



Jan 2023 Workshop

January 25, 2023

Workshop Discussion Flow

Time Block	Lead	Agenda Item
10am	Chair & Commissioners	Chair Opening Remarks & Commission Comments
Strategic Planning Process + Performance To Date		
10:15am	CM Brown	BCC Rules of Procedure & Emerging Priorities
10:30am	Erica	Overview of the Washoe County Strategic Plan + Process
10:45am	Dana	FY23 Strategic Performance Summary
County Strategic Priorities		
11am	CM Brown	Regionalization of Dispatch/EMS/Fire, etc.
11:15am	Quinn	Sustainability: Determine areas of focus for emission reduction
~ LUNCH ~		
12:45pm	CM Brown & Elizabeth	Equity: Understanding of equity & update on compliance opportunities/gaps equity
1:30pm	Jamie	Election System: Confirm investment areas for infrastructure, process & staffing
2:15pm	Dana & Dave	Housing: Establish the direction of policy for affordable housing and housing diversity

Opening Remarks

Chair

Commissioners

BCC Rules of Procedures & Emerging Priorities

County Manager Brown

Commissioner To Staff Communications

Article 9.6 Commission Communications

- Commissioners will go through County Manager or Assistant County Managers to request staff assistance or give direction to appointed departments.
- Commissioners will go through elected department heads for any requests in their area of responsibility
- Constituent requests can be directed through Washoe311 or Commissioner Support where the request will be logged and tracked
- In no case should individual Commissioners give direction to or seek substantial staff assistance requiring more than two hours of one employee's time

Emerging Priorities

Areas of Focus

- Accessibility & Equity
- Infrastructure/Asset Investment
- Homelessness & Affordable Housing
- Election System
- Environmental Sustainability
- Retirement Contributions
- Staff Classification Study



Design Principles

- Manager lead, Commission directed/informed
- Strategic = multi-department, 6 figures + investment, high visibility
- Work cross functionally, but big bigger is not better
- Focus on the critical few
- Only commit to involvement you can sustain
- Make progress visible



Overview of the County Strategic Planning Process

Erica Olsen



Difference Between...

County Strategic Plan

Sets the...

- Direction (aka Vision)
- Resource priorities
- Areas where we can work together to move the needle

Does not set...

- Performance measures
- All department work

Department Strategic Plans

Aligned:

- Vision
- Strategic Initiatives – where relevant

Independent:

- Department Goals
- Department specific initiatives
- Performance measures





Planning Calendar - Overview

Assess Current State (Beginning of Cycle)	Set Strategic Direction (January)	Build the Plan (March-May)	Implementation (All Year)
<p>Collect stakeholder input</p> <ul style="list-style-type: none"> • BCC • Elected & Appointed Officials - Survey • Employee Survey • Annual Citizens Survey • OEC , GIDs, CABs • Cities, etc. 	<p>County Strategic Areas of Focus</p> <p>Roll up of key themes from Planning Committee</p>	<p>Goal Team Workshops</p> <p>Finalizing Strategic Objectives, FYXX Goals and Performance Measures (SPC - Feb-March)</p> <p>BCC APPROVAL</p>	<p>Rollout Strategic Plan</p> <p>Publish plan to staff and partners</p>
	<p>BCC Workshop</p> <p>Deep dive into strategic issues where SPC needs direction (BCC and SPC – Jan)</p>		<p>Establish Performance Management process and calendar</p>
	<p>FYXX Budget Tie In</p>	<p>Action Planning</p> <p>Build action items, timelines (SPC - April)</p>	<p>Quarterly Performance Reporting (Oct, Jan, April, July)</p>





Strategic Plan Structure & Definitions

Champions

BCC, County Manager,
ACMs

Cross-Functional
Goal Teams

Strategic Plan Structure

Mission, Vision, Values

Strategic Objectives

County Goals

Cross-
Functional
Initiatives

Key
Indicators

Planning Time Frame

Every 3 Years
Reviewed annually

Every 3 Years
Reviewed annually

Every 1-2 Years
Adapted annually

Every 1 Year
Established annually



FY23 Strategic Performance Year-to-Date

Dana Searcy

Quarterly Strategic Performance Report



Washoe County

Strategic Plan Progress Report

As of December 13, 2022

OUR MISSION

Working together regionally to provide and sustain a safe, secure and healthy community.

OUR STRATEGIC DIRECTION

Washoe County will be the social, economic and political leadership force in Nevada and the western United States.

OUR CORE VALUES



Integrity – We are dedicated to uncompromising honesty in our dealings with the public and each other in conformance with our code of conduct.



Effective Communication – We believe in simple, accurate, and clear communication. We encourage the open exchange of ideas and information.



Quality Public Service – The County exists to serve the public. We put the needs and expectations of citizens at the center of everything we do and take pride in delivering services of the highest quality.

OUR STRATEGIC OBJECTIVES

#1 Fiscal Sustainability

Washoe County recognizes the importance of sustainable fiscal planning, accountability and transparency in the management of public funds, assets, programs and services.

On Target

#2 Economic Impacts

Be responsive and proactive to economic impacts.

On Target

#3 Vulnerable Populations

Identify and triage the most vulnerable population as identified by community need and work together cross-departmentally and regionally to provide adequate resources and support.

On Target

#4 Innovative Services

Washoe County employees working together to innovate public service and improve community outcomes.

On Target

FY23 STRATEGIC PERFORMANCE SUMMARY As of December 13, 2022

Fiscal Sustainability

Washoe County recognizes the importance of sustainable fiscal planning, accountability and transparency in the management of public funds, assets, programs and services.

On Target

Restore Fiscal Stability from Impacts of Covid-19 Pandemic

FEDERAL FUNDING & COST REIMBURSEMENT: Secure reimbursement from available funding sources.

	July-Sept.	Oct-Dec.	Jan-March	April-June
Establishing new funding opportunities.	ON TARGET			
Continuing the secure from FEMA, local agencies, etc.	ON TARGET			

Long-Term Sustainability

LONG-TERM FINANCIAL PLAN: Explore/analyze sustainability of long-range existing and potential revenues and expenditure plans.

