

**WORKING FOR AN
EQUITABLE
HOUSING RECOVERY**



NEVADA
Housing Coalition
2021

NHC LEGISLATIVE AGENDA



PRODUCTION AND PRESERVATION

Expand and strengthen options to support the production and preservation of quality affordable housing



ACCESS AND EQUITY

Promote solutions that strengthen residential stability and security through improved access and equity



NHC Comprehensive Policy Approach

A successful affordable housing strategy is comprised of many facets that require sound policy and strong collaboration.

Affordable Housing doesn't just happen.

For the 2021 Legislative Session, NHC led efforts on five significant affordable housing efforts as part of a comprehensive approach.

NHC is committed to supporting each of these efforts through continued education initiatives and convenings to promote collaborative solutions at the local level.

All Nevadans deserve an opportunity for housing that is Affordable.



~~AB 331~~

Planning & Accountability: Setting 5-year targets for affordable housing production and preservation

Assemblywoman Elaine Marzola

SB 12

Preserving What We Have: Mitigating loss of existing affordable housing through an early notification process

Senator Julia Ratti

SB 284

Improving Our Newest Tool: Removing the deadline to utilize state tax credits and other technical fixes

Senator Julia Ratti

~~AB 334~~

Enabling Two New Tools: Expanding the existing toolbox with two new tools to build local financial capacity

Assemblywoman Shondra Summers-Armstrong

~~AB 317~~

Improving Access: Prohibiting landlords from refusing tenancy based upon source of income (now in SB254)

Assemblywoman Ceceilia Gonzalez

SB 12

Sponsored by:
Nevada Housing
Advisory
Committee

PRESERVATION

SPUR COLLABORATION TO AID IN PRESERVATION OF AFFORDABLE HOUSING

With our extreme shortage of affordable units, we cannot "afford" to lose any units

SB 12 uses a series of notifications to key stakeholders when the affordability of units is either proposed for early termination (Section 3) or affordability will be expiring (Sections 4 and 5). Notifications must occur 12 months before affordability ends in order for collaboration among partners and resources to occur to see whether preservation of the units as affordable is possible.



12-MONTH NOTIFICATION



HOW IT WILL WORK

Twelve months out from the end of affordability restrictions, the project owner must notify the stakeholders below of the termination or expiration of the affordability restrictions:

- The City and County
- The Nevada Housing Division

Who will notify the Affordable Housing Ownership community active in Nevada, those most likely to seek to acquire and preserve the housing as affordable

- The Tenants

Owners will hold a tenant meeting, sharing information about timing and local housing assistance resources

COMPLIANCE AND PENALTIES

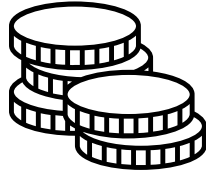
Owners who do not comply with notice requirements and time frames can be barred from participating in the State's financing programs for five years and/or subject to administrative fees.

SB 284

Sponsored by:
Senator Julia Ratti

PRESERVATION
AND PRODUCTION

ADJUST THE STATE TAX CREDIT FOR AFFORDABLE HOUSING TO EXTEND TIME OF USE



The 2019 Legislature passed SB228 which created a transferrable state tax credit of \$10M for four years to assist in the construction or rehabilitation of affordable housing units. COVID happened (!) and slowed the expected development of affordable housing projects.



WHAT IT DOES:

- Removes the sunset on use of the tax credits from June 20, 2023 and instead limit the amount of tax credits awarded to 40M
- Changes the time of award of the tax credits to at completion of the financing package rather than at when construction is completed – this makes the tax credits much more valuable to investors, thus allowing the tax credits to produce more units



HOW WILL NEVADANS BENEFIT?

- Due to the way that equity, such as tax credits, gets layered with low cost debt, such as Private Activity Bonds, by having \$3M in tax credits to fill a gap in a \$40M project, low income Nevadans can have access to 200 more units.
- Over its 40M lifetime, these tax credits may be the key to producing 2500 or more affordable housing units.

AB 334

Sponsored by:
Assemblywoman
Shondra Summers-Armstrong

AB 331

Sponsored by:
Assemblywoman
Elaine Marzola

PRESERVATION
AND PRODUCTION

ENABLING LEGISLATION THAT ADDS TWO NEW TOOLS FOR AFFORDABLE HOUSING PRODUCTION AND PRESERVATION



These two new tools would be added in NRS 278.250 and allow local jurisdictions to adopt them as part of a comprehensive affordable housing policy/plan with stakeholder engagement. Any fees collected must be deposited in an Affordable Housing Trust Fund.

1. Fees in Lieu of [Inclusionary Zoning](#)
2. [Linkage Fees](#) for Residential, Commercial and Industrial Development (with caps)

LEGISLATION TO STRENGTHEN THE ANNUAL HOUSING REPORT



This legislation would revise NRS 278.235, which requires jurisdictions over 100,000 to include an affordable housing element in their master plan and submit an annual report of their activities.

1. Creates a more balanced portfolio of tools for local jurisdictions to report on by adding the two new tools enabled in AB334 to the existing 12 measures that local jurisdictions report on for their affordable housing progress
2. Directs reporting jurisdictions to make an actual estimate of affordable units to be produced or preserved over the next five years (non-punitive)
3. Encourages the Nevada Housing Division to consider the progress and commitment to planning of the local jurisdictions when distributing their funding.
4. Requires that the report be submitted to the Director of the Legislative Counsel Bureau and when the Legislature is in session, to the members of the Assembly and Senate Government Affairs and Commerce and Labor

AB 317

Sponsored by:
Assemblywoman
Cecelia González

ACCESS AND
EQUITY

ADDING SOURCE OF INCOME TO NEVADA'S FAIR HOUSING PROTECTIONS



Guarantees that landlords cannot refuse to rent to tenants based upon legal Sources of Income (SOI) such as Housing Choice Vouchers, Social Security, and Disability Payments for example. This is a housing stability issue for Nevadans who need it the most. It supports maximizing our federal funding resources.

HOW WILL THIS HELP OUR ACCESS AND EQUITY IN AFFORDABLE HOUSING?

- Prevents discrimination based on the prospective tenant's source of income
- Improves utilization of Housing Choice and other federal housing vouchers allocated to Nevada, which increases the potential for more vouchers to deserving Nevadans
- Gives Nevadans whose job was disrupted by the pandemic the opportunity to use unemployment assistance and stimulus income as legitimate sources of income for rent payment
- Enables custodial parents to have child support recognized as a source of income for rent payment
- Removes a barrier homeless and unstably housed people frequently experience in gaining safe, affordable housing

THIS BILL IS NOT OVERLY BURDENSOME. IT WILL NOT:

- Force landlords to rent to individuals with poor tenancy history.
- Prevent landlords from enforcing tenancy rules.
- Require senior or special population apartments to rent to other populations.
- Create any form of rent control.