

TAC Members

- Nevada System of Higher Education
- Palomino Valley General Improvement District
- Regional Transportation Commission
- Regional Water Planning Commission
City of Reno
- Reno Redevelopment Agency
- Reno-Sparks Indian Colony
- Reno-Tahoe Airport Authority
- Sierra Pacific Power Company
- South Truckee Meadows General Improvement District
City of Sparks
- Sparks Redevelopment Agency
- Sun Valley General Improvement District
- Truckee Meadows Regional Planning Agency
- Truckee Meadows Water Authority
Washoe County
- Washoe County Department of Water Resources
- Washoe County District Health Department, Air Quality Management Division
- Washoe County District Health Department, Environmental Health Services Division
- Washoe County HOME Consortium
- Washoe County School District
- Waste Management, Inc.

**MINUTES
2007 REGIONAL PLAN UPDATE
TECHNICAL ADVISORY COMMITTEE
Friday, August 18, 2006**

The Technical Advisory Committee (TAC) met in the Truckee Meadows Community College, Dandini Campus, Vista Building, Room B206, 1000 Dandini Boulevard, Reno, Nevada and conducted the following business:

The meeting was called to order by Rosanna Coombes, Interim Director of the Truckee Meadows Regional Planning Agency at 8:47 a.m.

1. ROLL CALL

The clerk called the roll, and TAC members in attendance were: Claudia Hanson, City of Reno; Jim Rundle, City of Sparks & Sparks Redevelopment Agency; Harold Shotwell, Palomino Valley GID; Debra Goodwin, Regional Transportation Commission; Jodi Royal-Goodwin, Reno Redevelopment & HOME Consortium; Dean Schultz, Reno-Tahoe Airport Authority; Mark Sullivan, Sierra Pacific Power Co.; Hilary Lopez, Truckee Meadows Water Authority; Jeanne Ruefer, Washoe County Dept. of Water Resources; Duane Sikorski, Washoe County District Health Dept.; Mike Boster, Washoe County School District; and Eric Young filling in for Adrian Freund, Washoe County.

Greg Dennis, Regional Water Planning Commission arrived at 8:52 a.m. and Margaret Powell, City of Sparks Redevelopment Agency arrived at 10:00 a.m.

Truckee Meadows Regional Planning Agency (TMRPA) staff present were: Patricia Rogers; Lora Richards; and, Rosanna Coombes, Interim Director

Also present were: Dee Schafer from Corporate Solutions, Inc. who was the facilitator for the meeting, Kelly Marshall from Social Entrepreneurs, Inc., Stacey Crowley from Truckee Meadows Growth Task and Marilyn Gross was also present to take the Minutes.

2. APPROVAL OF AGENDA

JEANNE RUEFER MADE A MOTION TO APPROVE THE AUGUST JUNE 18, 2006, TAC AGENDA. SECONDED BY HAROLD SHOTWELL. THE MOTION CARRIED UNANIMOUSLY WITH THIRTEEN (13) MEMBERS PRESENT.

3. PUBLIC COMMENT

Rosanna Coombes welcomed members of the public and invited them to introduce themselves and to participate in the discussions. Members of the public present were: Tina Nappe, Sierra Club; Arlo Stockham, CFA, Inc.; April Hail, Sr. Planner, Tanamera; Gretchen Eykelbash, TMRPA; Jim Nadeau; Linda Nelson-Aguilar, City of Reno; Nathan Gilbert, Assistant Planner, City of Reno; and Jeff Codega, Jeff Codega Planning/Design.

There was no request to provide public comment.

4. BUSINESS OF THE DAY

Dee Schafer from Corporate Solutions, Inc., the facilitator for the meeting reviewed issues and the objectives for the meeting which included:

- Affordable and attainable housing
- Reports from representatives from the City of Sparks, City of Reno and Washoe County addressing the current status of affordable housing
- Recommendations provided by Stacey Crowley from the Truckee Meadows Regional Task Force on affordable housing
- Review of the White Paper with Stacey Crowley
- Staff to address the process, schedule and time to complete the Regional Plan update
- The review of Module #4 to identify and recommend the issues that should be addressed

Ms. Schafer requested Members to review the incorporated Infill recommendations from the last meeting and to submit recommendations, concerns and comments by e-mail. TMRPA Staff will incorporate the recommendation for review and final approval at the next meeting.

