



# **NEVADA LEGISLATURE LEGISLATIVE COMMISSION'S SUBCOMMITTEE TO STUDY THE AVAILABILITY AND INVENTORY OF AFFORDABLE HOUSING**

**(Assembly Concurrent Resolution No. 11, File No. 97, *Statutes of Nevada 2005*)**

## **SUMMARY MINUTES AND ACTION REPORT**

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The sixth meeting and Work Session of the Legislative Commission's Subcommittee to Study the Availability and Inventory of Affordable Housing was held on June 5, 2006, at 1:17 p.m. in the Grant Sawyer State Office Building, 555 East Washington Avenue, Las Vegas, Nevada, in Room 4401. The meeting was videoconferenced to Room 3138 of the Legislative Building, 401 South Carson Street, Carson City, Nevada. A copy of this set of "Summary Minutes and Action Report," including the "Meeting Notice and Agenda" ([Exhibit A](#)) and other substantive exhibits, is available on the Nevada Legislature's Web site at [www.leg.state.nv.us/73rd/Interim](http://www.leg.state.nv.us/73rd/Interim). In addition, copies of the audio record may be purchased through the Legislative Counsel Bureau's Publications Office (e-mail: [publications@lcb.state.nv.us](mailto:publications@lcb.state.nv.us); telephone: 775/684-6835).

### **SUBCOMMITTEE MEMBERS PRESENT IN LAS VEGAS:**

Assemblyman Marcus L. Conklin, Chairman  
Senator Steven A. Horsford  
Senator Dennis Nolan (via telephone conference)  
Assemblywoman Francis O. Allen  
Assemblywoman Marilyn Kirkpatrick

### **SUBCOMMITTEE MEMBER PRESENT IN CARSON CITY:**

Senator Maurice E. Washington

### **LEGISLATIVE COUNSEL BUREAU STAFF PRESENT:**

Kelly S. Gregory, Research Analyst, Research Division, Legislative Counsel Bureau (LCB)  
William L. Keane, Principal Deputy Legislative Counsel, Legal Division, LCB  
Ann M. Iverson, Senior Deputy Legislative Counsel, Legal Division, LCB  
Lucinda Benjamin, Senior Research Secretary, LCB

## **OPENING REMARKS**

Chairman Conklin opened the meeting with introductory remarks and explained the voting procedures for the Work Session.

## **APPROVAL OF THE “SUMMARY MINUTES AND ACTION REPORT” OF THE MEETINGS HELD ON APRIL 10, 2006, AND ON MAY 8, 2006, IN LAS VEGAS, NEVADA**

- The Subcommittee **APPROVED THE FOLLOWING ACTION:**

ASSEMBLYWOMAN ALLEN MOVED TO APPROVE THE SUMMARY MINUTES AND ACTION REPORT OF THE MEETING HELD ON APRIL 10, 2006, IN LAS VEGAS, NEVADA. THE MOTION WAS SECONDED BY SENATOR HORSFORD, WHICH PASSED UNANIMOUSLY.

SENATOR HORSFORD MOVED TO APPROVE THE SUMMARY MINUTES AND ACTION REPORT OF THE MEETING HELD ON MAY 8, 2006, IN LAS VEGAS, NEVADA. THE MOTION WAS SECONDED BY ASSEMBLYWOMAN ALLEN, WHICH PASSED UNANIMOUSLY.

## **PUBLIC COMMENT**

No comments were received.

The Subcommittee recessed at the call of the chair. The Subcommittee was called back to order and a discussion was held regarding member participation via teleconference call for the Work Session portion of the meeting.

Chairman Conklin announced that a Subcommittee member can participate and vote via telephone conference for the Work Session. He stated that Senator Horsford would participate via telephone conference until he returned to the Grant Sawyer State Office Building. Chairman Conklin explained that Assembly Concurrent Resolution No. 11 (File No. 97, *Statutes of Nevada 2005*) states that any recommended legislation must be approved by a majority of the members of the Senate and a majority of the members of the Assembly appointed to the Subcommittee.

Senator Washington expressed concern that since Senator Nolan was not in attendance, he was not sure if having one senator present at the meeting would meet the requirements stated in A.C.R. 11.

