

**Neon Line Community Meeting  
Zoom YouTube Questions**

Source	Number	Topic	Question	Answer
Zoom	1	Abandonments	What is the plan and intent for further street and alley abandonments, for what appears to be assembling "super-blocks"? This type of consolidation disrupts the urban rhythms and long established urban patterns of our city .	All street and alleyway abandonments require public hearings and as part of that process Council must determine the impacts to the community to ensure that there is no material harm to the public. In general, development patterns have changed within the downtown that these consolidations have had minimal impact on the urban patterns of our City. At this time, the City is unaware of any additional abandonments that may be requested by any developer. Any party seeking an abandonment must go through the public process required under our municipal code.
Zoom	2	Abandonments	How many streets and alleys will you ask to be abandoned?	See question 1.
Zoom	3	Abandonments	What additional abandonments?	See question 1.
Zoom	4	Affordability	does anyone on the panel make exactly \$10,332 per year re \$861 like me? Then how can any of you know what might be affordable housing or even think you should have brought that up without thinking about it?	Affordable housing can have a wide range of pricing depending on the type of project being constructed. There are several local developers who solely focus on providing housing for those earning 30% of the area median income (AMI), which in Reno for a single person would be \$17,550. Sometimes developers do want to help provide affordable housing; however, can only support including some of the units within the development to be "affordable" and may support anywhere between 40% AMI to 100% AMI. What range and how many units generally depends on the financials of the project and depending on the cost of land, labor, and lumber, the exact figures will vary from project to project.
Zoom	5	Affordability	has Garrett said how much these "affordable work forces units" will rent for?	At this time, the City is not aware of the exact pricing structures for affordability or the total amounts of affordable housing that would actually be built.
Zoom	6	Affordability	Who will be able to afford to buy and build on these new entire blocks? Affordable or attainable or even workforce (which workforce? Tesla?) housing, let alone small-scale commercial development is unlikely to be profitable enough for these purchasers.	This is market dependent and part of the process for any developer in determining the viability of a project. This is one of the reasons why the development agreement is important to offer whatever incentives that can be provided to help offset the cost of development. Infill development is complicated and expensive and the public sector has a responsibility to help where it can. Yes, that trade off must be balanced to ensure the City is being good stewards for both the private sector and the public.
Zoom	7	Affordability	Market rate apartments? Or affordable housing?	See question 6.
Zoom	8	Affordability	. Any plans for Mr. Jacobs to pay a living wage to the people working at his properties?	The City cannot respond to or control the wages that a private business offers its employees. Ultimately, the market will determine those rates.
Zoom	9	Affordability	how much will the "affordable" housing cost per month?	See question 4.
Zoom	10	Affordability	How many affordable housing units has Jacobs Ent been directly responsible for	See question 5.
Zoom	11	Affordability	What's considered AFFORDABLE housing costs?	See question 4.
Zoom	12	Affordability	Is there a recognized definition for affordably housing or is it undefined and subject to interpretation.	The Department of Housing and Urban Development (HUD) defines affordable housing as one that a household can obtain for 30% or less of its income. For those spending more than 50% on rent are considered to be "severely rent burdened."
Zoom	13	Affordability	Which definition of affordable and workforce housing are you using?	See question 4.
Zoom	14	Affordability	With regard to affordable housing- beyond housing for rent are there any plans for affordable housing or sale? We have a serious shortage of affordable housing for sale. It is important to increase independent home/condo ownership in our community.	This will be project specific and ultimately depends on project's financials. Many times a project will start of with the intention of being for-sale; however, has to be converted to rentals as the financing structure does not support a for-sale development.
Zoom	15	Affordability	Do we know if Reno Housing Authority has weighed in on this proposal? What would they need to be able to support this affordable housing?	The City and RHA communicate regularly about affordable housing; however, specific to this agreement, RHA has not been involved. The City is aware that Jacobs Entertainment has been in discussions with RHA on other related items.
Zoom	16	Affordability	What is the price range for senior housing?	In general, senior housing will have the same pricing concerns related to affordability. Housing built specifically for seniors is more about design: safety, accessibility, and adaptability for those of an aging population.
Zoom	17	Affordability	if you look on indeed for all the current jobs jacobs entertainment is look to fill. the average salary is \$13.53 per hour. are you prepared to start paying the average wage you bragged about in last meeting?	Question directed at entity other than the City of Reno.
	18	Affordability	Also, beyond that, would there be any plans to allow nonprofit organizations to run some of the affordable housing units to provide low barrier housing as opposed to going through the RHA that has a mass amount of paperwork to go through, and has some higher barriers to accessing housing?	This would be a decision for the developer and how they intend to manage their property. The development agreement does not contemplate the involvement of RHA or any other nonprofit. There may be other opportunities between the City and nonprofits as we develop our affordable housing strategy in the coming months.
Zoom	19	Affordability	So how will the units being built by Jacob's Entertainment be affordable to workers in Reno, or are they for out of towners moving here to work for companies moving into the state to take advantage of our taxes?	This will be market driven and one of the considerations any developer must entertain in determining the viability of their project.
Zoom	20	Affordability	What is considered affordable housing?	See question 4.
Zoom	21	Affordability	Because the supply of affordable housing has so drastically decreased in this district, AND the building of this housing is not immediate. Would Jacobs Entertainment be willing to pay tenant rent until there is an actual apartment for them to go to? A check for relocation does not make up for the trauma of displacement.	Question directed at entity other than the City of Reno.
Zoom	22	Agreement	What is the city doing to ensure all these pro forma buzzword-filled reassurances from Jacobs actually happen?	The development agreement is structured in a way that if no housing is built, then no incentives are provided or received.
Zoom	23	Agreement	Is the Neon Line and official designated District?	The Neon Line District is not an official district recognized by our zoning code. The district is self described, such as the Brewery District.

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Zoom	24	Agreement	What firm commitments has the city secured from Jacobs? Not just talk. And how does the City account for the huge amount of public interest and suspicion about this project? Citizens are really upset and concerned this.	The City understands the concern by our citizens and is the reason the January 10th forum was conducted. Where applicable, the City will hold additional meetings.
