

[illegible]

City Council Comment received from karla Werning

Mikki Huntsman <HuntsmanM@reno.gov>

Thu 7/11/2024 7:11 PM

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

Contact Info:

Name:

karla Werning

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

wernbird1@gmail.com

Phone Number:

7756223554

Address:

1249 Humboldt Street

A new comment has been submitted for the Reno City Council Meeting held on: 2024-07-31.

Section:

C Items - Public Hearing Items

Item:

ADUs.

Position:

No position stated - Concerned or Neutral

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

ADUs on a lot must be <600 sq ft and under 15 ft high, with all setbacks preserved, and off-street parking. The City is allowing way too many large, tall, dense infill projects which are destroying neighborhood character and quality of life for established residents and property owners.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.
Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

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Yes

City Council Comment received from Michaun Hayes

Mikki Huntsman <HuntsmanM@reno.gov>

Mon 7/8/2024 6:02 PM

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

Contact Info:

Name:

Michaun Hayes

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

Phone Number:

Address:

Reno NV 89523

A new comment has been submitted for the Reno City Council Meeting held on: 2024-07-31.

Section:

C Items - Public Hearing Items

Item:

ADU.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I think making it easier to add one ADU per property is a great plan to ease our local housing crisis.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

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No

Fw: ADUs and short term rental issues overall

Grace Mackedon <MackedonG@reno.gov>

Mon 7/22/2024 9:08 AM

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

 1 attachments (54 KB)

ADU 2024.pdf;

See attached regarding the 7/31 meeting.

From: Sally Tate <saltate@gmail.com>

Sent: Monday, July 22, 2024 8:22 AM

To: Grace Mackedon <MackedonG@reno.gov>

Cc: saltate@gmail.com <saltate@gmail.com>

Subject: ADUs and short term rental issues overall

To: all city council members, Mayor Schieve, acting city manager, planning and zoning commissioners, historical resource commission, community development department
From: Sally P. Tate
Date: 7/21/2024
Re: ADUs and short term rental issues overall

I am not opposed to ADUs overall, but everyone has to look at the total picture and impact. And, to think we went through this at great length about 6 years ago.

The **focus** here is on short term rental usage, in both ADUs and homes, of which both require tight regulation.

In the identified historic district, the city should be very careful and scrutinize a project, and I am not so sure following accessory dwelling criteria is sufficient. In these old established neighborhoods, property lines are so varied, there are a lot of easements, and lots overall are small. Sewer lines run between backyard homes which date back to 1920-30s as well as power lines. Building on top of these could affect preexisting infrastructure.

Before ADUs are approved, rules governing usage of ADUs also needs to be identified as part of the package. Reno has enough hotel and motel space to handle influx of people. Neighborhoods should not become part of the short term hotel/apartment market, and all of the so called Air BnB rentals, must submit to getting a permit, as well as pay "hotel accommodation room taxes" to legitimize this enterprise. These "ST rentals" affect the neighborhoods where "neighborhood" really means something.

There are many apartments with vacancies in our city and many still are not completed or have not received final approval from the city. Why is that motel/now converted studio apartments still not available for rentals on corner of Plumb/Virginia? It has appeared ready for months! And, let's not re-hash the talk about affordable housing as part of the ticket to promote ADUs. That is a wrong direction to follow and has essentially no impact on the overall market, as already discussed.

I should note that recently, a house in our historic district was sold for almost \$1,000,000. When I thought we were welcoming new neighbors to our community, the son said, "Oh I am not your new neighbor, my mom from San Diego bought this to set up as an Air bnb." I was flabbergasted, and commented that she should read her CC and R's, as it prohibits such rental/hotel type usage and should only be used as an established single family residence. Out of town money is purchasing homes in historic regions for such high prices and their plan is to create Air BnB rentals in our quaint historic neighborhoods, where neighborhoods really mean something. Realtors beware! Is it the intention of the city to destroy these lovely neighborhoods with rentals? We must not allow the fleecing of these neighborhoods to outside landlords who don't give a crap about Reno and existing neighborhoods, but focused solely on the monetary advantage. That is why rules must be established and enforced to stop the destruction of family residences in established neighborhoods, as people are currently taking advantage of our city, with short term rentals.