A. Informational presentations and discussion of Module #1, Issue 3.2 - Adequate affordable housing. Should the Plan call for inclusionary housing practices?

Jodi Royal-Goodwin, City of Reno provided a report describing the programs, activities and

current status of affordable housing in the City of Reno. Ms. Goodwin stated Reno is the lead agency for the Washoe County HOME Consortium and outlined several services offered by the City which include:

- Allocating funds for the development of affordable housing projects or programs
- Assisting individuals to become homeowners or rent
- An emergency repair program with available loans for health and safety issues.
- A housing task force to coordinate groups working on affordable and attainable housing issues to improve programs that may be implemented by all jurisdictions and to improve the provisions for affordable and attainable housing in the community

The City of Reno is exploring a community land trust program for the purchase of property at a lower cost from the City. Additional research includes the feasibility and appearance of inclusionary housing in the community. The City is implementing an officer, firefighter and teacher housing program that will assist entry-level individuals working in these fields with home ownership. This program will stabilize designated neighborhoods and serve as a catalyst for the housing component with loan programs. Ms. Goodwin announced the ten-year plan for the homeless may be adopted by all jurisdictions in October of 2006. The City and Consortium participate in ACR11 which assists with legislative recommendations.

Jim Rundle, City of Sparks & Sparks Redevelopment Agency reported the staffing of a housing specialist by the City of Sparks. Mr. Rundle announced the request from Washoe County to serve as the lead agency addressing inclusionary housing.

Eric Young representing Washoe County reported that each of the three jurisdictions received a \$20,000 grant from Charles Schwab to update the housing element in their Master Plans. The jurisdictions have committed to update and formulate a usable housing element. Individual documents for jurisdictions will coordinate to form one policy that will address the entire region.

A discussion was held regarding the list in the housing element and the development of an incentive-based, assisted-phase program which provides for building extra units when green house standards are included in building plans. Mr. Young addressed the request from Washoe County to lead the affordable housing issue at the joint meeting in October 2006. He explained the responsibility for joint meetings cycles to each of the three jurisdictions. Washoe County is

the next responsible jurisdiction and will take the lead to address affordable and attainable housing at the October joint meeting.

Dee Schafer introduced Stacey Crowley, Architect and Vice-Chair of the Truckee Meadows Growth Task Force. Ms. Crowley was in attendance to provide recommendations obtained from various studies on affordable housing. Utilizing presentation material, she displayed and read aloud the task force mission statement, described the purpose and process for creating the task force and how it was established. She described the task force as 25 community leaders with five priority areas that include, natural resource constraints and planning, open space and trails, transportation, affordable housing, the downtown revitalization in Reno and Sparks and the community reinvestment fund.

Ms. Crowley reported through research the Affordable Housing Committee discovered the need for definitions, continuous review of existing programs, inventories of gaps in affordable housing, the identification of barriers and support for the Affordable Housing Commission.

Barrier studies included interviews with individuals to help identify barriers and recommend strategies. The report is divided into three sections and includes comprehensive statistics. Ms. Crowley reported some statistics relative to the issues addressed by the TAC and a list of the major responses obtained through the interviews. The responses addressed the three jurisdictions working together to update planning, the lack of political support, commitment, the understanding of issues, land availability, skilled labor and public subsidies. Increased cost barriers included land, labor, construction, water, entitlement and connection fees.

Ms. Crowley introduced the four strategy categories as regulatory barrier strategies, development barrier strategies, financial barriers and strategies for removing barriers. Smart growth and reinvestment fund programs have been successful in other cities and consideration to implement similar programs in the area have become a priority issue.

