

Affordable Housing Day at the Legislature 2023

CONNECTING THE DOTS

Your guide to meaningful conversations with your elected officials

Advocacy and education by subject matter experts and those with lived experience is critical to informing our elected officials. Today as you meet with our Nevada Legislators either one-on-one, or over lunch, please know that your voice and perspective matter. Below are some examples of YOUR WHY, but you should really personalize this to you / your organization – make it brief. Have your elevator pitch ready! And then, turn this page over and Connect the Dots to solutions that your Legislators can act on now!

Introduction of Self / Organization

Your elevator pitch! Make it brief, but effective.

Your "Why" and the problem(s) / barriers facing you, your clients and/or your community

SHARE YOUR DATA THAT SUPPORTS YOUR OBSERVATIONS & WHY!

- “Without more affordable housing, our clients will continue to live in crisis and have untenable living situations. We currently receive XXX hundred phone calls per day from community members who cannot afford their current homes but can't find anywhere affordable to go.” [Supply]
- “Right now our clients are trying to decide whether to keep their lights on or buy their medicine because their rent is taking almost all of their income. This has resulted in XX emergency room visits that may have been prevented with the proper medical attention.” [Supply]
- “We are trying to build as quickly and efficiently as we can, but we must remove barriers, not add more for affordable housing. The inefficiencies delay our projects from XX days to XX months which add costs and risk.” [Supply]
- “Our residents cannot maintain their current housing without the wraparound services to keep them stable. If we had more capacity and more funding for services we could be helping XXX more.” [Supportive Housing]
- “It costs us more in crisis response services than it would to provide stable housing for our unhoused population.” [Supportive Housing]
- “We know we need supportive housing but without service funding, it is not financially feasible to develop our affordable properties that we maintain with rent and income restrictions for 30 years.” [Supportive Housing]
- “Our renters are paying too many fees. We receive XX phone calls per month.” [Affordability]
- “It is difficult for our clients with vouchers to find a landlord willing to take the voucher. Last month we had XX tenants unable to place their voucher before it expired.” [Access]
- **CUSTOMIZE YOUR MESSAGE!**

Connect the Dots from Problem to Policy Solution

After you have introduced yourself and told your "Why", what are some of the bills that are priorities for the Nevada Housing Coalition, or that you are following that may not be on our list, that would be part of the solution to our affordable housing crisis.

IMPACTS TO OUR AFFORDABLE HOUSING SUPPLY

SUPPORT AB62: modernizes our current property tax exemption for affordable housing properties which will streamline the process and reduce time and costs which will allow us to build more, faster.

SUPPORT AB448: closes loophole for Real Property Transfer Tax to bring in more funds for the State Affordable Housing Trust Fund which supports building affordable housing.

SUPPORT AB213: Housing Modernization Act – engages market rate, prioritizes affordable housing projects, and establishes a reporting system to understand overall housing inventory.

OPPOSE SB226: requires affordable housing development to utilize Nevada prevailing wage rates which are public works rate, not residential. NHC analysis shows that the increase in costs would lead to a 20% decrease in units. Affordable housing finance is complex, and this would cripple affordable housing development and devastate the more than 138,000 renter households that are paying more than half of their income on rent.

OPPOSE SB371: enables local governments to enact rent control. Rent control has been shown to cool development. Rent stabilization (as in AB298) allows Nevada to pilot a program for responsiveness to rent increases during crisis with a sunset and goal in mind.

IMPACTS TO SUPPORTIVE HOUSING: HOUSING TO END HOMELESSNESS

SUPPORT AB310: creates a Supportive Housing Development Fund to fund services directly linked to housing, measures the outcome, defines supportive housing in statute, and provides grants to build nonprofit capacity for services.

IMPACTS TO AFFORDABLE HOUSING ACCESS

SUPPORT AB416: innovative solution that would allow owner-occupied properties that have an Accessory Dwelling Unit (ADU) to request a property tax abatement if they rent to a voucher holder.

IMPACTS TO AFFORDABILITY AND RENTER EQUITY

SUPPORT AB298: returns fees to applicants that applied but were not screened and does not allow application fees to be charged to minors. Additionally, establishes a pilot renter stabilization program for seniors and those with disabilities.

AB425: enabling legislation that would allow affordable housing multifamily properties with solar to utilize virtual net metering if they have individually metered units so that tenants may also share in the savings through their own bill credit. This would also allow for Nevada affordable housing developers to be more competitive for the newly passed 20% tax credit in the Inflation Reduction Act.