

## SUMMARY OF RECOMMENDATIONS

### COMMITTEE TO STUDY ISSUES REGARDING AFFORDABLE HOUSING

Senate Concurrent Resolution 1  
(File 40, *Statutes of Nevada 2017*)

This summary presents the recommendations approved by the Committee to Study Issues Regarding Affordable Housing at its meeting on May 31, 2018. The bill draft requests (BDRs) will be forwarded to the Legislative Commission for transmittal to the 80<sup>th</sup> Session of the Nevada Legislature.

#### RECOMMENDATIONS FOR LEGISLATION

##### *Definitions of Affordable Housing*

1. Draft legislation to revise certain definitions of affordable housing to provide consistency within the *Nevada Revised Statutes* (NRS). **(BDR 22–377)**

##### *Housing Data Collection*

2. Draft legislation linking [NRS 278.235](#) (Annual Housing Progress Report) to [NRS 319.143](#) (Low-Income Housing Database) to clarify the connection between the two sections and support current practices of Nevada’s Housing Division (NHD), Department of Business and Industry, and local governments. **(BDR 25–378)**

##### *Local Government Development Fees*

3. Draft legislation to amend NRS 278.235 to enable local governments to assist affordable housing developments by allowing them to reduce or subsidize building fees, impact fees, and/or enterprise fees without having to be reimbursed from the local government’s general fund (GF) or without having to borrow and pay back enterprise funds from the GF. Local governments must provide for a public review of the fiscal stability of the GF or enterprise fund, as appropriate, if such fees are either reduced or subsidized. **(BDR 22–379)**

##### *Supportive Housing*

4. Draft legislation directing Nevada’s Department of Health and Human Services to expand the Medicaid 1915(i) State Plan Option. This would allow Nevada to offer a variety of services under a state plan for home- and community-based services benefit that would facilitate housing as health care. **(BDR 38–380)**

##### *Financing for Affordable Housing*

5. Draft legislation to create a Nevada affordable housing tax credit program to encourage the development and preservation of low-income residential housing projects statewide.

The proposed program is a four-year pilot program, which authorizes up to \$10 million of transferrable tax credits per fiscal year, not to exceed a total of \$40 million, to be administered by NHD. **(BDR 32–381)**

#### RECOMMENDATIONS FOR COMMITTEE ACTION

6. Send a letter to Nevada’s Congressional Delegation advocating for the support and passage of [S.548/H.R.1661](#) (Affordable Housing Credit Improvement Act of 2017), 115<sup>th</sup> Congress, also known as the Cantwell-Hatch Act, introduced by Senators Maria Cantwell (D-Washington) and Orrin G. Hatch (R-Utah).
7. Include a statement in the final report supporting the comments submitted by Joshua J. Hicks, on behalf of the Nevada Homebuilders Association, the Southern Nevada Homebuilders Association, and the Builders Association of Northern Nevada, to the Committee encouraging urban land development, transit-oriented development, comprehensive planning, workforce training, flexibility on permitting and enterprise fund fees, and opposing federal tariffs on construction material.
8. Include a statement in the final report supporting the comments submitted by James Conway, on behalf of Statewide Legal Services Coalition, to the Committee to strengthen consumer protections for tenants, including, without limitation, allowing additional time for tenants to locate new housing in the case of an eviction or a displacement due to rising rents, to help in mitigating the affordable housing crisis in Nevada.