WELCOME

EDAWN’s “Missing Middle” Community Housing Summit Luncheon

March 7, 2019
Stuart Brady
Wells Fargo Bank
EDAWN Board Chair
<table>
<thead>
<tr>
<th>City of Reno</th>
<th>UNR</th>
<th>State Offices</th>
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<tr>
<td>City of Sparks</td>
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<td>Nevada JobConnect</td>
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<td>Nevadaworks</td>
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<td>Washoe County</td>
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<td>NNDA</td>
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<td>Nevada Museum of Art</td>
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<td>GOED</td>
<td>RTC</td>
<td>Investors</td>
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<td>DETR</td>
<td>RSCVA</td>
<td>Many Others!</td>
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Mike Kazmierski
President & CEO
EDAWN
Why Are We Here?

- Demand For Housing Is **Increasing**
- **Supply Is Lagging** The Increasing Demand
- Housing Prices & Interest Rate **Continue to Rise**
- Pushes Potential Home Buyers Into Apartments
- Apartments **Full** With Rising Rates
- Puts Those Least Fortunate In **Housing Peril**
- Forces Many To “Drive To Afford” / More Traffic
- **Will Only Get Worse**
- Time To Consider Solutions **And Act!**
4 Years - EPIC Job Projections

EPIC Study Area Actual Employment Tracking: Dec-14 to Nov-18
(Scenario Forecast Period: 2015-2019)

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<td>411,541</td>
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<td>353,140</td>
<td>399,259</td>
<td>46,119</td>
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5 Year Projection 52,400
Currently At 58,400 Jobs

EPIC Population Projections

EPIC Study Area Actual Population Tracking: Dec-14 to Nov-18
(Scenario Forecast Period: 2015-2019)

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<td>650,517</td>
<td>51,878</td>
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64,700

44,000 Population Increase @ 4 Years

42,400
EPIC 2 Report - Results

Data Input From 5 Sources
Addresses 5 County Region Around TRI

Forecast:
A Slowing From 3% to 2.4% on Jobs
An Increase From 1.36% to 1.68% on Population

Anticipates:
A Mild Recession
Some Adverse Impacts From Housing Shortage

5 Year Forecast
Jobs 51,585
Population 54,470
New Housing **38%** of Pre-Recession Levels

(Data From UNR Center For Regional Studies)

**Housing Units / 1,000 Jobs: Average 800 – Last 4 Yrs 300**

- **New Single Family**
- **New Multi-Family**
- **New Jobs**

The Gap

Recession

319,425

473,000
Housing Shortage Drives Up Prices

Median Home Prices - UNR Center for Regional Studies

Our Median Income Qualifies For

New

Existing

150% Price Increase for Existing Homes in 8 Yrs
Lack Of Housing Driving Rental Costs Up!
If you can find one – Vacancy Rate at 1.58%

50% Increase In 4 years!

Johnson Perkins Griffin, LLC Apartment Survey 2nd Qr. 2018 Data Reno/Sparks Metro
Housing Permits Continue To Fall Short Of Pre-Recession

New Housing Permits - Cities of Reno & Sparks and Washoe County

2005 Total = 6,708
2017 Total = 5,110
2018 Total = 4,595
2015 Total = 2,776

2018 Goal = 6,000

Center For Regional Studies
College of Business
University of Nevada, Reno
San Diego’s Plan

• **Streamline** Housing Project Reviews
• **Reduce Fees & Expedite** Affordable Housing
• **Encourage** Smaller Units – Increase Density
• **Incentivize** The Construct Housing Projects Entry-Level / Middle-Income Households
• **Promote** The Construction Of Accessory Dwelling Units (ADUs)
• **Revising** Parking Standards To Reduce Parking Requirements In Development Projects
Dr. Steffen Lehmann