To clarify, Reno is actually home to 2 National Historic Districts! That should mean something very special and the city staff should be very proud of such heritage and should treat it as such. One is the area with the oldest buildings on the UNR campus, and the second is the Newlands Historic District. If you start allowing people to come in and operate Air Bnb and short term rentals, it will destroy what currently exists. I would think that the city planners would try to make every effort to preserve this history and not destroy it, chipping it away with each new zoning change.

The Newlands District is comprised of several tracts: Marker Tract 1907, Newlands Terrace of which there are 5 separate tracts, ranging from 1920-1930, Newlands Manor 1927, Newlands Heights 1920, Riverside Heights 1903, and Rio Vista Heights 1905. Many cities embrace their historic districts and protect them. Take Pasadena as a perfect example. Even my hometown in New England with pre-revolutionary and revolutionary history and homes are respected, protected, and open to tourists for viewing during the summer.

Of all those tracts, based on research, the Newlands Manor tract has the only established and very specific CC and Rs which prohibit apartments, no tenant housing, no hotel, boarding house, etc. To operate such a short term rental and/or Air B and B in this tract, is not in accordance with our CC and R policy of which every buyer signs upon purchase of the house.

In summary,

1. ADUs should not be a side business, but built only for the “granny flat”, family only concept, or caregiver, especially in the historic district.
2. In the historic district, there should be a discretionary review as it is not as easily identifiable as you think in such old neighborhoods.
3. For those neighborhoods with specific CC and R, **NO** Air BnB or short term rentals allowed
4. ADUs should be only for additional family housing, **NOT** hotel rooms
5. Keep Short term rentals out of Historic districts
6. For any ADU, used for short term rentals, permitting, paying the hotel room tax fee is imperative. It is a business and should be treated like it is an hotel and other parameters need to be established.
7. Based on a new wave of outside private investors in our housing market, **No** House in the historic district should be set up as an short term rental/Air BnB property. We do have house rentals in the neighborhood but these are for long term leases, which is acceptable and reasonable.

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



CWX ARCHITECTS INC.

Tel: (775) 829-7747

Dir: (775) 993-3459

audrey@cwarchitects.com

cwarchitects.com

1680 Montclair Avenue, Ste. A

Reno, Nevada 89509

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



CWX ARCHITECTS INC.

Tel: (775) 829-7747

Dir: (775) 993-3459

audrey@cwarchitects.com

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1680 Montclair Avenue, Ste. A

Reno, Nevada 89509

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.

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

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

RENO CITY COUNCIL PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: JOHN LITZ
ADDRESS: 752 STEWART ST
CONTACT PHONE: 775-742-4544
E-MAIL: NOSTRA.FERRATU@GMAIL.COM

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☐ WARD 2 ☒ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM D2 ADU

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: I HAVE AN ADU ANALYSIS TO
READ TO COUNCIL.

☐ PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



My Name is John Litz and I am in favor of ADU's in Reno Nevada-

Lets define the purpose of an Accessory Dwelling Unit vrs Guest Quarters.

Guest Quarters- are for the purpose of allowing family members to have a separate area to live apart from the principal home. Which is of great benefit for older children or elderly family members that need help but don't want to go into a facility. They currently have guidelines that restrict their use to the owner living in the principal home, only allowing family members to use the guest quarters, and only allowing a kitchenette.

ADU's- are for the purpose of renting out. ADU's can bridge the gap between a guest quarter and a small multifamily unit (up to 4 units) that requires specific multifamily zoning. ADU's will have a great benefit to Reno citizens who can generate rental income to help cover mortgage payments or simply make ends meet which would be extremely helpful with the high prices of everyday goods, high inflation and unaffordability of housing. ADU's are smaller in size than the existing residence so the rent will cost less in a higher rent area of single family residences filled with 2-5 bedroom units. Since the land on which an ADU is built already belongs to the homeowner or investor, the expense to build a secondary residence is for the new structure only. In-fill housing will increase, which the City of Reno desperately needs without making any major impacts to City services.

AARP has several guides and pamphlets on the Accessory Dwelling Units (ADUs) that have become the go to information on the subject. The income provided by an ADU tenant can be especially important for elderly people on fixed incomes. Additionally lenders have also created programs specifically to help fund building an ADU. It is such a great way for people to live better lives without having to sell the home that has meant so much to them while raising a family. It will diversify housing types and living possibilities, supports aging in place, diversifies incomes in neighborhoods, provides economic opportunities to homeowners or investors and supports multi-generational living. ADUs provide a more dispersed and incremental way of adding in-fill homes to a community than other options, such as multi-story apartment buildings. Generally measuring between 600 and 1,000 square feet, ADUs work well for the one and two-bedroom homes needed by today's smaller, childless households, which now account for nearly two thirds of all households in the United States. An ADUs use can be adapted for different household types, income levels, employment situations and stages of life.

