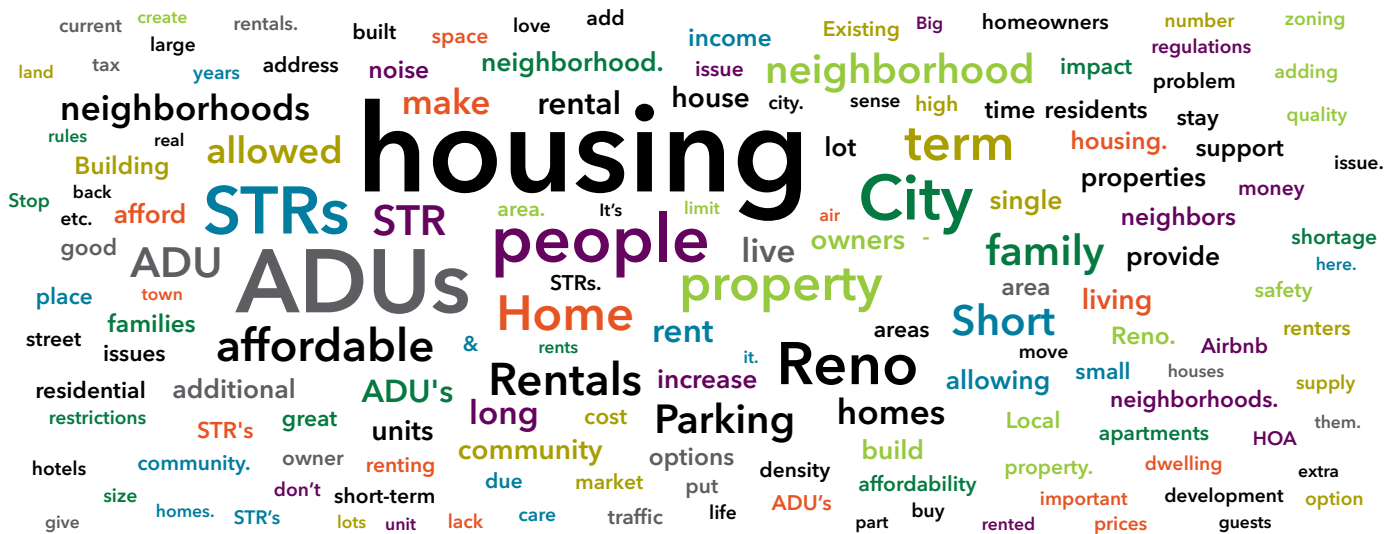


Any other comments or concerns regarding ADUs or STRs



Response	Count
None	3
There should be separate requirement's for ADU's that do not have separate kitchens or bathrooms that make it easier for older houses with small plots to add another unit. The King's Row development could increase the number of bedrooms in the development by 33%+ if small plot homes could add a standalone "bedroom"	2
No	2
Zoning codes should be updated citywide to allow higher density housing to be built on all residential lots.	1

You've already allowed for unfettered growth and development to the detriment of long-time residents for "economic growth". You're instead making us want to leave. Traffic, housing now consisting of apartment complexes literally everywhere, have ruined the character of Reno. I have lived here for 35 years and have now watched what used to be beautiful open lands and nearly every square foot of land be razed and built upon. What used to be bearable traffic in the south end of town is now constant congestion. You've already outgrown your infrastructure, water, sewer, and now roads even worse. You can't expand McCarran wider, so it's going to get even worse everywhere. Please stop; making ADUs is just another way of bringing more people here, not "affordable housing". It's unsustainable. Please stop somewhere, maybe try to get back to when it was truly the "biggest little city", not Reno, California.

1

You should not permit either of these if they violate existing zoning laws. This will not cure the issues you are seeking to resolve. In turn, approval of either of these will likely lead to other consequences that you did not consider. Approving ADU's and STRs would damage property values. I don't think your constituents will want to see their chief financial asset diminished by your decisions. Bad idea.

1

You must limit/eliminate STRs to help with the low housing stock. For every STR there is, there is one less home for Reno residents. In addition, if ADU's are legalized YOU MUST REQUIRE a recent survey prior to awarding a building permit. Setback codes mean NOTHING if there is no point of reference (a defined property boundary)

1

You are conflating the issue. Short term rentals are not a massive problem. Short term rentals as an investment by a larger group or corporate entity are the issue. Ensuring that STRs are owned solely by single proprietors allows for the healthy use of an unconventional occupancy type. This would ensure that the all important transition to greater acceptance of ADUs opens up options for extra revenue streams for Reno residents without allowing the degradation of our housing market.

1

Yes. Stop freaking building in our rural areas. Leave new construction to areas that actually want it. We do not want anyone else moving into our quiet areas ruining our light and noise pollution. You already destroyed the area by building apartments where should never even be any considered here just stop. We are full.

1

YES! But done right. The City needs to move on this as it is too strategic to ignore. Putting into place for Jan 2025 should be a goal. ADUs have the ability to impact housing crunch in more significant manner than any other plans in place. Ability to streamline permitting, reduce fees if rented in more affordable manner (% fee discount in relation to % +/- of AMI).

1

Yes to ADUs and NO to STRs

1

Yes i have no prob with this idea of short terms but the one thing is the trash issue. Garbage usage that is. I love the idea but would be great if residents and neighbors respected others as well.

1

Would the ADU be eligible to rent as an STR?

1

Would prefer that ADU be used for more long term - 6+ month rental rather than short stays	1
Would love to see more ADUs and less STRs. There are plenty of places for tourists or visitors to stay without real estate investors hoovering up available property to make extra money at the expense of the lower income folks who call Reno their home.	1
Would love to have more strs in Reno to boost tourism	1
Would like the residential design community a chance to review and comment on the ordinances prior to public review.	1
With the cost of living in Reno it's very difficult for younger people to afford living in Reno which causes many to move after college or just not move here in the first place. ADUs will help to decrease the cost of housing and keep more young people in the area instead of moving elsewhere for more opportunities.	1
With more and more American families unable to afford housing (is it up to ~25% in Reno?), the solution of adding an ADU for dwelling and adding STR for additional income are no-brainers. They can be attractive and sensible, and community rules can keep things tame enough. We need ADU, STR with the assumption that flexibility is of critical importance for the American family.	1
With all the apartments, and ongoing development and urban spread, how is this even an issue? Occupancy rates for apartments are not at 100 per cent and there are many more units still under construction. I am dead against more development and the ongoing excuse of not enough available housing. Stop this nonsense.	1
With a growing population of people on fixed income and raging inflation short term rentals are going to keep people in their homes and paying property taxes. Owners on premises are the best way to keep short term rentals from being annoying.	1
Why are you wasting city resources on ADUs as a fix to housing affordability, when you've already tried and failed to do this several times and staff says it won't impact housing needs much anyway STRs of illegal units (esp. alley units/garage conversions) need to be stopped, rentals need to be safe and legal, small alley units (for example) could provide safe affordable housing options for locals - shoddy/unsafe rentals shouldn't function as a cash machine for property owners skirting taxes by renting to unsuspecting tourists Neither of these options addresses an iota of the real housing affordability problem, ADUs and STRs will never be workforce level or affordable housing	1
While needed, should be restricted to areas and in compliance with CC&R's. Also parking and noise should be addressed as well as occupancy limits.	1

While it seems a good idea these types of dwellings tend to cheapen an area and you can't always count on individuals being good neighbors. As with rentals, people do not have a stake in these types of dwellings, and historically, short term anything degrades a neighborhood over time. Many homeowners have worked hard to maintain their homes and I doubt any would enjoy seeing their property values drop because of poorly treated, poor maintained, temporary dwellings springing up in large numbers in a neighborhood. I can't imagine these types of places welcomed in wealthier areas of town.

1

While ADU's MIGHT be appropriate for some neighborhoods in Reno ...they DEFINITELY are NOT for ALL neighborhoods. AND if a home owner wants to build an ADU on their property where zoning does not allow, there permits that can be obtained on a case by case basis, where the existing neighbors can weigh in to determine if it is APPROPRIATE for their neighborhood...if so, one can go forward with their project. Keeping that system in place, I think works better, than a blanket approval that FORCES ADU's on neighborhoods that are best without them. ALSO..if an ADU owner wants to charge \$3,500 (or MORE) per month for rental (or make even more with an Airbnb) how is that adding to AFFORDABLE housing?? I think the City of Reno should come up with better alternatives to accomplish this without doing infill density...and has had the opportunity to do so in the past...but didn't move forward. We need affordable housing - but a blanket ADU ordinance is NOT the way to go about it ...in my opinion.

1

When will these introduced laws be voted on. Or?.

1

When I purchased my house on Cordone Avenue in 2007, it already had an ADU on the property. I have really enjoyed the flexibility. At times, I have rented it out for years at a time. It has also been occupied by family as part of a multi-generational household. Recently, I listed my ADU on a site geared toward professionals seeking intermediate term housing. That resulted in me renting to a traveling nurse for 9 months. The people living in my ADU have all been part of the neighborhood. There have been no neighbor complaints. I like my neighbors, and I strive to be a good, respectful neighbor. Since I live on my property, I would be the first person to notice a noisy or trashy tenant, so I think property owners have a vested interest in thoughtfully screening tenants. Still, it would be a reasonable part of an application process to consider factors like parking. As for short term rentals, I would question why ADUs should have a special set of rules.

1

When cities allow short term rentals, it often has the effect of INCREASING property costs and destroying neighborhood character. If Reno allows short term rentals, it should only be if the owner lives on the property, as some cities require.

1

Wheelchair accessibility must be considered. We generally lack accessible and affordable housing in all areas of our community. And I often get calls about renting wheelchair accessible STR's in the Reno/Tahoe areas. Also accessible transportation is important from airport, etc.

1

What will the final decision be made for approval? Will this approved through the City or Washoe County directly?

1

What someone does on or to their private property, as long as it isn't negatively affecting or disturbing immediate neighbors, should have zero or a minimal amount of government regulation or oversight.	1
What kind of enforcement mechanisms are already in place?	1
We're a small subdivision where most homeowners live in their homes. ADU'S and STR'S would destroy our neighborhood. Property values would plummet. We already have too many Californicators wanting to buy our homes.	1
Well I believe are homeless or people that need housing should be first in line then if there is a need for STR ONLY WHEN HOUSING IS NOT THE PROBLEM	1
We've got to find options to create affordable housing for our community	1
We're on an acre and I'd like to be able to build a small ADU for a family member.	1
We're in a housing crisis. "Protecting" single family neighborhoods has contributed to this crisis. The dream of home ownership no longer exists for average working class Americans. Housing affordability has a direct impact on our economy.	1
We want to build an ADU on our property because we need to retire, and since there are no longer any pensions, this would be a MUCH needed source of income and survival. Students can't afford the high rents, but would be able to afford these types of housing options. In this day and age this should be a no brainer - stop listening to only the NIMBYs. The world has changed and things can't be like they were 50 years ago.	1
We should support them, but not make them for STR.	1
We should prohibit companies from owning homes and tax AirBnbs similar to hotels. Then we need to build moderately sized homes with good yards. No more of these five bedroom identical monstrosities with six whole square feet for a yard.	1
We should implement ADUs in order to give our community members a chance to live in alternative housings. STR SHOULD NOT BE ALLOWED. We need more housing. We already have hotels and extended stay places. Every time a STR is used is one less option for someone in our community to choose a long term home.	1
We should be unleashing innovation rather than stifling it. ADU's are a fantastic way to unlock infill development potential and increase housing density in a safe and sustainable manner.	1

We should actively encourage these to help with affordable housing. Alot of young people could afford to rent an ADU if only they were being built. Banning ADU's is an attempt at well off, mostly white old people attempting to use government policy in an attempt to build up their perceived property value at the expense of those who need housing. End NIMBY racism.	1
We own a family property outside of Washoe county with both a short term rental and a small ADU that we use for a long term rental. We provided housing, tourism income, and a positive impact on local tax income. In the recent year they have started to restrict the use of ADUs and STRs and now our community feels empty. Less travelers, less people are housed, and less people are around to support businesses. PLEASE don't over regulate this. Set ground rules, ensure people have quality livable conditions, and let families decide on how they want to use their own property.	1
We need to try everything in order to create affordable housing and get people off of the street. Try something. Measure it . Adjust	1
We need to put a cap on the housing market. I make 125,000 a year yet because I have 3 kids I need to pay for daycare for I cannot afford to buy a house.	1
We need to provide additional housing options. Short term rentals are not a good option. We need to focus on our local families and not the short term rentals for parties and vacations. There's plenty of hotel lodging for that.	1
We need to make Reno more dense and walkable. Adu allowing multi generation living is one great way to encourage this. I would be inclined to zone inside McCarran and outside McCarran differently.	1
we need to help people	1
We need to address affordable housing in the sense that people under the age of 50 and only making \$1800 @ month CAN NOT afford a 1 bedroom that costs \$1500 @ month. Caps need to be put on G REEDY landlords and property managers. I don't necessarily agree with government being involved in all business, but rent prices are RIDICULOUS. One reason we have so many homeless people and living in vehicles.	1
We need some way to prevent STRs from blocking access to permanent housing for those who need it. We also need to encourage development that will position Reno to meet the myriad challenges that climate change is bringing.	1
We need rental properties to build upward (high rise apartments) not outward into housing developments, it takes away the beauty of the land to keep expanding outward when we can build UP. Also, repurpose downtown high rises buildings into apartments and fix up the area.	1

We need ordinances that create housing opportunities for homebuyers, particularly first time homebuyers, not ordinances that would encourage investors to continue to buy up everything and rent it out for exorbitant prices. My husband and I have been looking for a home for 2 years, unable to find anything reasonably priced and in good condition. And we make over 200k a year! What does that mean for families in Reno with more modest incomes?	1
We need options for affordable renting for residents of our community, not more opportunities for people with money to make more money (AirB&Bs). A renter in my neighborhood is one thing, but having people constantly coming and going with no ties to the neighborhood creates problems. I have no problem with a neighbor renting to someone for a long term lease, that renter also becomes a neighbor, but I do have a problem with my neighbor opening up a "hotel" next to my home.	1
We need more housing!	1
We need more housing supply. Short term rentals that remain vacant except weekends/holidays/etc is counterproductive.	1
We need more housing built. The median home price in Reno is now over \$600,000. This cannot be allowed to spiral upward and upward.	1
We need more housing and a way to make extra money, we just dont want STR to hike up rental properties overall. There should be some sort of incentive to those who choose long term rentals over STR.	1
We need more affordable housing options, not short term rentals or casino districts in livable downtown spaces. I am in favor of ADUs in concept, especially in the "nicer" areas of town. Increased density does NOT make sense in densely populated and already stressed areas.	1
We need more affordable housing for those who can't afford the security deposits or rents for current OVERPRICED rentals. We need to get the tent cities into real housing urgently. Those renting through Airbnb or VRBO are not going to solve the crisis... they're just looking to make more \$. If they need to start a STR from a portion of their home to prevent losing their home or become homeless, then I support that. The last thing this city needs is more developer GREED.	1
We need housing, we need more affordable housing, more options and not just apartments that most people can't afford. I don't oppose apartments, but I do oppose people obstructing projects just because they can. That's not helpful.	1
We need diverse housing options and those include ADUs and temporary housing/rentals such as STRs. Property owners should be allowed to make decisions about how they use their property (except if it causes a health hazard or disturbs neighbors) not the City.	1

We need affordable housing. Reno has fallen behind Sparks with addressing and solving the needs of their respective city	1
We need ADU's to address the housing shortage and high costs in Reno. STR's are a way to get additional vacationers to the Reno area without forcing them to stay at smoky casinos.	1
We need access to more affordable housing, not just allowing property owners to withhold more housing as a means to profit. Incentivize builders to build more affordable housing and reduce the barriers to entry. Invest in transitional housing for the homeless. ADU/STRs are a pathetic consideration when looking at the entire scope of the problem and will not likely help what it intends to address without supplemental efforts.	1
We must address the unaffordable rents in Reno and pass rent control. ADUs may help but STRs should be banned or heavily taxed	1
We moved out of Florida in part because the unregulated STR situation has caused housing shortages, skyrocketing property tax/cost, and disproportionately high rent. Big companies are purchasing whole neighborhoods in Florida and turning them into STRs. We are very concerned about how STRs will continue to shape the housing market and economy. In the US as a whole, the focus needs to shift back towards creating accessible housing for residents and reducing homelessness.	1
We love the area we live in. We are looking to retire and down size. The option of moving into an ADU on our lot instead of selling and looking for a smaller house is very appealing.	1
We live in a desert. Our water problems are getting worse.	1
We have way too many apartments that have been built or are in the process of being built currently in South Reno. Most are less than half full. They encourage transiency. Use the extra unused spaces in these buildings for STRs. Quit building apartment buildings, until there is an actual need. Overbuilding helps no one. Keep them out of South Reno. We have way too many now. Require functional parking and safe and multiple ingress and egress locations in properties and make them inviting as in LA and San Diego. Build town house communities that are inviting and safe similar to Via San Donato. They encourage becoming part of the community.	1
We have one in our neighborhood. It is a nuisance with partners.	1
We have experienced issues with permitting in Washoe County and it is truly a no win situation. Most problems lie with poor neighbors not monitoring rentals and permitting does not seem to help. If this is pursued it needs to be researched extensively for "best practices" to ensure permitting is fair, affordable and accessible to all types of rentals. If permitting is used as a tool to keep "bad players" in check, resources need to go to enforcement, not bureaucratic steps to get permits. Lack of enforcement remains the top issue.	1

We have enough CURRENT issues with rentals in our neighborhood. They are rented for six-month terms to as many as 5 different people each with their own cars littering the streets. They have zero respect for the property, always unkempt and unsightly. HOA does offer some assistance, but the parking is a CITY issue and not the HOA issue.	1
We have an airbnb next door to us right now. There is a permanent tenant living in the converted garage and they rent out the rest of the house. We have had parking issues already. The garbages never get put out on a weekly basis. It brings alot of people into our neighborhood that we do not know. There should be some regulations on STR's. Not looking forward to summer to see what that brings, i.e. late night noise. We do not have enough parking for an ADU. We live in a cul de sac.	1
We have airbnbs in our neighborhood and they have been very disruptive and a security issue.	1
We have a tiny house in a big lot. I would love to put up an ADU for when family and friends stay and as an extra space for us to use as a family. We have tons of parking and this unit wouldn't be visible from the street. Making sweeping assumptions about a neighborhood is unwise- yes parking is important for sure but I worry about the NIMBY affect with this survey. I think regulations around about if free space on a property, use/permit as a non-rented property, and viability from street are important factors. Our example is a 1200 sq ft house on a 33k sq foot lot. We have the space easily. Thanks for taking the time to look into this! It can be all the difference in being priced out of a larger home for us and other families. I love the charm of our 1940's home and want to keep it in tact- and ADU would be a dream.	1
We have a serious affordable housing crisis and homeowners are worried about parking? Are you kidding me? We should get rid of single family zoning. It has always been RACIST. You see any people of color at Gelena high school or Damonte high school? Yeah, it's all racist and you're perpetuating racial segregation	1
We have a large homeless senior population and with the addition of ADU's it would be another step to addressing this problem.	1
We have a housing shortage. We should be more worried about things like architectural integrity and fire code of ADUs than density. We need more houses and less Nimbyism. If wealthy people want more space, they can buy more space or just NOT build an ADU. In the mean time, let's try to improve housing affordability so that our neighborhoods can be occupied by working class families. First step is to lower building fees- almost the highest in the US. City of Reno is profit taking through hugely inefficient building dept. Second is to allow density and stop allowing the few old timers of the areas dictate what's best for the people with families and jobs.	1
We have a dire housing problem and this could help	1
We don't need additional density. What we need is to STOP senseless growth of our town!	1

We don't need to be the biggest trashiest little city. Reno, like Nevada, should be home.	1
We definitely need more affordable housing for families. Not more overpriced "luxury apartments" or former motel rooms turned into "workforce housing".	1
We are seniors, soon to be retired. Our home is bigger than we need but we enjoy having our kids stay with us when in town. We put an additional door inside to allow the mostly unused part of the home to be used for short term rentals, when we don't have family or friends visiting. As we age in place, our plan is for a care taker to live there. This rental is not taking permanent rental housing off the market for those in need. We, and people like us, rely on the additional income we generate to supplement our income.	1
We are retired and the ability to use our home as an STR is essential to our livelihood. We are always very respectful of our neighbors and make sure our guests respect and follow our rules. Using our home as an Airbnb does not negatively impact our neighbors in any way. We live in our home and are always able to keep an eye on guest behaviors. We believe that we should be able to use our home as we see fit as long as it does not negatively impact anyone.	1
We are overbuilding now. We don't need more housing, we need affordable housing.	1
We are NOT interested in having these ADU or STR's in our neighborhood. We already have big problems from Viscaya and Austin Crest apartments. Traffic and crime is bad. This area was originally zoned for single family homes. Please, we don't want more housing, we live in a desert that can't handle all this population density.	1
We already have many apartments surrounding the NW area. Now we have two building sites- one by the school and one by the post office of homes. There are 50 new homes by the school and are only available to RENT.	1
We all should be able to have ADU/STR's but in keeping with existing building and public regulations. I don't feel there is a need for special regulations. At the same time, we all need to be good neighbors and considerate of others peaceful enjoyment of their own properties.	1
Vote anarcho-syndicalist in 2024.	1
Very much support the adoption of both of these options.	1
Utility access	1
urban infill makes sense - utilizes current infrastructure.	1
Upkeep of dwellings and front yards should be regulated. Also noise/parties could be a big problem with STRs	1

Unpermitted STRs are already in my neighborhood.	1
Unless the STR is disrupting neighborhood peace and quiet, they should be allowed.	1
Underwood PI	1
Typical vacation locations, Tahoe, Hawaiian islands, parts of Florida with high non owner units should consider STR's. While Reno has a high number of rentals, not that many units appear to be vacation units so the majority of housing units are permanently occupied. Allowing STR;s would decrease our housing supply of permanent housing.	1
Traffic in Damonte Ranch is already a disaster. Adding ADU's will be the final straw that breaks the neighborhood.	1
Totally against both.	1
Too much growth and not enough highway maintenance or growth for this. You guys need to focus more on the traffic situation rather than housing.	1
To get rents down: ADUs good, STRs bad.	1
This would take away property owners rights	1
This will destroy our city and only create problems .	1
This type of housing just becomes opportunities for landlords to make quick money and the next thing you know they are just slum landlords who do not take care of anything. These houses are party houses that ruin neighborhoods. IF the house was specifically for a family member such as a senior parent that is one thing, but if they are just rentals to anyone NO WAY !!!!!.	1
This survey didn't allow me to answer that I would like STRs to be allowed but regulated so that there is a cap on numbers and other safeguards for the housing stock. I think it is the number allowed and not the neighborhood that is the issue. My house in midtown/old southwest abuts an STR owned by someone who lives out of state. They use it to generate income and I assume that the high price for the small property was considered only because they planned to use it as a business this way--the rental price is from \$350-\$450 per night. My main objection is the overall effect STRs have on housing affordability for residents and that they change the neighborhood character—fewer actual neighbors to meet and know and look out for us and vote and volunteer and care about Reno. Thank you so much for reaching out about this important issue. I am all for allowing ADUs within certain parameters to increase density, affordability, and walkability in the downtown core.	1
this needs to be allowed due to lack of affordable housing for children and elderly prevents homelessness and crime due to lack of housing	1

