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Public Comment on Agenda Item B.23 – Proposed Skyline Flats Resolution

From Manny Becerra <mannyb@pm.me>

Date Tue 9/24/2024 1:39 PM

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

 1 attachments (159 KB)

Public Comment Manny Becerra - B.23 - Proposed Skyline Flats Resolution - 9-25-24.pdf;

Dear City Council, Housing and Neighborhood Development, et al -

Please find attached my public comment regarding Agenda Item B.23 – Proposed Skyline Flats Resolution for the meeting on September 25, 2024.

Thank you for your time and consideration,

Manny
Reno Planning Commissioner (Ward 3)

September 24, 2024

SUBJECT: REQUEST FOR CONTINUING CONSENT AGENDA B.23 (PROPOSED SKYLINE FLATS RESOLUTION) — SEPT. 25, 2024 RENO CITY COUNCIL MEETING

Dear Honorable Members of the Reno City Council,

I am writing today both as a resident and a Planning Commissioner for the City of Reno (Ward 3) to respectfully request that the decision on the **Skyline Flats resolution be postponed until the appeal window has closed.**

Procedural Concerns: Appeal Window

The Planning Commission reviewed this project just last week, on September 18, 2024. While the project offers clear potential benefits, including much-needed affordable housing, it is not procedurally appropriate to make a final decision on this resolution while the appeal window remains open. This period allows the general public and other impacted stakeholders to raise any concerns through due process. Making a decision before this window closes could compromise their ability to participate fully and erode trust in local governance.

Furthermore, if the project requires changes based on stakeholder feedback during a potential appeal outcome, the financing structure could also change. It would be more prudent to wait and follow due process.

Transparency in Financing: Tax-Exempt Bonds

It is important to note that neither the applicant's representative nor staff disclosed the pursuit of tax-exempt bonds as part of the project's financing when it was presented to the Planning Commission. While this is within the applicant's rights to pursue, such financing mechanisms can affect project feasibility and long-term commitments, making it essential for the Commission to be fully informed of these details during the evaluation process. Transparency in the financial structure is key to ensuring trust and making sound findings.

Stakeholder Engagement: TMCC and Washoe County Sheriff's Office

Another important factor is the lack of direct engagement with key stakeholders. Truckee Meadows Community College (TMCC), an adjacent neighbor, had not been consulted prior to the project coming before the Planning Commission, although the applicant stated their project would accommodate housing for students and staff at both TMCC and DRI. TMCC's input,

including DRI's, is critical, particularly regarding traffic and potential opportunities for student and employee housing. To help facilitate this, I have since connected TMCC with the applicant and their representative, and I hope this will lead to a more aligned vision moving forward.

Additionally, Dandini Blvd. serves as a primary route for the Washoe County Sheriff's Office to and from Sun Valley. Given the potential impact on emergency response times, it is crucial that the Sheriff's Office and other emergency service providers be involved in discussions and mitigation planning as early as possible. As of the Planning Commission meeting on September 18, 2024, the Washoe County Sheriff's Office had not been engaged.

Conclusion: Ensuring Success and Quality

In conclusion, postponing this resolution will first and foremost uphold the integrity of due process, allowing all stakeholders the full opportunity to participate while the appeal window remains open. This continuation will also provide the necessary time for the applicant, their representative, and staff to collaborate with key stakeholders, such as TMCC and the Washoe County Sheriff's Office. By doing so, any needed project adjustments that could influence the resolution can be made and presented in a more complete and accurate package, setting the project up for long-term success. This ensures timely completion without sacrificing quality. For example, given that Reno is the fastest warming city in the country, it is essential that the project—despite being affordable housing—includes critical features like adequate cooling for the well-being of its future residents.

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read 'MB', with a large, stylized flourish extending to the right.

Manny Becerra
Lifelong Reno Resident
Reno Planning Commissioner, Ward 3