

Washoe County Planning Commission



COMMUNITY
SERVICES DEPARTMENT

WDCA25-0012 (Attainable Housing Expedited Process)

February 3, 2026

- Housing affordability challenges are prevalent throughout the state
 - 50.5% of renters in Washoe County are cost burdened (e.g. spend more than 30% of household income on housing costs)
- 2025 Nevada Legislative Session included several bills to address housing, including Assembly Bill 540 (AB 540)
- This development code amendment proposes changes required to comply with AB 540

Article 902 Definitions



~~Affordable Housing. "Affordable housing" means housing which is affordable to low-income households (not exceeding eighty (80) percent of the County median income) or moderate-income households (not exceeding one hundred twenty (120) percent of County median income).~~

Attainable Housing. "Attainable housing" means deed restricted housing as defined in NRS 278.0105. It includes Tier 1-5 Affordable Housing.

Attainable Housing Project. "Attainable housing project" means any project that receives a grant of money from the Nevada Attainable Housing Account.

Article 336 Housing Incentives

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Section 110.336.20 Attainable Housing Projects. Projects which qualify as attainable housing projects as defined in Section 110.902.15, General Definitions, shall be eligible to request an expedited review as described in this section. To the extent this section conflicts with any other provision of code, this section prevails.

(a) With the exception of a tentative map approval, **attainable housing projects** which would normally require a discretionary review permit for approval of the use and/or site development, such as a special use permit or administrative permit, may instead seek administrative approval through an **administrative review permit** pursuant to Article 809. Master plan and regulatory zone amendments are not considered applications for attainable housing projects as they are not tied to specific projects.

(b) Applicants requesting an expedited review must include evidence of qualification as an attainable housing project as part of their application, including **evidence of funding received from the Nevada Attainable Housing Account.**

Article 336 Housing Incentives

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Section 110.336.25 Expedited Process. Projects which qualify as **Tier 1-5 affordable housing**, as defined in NRS 278, shall be eligible for prioritization of related approvals as described in this section.

- (a) Applicants may request a **staff liaison** for any application related to a qualified affordable housing project to ensure that **the project is prioritized through efficient coordination**, to the extent practicable, over other projects. The staff liaison will coordinate communication with partnering agencies during Washoe County's project review until permit issuance.
- (b) Applicants requesting a staff liaison must include **evidence of qualification as Tier 1-5 affordable housing** as part of their application, including evidence of any funding that restricts housing prices or other proposed mechanisms to restrict housing prices to fall within one of the housing tiers.

Must make one (1) of the following findings:

1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Affects. The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission **recommend approval** of WDCA25-0012, to amend Washoe County Chapter 110 (Development Code) within Articles 336 and 902 as reflected within the proposed ordinance contained in Exhibit A-1. I further move to authorize the Chair to sign the resolution contained in Attachment A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on the Planning Commission's ability to make all of the following four findings in accordance with Washoe County Code Section 110.818.15(e):

Thank you

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