This needs careful thought. Granny flats (aka ADU's) have been allowed in the City in the past, then removed because they weren't fully thought out.	1
This might be an opportunity to attract more and varied tourists.	1
This isn't Los Angeles. There are no servant's quarters. Most likely these would be garage conversions. Bleh.	1
This is not California	1
This is an invitation to problems. I pass several houses near us with multiple motor homes stacked around the unkept main houses. Not a positive for the neighborhood.	1
This is a gated condo community, and I would not like short term rentals here for security reasons.	1
This appears to be a thinly veiled attempt by AirBnB, et al, to ram this down our throats. Do not believe the lies they tell about how wonderful of a solution it is and its helpfulness in California. The only things in common we have with California is a border and earthquakes. Retrofitting a city that did not allow ADU/STR to one that has will be problematic; Nevada did not follow California's path on this subject; we cannot make it work with the old methods - our past sealed our future. More dense housing is the actual solution. The city of Reno needs to stop hoarding land, by itself and the do-nothing developers that have been sitting on it for years to decades, so that the land can be used for a fit purpose.	1
Think carefully and learn from the "lessons already learned" from other cities that have adopted regulations. We do not need to reinvent a bad wheel folks. There is plenty of information already out there so do not make mistakes.	1
They should be permitted. Lots of folks rely on them and the income however they need limitations to Reno. Reno is a totally over saturated Air BnB market. We are in the middle of the desert and home prices are artificially inflated due to being out in the middle of nowhere here in NV. People are moving in from all over, contributing to the housing shortage. STR limits would help our housing supply and help inflation of prices here come down. I love and support investing, but I just can't with our super super high prices and lack of supply.	1
They should be built in their own designated places and not on a person's property unless said person gives permission.	1
They should be allowed if they can be supported by existing infrastructure.	1
They should be allowed and city regulation kept to a minimum allowing the property owners to manage as they see fit.	1

They need to be outlawed, people need homes. I'd love to be able to buy a home, but somehow even making 65k a year, I can't afford to buy a place, ADUs and STRs, along with institutional investors, are in my opinion the primary reasons that people like me who work hard and make decent money can't afford to buy a home and are forced to rent.	1
They need to be heavily regulated. There are going to be too many people like the asshole of FB asking for \$900 to live in a literal SHED in his yard. Strict building codes. No shed bullshit. People deserve better.	1
They need to be affordable and perhaps have rent control agreements	1
They could be a great option in certain areas if designed correctly.	1
They are a beneficial asset to the community especially for folks who do not like or can afford to stay in a casino hotel. ~ perhaps a review board or person could inspect the living conditions (online & in person) of these individuals/properties and determine if they should stay or go. I've been a superhost through Airbnb for over 5 years ~ I love hosting people. Please feel free to hire me as a rep to review existing properties. ~ Evelyn	1
These should be encouraged to add density to urban areas to encourage walking rather than driving everywhere. I live outside the City limits in an area that does NOT allow ADU's and STR's by the location's CC&R's.	1
These could be a good solution for housing as long as it doesn't strain the current neighborhood resources, i.e., Parking, Water, Sewer, Trash, Noise, etc.	1
These are potentially great solutions to "interim" and "affordable" housing, our greatest need in Reno.	1
There's no bus service in Verdi	1
There was a reason that ADU's were addressed over 10 yrs ago. It made lots look like car dealerships and junk yards. Additionally, short term rentals should not be allowed. How does that address the shortage of affordable housing. It seems to me that y'all need to DEFINE affordable housing, because a lot of you seem to think making more apartments is 'affordable'. In most cases rent is higher than a mortgage payment but the person can't afford a down payment on a house. AFFORDABLE HOUSING, to me, means home ownership. Why are you not addressing that?	1
There should be no restrictions on how they can be used; that is, who lives in them, for how long etc. The landowner / ADU owner should not be restricted as to what and how they can use them. If they want an older family member to be closer to them or if they want to rent it out to a student the use is landowners' prerogative. Setbacks should be reduced to near zero to maximize the sqft of the ADU. There should be minimal fees to connect to City services. No ADU should be required to pay the full \$12,000 sewer fees as an example.	1

There should be a set proportion of space needed for ADU. For example only a certain percentage of property can be used and only one per house.	1
There should also be exploration to enable clear rules create small/tiny homes clusters around common areas so people could rent or buy in a community. Many of these tiny homes are mobile and need to be classified as their own category.	1
There needs to be stronger protections for HOAs where Short Term Rentals are forbidden in the CC&Rs yet owners still operate the property as a short term rental.	1
There needs to be protection of residents who have made a long term commitment and value privacy and the expectation of a maximum population density and safety that was implied at the time of their investment.	1
There needs to be a commercial dumpster separate from the residential cans for short term rental	1
There is nothing like having people coming and going all night and every other day to make you double check if all your doors and windows are locked. The ATVs going up and down the street and the cars that sometimes park in your drive way are a small problem. Asking people to be reasonable is a lost cause, all they understand are laws that get enforced.	1
There is evidence of short term rentals destroying communities (look at Hawaii for example), while also reducing the AMT of housing for longer term residents. We to increase housing for those of us that live in the Reno area. Reno is already facing housing issues due to suburban sprawl caused by single family zoning - which is more of a tax burden on the city, and not a lot of land. We need to encourage denser housing and denser zoning a law the missing middle. ADUs are a good step in this direction, but only part of the solution. As for STRs why can't they go to a hotel? STR quality like air bnb have only gone down hill placing more of the cost burden onto the renters and less responsibility on the owners who also don't live in the area and just use the property as a flip or "investment".	1
There is a STR in my neighborhood in violation of the CC&Rs. In six months, neither the HOA board nor the board's management company has been able to get the homeowner's or Airbnb to stop advertising and renting it to comply with the CC&Rs. This house is trashing the neighborhood by constant coming and going of too many vehicles, the property owners giving out the gate codes to strangers, leaving overflowing trash and recycling cans out for weeks at a time - so overflowing that Waste Management won't pick them up. The landscape is destroyed. This is in a million dollar gated community!	1
There is a lack of affordable housing for residents. Please do not increase STR so locals cannot find housing. Prioritize locals. ADU offer more housing for locals which is what's important.	1
There has to be some accountability and onerous on STR owner and renters. Noise from tenants is a big concern, but also lack of respect for neighbors who live there full time.	1

There has been a short term rental (one unit motel) on whistlewood ct for 5+ years. There have been police called for a huge party, equipment loaded and unloaded numerous times at all hours of the night. One year it was staging point for burning man with large trucks loading and unloading all kinds of stuff. There was a sign for trash and snow removal on the property. How are these not a violation of residential zoning.	1
There are too many STR's in my neighborhood. STR's erode the neighbor in "neighborhood ". Reno has as plenty of hotels. 1 and 2 bedroom STR's are not needed. Reno needs housing for residents! Please restrict STR's as South Lake did with measure T. We were against measure T, but it has been good for South Lake neighborhoods and the tourists are still coming. I believe the consultant report looking at Reno's housing crisis also recommended limiting STR's. You hired him, please listen to his recommendations. Thank you.	1
There are too many rental and mass housing units in SW Reno. Growth should be on the outskirts, not in the middle of town.	1
There are several STRs in our neighborhood. The one nearest us is a problem with parking and partying out front. STRs may make sense in resort areas but not in neighborhoods.	1
There are numerous "granny units" in the area. If my neighbors have them, why limit other property owners from having the same. It's like you are closing the barn door after the horses have all left.	1
There are already too many rentals in this neighborhood, long and short term, it does not feel like a neighborhood so we may be leaving Sparks when we are retired.	1
There are already many ADUs in my neighborhood and I love them! I enjoy the added density and think this is a great way to add small housing in nice neighborhoods for singles, college students, family members, nannies, etc	1
There are already 4+ STR homes in my block. There should be a regulation about how many in a block, they need to be taxed.	1
The woman on the news talking about people buying while blocks is ridiculous. A scare tactic. I know people who rent their old home and it's a great option for tourist coming here. Best looking house in the neighborhood. I use STR when I go to Mammoth versus a crappy hotel.	1
The university area is a great area to allow for ADUs.	1
The units should go thru the permitting process. Over the counter building permits should not be allowed without review, otherwise, why have a planning department?	1
The taxes could boost our local economy	1

The results of this survey needs to be made publicly and weighted to elevate the voices of the homeless and the below poverty segment of our community and away from the paid lobbyists of the builders and realtors of our community. ADUs and STRs are the rights of the home owner and not any NGO.	1
The restriction of ADUs in this community is completely insane. NIMBYism beyond belief. We are in both a housing unit and affordability crisis and the concepts of ADU which foster intergenerational living are completely valid mechanisms of addressing this. These are not new, in fact, very old... cities all over the US have used this for generations now in addressing their housing needs. STRs are a completely different concept incentivizing quick cash grabs by landlords... this does not address and real need for our community and I would like to see the City separate these two ideas in the future... they are not the same and that should be made explicitly clear in any forthcoming recommendations. Thank you.	1
The Reno-Sparks area is becoming more congested all the time. I am not in favor of adding any further confusion, crowding, or traffic.	1
The reality is that this town is just too overpopulated and just too expensive! There is NO REASON for people to have to share housing/land/property! I've lived here 48 years and cannot believe how unlivable this town has become. There's ZERO hope to ever be a homeowner, and that's pretty bad when \$70k/year isn't even enough to do so anymore.	1
The quantity of STRs in a given neighborhood should be regulated, such as only allowing a certain percentage of homes to be STRs. We had an STR around the corner from us for a couple years (before the owners sold it) and it worked out great.	1
The public needs to understand the benefits of this kind of housing in order to fight the NIMBY tendencies. Real life stories from those who have them would go a long way to provide concrete information. This survey is very poorly constructed, which is why I answered "all of the above." It's not a simple issue and a simplistic approach just plays into people's ignorance and bias.	1
The problem with STRs to me lies in the fact that our community does not have enough affordable housing. Provided that is addressed, I have no problem with STRs. To have a critical shortage of affordable housing AND a healthy population of STRs (most that have a significant vacancy rate much of the time) is a misuse of what I consider an essential resource: housing.	1
The price of housing has significantly gone up. No wonder we can't get the entry level professionals/educators to move to our area. Making ADU's available could bring these much needed individuals to our area with the availability of housing and/or the ability to add an ADU to a property they are purchasing to bring in additional income to offset property expenses.	1
The parties at the VRBO in my neighborhood are disruptive. I think homeowners should be allowed to rent their homes as STRs, but there should be rules to protect the neighbors and strict enforcement.	1

The neighbor behind my house built two ADUs in the three-and-a-half years since I bought my home. There need to be restrictions as to where ADUs are built, the proximity to fencing and impact to neighbors, especially in a community with a HOA.	1
the more low cost housing solutions the better	1
The key to affordability is housing of all types. Making regulations that allow for increasing density, and for supplemental income to make home ownership attainable to people on the bubble, are both positive steps for our community at large.	1
The key to ADR and/or STRs is respect. Respect for your neighbors and the neighborhood. Requiring homeowners to rent exclusively through Airbnb or VRBO sites is important for screening and requiring identification of potential renters helping to ensure safety for owners and neighbors. Traffic concerns can be lessened by minimizing or eliminating parties. Homeowners must be responsible for ensuring sufficient trash receptacles. Overall ADUs and STRs give visitors to our City - especially families - options for overnight dwelling - while still generating revenue for the city through entertainment venues, dining, fuel, etc.	1
The important thing is possibly regulation so that large sections of neighbors do not become temporary rentals and lower possible housing stock for those that need a place to permanently live. Also ensuring there are affordable housing options of all kinds so that people are not potentially competing with short term renters for housing or being displaced because of it.	1
The house next door to us is being used as an air bb. Very problematic. Keeps my young children up past their bedtimes. Fireworks have been regularly used. The listed owner only has a P.O. Box in Los Angeles. Police too busy to do much about the issue. I believe the city should be serious about neighborhood integrity and not let out of state owners/businesses degrade our town.	1
The greed and indifference in local landlords is already evident. I have experience in Lake Tahoe with STR's and see many issues arising in Reno. The City Center and West 3rd St. pop-ups were fairly notorious drug dens and encouraged hang-around transients. There needs to be better homeless transition on housing. No more Kings X for the real estate crew.	1

The good thing for older adults to consider when deciding to build ADU if for future use of a caretaker. 1
 We would highly consider finding a location to buy a home that would give us space for an ADU so that we could hire a caregiver in the future. This would keep older adults out of the group homes and rest homes. My grandmother did it in Northern California and never went into a rest home until she broke her hip at 101 yrs old. There is a big advantage to helping seniors stay in their own homes and ADU's can help. Whether the parent lives in one on their son's or daughter's property or you allow a caretaker to live there. If more ADU's are allowed in Reno it would keep us here. My mother had to live with us for 25 yrs because she did not own a car and as she got older could not care for herself. It was a hardship on us while working and raising a family. An ADU would have helped give her independence and care from family at the same time. Healthier for both her and us and our children.

The fastest way to degrade the quality of life in Reno is to allow more STRs in normal residential neighborhoods. They negate the concept of neighbors getting to know one another and looking out for one another. The owners will make profits and the market will drive them to purchase more STRs in key spots, while residential availability for Reno residents will go down with each new STR that is allowed. Not to mention the degradation of the close knit neighborhoods. 1

the current infrastructure can't handle the new construction. additional units would only add to the existing problem 1

The city should strongly encourage owner-occupied residences. The rentals in this area are poorly maintained and lived in by people who have no stake in maintaining property values and it shows! Since there is almost no code enforcement (shoveling sidewalks, parking on lawns, commercial vehicles parked on the street, loud noise at all hours, etc., etc.,) rentals are a disaster for our quality of life. Short term rentals would be far worse. I am bitterly opposed to any move toward making them more common here. 1

The City should not be involved in regulating vacation rentals. I am fully against the ADUs anywhere in town. 1

The City should be encouraging the development of ADU's in all neighborhoods to help support the housing supply. The city should regulate STRs so that they are balanced in number and do not cause issues for neighbors. 1

The city of Reno should consider helping prevent more homeless. The homeless population, which is spreading far into South Reno, due to lack of affordable housing but also due lack of resources accessible. It also brings safety concerns forward and lack of discussion about it to the communities causes concern for desires to fix this issue. 1

The City needs to put pressure on airbnb. Despite there not being any regulations regarding airbnbs, there are hoa guidelines and city dwelling requirements. On January 21, I had an incident and airbnb provided no support. Also the police officers did not know the NRS guidelines, I had to show them. Despite this. At the time they did not feel comfortable removing guest due to reservation not being cancelled. My airbnb is in a condo, located on a second floor. Out of respect for my downstairs neighbor, I limit the # of guests to 4. Guest brought an additional person and when I respectfully approached the guest, after having the same issue the night prior, the guest tried to attack me. Despite over 7 calls, airbnb never provided support. I said all this to say, issues like this can lead to a negative perception of airbnb between guests, hosts and the community. Please feel free to reach out. I can help the city come up with ideas. -6195191864 1

The city needs to not step in the way of a property owner from using their private property as they see fit. It is not for the NIMBY people dictate to me how I chose to use my property. Instead of spending time and money regulating how a homeowner uses his/her property, spend that time and money enforcing existing ordinances and laws and there will be no problems. If someone wants an ADU, make sure it is a safe and legal dwelling with appropriate parking (just like any new development). If someone wants to have an STR, make sure that it isn't a party home (just like what should happen with any other home). 1

The city needs ADU. It is only because of a loud vocal minority that this keeps getting shot down. Shelter costs are way overpriced and urban sprawl is ruining our way of life here. 1

The city is not addressing infrastructure issues with all the additional building/housing as it is. Address those issues first. 1

The City has no place telling me what I can do with my own property. If this results in taxes or yet another profit center for the City, is rather change nothing. 1

The city council cares about money in their pockets No the safety of citizens.... They have not invested in infrastructure just how many permits they can give to CA investors...they have built tons of apartments on mccarren and keystone... just wait till people to get killed because of illegal lefty hand turns... no traffic lights between Virginia and kings row 1

The amount of wasted space and sprawl in Reno is extreme. The city should focus less on expansion and much more on in-fill with dense, multi-use developments. The city should also reduce parking minimums, onerous zoning, and development regulations as much as possible to allow dense developments that reduce its road-related expenditures. Sprawl, wasted space, and traffic are the worst aspects of this city, allow real urban centers to be developed! 1

The ADU ordinance needs to include preemption to prevent HOAs from being able to prohibit them. 1

The address next door to us is a STR and is a constant problem. The house is 4/3 and advertises sleeping 15 guests, meaning there are cars taking up all of residential parking, sidewalks never get shoveled when it snows causing hazardous issues for walking, trashcans are hardly taken back after trash day, trash is overflowing, guests are constantly violating terms. Contacting the manager or property owner rarely results in resolution as the problems continue to persist with the next guest. The host of the resident manages 80+ other properties. Many people looking for affordable housing are excluded due to this type of rental. This property is located near a school and there are no provisions to ensure those with a sexual criminal record are not renting the property. https://www.airbnb.com/rooms/658765045736715685?adults=2&checkin=&checkout=&children=2&infants=0&pets=0&wishlist_item_id=11001799448051&source_impression_id=p3_1686887500_%2BS62NNcl9F93oP6n&previous_page_section_name=1000

1

Thanks for this survey! ADUs increase fairness in the marketplace for renters and for individual homeowners. They require no extra incentives from the city for sewer hookups or tax deferments. It's a step in the right direction to pass something that benefits individual homeowners rather than developers. I don't love STR rentals because of how they make the rental market more expensive for residents of Reno. I have not experienced excessive partying in the one near me but friends closer to mid-town certainly have and there isn't a mechanism to do anything about it at this time.

1

thanks for reaching out. this is a tough issue, but STRs are helping many people stay in their homes, as they can rent all or part to help cover costs.

1

Thanks for asking

1

Thank you for this opportunity. FIRST: NO Air BNB's near schools or in communities where young children walk to school alone. If they do, background checks as pedophile issues and sex trafficking are real and the manipulation is strong for these kids to run away and never be seen again. Giving a predator an option to be in a community for a short time puts our kids at a MUCH higher risk. Also, This is an important issue and I hope that you take more caution of and respect of the community into consideration such as any trash left or any damage to the community the homeowner is 100% responsible for all damage and must have high enough quality of insurance for their home to cover the mess they could make renting to the wrong person.

1

Thank you for requesting public input through this survey.

1

Ten years ago, I moved to Reno, after much research on quality of life and SS income. It was in the top 10. Now, I can't afford a 1BR. Senior residences are waiting lists. NONE of the Casinos offer any discount to Seniors at their Buffets. I used to have a few lunch buffet meals a week, now ALL buffets are completely unaffordable. So, I am approaching the thoughts of being forced out of Reno. I love it here. But, at 70, NOT going back to work just to live.

1

Temporary rentals often increase the noise and traffic in neighborhoods so it is important that strict criteria and consequences are put in place or it becomes a neighborhood nightmare. Entitlement is critical for the neighborhoods that may be involved and should have input prior to approval by City Council.	1
Taxes. Washoe County debt tax, school debt tax, plus standard school tax. property taxes will increase and the above taxes will continue to rise, with no end in sight.	1
Tax collection for STRs is needed This loophole is reducing out ability to fully capture and the intent of the \$2 Room Tax for visitors	1
Tax and regulate.	1
Taking entire lots and building multiple SDUs is not ideal. Maybe a limit of one per lot would suffice?	1
Sure, whatever. "Development" in Reno has turned this once-beautiful valley into a cesspool, with the newer, taller buildings blocking views of surrounding mountains that used to be the most comforting thing about living here. Nothing but suffocating and claustrophobia-inducing human "development" everywhere you go, determined to cover every square inch of land, annihilate every other species of animal that once lived here, and causing Reno to be the #1 city in the U.S. for the most rapidly increasing summer temperatures. Go ahead and allow anything you want to be built and utilized as anything at all. It doesn't matter anymore because Reno is WAY beyond hope, which is why the long-time residents I know are moving away. I will, too, just as soon as I can, so do whatever you want.	1
Strs bring trouble and take land away for properties that can be affordable housing units not a stay for profit for large companies	1
Study the impact of ADUs in California. Some neighborhoods have been inundated by ADUs, changing the character of the community. Parking becomes an issue. Let people use their own properties as STRs, but enforce noise and disturbance regulations.	1
Study Tahoe for the adverse impacts such difficulty of enforcement, and impact on availability of full time rentals. People make money on short term rentals. We have a shortage of housing	1
STR's- Many existing neighborhoods have rules forbidding STR's. The City of Reno should require that owners register their STR's with the City. This would increase City revenue by issuing licenses to operate an STR and protect neighborhoods that forbid STR's or areas that need protection from STR's. These would be blackout zones where STR's could not be registered. Failure to register or operating an STR in a blackout zone would provide legal recourse for the neighborhoods and the City, controlling an ever-growing issue within Reno and in many parts of America. Thank you Bryan Harvey	1
STRs shouldn't be unlimited, but a certain number should be allowed in a tourist destination like Reno. ADUs should be encouraged and should be allowed to be used as STRs	1

STRs should only be allowed as accessory dwellings. Homes that could be owned, or long term rented hurts potential home buyers and people that were born and raised in Nevada.	1
STRs should not be allowed in family oriented neighborhoods as danger to children	1
STRs should not be allowed in condominium complexes	1
STRs should be heavily regulated if allowed due to the chances of increasing crime and homelessness.	1
STRs should be banned until housing supply better meets demand.	1
STRs should be banned because the supply is negatively impacted with people buying multiple units just to rent them out. This reduces the number of affordable places to buy or rent. This issue should be addressed because even if you build more dwellings they will just be bought up and rented out at higher prices.	1
STRs should be allowed, but highly limited in number in order to avoid speculators taking up more housing stock and leaving less for long term residents.	1
STRs should be a registered business with the city of Reno, especially to know the location of each one. I know from the city of Sparks the short term use causes problems with the neighborhood between parking, noise (partying) and coming and going.	1
STRs ruin neighborhood	1
STRs only add to the rental shortage, employee shortage due to lack of housing etc. Zoning is not for motels/STRs, that simple. Enforce current zoning laws in place to get rid of the greed and intrusion these have created. There are plenty of motels and time shares in town, why put them out of business and interrupt neighborhoods.?	1
STRs need strict noise and neighborhood protections. ADUs in the University area will require the city to enact and enforce parking restrictions.	1
STRs must be banned within city limits. They contribute nothing positive to a neighborhood and negatively impact available housing. ADUs may be a solution to affordable housing, but there are serious impacts to increasing population density in already dense areas. Do not turn Reno into Los Angeles. STRs must be banned first, then a study/survey of ADUs must be completed to ensure quality of life does not diminish.	1
STRs incentivizes real estate speculation and limits housing stock available to non-cash, non-corporate buyers and will increase housing prices and decrease affordability	1

