



AFFORDABLE HOUSING DATA WORKING GROUP

NRS 319.143

Agenda Item V A - HOUSING
Meeting Date: 05-15-18

NRS 319.143: LOW INCOME HOUSING DATABASE

NRS 319.143 Division required to create and maintain statewide low-income housing database.

1. The Division shall create and maintain a statewide low-income housing database.
2. The database must include, without limitation, the compilation and analysis of demographic, economic and housing data from a variety of sources that:
 - (a) Provides for an annual assessment of the affordable housing market at the city and county level, including data relating to housing units, age of housing, rental rates and rental vacancy rates, new home sales and resale of homes, new construction permits, mobile homes, lots available for mobile homes and conversions of multifamily condominiums;
 - (b) Addresses the housing needs of various population groups in Nevada, such as households that rent, homeowners, elderly households, veterans, persons with disabilities or special needs, homeless persons, recovering drug abusers, persons suffering from mental health ailments and victims of domestic violence, with each group distinguished to show the percentage of the population group at different income levels, and a determination of the number of households within each special-needs group experiencing housing costs greater than 50 percent of their income, overcrowding or substandard housing;
 - (c) Contains an estimate of the number and condition of subsidized and other low-income housing units at the county level and the identification of any subsidized units that are forecast to convert to market-rate units within a 2-year planning period;
 - (d) Provides a demographic and economic overview by local and county jurisdiction, if feasible, for the population of Nevada, including age, race and ethnicity, household size, migration, current and forecast employment, household income and a summary relating to the effects of demographics and economic factors on housing demand;
 - (e) Provides the number of housing units available to a victim of domestic violence from any housing authority, as defined in [NRS 315.021](#), and from participation in the program of housing assistance pursuant to section 8 of the United States Housing Act of 1937, 42 U.S.C. § 1437f; and
 - (f) Provides the number of terminations of victims of domestic violence in this State from the program of housing assistance pursuant to section 8 of the United States Housing Act of 1937, 42 U.S.C. § 1437f.
3. The costs of creating and maintaining the database:
 - (a) Must be paid from the Account for Low-Income Housing created by [NRS 319.500](#); and
 - (b) May not exceed \$175,000 per year.

NRS 278.235 ANNUAL HOUSING PROGRESS REPORT

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

- (a) At the expense of the city or county, as applicable, subsidizing in whole or in part impact fees and fees for the issuance of building permits collected pursuant to NRS 278.580.
- (b) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. Nothing in this paragraph authorizes a city or county to obtain land pursuant to the power of eminent domain for the purposes set forth in this paragraph.
- (c) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.
- (d) Leasing land by the city or county to be used for affordable housing.
- (e) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.
- (f) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.
- (g) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.
- (h) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. 1701q and 42 U.S.C. 8013.
- (i) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.
- (j) Offering density bonuses or other incentives to encourage the development of affordable housing.
- (k) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.
- (l) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with a need for supportive housing identified in the 5-year consolidated plan adopted by the United States Department of Housing and Urban Development for the city or county pursuant to 42 U.S.C. 12705 and described in 24 C.F.R. Part 91.

2. On or before January 15 of each year, the governing body shall submit to the Housing Division of the Department of Business and Industry a report, in the form prescribed by the Division of how the measures adopted pursuant to subsection 1 assisted the city or county in maintaining and developing affordable housing to meet the needs of the community for the preceding year. The report must include an analysis of the need for affordable housing within the city or county that exists at the end of the reporting period.

3. On or before February 15 of each year, the Housing Division shall compile the reports submitted pursuant to subsection 2 and transmit the compilation to the Legislature, or the Legislative Commission if the Legislature is not in regular session.

RECOMMENDED CHANGES TO NRS 319.143

○ Eliminate paragraph (f) of subsection 2.

