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New form response notification

1 message

Reno City Council Online Public Comment Received <cityclerk@reno.gov>

Tue, Oct 31, 2023 at 9:34 PM

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

Your form has a new entry. Here are all the answers.

Your Name (First and Last) Amanda Vaskov

If you are representing someone other than yourself, please indicate who you are representing. Nevada Housing Coalition

Council Meeting Date Nov 01, 2023

Agenda Item B.2

Do you wish to speak in person at the meeting? No, written comment only (please submit your comments in the field below)

Your Comment (if you are speaking, it is not necessary to complete this field)

Hello. On behalf of the Nevada Housing Coalition, a member-based non-profit working towards affordable housing solutions in Nevada, we wish to comment on the prospect of development code edits to Title 18. Firstly, we'd like to acknowledge the City of Reno for the previous work they've done to advance affordable housing. Existing fee exemptions, low-cost land acquisition opportunities, parking reductions, and density bonuses in code have all been critical to promote the production of affordable housing thus far. We are supportive of the effort to examine Title 18 to identify further opportunities to advance affordable housing. We are unaware of previous engagement with the affordable housing community in Reno regarding this effort. We encourage City staff to utilize the Housing Coalition's member base as a resource to provide input on the proposed changes. We are appreciative of the City's initiative to update Title 18 and look forward to further opportunities to provide input.

Which City of Reno Ward do you reside? Unsure/Other

Please state if you are in favor or in opposition of the agenda item in which you are commenting: No position stated - Concerned or Neutral

Email Address amanda.vaskov@nvhousingcoalition.org

Address N/A

Phone Number 7027384325

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

Do you wish to sign-up for Reno Connect e-newsletters?

Yes

PRAXIS CONSULTING GROUP, LLC
SERVICES TO THE AFFORDABLE HOUSING COMMUNITY
DEVELOPMENT FINANCE
PROJECT MANAGEMENT
RESEARCH & EVALUATION

October 31, 2023

Mayor Schieve and Members of the Reno City Council
One East First Street
Reno, NV 89501

RE: Reno City Council Special Meeting on Affordable Housing

Dear Mayor Schieve and Councilmembers Brekhus, Duerr, Martinez, Ebert, Taylor, and Reese,

On behalf of Praxis Consulting Group, LLC, thank you for the opportunity to provide comments on the City of Reno's efforts to promote the development of affordable housing. Praxis is a Reno-based consulting firm that helps non-profit, for-profit, and government organizations develop and finance affordable housing. Since 2005, Praxis has directly secured the financing for and closed over 110 affordable housing developments, mostly in Nevada, totaling 13,200 units and over \$2.3 billion in financing. We have had the privilege of working on many of Reno's most recent new affordable housing developments.

We appreciate the recent programs and steps that the City of Reno has taken to support affordable housing development, including fee exemptions, free and low-cost land, and density bonuses and parking reductions, and direct gap financing. The City of Reno's professional staff are responsive and helpful to our developer partners in this work.

We are generally in favor of the City of Reno adopting additional policy tools to remove development barriers and promote the creation of new deed-restricted affordable housing. While we have not been part of the reports and recommendations that are before the Council today, we would be happy to take part in the dialogue going forward to further refine the City's affordable housing strategies and policies.

Thank you for all of your work to support the development of new affordable housing for Reno's residents.

Sincerely,



Eric Novak
President



Adu bonus

1 message

Jeff Long <jeff@structuremoving.com>
To: publiccomment@reno.gov

Wed, Nov 1, 2023 at 10:17 AM

To whom it may concern, I am in **support** of the ADU bonus proposed in Reno, and I believe it would alleviate much of housing concerns that I see and hear about.

Thank you Jeff long
775-221-4687

Please visit us at: www.StructureMoving.com



Public Comment <publiccomment@reno.gov>

Adu and density

1 message

Jeff long <longjeff@me.com>

Wed, Nov 1, 2023 at 10:09 AM

To: Publiccomment@reno.gov

Item B3. In support of ADUs and density bonus.

Thank you.

Special meeting regarding loosening zoning ordinances 11-1-23

1 message

Judy C <judy@coulter@gmail.com>

Wed, Nov 1, 2023 at 9:35 AM

To: "publiccomment@reno.gov" <publiccomment@reno.gov>

What is the Importance, and Impact of Constituent Engagement?

Did any representative on this board receive a request from a constituent to modify zoning requirements? How did the concept of changing the procedures arise?

What population can this valley sustain?

Representatives have a special and indispensable place in democratic governance because they have the privilege to represent citizen concerns in daily life.

Embedded in the very concept of representative democracy is the idea that those who are affected by government decisions have a right to be involved in the decision-making process.

The duty to support and facilitate these rights falls on every single member of our representative government. No goals can be fulfilled successfully without meaningfully engaging constituents. The benefits of doing so are critical and create confidence and trust with the public. Without this process, the governing body loses credibility resulting in concerns about its motivation, objectives and influences.

Constituent engagement is a great source of fulfillment for representatives and provides the opportunity to make a tangible difference in people's lives as well as creating long lasting relationships and trust.

Legislative solutions are better, more effective, and more sustainable when they are based on the input of the people they impact.

Although affordable housing is a positive objective and an important issue, it is critical to consider how we arrived at this juncture. The massive amount of industrial commercial space built in the Truckee Meadows over

the past 5-7 years as well as the influx of population from neighboring states has obviously led to a shortage in housing (both affordable and market rate). Jobs created by companies occupying these facilities perhaps do not provide a high enough income for the housing prices in our area. The creation of this problem now requires a solution be presented and/or considered.