Zoom	25	Agreement	Where is the public benefit?	The public benefits is both societal and financial. The goal is create a lively, safe, and vibrant downtown free of vacant, blighted properties. With this also comes increased property taxes and sales tax revenue.
Zoom	26	Agreement	What about costs to residents?	There is little to no costs to residents from a financial perspective as no general fund or redevelopment funds are part of the development agreement. Depending on what one perceives as a vibrant downtown will determine the perception of negative externalities. Any lively downtown will have increased density, traffic, noise, and people.
YouTube	27	Agreement	Is it true that Jacobs chose the criteria for evaluating Jacobs' fulfillment of the agreement and the city just accepted their suggestion?	No
Zoom	28	Agreement	What's the cost to the citizen's?	See questions 25 and 26.
Zoom	29	Agreement	Can the City Council condition anything in this project?	City Council may have the opportunity to condition items that require their consent. Development actions that have the ability to apply directly for building permits, may have little opportunity for councilmembers to place conditions on them.
Zoom	30	Agreement	How will the City hold developers accountable for promises made?	See question 22.
Zoom	31	Agreement	What is in this for Reno?	See question 25.
Zoom	32	Agreement	Which of these districts are owned and defined entirely by one entity? Missing the point of what a district is.	See question 23.
Zoom	33	Agreement	How does the Neon District development financially benefit Reno residents?	See questions 25 and 26.
Zoom	34	Art	What is your plan for including local artists in these projects? There are many local muralists in the area that deserve to be paid a living wage for the work they put into art yet have not been. It is better to contact them directly as opposed to connecting them with the arts department in the city.	Question directed at entity other than the City of Reno.
Zoom	35	Art	How much will you be paying artists for creating for you?	Question directed at entity other than the City of Reno.
Zoom	36	Blight	Is there an accepted definition of "blight"?	Nevada Revised Statutes (NRS) defines blight as having at least four of the following characteristics: (a) The existence of buildings and structures, used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors: (1) Defective design and character of physical construction, (2) Faulty arrangement of the interior and spacing of buildings, (3) Inadequate provision for ventilation, light, sanitation, open spaces and recreational facilities, (4) Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses. (b) An economic dislocation, deterioration or disuse. (c) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development. (d) The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions. (e) The existence of inadequate streets, open spaces and utilities. (f) The existence of lots or other areas which may be submerged. (g) Prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is substantially reduced and tax receipts are inadequate for the cost of public services rendered. (h) A growing or total lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare. (i) A loss of population and a reduction of proper use of some parts of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere. (j) The environmental contamination of buildings or property. (k) The existence of an abandoned mine
Zoom	37	Blight	What is the definition of blighted?	See question 36.
Zoom	38	Code	Why doesn't the city enforce health codes in these residential units?	The City's enforcement of code violations is complaint based. If someone is concerned about the safety of a property, they should contact Reno Direct at 775.334.4636. Specific health code violations may also fall into the jurisdiction of other public agencies.
Zoom	39	Code	How is the city getting involved to make sure the derelict downtown buildings are repaired and upgraded? There are rumors of large developers sitting on these properties intentionally.	Buildings that are not compliant with our current codes are required to be brought into compliance as the City becomes aware of the issues and addresses the concern with the property owner. See question 38 for additional information. The City is not aware of these rumors and is unable to address this concern.

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Zoom	40	Commentary	So I am wondering what Jacob's Entertainment considers affordable housing. Since to rent a glorified motel room at their reno flats for a thousand dollars a month starting, you would need to make at least roughly \$3,300 dollars a month, you would need to make roughly \$19.00 an hour to spend 30% of your monthly income on rent. \$19.00 an hour is much greater than the \$9.75 minimum wage in Nevada.	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	41	Commentary	Jeff Jacobs sold his North Palm Beach, Florida, mansion in June of 2021 for \$40 million. What does he really know about affordable housing?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	42	Commentary	And I don't think anyone here is buying these 'statistics' - can we see some documentation to back them up?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	43	Commentary	What condition is the courtyard in Mr. Boulware?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	44	Commentary	Does anyone on the panel pay rent?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	45	Commentary	I want to know do your contractors require a registered car? I know Jacobs doesn't.	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	46	Commentary	Biplane, zipline?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	47	Commentary	So is the Neon District going to try to claim and/or take credit for the existing affordable housing that they don't even own as part of its effort and promise to replace some or all of the low income housing that this development has already demolished?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	48	Commentary	FYI: Everyone with all these great questions and statements should join the Reno Neon Line Redevelopment Group on Facebook: <a href="https://www.facebook.com/groups/1547611922276229/">https://www.facebook.com/groups/1547611922276229/</a>	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	49	Commentary	When the Sands parking lot is full of hot rods or choppers, what are there actually more of? Pedestrians!	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	50	Commentary	Will you please consider putting a Trader Joes in the old Reno Gazette Journal Building?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	51	Commentary	Can those you have displaced by prematurely demolishing shelter options that were relevant to those living in them at least get free zip line rides for life? Pretty please?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	52	Commentary	Why did a whole investigative article have to be written by Propublica?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	53	Commentary	FYI: Please consider donating to our community fundraiser. It's very clear we are going to continue to need this into perpetuity <a href="https://donorbox.org/camp-care-fund">https://donorbox.org/camp-care-fund</a>	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	54	Commentary	Gary, what is your NAB?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	55	Commentary	Those on the video likely got paid, right Garrett?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	56	Commentary	Jonathan: That is absolutely not true. It is LESS safe to walk past vacant land where no one can hear you scream for help. It is more safe to walk past an occupied building where someone has their eyes on the street and could help you. This is a BASIC planning concept, right Brook?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	57	Commentary	There is a community advocacy effort happening now to help bring unhoused community members out of the winter cold and into motel rooms as the shelter system is at full capacity. We are working to take participants through steps to reach 192. housing and supportive service goals as well. If you would like to contribute or connect with your community on these efforts or just talk about the state of our community please reach out! <a href="https://donorbox.org/camp-care-fund?fbclid=IwAR3R29doMMT7aEA9wGWMYWHd46cQALPAPRVKA3WjwLlz1Hg48DMfQVNOMIA">https://donorbox.org/camp-care-fund?fbclid=IwAR3R29doMMT7aEA9wGWMYWHd46cQALPAPRVKA3WjwLlz1Hg48DMfQVNOMIA</a>	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	58	Commentary	Will Mr. Jacobs be here this evening to discuss?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	59	Commentary	is this just another move to get federal funding for low income housing and then they turn out being million dollar condos	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	60	Commentary	Whoa the Montage is lobbying for parking lots?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	61	Commentary	How much has Mr. Jacobs spent on Mr. Gordon to get the public handout Jacob is asking for?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	62	Commentary	A pledge, but the money is not in hand?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	63	Commentary	Pushing neon down our throats. Who is the architect and designer for this project? There is no design. Jacobs makes a lot and is giving little. He is not building housing	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	64	Commentary	Is the \$15 million in land the same parcel that Jacob's bought for about \$6.5 million FOUR months ago? If so, how can the \$15 million figure be justified? Please explain where that valuation comes from.	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	65	Commentary	Why did he skip over a slide on a opioid treatment center?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	66	Commentary	Living in a gigantic tent is a better option?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	68	Commentary	Will there be nothing left to show that reno existed before 1999?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	69	Commentary	Reimagining RENO means continuing to pander to tourism instead of investing inner community we have here? That's not reimagining, that's what we've been doing for years	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	70	Commentary	can we talk about improving the quality of life for people of reno and not out of towners and out of state developers	Items flagged as commentary are either just that or a question deemed unanswerable.