	July-Sept.	Oct-Dec.	Jan-March	April-June
BCC direction on continuance of the 2024 Library Tax.				
Develop and present the Five-Year Financial Plan for major funds including the general fund.	ON TARGET			
Explore and select new budget management system.		ON TARGET		

NORTH VALLEYS SEWER: Explore sewer delivery in the North Valleys and possibly merging with City of Reno's sewer utilities. #CSD

	July-Sept.	Oct-Dec.	Jan-March	April-June
Reno and Washoe County staff define a framework for sewer delivery that is based on best value to the customer.	ON TARGET			

FACILITIES PLANNING: Review and analyze costs related to the revised Facilities Master Plan based on shifts from COVID and remote working, including looking at a North Valleys Complex. #CSD & Finance

	July-Sept.	Oct-Dec.	Jan-March	April-June
Define space standards associated with the "do our best at work, at flex, at home" process.	ON TARGET			
Implement space standards into the demonstration project (funded CIP).				
Request funding for Countywide Master Plan Update.				

Highlights (Year to Date)



Fiscal Sustainability

- General Fund 5-Year Forecast.
- RFI for new budget management software.
- Pilot design for “do our best at work, at flex, at home” process.

Economic Impacts

- \$4,570,766,012 overall assessed value added.
- Early drafting of Master Plan policies.
- Washoe County’s Technology Infrastructure Assessment.
- Preliminary phase of groundwater and water quality model work in Cold Springs closed basin.

Highlights (Year to Date)



Fiscal Sustainability

- General Fund 5-Year Forecast.
- RFI for new budget management software.
- Pilot design for “do our best at work, at flex, at home” process.

Economic Impacts

- \$4,570,766,012 overall assessed value added.
- Early drafting of Master Plan policies.
- Washoe County’s Technology Infrastructure Assessment.
- Preliminary phase of groundwater and water quality model work in Cold Springs closed basin.

Innovative Services

- 39 public meetings. 9 Citizen Advisory Boards.
- SAP Assessment for implementation of new budget and financial system.
- Commission Support Team established.
- Determining space standards and work study for HSA pilot project.

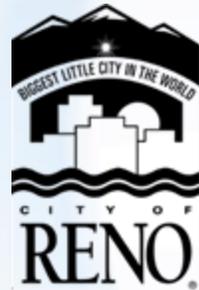
Vulnerable Populations

- 539 exits to permanent housing from HMIS Housing Programs. 182 exits to permanent housing from Cares Campus Shelter & Safe Camp.
- \$21.1M awarded funding for Cares Campus from NV funding allocations.
- Purchased Reno Housing Authority property.

Regionalization of Dispatch, EMS & Fire

County Manager Brown

Core Principles and Project Outcome



THE CURRENT 911 SYSTEM IS INEFFECTIVE AND INEFFICIENT

DUPPLICATIVE EFFORTS OF RESOURCES

- Fire Crews
- REMSA

THE CURRENT 911 SYSTEM IS INEFFECTIVE AND INEFFICIENT

FRUSTRATING EXPERIENCE FOR ALL USERS

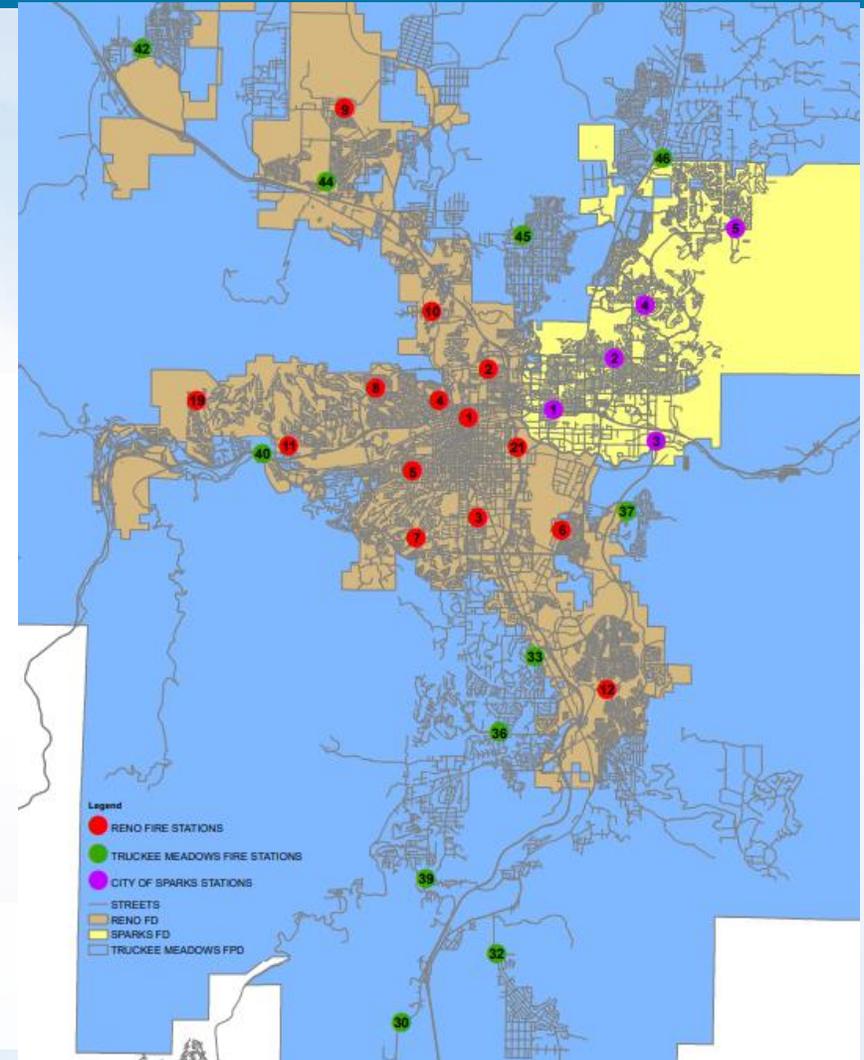
- 911 Call Takers & Dispatchers
- Caller & Person(s) Experiencing Emergency
- Bystanders
- Emergency Response Crews

REGIONALIZED ISSUE NEEDS REGIONALIZED SOLUTION

PROXIMITY

JURISDICTION

FIRE STATION LOCATIONS



REGIONALIZING THE 911 PROCESS RESULTS IN BETTER EXPERIENCE, SAVED RESOURCES, AND BETTER OUTCOMES

SIMPLIFY GOVERNANCE

IMPROVE THE USE OF TECHNOLOGY AND RESOURCES

**DEPLOY RESOURCES
APPROPRIATELY**

**PRIORITIZE THE USER
EXPERIENCE**

**REDUCE DUPLICATIVE
PROCESSES**

ESTABLISHING GUIDING PRINCIPLES FOR REGIONALIZATION EFFORTS

GOVERNANCE

ORGANIZATION

FOUNDATION

FUNDING

Initial Priorities

- Broad agreement to focus on regionalization of dispatch initially
- Selected a common Computer Aided Dispatch (CAD) solution
- Letter of Intent provided to the vendor in December
- Working group reached agreement on CAD governance arrangements
- Vendor contract negotiations will now begin
- Selected Federal Engineering as the overall project facilitator/consultants
- Working group data gathering completed
- Federal Engineering site visits underway next week
- Initial recommendations due end of Feb/early March

