
SENATE BILL NO. 104—COMMITTEE ON GOVERNMENT AFFAIRS

(ON BEHALF OF THE COMMITTEE TO STUDY
ISSUES REGARDING AFFORDABLE HOUSING)

PREFILED JANUARY 28, 2019

Referred to Committee on Government Affairs

SUMMARY—Revises provisions concerning the statewide low-income housing database maintained by the Housing Division of the Department of Business and Industry. (BDR 25-378)

FISCAL NOTE: Effect on Local Government: May have Fiscal Impact.
Effect on the State: Yes.

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EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to housing; requiring the inclusion of certain reports as sources of information for the statewide low-income housing database maintained by the Housing Division of the Department of Business and Industry; requiring certain local governments to cooperate with the Housing Division in providing certain information related to affordable housing; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

1 Existing law requires the Housing Division of the Department of Business and
2 Industry to create and maintain a statewide low-income housing database. This
3 database must include certain information related to affordable housing, including
4 the compilations and analysis of demographic, economic and housing data from a
5 variety of sources. (NRS 319.143) Existing law also requires that the governing
6 bodies of certain local governments submit to the Housing Division annual reports
7 with information related to affordable housing. (NRS 278.235) **Section 1** of this bill
8 requires the inclusion of such reports as one of the sources of information for the
9 low-income housing database. **Section 2** of this bill requires the governing bodies
10 of local governments that are required to submit such reports to cooperate with the
11 Housing Division to ensure that the information is appropriate for inclusion in the
12 database and can be added to the database effectively.



THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 **Section 1.** NRS 319.143 is hereby amended to read as follows:

2 319.143 1. The Division shall create and maintain a statewide
3 low-income housing database.

4 2. The database must include, without limitation, the
5 compilation and analysis of demographic, economic and housing
6 data from a variety of sources , *including, without limitation,*
7 *reports submitted pursuant to NRS 278.235*, that:

8 (a) Provides for an annual assessment of the affordable housing
9 market at the city and county level, including data relating to
10 housing units, age of housing, rental rates and rental vacancy rates,
11 new home sales and resale of homes, new construction permits,
12 mobile homes, lots available for mobile homes and conversions of
13 multifamily condominiums;

14 (b) Addresses the housing needs of various population groups in
15 Nevada, such as households that rent, homeowners, elderly
16 households, veterans, persons with disabilities or special needs,
17 homeless persons, recovering drug abusers, persons suffering from
18 mental health ailments and victims of domestic violence, with each
19 group distinguished to show the percentage of the population group
20 at different income levels, and a determination of the number of
21 households within each special-needs group experiencing housing
22 costs greater than 50 percent of their income, overcrowding or
23 substandard housing;

24 (c) Contains an estimate of the number and condition of
25 subsidized and other low-income housing units at the county level
26 and the identification of any subsidized units that are forecast to
27 convert to market-rate units within a 2-year planning period;

28 (d) Provides a demographic and economic overview by local
29 and county jurisdiction, if feasible, for the population of Nevada,
30 including age, race and ethnicity, household size, migration, current
31 and forecast employment, household income and a summary
32 relating to the effects of demographics and economic factors on
33 housing demand;

34 (e) Provides the number of housing units available to a victim of
35 domestic violence from any housing authority, as defined in
36 NRS 315.021, and from participation in the program of housing
37 assistance pursuant to section 8 of the United States Housing Act of
38 1937, 42 U.S.C. § 1437f; and

39 (f) Provides the number of terminations of victims of domestic
40 violence in this State from the program of housing assistance
41 pursuant to section 8 of the United States Housing Act of 1937, 42
42 U.S.C. § 1437f.



1 3. The costs of creating and maintaining the database:

2 (a) Must be paid from the Account for Low-Income Housing
3 created by NRS 319.500; and

4 (b) May not exceed \$175,000 per year.

5 **Sec. 2.** NRS 278.235 is hereby amended to read as follows:

6 278.235 1. If the governing body of a city or county is
7 required to include the housing element in its master plan pursuant
8 to NRS 278.150, the governing body, in carrying out the plan for
9 maintaining and developing affordable housing to meet the housing
10 needs of the community, which is required to be included in the
11 housing element pursuant to subparagraph (8) of paragraph (c) of
12 subsection 1 of NRS 278.160, shall adopt at least six of the
13 following measures:

14 (a) At the expense of the city or county, as applicable,
15 subsidizing in whole or in part impact fees and fees for the issuance
16 of building permits collected pursuant to NRS 278.580.

17 (b) Selling land owned by the city or county, as applicable, to
18 developers exclusively for the development of affordable housing at
19 not more than 10 percent of the appraised value of the land, and
20 requiring that any such savings, subsidy or reduction in price be
21 passed on to the purchaser of housing in such a development.
22 Nothing in this paragraph authorizes a city or county to obtain land
23 pursuant to the power of eminent domain for the purposes set forth
24 in this paragraph.

25 (c) Donating land owned by the city or county to a nonprofit
26 organization to be used for affordable housing.

27 (d) Leasing land by the city or county to be used for affordable
28 housing.

29 (e) Requesting to purchase land owned by the Federal
30 Government at a discounted price for the creation of affordable
31 housing pursuant to the provisions of section 7(b) of the
32 Southern Nevada Public Land Management Act of 1998, Public
33 Law 105-263.

34 (f) Establishing a trust fund for affordable housing that must be
35 used for the acquisition, construction or rehabilitation of affordable
36 housing.

37 (g) Establishing a process that expedites the approval of plans
38 and specifications relating to maintaining and developing affordable
39 housing.

40 (h) Providing money, support or density bonuses for affordable
41 housing developments that are financed, wholly or in part, with low-
42 income housing tax credits, private activity bonds or money from a
43 governmental entity for affordable housing, including, without
44 limitation, money received pursuant to 12 U.S.C. § 1701q and 42
45 U.S.C. § 8013.



1 (i) Providing financial incentives or density bonuses to promote
2 appropriate transit-oriented housing developments that would
3 include an affordable housing component.

4 (j) Offering density bonuses or other incentives to encourage the
5 development of affordable housing.

6 (k) Providing direct financial assistance to qualified applicants
7 for the purchase or rental of affordable housing.

8 (l) Providing money for supportive services necessary to enable
9 persons with supportive housing needs to reside in affordable
10 housing in accordance with a need for supportive housing identified
11 in the 5-year consolidated plan adopted by the United States
12 Department of Housing and Urban Development for the city or
13 county pursuant to 42 U.S.C. § 12705 and described in 24 C.F.R.
14 Part 91.

15 2. On or before January 15 of each year, the governing body
16 shall submit to the Housing Division of the Department of Business
17 and Industry a report, in the form prescribed by the *Housing*
18 Division, of how the measures adopted pursuant to subsection 1
19 assisted the city or county in maintaining and developing affordable
20 housing to meet the needs of the community for the preceding year.
21 The report must include an analysis of the need for affordable
22 housing within the city or county that exists at the end of the
23 reporting period. *The governing body shall cooperate with*
24 *the Housing Division to ensure that the information contained in*
25 *the report is appropriate for inclusion in, and can be effectively*
26 *incorporated into, the statewide low-income housing database*
27 *created pursuant to NRS 319.143.*

28 3. On or before February 15 of each year, the Housing Division
29 shall compile the reports submitted pursuant to subsection 2 and
30 post the compilation on the Internet website of the Housing
31 Division.

32 **Sec. 3.** This act becomes effective on July 1, 2019.

