



## Office of the City Manager

---

### MEMORANDUM

**DATE:** January 22, 2020

**TO:** Mayor and City Council

**THRU:** Sabra Newby, City Manager *SN*

**FROM:** Claudia C. Hanson AICP, Planning Manager *CH*

**SUBJECT:** **Ordinance correction for Item E.1 on the January 22, 2020 agenda**

---

Please find attached to this memo page two of the ordinance associated with Item E.1 which would provide the City the ability to reduce or subsidize, in whole or in part, impact fees, fees collected for the issuance of building permits and sewer connection fees for affordable housing projects. The revised ordinance eliminates an erroneous reference to subsection (2) of Section 1.080.040 Standards and Criteria. The amended language will be reflected in the ordinance when presented for adoption.

**Sec. 1.080.040. Standards and Criteria.**

(1) Projects providing housing for families with an average total gross income not exceeding 60% of the area median income (AMI) for Washoe County are eligible to apply for a 75% reduction in the associated fee(s) for those units at or below 60% of the AMI.

(2) Projects providing housing for families with an average total gross income not exceeding 50% of the AMI for Washoe County are eligible to apply for a 100% reduction in the associated fee(s) for those units at or below 60% of the AMI.

(3) Projects providing housing for families with an average total gross income not exceeding 30% of the AMI for Washoe County or 100% of the units being affordable for 50% of the AMI for Washoe County are eligible to apply for a 100% reduction in the associated fees.

(4) Projects meeting Sec. 1.080.040 (1) ~~and (2)~~ are eligible to apply for an additional 10% reduction for the following:

(a) Project site is located within ¼ mile of a bus rapid transit route; or

(b) Project site is located within a Mixed Use Area or within one mile of an Employment Area as identified within the Structure Plan of the City of Reno Master Plan.

**Sec. 1.08.050. Conditions.**

(1) A public hearing shall be held to address the effect of the reduction or subsidization of the impact fees, building fees or sewer connection fees on the economic viability of the general fund and the affected enterprise fund.

(2) Council must make a determination that reducing or subsidizing the impact fees, building fees or sewer connection fees will not impair adversely the ability of the City to pay, when due, all interest and principal on any outstanding bonds or any other obligations for which revenue from such fees was pledged must be made.

**Sec. 1.08.060. Other requirements.**

(1) An annual report shall be provided to the City Manager by the applicant or property manager verifying compliance with all of the requirements specified in this Chapter.

(2) Applicable building permits associated with fee reduction shall be obtained within 24 months of the date of approval of any reductions by City Council or the approval shall expire. An applicant may reapply following the expiration of an approval.

(3) The income restriction(s) must remain in effect for 20 years or the reduced fee(s) will be reinstated and assessed on the property by recordation of a lien.

(4) A deed restriction or similar property restriction will be recorded against the property.