- Director Of **UNLV School Of Architecture** And Co-Director Of UNLV Urban Futures Lab
- Founding Director The Cluster Of Sustainable Cities
- Published **19 Books And Countless (300+) Articles**
- Member Of The Academy Of Urbanism
- Cities He Advised On Sustainable Urban Development: Berlin, Sydney, Singapore, Melbourne, Oslo, Ho-Chi-Minh, Abu Dhabi, Brighton
Dr. Steffen Lehmann
Professor & Director
UNLV School of Architecture
Integrated Neighbourhoods – Towards Affordable and Sustainable Housing

Dr. Steffen Lehmann, March 7th 2019 (40 mins)
EDAWN ‘Missing Middle’ Luncheon, Reno

Contents

PART I
Introducing the Need for Better Housing and Liveable Sustainable Cities

PART II
Strategies for Housing Choices and Low-Carbon Development

PART III
Urban Design Criteria for Low-Carbon Neighbourhoods
CITIES GROW
CITIES CONSUME
CITIES AGE AND ‘DIE’
Health and Well-being?
Happiness?
Loneliness?
Isolation?
Liveability?

“What is the city but the people?”
-- William Shakespeare
The Cluster for Sustainable Cities

is an interdisciplinary international research group that brings together 40 key researchers across a range of disciplines, with an interest in urban resilience and sustainable cities development,

• delivering research with real impact in sustainable & resilient cities

*Rethinking Architecture for the Age of Global Warming*

[www.city-leadership.com](http://www.city-leadership.com)
Publishing our Research

Books and articles

20 books and over 300+ papers and articles published.
Editor for the *Book Series on Sustainable Design* for Routledge.

2012

2013

2015

2017

2019, forthcoming

2010

2011

2016

2006-2014
US-journal,
Editor-in-Chief
“CRUNCH - the Food-Water-Energy Nexus”
www.fwe-nexus.eu

International Multiplier Cities
Glasgow  Taipei  Miami

FOOD
Urban food production using Hydroponics and Robotic Urban Farming

URBAN HEALTH AND WELL-BEING IN COMPACT CITIES
Air quality, green spaces, green roofs and NB5 facades

WATER
Water sensitive Urban design and Urban water harvesting, Wastewater and Storm-water

ENERGY
Renewable Energy Organic waste and Food waste, Biomass for anaerobic digestion

Citizens Involvement (co-creation)

Transferability and monitoring

Portsmouth (UK)  Eindhoven (NL)  Gdansk (POL)  Uppsala (SWD)

Urban Living Labs to be developed, based on principles of the Circular Economy.
The types of impact we would like to achieve?

- **Instrumental & policy** impact: formulation of new policies
- **Capacity building** impact: skills development
- **Cultural & social** impact: changing mind-sets, public engagement
- **Liveability** impact: enhancing quality of life
- **Conceptual** impact: uptake of new concepts
- **Scientific** impact: knowledge dissemination
- **Economic** impact: successful business model
- **Environmental** impact: reduction of CO2 emissions
Cities as centres of consumption

- GHG emissions: 60-80%
- Waste generation: 50%
- Energy consumption: 80%
- Material consumption: 60-80%
- Food consumption: 70%
- Water consumption: 11%
- Land surface consumption: 2.3%

Relation between city concepts

- **Resource efficient city**
  - Uses its resources in a productive way, minimising input (land, materials, energy, water) and output flows (emissions, waste...)
  - Resource flows optimisation
  - Less dependency on resources
  - Flexibility and ability to learn

- **Resilient city**
  - It has the ability to absorb, recover and prepare for future shocks (economic, environmental, social and institutional).
  - Redundancy
  - Adaptive capacity

- **Circular city**
  - It "embeds the principles of a circular economy across all its functions, establishing an urban system that is regenerative, accessible and abundant by design".