Staff for the **City of Reno** conducted an ADU Public Survey, which was overwhelmingly in favor of allowing ADU's and presented it to Council on March 27, 2024. The Survey cited parking as the number one issue of concern for the public. ADU regulations sometimes include off-street-parking minimums on top of what's already required for the principal dwelling. Such rules can prevent homeowners from building ADUs if there is insufficient space for added parking. However, the extra parking often isn't needed. Studies of Washington, Oregon, and the San Francisco Bay area found that ADU households own an average of 0.9 cars. That is half the national average of 1.8 cars per household. With just over 2% of the homes in the cities studied, having an ADU (the highest percentage of homes with ADU's of large cities in the country), there's roughly one extra car parked on the street for every six blocks. This suggests that, even in booming ADU cities, any impact on street parking from ADUs is likely to be very small and dispersed. The data simply does not show parking as having any kind of significant impact on a neighborhood.

More-realistic parking rules might be:

- require the creation of new parking only if the ADU displaces the primary dwelling's existing parking
- waive off-street-parking requirements at locations within walking distance of transit
- allow parking requirements for the house and ADU to be met by using a combination of off-street parking, curb parking and tandem (one car in front of the other) parking in a driveway

January 2, 2024 **Washoe County** has adopted codes (WDCA23-0004) for ADU's successfully.

In 2020, the **California** legislature declared that allowing accessory dwelling units in zones that allow single-family and multifamily uses provides additional rental housing, and is an essential component in addressing California's housing needs." The state allows up to one ADU and one Junior ADU per lot. California has removed so many of the restrictions for ADU's that in some areas an ADU can be considered a condo and be sold separately from the main housing unit.

New Hampshire and **Vermont** allow ADUs nearly everywhere single-family housing is permitted. New Hampshire's 2017 legislation stemmed in large part from the frustration of builders who couldn't construct the backyard cottages and garage apartments their clients desired.

Oregon requires cities and counties of certain sizes to allow ADUs in all single-family areas within urban growth boundaries. In 2021, the state extended ADU rights to rural residential areas.

State of Washington- In 2019, the state Legislature found that Washington State had a housing affordability crisis and sought to promote and encourage the creation of ADUs. Commerce offered a grant program to encourage cities to adopt regulations to increase housing supply, including to:

- (1) authorize ADUs in one or more zoning district in which they are currently prohibited
- (2) remove minimum parking requirements
- (3) remove owner occupancy requirements
- (4) adopt new square footage requirements that are less restrictive than existing requirements
- (5) develop a local program that offers homeowners a combination of financing, design, permitting or construction support to build ADUs

-In 2023, HB 1337 amended RCW 36.70A to add significant changes to local government roles for regulating ADUs. Within urban growth areas, cities and counties:

-Must allow two ADUs per residential lot. They may be attached, detached, or a combination of both, or may be conversions of existing structures.

-May not require the owner to occupy the property

-May not prohibit sale as independent units.

-May not charge more than 50% of impact fees charged for the principal unit.

-Must allow an ADU of at least 1,000 square feet

-Must adjust zoning to be consistent with the bill for things such as height, setbacks, and other regulations.

-Must set consistent parking requirements based on distance from transit and lot size.

-Cities and counties must allow an ADU on any lot that meets the minimum lot size required for the principal unit.

-Minimum lot sizes set the base lot size for development as part of a subdivision process. To support more ADU development, local governments should reduce or eliminate minimum lot size requirements for ADUs with existing development and allow ADUs on all lots. Where lots are smaller than the minimum allowed by the zone, cities may choose to rely on the capacity of the lot, sewer, septic, parking, and landscaping or other regulations to set the limits on whether one or two ADUs.

-Cities and counties may not require the owner of a lot on which there is an ADU to reside in or occupy the ADU or another housing unit on the same lot.

-A city or county may not prohibit the sale or other conveyance of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an accessory dwelling unit.

-A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for ADUs that are more restrictive than those for principal units.