YouTube	71	Commentary	How come the stories from those living in these motels prior to "relocation" don't fit Jacob's narrative?	Items flagged as commentary are either just that or a question deemed unanswerable.

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Zoom	72	Commentary	I keep hearing y'all talk about the importance of the arts. What happened with the Renova flats when you contacted Anthony Ortega, a Latino muralist in the community, told him that you would contact him after he sent his invoice and a mock-up, and then you proceeded to ghost him? Is that how you're going to treat the rest of the artists in the community?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	73	Commentary	Garrett, please let us know how many \$\$ your firm has contributed to each Council member.	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	74	Commentary	It is suggested that you spend 30% of your gross income on rent.	Items flagged as commentary are either just that or a question deemed unanswerable.
	75	Commentary	Jacobs gives not much.	Items flagged as commentary are either just that or a question deemed unanswerable.
YouTube	76	Commentary	Why has there been ZERO progress? Yall are taking down these motels and leaving empty lots. I wish we as the people had a vote in this.	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	77	Commentary	Would like to know "his view" on the use of union contractors	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	78	Commentary	Why is demolition the only solution developers think of?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	79	Commentary	Can you just show us your business plan? How much money are you trying to make after all of this?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	80	Commentary	wouldn't it be appropriate to mention that Mr Jacobs specifically told the RGJ that he will not build the housing, and that he doesn't have a tangible plan? He just had a thought. It doesn't mean anything. And he put it out to RGJ right before this meeting. Anyone see the PR scam here?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	81	Commentary	Community members started a motel program to bring in residents from the Carriage, Keno I and II, etc, that Jacobs entertainment demolished. Community advocates COULD NOT keep up with the amount of people flooding into this motel program, escaping the the demolitions. Most of the people who were evicted from these demolitions are dead now. What do you have to say to them?	Items flagged as commentary are either just that or a question deemed unanswerable.
Zoom	82	Demolition	How many units have been demolished to date?	Our records show that 36 residential properties were demolished which contained 573 units. In addition, there were 15 commercial buildings that were demolished.
Zoom	83	Development	Why have the 2nd/arlington condos switched to apartments? No Market? How does this bode for the other development parcels?	See question 14.
Zoom	84	Development	How much of the Lots 68-77 will be the 60 unit apartment complex at Arlington and 2nd? What are the plans for the rest of that large block between Arlington, 2nd, Ralston and the railroad trench?	Question directed at entity other than the City of Reno.
Zoom	85	Development	Again, where is that \$15 million parcel and what did Jacobs pay for it and when?	Question directed at entity other than the City of Reno.
Zoom	86	Development	Are their guarantees for nice and accessible (not like Virginia St. DT), places to go and be and do?	The vision that Jacobs Entertainment has for their development is to create a vibrant downtown neighborhood. In general, residential density will drive demand for these types of commercial developments.
Zoom	87	Development	When is any residential housing expected to begin? Expected to complete?	Jacobs Entertainment has publicly stated that they intend to break ground in the spring of 2022 for their multi-family development at West 2nd Street and Arlington Avenue.
Zoom	88	Development	"If this development comes to fruition...." Big 'if'! Where are the specifics of the plan(s), including timelines? And BTW, a lot of that land was not vacant until Jacobs rendered it so. It was already on the tax rolls. The city bought the developer's promises hook, line, and sinker, with next to no built-in accountability. This public forum and the participation in the Chat shows how concerned and unhappy folks are with the process - and what appear to be the prospects.	Jacobs Entertainment has not provided us specifics, rather just a vision for the district. The demolition of many of the buildings actually brought additional revenue into the City as there were delinquent sewer fees associated with several of the buildings that far exceeded the property tax revenue generated due to Nevada's property tax structure.
Zoom	89	Development	OK, show me a development Plan. What does this look like in 20 years?	Jacobs Entertainment has not provided us specifics, rather just a vision for the district.
Zoom	90	Development	How is Jacobs coming with flipping all the parcels they've bought and stripped bare so something can actually be built?	One of the more difficult challenges with infill development is the assemblage of land to create the footprint needed for development. Whether Jacobs ultimately develops the parcel ,or another builder, will be beneficial for the redevelopment of this area.