Source: EEA, OECD, UNEP, 2017
Cities as the origin of global warming, especially buildings and transport

*Fossil Fuel City*: the consequence of cheap fossil fuels

*Urban density of cities is worldwide declining*
Traditional urbanism = Ecological urbanism?
Compact and mixed usage within each urban block
Urban Form

What kind of urban structure should we implement?
Urban density profiles

**London**
Peak 27,100 pp/km²

**New York**
Peak 59,150 pp/km²

**Hong Kong**
Peak 111,100 pp/km²

▲ MUMBAI’S densest area (as shown by the tallest peak at right) is in Kandivali (above), with 10,310 people per square kilometer. Many low-rise buildings there are now being replaced by tall towers with larger footprints.

▲ NEW YORK CITY’S peak density is found on Manhattan’s Upper East Side, with 58,530 people per square kilometer. It’s also home to some of the most expensive real estate in the city.

▲ ISTANBUL’S Çengelköy neighborhood is the city’s densest, with 77,357 people per square kilometer. The working-class area has blocks of six- and seven-story apartment buildings, with few green spaces.
Question of different urban density scenarios: 3 scenarios with the same plot ratio

House

Block

Tower

75 dwellings per hectare

75 dwellings per hectare

75 dwellings per hectare
compact
mixed-use
walkable

The City of short Distances
Saint-Malo, France
Reconstructed after WWII at approximately 57 people/acre, this is more dense than the average densities of both Tokyo (30 people per acre) and Vancouver (22 people per acre). A good example of how traditional urbanism can still be built and accommodate dense populations without the default of becoming a high-rise megacity.
Low-density U.S. model of the 20th Century

Houston
Urban infill

Perimeter block
Urban density and GhG Emissions

1 hectare = 2.5 acre

For a city to be sustainable, urban density needs to be over approx. **80 dwellings per hectare** (= over **30 dwellings per acre**)

Source: World Bank (Cities and Climate Change: An Urban Agenda)
Downtown Reno

Upgrading and redesigning downtown Reno, bringing more people back to live downtown, back in the city center.

Today, home buyers are more diverse and better educated. We need more diverse housing, including condos and apartment buildings.

Reno population growth
Compact communities, well connected

Community Centre

- Bus / Train Stop
- Retail
- Butcher
- Grocer
- Laundrette
- Florist
- Newsagent
- Clothing
- Bakery
- Pharmacy
- Bank
- Post Office

Area for facilities – 100m²

Population density

- Within 300m
- Walking time 3-5 minutes
- 5000 people within comfortable walking distance of the community centre

20,000 /sq km

Diversity of retail offerings in a TOD
Human scale – Reclaiming public space
Copenhagen, Amsterdam, Stockholm, Freiburg
In Europe, the city centre is given back to the pedestrian and cyclist
Sticking to a tight Growth Boundary
1972 Plan, Portland (Oregon), USA: Stopping urban sprawl

Cities growing compact inwards, not outwards, avoiding sprawl
Clusters of poly-centric cities, not mono-centric. Inter-connected, compact and mixed-use clusters.

Poly-centric structure of cities
Low Carbon District Hub concept for station areas

**Transit-Oriented Development (TOD)**

Accessibility:
Concentrate development around transit hubs and along transit corridors, TODs are usually located within a 500m radius from a transit stop.

- Neighbourhoods around bus terminals can become good TODs too.
- Connectivity and high-quality pedestrian and cycling facilities.
- Housing on top of retail and shopping malls.
- Higher density living, with a good mix of housing choices.
- **Possible challenges: air quality and noise and crime.**
Different TOD density models

Different typological models, examples of high-density urban block cases (after H.C. Kiang, 2016)
Transit Corridors

The Helsinki Metropolitan Area:

To develop more housing in walking distance to the railway stations and along railway corridors - this will reduce car-dependency and CO₂ emissions.

**Linking more people to public transport.**
Proposal for Sydney: Taking advantage of the continuous land ownership and air-rights.
Transit-oriented development, with higher densities along railway corridors and at railway nods (2015)
What makes the areas around transport nodes so special?
Why is urban infill in the existing urban fabric so difficult?
How much car parking needs a TOD?

