



# Nevada Affordable Housing 101

March 2022



The [Nevada Housing Coalition](#) empowers organizations to be part of the solution to our affordable housing crisis in Nevada through accurate data, sustainable programming, and purposeful collaboration.

Our mission is to create sustainable solutions through community awareness, capacity building, and advocacy to ensure housing options for all Nevadans.

# Affordable Housing in Nevada

Affordable housing is a complex and nuanced, and often misunderstood issue that affects people, places, communities, and the economy. With our severe shortage of affordable homes, Nevada Affordable Housing 101 was created to provide grounding information around housing with the intent to develop a shared understanding of the affordable housing landscape in Nevada.

This resource was developed in partnership with Enterprise Community Partners and as part of a generous grant by Charles Schwab Bank. It's through education and collaboration that we empower ourselves and each other to create a better, brighter future for all Nevadans.



# **Housing 101 Part 3**

## **Roles in Housing Affordability**

# The Role of Public Entities

**Federal Government** shapes housing affordability and availability primarily through financial support for strategies, programs, or projects that are then implemented locally. Federal funding can support a variety of activities including housing development, direct financial assistance to low-income homeowners and renters, land assembly and acquisition, and technical assistance.

Funds and programs from the Federal Government for housing typically flow through the U.S. Department of Housing & Urban Development (HUD).

# The Role of Public Entities: State

**State Government** can provide key services, infrastructure, important data on a variety of housing issues, and funding that supports housing throughout the state. The State also creates laws that can directly affect development, often by authorizing or limiting localities' powers to provide or support housing.

The State (through the [Nevada Housing Division](#)) administers one of the strongest financing tools for producing and preserving affordable homes— the federal Low-Income Housing Tax Credit (LIHTC). The State allocates these credits through a competitive process each year, and the priorities they set through that application process impact the types of housing projects that are realized throughout the state. The State also offers a Low-Income Housing Trust Fund and a Multi-Family Bond Financing Program, which provide financing for the development and preservation of homes affordable to low-income households.

# Guiding Documents & Plans

Across the country, states are guided by both the Qualified Allocation Plan (QAP) and the Consolidated Plan for the implementation and prioritization of their policies and resources.

There are two methods of obtaining a LIHTC allocation: 1) the competitive application process (QAP); and 2) tax-exempt bond financing.

Nevada's **Qualified Allocation Plan (QAP)** is developed annually to guide and prioritize the distribution of available tax credits to eligible developments. Parameters are included that factor for the geographic distribution of tax credits and the characteristics of the rental developments to which they are allocated.

Nevada's **Consolidated Plan** is where the state assess their affordable housing and community development needs and market conditions. They identify their housing and community development priorities that align and focus funding from the HUD Community and Planning Development formula block grant programs.

# The Role of Public Entities: Local Government

**Local Government** plays a critical role in housing, including its production. Local governments possess regulatory control over land use and development. They are key players, both individually and in cooperation with other housing interests, in stimulating various types of development activity.

**City of Reno and Clark County Fee Reduction or Subsidization for Affordable Housing Developments:** The 2019 session saw passage of SB103, which allows jurisdictions to waive and reduce fees/taxes for affordable housing projects. To-date, the City of Reno and Clark County have passed ordinances/resolutions in response to this enabling legislation. In April 2021, the City of Reno waived approximately \$1M in fees for affordable housing projects.

# The Role of Public Entities: Regional Authorities

**Regional Authorities**, such as planning, housing, transportation and economic development, all play a major role in providing services and planning for the future in their region. These agencies all shape and are directly impacted by the region's housing supply, particularly the location of the region's housing relative to other investments and services.

**Reno Housing Authority (RHA)** is the public housing authority serving Reno, Sparks, and Washoe County, managing more than 750 affordable units across eight public housing properties and providing rental assistance to more than 2,500 families throughout the region. RHA operates a variety of programs to support households in maintaining housing affordability and achieving family self-sufficiency. Clark County is served by the **Southern Nevada Regional Housing Authority**. **Nevada Rural Housing Authority** serves rural Nevada and Carson City. The 2021 Nevada Housing Conference featured a **panel discussion** with the three entities.



# NEVADA Housing Coalition

## Thank You

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