

Board of County Commissioners



COMMUNITY
SERVICES DEPARTMENT

WDCA25-0012 (Attainable Housing Expedited Process)

April 14, 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



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



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.

Planning Commission



- Planning Commission on February 3, 2026 voted 6-0 to recommend approval.
- Must make one (1) of the following findings (PC made **all four findings**):
 1. Consistency with Master Plan.
 2. Promotes the Purpose of the Development Code.
 3. Response to Changed Conditions.
 4. No Adverse Affects.

Recommendation



Planning Commission recommendation: Hold a second reading and adopt the ordinance

“Move to adopt Ordinance Number [insert Ordinance number provided by the County Clerk], which is an ordinance amending Washoe County Code Chapter 110 (Development Code) in Division Three—Regulation of Uses and Division Nine—General Provisions. These amendments include adding various sections within Article 336 Housing Incentives to establish an expedited review process for attainable housing projects and to establish an expedited process for projects which qualify as Tier 1-5 Affordable Housing. These amendments also include amending Section 110.902.15 to add and delete various definitions; and all matters necessarily connected therewith and pertaining thereto.

In making this motion, the Board is affirming the Planning Commission’s findings of fact included in the Planning Commission’s recommendation and included in Washoe County Code Section 110.818.15(e).”

Thank you

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