The Subcommittee recessed for clarification of A.C.R. 11 before proceeding. Chairman Conklin called the meeting to order and stated that Senator Nolan was excused to attend the Multi-State Highway Transportation Agreement Conference as the sole

representative for the State of Nevada. Chairman Conklin explained that Senator Nolan would participate in the Subcommittee's Work Session at approximately 3:30 p.m. via telephone conference.

Discussion continued in which Senator Washington stated that he would follow the Chairman's decision to allow participation via telephone conference by Senator Horsford and Senator Nolan. He indicated the standard practice of interim committees is to have members present at the Work Session to vote. He noted the absence of a rule that does not allow participation via a telephone conference call and was of the opinion that members should be present to vote on recommendations. Senator Washington expressed concern at setting a precedent for the alternative method of participation.

## **WORK SESSION—DISCUSSION AND ACTION ON THE FOLLOWING RECOMMENDATIONS**

### **WORK SESSION DOCUMENT**

The following list of recommendations was compiled by the chair and staff of the Legislative Commission's Subcommittee to Study the Availability and Inventory of Affordable Housing (Assembly Concurrent Resolution No. 11, File No. 97, *Statutes of Nevada 2005*). The document is designed to assist the Subcommittee members in determining which recommendations will be submitted to the Legislative Commission and be forwarded to the 2007 Session of the Nevada Legislature.

The document contains recommendations within the scope of the study that were presented in hearings and submitted in writing during the course of the study. The possible actions listed in the document do not necessarily have the support or opposition of the Subcommittee. The possible actions are compiled and organized so the members may review them to decide if they should be adopted, changed, rejected, or further considered. Sponsors of recommendations may be referenced in parentheses. Please note that specific sponsors of the recommendations may not be provided if the proposals were raised and discussed by numerous individuals and entities during the course of the study. Please see [Exhibit B](#), "Work Session Document."

### **RECOMMENDATIONS FOR LEGISLATIVE MEASURES**

(As directed by Chairman Conklin, Recommendation Nos. 2, 2A, and 2B were taken out of order.)

#### ***Recommendation No. 2. Data Collection and Revision of Definitions***

***Recommendation No. 2A: Draft legislation to provide for the development and maintenance of a Statewide Housing Database as proposed by the Nevada Housing Database Partnership.***

- *Allow existing revenue from the Account for Low-Income Housing to be used to provide funding for the database.*
- *Include all housing, demographic, and economic elements required by ACR 11.*

- *The Statewide Housing Database should also contain specific data on the number of housing authority units and Section 8 Housing Program units (Section 8 of the United States Housing Act of 1937 [42 U.S.C. Sec. 1437f]) that are available to victims of domestic violence, and the number of terminations of Section 8 housing vouchers of domestic violence victims. (This requirement could be modeled after similar language contained in Section 34328.1 of the “California Health and Safety Code.”)*
- *Specifically require owners of rental properties in the State of Nevada currently receiving and/or those that have received funding from state, federal, or local jurisdictions to report available disabled accessible units to the Nevada Housing Registry Web site. (This requirement could be modeled after similar language contained in Chapter 151B, Section 4(7A)(3) of the “Massachusetts General Laws.”)*  
(Proposed by the Nevada Housing Database Partnership and the Office of Disability Services with support from the Nevada Housing Coalition)

Chairman Conklin inquired if the proposed program and staff would be located in the Office of the State Demographer or the Nevada System of Higher Education and stated that the scope of work should not be limited so necessary data could be gathered by the staff in order to pursue federal funding for housing needs. Chairman Conklin asked for further discussion of Recommendation No. 2A.

- In response to a question posed by Senator Washington, Ernie Nielsen, Washoe County Senior Law Project, provided background information on the proposed Statewide Housing Database and independent survey projects.

During discussion of Recommendation No. 2A, Senator Washington expressed concern that the proposed office would not be given authority to establish regulations; Assemblywoman Allen questioned the amount of funding requested and supported locating the program in the Office of the State Demographer, with the initial funding level of approximately \$100,000.

