

NHC Legislative Priorities

Highest Priorities 05-01-2023

AB310

Supportive Housing Development Fund

- Creates a Supportive Housing Development Fund administered by the Nevada Housing Division
- Assesses and measures the outcomes to demonstrate the cost avoidance of providing supportive housing
- Works with Interagency Council on Homelessness to Housing (ICHH) to Award Grants
- Defines Supportive Housing and aligns definition with ICHH definition
- Accountability to the Governor and Chair of ICHH
- Can Accept Funds from Multiple Sources
- Requests \$32.2 million to carryout the grant program

Sponsor: Assemblywoman Daniele Monroe Moreno

Status: Amended. Exemption effective. Rereferred to Ways and Means.

AB62

Modernizes the Property Tax Exemption for Affordable Housing

- Technical fix of the triggering mechanism for affordable housing projects to be eligible for a property tax exemption
- Currently an affordable housing project must utilize HOME funds which results in an inefficient utilization of HOME and added time and cost for affordable housing project
- Proposed language will add other regulated funding sources including LIHTC for example

Sponsor: Advisory Committee on Housing

Status: Exemption effective. Rereferred to Ways and Means.

AB448

Closes the Loophole for a Real Property Transfer Tax Exemption

- Currently an exemption that was meant for small closely related transactions is being utilized by large businesses with sophisticated accountants to avoid paying the Real Property Taxes
- A small portion of the Real Property Transfer Tax funds our state's Affordable Housing Trust Fund. Annual collections the past 5 years range from roughly \$6 million to \$10 million.
- The Coalition estimates that this has resulted in over \$20 million in lost revenue to the Affordable Housing Trust Fund since the exemption was put in place in 2009

Sponsors: Assemblyman Steve Yeager and Assemblywoman Sandra Jauregui

Status: Exemption effective. Rereferred to Ways and Means.

AB213

Housing Modernization Act

- Requires local governments to track and post their entire entitlement process timelines online, updated monthly.
- Requires that a governing body must allow in-person substantive meetings to occur within 15 days of the applicant's request. The ability to sit down and walk through these projects and immediately get comments from staff to then submit your application will save developer and jurisdictional staff time.
- Streamlines local government processes and increases ability for administrative deviations for affordable housing projects
- Requires local governments to enact affordable housing incentives and prioritize affordable housing projects
- Requires an expedited timeline for affordable housing approvals as well as enables jurisdictions to administratively approve affordable housing projects
- Establishes and expands existing reporting requirements of Housing Elements of Master Plans to the Nevada Housing Division and to the Advisory Committee on Housing to be compiled and posted on the internet. Will be and shared with legislators and regulators.

Sponsor: Assemblywoman Sandra Jauregui

Status: Amended. Referred to Senate Government Affairs.

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Additional Priorities 05-01-2023

(Does not include additional bills NHC is actively monitoring or supporting)

SUPPORT AB298: Renter Fees & Rent Stabilization Pilot

Sponsored by Assemblywoman Sandra Jauregui

Status: Amended. Referred to Senate Commerce & Labor.

- Returns fees to applicants that may have applied but were not screened
- Does not allow application fees to be charged for minors
- Requires an appendix to the lease that clearly lists all fees that will be charged
- Establishes a pilot renter stabilization program for seniors and those with disabilities

OPPOSE SB226: Expands Nevada State Prevailing Wage

Sponsored by Assemblyman Steve Yeager and Senator Nicole Canizzaro

Status: Amended. Rereferred to Senate Finance.

- As amended, expands state public works prevailing wage to nearly all multifamily affordable housing
- Nevada does not have a residential prevailing wage rate
- NHC wage analysis shows additional costs of 30% for construction, 23% for total development and loss of 20% of units on a 210 unit project. This translates to 40 fewer units – 40 seniors, veterans, those on fixed incomes and families who must wait

SUPPORT AB425: Low Income Solar Act

Sponsored by Assemblyman Howard Watts

Status: Exemption effective. Rereferred to Assembly Ways and Means

- Allow residents of federally regulated affordable housing to benefit from solar energy with savings reflected as a bill credit on their utility bills (does not count as income for tenants)
- Allow Nevada projects to have greater advantage when applying for the competitive additional 20% tax credit provided by the new federal Inflation Reduction Act

SUPPORT AB416: Incentivizes ADUs to Accept Housing Choice Vouchers

Sponsored by Assemblywoman Shondra Summers-Armstrong

Status: Exemption effective. Rereferred to Ways and Means.

- Allows ADUs of owner-occupied properties to request a property tax abatement if they accept a voucher holder
- Keeps housing stock as housing instead of vacation rentals

OPPOSE SB371: Enabling Legislation for Local Governments and Measures Relating to Affordable Housing

Sponsored by Senate Committee on Government Affairs

Status: Referred to Assembly Committee on Government Affairs

- Enabling legislation for local governments
- Authorizes that local governments may enact any ordinance or measure relating to affordable housing, including, without limitation, rent control

SUPPORT AB176: Source of Income Protection

Sponsored by Assemblywoman Ceceila Gonzalez

Status: Failed

- Introduced in 2021 with no hearing
- Re-introduced in 2023 with a hearing - strongly opposed by private sector
- Did not pass out of Committee