STRs help everyone	1
STRs have ruined Truckee/Tahoe, by destroying neighborhoods and making the cost of housing unaffordable. Reno should take note. They are an abomination and should be banned completely. Turning single family homes into unsupervised flop house motels is pure insanity and should not be tolerated.	1
STRs have been shown to damage neighborhoods. ADUs have been shown to help them. If Reno needs more hospitality accommodations, let's do that through new hotel concepts and so that we can offer more than just casino hotels.	1
STR's have been a nightmare here. We have traffic safety issues and inadequate street parking already. Our street is unsafe for pedestrians because of no sidewalk space and poor visibility. Many of us like to walk. There is already too much traffic from a safety standpoint. A neighbor's home was used as an Airbnb and this resulted in major damage to that home and neighboring landscapes. My experience directly and via what people have shared with me is that STR's can be a threat to neighborhood peace and cohesion. I think these qualities of neighborhood are very valuable and increasingly rare aspects of home ownership in Reno, and they deserve protection. Additional dwellings are a separate consideration from these comments.	1
STR's do not belong in residential neighborhoods. It adds a level of insecurity that cannot be addressed by local law enforcement.	1
STRs destroy neighborhoods, drive up home prices, less younger generation home ownership, less of a sense community and more transient residents and need to be taxed and regulated like commercial hotels. Follow the Hawaiian housing study showing the long term damage STRs are doing to Hawaii. Their study recommended implementing heavy property taxes on STRs to force them out of communities. I fully support a 100% tax rate on STR revenues!	1
STRs could be occupied by habitants that could use the area for criminal activity. It will increase parking and noise issues. It takes a potential long term rental off the market.	1
STR's could also be regulated by only allowing a certain amount in an area. There are certain parts of town where events happen and there are many STR's. That seems to be when the problems start increasing. ADU's should be made for more long term rental living and not STR.	1
STRs can destroy a community's housing availability for city residents. Look at the Lake Tahoe area where businesses cannot get or keep employees there due to lack of availability of long term rentals because so many are now STRs. STRs can destroy a community's sense of community when there are not enough long term residents left. STRs & ADUs can create more noise and traffic concerns and destroy a neighborhood's & city's ambiance. They must be restricted in number or none at all. We need Tourists visiting Reno to fill our hotels to keep them solvent and able to employ the thousands of workers working at them.	1

STR's boost an economy, in no way should they be outlawed. They literally make it easier for people to stay and spend their money in Reno. ADU's present parking concerns. As long as there is a driveway or garage, they should be allowed.	1
STRs are uncontrolled currently and can be a nuisance as owners are out of state many times and own multiple. They don't care about the neighborhood and are not paying business or TOT taxes like they should. The City needs to control these better. Trash cans are left out, water left on during winter, poor maintenance on landscape, and no control of the transient nature of these rentals. I'm not saying they are bad, but they need to be regulated and the owners held accountable for maintenance and nuisances. They also need to pay the TOT tax as they are generating a good income. Also, in many cases the STRs are taking up what would normally be first time houses for many local families, which is not great when you have a shortage in this type of single family home.	1
STRs are one of the forces driving the increase in housing cost and lower neighborhood quality. Houses not occupied by the owner should be taxed at a higher rate. ADUs should be used to help bridge the affordable housing gap.	1
STR's are becoming a real problem. the burden imposed on neighbors by people who come here to party and get crazy needs to be addressed.	1
STR's are a plague on neighborhoods and must be strictly regulated if allowed. Property owners must be responsible for any violations.	1
STRs are a morally bankrupt thing to allow when there's a housing crisis. Stop allowing people and corporations to hoard properties.	1
STRs are a blight and need to be abolished once and for all	1
STR's - Allow neighborhoods, HOA's, or protected areas (government or privately owned) to decide if STR's compliment or are even allowed in their area. City of Reno / Sparks to require registering of an STR. Licensing creates revenue. If a neighborhood, HOA, or other area blocks or has laws forbidding STR's, then this area would be zoned, No STR, and citations / fines could be enforced preventing unlawful STRs. All other areas would be STR friendly. Currently, there are very little to no laws that protect neighborhoods, HOA's, and sensitive areas from STR's. We need the City of Reno's enforcement and support! Thank you	1
Strongly oppose any restrictions on ADUs or STRs	1

STRa are terrible! My neighbor violates the CC&Rs running one. The homeowner just pays the HOA fines and keeps renting the house out nonstop. There is a never ending parade of tourists in our tiny cul de sac, piles of garbage in the street, and cars blocking the entrance to our court. Complaining through VRBO doesn't stop it either, especially since we have no code to cite. There are ample vacant hotel rooms in the area (South Meadows) and the city in general, so there is no reason for STRa here. Please outlaw and control this problem.

1

STR's should be banned in the city of Reno, affordable housing is a crisis level situation for actual city residents and these STR's are the primary issue for the lack of affordable housing and rental properties. It has become more lucrative to property owners to use a property as an STR than as an actual rental unit for a resident of the community and this is DESTROYING the city and our neighborhoods. It is NOT sustainable to allow STR's within city limits any longer. BAN THEM IMMEDIATELY

1

STR's- prioritize responsiveness to complaints; noise, parties, etc. STR's have negatively impacted our neighborhood.

1

STR's have ruined Tahoe; we don't need them here. They also take away from casino/hotel revenue regarding employees of said places. Additionally, do not want a bunch of strangers matriculating through my neighborhood. We have enough to worry about, regarding safety, these days. Please leave our neighborhoods alone. Thank you for your time.

1

STR's can be wonderful for the city as they invite tourism, directly support the service industry, promote small business, keep money local due to homeowner likelihood to spend in the local economy, and provide a homely alternative to chain hotels with overseas ownership. Additionally, some of the cleanest properties in my neighborhood are Airbnbs because they have an incentive to maintain upkeep and appearance. They have an almost negligible effect on affordability with <1% of homes being STR's.

1

STR's and ADU's should NOT be legal in any single family dwelling zoned area and needs to stay illegal. Single family dwelling zoned areas need to stay just that SINGLE FAMILY DWELLINGS

1

STR's (specifically Airbnb/VRBO) have negatively impacted countless neighborhoods. The shortest rental period allowed should be somewhere in the 6-8 week range so we can accommodate people who are here for projects and of course visiting nurses. We own a home with an in-law unit that we rent out to traveling nurses and that has worked out well. We require the tenant to park on the driveway and since they're busy working professionals, we have never had any issues with disturbing us or neighbors. Residential neighborhoods need to be preserved as residential neighborhoods. City government's goal should be preserving the quiet enjoyment of our neighborhoods. By eliminating or severely restricting STR's we can also create more rentals for local working people.

1

STR would be ok if there was enough actual affordable housing for residents.

1

STR should not exceed a certain percentage of available housing. Limit the number so more housed are available for those of us that live here.	1
STR ruined Incline Village.	1
STR renters attract unwanted people to will violate rules and laws and leave when they are done. The have no respect for neighborhoods	1
STR is much better in a neighborhood than a long time rental. STR are better maintained than a long time rental, because of that property values stay higher. Nightmare tenants are more easily addressed.	1
STR helps homeowners pay their mortgage at a time when housing prices are so high	1
STR are prohibited in some HOA'S. The city should recognize that and not try to supercede it. I chose to reside and pay a fee to live in an HOA because of the enforcement of its regulations.	1
Str are bad for affordable housing	1
STR are a great alternative to staying in a hotel. It allows many who cannot afford a trip to Reno to be able to come and enjoy our beautiful city. Over the years I have had a lot more trouble with long term renters vrs STR.	1
STR and ADUs are totally different. We need ADUs, not more STRs!!!	1
STR and ADUs are completely different issues and I don't understand why they are being addressed together here. STR depletes housing inventory and increases housing prices. ADUs provide alternative housing options and reduces housing prices. We need ADUs in conjunction with other housing solutions to improve housing density.	1
STR and ADU's are fine. I do not think an ordinance is really needed. The city of Reno is growing and a lot of business is on its way. I think an ordinance would deter some people from bringing their business to the city of Reno.	1
Stop with the high density garbage. You are ruining our once charming city. Our greedy city council and planning commission won't be happy until every square inch of our town is built upon.	1
Stop with apartments and approve more single family homes. I never hear anyone asking for a condo they can buy or apartment, I always hear people saying they are in the market for a single family home. Builders are withholding starting new builds to keep prices high and city council approves apartments, apartments, apartments which solves nothing when people are looking for a property they can OWN. All they are doing is lining the pockets of California Property Management Corporations.	1

Stop the growth. The city already has too many people, crowded streets, crazy drivers, and renters parking in front of my house. When I complain I'm told they have the right to park any where on the street but when I had a 4 foot pipe brake in the street it then becomes my responsibility to have it fix. It cost be 11,000 dollars to repair. What about all these ugly apartment building that have been popping up everywhere over the last few years? Lower the rents and put them in there they all look like government projects anyway.	1
Stop the bullshit and leave people alone stay out of people's lives.	1
STOP STOP DESTROYING THE NEIGHBORHOOD	1
STOP RUINING THIS BEAUTIFUL CITY	1
Stop all building in Reno now.	1
Solar should be required for all solar exposed units.	1
Single family homes do not have the high capacity sewer lines to accommodate additional families/individuals on the same property. After living in a city where ADUs and STRs were approved, I witnessed the impact on the community and it is devastating. With the higher density of people there is higher crime, increased traffic, school overcrowding, parking problems and the list goes on. There is also the issue of home values. Home values have drastically decreased in my neighborhood. Four-story apartments have been built behind homeowners back fences. The city council change the building codes without including homeowners in the decision. These apartments were not built in the city councilors backyards. Who is going to compensate homeowners for the terrible impact on their home value and quality of life? Who will compensate homeowners in the neighborhoods where ADUs and STRs are added?	1
Should not be allowed. I certainly don't want one next to or near me	1
Should not be allowed - PERIOD	1
SHOULD NEVER HAPPEN!!!!!!	1
Should have implemented this years ago.	1
Short-term rentals should be allowed in the city of Reno.	1
Short-term rentals should be allowed but done responsibly.	1
Short term rentals-Airbnb Vrbo etc. do nothing for current residents. Too many of them are dwellings purchased for that purpose by speculators driving up prices and reducing units available for sale or rental by city residents.	1

Short term rentals typically increase the price of a home because renting the unit for a few weekends covers the mortgage, and less homes are available. Also, short term rentals fill neighborhoods with people who don't care because they're showing up for a day or two. There is no consideration of the neighborhood when someone is here for three days versus 25 days. A short term should be no less than one month because having parties every weekend, or people who don't care about taking out the trash while the owner collects money living out of state or in a different neighborhood ruins areas. I'm living on a street with multiple rentals. People show up for a month, and when they move out they pile all the trash on the street, and there is no enforcement against the renter or property owner. We already have enough rental properties. additional dwelling units aren't going to be enforced. It will ruin parking and drive down property values while keeping rents high.	1
Short term rentals should be banned until the areas housing needs are met. It is wrong to force people into the camps or on to the street in the interest of allowing investors to hoard shelter and ransom it back to tourists. ADUs could help reduce the housing crisis. So could allowing more duplexes.	1
Short term rentals destroy neighborhoods and decrease long term stability for renters. And I approve ADUs additional housing for all price points of income. We have plenty of short term rentals in our local hotels. Let's support our local hotel industry.	1
Short term rentals are nothing more than a terrible idea for an already overcrowded city in a serious housing crisis. We need to focus strongly on adding more affordable housing for Reno residents instead.	1
Short term rentals are not conducive to the very meaning & soul of a neighborhood. Your neighborhood is a form of security & safe haven for your self & family not a place for unknown people who come & go every so often.	1
Short term rentals absolutely should not be allowed. Its a horrible idea. The City of Reno already knows what will help Renters and housing in our area. We need rent stabilization and more laws to protect the renter. In the Constitution it says - We the People, for the people. A Democracy needs laws to protect its people. Renters in Reno are preyed upon and its like modern day slavery with nothing to protect them from disgusting greed.	1

Short of allowing any SFH property to be converted to a duplex (by adapting an existing building, adding to an existing building, or complete replacement), allowing ADUs by right is probably the best we are going to do to introduce new, more affordable, housing options in our city. Aside from adding more housing stock, reducing artificially shortages caused by housing being taken off the market for the purpose of STRs is probably one of the highest impact move the city can make. Every STR in the city is housing no longer available to residents. If STRs are going to be allowed, it should only be on excess housing stock after we have been able to accommodate all residents. One specific point, for ADUs there is a question of adequate parking, I would make the argument that we can no longer afford to wait for more parking to be built to solve housing, we'll just have to find ways to make it easier to go car free/car lite via safer pedestrian and bike routes and improved transit services.	1
shading neighbors, blocking views, compatibility with neighbors, parking are my top 4 issues	1
Sewer and water line capacities. For STRs having strangers come and go in the neighborhood, would ruin the community engagement.	1
Setbacks and parking are the biggest issues for both of these items.	1
Safety, screening and regulation. I am not in favor of bigger government at all. Allowing anyone to put a STR on their property would truly need to be regulated, to ensure the neighborhood's safety as well as the safety of the renters. It could impact housing value negatively. It would also have to be defined that the city would be legally unable to co-op the STR to as a mechanism to house the unhoused population.	1
Rules, requirements and restrictions are always necessary in any legislation BUT, without adequately funded consistent and professional enforcement, the personal and community interests that this type of allowance might provide, could be very easily abused...to the detriment of nearby neighbors and the community.	1
Respect the current zoning and peaceful neighborhoods - at some point you have to hold up the sign that says; "Sorry folks, campground's full...". People move here because they like the smaller- town feel - don't ruin it.	1
Required to keep quality of neighborhood at high level	1
Rentals in Reno are too expensive. I would like to see more affordable apartments in Reno that are in family friendly neighborhoods. Not crime infested neighborhoods.	1
Rental income is important and having family live close to you increases life expectancy. These small homes and additions are necessary for generational living as well as income producing for later on .	1
Rent prices need to come down a lot or at least provide a stipend for single parent families with children.	1

Rent control to citizens	1
Rent Control should be a priority too.	1
Rent cap should be in place to help people who are currently renting regular apartments	1
Rent and wages are out of sync for most younger residents and for the elderly. Reno has plenty of hotels for visitors and tourists. short term rentals take housing off the market. Please don't let short term rentals squeeze regular renters further. ADU's are already being built in many neighborhoods illegally, and it is important to accommodate our housing crisis by allowing this to proceed in a safe and legal way when desired.	1
Reno's urban evolution can be reshaped by ADUs and STRs. Often called "granny flats," ADUs address the demand for affordable housing, creating options amid rising real estate prices. Their economic impact goes beyond housing, stimulating local economies through construction and renovation. STRs bring additional spending, fostering a thriving economic ecosystem. ADUs and short-term rentals enhance urban infrastructure efficiency, minimizing strain on resources and promoting adaptive planning. They contribute to social cohesion, facilitating multi-generational living and introducing diversity to neighborhoods. For environmental sustainability, ADUs and short-term rentals offer an eco-friendly pathway, minimizing the environmental footprint associated with new construction. In essence, they represent a holistic approach to Reno's challenges, addressing affordability, stimulating growth, fostering community resilience, and embracing sustainability.	1
Reno's problem is a lack of HOMES, not hotel rooms. Getting people off the street should take priority to encouraging tourists.	1
Reno needs to rebuild it's low income housing as a priority.	1
Reno needs to address its housing crisis, and one efficient way is through the integration of ADUs. These units add much-needed affordable housing options without compromising the city's character.	1
Reno needs affordable small single family homes. Not apartments, not ADUs. But a way for young and starting families to build equity and wealth.	1
Reno is turning into a second rate city	1
Reno is running out of buildable land and ADUs are a no brainer to bring down rent prices and provide enough housing to support continued economic growth via bringing new businesses to the area.	1

Reno is far behind in the world of ADU legalization, look to Portland's implementation of the RIP2 and how it helped save a housing crisis we are currently stuck in. Also look at Seattle's Housing Affordability and Livability Agenda (HALA), Minneapolis 2040 Plan, Austin's Land Development Code Rewrite, and California's various redevelopment initiatives for further direction and establishment of how far behind we are on this matter. This is desperately needed to help diversify our housing market and give locals more opportunity to buy and rent properties in their cities before mass displacement and up zoning destroys what makes Reno, Reno. Limit the use of STRS as this will only further hurt the renting market as it will allow people to buy properties for short term rentals while local working families struggle to have a roof over their head. Top priority should be alleviating the housing crisis for renting young professionals and supporting local housing developments and middle housing.	1
Reno is already way over populated , poor streets , traffic and schools just keep getting over crowded. We should be working on fixing these problems before adding in more development. If people can't afford to live here maybe then they should be looking somewhere else.	1
Reno has needed them. Great for in law quarters and additional income for home owners.	1
Reno already has a problem with lack of community connection and this will make it worse. Nationwide the trend is for larger investor groups to purchase homes and create rentals which degrades neighborhoods and makes it hard for young people to purchase homes by driving up prices with cash purchases. I think having STR would contribute to this trend and problem. If they are to be continued to be allowed, I think limiting the number in each neighborhood is important. I would prefer not having them at all in our community. My next door neighbor has something like that going on now and it has decreased our enjoyment of our home and yard. I've also seen ADUs in my neighborhood that tower over the neighbor's property.	1
Reno (all of Northern Nevada, really), needs to address the incredible population explosion by upgrading local infrastructure, not adding more places for out towners to come stay, thus fueling the already nauseating traffic issue. Driving in the area requires supernatural patience, and bringing more people into the fold seems like a horrendous idea unless the city upgrades the systems in place to accommodate a higher population. I am not a local who naturally despises our out of towners coming to visit or live, it would just be easier to coexist with them if the population increase didn't strain our outdated infrastructure. Thank you for coming to my TED talk.	1
Remove parking minimums city wide!	1
Regulations for ADU's and STR's should be completely separate. Regulation for each is necessary, and long overdue, to help regulate and guide current building codes. I look forward to an open discussion going forward.	1
Regulation is already needed for these items	1

Regulate STRs much more stringent but apply it to all Washoe county. Limiting it to Reno will backfire. Lake Tahoe can also benefit from STR regs. See NY as an example	1
Reducing the number of STRs will add to available housing for Reno residents and hopefully lower the average cost of rent	1
Protection of quality of life in residential neighborhoods.	1
Priority should be giving to ADUs that provide permanent housing rather than short term rentals. We need more housing for residents.	1
Price caps should be in order and not necessary for income guilelones	1
Pretty poor survey	1
Poor planning by the City of Reno has allowed apartments all over the City including South Reno without any thought and or provisions for the above questions asked and the issue of increased traffic/congestion with long left turn lines that compromise safety as drivers race through red lights which is, by the way, not a call for camera surveillance at intersections. What are City planners thinking when they permit thousand occupancy buildings built with no provision for traffic mitigation? Is the only thought of revenue and nothing else? Why have the planners not demanded the developers provide traffic mitigation before building. The City of Reno planners are and continue to be derelict in their duty to the people of Reno! In case the planners forgot, this is, or was, a small town in a valley where there is an inversion layer present. More people means more vehicles and more air pollution. No more apartment building period!!!	1
Plenty of affordable hotels and growing. STR is nothing but trouble with noise & trash. They pull down a community as i experienced in Incline Village and decided to move.	1
please, dont allow ADUs on lots less than .5 acre that is unimproved if you allow them.	1
Please see the following link for other ideas regarding ADUs, https://mail.aol.com/d/search/keyword=aidb/messages/AC99kq5o_aoNZbt6JAUBQJFmS1o	1
Please NO short term rentals in the city of Reno! NO vacation, no air b n b. It degrades the quality of life for residents and incentives those with financial means to continue to raise the rental rates, overcrowding neighborhoods, and prohibit workers from residing in the communities they serve. In my view, we must address the real issue. No more businesses in town that don't meet certain conditions - please stop allowing these low wage businesses to operate here - if they can't support a life for their employees (and \$12 an hour isn't a live-able wage!!) , we don't want them in our town! Why cram tiny homes into our already over stressed lives when we can use our power to raise the quality of life for our community? It's pretty funny how all options are to pack more and more people onto the land in downtown while nearly ALL businesses have moved 20 miles outside - we're not creating a sustainable solution.	1

Please just let people build. Building restrictions are the biggest cause of housing shortages. We need to let people build what they want and we need.	1
Please expedite some sort of ADU allowance for family members. My 84 year old mother lives in the north valleys and needs to live with us in town due to health concerns. However, our house is so small. An ADU would give her a safe place to live.	1
Please don't start banning STRs. There's no other acceptable way for the whole family to visit. Hotels around here are not acceptable for that.	1
Please don't allow airbnbs rent is high enough as is.	1
Please don't try to regulate family relations. The Supreme Court has ruled government can not define what a family is. The definition of family is subjective. Government should not get in the business of asking me "how is that person related to you?".	1
Please do something about theft in our neighborhoods!! It's not safe to take a walk out here! Please! No one and nothing stops them from robbing the hard working people of Reno!! They stole winter coats from my back seat and broke my windows to get to said coat. We're advised to empty our car and leave them unlocked in the hopes that the thieves won't break windows to get into the vehicle!!!! Help!!!	1
Please do something about STRs. It is a blight in my neighborhood. The guest displace residents as the STR next door to me is a 4bd house that sleeps over 16 people. There have been multiple parties, guests drive fast through the neighborhood, guests do not respect the property and use my trash cans, throw things into my yard, and make it uncomfortable for my children to be outside. Without any rules or regulations in place many people use these rentals for nefarious activities including drug dealing and human trafficking.	1
Please do not allow.	1
Please allow creative use of storage containers for dual generational housing and in law quarters to allow for aging in place and accessible spaces with updated ADA standards. So many of us boomers need granny flats to help mom be independent and help bridge the gap for two story homeowners. Thanks for taking the time to read my concerns.	1
Please allow ADUs! So great to add more housing!	1
Please address parking otherwise we will look like a big city ghetto and need more parking officers and tow yards.	1

People who own a home and are the primary resident should be free to rent out that property short term. A limit on days makes sense but if I live in a home I own go on vacation and choose to rent out my house that would not be an issue. However in this market no home should be solely or primarily a STR. Our housing market is in shambles and this only adds to the problem. The money generated by these STRs does not end up in the local economy. There are plenty of places to rent short term in this city and STRs are not filling a gap in available short term accommodations.