A short discussion was held regarding household incomes, people moving to areas with affordable housing and the impact on work force areas. Members reviewed the project at Washoe Medical Center that will provide medical staff with affordable housing and attract a skilled work force. Ms. Schafer provided that two years ago 520 houses were on the market in the area and currently there are 5,260 on the market. She instructed that affordable housing and qualified work forces

are the key components that will bring businesses to the area and provide the ability to thrive.

Jeff Codega stated land stock and design were issues and citizens must be mindful of resources and land use. Mr. Codega suggested that it was time to start looking at issues differently.

At this time (approximately 9:25 a.m.), Ms. Schafer stated there would be a ten minute recess. The meeting reconvened at 9:35 a.m.

Dee Schafer instructed Members to listen for recommendations in the next presentation and introduced the presenter Kelly Marshall from Social Entrepreneurs, Inc. Ms. Marshall briefly described the nature of her business as a private consulting firm based in the Reno area.

Ms. Marshall outlined the presentation objectives that included the background for the White Paper, how it became to be, the research and interviews conducted and the best practice draft goals selected from areas across the country. Members were requested to examine the best practice goals and to consider goals for this region that improve the quality of life by strengthening organizations.

Ms. Marshall stated communities similar in size or growth issues were targeted to research for strategy results. She addressed the emerging work force, housing linked to economic health and well being, the need to recruit and retain a skilled workforce since it directly effects economic development. The areas that were focused on with implemented policies and strategies were Albuquerque, Portland, Denver and San Francisco.

Ms. Marshall stated there was a growing interest in work force housing. Housing studies have indicated that goals cannot be set until housing inventories are completed to positively identify needs. Ms. Marshall addressed the relation between the barrier study and the White Paper, the market force limiting options, the lack of rental housing and development, low income levels, the lack of land for development, the cost of info structure, and the cost of older infill sites.

Ms. Marshall provided area median income figures (AMI) and percentages relative to affordable housing issues. She reviewed factors for calculating funding strategies, work force housing strategies, preserving and rehabilitating existing housing, and land purchase options. Higher density requirements, zoning changes, incentives, and inclusionary housing were some of the

issues included on the menu for affordable housing. Ms. Marshall advised that more available options resulted with a higher success rate to provide affordable and attainable housing. At this time, (approximately 10:00 a.m.) Member Powell arrived.

Ms. Marshall provided five (5) different goals for consideration. Each goal was reviewed and Members were invited to comment.

Member Eric Young stated he would recommend Goal B to Washoe County, the City of Sparks and the Commission and described it as reasonable for regional planning. Mr. Young described the Regional Plan as the first step and suggested developing master plans around Goal B, and continue to meet to discuss issues and refine the plans as needed. He stated the secondary components were redundant.

Member Powell addressed the list of requirements prescribed by state law and the efforts by each of the three jurisdictions to update housing elements. Ms. Powell stated Goal B was appropriate and provided flexibility with regard to the rate of growth.

Member Sullivan stated that each of the three jurisdiction will not know the appropriate numbers until housing element updates are completed and Goal B provides flexibility. He disagreed with adding more teeth into goals and suggested taking small steps to group together to coordinate efforts.

Arlo Stockham stated more rules and regulations make it harder to develop affordable housing.

Member Schultz opposed handcuffing jurisdictions to a number and stated Goal B resembles other goals.

A discussion was held regarding affording ability and impact fees, implementation and the results. Ms. Schafer recommended approving Goal B and to request each of the three jurisdictions to return with recommendations for the secondary components that address the effects of the goals.

B. Discussion and possible acceptance of:

1. Recommendations of the Infill subcommittee regarding Infill issues.

Dee Schafer requested Members to make a final review of the Infill Subcommittee recommendations from the last meeting that Staff incorporated into the document. Ms. Schafer advised Members to e-mail TMRPA Staff with additional recommendations since they will be reviewed and finalized at the next meeting.