While the whole of the city should be transformed towards low-carbon, the station areas offer particular good starting points for this transformation.

Railway stations and bus stations are a microcosm of the larger city.
Performance aims of a Low-Carbon Districts, resulting in:

(when compared to suburban living/business-as-usual)

- 50% less car use
- 50% less energy use
- min. 25% energy from on-site renewables

Other indicators of Low-Carbon Districts:

- 50% less water use
- min. 70% waste recycling rate
- 20% of land area allocated for public space (squares, green)
- min. 15-20sqm green space access per resident

New public space: Riverside Plaza at Kings Cross, London

Housing on top of shopping mall in Perth, Australia
Urban regeneration
Our manifesto for regenerating cities and brownfields (10 Strategies)

• Mix of uses: people can live, work and play in the same area
• Streets and permeability
• Walkable scale
• Stick to the robust principles of built form controls (codes for setbacks, designated heights)
• Thinking long-term and making the most of what we already have
• Bringing quiet production back to the city (bicycle workshops, food production, 3-D printing/manufacturing, etc)

Circular economy: adaptive reuse of existing buildings, repurposing of old buildings is very sustainable
Housing
Housing

To house more people on the same space.

But:
No monotonous cookie cutter housing
‘Missing Middle’ definition

Undersupply of the housing market’s median house value, and a lack of housing choices.

Medium-density multi-unit housing types (eg. townhouses, duplexes, apartments) that are integrated in walkable neighbourhoods, at an appropriate higher density, providing a diversity of housing choices.

Urban Infill developments

Aims to reduce car dependency, where all homes are within a 5-minute walking distance of major amenities, such as:

- a park, or lake, or recreational landscape
- mixed-use shopping area for daily needs
- high-quality walkable streets which make walking more safe and pleasurable
- public transport (bus rapid transit)

To minimize the need for car transit and to make public transport work, it requires a minimum population density (usually min. 20+ Dwelling Units per acre).
8 feet

Adding a buffer zone
Lack of affordable housing

It’s a national problem, all cities with growing populations face this challenge.

Build more housing in the ‘Missing Middle’ segment, offering different housing typologies.

Build more affordable workforce housing: To make it more affordable we will need to house more people on the same space.

Allow for higher densities along transit corridors (bus routes).

More urban infill

Building in areas where infrastructure already exists.
Increase densities to afford a Bus Rapid Transit (BRT) system and being able to walk between places;
Less building of greenfield developments

*Re-imagine Reno Plan* – Looking at different housing scenarios

*Minneapolis Plan*: Radical urban change, allowing 3 units on every lot (doing away with single houses)

*Los Angeles ‘Small Lot Ordinance’*: Zoning that allows for 4 units on a lot where there used to be one unit
Urban Infill

To make it more affordable, densify already built-up areas, house more people on the same space.

How does the project connect to the street? Mixed-use, compact, retail on the ground.

Small blocks, 3-4 storey walk-ups, mix of usages: offices, shops, apartments above.
Maximize natural light

Small courtyards for cross-ventilation

20-30 units per acre, but ensure privacy is maintained

Every building to be solar ready (solar powered)

Use roof tops in a better way, for gardens
Town houses and apartments, Henderson ‘The District’
Planning for the right homes in the right places: Growing businesses need a skilled workforce living nearby, **avoiding long commutes**.

Develop a housing strategy and plan, so that communities and developers know where new development should go.

**Simplifying plan-making and transparency**, so it’s easier for communities to produce plans and easier for developers to follow them.

The pace of development is too slow: **Building homes faster**, reforming the planning system and the way we construct homes.

Increase supply: **Diversifying the housing market**, including modular off-site built homes, allowing for more experimental architecture, boosting productivity and innovation.

Find an improved approach to developer contributions to help pay for **new infrastructure**.
Energy Surplus Houses

Generating more energy than they need, feeding it back into the grid or storing the surplus energy in batteries.
More housing choices:

Housing diversity within one block

Roof terraces and roof gardens
Infrastructure, waste management, energy, water, and food production are becoming a bigger part of architectural projects.