High Level Work Plan



Project Phase	Dates	Details	Status
Kick Off Season	11/17/22	Kick off meeting held in person/virtual	Complete
Governance Pre-Workshop	12/01/22 – 02/24/22	Begin discussion around governance components required for regional service delivery model	In Progress
Data Collection	12/12/22 – 01/06/23	Stakeholder agencies to complete request for information (RFI) and data workbook pertaining to operations, technology, facility, budget and current agreements/governance in place. Return to FE for analysis and workshop/facilitation design	In Progress
Site Visits	01/30/23 – 02/03/23	Interviews, focus groups, and center observation with stakeholders from various roles/sections of the agency	Not Started
Workshop – Business Process Analysis	02/06/23 – 02/10/23	Current state mapping for operational & technology workflow for call taking, dispatch and response for each PSAP and response agency; gap identification; future state mapping for desired regional model	Not Started
Workshop – Governance	02/06/23 – 02/10/23	Facilitated workshop for governance framework co-creation by regional stakeholders for regional service delivery model	Not Started
Post Site Visit & Workshop Analysis	02/13/23 – TBD	Analysis on workshop outcomes	Not Started
Proposed Solutions Report	On Site TBD	Site visit to deliver final report	Not Started

Regionalization of Dispatch/EMS/Fire Working Group Members



Name	Agency	Email Address	Position	WG
Eric Brown	Washoe County Manager	epricebrown@washoecounty.us	Manager	Lead
Neil Krutz	Sparks Manager	nkrutz@cityofsparks.us	Manager	Lead
Doug Thornley	Reno Manager	thornleyd@reno.gov	Manager	Lead
Ryan Sommers	North Lake Tahoe Fire Protection District	rsommers@nltfpd.net	Chief	Yes
Daren Griffin	Reno Tahoe Airport	dgriffin@renoairport.com	President/CEO	Yes
Dale Carnes	Reno Tahoe Airport Fire	dcarnes@renoairport.com	Chief	Yes
David Cochran	Reno Fire Department	cochrand@reno.gov	Chief	Yes
Jason Soto	Reno Police Department	sotoj@reno.gov	Chief	Yes
Cody Shadle	Reno Dispatch	shadlec@reno.gov	Manager	Yes
Dan Tapia	Local 731 (RFD & Airport Fire)	dan.tapia@iaff731.org	President	Yes
Jim Kindness	Sparks Fire Department	jkindness@cityofsparks.us	Interim Chief	Yes
Shawn Mcevers	Sparks Fire Department	smcevers@cityofsparks.us	Interim Chief	Yes
Chris Crawforth	Sparks Police Department	ccrawforth@cityofsparks.us	Chief	Yes
Sheila Lichus-III	Sparks Dispatch	sill@cityofsparks.us	Admin Division Manager	Yes
Darren Jackson	Local 1265 (Sparks)	djackson@cityofsparks.us	President	Yes
Charles Moore	Truckee Meadows Fire Rescue	cmoore@tmfpd.us	Chief	Yes
Darrin Balaam	Washoe County Sheriff	dbalaam@washoecounty.us	Sheriff	Yes
Jenn Felter	Washoe County Dispatch	jfelter@washoecounty.gov	Manager	Yes
Patrick Walsh	Local 2487 (TMFR)	pwalsh@iaff2487.org	President	Yes
Barry Duplantis	REMSA	bduplantis@remsa-cf.com	Interim President/CEO	Yes
Adam Heinz	REMSA	aheinz@remsa-cf.com	Executive Director	Yes
Don Pelt	Pyramid Lake Fire Rescue/EMS	dpelt@plpt.nsn.us	Chief	Yes
Chris Parsons	Pyramid Lake Police	cparsons@plpt.nsn.us	Chief	Yes
Kevin Dick	Washoe County Health District	KDick@washoecounty.gov	District Health Officer	Yes

Sustainability

Determine areas of focus for emission reduction

Quinn Korbulic

Discussion Topics:

1. **Board's direction regarding goals for the county's operational greenhouse gas (GHG) emissions. Do we want to match the State of Nevada emission reduction goals?**
2. **How should we approach the insights we've gained from NZero? Do we focus on fleet efficiency?**

Washoe Resilience is Washoe County's new sustainability and climate program – built from a strategic priority for Washoe County established in 2020.

Though we are in the very early stages, we are committed to creating a more resilient and sustainable community now and for future generations.



Brief History of Sustainability Initiatives Impacting the County

2008

- Green Team was formed

2009

- Washoe County wins Energy Star campaign

2010

- Washoe County performs first GHG inventory baseline

2014

- Green Team awarded a grant to install 15 hydration station at County facilities
- Alkaline Battery Recycling Program created

2019

- State of Nevada joins the Climate Alliance in support of the Paris Agreement
- SB254 goes into effect, requiring the State Dept of Conservation and Natural Resources to provide annual reports on GHG emissions in the State.
- NV Energy approves grant funding for EV Charging stations

2020

- EV Charging stations installed
- The State of Nevada Climate Initiative (NCI) launched in an effort to address climate change.

2021

- BCC Approved nZero partnership to measure operational GHG emissions
- Climate Action & Resiliency was introduced as a component of the Washoe County Strategic Plan.