The solution should not be at the expense of the existing residents of the Truckee Meadows. People should have the right to discuss in an open forum how any proposal will affect their quality of life and community.

Do not bypass the rights of existing constituents to encourage the influx of revenue from new development. You have been elected to represent your constituents and have the opportunity to create confidence in your ability to represent.

If new development is proposed, existing residents must be involved in the decision-making process and any developer, either local or from another state should be held accountable to provide complete and necessary infrastructure. Washoe County currently has the highest property tax rate in the State and these taxes still do not seem to cover the maintenance of our City. It is long past the critical time to evaluate the direction of growth in the Truckee Meadows to consider the well-being of all those concerned.

Judy Coulter



Nov 1 agenda comments

1 message

Judy Covert <thecoverts@charter.net>
To: publiccomment@reno.gov

Tue, Oct 31, 2023 at 6:29 PM

Items B1-7

Who comes up with these ideas and agrees with it!!! We pay a lot of property taxes, sewer taxes etc to have homeowner rights taken away. You are actually going to approve having accessory buildings anywhere on any property with no neighbor notification!!!

James and Judith Covert
10105 Gold Mine Dr
Reno NV



Upcoming Zoning meeting Nov 1

1 message

Noone <farnie18@gmail.com>
To: Publiccomment@reno.gov

Tue, Oct 31, 2023 at 4:10 PM

To Whom,

Reno was once known for its sprawling Ranches. Double R, Double Diamond, Damonte , Harrahs, Calahan, Curti etc. Wildlife was abundant and horses were loved and appreciated. Now, sadly, Reno is unrecognizable. A hub for massive fulfillment centers, and hideous apartment buildings, three to four stories high. Traffic is horrible and the roads cannot accommodate what you are doing. Crime is rampant, homelessness is out of control, street racing is endangering lives, not to mention retail theft etc...The people elected to represent the people who live here and own property, instead, represent special interests, developers, and bow to the current administration in Washington. An administration that swore to wipe out Suburban America in the name of equity? So working hard ,saving money and buying a home in a safe place quiet is what? As a result you allow developers, who are granted funding for low income percentage housing free reign to take over, and to take away our rights as property owners? Do we have rights? We purchased our homes zoned as they are. Changing zoning should entail massive financial compensation to residents that are in your line of fire. Developers prosper as we suffer. What a joke!!! It is more than obvious who you really represent and you should be ashamed of yourselves. I have never been more disappointed . I often wonder where you own property. It would be interesting to know how this will impact all of you? My guess is Zero.

Linda Mitchell
A Reno resident 15 years



Voice Message From: Cisco Unity Connection Messaging System (917753546867)

1 message

publiccomment@reno.gov <publiccomment@reno.gov>

Wed, Nov 1, 2023 at 9:54 AM

Reply-To: DonomaUnity@reno.gov

To: publiccomment@reno.gov

Voice Message delivered by Donoma Unify

From: 917753546867

Click to Call 917753546867

Hello, Reno city council. I just wanted to leave a message about the third scooter. Just on my journey to work today that was several bird scooters blocking sidewalks. Pacifically there some near the corner of 2nd and Vine. But if you go down to Midtown as well, you'll notice there's too many too. To report in the system attic way you just have to drive around Midtown and notice all of the scooters blocking sidewalks. Anyways, I'm sure you were unaware of this because you all are so wonderful and amazing. So thank you for getting out there and making sure that sidewalks are not blocked in our beautiful city and thank you for being such a maze in beautiful human being have a wonderful and amazing day and let's make those sidewalks a for the disabled and elderly. Yeah, what up? What a wonderful cock. Thanks. Wonderful people. Yeah.

(Transcription with high confidence)

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580K



Voice Message From: Cisco Unity Connection Messaging System (912133005171)

1 message

publiccomment@reno.gov <publiccomment@reno.gov>

Tue, Oct 31, 2023 at 4:16 PM

Reply-To: DonomaUnity@reno.gov

To: publiccomment@reno.gov

Voice Message delivered by Donoma Unify

From: 912133005171

Click to Call 912133005171

My name is Art rain Gail. I'm a resident of Ward 5. This is in reference to Item B 3 on the November 1st 2023 city council agenda regarding accessory Joel and use adoption of Anna Fisher. Do you want to let ordinance would help Implement to Reno master plan policy 4.1 C which is an affordable and worthless house in strategy. The policy reads as follows says develop a targeted housing strategies the facilitate and it's been of Isaac creation of affordable housing units for low-income residence and attainable housing for the cities Workforce. And there is says to update the strategy periodically to address changing needs. Appollos such policy would also help Implement master plan policy 4.3 which is home ownership retention and that policy reads support and fun programs that Aid in the upkeep and maintenance of homes for lower income households and seniors and their Auto policies as well. They do One Employment. Is a city planner I've always felt that the best way to provide additional housing, especially and establish single family neighborhood is through a you D's because once that your session provides a proper Soden tools to allow you D's the decision to move forward is left up to the individual property owner. This means our government will not have to get involved in providing housing Saturdays. We usually come back to be paid by local taxpayers City of Reno spend a lot of money and resources on providing affordable housing. So by providing any Youjizz, maybe some of these future you Eunice can be occupied by local or course, I'll support moving forward and directed staff to am in the City Zoning code to allow ladies and certain zoning districts the specific design standard inadequate impacts. He's the reason for adding impact fees is because over the years has more a you d as our build an existing single family zones. There will be a strain on water sewer electrical and worldwide resources. Thank you.

(Transcription with medium confidence)

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