Housing diversity within one quarter

Gardens and food supply
TRAUMHAUS EVOLUTION

Develop typologies as housing catalogue

Addition, variation, spaces between buildings
Diversity and variation
Diversity and variation

11-15 feet width
Modular prefab
Using cross-laminated timber
The development of new building techniques and materials has stayed behind.
Lightweight: 20-30% of weight compared to concrete
Better safety on site! Prefabricated CLT panels, up to 20 metres (60 feet) long, from fast-growing soft wood (pine)
We see an increase in effectiveness: more re-use of materials and buildings.
Fabrication off-site in a controlled factory environment
Production line of components – window assembly
Built cases, 4 to 10 storeys

Switzerland
Norway
Germany
Canada
Austria
Towards a more integrated model

Low Carbon Economy

Decarbonisation

Water
Materials
GHG
Land
Food
Transport
Energy
Housing

Resource efficiency

Circular economy

Resilience

Well-being

Source: European Environment Agency, 2017
Too much public space is occupied by the car. In Europe, car use is now decreasing.
streets = 80% of public space
Public space is key.
The public realm is vital to everyday urban life.

Two urban regeneration theorists

Jane Jacobs
Streets, parks, community gardens, squares, small pocket parks and other forms of open spaces – improving quality of life.

Jan Gehl
Place-making: the space between buildings is crucial for the liveability and vitality of cities.
A well designed car needs less fuel…

Reducing car dependency
Re-compacting cities, doing away with the need to drive.
Focus also on behaviour change.

…but will still cause a traffic jam
Reducing the need to drive through proximity and density

Source: Dunphy RT and Fisher K (1996)
Infrastructure investment in sustainable mobility: The renaissance of the tram and bus
Bus Rapid Transit (BRT) systems in Curitiba and Bogota
‘trans milenio’

BRT: Low cost, effective public transport, carries over 1.5 mill. people per day in both cities. Curitiba and Bogota are leaders in the region.
Collaborative consumption: new models of ownership
Infrastructure of the future

New types of infrastructure and public spaces emerging

China 2016: 507,000 new e-automobiles and 115,000 e-buses registered

London

Using air-rights

Stuttgart

Multi-modal last mile solution

Oslo
Taree masterplan (2008-2009, 1st prize) - all new residents get free bikes
The performance of public space and landscape

Putting public land into productive use, producing food, energy and cleaning water

Integrating low-carbon mobility through new types of infrastructure
More reliable city data for better urban governance and better decision-making.
Nature-based Solutions

**Nature-based solutions** (NBS) are:
Living solutions inspired and supported by nature that simultaneously provide environmental, social and economic benefits and help to build resilience. Solutions that bring more nature and natural features and processes into cities, landscapes and seascapes, through locally adapted, resource-efficient and systemic interventions.

NBS have an important role to play
- for climate regulation
- to reduce impacts of climate change
- to improve air-quality
- to reduce water stress
- ...
Ecosystem Services

Clean Air
CO2 NO2 Storage
Flood control
Shadow & Humidity
Water Cycle
Food & Bio Mass
Bio Diversity

Ecosystem Services from Green Infrastructure
Water infiltration with different land uses
‘Sponge City’ definition

A ‘Sponge City’ is a resilient city that has the capacity to manage urban water through its urban design, by:

- passively absorbing, cleaning, storing, and re-using rainfall,
- harvesting rainwater from rooftop gardens, bio-filtration swales, and constructed wetlands.
History, New types of urban infrastructure for the poly-centric Network City

Doing more with less!

Capture stormwater
Mike Kazmierski
President & CEO
EDAWN
Who are we and how did we get here?