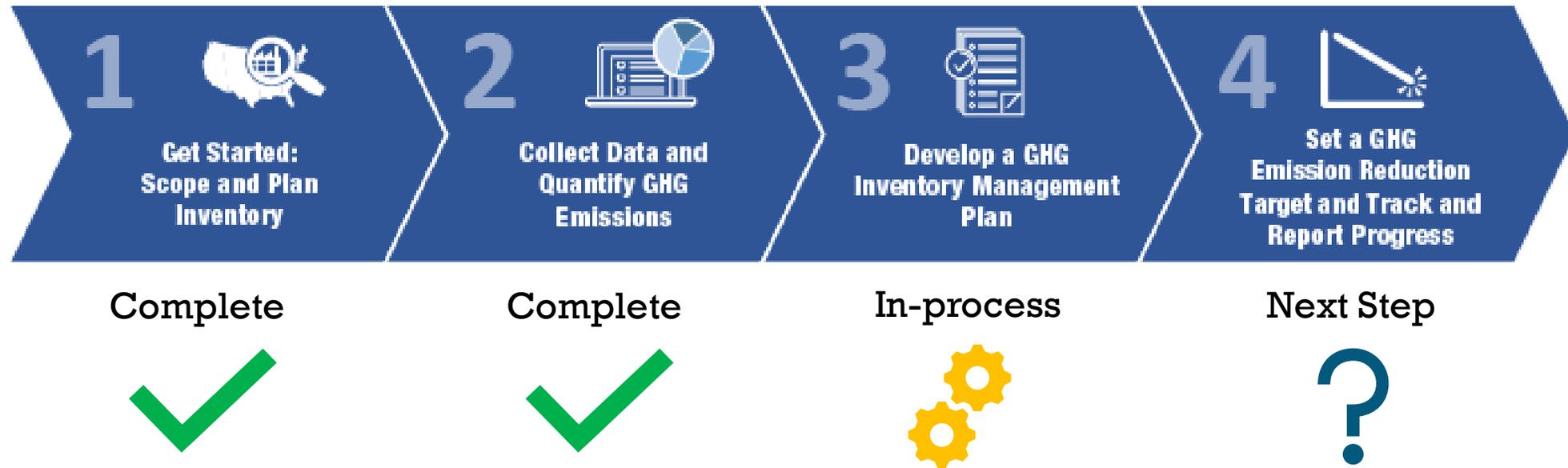
2022

- BCC approved funding for Sustainability Manager.
- Washoe County Launched public portal to track carbon emissions.

2023

- Hiring Sustainability Manager

GHG Emission Reduction Target Setting



Recommendation: Match State of Nevada Targets for greenhouse gas emissions.

Image Source: [GHG Inventory Development Process and Guidance | US EPA](#)

Our GHG Tracking: Early Insights

- Ninety-eight (98) buildings/facilities tracked
- Facilities account for a majority of the County's operational emissions.
 - Two sites alone are responsible for 46% of total emissions.
- Fleet fuel use tracked monthly
- Fleet emissions account for 22% of total operational emissions.
- **Recommendation & *Quick win*: Manage fleet proactively as the County grows.**

Equity

Understanding of equity and update on compliance opportunities/gaps equity

County Manager Brown

Elizabeth Jourdin

Discussion Topics

1. Are there internal/external areas of service delivery where you would like to see equity practices prioritized?
2. In what areas have systemic policies and procedures caused unintended barriers to access and is that an area that can be prioritized for removal and/or revision of that barrier?
3. Is there a program, service or area of non-compliance that you would like to discuss as a priority?

Purpose

To **engage** our executive leadership, staff and community in a meaningful way to bring forward the work of Diversity, Equity & Inclusion by adding **EQUITY** initiatives to Washoe County's strategic plan.

Equity is...

The intentional act of providing every resident in Washoe County the opportunity to reach their fullest potential.



In practice, this looks like...

Equality



Equity



Equity w/o barriers



Title VI of the 1964 Civil Rights Act:

Prohibits discrimination on the basis of race, color, and national origin in programs and activities receiving federal funds.

Title VI *prohibits* recipient practices that have the *effect* of discrimination on the basis of race, color, or national origin.

Applies to the *entire* organization; not just the department or program receiving federal funds.

What do Title VI violations look like?

- Not having a Limited English Proficiency (LEP) plan for the organization.
- English only signage and documents when there are residents with other language needs.
- Regular Title VI training for all employees.
- Methods of *policy and procedure* that would limit the participation of any group or subject them to discrimination.
- Unintended barriers to access of any programs or services; including hiring and recruitment practices.

Americans with Disabilities Act (ADA) Title II (aka *Accessibility*):

Requires state/local governments to give people with disabilities an equal opportunity to benefit from all of their programs, services, and activities.

State/local governments *cannot deny* people with disabilities the chance to participate or make them participate in different programs than available to others.

ADA Title II violations look like:



Why now?

- Social expectations and demographics of our community and employees are changing.
- Public is more aware of our obligations under federal laws such as Title VI and ADA, Title II and Section 508 (web).
- DOJ has stepped up enforcement of complaints and testing for “**self accountability**” through organization assessments.
- Mitigate potential for lawsuits.

Where are we today?

- Website accessibility project – launched January 2023
 - Working across all departments to redesign www.washoecounty.gov and documents to be accessible for those with disabilities
- Title VI employee training – January 2023
- Redesigned Title VI and ADA complaint procedures and process which are publicly available
- Diversity, Equity and Inclusion training, analysis and experiences

Opportunities for engagement:

- Organization wide Language Access Plan for LEP persons.
- Facility assessment for ADA design accessibility and compliance.
- Service and program delivery analysis for compliance with Title VI unintended barrier and neutral administration policy violations.

Elections

Confirm investment areas for infrastructure, process & staffing

Jamie Rodriguez

Discussion Topics:

1. What's the BCC's direction related to upgrading and expanding elections infrastructure, process and staffing – based on the feedback from the last election?

- Better maintenance of voter rolls
- More accurate/readable reporting
- Basic election information
- Education of election process
- Creation ballots
- Tracking of mail ballots
- Better customer service for residents
- Vote Center locations

2. Are there any additional items that should be considered?

Areas to Address & Actions in Progress

Does the BCC support upgrading the voter experience and ROV reporting/transparency from a fiscal/budget perspective?

- Technology/Infrastructure?
- Staffing?
- Reporting?

Impacts from those areas

- Maintenance of voter rolls/records
- Process for creation and mailing of ballots
- Processing/tracking of mail ballots
- Response times to Public Record Requests
- Written processes & procedures

Actions in Progress

1. Retained an outside firm to help provide operational review of the most recent election.
2. Review of best practices that can be implemented here.

