

TXT24-00001

Housing and Affordability Initiatives

July 24, 2024

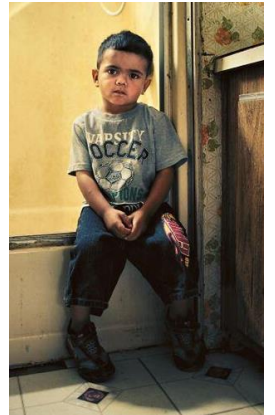


C I T Y O F
RENO

Assembly Bill 213

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

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



Expedited Building Permit Review for Affordable Housing

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



Incentives for Affordable Housing

Support low income through density bonus:

- 0-30% AMI = 4 additional units
- 31-40% AMI = 3 additional units
- 41-60% AMI = 2 additional units
- Maximum of 80% density bonus, which is up from 45%



What about Supporting Infill???

Density Bonus for Infill – Market Rate

- Code allows for density bonuses based on size
- Modified existing Code to impact smaller units

Existing Zoning Code	Proposed Changes
1,800 square feet = 15% density bonus	1,200 square feet = 35% density bonus
1,400 square feet = 30% density bonus	1,000 square feet = 45% density bonus
1,000 square feet = 45% density bonus	800 square feet = 80% density bonus

Recommendation

I move to adopt Ordinance
No. _____.

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential						Mixed-Use												Employ.			Special			Use-Specific Standards						
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I		IC	ME	MA	PGOS	PF	UT5

RESIDENTIAL USES

Household Living

Dwelling, Duplex						C	C	P	P	P	P	P	P	P	P	P	P	M	M	P	P	P						P	P	P	P	18.03.302(a)(1)
<u>Dwelling, Triplex</u>						<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>M</u>	<u>M</u>	<u>P</u>	<u>P</u>	<u>P</u>						<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>18.03.302(a)(1)</u>
Dwelling, Fourplex						C	C	P	P	P	P	P	P	P	P	P	P	M	M	P	P	P						P	P	P	P	18.03.302(a)(1)
Dwelling, Live/Work									P	P	P	P	P	P	P	P	P	M	M		P	P				P						18.03.302(a)(2)
Dwelling, Multi-family						C	C	P ₃	P ₃	P ₃	P	P	P	P	P	P	P	P ₁	P ₁		P	P				M <u>P</u> ₄						18.03.302(a)(3)
Dwelling, Single-Family Attached				P ₃	P ₃	P ₃	P ₃	P ₃	P ₃	P ₃	P	P	P	P	P	P	P	P ₃	P ₃	P ₃	P ₃	P ₃				<u>P</u> <u>4</u>		P ₃				18.03.302(a)(4)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	C	P				P	P	P	P	P	18.03.302(a)(5)
Dwelling, Triplex						C	C	P	P	P	P	P	P	P	P	P	P	C	C	P	P	P						P	P	P	P	18.03.302(a)(1)

18.03.302 Residential Uses

(a) Household Living

(1) Dwelling, Duplex, Triplex, and Fourplex

~~a. Each individual dwelling unit shall have separate utility meters.~~

~~b.~~ Each individual dwelling unit shall have a separate entrance.

(2) Dwelling, Live/Work

a. Residential areas shall be located on upper floors, or in other areas not required for access to nonresidential areas.

~~b. The nonresidential use shall be owned and operated by a resident of the live-work dwelling unit, or an affiliated entity.~~

(3) Dwelling, Multi-Family

a. All Districts

1. A parcel/subdivision plat is required for condominium conversions.
2. Shall provide two washers and four dryers per 20 dwelling units or hook-ups in each dwelling unit.
3. Shall provide air conditioners when adjacent to major arterials or under the airspace of the Reno-Tahoe or Reno-Stead Airports per Subsections 18.02.602(a) and 18.02.602(b).
4. Facilities with ten or more two-bedroom units shall provide a central playground or alternative resident amenity approved by the Administrator, equivalent to 15 square feet per two-bedroom dwelling unit.
5. Facilities with 20 or more units shall provide an on-site management office or resident manager.
6. Shall provide recycling containers on-site.
7. Facilities with 30 or more units shall provide the following:
 - [a] A lighted building directory in a public area,
 - [b] Lidded dumpsters,
 - [c] Covered mailboxes located in a central area which is lighted and has seating available,
 - [d] Laundry rooms with secured access or laundry facilities in each unit, and
 - [e] Common areas visible from windows.

~~b. NC District Multi-family residential dwellings are permitted only on properties with primary commercial, sales, or service uses located within ¼ mile.~~

~~c.~~ MF14, MF21, MF30, NC, and GC Districts

1. A minor conditional use permit is required if more than 20 and less than 100 units are proposed.
2. A conditional use permit is required if 100 or more units are proposed.

~~c.~~ ME District



18.04.1503 Incentives for Affordable Housing

(a) **Minimum Affordability Guidelines** The minimum requirements for rental and homeowner units to qualify as "affordable" are defined by the U.S. Department of Housing and Urban Development.