1

People who are concerned about "parties" from short term rentals haven't seen the actual data: "Just 0.039 percent of global reservations resulted in an allegation of a party." - Airbnb (Source: <https://news.airbnb.com/an-update-on-our-work-to-crack-down-on-parties-and-disruptive-behavior/>) There's no more parties caused from short term rentals than long term rentals. Based on the data, it should be a non-issue. This notion that STR's causes more parties than long term tenants or owners is simply not true anymore. Maybe 3-5 years ago, but not today. Especially here in Reno. Today, society is more transient than ever before, and we need to adjust. People want more options than staying in stinky old casinos or hotels.

1

People should be allowed to do what they want with their own properties. The less government interference the better.

1

People should be able to add an ADU to their property and/or have an STR regardless of location. It's their property, and as long as they obtain the appropriate building permits for the structure, no additional regulation should be required of them.

1

People need housing and multi generational homes are more common ADUs could be a good solution for many families.

1

People have spent their whole lives to get a home in a desirable decent neighborhood and you are trying to ruin neighborhoods. Sparks has even put warehouses and manufacturing on lots behind homeowners. What you are doing to neighborhoods is unconscionable. It's all about the money to you. Build, build, build \$\$\$\$\$\$. You should be ashamed !!!

1

People are renting out bedrooms for \$900 per month. People cannot afford to buy a house we need more affordable housing in Reno. The city needs to build more affordable housing which will cause competition for rentals and will lower rents for everyone.

1

People are already reneging ADU's and STR's in without restriction, without consequences. Give these guys the freedom to build what they want but make them play by the rules to protect communities and quality of life in neighborhoods.

1

Parking must be considered with ADU's. I know Reno wants to be a walking city, but face facts, no one walks when it is windy or cold outside, this parking must be considered, and NOT on the street.

1

Parking is the major issue with this proposal. NO ONE parks in their garage anymore. Residential streets are lined up & down with cars & trucks. This would make it even worse!	1
Parking is the MAIN reason that I would vote against having ADU's in my neighborhood. I have neighbors across from my home that have 7 cars and 2 are parked in their front yard.	1
Parking is big.	1
Parking is a huge issue. Snowplows and sweepers can't clean the streets. Parking in front of our own homes becomes an issue as well as oil leaking etc.	1
PARKING AND TRAFFIC CONGESTION ARE ALREADY A HUGE PROBLEM IN RENO SPARKS. A DU'S WILL ADD TO THE TRAFFIC PROBLEM AND WILL NOT SOLVE THE "AFFORDABLE HOUSING CRISIS". GOVERNMENT SHOULD STAY OUT OF REGULATING WHAT PEOPLE CAN DO WITH THE HOUSES THEY OWN. STR IS A PERSONAL CHOICE AND THE GOVT HAS NOTHING TO DO WITH IT	1
Parking and noise are big issues if you increase neighborhood density. I don't want people parking on lawns and sidewalks. The city has minimal ordinance patrol for these issues, so there would need to be an increase in parking and noise patrol, which seems unlikely so maybe no to all of the above ideas because I just don't think the city will patrol it properly	1
Overlay map in my neighborhood was a big mistake and should be repealed.	1
Overall, I think they are a good idea if they can be done well. Structural soundness and access to heat, water, sewer should be considered. I don't think people should live in makeshift hovels. All of these dwellings should need a permit and be up to code. I think access should also be considered, like will drive ways need to be extended to the back of the lot. Maybe a limit of how many you can put on a single lot.	1
Overall I think we need to reduce the amount of regulation in the City or Reno not add more.	1
Out of state owners of properties should be limited on their ability to add ADU's or operate STR's. It seems like outside owners/investors are impacting the ability for the local population to be able to afford homes.	1
Our population continues to increase as does the need for elder care. Allowing smaller dwelling units on properties that can accommodate an attached or detached dwelling would assist in addressing both needs.	1
Our neighborhood CCRs would not officially permit rentals.	1

One of the main drivers of the increased cost of housing is parking requirements, so let's not elevate that to an undue blockade to the building ADU's. And for all the private property enthusiasts we have in northern NV, that seems to stop when it comes to whether I can build an ADU on my property. ADU's are a piece of the housing puzzle here and we need to get with it.	1
Ok with this as long as existing ordinances regarding noise; parties and anything DISRUPTIVE to neighborhood are enforced/followed	1
OK	1
Off street parking needs to be a requirement.	1
Number of units that are in succession to one another should be limited to 2. A row of four duplexes all inhabited in midtown during major events is tough. We enjoy midtown for its liveliness but we've lost the joy of neighbors we trust to temporary hedonism.	1
Not sure why I received as I live in Gardnerville, NV. Though we do manage apartment, commercial and single family from my office in Reno.	1
Not being able to do this legally hasn't stopped neighbors from already building these in their backyards. multiple homes on Keystone Ave have given up backyard space and are renting between 1-3 ADUs newly built in backyard space. Especially those with easements on the Orr Ditch.	1
None... Have a great day =-)	1
No STRs are needed when we have numerous hotels here and nearby. I support granny units under certain perimeters such as lot size, neighborhood, and strict rules for how many people can live in the m. I'd prefer to see units used for senior housing for one or two people max.	1
No STRs	1
No STR's. We have enough hotels in town, and STR's do NOTHING to relieve any perceived housing problems.	1
No one is addressing that it is a quality of life issue. Crime has increased, traffic has increased with more accidents and deaths. We were told over the years we don't have the sewer capacity or water capacity or infrastructure capacity, Now all of a sudden we do?	1
No need to add other structures in the back yard of homes. Homes and neighborhoods will lose value on their investment. It is better off for the City of Reno to purchase land parcels and develop these type of affordable home living. Not in our front and back yards. Whoever is coming up with these unpragmatic ideas he/she/they are out of their minds. My 2 cents worth, Folks! Thank you.	1

No more NIMBYism, we need all types of housing here in the city regardless of how people might feel. It is past time for this community to act like one instead of just protecting property values	1
No just dont like recent changes allowing weird halfway houses in neighborhoods	1
No airbnb or other short term rentals that take away housing supply from long term local renters	1
No ADU's!!! May bring in wrong element! Very worrisome!	1
Neither of these two options are long term solutions to 'affordable' housing. Both just decrease the value of existing single family homes in the neighborhood. Just like long term rentals adversely effect home values. A wage commensurate with COLA is the only solution.	1
Neighborhoods were not designed for the excess traffic/parking. Adding in additional structures has effects on surrounding neighbors with noise odor and visually	1
Neighborhoods quality will go down...	1
Need more affordable housing. I am on a lease and they what 60 days notice. I am tired of the excuse of homeless entering when no security is available. Don't look at the cameras. I am not sure. I am locked in too high for what I am deserving and what I have encountered I moved to a secure place now I feel violated. I am limited and can't afford a one bedroom. asking 3 x the rent that is too much. Here that most places are 30 day notice. I am over 60 years old working and collecting SS too. It hard to believe we are at now. Greed of CA residence moving here to take over. Its overwhelming.	1
NA	1
My streets are way too small for more cars. Our infrastructure has not been changed in the 38 years I have been here. ADUs will add more stress on them.	1
My short-term rental not only helps me make ends meet but also contributes to supporting the local economy. I kindly request that any new regulations take into account the existing individuals who rely on short-term rentals (STRs) and accessory dwelling units (ADUs).	1
My property is almost an acre. Would like a small unit and back to accommodate family.	1
My particular neighborhood does not have space, parking or adequate infrastructure to handle Adu. This was tried several years ago and the residents and property owners rejected this. Why is this happening again?	1
My opinions probably don't count on this matter because I don't live in Reno, but I think short term rentals are a good option because they provide more places to stay for our visitors.	1

My only housing in Reno ever was in my RV in people's backyards and driveways. Reno has a serious housing problem.	1
My neighborhood would be very compatible with ADUs, as it is well within the sphere of the university with it's higher density, large proportion of rentals, older properties, and diverse architecture.	1
My neighborhood Old NW, cannot handle any more density. We have been severely impacted by the mega apartments on Peavine(leadership Parkway) with no additions to infrastructure, schools, shopping and no modifications to roads to handle additional traffic. We already have multiple people living in 1 home with students, which effects parking, noise	1
My Neighbor has a STR for when he is not home. Most of the time they get rented out to kids wanting to party (being super loud and using drugs), or they get rented out to two prostitutes that are regulars for renting it out and there is a steady stream of their "customers" in and out all day and all night.	1
My main concern about short-term rentals is out of area buyers buying multiple properties in neighborhoods, thus pricing out the people who live here, but also the degradation of the neighborhood when people aren't actually living in these homes. My concern with ADU is environmental and interference with their neighbors enjoyment of their own property. Lot size, increased water consumption, destruction of habitats, drainage, proximity to other homes are all factors factor. If people want to rent out rooms in their own homes or use their own homes for rentals, that seems more like what Airbnb was supposed to be but that is often not what happens.	1
My lot size is too small to accommodate any additional structure. But if the lot size is big enough, I think it is a good idea to let homeowners put a rental on their property if there is enough parking available.	1
My family moved here in 2016 from rural Missouri for the 4th of my 5 children to attend Davidson Academy at UNR beginning at age 13. The cost of living and especially housing has made it very difficult to afford. We have put down roots here and are saddened that so little is done to promote affordability in our community. I fail to see how ADU's could hurt any reasonable people in our community. Passing this is a simple step that won't hurt anyone and should help at least the few who are able to rent a small affordable cottage.	1
My email address and where I live is none of your business!	1

My comments are all positive. No concerns. Being able to do Airbnb enabled us to keep up with maintenance and upgrade our home, and even allowed us to keep our home during the pandemic when we were unemployed. We keep many people in Reno working, -our cleaning teams, handyman, maintenance and even 2nd job for two teachers. So overall, this has a huge positive impact to the overall economy. We respect our neighbors/hood, and abide by all regulations and carefully vet guests. We are so well liked in our neighborhood that we have had at least a dozen neighbors utilize our home as an extension of their own home when they do not have enough space for visiting friends and families. Neighbors LOVE us! Please do not do what other cities have done and make regulations so stringent that people won't do STRs anymore because it is too much of a hassle or too expensive and won't pencil out for the homeowner. This hurts the little guys we employ even more. Don't get too greedy, it hurts everyone!

1

My comment has to do with housing in Reno for all residents: I am currently JOBLESS, since 14 November 2023 AND without UI., which has been on appeal since 2 December 2023 but will not be adjudicated until sometime in September 2024. Because my unit, a 1 bedroom, is over \$1200 monthly rent, \$1560, and I'm responsible for electric, typically \$60, as well; I have been denied assist through Washoe Adult Services. The Governor is aware, partially, of the above paragraph but no assist to cover my January rent has been secured. I am receiving food stamps and Medicaid but fear eviction by 3 February. Catholic Community Services of Reno refuses my call, I surmise due to lack of funds,. Salvation Army, on 19 January, told me they will be lucky to have funds restored by June. I'm not eligible for assist through the Reno FRC as I have no child in WCSD. The last I checked funds through City of Reno, I was ineligible for assist due to being over income as a household of one.

1

My biggest concerns are: 1. No one currently homeless will actually get housed this way 2. They'll charge as much for these arms regular apartments and regular apartments and homes for rent will just price spike. 3. Worse, you or another level of govt will just spend like \$3-5 million to "plan" this and nothing will happen except publish a plan that no one reads or follows. 4. Consider every thing you can possibly do to streamline the process, like waiving or expressing permits, waiving taxes/fees, and making them a choice practically anyone with enough space could build something like this. 4b: you can't let the new dwellings spike housing costs. If people build these, the rent needs to be capped in reasonable ways. Start with "ADU rent is never more than half the property's main house mortgage or current fair market rent value if the mortgage is paid. (no one living in an ADU should be paying for their whole note, they're living in a shed) control costs to tenants!

1

My biggest concern regarding ADU's are: If they are short term rentals the nuisance they may create. Converting garages just makes a neighborhood look run-down. There needs to be enough off street parking or needs to be in a high transit area.

1

Multiple STRs have popped up in my neighborhood over the past 5 years. These short term rentals would be better served as single family homes. They take away from the community and culture of the neighborhood and bring so many vehicles. It is normal to see up to 6 vehicles at an STR on rotation.

1

Most HOAs don't allow them.	1
More housing opportunities of all kinds!	1
More freely allowing ADUs by right in residential zoning could help with housing affordability, especially for older adults. I would love to build my mother an ADU for accessibility and caretaking, but it is not permitted in code or HOA where I live. Further, while an ADU differs from a "hobby shed," having a structure on my property that could just be used for an office, with power and a sink, would be a tremendous benefit to me - and resale value.	1
More effort needs to be made to provide affordable housing options for the long-term. ADUs seem viable for larger properties that want to have in-laws or other family living on the same premise. However, a tiny ADU shoved into a tight parcel is not viable long-term living. Affordable homes for prospective buyers is needed. Not more tiny rentals. Vacation rentals are not necessary in our community. We are losing room tax revenue and undercutting an existing industry that can provide rooms for short-term visitors.	1
more affordable apartments needed, not just luxury apartments.	1
might be time to think for allowing tiny homes in mobile home parks if they have the space. If a lot can do tiny home with a ADU to be built by tradesman or even by teaching seniors or college bound with the new building of these would increase the need of those who need services of home repair or construction. I know its a dream. My old house on Thomas Creek had a converted horse stable in a apt. Not done by county permits due to laws 3 decades ago. Sadly some larger land owners would be able to house others. We need to grow veriticle not only horizontal.	1
Maybe limit the licensing for STRs so there's a restriction on how many would be in the area.	1
Maybe is you stop giving in to big money developers and stop tearing down weekly/monthly hotels and/or turning hotels into luxury apartments, this wouldn't be an issue.	1
Many Reno renters can barely afford the recent rental increases; any ordinance should strictly limit where and how many STRs can exist, so as not to force our service workers to even further commutes than they currently experience, simply to find affordable housing.	1
Make an abundance of ADUs and if Lady Schieve meant what she said than Reno being a vacation spot as in come an go should no longer be. People want a permanent residence and should be able to have a permanent home, rather it's big or small. As Hilary implied we want permanent, affordable residences, not a vacation but a staycation.	1
Main reason for not wanting these types of units is, even if it is limited areas, next thing you know the City loosens restrictions. As we know right now, laws don't get enforced any more no matter what the law.	1

Low cost housing, multiple dwelling units with lots of parking as housing is so expensive people are having to get multiple roommates	1
Lot size should be the first factor to be considered. Unless the property is large enough to accommodate another building for living quarters, it should be prohibited. Most of the newer subdivision developments do not have lots large enough to put more than a small shed in the backyard. A building for living with adequate plumbing requires much more land than most lots have. Plus, there have been numerous complaints in many areas of STR noise (partying til all hours of the night) and parking problems. I am opposed to STR in any residential neighborhood. There are enough problems in neighborhoods (including mine) with the homeless - we do not need additional issues.	1
Lot size is a key issue. Allowing ADUs should not include reducing setbacks from sidewalks or property lines. Size of ADU also matters: there should be absolute limits and/or limits in proportion to available space.	1
lot set back, keeping with the overall design ethos of the neighborhood	1
Loosening restrictions/regulation on ADUs would encourage more people to get into the real estate market, move to Reno, visit Reno and spend money stimulating the economy. I've managed short term rentals for well over 3 years and I have literally had 1 problem with 1 person. It's important not to get too caught up in the negative aspect of things or potentially what can go wrong in lieu of the further longer "pro" list. Let's go Reno and Innovate!	1
Long overdue. We need more options for housing.	1
Long over due, South Shore all ready has AUD implementation.	1
Living close to Hunter Lake Elementary, the safety of the school kids is paramount. Thank you!	1
Limited ADUs might be ok in certain neighborhoods but short term rentals would not be desirable. Strangers coming and going in residential neighborhoods is not a good thing. We have plenty of hotel rooms in Reno. If my street had any AirBNBs, I would move to another city where they weren't allowed.	1
Limit both considerably to preclude the problems	1
Light touch and minimal regulations are key to bringing simple, lower cost housing to Reno.	1
Let's allow them.	1
Let property owners build on their own land!	1
Let people use their property as they see fit as long as reasonable protections for their neighbors quality of life are in place	1

Let people use their land as they see fit.	1
Let people try to make some money on the side. My wife and I are retired. We started Airbnb several years ago, an extra bedroom, full bath and an office room is what we offer. Our house is ideal because our guests park in the driveway. It's fun for us, we meet new people and breaks up our routine. Now I fear all that will end with inspections, red tape and fees for this and that. The city gets the occupancy tax already. Leave people alone. If it becomes a problem then law enforcement complains to Airbnb. Airbnb doesn't want substandard or troublesome listings. Don't make this worse than paying taxes. Which by the way have gone up over one hundred dollars every year since I moved here.	1
Let people do what they want with their own personal property.	1
Let people do what they want	1
Let people control their property.	1
I've seen STRs ruin neighborhoods. Talk to South Lake Tahoe or Sedona about the impacts. I realize this is Reno, but short-term visitors should be staying in hotels, not our neighborhoods.	1
I've seen our street degraded by all the homes being bought by investors who then rent the units out to multiple people (i.e. college students, etc.) who then have 3-5 cars on the street, parties, etc. Our police have been stretched so thin because of the uncontrolled growth this valley has gone thru that there's no expectations of a "timely" response when assistance is needed. The ADU concept only benefits the property owners who would build these-not the neighbors who would be impacted by the traffic, etc. Thanks for your time.	1
I've seen ADU ordinances go up (San Jose CA) and the quality of life drops for neighbors. You have more garbage, trash and noises. ADUs may be able to address the housing issue, but the core problem are starter homes (1-2 bedrooms) and not temporary housing for workers. Apartments, high-density housing (3+ story town homes) and proper zoning (residential w/ adequate street parking) can address the housing issue w/o impacting existing neighborhoods. If it is so bad, allow the conversion of office space to loft type housing or conversion of warehouse to living quarters would work. 800-1000 sq-ft housing is what is needed.	1
I've lived in West Palm Beach, FL and Austin, TX where there are similar midtown style neighborhoods that are desirable to live in and where there is not additional room to expand housing outwards. ADUs offer the ability to improve affordable housing options and provide more non apartment/condo complex housing options in the same space. An ADU/cottage home would be a nice option for family members visiting, especially with so many midtown homes being small but with sizeable yards. An ADU would allow me to have more of my family visit and stay with me rather than on an air mattress or a hotel. They could also solve some of the STR risk of neighborhoods becoming overrun, as the primary home could still be a primary residence or long term rental.	1

Ive been in housing crisis for the better part of a decade. Priced out of the places I wanted to call home, I moved to Reno & it did not get any easier to secure affordable housing. My choice is to work 7 days a week to afford a place I'll hardly enjoy, or get a place I can afford, that isn't very safe, secure, or affordable frankly, to favor working jobs I love doing but don't pay a living wage. I can't even fathom buying a home, even as a veteran with a degree & plenty of skills. I believe ADUs could help the affordability issues that trouble our community. I am nearly 40, a private person, I don't want a room in a house with others. I'm in a relationship with a mom of two & we work really hard to give the kids the kind of parenting we didn't have, which means she splits a house with a couple. All this means, like so many, we take our turn with the kids & our jobs & a hobby, & it's really hard. We struggle... ADUs could help us secure affordable, safe, & stable housing, maybe one day as owners

It's time for the City to move forward on accessory dwelling units and not hold this up due to opposition from some neighborhoods. It was and is part of the adopted Master Plan and is one of many strategies that can address affordable housing/provide intergenerational housing, etc. Let's do it Reno!

It's a super way to help increase housing inventory. The rules need to be well constructed and thought out.

It's ridiculous ADUs aren't allowed. People need housing.

It's my property and if I want an ADU I should be able to have one. It's my job as the owner to regulate who stays on my property and remove them if they act inappropriately. I don't need the city telling me how to be a good property owner or who should be allowed or not allowed to stay on my property.

It's important to protect the property rights of owners in their home neighborhoods. Where there are community concerns perhaps HOA's could be an solution.

It's a BIG NO for me. Housing is already difficult enough. It's too expensive for too many of us with jobs here.

It would be helpful if the city could put together a basic web page that outlined current ordinances e.g. where (if anywhere) ADUs can be added, what size, what restrictions on lot size etc.

It will kill the hotel business.

It is wrong-headed to continue to try to cram as many people as possible in small spaces. Humans don't thrive when living on top of one another. And you are ruining what makes Reno the best biggest little city.

It is my understanding/opinion that STRs only seem to exacerbate the housing shortage and affordability as properties may not always be occupied. The profitability of STRs may also decrease the likelihood of owners renting them long-term. ADUs could increase housing availability, but not if they are allowed to be used as STRs.

It is embarrassing how many empty bedrooms there are already in Reno. Renting rooms is one way to ease apt shortage presumably at a reasonable rate. It is also a way for people to hold on to their homes. Not every renter has a car. We need more people to live downtown to encourage restaurants and walking.	1
It is completely criminal to allow Airbnb's here when there are so many homeless people. I work at a job that pays me very well and I am not able to afford anything. Allowing people who are not even apart of the community to purchase property and just rent it out at their leisure is not fair to those of us who participate in the Reno/Sparks economy.	1
It is a private property right.	1
Issues with affordable housing has nothing to do with STR's here in Reno. It would be a shame to punish everyday people who have invested in homes to do Short term rental vs. long term. Less short term rental doesn't equate to affordable rent for long term renters. Seems like a way for the city to make more money off STR's and while it may limit who decides to do short term rentals - many str's would likely rather sell, which will lock out the long term rental regardless or entice an even LARGER investor to come in and buy to rent.	1
Is this a predatory venture or an effort to provide affordable housing?	1
Is there a need for adus? They seem to be more trouble than what they are worth in Truckee. Reno is not short on space. I agree with letting people build if they choose, but it isn't a way to solve rental issues. I've seen adus built as studios and owners asking 1800+ the rental charges have gotten out of hand, especially in truckee/tahoe reno is trying to catch up.	1
interested in permit necessary, & fee's. square footage allowed 1m on full acre with ample space for ADU, also have ample parking off street	1
Instead of low budget options like above that would negatively affect the image of the city and neighborhoods, we should focus on reviving both downtowns and encourage local small businesses and also reviving neighborhoods by offering help in remodeling exterior, mainly fence and outdoor paint.	1
Infrastructure needs to be considered	1
Infill is one good way to provide needed housing.	1
Infill and ADUs are crucial. Keep walk ability. Severely limit STR or ban them outright. We need to promote policies for the middle class and give families a chance to succeed.	1
Individuals rely on ADUs or STRs for financial stability and that right should not be taken away. There shouldn't be restrictions on what you do with your property.	1

Incline Village has seen issues with short term rentals, and noise complaints. Home owners move to a certain area because of the surroundings. You put in short term or ADU units, it will add more people than originally designed for, and law enforcement will have more calls for service which they are already burdened with calls for service and crime will increase.	1
In the history of mankind & development, these smaller units are natural and a needed development. When declined, homeless population grows. Just look to the problems of CA to see how refusing this expansion negatively affects the entire state. It's always the same pattern, people living in denial object until the quality of life deteriorates to the point where it is reconsidered. Why not get ahead of the curve and sensibly plan	1
In terms of ADU's, for those proposed in established, older neighborhoods, the issue of architectural compatibility is crucial. Also the height of buildings within a context should be closely evaluated. Quite possibly limit the footprint size.	1
In principle, I am not adverse to ADUs or STRs. However, my answers above depend entirely on the quality of controls written into any related ordinances. We have to be sure that the horror stories surrounding STRs in South Lake Tahoe do not become reality in Reno. At the October, 2023 ward 5 NAB meeting, we heard some of those horror stories from long-time residents of a neighborhood reasonably close to the UNR campus. Poor and unneighborly behavior from large numbers of STRs was the norm. Without SOME controls and enforcement, STRs can destroy a residential neighborhood. SO, again, the devil is in the details of ordinances, so my "yeses" in this survey are totally conditional on proposed ordinances.	1
In other cities, parking seems to be an issue with ADUs.	1
In my opinion they should not be allowed.	1
In general, I think ADUs and STRs could be positive for the City of Reno. Codifying the circumstances under which they would be allowed may be difficult to apply on a broad basis. It seems that they may need to be considered on a case by case basis.	1
In desirable communities short term rentals can increase the rents and affordability in a city where 50% of income is acceptable for rental qualifications. Limiting the housing supply further will cause workers to move to other areas. In a town known for being 24 hrs it is difficult to find a restaurant open at 9 pm mid week. If the workers are priced out the area services will either cost more or be nonexistent. To qualify for a 2k/mo rental a tenant must make almost 80k in an area where median household incomes are not that high.	1

In addition to parking, what about Plumbing, electrical, code compliance, etc. Are people going to be able to live in a garage? Or a storage shed in the backyard? How is building another actual dwelling a cost effective solution to our housing issues if they are not to the standards of existing residential units. RVs and travel trailers should not be temporary or permanent housing in a driveway or backyard. I just can't see that the cost of constructing a separate structure on a residential property can be offset with rental income. Does the sewer fee increase according??? My sewer bill has increased exponentially over the 35 yrs I've owned my house without an increase in facilities or people using them. I believe you will be creating a nightmare if these adu's are allowed.