Affordable Housing

Establish the direction of policy for affordable housing and housing diversity

Dana Searcy

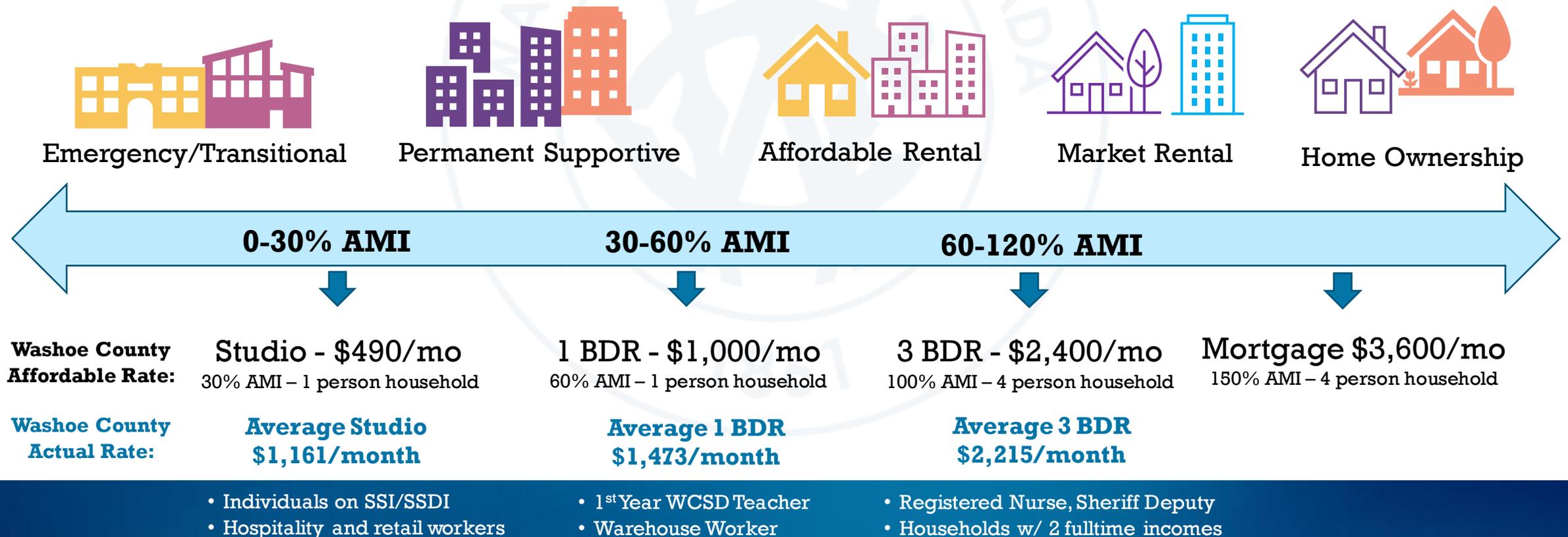
ACM Dave Solaro

Discussion Topics:

- 1. Should the County:**
 - a) Establish mandates/requirements for affordable housing?**
 - b) Create voluntary pathways using incentives?**
- 2. If so, which incentives, policies, and/or zoning changes should be considered?**
- 3. Should these incentives, policies, and/or zoning changes apply county-wide or only in targeted areas?**

What is Affordable Housing?

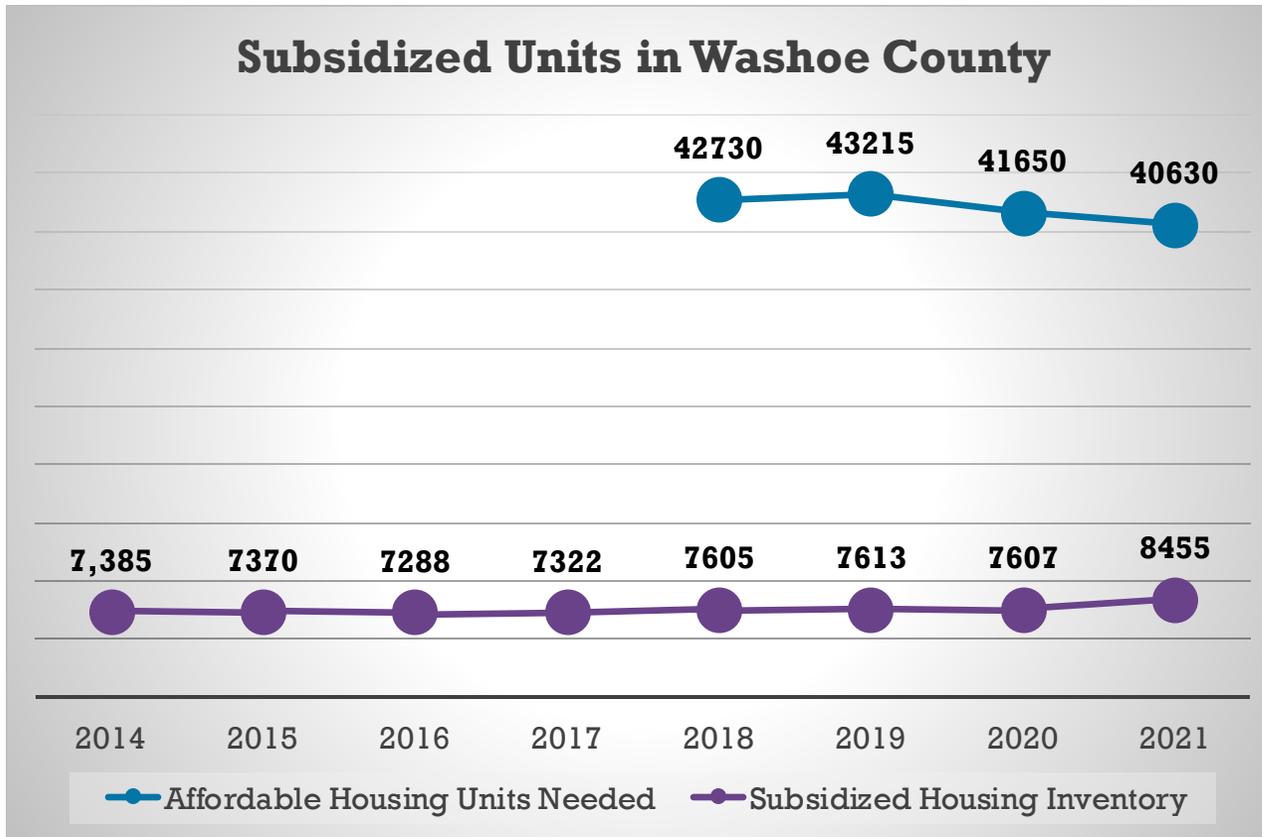
Housing is considered “affordable” when the household is paying no more than 30 percent of gross income on housing costs, including utilities.





Low-Income Affordable Housing Gap in Washoe County

Subsidized Units in Washoe County



Nevada Housing Division's 2021 Annual Housing Progress Report:

- **8,455** subsidized affordable housing units
- **40,630** subsidized affordable housing units needed
- **Current Gap is 32,175**

At the pace we have created new affordable housing since 2014, it would take us another **225 years** to meet the current need.

