



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

**BOARD MEETING DATE:** September 22, 2020

**DATE:** August 25, 2020

**TO:** Board of County Commissioners

**FROM:** Eric Young, Senior Planner, Planning and Building, Community Services Department, 328-3613, [eyoung@washoecounty.us](mailto:eyoung@washoecounty.us)

**THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building, Community Services Department, 328-3619, [mhauenstein@washoecounty.us](mailto:mhauenstein@washoecounty.us)

**SUBJECT:** Public Hearing: Possible adoption of a resolution adopting Master Plan Amendment Case Number WMPA20-0007 (Housing Element) which amends the Washoe County Master Plan, Housing Element, to conform to the adopted 2019 Truckee Meadows Regional Plan (TMRP) by including new language referencing the County's support for the Regional Strategy for Housing Affordability.

And, if approved, authorize the Chair to sign a resolution to this effect.

Final approval is subject to a finding of conformance with the Truckee Meadows Regional Plan. (All Commission Districts.)

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### **SUMMARY**

If adopted, the Master Plan Amendment would amend the Washoe County Master Plan, Housing Element to conform to the adopted 2019 Truckee Meadows Regional Plan (TMRP) by including new language referencing the County's support for the Regional Strategy for Housing Affordability.

Washoe County Strategic Objective supported by this item: Regional and Community Leadership

### **PREVIOUS ACTION**

On August 4, 2020, the Washoe County Planning Commission heard the master plan request in question and unanimously recommended adoption of this amendment.

On July 22, 2020, a public workshop was held through Zoom for this application and there were no questions concerning the amendment.

**AGENDA ITEM # \_\_\_\_\_**

## **BACKGROUND**

After the adoption of the 2019 Truckee Meadows Regional Plan, TMRPA worked with County staff to identify a series of amendments to Washoe County's master plan that are necessary to bring the Washoe County plan into conformance. Staff at TMRPA recognized that Washoe County is in the beginning stages of a comprehensive update to its entire Master Plan. Therefore, they are willing to establish two categories of necessary amendments related to conformance. The first category is for long term amendments that will be taken into consideration during the comprehensive update. The second category is for short term updates that TMRPA feels are necessary to accomplish now, rather than to wait for the update to unfold. This amendment falls into that second category.

The amendment updates the Washoe County Master Plan Housing Element by referencing the Regional Strategy for Housing Affordability. This strategy was developed by a consortium of regional stakeholders led by Truckee Meadows Healthy Communities (TMHC), Truckee Meadows Regional Planning Agency (TMRPA) and Enterprise Community Partners, Inc.

The strategy, completed in 2019, presents a 10-year roadmap to increase housing affordability across the region. The document is available on the TMRPA website ([www.tmrpa.org](http://www.tmrpa.org)).

The proposed amendments are composed of additional text in three sections of the existing element. No deletions are proposed. For quick reference in the attached resolution, the three sections being amended are:

1. Section: Housing Plan Requirements. This section can be found on page 3 of the proposed element.
2. New Section: Addressing the Regional Strategy for Housing Affordability. This new section is found on page 8 of the proposed element.
3. Goal 8: New Policy 8.6 and programs 8.6 and 8.6.1. These additions can be found on page 18 of the proposed element.

## **FISCAL IMPACT**

No fiscal impact.

## **RECOMMENDATION**

It is recommended that the Board of County Commissioners conduct a public hearing and adopt a resolution adopting Master Plan Amendment Case Number WMPA20-0007 (Housing Element) which amends the Washoe County Master Plan, Housing Element to conform to the adopted 2019 Truckee Meadows Regional Plan (TMRP) by including new language referencing the County's support for the Regional Strategy for Housing Affordability. And, if approved, authorize the Chair to sign a resolution to this effect.

Final approval is subject to a finding of conformance with the Truckee Meadows Regional Plan.

**POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be:

“Move that the Board of County Commissioners conduct a public hearing and adopt a resolution adopting Master Plan Amendment Case Number WMPA20-0007 (Housing Element) which amends the Washoe County Master Plan, Housing Element, to conform to the adopted 2019 Truckee Meadows Regional Plan (TMRP) by including new language referencing the County's support for the Regional Strategy for Housing Affordability. And, if approved, authorize the Chair to sign a resolution to this effect.

And, if approved, to direct staff to forward the master plan amendment to the Truckee Meadows Regional Planning Agency for a finding of conformance with the Truckee Meadows Regional Plan.”

Attachments:

A: Resolution Adopting Master Plan Amendment Case Number WMPA20-0007 (Housing Element)

B: PC Resolution of 8/4/2020

C: PC Staff Report of 8/4/2020