Impact on neighborhood environment and safety is foremost.

I'm not sure if U understand what these would be used for. I'm finding that living in Reno as a senior is becoming increasingly impossible and cost prohibitive. Homelessness across all age groups is increasing. Do the people who run Reno not care that people can't afford rent, food and health care? Can't something be done to help or will Reno just eventually implode? Will it continue down the sad, ugly and uncaring road it seems to be travelling upon? One bedroom apartments costing twice the amount of an average income? It's sad and ridiculous!!!

Im not against them but am very concerned about parking & additional noise & traffic. My neighborhood is densely built & already we have troubles w loud parties & adequate parking. I worry that ADUs & STRs will just make things worse. I think they should be authorized only in neighborhoods with large lot sizes.

I'm neither strongly for nor against ADUs (not an option offered on the survey). What I'm opposed to is allowing ADUs in some neighborhoods but not others and unregulated occupancy. If ADUs are allowed, there should be equitable and reasonable regulation.

I'm in favor of ADUs should they be used for housing the resident Reno population. Short term rentals remove potential affordable housing from the current housing pool, and benefit no one but property owners and rental companies. We should focus on solutions to the housing crisis by providing affordable housing rather than making it easier for corporations to make money.

I'm in favor of ADUs for things like mother in law small living spaces so elder parents can live near their children or vice versa, the kid(s) can live in the backyard of their parents. I'm not in favor of renting ADUs out as short term rentals.

I'm generally in favor of allowing STRs but with strict regulations and enforcement of those regulations. It is beyond time to allow ADU's in many more areas of Reno and Washoe County, especially for older adult grandparents on fixed incomes.

I'm all for both provided that the landlord / management companies maintain them properly and have yearly code enforcement inspections. Also have specific guidelines on rental increases per calendar year(s). If the property is designated for ADU or STR, They're zoned for these specific uses only and not modified without city council voted approval.	1
If you are able to afford 2 homes and have one as a short-term rental, why stop them. Reno is not Tahoe and don't attract the same type of functions that Tahoe have in their rentals. More regulations equal more enforcement and the need of tax paying money to enforce the regulations.	1
If you allow these to encroach on current setback regulations, you need to adjust all setback regulations to match.	1
If would lessen the number of rentals for local workers.	1
If this text amendment is passed I feel like ADUs and STRs would take over the housing market and inflate the price of homes rather than making it more affordable. The era of STRs and ADUs has already been an issue for the Truckee/Tahoe area and has made it more difficult for local families to own a home or stay in the area.	1
If they cause more traffic, make rent prices go up in any way then No they should not even be a consideration! Common sense people! Lets actually use common sense when deciding anything!	1
If these developments are for unhoused individuals or RESIDENTS of Reno, then yay! If they become airbnbs/vrbo's, then no!!!!	1
If the lot size allows, ADUs should be allowed. STRs should continue to be unregulated. If I decide to again rent part of my home to a student at UNR for a semester or a month, I want to be able to do that without having to get a permit of any kind.	1
If the City approves STR they should require them register with the city and if home is in a HOA the city should require the homeowner to check with the HOA management company for approval.	1
If supply of homes is diminished due to STR, it makes homes in the area unaffordable. STR should either be not allowed, or taxed in a way that it discourages investment firms from buying properties. Houses or condos should be turned into homes, not profits for the richest among us.	1
If STR's are allowed they should be PT only. Not the only use of the dwelling.	1
If str are allowed then they need to be permitted as a business and taxed as such.	1
If owners of a home are taking care of it and making sure that their neighbors are being respected then they should be allowed to use the home they purchased for a STR.	1

If it helps with the housing shortage I don't care where they are built	1
If it does pass, it should be a 30 day stay minimum. It will hurt the hotels income.	1
If an STR they must pay all the same taxes as our hotels to be fair competition. Also should be required to register as an STR with local emergency and police departments for safety and other ordinances.	1
If allowed by city, how would you limit the number of adus or strs in a neighborhood or the city? What authority would govern or decide these issues?	1
If affordability is the main concern as cited in the article, the City needs to evaluate if constructing additional ADU's will improve market inventory of single family homes for sale. Affordability is so low that first-time home buyers are unable to afford mortgages on the properties they currently rent. Data from other jurisdictions suggests that increasing ADU permit approvals will NOT improve affordability. It'll have the inverse effect of raising already record high home prices to new unattainable levels - further perpetuating the cost-of-living crisis. We're unable to live in the very communities we serve because property values are grossly inflated. Approving more ADU's will only accelerate this trend. If the city wants to fix the affordability crisis, create incentives for first-time home buyers that won't turn their new properties into new "income streams" STR's, BNB's and expensive rental extortion units may build individual wealth, but they don't help build our community!	1
If a property owner wants to build a granny flat for granny, that's fine with me. But we don't need a bunch of short term party houses. Short term visitors should stay in hotels and motels, whose business the city needs to SUPPORT, since they pay a lot of OCCUPANCY taxes to the city.	1
I'd love to add an ADU to this property. It's actually already built but can't be a legal unit due to a recent change in the zoning code and I didn't get my act together a year earlier to have it a legal unit, thus I have an already built structure that can't be used for housing.	1
I'd like Sparks to participate in this	1
I'm strongly in favor of ADUs and have been following ordinances in other locations this has been really successful in opening up more housing inventory California where there's also really limited housing supply and Seattle are really good examples of the benefits ADUs have provided in terms of housing supply. It's a great way to increase the housing supply and also keep prices of housing lower for people who need it because of increased supply that otherwise wouldn't be possible to create.	1
I'd hate to see more traffic in the neighborhoods. In another topic, what is the city doing to plan for public transportation. I see all these apartments going in, but where is the planning for light rails or other public transportation?	1
I wouldn't want them in my neighborhood. Living close to a larger road, there are already enough strange people walking by.	1

I would want a limit on the number of vehicles that could be used for the ADU's or STRs. Meaning a person couldn't live in the ADUs or STRs while also having multiple vehicles RVs trailers taking up space from those who own a home in that area.	1
I would strongly recommend any procedures such as ADUs that serve to bring down the cost of housing and simultaneously strongly oppose short term rentals due to the ways in which they constrict the overall housing market.	1
I would say it would be more better if you allow only homes which having 1 acre or over lots . Specially in Spanish spring , washoe county , or in North Reno .	1
I would NEVER approve short term rentals in our neighborhood and overall in Reno as I feel it lowers the property values, disrupts the neighborhood, and affects the quality of life in the neighborhoods. I would approve of long-term accessory dwelling (ADU) as long as the individuals in the dwelling stay at least a year...no short term stays which could quickly become short term rentals. (STR).	1
I would love to have an ADU for my Mom.	1
I would love to have a ADU for my parents to live with me, in my property.	1
I would like to see ADUs allowed but with regulations on sizes of lots they can be on, the size and height of the ADU, and with parking needs addressed. For STRs, I would like to see them regulated as businesses and have people who use their home as a VBRO or the like have to be held to safety standards and be inspected.	1
I would like to build an ADU, but I am on the corner, and I was told that I would need at least a 20-foot offset from the property line. If we were allowed to build with a 5-foot offset, then I would be a lot more interested in building one	1
I work in Midtown area. When all the small motels were flipped or torn down I noticed a correlation between the sudden lack of short term rentals and an increase in houseless population. Airbnb and VRBO should not be allowed in city limits. Our town thrives in part because of the entertainment sector. Those companies potentially can disrupt the livelihood of Reno's permanent residents. These app also put both owners and renters at risk. There are not enough or no regulations ensuring the sanitary or safety conditions of individual's homes.	1
I view this as very positive for longer-term rentals to address housing shortages in Reno - I am 100% in favor of this. I do not support turning our neighborhoods into short-term vacation rentals. The city has plenty of hotels and casinos that serve that purpose.	1
I view ADU's as a good solution to increasing housing density and supply. STR's are detrimental to homeownership rates in communities and decrease actual housing supply for citizens.	1

I use vacation rentals when I travel. I agree with having the option with certain restrictions. For example, limits on #s of units of corporate ownership of STR/ADUs. I also own a rental home that is currently a long term rental. I think the City has a responsibility to ensure STRs/ADUs don't impact the housing market & affordable housing options for the people who live here and who are looking for homes.

I urge the City to allow ADUs with as little restriction as possible. Parking must not make or break planning decisions. We already have an overabundance of parking, and far more important priorities than guaranteeing each resident parking space immediately adjacent to their home. We will fail to realize the Master Plan's goals of encouraging infill and non-automobile transportation if we preoccupy ourselves with parking concerns. Neighborhood compatibility is often cited by residents who prefer low-density development patterns and/or believe renters to be socially undesirable. We should embrace freedom of property and reject attempts to force subjective personal preferences on one's neighbors. I see no reason why the City should draw boundaries regarding sizes of lots or structures beyond the narrow scope of safety. Existing laws and ordinances should suffice to handle STRs. If we want to grow and thrive, we must welcome all safe and legal economic activity without prejudice.

I understand STRs may have potential to offer affordable housing options especially for tech workers who may be in Reno for special projects or are needing a short term place to live while searching for permanent housing. However, I own a home in Las Vegas (unincorporated Clark County) and the neighborhood experiences issues with Air BnB style arrangements-noise, traffic, and trash. It really diminishes the quality of life for the neighborhood.

I THINK WITH THE HIGH COST OF HOUSING AND RENTALS THE IDEA OF AN INLAW UNIT ESPECIALLY FOR WORKING FAMILIES WOULD BE A GREAT BENEFIT AND WOULD LIKELY ADD VALUE TO AN EXISTING HOME/ PROPERTY. HOWEVER I DONT BELIEVE THAT BRINGING TOURISM INTO A NEIGHBORHOOD WOULD BE OF ANY BENEFIT. I THINK THESE SHOULD BE CONSIDERED TWO SEPARATE ISSUES. ONE OF AFFORDABLE HOUSING THAT BENEFITS THE LOWER AND MIDDLE WORKING CLASS AND ONE THAT WILL LIKELY ONLY BENEFIT INVESTORS AND NOT THE RESIDENTS OF THE NEIGHBORHOODS IN QUESTION.

I think we should be more worried about noise from people revving their engines, driving offroad vehicles on residential areas or backyards. These are more annoying than people doing a short term rental

I think this would help with overcrowding, lowering rental rates, and it would bring more money into the local economy. More places to stay = more people being able to visit and experience our area!

I think they would go a long way to providing cost effective long term rental solutions as well as rising cost of living for aging parents or teens who would like to maintain some independence. I'm less excited about use as Airbnb type use, however maybe it could help homeowners with a secondary income with restrictions for noise/parking in some parts of town (like they have to use the driveway-not the street). I think any taxes on ADU's could go towards permitting offices so there's less delay in getting them built as well as code enforcement for noise/parking complaints

1

I think they really need to be looked at from the perspective of what's best for the community that already lives here and don't have access to affordable housing options. Allow them where it makes sense and won't continue to take up vital housing resources. Or include adu's so that more families can stick together or use the adus for needed str's. There's plenty of airbnbs that are just accessory dwelling in other cities. And it would fulfill multiple needs.

1

I think they are good ideas to allow ADU and STR. A property owner should be able to do what they want on their property.

1

I think that the City of Reno should be keeping track of ADU's and STR's in the state as you can see the huge impact it is having in states like California. I think that home owners who are encouraging out of state residence to travel here and boost our economy to be incentivized with lower property taxes AND cheaper utilities rates. I know that California and other states make a tax on incoming visitors through sites like Airbnb and VRBO - it would be nice if the state of Nevada could do the same and then help the locals to encourage them to bring more business/money/consumers into the state.

1

I think STRs should only be permitted when the owner is a genuine resident, for some minimum portion of the year, of the property that is being rented out. For both ADUs and STRs, the most important consideration would be finding ways to protect neighborhoods from disruptive tenants.

1

I think people should be able to add accommodations for their families and their friends, or whatever they choose to share it with, during times when home purchase is near impossible for most people. I think that the city should put limits on how many properties an investor can own, to get more Affordability back into the housing market. But tiny homes and other kinds of additions would solve a lot of problems for a lot of families.

1

I think if there is enough room and the adu doesn't impose on your neighbors it should be fine. As for STRs, I think the government should stay out of what I do with my property as long as it isn't breaking the law (there shouldn't be a law to limit STRs)

1

I think both should be looked at as a bridge to permanent housing and not solely as "money makers". we need to better address homelessness and lack of truly affordable housing.

1

I think both ADUs and STRs should be allowed in Reno. As a homeowner, I would like to add an ADU, or even multiples, to provide more long-term rental options to residents since I see that as a more pressing issue compared to adding more short-term rentals. Especially in areas that are walkable to UNR, Midtown and Wells, we need to increase the population density to help area businesses thrive. ADUs may also help bring down high rental costs if more options are available to renters, so it allows homeowners to earn some additional income and it helps renters with availability. It seems like a win win!

I think ADUs would help alleviate the affordable housing issue, but only if they're used as housing, and not short-term rentals. I'm not opposed to short-term rentals, but affordable housing needs to be the priority, and short-term rentals would need to be regulated when permitting ADUs.

I think ADUs should generally be allowed as long as they turn into long term rentals for residents. STRs should be allowed but should be more regulated. There are a lot in my neighborhood and I would prefer if there were fewer. STR rental owners should also have to register with the city and pay a fee that could be used to support rental assistance for residents, or a similar type of housing program.

I think ADU's should be allowed in a less restricted manner for larger properties. For example I live on a 10 acre parcel and if I were to even want an ADU, the largest I could build would be half the size of the original home. For a home that is only 1200-1400 sq ft. that would mean only a 600-700 sq foot ADU. I know families with larger parcels want to keep their family on the homestead and if the property is large enough, the half restriction should not apply.

I think ADUs should be allowed as family only dwelling in certain neighborhoods where it won't pose issues with parking and they would need to be reasonably smaller. I do not think STRs should be allowed in any capacity.

I think ADUs should absolutely be allowed on all higher density single family zoning as long as fire code and other important building considerations can be addressed. STRs should also be allowed, however, there should be restrictions on single family zoning since single family zoning doesn't permit short term housing. Units on mixed use or commercial zoning should be able to operate STRs.

I think ADUs make a lot of sense. Lots of people would be less tempted to move to far off suburbs if they could make their more centrally located older property work for them by adding more living space.

I think adus in larger lots sizes of a half acre or more should be allowed for personal use on someone's property. My neighbor already does it because he converted a room in his house into a rental. Now two families live there.

I think ADUs could help provide additional affordable housing, hopefully at low cost to the city and its citizens. But potential infrastructure issues should be well thought out: parking, electricity needs, water, sewer. Generally, my understanding is that greater density tends to lower infrastructure costs per person for a community so should be a plus. Short term rentals can be wonderful both for travelers and people selling extra housing space but my understanding is that they possibly drive rents up higher. If so, City should consider some restrictions on them to prevent this given our shortage of affordable housing.	1
I think ADUs are the future. We need multigenerational housing so both can afford housing, help each other out etc.	1
I think ADUs are becoming a necessity for housing shortages and also the versatility it allows a homeowner to bring in aging parents or adult children who can't afford to live on their own. I have many friends who were able to use STR to keep up the Maintenance on the home and beautify the neighborhood. I have neighbors who participate, and we have had no problems or complaints.	1
i think adus are a necessary feature these days.. rents for family members are so high.. I would love to have one for my daughter, or for someone to help me out and take care of my cat when I travel.	1
I think ADUs are a great tool for families and should be allowed in the city but should have some restrictions to ensure it isn't a problem for neighbors. Short term rentals I think are fine but there should be a limit to how many there are in every neighborhood.	1
I think ADU would help the affordable housing problem and help 20+ yr olds not be forced to living at home and get there own place. STR's - Reno is behind on regulating these. It's happening it's here to stay in the city needs to permit it and regulate it more.	1
I think accessory dwellings are a great way to increase housing supply without adding subdivisions and apartments. They are more like detached sf homes.	1
I support granny flats that are in existing structures But not as separate buildings.	1
I support ADU's and oppose STR's	1
I strongly believe that promoting the construction of accessory dwelling units in Reno is a positive step, especially if there's targeted assistance for individuals with lower incomes. It's crucial to ensure clear guidelines on building codes are provided, accompanied by resources to protect residents from potential exploitation by contractors during the process.	1
I stand behind the idea of additional dwelling units being allowed in the city of Reno as a positive step towards expanding housing options, we can help create more equitable living conditions and provide greater access to housing for all members of our community	1

I see ADUs as a way to address our chronic housing shortage. I see STRs as a threat in this regard, but there should be some room for them.	1
I reside in the county but own property in the city. ADUs are a big problem solver that can help families stay together as parents age. ADUs also help to defray housing expenses for hard-working families where housing prices and interest rates have shut out middle class home purchases. Regarding Air BnB, I like these too for the same reasons. Inflation cuts buying power and extra sources of income can make the difference in a family investing in the future vs. barely getting by. The only potential problem I see are parties/noise. But I suspect most BnB users are on business and quiet, or attending events outside the Air BnB. Most people when staying in someone else's home are going to be on good behavior. We've used Air BnB, as guests, in other cities and behaved courteously to neighbors.	1
I reside in a small, gated community where four out of 20 units are rentals. My experience has been that at homeowners in residence do not mix well with renters. Also, rentals affect the appearance of our community in a negative way because there is no pride of ownership and no accountability. Oftentimes the owners of the rentals do not even live in Reno and their property managers do a poor job maintaining the property and enforcing HOA rules. Absentee homeowners also have a tendency to not care about HOA issues thus negatively influencing HOA Board of Directors decisions.	1
I repeat: NO short-term rentals! They do not help with the need for permanent housing in this city and some HOAs (like my own) already prohibit this.	1
I rent out my basement in lengths of 31+ days. It is a major part of my family's income. It covers my family's health insurance for the month.	1
I rent a space month to month in the Cozy trailer park.	1
I really think this will help us with the housing crisis that we are in	1
I ran a very successful Airbnb in Austin, Texas, and worked for an attorney who did condo regimes (which often involved ADU's), and there are advantages and disadvantages to both of them. Mostly, though, people need more/different housing options. Please allow them to happen, and ignore the NIMBY's.	1
I purchase this home back in 2017 because at the time I was very interested in an ADU and knew one could fit in this backyard. I was also advised by the realtor that it was possible; however, found out after it would not be allowed. Perhaps ADU's should be considered on a case-by-case basis.	1
I prefer AUDs because they usually do not require governmental subsidies and can be controlled by the property owners. However, when the AUD turns into short term rentals, that creates a whole other list of challenges as evidenced in Lake Tahoe. Unlike Lake Tahoe Reno has a lot of owner occupied homes and not a lot of 2nd homes as is the case in Lake Tahoe.	1

I own a duplex and support ADU's to address the shortage of housing in Reno.	1
I offer my house to mostly travel nurses, which are a major healthcare source in Reno. Renown Regional utilizes travel nurses all year long to support their community. I am a graduate student living out of state and live that I can keep my house of use to the Reno community	1
I object to "only in certain neighborhoods" either its legal everywhere or nowhere.	1
I never agreed with the reasons for outlying these in the first place. This is a great solution for Reno's housing crisis. Infill, infill, infill.	1
I need an ADU to allow my disabled sister who has a limited income live on my property independently. I would know she's ok, but I would still have my own house.	1
I mean, it's great that the the City is looking at STRs in a rational, independent manner, but this is not a substitute for genuine long term City planning. How do ADUs and or STRs help with the massively inflated housing costs for long term residents, honestly? If you're going to address affordable housing, then maybe work towards undoing and preventing the fallout from past and future housing bubbles. It's beyond ridiculous how much rents have risen the last 5 years. Unless you actually work to break the cycle of housing boom and busts, you're just kicking the can down the road and distracting us with side projects like this. Stop letting developers dictate what the planning board does and think ahead 10 years to what the working class in the area will actually need.	1
I love the idea of having a tiny home in your backyard whether it is just a crafting space or a place where your handicapped grandmother can live. I do not like the idea of having people able to buy homes for short term renting in an area that is experiencing a housing crisis.	1
I live next door to a home used as a STR (like 2 weeks or less in duration) for over 2 years. The traffic and activities involving the house created a lot of instability in the neighborhood. There is no buy-in for responsible behavior with short term residents. It's easy to judge the situation when you're looking at it hypothetically. But it creates a negative environment for the neighbors who actually have to live with a STR in their neighborhood Please don't pass regulations - especially when they have no impact on you. .	1
I live in the county	1
I live in Lyon county but my mom lives in Reno and I worry about her all the time I think if the lot size is reasonable to accommodate an adult they should be allowed.	1
I live in Condo and not sure if my HOA has restrictions or rules.	1

I live in a neighborhood with three STRs. They are a detriment to the neighborhood. I wouldn't have said this until I experienced it. Neighborhoods should be for housing, not businesses; that's why we have zoning. We should not have unregulated hotels (which is what they are) in neighborhoods.	1
I live in a mobile home park so would not be able to build on my property, but if I could, I would. Affordable housing, especially for seniors is a huge issue. Thanks for addressing this huge and concerning issue.	1
I like the idea of infill in neighborhoods with ADUs but short term rentals shouldn't be allowed or be tightly regulated (like controlling the numbers per square mile) because they change the personality of a neighborhood, not for the better.	1
I know we need the houses, but dude doesn't like policing in Reno. We must consider a safety of the neighborhood.	1
I know this is a tricky subject, so thank you for the survey opportunity. The larger concern for STRs is and always has been about making housing available/accessible for ACTUAL residents of Reno, along with allowing the residents' peace of mind within their respective neighborhood as homeowners. We experienced much frustration when purchasing our home 4 years ago and were up against folks purchasing homes for STR use.	1
I know of many properties that already have ADUs and I also thought the city began enforcing taxes on STRs?	1
I just don't think Reno/Sparks has been designed for ADUs. Lot sizes are too small, parking is already at a premium, our electrical/water/ sewage grid is not set up for it.	1
I haven't ever had any issues with STRs. I've found most people use them for work trips or longer stays in an area because they're cheaper than a hotel and come with more amenities. Most STR sites prohibit parties and keep track of which guests are at the house via cameras at the entrance. Many also have noise alarms installed within the space that will sound if noise reaches a certain decibel. I find that at most parties and noise come from long term residents and have nothing to do with ADUs or STRs. I think prohibiting ADUs specifically should only be based on lot size. They provide opportunities for families to live closer, especially with high rent costs and lack of housing in Reno. It also provides people the opportunity to increase their income by renting it out, without needing to purchase a new home (which is now impossible for most demographics in Reno due to the cost).	1

I have/had/managed properties in neighborhoods in various cities/states that were not planned for higher density living. Spikes in housing costs or weak economies amplify the predictable increases in vehicles per household and create problematic parking congestion due to rapid recentralizing of family units, exponential increases in vehicles per household, etc. Facilitating high-density in areas not designed for the amplified density create urban-esque issues (parking, streets as recreation places, etc.) in residential neighborhoods. In-law quarters seems to be a reasonable plan to accommodate the increasing elderly care issues, but commercial residential use for profiteering has ruined many neighborhoods in many areas. Reno should study the historical trajectories of other cities that are problematic and consider longer-term impacts.