2. Conceptual agreements regarding Module #2 - Management of the Region's Natural Resources.

Rosanna Coombes stated the TMRPA Staff incorporated comments from the last meeting into Module #2 and requested Members to review the changes for a sign off. Ms. Coombes requested Members to review the new draft policies on page 13 with regard to coordinating data and information related to natural resources. She provided handouts with the comments from Washoe County Staff relating to natural resources. Members were advised those comments from Washoe County were provided after reviewing documents prior to the last update or version. Washoe County was requested to review the recent updated version and make recommendations. She noted there were suggestions with fundamental differences such as creating one open space plan for all three jurisdictions.

Ms. Schafer stated the conceptual language for Infill and Natural Resources will be finalized at the next meeting. Members were advised to e-mail recommendations to the TMRPA Staff.

Member Dennis questioned the language in Policy 2.1.1.1 allowing residential development at a maximum density of one unit per 40 acres and the discussions held indicating the County was allowed an additional unit. Ms. Coombes will request Washoe County to address the issue for clarification.

C. Review and discussion regarding the technical advisory committee's work program on the priority list of issues for the Module #4 - Regional Plan Implementation.

Dee Schafer directed Members to review the document provided addressing issues in Module #4 and Members provided the following suggestions.

Issue #1: How to address joint planning and cooperative planning. Rosanna Coombes stated the three local governments recently reviewed and amended sections that addressed the joint planning issues and Members agreed to move on.

Issue #2: Timing and intent of conformance of master plans, facility plans with the regional plan. Rosanna Coombes stated this item was probably to coordinate the update and effect of planning cycles. Lora Richards, TMRPA reported that an unofficial group is addressing timing issues to coordinate with census and other agency plans. Member Powell stated mandatory time frames set by state law are unreasonable and some are disappointed with the time lines. Member Ruefer commented the statutes should address the timing however, they are conflicting and should be updated. Member Sullivan commented there was value with having a time frame since it forces facility providers to start and complete the processes, coordinate efforts and provide validity.

Issue #3: Coordination of planning in regions with planning in a wider economic region. Member Powell suggested expressing as a goal rather than mandate in the Regional Plan. Member Sullivan commented that developers should be encouraged to develop in the Reno Sparks area and there is value in discussing the issue.

Issue #4: Frequency of, or intervals between TMSA amendment. Rosanna Coombes addressed this issue and stated there has been discussion to limit TMSA amendments to every five years at the regional level. Recommendations from Legal Counsel were to not restrict since it may be averse to the original intent of the statute and the best interest of the community is the ability to amend at any time.

At this time, (approximately 11:00 a.m.) Member Royal-Goodwin departed.

D. Review and discussion regarding the technical advisory committee's work program and schedule for updating the Regional plan, including but not limited to recommendations to the Regional Planning Commission (RPC) and RPC Oversight Committee regarding the public involvement process.

Lora Richards, TMRPA Planning Analysis II, was in attendance to address this item. A staff report was distributed to Members that provided the background work of the TAC since

October 2005, the work of the TAC to-date and suggestions for revising the update process and schedule. Ms. Richards and Ms. Schafer reviewed the revised program, meeting schedule, objectives and goals.

Rosanna Coombes announced that the update process does contemplate three (3) TAC meetings during the month of September which includes the reserve dates September 15 and September 22.

E. Initial consideration of issues and possible education presentations regarding Module #3 - Public Services and Facilities.

Eric Young, Washoe County expressed interest in the nature of the required facility plans. He requested discussions be held addressing the relationship between resources and facilities, the definition of facilities planning, the function and purpose of facility planning and the role of resources. He stated his concerned with facility and master plans disconnected from resource plans and resource availability.

Member Ruefer stated there was a need to be part of facility planning.

5. REQUEST FOR FUTURE AGENDA ITEMS

Member Powell requested an educational presentation regarding info structure planning with regard to Module #3.

6. WRITTEN CORRESPONDENCE

Rosanna Coombes directed all questions regarding the correspondence received from Washoe County Staff regarding Module #2 to Linda Nelson-Aguilar.

7. ADJOURNMENT

The meeting adjourned at 11:45 a.m.

Respectfully submitted by, Christine Birmingham

Reviewed by:

Rosanna Coombes, Interim Director,
Truckee Meadows Regional Planning Agency

FILLED ON _____, 2007.