**JAN 2017:** Schwab Bank brings Enterprise to the Truckee Meadows region to facilitate a 1-day affordable housing forum

**FALL 2017:** TMHC & TMRPA enter into a formal partnership with Enterprise to develop a 10-Year Regional Strategy for Housing Affordability

**SPRING 2019:** Finalizing & unveiling *Housing our Future* at regional town hall.
VISION:
All residents of the Truckee Meadows should have access to a continuum of safe, accessible, and affordable housing options in neighborhoods that offer access to opportunity and a high quality of life.

CORE PRINCIPLES

- Preserving and creating quality housing options for the lowest end of the income spectrum
- Investing in housing in areas of opportunity
- Prioritizing the workforce and populations at-risk of homelessness
- Preventing housing displacement
- Supporting more efficient land-use through strategic infrastructure investments
- Bolstering financial resources and tools
- Expanding strategic public-private partnerships
Establish a planning structure
Analyze current housing needs, market conditions, & local capacity
Draft and vet strategies with local stakeholders & residents
Develop final strategy roadmap
Implement!

About Housing our Future

PROCESS

Community Profile
Strategy Roadmap
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<th>Executive Leadership Team</th>
<th>Working Groups</th>
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<td>Bank of America</td>
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**Key regional housing issues**

- **There is a shortage of affordable rental units** for low-income households in the region, particularly those earning less than 50% AMI.

- There are limited types of housing offered in the region today.

- **Incomes are not keeping up with housing costs**, particularly home sale prices. As a result, many households are cost-burdened.

- The region may lose some of its existing affordability due to deterioration of existing units and growing market pressures.

- **An increasing number of households face displacement pressures**, due to expiring affordability and rising housing insecurity.
## Strategy focus areas

| 1 | Support production of more rental housing that is affordable to low-income households, particularly those earning less than half of the area median income. |
| 2 | Support development of more diverse housing options for renters and homeowners throughout the region. |
| 3 | Help more residents access homeownership opportunities. |
| 4 | Preserve the affordability, while improving the quality, of existing affordable homeownership and rental options. |
| 5 | Protect residents from housing displacement. |

Cross-cutting actions to support implementation
### Selected actions the business community can champion

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<th>MEDIUM</th>
<th>LONG</th>
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<td>Advocate for the creation of the Regional Housing Trust Fund and help identify supportive financing.</td>
<td>Offer employer-assisted homeownership programs.</td>
<td>Advocate for changes to State law that will support more housing affordability in the region.</td>
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<td>Develop a <strong>pilot program</strong> that supports development of diverse, lower cost housing products across the region.</td>
<td>Leverage <strong>Section 108 Loan Program</strong> funds to support preservation and development of mixed-use and mixed-income developments.</td>
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Next steps

• **Finalize** *Housing our Future* Strategy Roadmap.

• **Appoint lead entity charged with implementation** (& align their structure and capacity accordingly).

• **Public roll-out & town hall.**
For more information about the Regional Strategy for Housing Affordability, visit: TMaffordablehousing.org
Mike Kazmierski
President & CEO
EDAWN
YIMBY Of Northern Nevada
Lead By Regenesis – Gordon Gossage

- YIMBY Movement Started In San Francisco
- Young Adults, Elderly And Lower Income Hurt Most By Housing Shortage
- Housing Shortage A Result Of Decades Of Voting And Organizing Against Housing
- Advocates For Increased Density Embraces Missing Middle Housing (2-50) Units
Gordon Gossage

Regenesis Reno
Infill

- Emphasizes policies that encourage growth to go to already developed areas
- Maximizes the use of small lots and promotes a mix of uses
- Encourages expenditures to address infrastructure in areas deemed suitable for infill, redevelopment and increased density
- Allows changes to existing zoning
OPPORTUNITY ZONE SUMMIT
NORTHERN NEVADA

March 19 & 20, 2019
Reno Ballroom
www.renozonesummit.com
Mark Your Calendar!

Washoe K-12 Education Foundation Luncheon

(In partnership with EDAWN)

May 30, 2019

11:30 am – 1:30 pm

Atlantis Casino Resort Spa