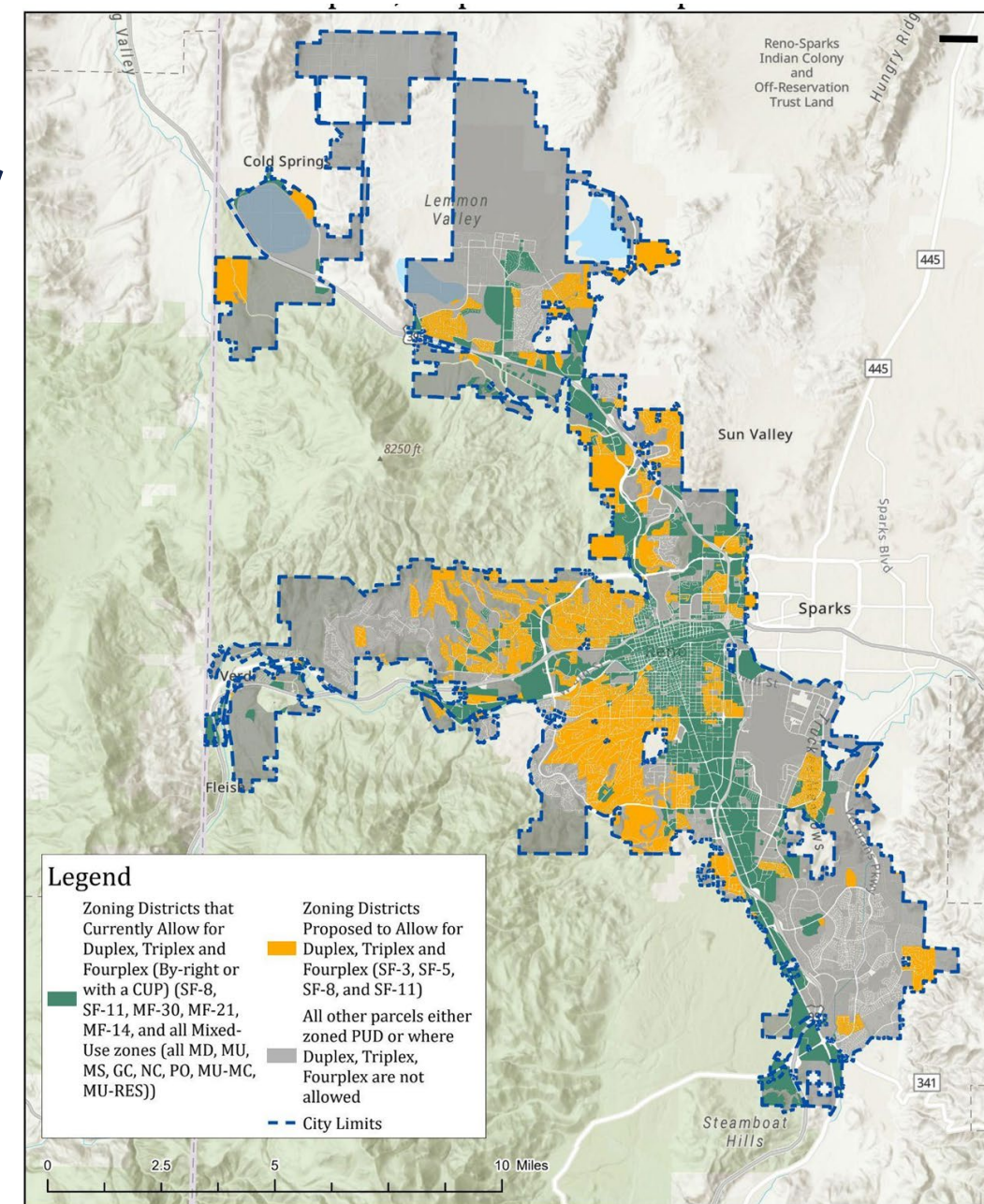


Planning Commission Recommendations for Missing Middle

- 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

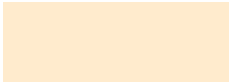
 Proposed to be allowed in SF-3, SF-5, SF-8 and SF-11



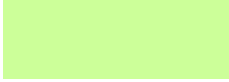
Timeline for Next Steps

- **May 8, 2024** - City Council to review stakeholder feedback and provide staff with input
- **June 2024** - 1st reading of Ordinance
- **July 2024** - Adoption of Ordinance

Newlands Neighborhood

 MF-14 (allowed today)

 SF-8 (allowed today)

 SF-5 (proposed with code changes)