1

I have two properties in Washoe County. One is in Incline Village and the other is in Reno. This problem began in Lake Tahoe with parking and noise problems. Incline village is a small wealthy community. They went to Washoe County to outlaw short-term rentals. There are a lot of ADUs in Reno but they have made it difficult to build anymore and imposed a 28-day minimum rental. They have made a lot of stringent rules and cost to be able to do short-term rentals. Reno is very different from the Lake Tahoe community but because it is Washoe County it is the rules for all of Washoe county. Our hotels are booked all the time because of events in Reno. I do not believe that STRs have an impact on the hotel business because of the casinos. I logged into the Washoe County STR meetings and it is a tough fight.

1

I have seen eagerness to approve ADUs as an easy fix for housing. It has proven in most areas to turn into a nightmare with owners selling the unit like a condo or subdividing by getting around the lot size laws.

1

I have one, have rented it to couples for several years. It creates another home and an income stream for me, win win.

1

I have an aging mother and am looking at the ADU option. I believe at my location ADU's are already allowed, but I believe it should be an option for others in Reno as well.

1

I have a Vrbo air b and b right next to me. Sucking!!

1

I generally support all supply-side efforts to increase the affordable housing stock and density.

1

I find it interesting that ADU's are prohibited in my neighborhood but okay further away from the University. There needs to be a balance with ADU's and STR's. Too many is not desirable and Too few contributes to sprawl. The West side near the University is packed with beat up rentals which is yet another problem. I do not think a tent qualifies as an ADU. Still people are living in tents on rental property and in RV's. This is an example of an out of control situation.

1

I feel that there is a housing affordability crisis occurring in the Reno-Sparks area. ADUs can help alleviate the supply of available housing for residents to live in. Supply and demand. Restrictions on STRs or banning of STRs will increase supply of long-term rentals as well as the supply of properties available for sale. I am not saying that this will definitely fix the problem. However, restricting STRs may free up available units to be rented out or sold, and an increase in supply may ultimately reduce rent and the cost of home ownership. Additionally, STR restrictions may increase the quality of neighborhoods and communities. Short-term renters are not as connected to a community as long-term renters or homeowners. Long-term renters or homeowners have more incentives to improve their community, care for their neighbors, and have a greater vested interest in the improvement of Reno, Nevada. We care more about the community we live in than the one we rent out for a day or two.

I feel Reno has already been overbuilt. Instead of crowding existing neighborhoods within the McCarran Circle, it would better to have existing new constructed properties provide for affordable housing. ADUs may not be affordable housing as you may think.

I doubt we have a huge influx of people needing a STR in Reno. Sorry. This town just is not the travel destination the city wishes it could be. Clean it up, deal with the homeless, etc and maybe ADUs seem more important as the economy is such that owning a home is very costly and unobtainable for so many. This could be a solution for so many.

I don't think there is any reason to not allow people to have an ADU if they want. I'd love to get rid of STRs so there are more rentals for locals.

I don't live within the city limits, so I don't think that your survey applies to me.

I don't have a problem with ADUs or STRs, but there should be additional fees associated with providing these. There will be an increase in noise complaints, as well as additional demands on neighborhood streets and our sewer system. The cost of this new burden should fall squarely on the property owner looking to host an ADU or STR and the City should be charging a fee that fully captures the cost of this burden when someone seeks a permit.

I don't like the thought of STR's especially in established neighborhoods. We have one next door and the people come and go, leave lights on all night, party late and the number of cars is ridiculous. As far as ADU's, they should only be approved with small square footages and only single story. If I could, I would say no to the idea altogether. Most don't do it because they can't afford their home. They do it because they want extra income.

I do not have an opinion on STRs, but I do think ADUs are a terrific option for people in lots of situations- not just for people who are related.

I currently run an airbnb on my property and its vital to my income. I have had NO problems with parking or noise because my unit is a small 430 sq place, and while its attached to my house it is similar to an ADU. I think allowing ADU's and allowing them to be STR would only benefit the city. 1

I currently am a home owner with a home who utilizes it as an STR Airbnb . We have done so for 2 years and have enjoyed sharing our home and respecting our neighbors and have never had any neighborhood complaints . Our home has always been respected when rented and never a spot for a party place but more of an alternative to being together as family when traveling and feeling like a home away from home. 1

I believe with clear, concise guidelines, ADUs or STRs can be very beneficial. A homeowner can have additional (but private) space for an aging parent, caregiver or young adult "child" to live. Once that space is no longer needed for a specific reason, the space can then be utilized for affordable housing, allowing for additional income. Lower tax incentives for "affordable housing" could be offered or even required as a conditional term. Parking, square footage, noise restrictions should definitely be spelled out clearly as height restrictions (for certain neighborhoods) need to "fit" within the neighborhood. If a neighborhood is comprised of all single level homes, then it would be prudent that the ADU/STR is single level, but if there are two or three level homes dispersed throughout the neighborhood, then adding a second or third level may be fine. A comfortable single or double (couple) occupant ADU/STR can easily fit an 800 sq. ft. footprint. Could be very beneficial! 1

I believe the city should take what large parcels are available and zone them for super high density tiny Holmes / adu. The abundance of new apartments multi family that has gone up is eating up neighborhoods.. additionally downtown would be a great place to do high density that has been a cluster for the last 20 years of my residency in the area. Too many competing interests and too much risk to development 1

I believe that this is a necessary allowance. We need, as property owners, the ability to house our family members on our properties without them being in our main residences. This is necessary due to the high prices of area rentals and home purchase prices. I don't see that changing so, we need to accommodate this change in our economy. Also, please include the fact that Travel Trailers are appropriate as ADU's as long as they have appropriate connection to sewer/septic tanks and electricity and water. This should be allowed as well, as long as not parked on the street or as an obstruction to neighbors. Maybe limit that to back yards only. 1

I believe that STRs are a positive asset in a neighborhood. The owners take care of the properties and make improvements. I have seen eye sores turned into cute homes which I think elevates the whole neighborhood. People staying in STRs also spend money in restaurant, stores and bars in the area. 1

I believe that separate units or additions to an existing house should be allowed.. For older Adults they can be for Elderly care Help They can be useful for those needing assistance .. I believe Short Term Vacation Rentals should be allowed but managed by Local Management if rented out short term.. Large companies like Air B/n/B do not have any control over who rents them .. The guest is not held accountable by large corporate management groups.	1
I believe that ADU'S would definitely help with the housing situation in Reno as long as the didn't turn into Airbnb or something similar. I don't see how STR would help	1
I believe that ADUs could help facilitate cheaper rental options and help family's with expanded housing on a single property. However, care must be taken to ensure that ADUs are constructed in a way that it is safe and reasonable for the surrounding area. Poor regulations could result in poor quality housing, leading to public health and safety concerns. I am not in favor of STRs as they reduce available housing for actual residents and adversely effect Reno's hotel industry. My concern is that STRs will promote investors to purchase properties for profit and impact neighborhoods and communities in a negative way.	1
I believe personal property rights should include building ADUs and STR usage, provided that such uses do not impact others' quiet enjoyment of their own property. Equal enforcement of all parking and noise ordinances for EVERY resident, regardless of ownership or terms of tenancy.	1
I believe ADUs should absolutely be allowed.	1
I attended a city council meeting a few years ago in which a representative from the fire department said ADUs can be a fire danger as they are not easy to get to in an emergency. The properties in the Old Northwest area on quarter-acre lots are not suitable for dense housing.	1
I approve of ADUs because we have an affordable housing shortage in this area. I fully, 100% DO NOT support STRs in any way. STRs are just another form of corporate greed buying up all the affordable housing in this area.	1
I answered this survey because I have rented one of these before and loved it. My daughter owns a home and thought of purchasing a new home with an existing ADU for me. I rent but would love for this to be considered!	1
I am strongly in support of adus, but not str's.	1
I am opposed to more crowding in residential areas.	1
I am in favor of adu's. Short-term rentals are potential problem. For that reason I would mandate lease agreements of 30 days or more in all adu's	1

I am in favor of ADUs that are not excessively large, and not used as a side business. I would hope that ADUs could be a housing solution for the many young people who are already priced out of living in Reno. I support STRs when they are managed responsibly. In particular, I prefer STRs that have guests staying for extended periods of time over one or two night stays.

1

I am currently living next door to an unregulated short term rental (Airbnb) in a residential neighborhood in Northwest Reno. It has been beyond frustrating and should not be allowed. Or at the very least exist with some form of regulation. I have lived in Reno/Sparks my entire life. I never would have imagined that I would be living next to what is essentially an unregulated business/hotel. People coming and going at all times, loud music, marijuana smoke pouring over our fence and into our house. These so-called guests have little to no appreciation for the fact that there are families with small children in our cul-de-sac. If there is a problem caused by these guests, there is no one to talk to resolve the issue. At least with an actual hotel you can address such issues with the hotel manager. Short term rentals should absolutely not be allowed in Reno. At least not in suburban residential neighborhoods.

1

I am confused about this since there are literally hundreds of ADUs currently in downtown and midtown at least, and maybe in other areas too. The biggest issue is cramming in too many without adequate parking since street parking is at a premium in those areas.

1

I am concerned that the ADUs and short term rentals regulations will be impossible to enforce.

1

I am concerned that ADUs may simply be something that increases the population density too much. The short-term rentals give me concern about noise and the party atmosphere but sometimes goes along with them that would otherwise disturb quiet peaceful neighborhoods

1

I am approaching retirement and in-law quarters, ADUs are going to really help many families who are in similar situations. I have room to add ADU on my property and would really like the option to do so, if or when I could afford it. A generation has, or will soon be retiring, I believe we need this flexibility. STR's have pros and cons but safety and noise ordinance should be enforced. That is my greatest concern. Law enforcement is already spread thin so enforcement of ordinances seem unrealistic. Thank you, Jean

1

I am a Nevada State Residential Designer. I have designed quite a few ADU'S with the firm I work for. The requirements in Reno need to be loosened and be permitted within reason just like in Washoe County corporate areas. Most of the one's I've done are for short term guests, and family members like older parents and or siblings. The younger generation cannot afford to buy their own home. A larger single-family residence that would either be built or purchased that would house two younger adults, a parent(s) and a couple of grandchildren is out of the reach of most families.

1

I am 78, good health, most peeps in my fam live to be 100.. Me, active, energetic, donate blood ev.8 weeks, several community activities younger working folks do not have time and energy for. Terrific! IS SUE 1:Tripped 2x in Nov.. 1 concussion. Still going strong. Have begun to watch my feet! In future, think it may be good to have "check-in" person. Adult grandkids could live in my house..Me in a small house on my property or vice versa ---not about to live with single 30 yr olds. Makes SENSE to have them nearby,! My children in 50's..top of their careers..both already have in-law parents who have big health issues requiring them to travel 2X /month. Time and money! I will not be additional burden!!! Issue 2: Not wealthy! Having a small building to rent to one person would be a boon for me; making me able to pay my propane bill and Renown bills on time; pay for house repairs; heavy yard work. THANK YOU FOR THIE OPPORTUNITY TO HAVE INPUT . That means a lot to me.

I also have a rental (not short term) at 1885 Keystone Ave. We need to make housing more affordable and ADUs are one part of the solution. STRs are here to stay- we need to make sure to address parking and noise issues.

<https://www.nasdaq.com/articles/4-reasons-airbnbs-are-partly-to-blame-for-the-housing-crisis>

How many times and how many ways do we have to say NO? Please stop threatening our single family neighborhoods!

How is the law enforced when an ADU is allowed to be built as an office ONLY and, of course, becomes a full time live in rental. These albatross ADU's that are being permitted on small lots are a danger and believe me, the one in question, has NO additional parking, therefore the alley it abuts will be clogged with tenant or guest parking thereby obstructing emergency or fire vehicles. In addition, the unit(s) will be rented for \$2500 per mo or more so how is that accomplishing anything positive. Who can afford that? I still want to know how to handle the full time illegal rental. I have yet to receive an answer on that question from anyone in the city. Help please and Thank you !

Housing is unaffordable as it is, STR needs to be cracked down on. Less STR is good for home buyers, the hotel industry, and neighborhoods.

Housing is too expensive in this area. New developments are including "in law" quarters as part of the main home, why not allow "in law" quarters if the lot size and ADU size conforms? Added income to city for permits, increased property value and property taxes and added housing, possibly more affordable, to our community. SRT's are happening all over anyway, may as well capitalize on licenses or permits for these as well. Or, put all the SRT permitting at the county level so it is uniform throughout Washoe County and not confusing for the owner and/or renter regarding laws and regulations. So many other jurisdictions nationally are doing both of these successfully, take a page from an established playbook. We are not reinventing the wheel here. Define it and regulate it, then something can be enforced. :-)

Housing is not considered for single income people. For instance I am over 60 and cannot afford to purchase a home, condo or rent an apartment. As a single income, 2500-3000 mortgage payments are unattainable.	1
Housing is already overbuilt and unaffordable. If you do allow STR it should only be of a primary residence. Billionaires and hedge funds buying up huge blocks of investment properties in Reno is destroying our town.	1
Housing in Reno is absolutely atrocious and needs to be addressed. There needs to be more housing to help relieve the market.	1
Housing affordability is paramount and ADUs diversify housing and potential living arrangements (aging in place, multigenerational living, smaller households, etc). STRs decrease housing stock and should be discouraged. In this case, the practical effect would likely just be to push more STRs into the county, which is its own challenge as well. Even with that in mind, I still think not allowing STRs or only allowing a certain number of them is appropriate. They should not be allowed in ADUs which represent a more limited housing type in Reno.	1
House upkeep, parties, and noise are a big problem with existing rentals around here. Need more enforcement on those issues.	1
Honestly no- STRs help so many people (renting out one or two bedrooms of a house that you live in) when people lost their jobs during covid it was the only way we could still pay our mortgage. We are also a very different experience than casinos and are still not hurting the gambling and hotel economy in Reno- people are always going to gamble. Short term rentals help people who are in transition without spending \$150 a night so they can afford to move here or interview here (renown/hospitals/tesla/etc). BNB helps people still have access to travel even if they are middle or working class. I don't think it should be heavily regulated besides the amount of tenants on the size of the property (10 people in a 3 bed 2 bath house can be an issue, my recommendation would be no more than 4 people to 1 bathroom). If anything it should be regulated for corporations to not be able to buy and short term rent- so locals can actually afford to buy a home.	1
Home owners should be able to do what they choose with their own property.	1
HOA's would need requirements to allow the city ordinances, set requirements for them if they try making self exemptions.	1
HOAs should be able to accept or reject all project aspects.	1
HOA will not allow this. I have seen this happen and the neighborhood really goes down. Residents can't park, this list goes on and on!!!!	1
HOA approval needed?	1

Historic District. Narrow streets. No extra parking available. ABSOLUTELY AGAINST THIS!	1
Hi, I think that having a in-law quarters for close friends or family is good. I don't think that it is a good idea to adopt a ordinance that may hurt the hotel industry here in Reno.	1
Hi density brings in crime, traffic, parking and a host of other problems. We don't want or need this.	1
Having lived in an area of Reno where they were allowed (Old SW), it takes the copacetic feel of a neighborhood and lowers it. People build too close to neighboring properties, and put in a building that's as cheap as possible that doesn't match. You end up getting manufactured homes mixed in with nice looking stick built. In addition, the questionable people and additional parking it adds overcrowds a residential property. Perhaps there are neighborhood where it would work well, but it would have to be a large lot and not immediately in town. I'm t CANNOT be a full city wide movement.	1
Having an STR next door to my home has ruined the ambiance of my back yard.	1
Having ADU housing can help with affordable housing shortage. Allowing tax credit can encourage people to put an ADU on their property, which can help our seniors that are in a position of being homeless due to the cost of rental pricing.	1
Having a permit to ensure people do ADU's correctly and safely. Neighborhoods with HOA would have the final say for their neighborhoods.	1
Have airb/b at present. They are poorly regulated and managed. This only increased the issues. There also seem to be a large number of unoccupied apartments. Perhaps regulation of prices is needed.	1
Has potential to have more VRBO and Airbnb short term rentals that will take away availability and affordability for actual Reno residents.	1
Hard to find street parking as it is. No HOA here so added dwellings and people would put a lot stress on this neighborhood.	1
Great opportunity for rental income properties or multi generational living. I came from Austin TX and they did not properly address parking and it is a nightmare. As for STRs - it really is all about parking, Partying and the garbage left behind. We all enjoy them when we are on vacation but not allowing them in our city is hypocritical. Owners need to be held accountable for their tenants for ADU and STR.	1
Gracias	1
Glad to see this issue being considered again. Reno is in desperate need of affordable housing and ADUs are one way to make that happen. I totally support creating rules to allow them in neighborhoods that want them and can comply with those rules.	1

Get government out of my home	1
Generational co-living is here and policies need to be put into place so that families can stay together. It's here to stay and we need to be able to care for family members without bankruptcy. In a city with such a housing problem, attached and detached homes of a max sqft should be allowed.	1
FYI, Our development, newlands manor , CCRs stipulates no rentals or businesses and for SF. I believe that It t is the only area which indicates this ruling. Other parts of Newlands don't appear to have such a provision.	1
From my past experience, these types of property are very damaging to respectable neighborhoods and property values, as well as, significant increase in criminal activity	1
For STRs, allow neighbors to have a say?? Written agreement as in HOA approval of changes.	1
For properties with alleyway access should be allowed to have ADU's.	1
For my generation, I think ADUs are essential as our parents are aging and are children are growing.	1
For ADUs I would like to see codes to be changed (in particularly setbacks) to make it easier to build them.	1
For ADU-costs and time to get permits should be taken into consideration.	1
Fire separation, fire sprinklers,	1
Experience in past residence ruined the neighborhood. Parking, noise, destruction of property all ensued in homes that did it. In my neighborhood here in Reno it is prohibited by the CCRs.	1
Evictions for the purpose of turning existing rental units into short-term rentals should be illegal, if it not already.	1
Established neighborhoods that are already filled up already can't handle more units, If they want and ADU then they need to provide parking on the property, not the street. No car should ever be allowed in front of a neighbors house other than a gathering or guests for a day or evening event. What they park in front of their own home is their business.	1
Ease make a choice that preserves housing price stability and creates lower cost housing and more long term housing.	1
Due to our lack of affordable housing in Reno, Yes,I believe ADU's should be permitted as long as they adhere to zoning and safety. It would also need to be permitted by the City/County building department.	1

Don't want Air B&B's in my neighborhood Lots of neighbors have already added Granny dwellings here. Some built with out permits & without being approved or inspected. What about these already built units?	1
Do not want to have either of these in my neighborhood.	1
Do not want any of this	1
Do not over regulate	1
Do NOT commercialize or over populate quiet, single family neighborhoods.	1
Do not adopt	1
Detrimental impact upon the value of existing single family homes.	1
Density please!!!	1
Dedicated STRs are a disaster for affordable housing and there are plenty of affordable accommodations for tourists/visitors	1
Death to AirBnB	1
Daily and weekly rentals should only be allowed in tourist areas such as downtown. They should not be allowed in local, residential neighborhoods that are in school zones.	1
Currently living next to an air bnb. Having strangers come and go is concerning since you know that there is no background check. The parties and noise factor when we still work. The number of cars is too much since it's a small cut de sac	1
Currently in my neighborhood there are several motor homes and a camper parked on residential property that are being used to live in. Does the city allow this?	1
Current and future council members will have to participate, no exceptions. ADUs only, limited to verifiable family members or homeless. No capital gains i.e. Airbnb, STR etc. to be realized. Construction, utility hook-up and maintenance costs to be covered by City and Federal Grants. HOAs will not have a voice in this at all.	1
Cost of renting or buying is out of range for a lot of people. Consider rent control on ADUs for the shortage offered. STRs have hurt the housing market and community, they should not be allowed. People don't want to live like rats in cages, piled on top of each other yet many people can't even qualify to buy a house anymore and rent is far above 30% of gross income. Having smaller, affordable, detached homes would greatly benefit the community.	1