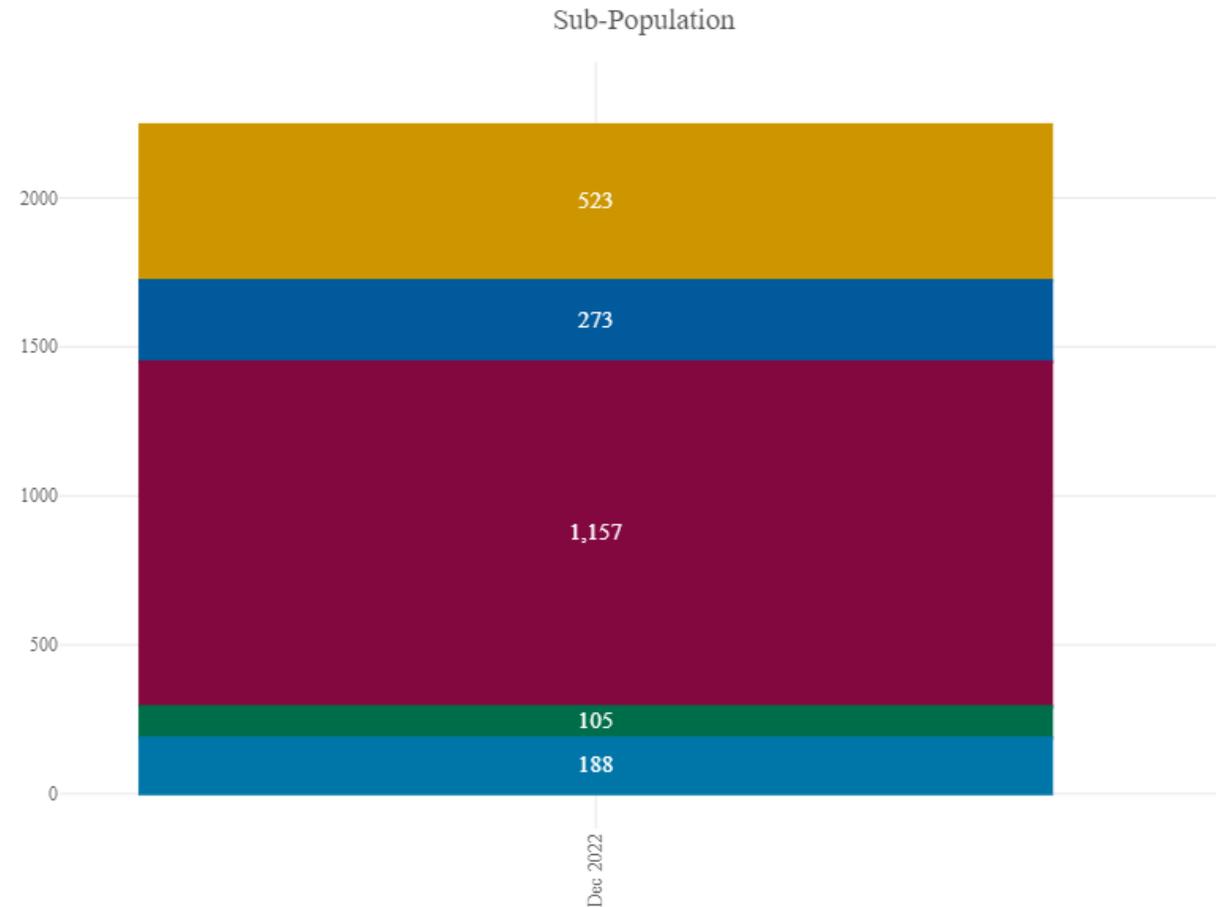
* NHD began publishing the Annual Housing Progress Report in 2018. Data related Affordable Housing Units Needed not available for years prior to 2018.



Homelessness in Washoe County (2022)

As of December 2022, Washoe County's By-Name List identified:

- **2,246** people experiencing homelessness
- **523** chronically homeless adults w/out children
 - Many of these individuals would significantly benefit from Permanent Supportive Housing (PSH)
 - Given the currently available PSH units and resources, it would take us **well over 10 years** to offer those individuals appropriate housing opportunities.





Housing Continuum & Regional Roles



Emergency Shelter/
Transitional Housing



Permanent Supportive
Housing



Affordable Rental
Housing



Market Rental
Housing



Home Ownership



0-30% AMI

30-60% AMI

60-120% AMI

- Individuals on SSI/SSDI
- Hospitality and retail workers

- 1st Year WCS D Teacher
- Warehouse Worker

- Registered Nurse, Sheriff Deputy
- Households w/ 2 fulltime incomes

Affordable Housing Toolbox

Funding Tools

- **Low-Income Housing Tax Credits (LIHTC)**
- Tax-Exempt Bonds (Private Activity Bonds)
- HOME Funds
- National & State Affordable Housing Trust Funds
- **Washoe County Affordable Housing Trust Fund**

Funding

(Direct subsidy and no/low interest financing)



0-30% AMI

30-60% AMI

60-120% AMI

- Individuals on SSI/SSDI
- Hospitality and retail workers

- 1st Year WCS D Teacher
- Warehouse Worker

- Registered Nurse, Sheriff Deputy
- Households w/ 2 fulltime incomes

Steps Taken to Increase Permanent Supportive Housing in 2022

Permanent Supportive Housing (“PSH”) is an innovative, cost-effective, and proven solution to addressing homelessness. It combines affordable housing with services for homeless households who face complex medical, mental health and/or substance use issues that are co-occurring.



1. Finalized details for Washoe County Affordable Housing Trust Fund and allocated \$2 Million in ARPA funds to develop more PSH units
2. Awarded \$21.9 Million from Home Means Nevada Initiative to develop 50-units of PSH.
3. Purchased 5-acre parcel at Cares Campus, and actively working with an affordable housing developer to build 120 new units (including 30 new PSH units)



Affordable Housing Focus in 2023?

Looking for possible direction from BCC in these areas related to affordable housing:

- **Incentives**
- **Planning and Zoning**
 - **Mandatory or Voluntary?**



Regional Plan Policies

Local government master plans must include strategies that address the creation of new, and the maintenance of existing, affordable and workforce housing





Affordable Housing Toolbox

Incentives (up to 80% AMI)
(Soft subsidies and flexible policies)

Examples

- Impact fee waiver/reductions
- Parking requirement reductions
- Density bonuses
- Land banking (county-owned land made available to affordable housing developers)*



Permanent Supportive

Affordable Rental

Market Rental

Home Ownership

0-30% AMI

30-60% AMI

60-120% AMI

* Land banking is most used to support affordable housing for low-income households (80% AMI and below), rather than market rate housing.