Zoom	91	Development	Unless my math is off I thought this development was approximately 25 blocks?	The parcel maps included in development agreement specifically lay out the area for the district and more importantly, the parcels associated with the development agreement.
Zoom	92	Development	And how many units will be replacing the ones destroyed?	Jacobs Entertainment envisions up to 3,000 units being constructed over the next 20 years. The market will ultimately determine how many units are built and the timeframe in which they are completed.
Zoom	93	Development	How many more are slotted to be demolished?	Affiliates of Jacobs Entertainment have permits pending for the Castaway Inn and the Nelson Building. The public can utilize Accela to perform future searches for permits being submitted.
Zoom	94	Development	The Carriage Inn was demolished in Sept. of 2017. When exactly will Jacobs break ground?	Question directed at entity other than the City of Reno.
Zoom	95	Development	How can you submit a Plan when the whole goal is flipping to better builders who'll have their own plans?	Assembling properties, securing entitlements, and providing the backbone infrastructure is not an uncommon approach to the redevelopment process for developers of any development project. This process allows the primary developer to create an assemblage that can easily be sold off to other builders.

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Zoom	96	Development	how will this development embody what Reno has become and aims to evolve into in a positive way? How is this project going to be sustainable and vibrant?	The City's master plan and development code will ultimately drive the projects that are developed within the project area as the development agreement provides little flexibility to our current codes and development processes. Additionally, the Downtown Action Plan provided additional framework to the vision for our downtown. Lastly, the upcoming Downtown Virginia Street Urban Placemaking Study will provide additional concepts and allow for other opportunities for the community to be engaged and provide input.
Zoom	97	Development	When will these 1000 units be complete?	Question directed at entity other than the City of Reno.
Zoom	98	Development	When will the 850 unit workforce housing be complete	Question directed at entity other than the City of Reno.
Zoom	99	Development	for the 850 housing/1800 parking structures: what is the ground floor? Parking or space for businesses/restaurants/etc.?	Any development that occurs within the project area will have to conform to the applicable standards at the time of submission. Our current code does not require commercial space on the first floor of developments and presumably, that decision will be market based decision of the developer/builder.
Zoom	100	Development	These statics are start. When will these 1000 units be complete?	Question directed at entity other than the City of Reno.
Zoom	101	Development	why has Jacob's Entertainment been so secretive about their plans?	Question directed at entity other than the City of Reno.
Zoom	102	Development	What will happen to the buildings on Bell Street?	Question directed at entity other than the City of Reno.
Zoom	103	Development	Have any of the other districts been under the control of primarily a single developer?	Yes, most large scale developments, such as Arrowcreek, Somerset, and the Reno Experience District, require assemblage by the primary developer.
Zoom	104	Development	Why not make walkable streets rather than skyways?	At this time, the proposed skyway appears to bridge anticipated future development with the Sands property that is bisected by ReTrac and may have little impact to street level activity. The proposed skyway will need to confirm to the applicable standards at the time of submission and follow any processes required by code.
Zoom	105	Development	What kind of street-level activation can be done for the proposed workforce housing project buildings?	See question 99.
Zoom	106	Development	With the addition of dense blocks of living units (which in itself is needed), allowances grocery stores and other resident support areas will be needed. What is the plan for this?	This is generally driven by the market. As residential density increases so does the demand for commercial needs and development. The type of density these projects will create should help drive the demand for such items. The City has long been looking at how to help support a downtown grocer and after numerous meetings, the takeaway is always that we do not have the demographics to support such development.
Zoom	107	Development	Do you plan to purchase any more parcels and if so, where, and for what?	Question directed at entity other than the City of Reno.
Zoom	108	Development	Second question why do we need an outdoor amphitheater, when we already have plenty of venues for shows?	Jacobs Entertainment has determined that their outdoor amphitheater is a viable concept and as owners of the property have the right to develop the property as such. With that said, they will be required to submit a development application, which they have, and conform to the applicable standards required for such a venue, as well as seek an conditional use permits required. See LDC22-00038.
Zoom	109	Development	When is any residential housing expected to begin? Expected to complete? When can residents plan to have established housing?	Jacobs Entertainment has committed to begin construction on their apartment complex in the spring of 2022. The City is unaware of the future timing to additional construction.
Zoom	110	Health	Thank you for your presentations. Health concerns were raised related to housing, particularly residents breathing in black mold and asbestos. Additionally, one of the stated goals for the entire district is a "safe and clean environment." Are there plans to ensure employees working inside bars and casinos in the District can work in a safe and clean environment, free from secondhand smoke toxins including asbestos? I'd love to be part of making this happen. Thank you.	While the health and safety of all employees within the City is important, these concerns would probably be best addressed by the Washoe County Health Department or OSHA.
Zoom	111	Health	Is there documentation of the black mold?	Testing for black mold is not a typical process the City engages in. While we do not have any formal documentation of black mold existing within some of these properties, it is possible that Jacobs Entertainment had to address the issue as part of the demolitions. In general, photographic evidence has been presented in the past documenting the deplorable conditions contained in many of these units.
Zoom	112	Historical Structures	How will Reno's existing historical structures within the district, be incorporated into the district -- owned and not currently owned by Jacobs. I refer to "historical structures" as defined by federal and other accepted definitions, and not restricted to the City Register. Many such structures exist in this area. **A survey of the existing historic and historic eligible structures is needed**, and would be in line with Jeff Jacobs' goals and well as the community.	Federal, State, and Local historic structures have additional oversight, but do not prevent the landowner from demolishing the structure. The Newlands Neighborhood has conducted a historic survey. This is an option for this area. Funding and support would need to be secured to conduct a survey.
Zoom	113	Historical Structures	There is a Victorian home i believe on the historic registrar at 220 Ralston St am curious if this home will be moved or remain in place ? Thank You	City records indicate that this structure is not on the City Historic Register. The private property owner does have the right to demolish the structure. Several older structures have been relocated throughout Reno and the property owner may relocate the building with proper permits.
