

## STAFF REPORT

---

**Date:** May 10, 2023

**To:** Mayor and City Council

**Thru:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Acceptance of the City of Reno Annual Report to the Truckee Meadows Regional Planning Agency.

**From:** Grace Mackedon, Senior Management Analyst

**Department:** Development Services - Planning

---

### **Summary:**

The City of Reno 2022 Annual Report to Regional Planning (**Exhibit A**) identifies the City's numerous efforts last year and activities planned for the coming year to implement the Truckee Meadows Regional Plan. It also identifies capital improvements undertaken in 2022 and planned for the next five years. Highlights include significant efforts to support affordable housing production, the expansion of the Nevada Cares Campus, and sunseting the Reno-Stead Corridor Joint Plan (RSCJP). The annual report is required by both State law and the Regional Plan. Once accepted by the Planning Commission and Council, it will be provided to the Truckee Meadows Regional Planning Agency.

### **Alignment with Strategic Plan:**

Economic and Community Development, Economic Opportunity, Homelessness, and Affordable Housing

**Previous Council Action:** There is no recent Council action relevant to this item.

### **Background:**

The Planning Commission heard the item on March 15, 2023 and recommended Council accept the report with five in favor and two absent (**Exhibit B**). Per NRS 278.0286 and Truckee Meadows Regional Plan Policy RC 7, local planning commissions and other entities tasked with implementing the Regional Plan must submit an annual report to the Truckee Meadows Regional Planning Agency (TMRPA). Reports are required to identify action taken within the previous calendar year and associated work proposed for the next fiscal year to implement Regional Plan policies. In addition to monitoring goal progress, these reports also help to provide a better understanding of cumulative impacts of development across the region over time. Reports are

presented to the Regional Planning Commission and the Regional Planning Governing Board for review and acceptance.

The City of Reno 2022 Annual Report to Regional Planning (**Exhibit A**) provides information on planning activities from January – December 2022, as well as completed and planned capital improvement expenditures for 2022 and the next five years. The report meets the requirements of both Nevada State law and the Regional Plan, and follows the specific format provided by TMRPA. It is presented to both the Reno City Planning Commission and Council for review prior to being forwarded to TMRPA.

### **Discussion:**

The City's 2022 Annual Report is organized according to the objectives and policies of the 2019 Regional Plan related to population growth, regional form, public facilities and services, natural resources, and regional coordination. Comprehensive details are provided in **Exhibit A**, and select 2022 activities are highlighted below:

- Waived \$3.5 million in sewer connection fees and over \$480,000 in building permit fees to facilitate construction of 787 multi-family affordable housing units at or below 60% AMI (47 units were at or below 50% AMI).
- Council contributed a total of \$37,192,287.43 in 2022 to approved affordable housing projects through volume cap funding, tax exempt bonds, land trusts, building, sewer, and ARPA funds.
- Worked with regional partners to process an expansion to the CARES campus homeless services facility. The expansion included an intake area, cafeteria, overflow shelter, offices, and improvements to the existing shelter.
- Continued to be a leader in the region in affordable housing, with approximately 80% of income-restricted units in the Truckee Meadows located in Reno.
- Approved two annexations totaling ±78.45 acres.
- Adopted four Master Plan amendments.
- Received a SolSmart Silver Designation in January 2022, and LEED Gold certification for the first time in City history.
- Also made substantial progress on creation of a new Parks, Recreation and Open Space Service Plan which is anticipated to be adopted in spring 2023.
- Actively engaging with Nevada legislators during the 2023 legislative session to provide input on proposed land use planning bills that impacted local and regional policies and development patterns.
- Upcoming initiatives include: continuing to focus considerable effort on increasing the availability of affordable housing in Reno; participating in the 2023 legislative session; continued participation in Public Infrastructure Investment Plan and Natural Resources

Plan efforts; and, further development of the City's various facility plans to ensure adequate provision of infrastructure and services over the long-term.

**Financial Implications:** None at this time.

**Legal Implications:** Legal review completed for compliance with City procedures and Nevada law.

**Recommendation:** The Planning Commission recommends Council accept the report.

**Proposed Motion:** I move to accept the 2022 Annual Report and forward it to the Truckee Meadows Regional Planning Agency.

**Attachments:**

**Exhibit A – Annual Report**

**Exhibit B – Planning Commission Meeting Minutes (Excerpt)**

**Attachment A. 2022 Capital Improvements Tracker**