- Individuals on SSI/SSDI
- Hospitality and retail workers

- 1st Year WCS D Teacher
- Warehouse Worker

- Registered Nurse, Sheriff Deputy
- Households w/ 2 fulltime incomes

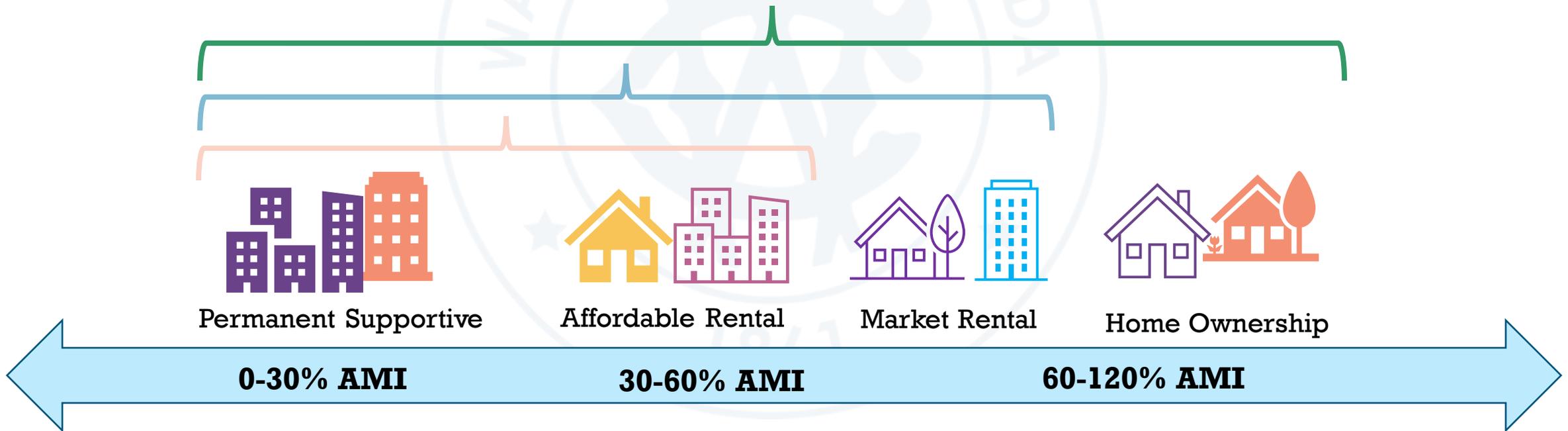


Affordable Housing Toolbox

Examples

- Inclusionary zoning
- By-Right Zoning
- Targeted “Upzoning” for density
- Alignment with QCTs and DDAs
- Accessory Dwelling Units (ADUs)
- Streamlining planning/permitting process

Planning and Zoning



Permanent Supportive

Affordable Rental

Market Rental

Home Ownership

0-30% AMI

30-60% AMI

60-120% AMI

- Individuals on SSI/SSDI
- Hospitality and retail workers

- 1st Year WCS D Teacher
- Warehouse Worker

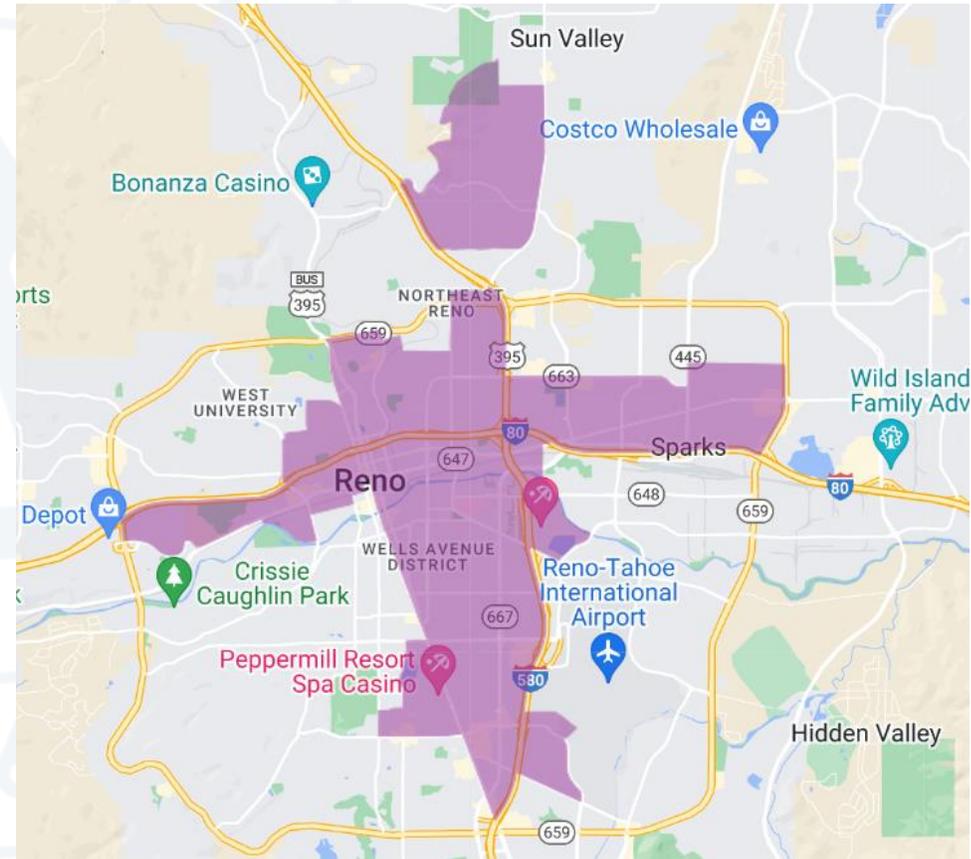
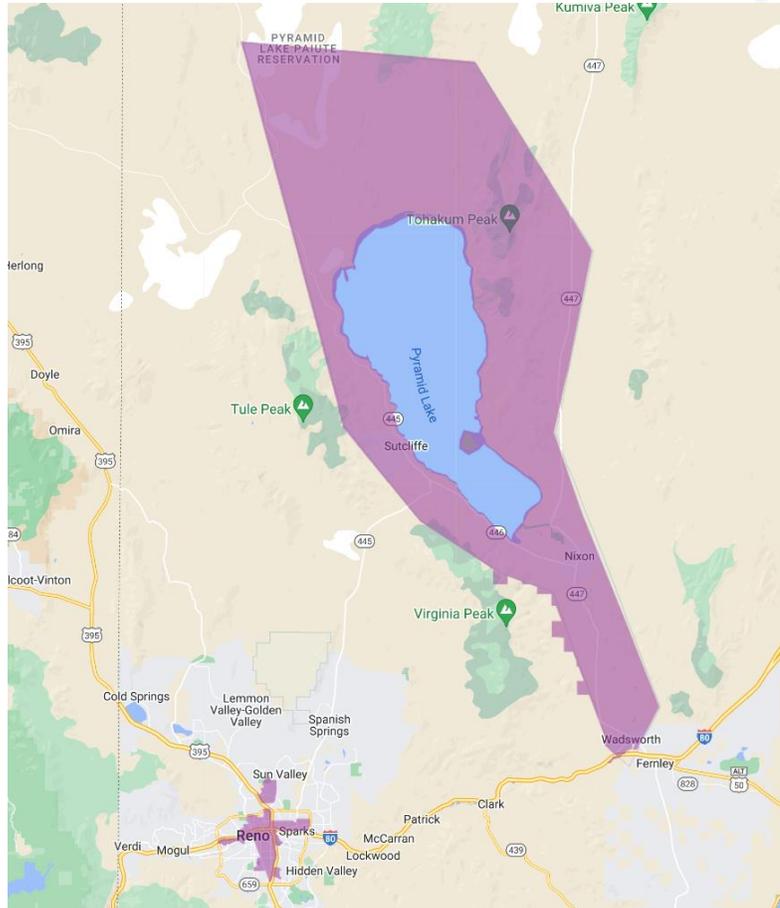
- Registered Nurse, Sheriff Deputy
- Households w/ 2 fulltime incomes