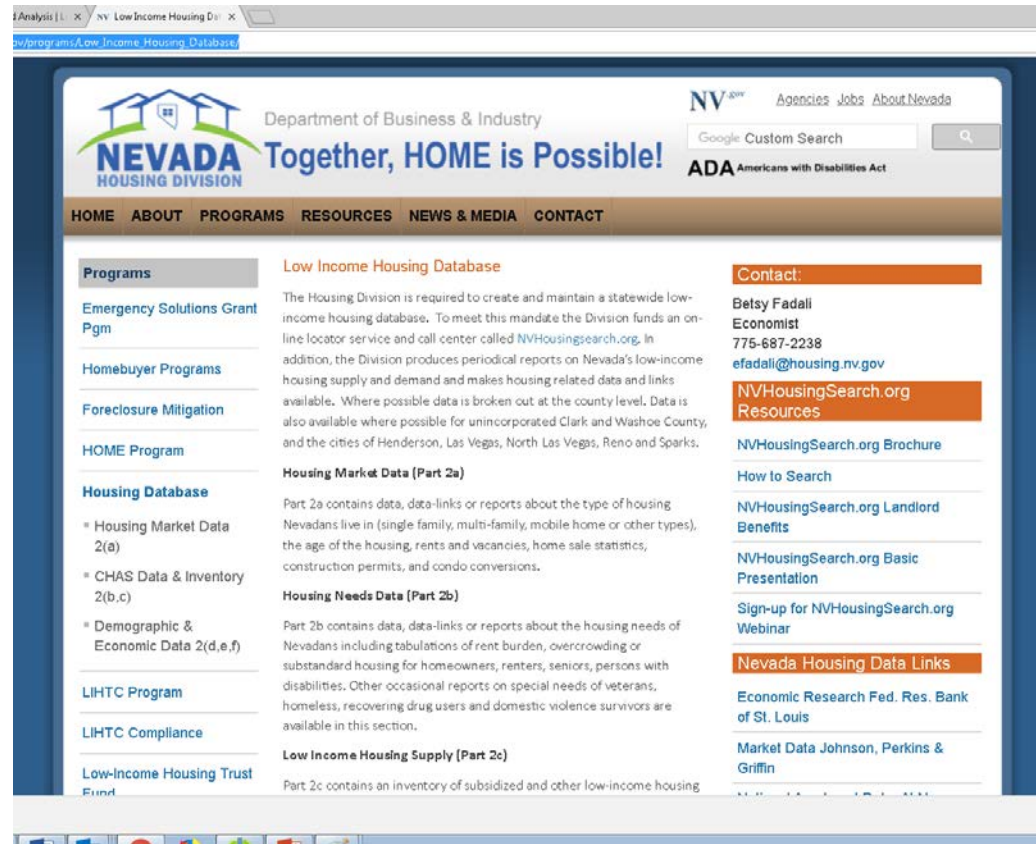
- Reauthorization of the Violence Against Women Act in 2013 addresses the issue of unjust terminations of Section 8
- No data has been available to collect.

○ Link NRS 278.235 (Annual Housing Progress Report) to NRS 319.143 (Low Income Housing Database).

- Make the connection between the two sections clear
- Linked by subsidized unit inventory and annual assessment of needs
- Put into NRS what has been common practice for the Division and local governments

LOW INCOME HOUSING DATABASE WEBPAGE

<https://housing.nv.gov/programs/Low Income Housing Database/>



LOW INCOME HOUSING DATABASE WEBPAGE

[HOME](#) [ABOUT](#) [PROGRAMS](#) [RESOURCES](#) [NEWS & MEDIA](#) [CONTACT](#)

Programs

[Emergency Solutions Grant Pgm](#)

[Homebuyer Programs](#)

[Foreclosure Mitigation](#)

[HOME Program](#)

Housing Database

▪ [Housing Market Data 2\(a\)](#)


▪ [CHAS Data & Inventory 2\(b,c\)](#)

▪ [Demographic & Economic Data 2\(d,e,f\)](#)

[LIHTC Program](#)

[LIHTC Compliance](#)

[Low-Income Housing Trust Fund](#)


 **HOUSING MARKET DATA 2(A)**

The Information listed below per NRS 319.143 Provides for an annual assessment of the affordable housing market at the city and county level, including data relating to housing units, age of housing, rental rates and rental vacancy rates, new home sales and resale of homes, new construction permits, mobile homes, lots available for mobile homes and conversions of multifamily condominiums.

Housing Market Data 2(a)


Housing Characteristics

Selected Housing Characteristics from ACS estimates.




Housing Unit Inventory

ACS estimates of Housing Unit Inventories.



Housing Unit Inventory

Report on which types of structures renters live in.



Supportive Housing/Group Homes


In Progress

Nursing Home Units

In Progress

Emergency Shelter Beds

Nevada's 3 Continuum of Care (Washoe, Clark and Balance of State) counts of emergency shelter beds



AFFORDABLE HOUSING DASHBOARD

- ❑ Database indicators from statute (~40 main elements)
- ❑ Dashboard best practices – less than 10 indicators, if more do more than one dashboard
- ❑ Measurable goals
- ❑ Track new housing programs
- ❑ Implementation on NHD low income housing database webpage

AFFORDABLE HOUSING DASHBOARD INDICATORS: EXAMPLES

1. Homeless per capita trend
2. Rent burdened trend
3. Rent and vacancy trends
4. Homeownership rate and trend
5. New home sales
6. Affordability for homes series
7. Number of households, trend and forecast
8. New construction building permits (pipeline)
9. Number of households by income group
10. Number of subsidized units trend
11. Subsidized units under construction (pipeline)
12. Number of vouchers trend
13. Employment, current and forecast
14. Jobs per housing unit ratio
15. Net need for new subsidized units or vouchers