Zoom	114	Homelessness	Garrett, how can you say that you have not contributed to the houselessness problem? Jacobs is personally responsible for kicking our lowest income earners to the streets.	Question directed at entity other than the City of Reno.
Zoom	115	Homelessness	Our local government is actively rehousing people in the remaining same "seedy motels" (with federal funds) you are saying are not fit for housing. So which is it?	The City takes the issue of homelessness very seriously and works tirelessly with our community partners to provide decent, safe, and sanitary properties when rehoused. Our recent work with Washoe County, RHA, and the development of our own internal programs are evidence of the great work being performed by our public agencies with this crisis.

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Zoom	116	Homelessness	Have you ever talked to residents who used to at least be indoors and now are tossed outside? We are seeing people on 4th street with extremities blackened by frostbite.	See question 115.
Zoom	117	Homelessness	Jacobs entertainment has been buying land since 2017. How can you say jacobs is not responsible for the homelessness when our homelessness has increased 875% since jacobs started acquiring land?	Homelessness is not only an issue for the City of Reno, but all cities across the country. There is not one single variable that creates homelessness, but a myriad set of social and economic factors. Factors, such as employment, community safety, income, housing, transportation, educational attainment, social support, and discrimination, all have an impact on whether an individual becomes homeless.
Zoom	118	Homelessness	Why haven't large structures (like 2 of the reno fire stations) been set up as temp housing until the property on which these "temp" structures erected has been converted to active permanent construction?	The City continues to explore opportunities to provide temporary housing to support those individuals experiencing homelessness. Providing such structures on property that is not owned by a public agency is difficult to accomplish and is not something we can require private entities to undertake.
Zoom	119	Housing	We want to know about housing opportunities for all! We are in a housing crisis state of emergency!	The City intends to hold a workshop with City Council within the first quarter of 2022. From this, we intend to create a strategic plan aimed at providing solutions for a broad range of individuals: those earning 30% AMI up to 120% AMI.
Zoom	120	Housing	When will senior housing's ground be broken? When will it be completed?	The City is not aware of a senior housing development associated with the Neon Line.
Zoom	121	Housing	Exactly how many housing units will be destroyed and constructed?	Jacobs Entertainment's vision for the project area is to construct up to 3,000 units.
Zoom	122	Housing	Has any housing been built by Jacobs since demolitions started in 2017?	Jacobs Entertainment completed the renovation of Renova Flats and intends to break ground on their multi-family development on the corner of West 2nd and Arlington Avenue in the spring of 2022.
Zoom	123	Housing	Please remind us at what point are you required to provide this affordable housing? In other words, you are working actively to come up with plans, but how long can you leave the land undeveloped? How many years - to be specific?	The City is unable to force private owners to develop their properties. So long as the property is maintained in accordance with our codes, the property can remain vacant and there is no required development time frame. To receive the various benefits provided within the development agreement, Jacobs Entertainment must develop within certain time frames to receive the benefit. The most significant being the use of sewer credits. They will have till the spring of 2027 to use them, otherwise they expire.
Zoom	124	Housing	How does Brooklyn and all of Manhattan exist 50-100 year older than all of these buildings and suddenly that can't exist here? Why is a brownstone luxury housing in Brooklyn and a Blight in reno?	The determination to whether a building is capable of rehabilitation is function of the economics and its functional obsolescence. Functional obsolescence is the reduction of an object's usefulness or desirability because of an outdated design feature that cannot be easily changed or updated.
Zoom	125	Housing	how many units have been destroyed? Will these new units compensate the amount of units lost? When will these units be built?	See question 82. Additionally, the vision presented by Jacobs Entertainment is for up to 3,000 units of new residential housing. The first development in the project area is expected to break ground in the Spring of 2022.
Zoom	126	Housing	Why werent units being built at the same time they were being destroyed to ensure housing wasnt lost?	Development is generally a phased process whereby a developer first acquires and assembles the land in a way that it will be marketable. Many times this will include the razing of structures that do not conform to the developers general vision for the project area. Additionally, he or she must ensure they have the legal authority to proceed with their development plans. Until this process is completed, the actual construction of units is hard to achieve, especially when also factoring in investor attraction. Individuals, banks, corporations are less likely to invest into project until many of the barriers have been removed or resolved for a development.
Zoom	127	Housing	As workforce housing is concerned, do residents lose their housing like they lose their healthcare when they lose their job? In a "right to work" state with little right to laborers and tenants, is workforce housing actually of value to people who may need it?	The loss of any individual's employment is an unfortunate event that obviously places a significant burden on any household. However, that doesn't change the need for housing.
Zoom	128	Housing	How long do people have to wait for housing to return that you destroyed?	See question 125.
Zoom	129	Housing	You're demolishing housing faster than you are building it! What is the housing plan???? Affordable housing plan???	While we cannot speak for Jacobs Entertainment on their overall housing plan, the City is completing it's own review of the state of housing in our City. See question 119.
Zoom	130	Housing	Jacob's cant tell us what they consider "affordable" housing and 10%? Why is the City/County using pandemic funds now to place people in existing rundown motels today? How can they justify Jacob's displacing people who took shelter in these types of motels yesterday but allow their placement on the federally funded dollars today. As an advocate for the unhoused this is what I am watching them do. This seems like corruption of the shelter industrial complex sorts. If these motels are deemed unlivable where is the accountability of city/county code enforcement?	Question directed at entity other than the City of Reno.
Zoom	131	Housing	Why is the City/County using pandemic funds now to place people in existing rundown motels today? How can they justify Jacob's displacing people who took shelter in these types of motels yesterday but allow their placement on the federally funded dollars today. As an advocate for the unhoused this is what I am watching them do. This seems like corruption of the shelter industrial complex sorts. If these motels are deemed unlivable where is the accountability of city/county code enforcement?	The use of federal funds for housing requires that the housing must be deemed decent, safe, and sanitary.
Zoom	132	Housing	If there is really such a concern that affordable housing be safe and clean, where is the commitment to create these units??	See question 119.
Zoom	133	Housing	Why not create the commercial aspect and let groups which specialize in affordable housing, develop those types of affordable housing properties?	See question 18.