QCTs and DDAs

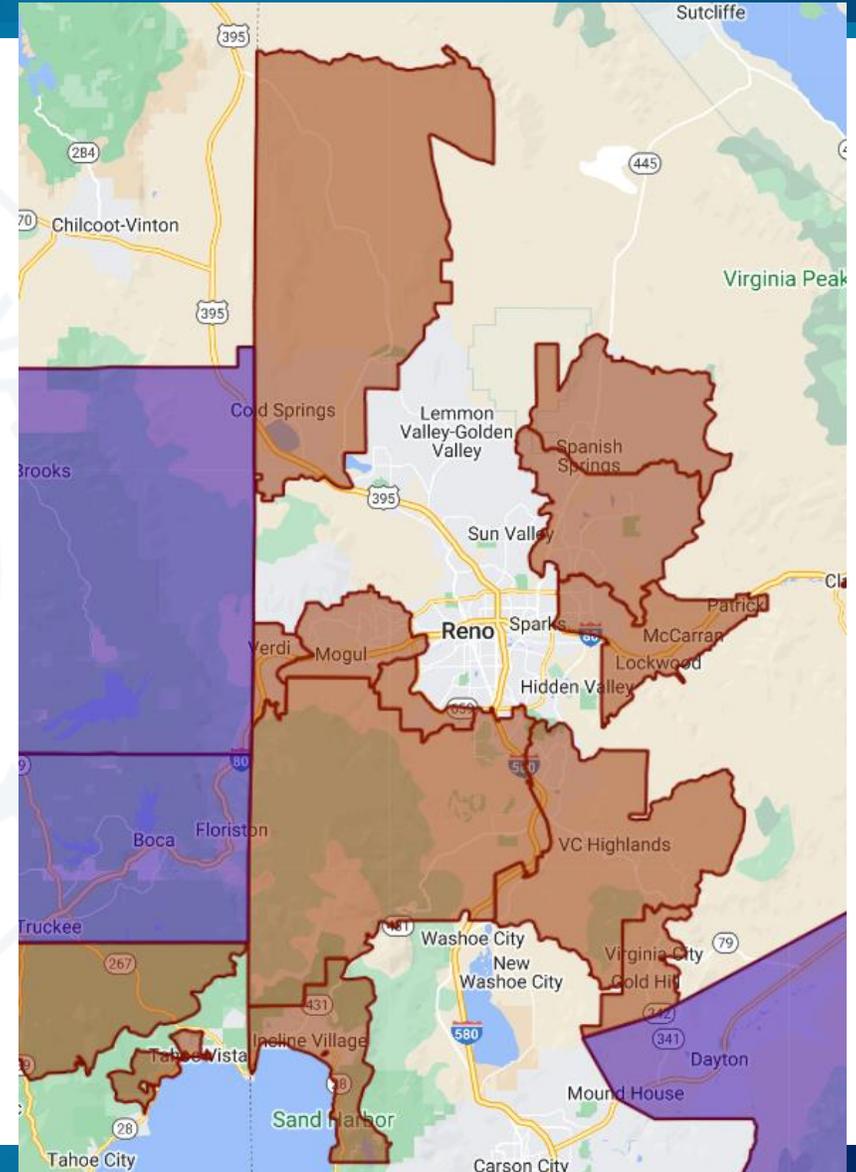
- Qualified Census Tracts (QCTs) and Difficult to Develop Areas (DDAs) are zones determined by HUD on an annual basis.
 - Low-income housing tax credits (LIHTC) are more valuable in these areas due to a 30% basis boost. **This will generally result in a 30 percent increase in the amount of LIHTC and equity.**
 - For this and other reasons, **DDAs and QCTs are of great interest to developers.**

Qualified Census Tracts in Washoe County



Difficult to Develop Areas in Washoe County

- Unincorporated Washoe County has several DDAs
 - Significant opportunity to attract affordable housing developers interested in building low-income affordable housing (LIHTC)
 - Aligning planning and zoning within selected parts of these areas could better leverage this existing incentive



Discussion Topics:

1. Should the County:

- a) Establish mandates/requirements for affordable housing?
- b) Create voluntary pathways using incentives?

2. What, if any, of the incentives, policies, and/or zoning changes listed below should staff prioritize to investigate and bring to the BCC for further consideration?

Quick Wins	Medium Term	Long-term
<ul style="list-style-type: none">- Streamline planning/permitting processes- Soften standards that can be barriers (ex. reductions in parking requirements)	<ul style="list-style-type: none">- Land banking- Streamline through by-right zoning- Relax standards for Accessory Dwelling Units (ADUs)	<ul style="list-style-type: none">- Impact fee reductions/waivers*- Density bonuses- Increase flexibility in regulations to diversify housing types- Targeted up-zoning

3. Should these incentives, policies, and/or zoning changes apply county-wide or only in targeted areas? ex. In QCTs and DDAs, Tahoe, Sun Valley, Gerlach, near mixed-use and higher density development, etc.

Guiding Principles

- Original guiding principles: Update is efficient, clear, accessible, supported
- Four additional community-derived guiding principles:
 1. Maintain and strengthen access to scenic outdoor recreation opportunities
 2. Strengthen access to housing
 3. Maintain and strengthen efforts to conserve natural resources
 4. Strengthen access to transportation including better concurrency of transportation infrastructure with development
- Timeline: Draft completed by summer 2023



Thank you

