Nevada Housing Database Partnership

Purpose

The primary objective of the Nevada Housing Data Base Partnership is to offer an
objective tool that assists developers, administrators, grant and tax credit applicants,
State and local governments, and others interested in the provision of affordable
housing and housing related services. With timely and accurate housing data available
to estimate housing demand, state and other local units of government would have a
tool at their disposal to better discuss state and local affordable housing policies.

The creation of a statewide housing database would also compliment the growing trend
of implementing a regional approach to growth management and planning throughout
the state. The consolidation of housing data and studies would also eliminate
duplicative studies and services, thus providing a cost savings for all entities currently
attempting to generate and compile housing data.

Background

Discussions with various state and local agencies over the past months, regarding the
lack of accurate, timely, affordable housing data available on a local county or state level
stimulated the gathering of various parties to discuss ways to generate (or compile),
demographic, economic and housing data that could aid in forecasting supply and
demand for affordable rental and homeownership housing throughout the state.

The various agencies involved in the initial planning stage have indicated a desire to
pursue the creation of a "statewide housing database" that could assist with identifying
the existing affordable housing supply and corresponding demand utilizing available
federal, state and local demographic, economic and housing data.

"Best Practices"

Research has been conducted to identify housing data collection systems in place in other
states throughout the country. While many programs were identified, two state programs
were of particular interested due to the similarities of data being collected and the
demographic/geographic similarities to Nevada. The two "best practice" programs are
identified below:

Washington - State of Washington Center for Real Estate Research - This organization is part
of Washington State University and the housing data collected in mandated by state statutes.
The housing data and research is conducted "in-house" and provides analysis of the
homeownership, rental and commercial real estate markets.   Their estimated annual
operating costs are approximately $200,000. Approximately three-fourths (3/4) of their
annual operating budget comes from an assessment fee attached to the real estate recordings

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and real estate transfer. The Center obtains the remainder of its operating costs via fee for service studies and various grant applications.

The Washington State model is very user friendly and does a good job of covering affordable and market rate housing data. The Washington program is modeled after a very successful program at Texas A&M University. Additional information on the Washington State program can be found at the following website: http://www.cbe.wsu.edu/~wcrer/

Another good example is the Wyoming Community Development Authority (WCDA) - The Wyoming program is funded primarily by the WCDA with partnership contributions from the public and private sectors. The estimated operating cost of undertaking this initiative is estimated at $100,00 to $125,000. The WCDA contracts with a Portland, Oregon firm to produce semiannual Housing Profiles on all counties in Wyoming. Additional information on the Washington State program can be found at the following website: http://www.wyomingcda.com/Housing_Dev/Housing_Demo_Eco.html

Legislative Strategy

The Nevada Housing Data Partnership will be approaching the Nevada State Legislature's Infrastructure Committee to look at the possibility of funding a position similar to the State Demographer. Another approach would be to expand the role of State Demographer to include a housing component as part of the department's responsibilities.

Assemblyman Bernie Anderson has already reserved a Bill Draft Request (BDR 848), which "will create an interim study on the availability and inventory of low cost housing in Nevada."

A bill needs to be crafted which will request funding on an annual basis to establish a housing demographer (or like kind) position, whose responsibilities would be to compile the housing data and produce an annual housing supply and demand assessment. The operational cost would depend on staff needed to compile and gather the data. Operational cost estimates range from $200,000 to $300,000 annually. Potential funding could come the an additional one or two cent assessment on the existing real estate transfer tax, which funds the Account for Low Income Housing (NRS 319.500). After initial start up cost, this position would be expected to generate revenue through its own efforts in future years to supplement its operations.

Agencies Consulted

Staff members from the following entities have been consulted in the development of the attached draft scope of work:

City of Reno
City of Sparks

Washoe County
Nevada Housing Division
Rural Nevada Housing Authority
Governor's Council on Disabilities
Nevada Small Business Development Center
Nevada Housing Coalition
Community Services Agency Development Corporation
Affordable Housing Resource Council
Senior Law Project of Washoe County
Consumer Credit Affiliates of Southern & Northern Nevada
Charles Schwab Bank
Wells Fargo Bank
Fannie Mae
US Department of Housing and Urban Development

Scope of Work

The Nevada Housing Data Partnership is seeking to gather and analyze Demographic,
Economic and Housing data from a variety of sources that:

1. **Provides for an annual affordable housing market assessment at the county, and
   local level (i.e. cities of Las Vegas, Henderson, N. Las Vegas, Reno and Sparks and
   unincorporated Clark and Washoe counties) that identifies the following data:**

   - Housing units, including
     - Single-family detached
     - Condo/townhomes
     - Multi-family (# of accessible units)
     - Supportive Housing/Group homes
     - Nursing Homes
     - Emergency shelters
   - Age of Housing
   - Rental Rates
   - Rental Vacancy Rates
   - Resale and New home sales and median sale prices, days on market, and a
     breakdown of inventory pricing.
   - New Construction Permits (single-family and multi-family)\
   - Multi-family condo conversions (Clark County)
   - Mobile homes
   - Lots available for mobile homes

2. **The annual estimate should address the housing needs of the following sub-populations:**

<u>Population Groups</u>

- Renter Households
    - Extremely Low Income (0-30 percent of area median income)
    - Very Low Income (31-50 percent of area median income)
    - Low Income (51-60 percent of area median income)
    - Moderate Income (61-80 percent of area median income)
    - Middle Income (81-125 percent of area median income)

- Owner Occupied Households
    - Extremely Low Income (0-30 percent of area median income)
    - Very Low Income (31-50 percent of area median income)
    - Low Income (51-60 percent of area median income)
    - Moderate Income (61-80 percent of area median income)
    - Middle Income (81-125 percent of area median income)
- Elderly Households
    - Extremely Low Income (0-30 percent of area median income)
    - Very Low Income (31-50 percent of area median income)
    - Low Income (51-60 percent of area median income)
    - Moderate Income (61-80 percent of area median income)
    - Middle Income (81-125 percent of area median income)

- Persons with Disabilities by sub-category (Mental, physical and developmental disabilities)
    - Extremely Low Income (0-30 percent of area median income)
    - Very Low Income (31-50 percent of area median income)
    - Low Income (51-60 percent of area median income)
    - Moderate Income (61-80 percent of area median income)
    - Middle Income (81-125 percent of area median income)

- Persons with Special Needs and/or On-Site Supportive Services (including Emergency Shelters, Transitional Housing and Permanent housing for persons with disabilities).
    - Extremely Low Income (0-30 percent of area median income)
    - Very Low Income (31-50 percent of area median income)
    - Low Income (51-60 percent of area median income)
    - Moderate Income (61-80 percent of area median income)
    - Middle Income (81-125 percent of area median income)

The analysis should also note the number of households within each special needs group, and income class experiencing:

- Severe cost and cost burden determined as gross housing costs greater than 50 percent of income;
- Overcrowding;
- Substandard housing.

3. **Provides an estimate of the number and condition of subsidized and other low-income housing units at the county level.**

- Public housing units / Section 8 vouchers and units
- Low Income Housing Tax Credit (LIHTC) units
- Other subsidized units (i.e. USDA Rural Development, HUD 221 (d)(3), (d)(4), etc.)

The analysis should also identify any subsidized units forecast to convert to market rate units within a two-year planning period.

4. **Provides a demographic and economic overview by county and local jurisdiction (if feasible) for the following factors:**

- Population
  - Age
  - Race
  - Ethnicity
- Household Size
- Migration
- Current Employment and Forecast
- Household Income
- Summary relating to the effects of demographics and economic factors on housing demand.

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