-The city or county may not establish roof height limits on an ADU of less than 24 feet, unless the height limitation on the principal unit is less than 24 feet, in which case, a city or county may not impose roof height limitation ADUs is less than the height limit that applies to the principal unit.

-The city or county may not assess impact fees on the construction of accessory dwelling units that are greater than 50 percent of the impact fees that would be imposed on the principal unit.

-A city or county may not require public street improvements as a condition of permitting ADUs

-Local governments should allow ADUs “by-right,” with project review and approval to be done administratively. Having an expedited or shorter review process for ADUs can also include preferential review of ADU proposals. Providing pre-approved ADU plans is another method for reducing the time needed to review an ADU proposal. Streamlining can be additionally bolstered by checklists that clarify the ADU approval process.

-A combination of strong demand for new housing and too many restrictive barriers have in some Washington communities resulted in unpermitted ADUs. Creating a program to allow legalization of unpermitted ADUs can help promote safe, legal structures and open them up to rental opportunities. Local governments are encouraged to develop programs to promote the legalization of existing housing units, which should be done in a manner that ensures ADUs are safe to inhabit.

Other states allowing ADUs include Connecticut, Rhode Island and Utah.

Many cities now allow ADUs, including Anchorage, Alaska; Atlanta, Georgia; Annapolis, Maryland; Asheville, North Carolina; Austin, Texas; Denver, Colorado; Honolulu, Hawaii; Houston, Texas; Louisville, Kentucky; Philadelphia, Pennsylvania; Phoenix and Tucson, Arizona; Seattle, Washington; and Washington D.C

It is such an incredible opportunity for Reno citizens to be able to generate additional income through the use of being able to rent either the principal unit or the ADU depending on which situation best fits their needs. Reno is in such need for additional in-fill housing that everyone can agree that having additional units built by homeowners and responsible investors is of a great benefit for the entire community.

Rules that have been identified that will encourage ADUs and benefit Reno Citizens

- Reducing costs of permitting and impact fees

- Allowing for smaller set backs

- Removing parking restrictions so that smaller properties and lots will be able to build ADU's

- By creating a far less restrictive environment many cities have found that homeowners with illegal units will now get them permitted, making them safer for the tenants.

- Housing cost would decrease due to being able to use rental income to offset the mortgage payments, reducing the rate of foreclosures (which are on the rise)

- Allowing ADUs “by-right,” with project review and approval to be done administratively by the building department with a simple permit.

Making ADU codes less restrictive, and having less cost will increase the number of in-fill units available in the city and they will be safer because more of the illegal operators will get inspected and permitted.

Rules that have been identified that will discourage ADUs

- ADU-specific regulations that don't also apply to principle dwellings such as owner-occupancy requirements or requiring family members to reside in the ADU (this is not a guest quarters)
- Complex design compatibility criteria and approval steps
- Restrictions that limit ADUs to certain areas, particular zoning categories or to large lots
- Caps on square footage relative to the primary house that make it easy to add an ADU to a large home but hard or impossible to add one to a small home
- Having requirements for a kitchenette instead of a full kitchen
- Off-street parking requirements beyond those required for the primary dwelling

Having a more restrictive environment will make ADU codes effectively useless because nobody will actually apply for them, creating an environment where ADUs still exist but are undocumented and illegal which is currently happening all over Reno and Sparks.

In Summary- The goal should be to encourage homeowners and responsible investors to build ADU's which is overwhelmingly what the public is asking for in the ADU Public Opinion Survey. The public agrees that Reno needs more housing which will help reduce the cost of housing. An added benefit is reducing the number of illegally operated units which increases public safety. The City Council needs to please take action as soon as possible with as little restriction, fees and red tape as possible to make a difference to our community. It is obvious this will not have a massive impact on housing but every unit helps. It is also an incredible option for people to create new income opportunities that can help get new, aging or first time homeowners on the property ladder or transition into a new chapter in their lives.

It is my sincere hope that staff and council have as much passion to make improvements to our great city as I do. Thank you for your consideration in this matter.

RENO CITY COUNCIL PUBLIC COMMENT CARD

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NAME: Kevin Dory

ADDRESS: _____

CONTACT PHONE: _____

E-MAIL: Kevin Dory

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5

☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☐ NO ☐

AGENDA ITEM D.2.

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

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THANK YOU FOR YOUR COOPERATION AND PARTICIPATION