YouTube	134	Infrastructure	How will the developer deal with the infrastructure issues created by this project, such as increased traffic, parking, roads, etc.	Development Services and the City Manager's Office, in conjunction with the various city departments, routinely engage in long range planning efforts to determine the level of services needed for our future public infrastructure needs.
Zoom	135	Motels	Why didnt the city do something prior to 2018 when jacobs bought the sands to address the motels, and isnt any room better than no room?	The City began soliciting public input for the current Motel Inspection Program in February 2018 and adopted an ordinance for its creation in August 2018.

**Neon Line Community Meeting  
Zoom YouTube Questions**

Source	Number	Topic	Question	Answer
Zoom	136	Motels	I thought there was a motel improvement program that was supposed to provide oversight and ensure motels were up to code?	The Motel Inspection Program includes a team made up of a code enforcement officer, a Reno police officer and a buildings inspector. They are in charge of making active motel inspections with a required 14-day notice to the motel. Tenants do have the right to deny access to the unit.
Zoom	137	Opportunity Zone	Naomi, how many on these lots are now incentive zones?	The entire project area is within an Opportunity Zone (OZ). OZs are federally designated census tracts that are economically disadvantaged and offer significant tax incentives to those investors who deploy capital into these areas. The overall goal of the federal government was to take idle capital and have it redeployed to spur new investment in developments and businesses. The biggest benefit to the investor, assuming the capital is held within the project for 10-years, is permanent exclusion of taxable income on new gains.
Zoom	138	Opportunity Zone	Is all of this property within an opportunity zone? How much will you save on Federal taxes?	See question 137.
Zoom	139	Opportunity Zone	Is this the opportunity zone?	See question 137.
Zoom	140	Opportunity Zone	Can you talk about the federal opportunity zone funds and incentives?	See question 137.
Zoom	141	Parking	Large, flat parking lots? Or parking garages?	Future development is anticipated to incorporate primarily structured parking.
Zoom	142	Parking	Does parking have to be surface parking lot? Ugly and environmentally lousy	Much of our downtown no longer requires parking as part of a new development. Whether to have parking is a market based decision of any developer. However, any parking that is provided would still be required to meet certain development standards.
Zoom	143	Parking	What is the plan/commitment for parking?	See question 142.
Zoom	144	Parking	What are you going to do about parking	See question 142.
YouTube	145	Parking	I am concerned with adequate parking and benches especially to accommodate disabled citizens.	All proposed parking will be required to meet ADA and City standards for accessibility.
Zoom	146	Parks	Where will the new City parks with flat fields be located for the thousands of new west downtown residents who will not be car-dependent but are intended to live within this project?	Residential Construction Tax provides a funding mechanism to establish new parks within the parks districts. The development agreement specifies that the RCT be used within the North West Quadrant area. The Riverwalk, Wingfield park, Idlewild Park, City Plaza and the Biggest Little Dog Park are within walking distance of downtown.
Zoom	147	Public Outreach	Did the October 13th meeting allow for people to submit questions ahead of time who couldn't make the meeting in person because of work?	Yes. The October 13th meeting was a public hearing and noticed in accordance with our development code. Individuals have an opportunity to provide public comment to our City Council at all of our City Council meetings. The Mayor, Vice-Mayor, and staff have already participated in an additional meeting with residents at a forum hosted by the Montage. The City intends, as appropriate and needed, to hold additional meetings not only associated with this development, but our housing needs for the entire City. The City is also currently working to hold a housing workshop with council members in the first quarter of 2022.
Zoom	148	Public Outreach	COUNCIL MEMBERS: Will you be providing an opportunity/forum to answer city-related questions? Many housing related questions require follow-up from the city. Rent-caps and rent-increases would help/impact all of this.	Pursuant to municipal code, a public meeting was held prior to the approval of the development agreement. That meeting was held on October 13, 2021. It was noticed through the newspaper, by mail to property owners within 750 feet, and was posted throughout the development area. Over 1,000 individuals received written notification of the public hearing. As part of this meeting, an ordinance was introduced to approve the development agreement. Ordinances require two readings, which helps ensure there is adequate opportunities for the public to participate prior to their adoption. The ordinance adoption was held during the October 27, 2021 City Council meeting.
Zoom	149	Public Outreach	So, due to the "timing" issue and allowing the public sufficient time to absorb and understand the information, the question is WHY is this timing being so short BEING ALLOWED TO HAPPEN?	See question 149.
Zoom	150	Public Outreach	Why didn't the city have a community forum like this one before the Development Agreement was approved.	See questions 147, 148, and 149. Additionally, all council members are available to be contacted via email by residents with their concerns.
Zoom	151	Public Outreach	Councilwoman Jardon's district is VAST. NABS are a good start. Will other resident thoughts be considered? Will the councilwoman be receptive to answering questions directly? Would our Mayor be willing to answer questions and clarify? The rest of our Council?	As previously discussed, residents have had multiple opportunities through public hearings, NABS, and email to provide input to the development agreement and the associated actions within the project area.
Zoom	152	Public Outreach	Why couldn't the mayor, city manager and other officials not have solicited all this input earlier in the process and acted upon it? Done what is best for the citizens? I hope it is not too late. Yes, private property owners have rights, but we essentially turned over much of this land, and rights, to Jacobs. This is still OUR downtown.	The development agreement was presented to the Ward 5 NAB on November 9, 2021. Representatives of Jacobs Entertainment committed to attending future NAB meetings to provide updates as needed. Please visit <a href="https://www.reno.gov/government/boards-commissions/d-r/neighborhood-advisory-boards">https://www.reno.gov/government/boards-commissions/d-r/neighborhood-advisory-boards</a> for additional information on participating in future NAB meetings for all wards.
Zoom	153	Public Outreach	I reside in Councilwoman Jardon's district and have not been provided any direct information or opportunity to ask questions when it comes to these choices. Will she provide an opportunity for constituents to address with her directly?	Please visit <a href="https://www.reno.gov/government/departments/economic-development-redevelopment-agency">https://www.reno.gov/government/departments/economic-development-redevelopment-agency</a> to find additional information.