Concerned about the effects on neighborhood of STR But ADUs make perfect sense to accommodate family community in a time when rentals and house prices are so high	1
Concern: a new ordinance could be adopted, but if there's no provision for enforcement, it will be worthless! I think the City staff and Council should familiarize themselves with what happened in South Lake Tahoe!	1
Concern is that the City of Reno and Officials are creating loopholes for businesses and dwelling options in areas not zoned or capable of handling activities happening at the property and surrounding neighborhood.	1
compliance with community rules such as garbage, snow removal & outdoor lights	1
City regulations should override any HOA prohibitions.	1
By allowing short term rentals you are taking valuable housing off the market that residents could either buy or rent...yet at the same time you are promoting the building of warehouse apartments throughout the city because you say there is not enough housing.. Its like one hand doesn't understand what the other hand is doing. ADUs have a history here but could really raise conflicts between neighbors and eat up the little bit of green spaces/yards that help make life better in a neighborhood. More neighborhood degradation may occur especially when it is being rented out by non resident owners who are only looking to make money and have little care for neighborhood	1
Businesses and corporations owning housing properties or residential lots. Reno should move to prevent the purchase and rental of houses/residences for single family homes, ADUs, and STRs. Residential ownership should lie with the residents of Reno, not with companies that solely seek profits and inflate the housing crisis. Businesses, corporations, and LLCs should be limited to ownership of 2 properties at a standard tax rate, with all additional properties being taxed at 75% of property value. This will not outlaw, but encourage companies to not rent out residences, or buy and hold empty residences for future sale.	1
building has gone berserk in our town. Ugly 3 to 5 story buildings full of renter who will never. pay taxes on home ownership because prices are so inflated. Short term rentals just appeal to greedy homeowners with no concern for their community.	1
Build affordable housing and manage our infrastructure like a real city should instead of causing absolute chaos on our streets because you get paid by developers and don't give two shits about the people that live here who can't afford these ridiculous half million dollar starter homes anyway.	1
both directly affect housing in a negative way!	1
Both are valuable to residents, guests, and city visitors as long as they are regulated.	1

Both are great for homes, community, and tourism	1
Both ADU and STRs could have the effect of having investors purchase property to increase the density and for investment. Most people could not afford construction of an ADU. STRs should be licensed & taxed. I suggest you look at Placer County for the rules, fines and taxes. Is there adequate infrastructure for ADUs in neighborhoods?	1
Both ADU's and Short Term Rentals are a bad idea. If, as claimed we have a housing shortage building how many lots in the city would accommodate an ADU without presenting problems in parking, noise abatement etc. You cannot solve a housing shortage with even 1,000 units assuming someone wants to assume building these in the current interest rate environment. It's a bad policy with downstream consequences no one can foresee.	1
Biggest issue with STRs is noise, parking space, and the density of STRs in a given neighborhood. STRs were originally intended as a way for home owners to make extra money when they were away or if they had extra space, not for corporations or LLCs or trusts to come in and buy up single family homes with the sole intention of renting them out short term and contributing to the housing crisis. Housing is not a commodity and should not be treated as such - it is a basic right. Additionally, a progressive tax should be considered for those who own additional properties with the sole intention of renting them out as a STR or regular rental.	1
Big support for ADU's. Stop calling STR's short term rentals. They are hotels. Please treat them accordingly.	1
Before I moved to Reno in 2023, I visited and stayed in Airbnb units here. They're nice for two-week stays, I admit. But in other cities I've visited, the owners of Airbnb units also lived on the property. In Reno, the owner wasn't local, perhaps living in CA. I always prefer that property owners live in the city or at least in state--easier to hold them accountable and the money stays local.	1
Because I live in a mobile home park, lot spaces are too small to include another home on that lot. However our Park does allow privately owned tiny homes as well as single wides and double wides, but no rentals.	1
Availability of affordable housing (spending less 30% or less of income on housing) has been an issue that consistently rises to the top of input for the Community Health Improvement Plan facilitated by NNPH. My comments are informed by that lens. Simply, ADUs allow for more housing. STRs take away housing from local residents.	1
ADU's are important. Many families need to provide housing support to aging parents. I provided housing support to my mother with dementia and had to purchase a new home that fit our needs. I would have preferred to build an ADU.	1

Attached ADUs (eg duplex) should be preferred. An attached ADU needs smaller lot overall.	1
Assuming the water supplies are good, the idea is timely, but should not be a revenue generator for the city.	1
As with all rented real estate the condition of the property and community relationships depend on both the occupants and management. When one or both parties behaves irresponsibly the whole neighborhood suffers. Any regulations you create must be monitored and enforced to benefit Reno as a whole. Let's do this right!	1
As we grow as a town we need to allow more fluid housing options. The more the community makes on STR the more the city makes in taxes.	1
As we age, we would the opportunity to add an ADU for us to live in and rent the main home to a family. ADU's are a great way to provide for senior housing.	1
As stated, short term rentals have wrecked every city that they touch. It takes away affordable housing for those waiters, bartender, cashiers and workers of all sorts who desperately need it.	1
As someone who has used STRs (Airbnbs) I like the option in staying in neighborhoods setting, when traveling, I support STRs, with restrictions to not impact the housing shortage and avoid "investor" STRs. ADUs can help the housing shortage, if they are regulated correctly.	1
As housing has become more expensive, I believe ADU's should be allowed on properties with enough space to be used for students/seniors and other family members on a fixed income. I would like to see that they are NOT to be used as profit making machines for investors.	1
As a society, we put way too much interest and red tape over what people do on their own property. I understand the need for properties to be compliant and safe, but neighbors and elected officials should not have a veto just for reasons separate from safety	1
As a resident of Northern Nevada since 2005, I find it absolutely ABSURD that my family has been priced out of sustainable ownership with a gross income of over 100,000K per year. We were seeking to purchase a home right as this game of monopoly began, and I believe this STR trend will present far-reaching, long term consequences for the community. PS-We owned before. Allowing others to gamble with a necessity for stability (housing), is hamstringing those who intend to stay, who have family here and cannot "just leave" in their 40's- hard to foresee a tangible future when you take into account pre-existing conditions, medical care, transportation, food, etc. We have casinos, hotels- there isn't a real need for Reno to have STR's. The exception being exclusive high priced dream & niche properties in more remote areas where STR does not inconvenience/ put neighbors at-risk. My daughter & senior mother can't live in town due to the market. Home Means 500k+ now?Sad.PS, We owned before	1

As a homeowner, I'd like to invest in Reno. I'd like my property to increase the value of my neighborhood. I also like autonomy over my property with supportive governmental policy and procedure that helps me achieve my goal to invest in Reno and increase value of my 'hood. Don't get too lost in the weeds.	1
Are water rights a consideration for adding ADU's or STR's?	1
Architectural compatibility with home and neighborhood. Are single-wide trailers allowed? What about adding 5 Airstreams as ADU's and renting them on VRBO? Blocking views from adjacent neighbors. Make approval contingent on main house inspection that it meets current building codes. Removal of heritage trees. Mocks City Zoning if it can change on a latest whim. Consider: ADU permit approval should require written approval of all adjacent property owners, not just notification. Quality of construction. Reno has a history of poor residential construction, due to past budget reductions for inspections, unqualified contractors, etc. Does the City have resources to review, permit, approve, monitor a new category of retro housing approvals when we are in the middle of a new construction housing boom? Responsibility for fuels reduction. Access and water pressure for fire suppression. ADU approval should require off street parking for the ADU plus for the house if not to code. EIS needed	1
Approve several ADU house plans to be approved by right similar to Portland OR. This addressed the neighborhood character/massing issues. Subsidize or waive water, sewer, NVEnergy, and Regional Road Impact fees for new ADU's applied for in the next six to nine months. The hook-up fees prevent and discourage people from building now.	1
Apartment prices are so high. I rent a room from my sister because I cannot afford an apartment and the wait list for affordable senior housing assistance is closed. More needs to be done for senior housing. I could possibly afford the rent on a granny unit as opposed to an apartment complex.	1
Anything to help COMBAT the housing crisis not add to the insane cost of renting and owning in this town.	1
Anybody as long as they can pay rent and they are not storing cars at place and keep all trash picked up and not having party respect other neighbors around and there should be no credit check or landlord requirements no background checks.	1
Any and all types of housing need to be easier to build/approve. We need more housing of all types.	1
An over emphasis on low cost housing may diminish the quality of life in Reno, which is one of the reasons many of us moved here. Increasing housing density has diminished the quality of life in many other cities. It also has the likelihood of increased crime. Let's not have Reno go down that questionable path.	1

An ADU would really help my family out during this time of expensive property and rental. My adult kids can't afford rents in the area.	1
Also, lot size and height restrictions should be removed.	1
Already have parking issues as houses have 3-5 cars per dwelling and use up curbside parking.	1
Allowing ADU's and STR's will help with housing supply in our city and bolster the economy with more tourism. Competition with hotels makes everyone better.	1
Allowing STRs to operate without regulation or limiting their expansion does little to nothing to help the housing needs of our community. What benefit do we glean from allowing all of these properties to sit mostly dormant waiting to be rented so that a return on an investment can be made at the expense of our communities well being.	1
Allowing short-term rentals in a city can boost tourism and attract a diverse range of visitors. This, in turn, stimulates the local economy by increasing spending on accommodations, restaurants, and other services. I wouldn't want to stay in a smoky hotel, like the ones the city has to offer.	1
Allowing ADUs will help some with housing affordability. However, looking online for construction costs, they still may be out of an affordable range. The bigger issue is to address the short term rentals. Last I had checked there were over 5,000 of them on the RSCVA records. While they vary in what is actually being rented out, they are still distorting the housing market in two ways. One is to keep properties off the market that might be affordable as owner occupied. The other is that the rental unit or space may be subsidizing a mortgage that they could not otherwise afford. We need greater variety in renter and owner occupied units and the market distortion caused by the STRs sends false information to builders for what is in demand.	1
Allowing ADUs in existing neighborhoods will NOT alleviate the housing crisis.	1
Allowing ADUs and STRs will be detrimental to the excessive growth that we are experiencing. This negatively affects traffic, road conditions, school crowding, etc. Quit trying to make Reno like California cities.	1
Allow them, and don't take this as an opportunity to restrict what Nevadans can do on their property. Do you want more housing, or do you want to dictate what home owners can do?	1
Allow Nevadans a certain number of opportunities to purchase prior to a Californian outbidding them with cash. Affordable housing is an issue, how about Nevada housing?	1
Allow more ADUs, we have a caregiving crisis and we need more adus. Ban STRs or highly regulate and tax them the same way hotels are to give less incentive to flippers and make housing more affordable.	1

Allow home owners to do what they please with their property. The market will regulate the STRs and even if there is a boom in STRs, the city will benefit through occupancy tax remittance.	1
Airbnb should be used as first intended - a room in your home, not the whole house - it ruins neighborhoods and reduces available property for local people to buy.	1
AirBandB or similar use of an ADU should be permitted ONLY if the owner lives in the main unit on the premises. This would ensure appropriate use of the unit with supervision by the owner/occupant. If off site investor/owners were allowed, then the neighbors would have no effective redress in the event of disruptive guests or abuse of the neighborhood.	1
AirB&B shouldn't be allowed because of the danger to the other residents in the neighborhood. Loud noise , drugs, you don't know who are what these people have done criminally. Child predators etc.	1
Air BnB's tend to remove availability of homes to rent. Instead of renting a home to a family Air BnB's short term rent to at times unsavory people. Bring the "stranger" elements into family oriented and neighborly neighborhoods. Having lived next to one I have seen them being used for drug running and criminal activity paid for by the highest bidder to ensure anonymity. Which is not safe for family areas residing full time nearby.	1
Again current planning as seen in the rampant overdevelopment and density intensity appears to only benefit the developers and is based on outdated ideas and concepts about the urban environment that put our city and neighborhoods and the people who actually live in them at risk - environmentally, economically and socially. I wonder if it is because Nevadans are seen as less educated, informed, worldly or what but current planning in Reno, Washoe Co and Northern NV is outdated, shortsighted and destructive. Surely we can do better.	1
Affordable housing is a HUGE problem in Reno, and many families are consolidating into multigenerational households to keep a roof over their heads. In my opinion, allowing ADU's would help alleviate some of the pressure on the City to provide affordable housing to those who need it, and it would help preserve the sanity of people whose parents are forced to move in with their kids (or vice versa) because they can't afford to live in Reno.	1
Affordable housing especially the elderly	1
ADUs would help with home costs and rental costs in the local area, by providing families with the room to build ADUs the ability to co-habitate the property. This would apply even more to properties with larger land area. Many younger people have been priced out of the home market by sky high rents, wages that are not keeping up with price increases on everything, and large firms buying up houses to rent. This would give them the opportunity to either A) Put a smaller house/trailer etc on the property of friends/family to build their from or B) Parent(s) can move into a smaller ADU and let their children take over the main house. Please approve and make it easy to build ADUs for long term use.	1

ADUs would go a long way to helping with affordable multi-generational households. All else aside, it could potentially greatly benefit migrant and/or low-income families, and I think those groups need to be the priority when writing legislation. 1

ADU's would allow multi-generational living and would help address the rising cost of living in Reno. Many other cities, such as Denver, CO have successfully used ADU's to provide extended families more options and to help supplement lower cost living conditions for the younger generations that can no longer afford to buy a home in the city. This is a critical decision that could benefit our community and provide options that are simply not available currently. 1

ADUs work when there is adequate space, parking, utilities, schools, etc. akin to any other housing project. You wouldn't allow a property owner to construct any project. You have regulation for all projects and why is that. Because you want to ensure there is adequate space, utilities, parking, etc. So don't California Reno. Land use regulations have been in place for a very long time and have generally worked. If you think ADUs will fix the housing affordability issue, you are sadly mistaken. 1

ADU's with restrictions STR's - never - just an unlicensed hotel No one wants a hotel next to them or down the street, in their residential neighborhood. These destroy the character and quiet of residential areas. Allowing a homeowner to rent out a bedroom or basement for supplemental income should be allowed, but licensed and restricted. 1

ADUs will help the current housings crisis. They also will help families who have family members that need supported living situation, whether that is elder parent or children with with intellectual or developmental delays 1

ADUs were allowed in my neighborhood a long time ago, and now the streets and neighborhood is overcrowded. The buildings are ugly and right on top of fences (mine included). The extra unit has windows a few feet from my fence, and higher so that it looks into my yard. Privacy is an additional problem with ADUs. When adding short term rentals to an ADU, that only spells disaster. The ADUs in my neighborhood are added onto a lot that is much too small for multiple families to be living on. Perhaps there needs to be more mobile home parks, but ADUs have the potential to completely ruin a neighborhood. 1

ADUs still carry significant cost to construct and would therefore not move the needle. banning STRs in dense areas and allowing 4plexes in SF3 & SF5 zones would immediately move the needle. thank you. 1

ADUs shouldn't be treated any differently than renting a room in your house as long as they comply with all existing building/electrical/plumbing codes. If they have a separate address, they should be treated accordingly, with their own utilities (and bills) like power, water, sewer, etc. They can provide additional infill housing as well as economic benefit to the area in terms of construction and revenue for homeowners. I have a hard time seeing any down side. 1

ADUs should only be allowed as housing for elderly family members who cannot afford outrageous rent amounts in Reno, NV. FOMs should be disallowed for new construction of homes/ADUs as these advantageous mortgages are often used by younger family member to use elderly family member to enrich younger family member for short term ownership after which they evict the elderly family member they used to qualify for FOM, and sell the property bought with FOM and make a quick profit.

1

ADUs should not be for the purpose of creating STRs. They should be used for private use and if they are to be rented to the public protections need to be in place for renters.

1

ADUs should not be a mechanism to add to the supply of STRs. They should be constrained to longer-term living arrangements that add to the supply of housing.

1

ADUs should have restrictions and guidelines for why they are used, like for caring for a family member, for an au pair or chef, and have requirements to make it live-able and comfortable. I personally do not support STRs, companies like air b&b and vrbo used to be great, but they're being taken advantage of. If a family wants to rent their home while they're on vacation, that's great, but these services are being abused by property investment companies and landlords. Affordable homes are already disappearing to rental companies, this would cut out even more opportunity for first time home buyers or low income families to buy a home. Our tourist industry should also be considered, what kind of hit would that take? How would local businesses be affected by outside companies coming in and buying homes to rent out as vacation properties through the STRs? I would love to see the city invest in affordable homes, stable, reliable homes where people can build and expand the community.

1

ADUs should good allowed as it is a valid solution for dousing shortage. City of sparks has been allowing adus on most zoning and it's going good. Reno City council has a history of not listening to it citizens. Council should really do better or we need to vote them h out! Instead of spending money on junky whale art where the proceeds go to low life druggies "artist" who don't mind giving kids drugs! Great job COR great job, great job council!

1

ADUs should be permitted anywhere in the city so long as the lot size is large enough to accommodate one. They also should not be exempt from any city building codes or sewer/water requirements. Regulating STRs is very difficult. Before adopting any regulations the city should carefully consider how effectively it can enforce that regulation. If the concern is the effect of STRs on housing supply, then it may be better to consider a vacancy tax or a tax on landholders owning more than a certain number of properties (say 20+) to make it generally uneconomical to use properties in the area as STRs. The lack of action on the part of the city to address the housing supply shortage has been utterly disappointing. Particularly the comments made by councilmembers (Duerr, Schieve, Reese) in the last meeting on this subject. Young Nevadans are watching.

1

ADUs should be for family members only. I live in a single family residential neighborhood. My neighbor was able to build an ADU over his garage and rents to unrelated people. We look into each other's homes day and night. Definitely decreased my property value. Parties, late night and nightly, throughout the summer with groups checking in and out several times a week. Property owners may not live in Reno, or in fact may not even live in this country, with little concern of the impact on the neighborhood. KEEP RESIDENTIAL NEIGHBORHOODS RESIDENTIAL. Keep our children safe in their neighborhoods. STRs are banned in Las Vegas, San Francisco, Los Angeles, Denver, New York. Reno needs rentals for people who work here.	1
ADUs should be encouraged by the city.	1
ADUs should be concentrated within McCarran Blvd or within 1/4 mile of transit stop. We should do a Washoe County survey of vacant housing to understand the issue better. We should seek a way to punish property owners who keep houses empty for investment reasons; and owners of empty housing should be made to pay a sliding scale excise tax. That would require the Legislature be presented with a Bill proposal(s). We should support the establishment of a City Office that matches builders and dryers of ADUs, and that can provide insight to the County Commission, City of Reno and our Legislators. We could solve our housing problems tomorrow if we get this right. We don't need AirBNBs or Vrbo in Reno. We need longer-term housing available at rates working people can afford, especially after you knocked all the motels down and gave all that land to out-of-town billionaires. All of Old Reno has been wiped out for good or ill. You can make things worse if you blunder. I want ADUs ASAP.	1
ADUs should be allowed in Reno and Sparks. City ordinance of ADUs should override existing HOA rules.	1
ADUs should be allowed in areas that can accommodate the dwelling and the additional cars without causing parking issues in neighborhoods. Units that will be used other than family should be on larger lots. If this is approved will it be worded so that HOA areas work with the city to approve them?	1
ADU's should be allowed if they are regulated and planned. This will help younger generations to have affordable housing, I mean... If the landlord is modest and reasonable.	1
ADUs should be allowed everywhere in Reno by default. If enough people are against ADUs that we could miss this opportunity to expand housing in our city, give neighborhoods an option to opt out of having ADUs. Parking minimum mandates are cancer for cities. If you want to kill a city, price out its residents, prevent housing from being built, and increase the city's utility maintenance costs, mandating parking minimums is the way to go. If a homeowner doesn't own a car and wants to build an ADU with no parking spaces, they should be allowed to. Let homeowners decide how many parking spaces they want for their ADU since they're the ones paying for installation and upkeep. The city has too much parking as it is, adding more is not the answer. Allowing neighborhoods to grow in ways that don't depend entirely on cars is the way to go.	1

ADUs should be allowed but NOT FOR STRs. There is a STR on my private street. It is a constant security issue.	1
ADUs serve many purposes outside of STR and rental income for families. They are critical pieces of infrastructure to allow families to support aging relatives in the absence of a social safety net that allows elders to age with grace. STRs are not the cause of Reno's housing crisis at this time. The refusal of the city and county to provide for rent control and affordable subsidized housing is the real issue.	1
ADUs provide more potential housing options for Reno residents, creating more competition, and therefore more equitable housing options for people of different economic backgrounds. STRs actively prevent Reno residents from having equitable access to housing for both renters and buyers. STR owners should be incentivized/encouraged to transition their STRs to ADUs if on site at their permanent residence, or to contribute to the rental market or home purchasing market. Reno's tourism infrastructure (specifically hotels and hotel/casinos), should be refined to accommodate and be attractive as short-term-stay options for tourists. Actual housing that is sufficient for long term tenancy should be prioritized for use by locals rather than commodified for tourism.	1
ADUs provide additional housing that can be attainable for low-income constituents which is desperately needed in Reno.	1
ADUs offer additional housing stock and rental options throughout the community. We're at a critical housing stock shortage in the Truckee Meadows and should open avenues for additional development and reduce nimbyism	1
ADUs not allowed for STRs would be a huge help in at least minimally addressing the housing crisis. Having regulations regarding ADUs and STRs without being completely overbearing and excessive like a lot of the city of Reno policies as of late can be would also be helpful.	1
ADU's need to be opened up, as parking is a vastly over-stated concern. We CANNOT allow the NIMBY's in the most affluent areas of town to dictate affordable housing policy. Street parking is not a human right, but having an ample supply of housing stock SHOULD BE. We desperately need to highly restrict STR's, and quickly, regardless of what the investor class wants.	1
ADUs make sense with the need to densify but there has to be careful limits to avoid parking fiascos. Spacing requirements for ADU permits would make sense to limit the increased parking demand on a given street. That would make it a race to get the permit among neighbors, but it would address the stress on on-street parking in that neighborhood. I also believe there should only be one utility bill for both to create a disincentive to rent an ADU out to general renters rather than family members. It wouldn't prohibit it, but it creates a hassle if a homeowner wants to use an ADU as a pure rental property.	1

ADUs make perfect sense in locations where there's adequate parking and space for the unit. Based on cost to build and personal preference, the number of homeowners who choose to construct an ADU isn't going to be high. Arguments about sewer or "look" of a neighborhood are therefore negligent.	1
ADUs make a ton of sense for incentivizing infill, and for potentially promoting a sense of community/family structure. I think we should allow these, as long as there is proper consideration for water/sewer/parking. STRs are a fun way to travel when you visit new places. But, if STRs are sitting empty for a majority of the year, I think they could be put to better use as stable rentals for the locals that actually need a place to live.	1
ADUs make a lot of sense for families with older parents who cannot afford to live elsewhere and/or want to be near their children. I don't think they should be used as rentals for non-family residents.	1
ADUs located in higher density neighborhoods that have alley access are ideal and much easier to design and plan for. You do not have to reinvent the wheel when it comes to adding an ADU element to the Zoning ordinance. Many other municipalities have adopted ADUs into their ordinance with success. Boulder, Omaha, Denver have done it or in in process. Usually public transportation routes are an important component within an ADU permitted district.	1
ADUs help diversify the population and allow guests to visit areas where they can afford to stay and enjoy. Provides tax revenues to the city. Is an alternative option for a family member to stay onsite but not on the main property. There are folks in this Newlands neighborhood who are oppose to ADUs, please provide data (if there is any) indicating if there is a correlation of higher crime rate or traffic due to ADUs being in the neighborhood.	1
ADUs erode single family neighborhoods especially those of the middle class.	1
ADUs could help address various housing shortage issues and help with rental income for homeowners. HOAs should be the ones who regulate a lot of STRs. I can't rent my house out for less than 6 months, for example. The lack of noise ordinance in Reno is a bigger problem for disturbing the peace than regulating time of stay.	1
ADUs could be successful in certain neighborhoods however renting then could be damaging to the housing market and cause inflation. It has been proven that AirBnB and other STRs are extremely damaging to the housing market as they take many homes away from potential buyers causing a landlord to own multiple properties that are solely used as STRs and not enough housing	1
ADUs could be great if they help with the housing crisis. They will be awful if they are just used as STRs.	1

ADUs can provide anyone, family or non-family with a reasonably priced abode. STR's take away homes that could be added to the availability. For both, of course parking is a consideration, however, it is not a deal breaker. Plenty of homes in single family neighborhoods already have too many vehicles for their driveway/garage. What's one more? As far as compatibility and protection of neighborhoods, sounds to me like NIMBY. Again, a factor, but not a deal breaker. Enforcement? All enforcement is currently complaint driven, so the compatibility and protection advocates can handle that.

