



Housing Authority of the City of Reno

Reno City Council Special Meeting: November 8, 2017 at 10:00 a.m.

The Reno Housing Authority (RHA) owns four parcels and has site control of a fifth adjacent parcel, totaling 1.68 acres, located at Sutro Street and Hillboro Lane (APN's: 008-490-20, 008-490-21, 008-490-22, 008-490-23 and 008-490-24; see attached parcel map). The RHA plans to develop an affordable senior supportive housing development on these parcels for very and extremely low-income households, including homeless seniors coming out of shelter and motel settings. Our current plan anticipates 44 permanent apartments with on-site resident support and generous common space for activities and services.

RHA will be applying for WCHC HOME funds and low-income housing tax credits in the coming weeks. The proposed scale of the project, at 44 units, is an appropriate size both for financing and for long-term operations. The RHA also plans to assign 12 Project Based Vouchers (PBV) to the proposed development. RHA already works with local agencies to provide case management services to recipients of project-based rental assistance. The site is within two blocks of the Washoe County Senior Center and is on a transit route.

The RHA is requesting that the City Council approve the ReImagine Reno Master Plan with the following change: assign a Master Plan land use designation of Multi-family Neighborhood for the following APN's: 008-490-20, 008-490-21, 008-490-22, 008-490-23 and 008-490-24.

The reasons for this requested change are as follows:

- The properties are currently zoned MF-14 which allows for 14 du/acre.
- The properties are currently part of the Northeast Neighborhood Plan and the master plan designation within the Plan is called out as Mixed Residential.
- The Mixed Residential Master Plan designation allows for zoning and densities ranging from 3-21 du/acre. The proposed project, at 44-units, would have been consistent with the current Mixed Residential Master Plan designation with a zone change to MF-21.
- The ReImagine Reno Master Plan proposes two new designations:
 - Mixed Neighborhood – Allows zoning with densities between 8-15 du/acre.
 - Multi-family Neighborhood - Allows zoning with densities between 15-30 du/acre.
- The ReImagine Reno Master Plan will down zone the RHA parcels from Mixed Residential (3-21 du/acre) to Mixed Neighborhood (8-15 du/acre).
- This will limit densities to 15 du/acre and will not allow a zone change to MF-21 without having to first go back and go through a Master Plan Amendment to change the designation to Multi-family Neighborhood. A Master Plan Amendment application will add another 6-9 months to the timeline and increase the costs associated with the application process.
- Zoning is also a readiness threshold requirements for the low income housing tax credit program, so this would likely prevent the RHA from submitting an application for tax credits in 2018.

- RHA will then submit a zone change from MF-14 to MF-21 to make the zoning consistent with the Master Plan designation. We believe there is a strong case for the zone change request given the context of the site and the dire need for affordable housing, particularly serving very and extremely low-income seniors, in Washoe County.

Thank you for your consideration of this request.