Zoom	154	Public Outreach	where can we find all this information on the Neon District on the city website?	Citizens are encouraged to participate in providing public comment on items of interest at all Reno City Council meeting. Individuals can visit <a href="http://renocitynv.igm2.com/Citizens/Calendar.aspx">http://renocitynv.igm2.com/Citizens/Calendar.aspx</a> to find information on all meetings held by the City. Additionally, individuals can visit <a href="https://www.reno.gov/government/departments/development-services/planning-and-engineering-applications/land-development-projects">https://www.reno.gov/government/departments/development-services/planning-and-engineering-applications/land-development-projects</a> to track all land development projects. Lastly, the City encourages all to sign up for newsletters from the City at <a href="https://www.reno.gov/how-do-i/sign-up-for/newsletters">https://www.reno.gov/how-do-i/sign-up-for/newsletters</a> .
Zoom	155	Public Outreach	What is best way for the public to continue to give input?	

**Neon Line Community Meeting  
Zoom YouTube Questions**

Source	Number	Topic	Question	Answer
Zoom	156	Public Outreach	Also, there should be discussion about the issues with our Billboard rules for the City.	As part of the public hearings, discussions related to the Neon Line signage were conducted and deliberated by council members prior to approving the development agreement.
Zoom	157	Public Outreach	Are you saying the Reno Gazette Journal is lying about its stories?	Without knowing the exact item being disputed, the City cannot offer an opinion as to whether the information presented within a Reno Gazette Journal article may have been misreported or misrepresented.
Zoom	158	Public Outreach	Will there be a printable record of these chats so we can catch up on the community feedback?	This information was released on January 24, 2022. Please visit <a href="https://www.reno.gov/government/departments/economic-development-redevelopment-agency">https://www.reno.gov/government/departments/economic-development-redevelopment-agency</a> to find additional information.
Zoom	159	Public Outreach	Why is Jacobs going agree to public hearings on some projects but not signs?	See question 156.
Zoom	160	Public Outreach	Are City Council Members all watching, and more importantly READING our comments? We would love their perspective on all of these questions too?	Various City council members were in attendance for this community meeting.
Zoom	161	Public Outreach	Are you guys really taking questions from the public "live" right now or are these people you've pre-selected to take up time from the public or ask questions that follow in line with the agenda you promote?	The City afforded all residents the opportunity to ask questions prior to the meeting, during the Zoom meeting, as well as in the chat features of both Zoom and YouTube.
Zoom	162	Public Safety	Requirements and any provisions for fire station, police, other support and emergency services for this density this is moving toward?	Development Services and the City Manager's Office, in conjunction with the various city departments, routinely engage in long range planning efforts to determine the level of services needed for our future public infrastructure needs.
Zoom	163	Public Safety	Adding this many people you will have to up the police patrol. How do you propose to do that?	See question 162.
Zoom	164	Public Safety	With the amount of infill and potential for multiple high rise buildings in this project Disctric, what is the plan to address the public safety needs for when the project is being built out and completed?	See question 162.
Zoom	165	Public Safety	What are the public safety impacts of this project? Will there be a new fire station? Precinct?	See question 162.
Zoom	166	Relocation	You stated that 80% of demolished hotel residents were properly compensated and relocated to new housing. Can you please provide documentation of where folks were relocated, who assisted them in finding housing and if the 80% number is solely based on who took funding to relocate? Basically, where are these people now?	Question directed at entity other than the City of Reno.
Zoom	167	Relocation	What follow up have you done since you moved them? How long is their rent paid for?	Question directed at entity other than the City of Reno.
Zoom	168	Relocation	What's happening to all the people you displaced? 1000 "affordable" housing units replaced how many that were destroyed?	Question directed at entity other than the City of Reno.
Zoom	169	Relocation	what happened to the people you displaced but couldn't afford the rents elsewhere?	Question directed at entity other than the City of Reno.
YouTube	170	Relocation	Does Jacobs have any actual data on their alleged "relocation program" all we have heard is heresay?	Question directed at entity other than the City of Reno.
Zoom	171	Relocation	Is there data on the relocating of the folks on who was housed and who opted out? As well as those who are still housed?	Question directed at entity other than the City of Reno.
Zoom	172	Relocation	A video, but can you please commit to publishing documentation of relocation?	Question directed at entity other than the City of Reno.
Zoom	173	Relocation	Can EXACT stats be provided for the number of people displaced and unhoused since the acquisition of property by Jacobs?	Question directed at entity other than the City of Reno.
Zoom	174	Schools	What is the city doing to hold developers accountable for schools, and how long did it take for swope to get an upgrade?	In 2016, the voters of Washoe County passed the WC-1 bond measure. This landmark funding provided WCSD with almost \$1B in bonding capacity by 2025. WCSD leadership had done their due diligence and had provided a road map to construct 17 new schools including two high school addition/modernization projects, three new greenfield high schools, three new greenfield middle schools, nine new greenfield elementary schools, and various other school repairs and expansions. The need for schools is determined by Washoe School District and the need is evaluated as development occurs.
Zoom	175	Schools	Does anyone know what the impact on the school district is based on the size/density of this project?	Student number determination is calculated by the District. Denser urban development often generates less students than suburban development.
Zoom	176	Schools	Will there be a new school for the workforce's children?	See questions 174 and 175.
Zoom	177	Signs	When will Jacobssubmit building permits for the three "area identification" signs that do not comply with Reno's sign code.	The City is unaware of the timeframe in which Jacobs Entertainment will submit building permits for these signs. The development agreement allowed for some flexibility with the signs; however, for the most part, these signs will not deviate too much from our current codes. Until sign permits are submitted to the City of Reno, a full analysis cannot be completed by staff to ensure compliance with the development agreement and our code.