1

ADUs can help with housing affordability especially for the young and elderly that could help cover their mortgage with an ADU. Having lived in other cities that allowed them, it was common for basements, tiny homes, and garages to be converted into ADUs. Traveling nurses, doctors, and others coming to Reno who want to rent for weeks or months at a time to explore the area would also benefit. There are many people looking to move to Reno or accepting job offers who need time to acclimate to the city and try different areas before signing a long term lease or purchasing a home. ADUs are far more affordable than a hotel and more comfortable than a casino. ADUs also help them try out a neighborhood instead of just driving through. We should be supportive of those moving here to help grow the companies who invested in our city.

1

ADUs can help alleviate the rising cost of housing for extended or adult family members.

1

ADUs can facilitate multi-generational homes and support systems, while STRs can break down neighborhoods and communities, while wrecking home prices. ADUs can help us with our housing crises, but STRs will merely exacerbate them.

1

ADUs can allow families to support multi generational arrangements with a smaller impact on families. They allow for other opportunities for families to support multiple generations. The homeowner should be allowed to determine if an ADU is appropriate for their property instead of a government employee as long as building code requirements are met and engineering judgement is used. Lot size and location should not be a limiting factor so long as appropriate engineering is utilized and offsets to property lines are maintained.

1

ADUs based on lot size (1/2 acre or more) would be useful to our community. I am vehemently opposed to STRs of any kind.

1

ADUs as rental units make sense and have the potential to help the rental market, but only if they are not allowed to be used as short-term rentals, and only if individual homeowners rather than corporate landlords are allowed to construct and rent them. STRs are generally more profitable, and if allowed then all ADUs will likely be rented as STRs, which do not help the housing crisis. If large corporate landlords are allowed to construct ADUs, they are unlikely to be affordable or flexible enough for renters. Give homeowners the option of constructing ADUs, but not profiteers.

1

ADUs are vital for elderly family members to maintain independence and still be cared for by children and/or grandchildren. Especially younger grandchildren who have their own housing issues in the Reno/ Sparks area.	1
ADUs are very much needed. Please limit their use to STR and increase LTR usage	1
ADUs are very different from STRs. This idiotic council/city needs to first recognize that very distinct difference. What the h? Your stupidity shines through in every wasted move.	1
ADUs are on your property. Should be an automatic right.	1
ADU's are needed within Reno's city limits regardless of the zoning. There are already detached accessory unit standards in the code that can easily be applied to ADU's. STR's on the other hand should be differently regulated. They function similar to hotels, take away needed housing stock from locals, and (if not properly regulated) can lead to incompatible uses with surrounding neighbors. With that said, I don't think they should be prohibited.	1
ADUs are needed to address housing crisis.	1
ADUs are just a nuisance to the neighborhood. Turns a nice neighborhood into trailer park trash	1
ADUs are imperative to an affordable option for elderly family caregivers to provide care for their family member while giving them a sense of independence which has been shown to slow the deterioration of mental acuity in seniors.	1
ADUs are helpful in increasing housing in general, and therefore needed in our city (and state and country!). STRs on the other hand usually put housing in the hands of multiple-property owners, real estate consortiums, often taking housing from individuals trying to find or buy longer term.	1
ADU's are helpful for workforce housing, and for seasonal visitors that may spend summer here, and winter elsewhere	1
ADUs are great in-fill projects to provide more housing units that are desperately needed. STRs are detrimental to home-owner values and to the neighborhood community.	1
ADU's are essential to providing additional/affordable housing in our area. Not only do they allow aging family members to live with greater independence but they free up other housing when members of a single family house move into an ADU. Short term rentals should be regulated so that the rules can be enforced 24/7 to help prevent a short term rental from negatively impacting the surrounding residents.	1

ADUs are desirable to a point, because they can provide a more affordable housing options than the overpriced apartment complexes we currently are plagued with. However, short-term rentals can be a neighborhood nightmare, with little will on the part of law enforcement to keep things under control.

ADUs are common in many thriving and affluent cities such as Santa Fe, NM. Casitas are ubiquitous here and blend with the neighborhood architecture. They often provide multi-generational housing options and add rather than detract from the feeling of community. Short-term rentals on the other hand can be a boon for many homeowners looking to enhance their income but can become a real issue when they price out longterm renters or cause home prices to soar. As a home owner, the number of houses in my area owned by real estate companies which rent them out is a nuisance. It depresses property values. I would very much prefer to see home owners living in houses and renting ADUs than a third party rental company renting houses and throwing up an ADU to also rent out. Limits should be placed to ensure the primary dwelling and ADU are not rented separately.

ADU's are an interesting idea to combat affordable housing. At the end of the day, simple supply and demand impact housing prices and affordability. Reno is topographically constrained, so this is one of the only logical options besides building larger multifamily "up". But, developers need to create "luxury" apartments for that to make financial sense because of how expensive the dirt is. ADU's in my opinion should not be allowed to be an STR, only for LTR's or family, friends, etc. I think ADU's are inevitable in Reno, but time will tell. Thank you for this great survey and letting people weigh in!

ADUs are an important tool to empower individuals to invest in the local housing market and increase the number of accessible units within our city. Please balance any inclusion of STRs so that the net effect is a large increase in housing and not a decrease. My lot size probably would not allow construction of a unit, but I wouldn't mind if my neighbors had one so that a family or individual could access long-term housing. I would love to be able to purchase a home and build additional units qualified for section 8 or other under-market rate housing.

ADUs are absolutely needed in Reno! We have a housing shortage and infrastructure already in place to support adding ADUs. The residents who don't want them in their neighborhood should be heard, but they should not make policy that keeps them out of everyone else's neighborhood too. We need ADUs and we need them now!

ADU's are a vital piece of the solution to our housing crisis, and to extended families. STR's are not vital to anything but the investor's pocket. Visitors should stay at the multitude of hospitality properties we have in the city.

ADUs are a very bad and ill conceived idea. If they get permitted, the next thing will be that the underlying owner will try to sell it off. The density permitted in the particular zoning area is completely compromised. There is already limited parking on many streets, what with everybody parking an RV in their driveway. This places additional pressure on existing limited parking. ADUs will also further stress the oversubscribed aquifer with additional bathrooms. Again, this is just a bad idea without a scintilla of benefit.

1

ADUs are a net benefit if managed properly. With the increasing cost of housing and the general shortage of affordable housing, they help families. They provide options for seniors to live outside of assisted living situations with their families. They provide younger individuals and couples an affordable option to step out of their family's homes. And they provide new opportunities for urban infill situations. I have built several ADUs in other communities. They are an asset and should be considered in the Reno and general Nevada area.

1

ADUs are a much better solution than more sprawl! Strongly Prefer ADUs as a housing solution than as short-term vacation rentals.

1

ADU's are a highly desirable feature in home purchases because of multi-generational living. Yes income production is important for some, but many home buyers are looking for in-law quarters and ADUs so an elderly loved one can be close to their family but also have their own dedicated space.

1

ADUs are a great way to help solve the housing shortage, and the competition will help drive down the high rental prices. This will also benefit the ADU owner with an extra source of income that is much needed in this high inflationary economy we are all suffering in. ADUs are a major benefit for families that have elderly relatives. It provides a safe and close home for those that don't necessarily need 24 hour care but need to be close to their caregivers while keeping their independence. It's great for young adults that want their freedom but can't afford the high rents in apartment complexes. Having a strong STR community will help attract visitors to the Reno area bringing a boost to the local economy. Many people prefer STRs over conventional hotels. ADUs bring great value to the local community whether it is used as a long term rental, Short term Rental or a place for family members to be close together. I strongly encourage you to adopt ADU friendly policies.

1

ADU's are a great way for people to gain a little extra sqft on their homes. So many need to move because they need an office or have outgrown their home by just one room. If this restriction was lifted we would have more people stay in their homes and just build an ADU.

1

ADUs are a great way for housing stock to be increased in Reno at minimal added cost to the city. Even if a portion of those ADUs end up getting used for STRs it will be a benefit for long term housing when at some point those ADUs displace single family homes and condos on the STR market due to their lower cost structure and resulting rental rates. This will convert some SFH and condos back into long term rentals.

1

ADUs are a great tool to house trusted tenants and multigenerational households. They provide more options for homeowners and free up other housing units all over the city for those who want to build or live in an ADU but cannot. With family and tenants living closer together, it builds community and improves the neighborhood. Other, similar jurisdictions allow for ADUs. Since ADUs are still expensive for homeowners to build, changes only happen slowly over time. Taking this step forward makes Reno more competitive and enables more vibrant neighborhoods.

1

ADU's are a great solution to the housing instability in the community. Increasing access and opportunities to ADUs help us increase our housing market without having to find new land to develop on. It would benefit both the community (more housing options) and the owner (who then can have additional income to support their families through this economically challenging time). ADUs should not be looked at as a bad thing; however, they should be seen as a wonderful opportunity.

1

ADUs are a great option to gently increase density in all neighborhoods and there should be no restrictions on where they are allowed. Property owners should not be restricted on how to make the best use of their own land, especially if that use can create more housing for our community.

1

ADUs are a great idea--let's increase density. Again, STRs should be entirely banned so that the housing they occupy can be returned to families and individuals who will actually live there. They are partly responsible for the housing crisis.

1

ADU's are a critical need for individuals with disabilities, to provide opportunities for independence and safety of familiar surroundings with family. IN our community options for individuals with disabilities for independent living are extremely limited/non-existent. ADU's would be a a solutions and a life line for many families of individuals with disabilities.

1

ADUs are a conscious way to reduce additional builds and spread of the city. Making use of available land and makes sense.

1

ADUs are a common sense approach to addressing our housing shortage, and not a new idea for Reno at all. Pownings addition is full of homes with ADUs, 2 SFR on one APN, and conversions. There's no reason OSW, West Reno, SE Reno... Really anywhere should have the ability to support additional dwelling units. Parking will be an issue, but prioritizing convenience of car owners over adopting policies that help lessen the burden of our housing shortage is bad policy. Human centric policies should always trump car centric policies.

1

ADUs are a blight, they are only good for investors. Adjacent properties have to deal with transient renters and the problems they bring. While we need more housing, ADUs and VRBO/AirBnB are not the way to achieve our goal of affordable housing. Please do not allow ADUs in Reno and ban STUs.

1

ADUs are 1 small but important part of the housing mix and help with affordability and in studying other communities don't have the downsides feared by NIMBYs. I've run an STR in a guesthouse in my backyard for 10 years without a single problem. It's helped pay for our kids schooling extracurriculars and helps offset the increasing cost of housing. There's a huge difference between an STR where the owners on site versus owner offsite as I've owned both. ADUs Are small and their impact as a nuisance is minimal. I support sensible regulation

1

ADUs and STRs should be permitted. Parking needs to be provided for ADUs. Existing parking and infrastructure should be fine for STRs.

1

ADUs and STRs should be allowed; they can help create more affordable housing. Regulations on rentals should limit large corporations, not individuals and families just trying to pay the bills.

1

ADUs and STRs should be addressed by the HOA/CCRs of each individual development. Each neighborhood, or development, should enforce their own rules and regulations regarding ADUs and STRs. In the event a property does not have an HOA or CCR, then said property should fall under current city guidelines for building/adding additional dwellings. There should not be a need to amend the current statute.

1

ADUs and STRs on an owners property if they meet building codes for safety of all, make sense and support the community with more housing options as well as income options.

1

ADUs and STRs need to be included in any new developments only. Reno too congested already.

1

ADUs and STRs can ease the burden of affordable housing as well as provide STRs for people who can't/ don't want to commit to a year-long lease

1

ADU's and STR's can allow many more people and families the opportunity to have an affordable place to reside. More affordable rents means more room for disposable income, meaning more money trickling into Reno's economy. Plus, the City will get another avenue of permit and building money from homeowners.

1

ADU's and STR's are important as they can often generate an income to the area's in which they are located, allow families to stay together (i.e. an ADU for ailing or aging parents, allowing single parents to stay close to childcare providers etc.) and also allow for families/property owners to have an income to help with costs as well as an investment for future endeavors.

1

ADUs and STRs are awful for neighbors, incentivizing infill and denser populations for infrastructure that was not originally intended for it. School concentration will be affected with class sizes growing. Additionally the STRs increase the value of properties to the extent that families move out of the neighborhoods and are replaced by empty houses that rent intermittently. Even a low occupancy rate and moderate average nightly fee equate to significantly more revenue/lifetime value than owning the home...do not adopt allow them to remain unregulated.	1
ADUs allow homeowners to help with housing shortages and keep rent payments in local economy.	1
ADUs allow for additional housing units without extensive infrastructure costs. There needs to be regulation on how many can be put in each neighborhood and there needs to be develop fees collect to mitigate affect on schools, police/fire safety and quality of life. I own 15 rentals (not all in Reno), the increase in rents has benefited me substantially, but I am still an advocate for keeping rents affordable. I support the construction of new apartment complexes even though it may lower the rents I collect. I could make substantially greater returns on short term rentals, but chose not to as it reduces the housing choices for those in my community.	1
ADU's = Good for combating sprawl and allowing homeowners to become landlords STR Ordinances = Unfair restrictions on homeowners with ability to host guests	1
ADUs	1
Adult family members with special needs truly have limited options for living independently, ADU's would provide opportunities for families to give independence to those family members with special while providing the safety and security of the family home area they are used to, also while providing immediate help if needed.	1
ADU's, if approved, should only be authorized on lots over 1/2 acre at a minimum. Unforeseen issues will arise like people renting out their garden shed, garage, or allowing people to park an RV or pitch a tent for rent money. Single family home zoning must be recognized and appreciated. Allowing ADU's will change the look and feel of our Reno neighborhoods and our city. A change for the worse, in my opinion.	1
ADU's will help the housing shortage and affordability issues that are common in the Reno area. STR's must be kept in the best of condition for the guests to be successful. Property values will increase which helps to improve the entire neighborhood.	1
ADU's should not be gobbled up by STR's. If this would become the case, I would not be in favor of ADU's. The ADU's would be helpful for families extra income and increase available household units. Kinda like the days when Reno house divorce's seeking a Reno Divorce. They stayed 6 mos. . .	1

ADU's make sense for families. A place for grandparents or college aged children. A way to afford staying in good neighborhoods without huge square footage on houses. An individual should be able to build or have prefabs on own property without over regulation.	1
Adu's could be part of solution to housing shortage. If lot size large enough, i think they area great option	1
ADU's can be beneficial with strict controls. STR's should never be allowed in residential neighborhoods. Read about Sedona, AZ. STR's have nearly destroyed that area and very negatively impacted the local residents who call that area home. STR 's are hotels. Not legal in residential neighborhoods.	1
ADU's are an important tool to help Reno's housing crisis and also allow multi-generations of family to reside at the same address as parents age. It puts control of the neighborhoods with individual homeowners and not large vc companies out of state with only dollar signs as the goal.	1
ADU's are a constructive taking of private property rights without due process and just compensation. Property owners should have the exclusive right to decide how their property is used because they own it. ADU's are an abhorrent practice.	1
ADU's and VHR'S are diametrically opposed! VHR's will increase the housing shortage, as we have seen in South Lake Tahoe! The only way out of this housing shortage is less regulation and more availability of las to built ! Nevada is 80% federal land! Talk to the BLM to release acreage.	1
ADU proliferation and infill development are important for improving housing density and availability. STRs are functional and a way to supplement income for a regular person, but can be extremely problematic with the growth of investment property firms converting what would be available housing to STRs instead. I believe ADUs are a good place for this, even if I wish they were dedicated to housing. To enable ADU development, housing ordinance and landlord regulation would likely both need a refresh. Many cities that have passed pro-ADU policies haven't seen much construction because ADU restrictions or local housing ordinances are too stringent for an average citizen to want to deal with, and their profit margins are often too narrow for a commercial interest. Related, but out of the scope of this survey: R1-style zoning should also be removed or eased to enable increased mixed-use areas with accessible groceries and small business, which increase livability and tax revenue.	1
ADU for family, fine. Third-party ADU rentals, neighborhood control. STR-NO!	1
Adu can allow for smaller units for lower income and can help elderly on a fixed income and families stay in their sfr by offsetting income from adu. Also Airbnb can help low income homeowners stay and afford their home.	1

ADU and/or STR's is good for this community. Many people come here for events other than casino entertainment. This also helps the hotels when there's an event in the city and there's not enough rooms to help our visitors.	1
adequate garbage receptacles for increased population & partying. Home needs to be licensed or insured to be eligible which could be renewed each year. Proof of insurance recommended.	1
Additional taxes on STRs to benefit the city are very important. ADUs and parking are very important. Consideration of neighbors is extremely important. Strict rules on operating STR are important. Building safety and fire suppression/emergency access are extremely important for public safety with regards to the structure and access into the community with the additional parking usage.	1
Adding ADUs also means more population density if multiple ADUs are constructed. This affects how people move around the city. Please consider BETTER mass transportation infrastructure. The current bus system is not serving the public as well as it should be. There's already a good amount of congestion in the northern areas of Reno. Adding more lanes to highways is just a bandaid on an open wound. It is not feasible long term, and it is expensive to upkeep highways. We have enough potholes already on the roads. Consider better mapping of current bus routes, foster safety in public transportation, create shorter wait times for buses (not an hour long), and possibly a light rail system for easy and quick access from south end of the city to the northernmost.	1
Accessory dwelling units would help address our housing shortage. STRs would help fulfill a need if limited and controlled	1
Accessory dwelling units will go a long way in making housing more available and affordable to City of Reno residents. They will also help reduce the need for our sprawl into the natural landscapes surrounding the city (which make this a beautiful place to live). Reducing sprawl will also make the city more environmentally-friendly by reducing commuting time; people would be able to live closer to work. Short-term rentals should not be allowed in the City of Reno. STRs have played a large role in contributing to our housing affordability crisis, by tying up would-be single-family homes in use for vacationers. This has led to out-of-city and out-of-state buyers holding property in Reno for STR use, making it unavailable and unaffordable to residents. While you're at it, consider outlawing corporate ownership of single-family homes. Local residents who actually live and work in Reno are not able to compete with corporate buyers for homeownership.	1
Accessory dwelling units should be allowed by right provided they can be constructed within the existing restrictions for height and setback on a property. They should be allowed with a CUP if modifications to the existing restrictions are required. Parking for ADU's should be required based on the same requirements for the main structure as a cumulative total. Any policies for Short Term Rentals should be based on successful requirements in other jurisdictions. While I support both of these initiatives, allowing ADUs and regulating STRs is not likely to have an impact on housing affordability in our area.	1

Accessory dwelling units are a necessary component of our changing society (older adults living with children and young adult children living with parents) and limited housing. Nevada and Reno are behind the curve in addressing this issue. 1

A thorough resources impact study should be done. Water, electricity, traffic, police and medical resources. We just moved from California and these were not seriously considered. California is outgrowing its resources and taxes have skyrocketed. 1

A form based approach to ADUs should be applied without much regard for density. STRs should be allowed but there should be active monitoring on their impact on the following: 1. Non-transient housing units stock; 2. Location and density. Will neighborhoods lose their community feel if there are too many in one area. If an entire street is occupied by STRs with only a few long-term residents, does that impact neighborhood social cohesion? A strong neighborhood cohesion has been shown to provide health benefits. (<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3936882/> , also see the Neighborhood Cohesion Instrument used to measure NSC); 3. Stakeholder discussions analyzing competitive advantages of STRs compared to traditional hotels and how that may impact the resort/lodging industry. Are there fair practice standards that support economic stability with a possible influx of STRs? 1

A couple of things : First, after 32 years as CEO of the Food Bank of Northern Nevada, experience and research make it clear that lack of affordable housing is one to the two top drivers of hunger in individuals and families. Second, there are perhaps thousands of seniors in Nevada whose lives are adversely affected by housing costs, hundreds at the subsistence level, who have been turned out of revolting living situations onto the street in the name of development, to whom we have a responsibility of care. Third, with the staggering expense of long term care, development of ADUs for aging family members can offer another option to keep people safely aging in place for a longer period of time. 1

A careful balance needs to be struck to allow for STRs in a way that does not overly incentivize housing stock being removed from the rental market in favor of STR usage. 1

3 houses in the cul de sac across from my house are STRs. I was priced out of renting a house in Reno because so many investors bought up houses and raised rents from \$1800 to \$2500 a month for 2 bed 2 bath. It's nuts. Too many properties have been built or purchased to be rentals. Only a certain percent of homes should be able to be non-full time owner occupied/ rentals. The majority of single family homes should be required to be full time owner occupied. It will force investors to sell and allow people to buy homes. 1

(1) Reno/Sparks make significant efforts to attract visitors for special events & outdoor recreation, in order to diversify from gambling. (2) Not every visitor wants to stay in a casino; STRs provide valuable alternatives for visitors who want to experience the rich diversity of the area. (3) In addition to "tourists," many other types of visitors depend on STRs – many of which have full kitchens – e.g., travel nurses, academics, relatives of hospital patients, construction workers, people visiting family, and potential future residents exploring where to live. (4) STRs generate vital revenue for Reno/Sparks via the Transient Lodging Tax. (5) Despite the views of a vocal minority, there is no evidence that STR guests are more noisy, untidy or disruptive than long-term renters or property owners. Existing laws can be enforced against people who create nuisances, make loud noise or other disturbances – whether they are short-term renters, long-term renters, or property owners.

I have seen ADU's and STRs literally ruin neighborhoods in California. It is difficult to over state the negative impact ADU's and STR's have on single family neighborhoods and the middle class. The street overcrowding, crime, noise and air pollution, garbage etc are a disaster for families and seniors. The average ADU brings two additional cars in front of each home. Imagine adding dozen of cars to the average street. Imagine renters with little to no connection to the community/neighborhood or respect for it living next to our children and seniors. California's next legislative step allows the ADU's to be SOLD SEPARATELY from the single family dwelling. Again, forever altering and destroying the middle class neighborhood environment. There is a STR in the Court across from out house in the Old Southwest. Strangers to the area are constantly in and out, ignoring speed limits. Several times renters ignore basic decorum, pack too many into the house, have loud night parties.

Answered: 841 Skipped: 1161