~~(b) Expedited Building Permit Processing For any project providing affordable housing with an average total gross income not exceeding 60 percent of the AMI (area median income), the Development Services Department shall prioritize the review permits and related plans.~~

~~(c)~~ **Density Bonus Incentives**

- (1) **Density Bonus for Units Meeting Affordability Guidelines** Projects may earn bonus density for including affordable housing if they comply with the following standards:
 - a. Projects can receive a density bonus if the development includes affordable units meeting the standards in subsection b., below, and if the development complies with the following:
 1. Affordable and bonus units have to be comparable and representative of the overall complex; and
 2. Public transportation must be located within one-quarter mile of the project boundaries.
 - b. The following density bonuses are available:
 1. ~~Four~~Two and one-half additional units for each one unit offered to qualifying households earning no more than 30 percent of AMI ~~(adjusted median income)~~;
 2. ~~Three~~Two additional units for each one unit offered to qualifying households earning no more than 40 percent of AMI;
 3. ~~Two~~One and one-half additional units for each unit offered to qualifying households earning no more than 60 percent of AMI; or
 4. One additional unit for each unit offered to qualifying households earning no more than 80 percent of AMI. _____
 - c. The maximum density bonus allowed is ~~80~~45 percent over the zoning district maximum density stated in Article I of this Chapter.
- ~~d. The average total gross income project calculation is based on existing units plus new proposed units.~~
- ~~e.~~ Bonus units shall not be included in density calculations for purposes of determining compliance with the Master Plan.
- ~~f.~~ Projects must demonstrate that they will continue to meet affordability guidelines for a period of at least 20 years through a recorded deed, lien, or covenant running with the land. This must be demonstrated prior to approval of building permit.

18.04.1504995 Density Bonus Incentives for Small Units Additional Standards for Multi-Family Districts

(a) Density Bonuses in Multi-Family Districts (MF-14, MF-21 & MF-30) and certain Mixed-Use Districts (MD-PD, GC, NC, MU-MC & MU-RES) Reduced Setback Requirements with Conditional Use Permit Any project requiring a conditional use permit in a multi-family district shall have a minimum 20-foot setback from any property line abutting a single-family district.

~~(b) Density Bonuses in Multi-Family Districts~~ Density increases are allowed for projects with small unit sizes as follows: ~~in Multi-Family districts, as follows:~~

(1) 315 percent density increase when average unit size is less than 1,2800 square feet.

(2) 4520 percent density increase when average unit size is less than 1,4000 square feet.

(3) 8045 percent density increase when average unit size is less than 8001,999 square feet.

(4) In no case may these density increases combine with other density increases to result in an overall density increase greater than 8045 percent.

(5) The average unit size is calculated by adding all the values and dividing by the total quantity of figures added (i.e. if there are 50 total units with 10 units measuring 1,200 square feet and 40 units measuring 1,000 square feet, the average square footage of those 50 units is 1,100 square feet.

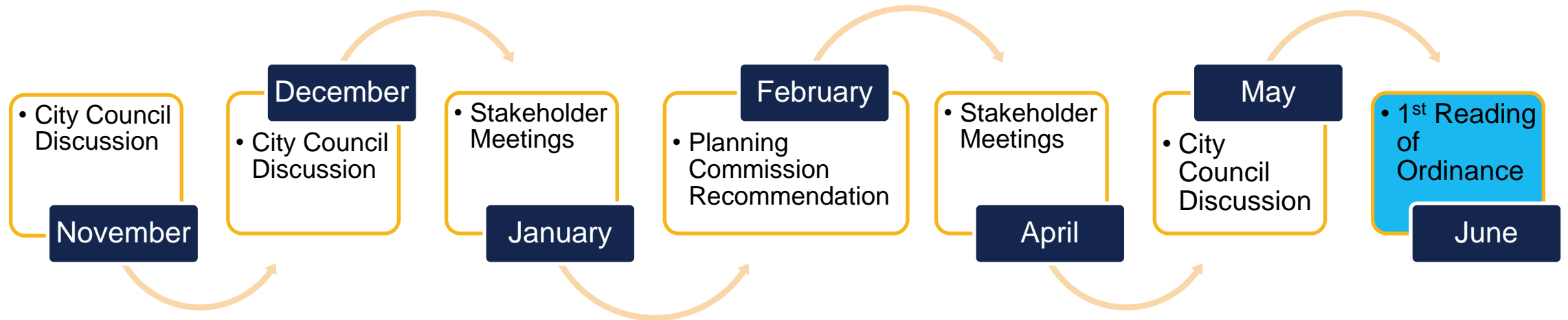
Example:

$$1,200 \text{ SF} + 1,000 \text{ SF} = 2,200$$

$$2,200 / 2 = 1,100 \text{ square feet}$$

(6) Bonus units shall not be included in density calculations for purposes of determining compliance with the Master Plan.

Timeline and Process



What's NOT Moving Forward

Topic	Status of the Changes
Affordable Housing: <ul style="list-style-type: none">• Incentivize workforce housing with density bonuses• Streamline affordable housing through public review process• Allow reduced parking• Allow flexibility in building setbacks• Allow greater building height	Deleted the redline changes
Allow duplex, triplex, fourplex in more single-family zoning districts	Deleted the redline changes
Streamline apartment projects that are less than 100 units	Deleted the redline changes

Affordable Housing Breakdown

Previous Affordable Housing Projects and AMI		
Vintage at Redfield	223 units	218 units at 60% AMI 5 units at 50% AMI
Marvel Way Phase 2	45 units	23 units at 30% AMI 22 units at 50% AMI
Sutro Senior Sanctuary	105 units	105 units at 60% AMI
Cares Campus Supportive Housing	50 units	25 units at 60% AMI 25 units at 30% AMI
Eddy House	36 units	36 units at 50% AMI
Carville Apartments	208 units	208 units at 50% AMI
Orovada Apartments Phase2	34 units	10 units at 30% AMI 24 units at 50% AMI
Village at Sage Phase 2	96 units	96 units at 60% AMI

Proposed Change from RTC

- Density bonuses for affordable housing must meet certain transit criteria:
 - “must be located within ¼ mile of an existing fixed route transit service **or within an established flex route zone**”