Zoom	178	Signs	Why do you need an arch over 4th St. Seems like you are trying to take over Reno and our iconic arch. Reno IS NOT THE NEON DISTRICT!	Downtown Reno has several unique areas each with distinctive characteristics. These range from the beauty and recreation opportunities of the Truckee River area, the historic nature of the Powning district, breweries and distilleries along East 4th street, the nightlife and entertainment of downtown. The Neon Line has established large art installations lighting and "historic" neon art to the West 4th area.
Zoom	179	Signs	What is the benefit to the community to have three bright, big signs that are not allowed in code?	See question 177.
Zoom	180	Signs	Please describe the position and size (especially height) of all signage planned and approved. Very concerned about light pollution for those to the north and west of Neon district.	See question 177.



**Neon Line Community Meeting  
Zoom YouTube Questions**

Source	Number	Topic	Question	Answer
Zoom	181	Skyway	Can you clarify the skyway regulations and policy for public acces skyways vs private use only?	Skyways are limited to geographic areas in the downtown and additional require review by City staff, a skyway design committee and the Planning Commission. Skyways may be public or private.
Zoom	182	Special Events	Re the Entertainment elements - how often would there be events? What kinds of events? Sporadic big events do not make a vibrant district. Something needs to be happening most of the time.	See question 108.
Zoom	183	Sustainability	In what ways is this development aligning with the sustainability plan for the city? What mechanisms are in place to assure that sustainability is built into the planning and building1/	Jacobs Entertainment provided an initial proposal for electric vehicle charging stations and urban gardening options. However, details for those plans were not provided. Under the Title 18 update, sustainability was addressed through standards to protect natural resources, site layout and design, building design, and alternative transportation. The City adopted the 2018 IECC (International Energy Conservation Code) which developers must adhere to as well.
Zoom	184	Sustainability	Are there any plans for living/green roofs on any of these new high rises?	Living/green roofs is presently not a requirement under any city code.
YouTube	185	Sustainability	How about conditions related to reducing the carbon footprint by requiring developers to supply electrical vehicle transportation for large events, thus helping with the parking issue?	Requiring alternative transportation options is not a requirement for special event permits; however, promoters are required to provide an analysis of the impacts and provide for mitigation to minimize disruptions.
Zoom	186	Sustainability	Can we pilot community gardens, plant tress, and create opportunity for local entrepreneurs to create pop up shops while this design development is happening?	The City would be willing to explore this concept with Jacobs Entertainment should they determine it feasible. The City and the Downtown Reno Partnership have explored such concepts before; however, we have been unable to find private property owners willing to participate.
YouTube	187	Sustainability	People have mentioned this new Reno being what our children our grandchildren will grow up with and remember. Not if we don't start to reduce our carbon footprint. What can the city require?	The City's power capita emissions are below the national average. Transportation and energy in buildings are two of the largest emitters. The City has a Benchmarking and Transparency ordinance in place, with periodic performance requirements, for the commercial building sector. The City is also in process with a tree protection and preservation ordinance. Under the Title 18 update, sustainability was addressed through standards to protect natural resources, site layout and design, building design, and alternative transportation. The City adopted the 2018 IECC (International Energy Conservation Code) which developers must adhere to as well. Public transportation is governed by RTC which has a large fleet of alternative fuel vehicles as well.
Zoom	188	Sustainability	Where is the water going to come to support these appartments	Question directed at entity other than the City of Reno.
Zoom	189	Sustainability	Why are you building heat islands with no relief from asphalt.	While we cannot speak for Jacobs Entertainment, mitigating the Urban Heat Island Effect is a top priority for the City. As previously mentioned, the City is in process with a tree protection and preservation ordinance. Required street trees and shadowing from buildings reduce heat impacts. Roofing and other design techniques can be employed to reduce heat island impacts and related energy consumption.
Zoom	190	Sustainability	What about protecting the wildlife?	The City works with State and Federal agencies to ensure protected and sensitive species are protected.
Zoom	191	Sustainability	How does this effect the environment? Did you see how our natural resources will be impacted, bird flight patterns and other natural Nevada life? Or were you just thinking about how it will impact everyones pocketbook? What stress will it bring on greenhouse gases?	See question 187. Additionally, research indicates that denser infill development has less negative impacts and a higher sustainability than greenfield and suburban development.
Zoom	192	Sustainability	So much surface parking already and more on the way. Why not require it have solar roofing?	Solar roofing is presently not a requirement under any city code.
Zoom	193	Sustainability	Will you be implementing silva cells for these new street trees so they don't croak within 5 years?	City streetscape standards do not currently require silva cells, but do not restrict them from being used.
Zoom	194	Sustainability	Tract housing Dev focused on modeling the perfect EV community?	Question directed at entity other than the City of Reno.
Zoom	195	Taxes	Tree's ?? What about my taxes going up to pay for this farce?	Code requires street trees and landscape with development. Redevelopment is a tax generator and helps offsets any public investment.
Zoom	196	Transportation	Will there be more public transportation?	RTC monitors the needs of public transportation and options are anticipated to be expanded as density increases.
Zoom	197	Transportation	No material injury when the public can't use the streets?	Street closures require review by City staff and must include traffic mitigation. No thru streets have been abandoned in the Neon Line development area.
Zoom	198	Transportation	Are you going to include bike paths	Pedestrian and bicycle connectivity is anticipated with development and public improvement projects.
Zoom	199	Transportation	Have they spoken about RTC and who is expected to move into the planned housing?	City staff meets regularly with RTC and NDOT. Tenanting of future market housing will be market driven. Anticipated affordable housing options will be tenanted per the requirements of the affordable units offered.
Zoom	200	Transportation	RTC's Naoma Jardon just allowed the dispersal of the 3CC bus route. How does that affect the perception of being public friendly/accommodative?	Question directed at entity other than the City of Reno.
Zoom	201	Transportation	RTC is spending transportation money on parking lots for private development? what what?	Question directed at entity other than the City of Reno.
Zoom	202	Transportation	What are you going to do about traffic	Traffic and impacts will continued to be reviewed at a local and regional level by City and partnering agencies to ensure adequate standards are met.