


# Shane Phillips Housing Recommendations

November 1, 2023




C I T Y O F  
**RENO**

# Infrastructure Planning and Development Fees

<b>Shane Phillips Recommendations</b>	<b>Initiatives Currently in Process to Address the Housing Needs</b>
<p>Update the CIP to more proactively support infill.</p>	<p>TMRPA is currently creating a Public Infrastructure Plan (PIP) to help the region understand existing infrastructure and capacity needs.</p>
<p>Adjust the impact fees to support housing.</p> 	<p>City staff is exploring alternative funding opportunities for sewer subsidy and infrastructure located within infill areas.</p> <ul style="list-style-type: none"><li>- grants</li><li>- reimbursement agreements</li><li>- impact fees</li></ul>

# Approval Streamlining and Interagency Coordination

<b>Shane Phillips Recommendations</b>	<b>Initiatives Currently in Process to Address the Housing Needs</b>
<p>Increase the use of simple, objective standards and by-right approvals.</p> 	<ul style="list-style-type: none"><li>• The zoning code “clean-up” proposes allowing affordable housing projects to go straight to a by-right building permit.</li></ul>

# Approval Streamlining and Interagency Coordination

## Shane Phillips Recommendations

Increase the use of simple, objective standards and by-right approvals.



## Initiatives Currently in Process to Address the Housing Needs

- The zoning code “clean-up” proposes allowing additional density bonuses for affordable housing:
  - 120% AMI (35% density bonus)
  - 80% AMI (45% density bonus)
  - 60% AMI (unlimited density bonus)
- The zoning code “clean-up” proposes assigning a City staff person as a **project coordinator** for affordable housing projects.



# Approval Streamlining and Interagency Coordination

## Shane Phillips Recommendations

Increase the use of simple, objective standards and “by-right” approvals.



## Initiatives Currently in Process to Address the Housing Needs


- The zoning code “clean-up” proposes to allow multi-family development with 100 or fewer units “by-right”

**100 or less = allowed “by-right”**

- The zoning code “clean-up” proposes additional density bonus for market rate infill projects.

**Current max. bonus of 45% ➡ 80% bonus**

# Approval Streamlining and Interagency Coordination

<b>Shane Phillips Recommendations</b>	<b>Initiatives Currently in Process to Address the Housing Needs</b>
<ul style="list-style-type: none"><li>• Take steps to improve regional and interagency coordination and direct non-City agencies' attention toward housing costs.</li></ul> 	<ul style="list-style-type: none"><li>• City staff is working internal departments:<ul style="list-style-type: none"><li>- Development Services</li><li>- Utility Services</li><li>- Public Works</li></ul></li><li>• Coordination with partner agencies:<ul style="list-style-type: none"><li>- District Health</li><li>- NV Energy</li><li>- TMWA</li><li>- Washoe County</li><li>- RTC</li><li>- NDOT</li></ul></li></ul>

# Incremental and “Missing Middle” Infill Housing Production

## Shane Phillips Recommendations

Increase the supply of low-cost attached and detached homes in neighborhoods across Reno, including legalizing accessory dwelling units.



## Initiatives Currently in Process to Address the Housing Needs

Initiate an ADU ordinance.

# Incremental and “Missing Middle” Infill Housing Production

## Shane Phillips Recommendations

Substantially increase the amount of land zoned for “missing middle” density.



## Initiatives Currently in Process to Address the Housing Needs

- The zoning code “clean-up” proposes to allow:
  - duplex
  - triplex
  - fourplex



# Displacement Protections and Housing Preservation

<b>Shane Phillips Recommendations</b>	<b>Initiatives Currently in Process to Address the Housing Needs</b>
<p>Proactively regulate short-term rentals.</p> 	<p>Creation of a short-term rental ordinance is anticipated in the next 2-3 year timeframe.</p>

# Recommended Motion

Staff recommends Council accept the report by Shane Phillips, *Local Strategies for Improving Housing Affordability*, and provide feedback to staff.