- Debra March, Executive Director, Lied Institute for Real Estate Studies, University of Nevada, Las Vegas (UNLV), explained that the Office of the State Demographer is located in the Small Business Development Center (SBDC), on the University of Nevada, Reno (UNR) campus.
- Bob Potts, Center for Business and Economic Research, UNLV, stated that the Office of the State Demographer is funded by Nevada’s Department of Taxation. He expressed the need to keep affordable housing funds separate from current funds for accounting purposes. Mr. Potts explained the proposed partnership between the UNR and UNLV to collect unbiased data. The UNLV would administer the collection of data from Clark, Lincoln, and Nye Counties, and the UNR would collect information from the remainder of the counties in the State. The costs include collecting primary data information and additional unilateral surveys and studies in areas where resources are limited.

During further discussion, Senator Washington expressed support for a data collection program for rural communities, but was of the opinion that since Washoe and Clark Counties currently have collection data capabilities, they should be excluded. Assemblywoman Kirkpatrick expressed concern that the proposed level of funding is excessive and requested a lower funding level to start an initial program in rural counties. She also suggested a timeframe be established for the program.

- Mr. Potts, previously identified, stated that: (1) current data may be in a form that would require additional work to be usable; (2) special demographic groups may not be included in current data collection; and (3) a lack of technology in rural areas may be encountered. He stated the program is projected to generate information within one year.

Chairman Conklin recommended including all counties in the data collection program, which would require a modification of the scope of work.

- Jodi Royal-Goodwin, Community Resource Specialist, City of Reno, stated that in Washoe County, the data collected could possibly facilitate the acquisition of additional funding. She added that Nevada's population is growing so fast that existing agencies are having difficulty collecting information and maintaining databases for planning purposes. The lack of current information hinders access to additional resources for State programs.

Assemblywoman Kirkpatrick was of the opinion that the amount of requested funding was high and suggested \$175,000 as the funding level.

The following action was taken after Senator Nolan was in attendance via telephone conference.

- The Subcommittee **APPROVED THE FOLLOWING ACTION:**

SENATOR HORSFORD MOVED FOR APPROVAL TO DRAFT LEGISLATION TO PROVIDE FOR THE DEVELOPMENT AND MAINTENANCE OF A STATEWIDE HOUSING DATABASE, WITH A BUDGET OF \$175,000 AND A MODIFIED SCOPE OF WORK. THE MOTION WAS SECONDED BY ASSEMBLYWOMAN KIRKPATRICK, WHICH PASSED UNANIMOUSLY.

***Recommendation No. 2B:*** *Draft legislation to amend all statutes relating to affordable housing to ensure consistency. Affordable housing should be defined as housing which is affordable to families whose income is equal to or less than 80 percent of the area median; attainable housing should be defined as housing which is affordable to households whose income is greater than 80 percent and equal to or less than 120 of the area median. (Proposed by the Workforce Housing Subcommittee of the Southern Nevada Regional Planning Commission [SNRPC] and the Nevada Housing Coalition)*

Chairman Conklin requested clarification of the impact of the proposed changes to *Nevada Revised Statutes* (NRS) 319.060.

- Charles L. Horsey III, Administrator, Housing Division, Department of Business and Industry (DBI), stated that the income limits could not be changed when using tax credits or bonds because the limit of 60 percent of median income is determined by the United States Congress rather than by State statute.
- Lesa Coder, Director of Operations, Clark County Redevelopment Agency, referred to NRS 244A.6975 and stated that the Internal Revenue Service (IRS), U.S. Department of the Treasury, does not acknowledge amounts over 80 percent of the AMI. Chairman Conklin stated that the recommendation would add the words “attainable housing” and not change the definition of “affordable” in NRS 244A.6975.
- Lon DeWeese, Chief Financial Officer, Housing Division, DBI, explained that the deleted language includes veterans, who could be adversely affected.
- In response to a question from Chairman Conklin, Mr. Horsey stated that the proposed change could be in conflict with sections of the tax code dealing with tax credits, which are limited by federal law to 60 percent.

William L. Keane, Principal Deputy Legislative Counsel, Legal Division, LCB, requested clarification of the proposed changes to NRS. He explained NRS 244, which identifies the county’s bonding authority and the federal requirements for meeting defined income levels for tax exempt bonding of housing projects.

- The Subcommittee **APPROVED THE FOLLOWING ACTION:**

SENATOR NOLAN MOVED FOR APPROVAL TO DRAFT LEGISLATION TO AMEND ALL STATUTES RELATING TO AFFORDABLE HOUSING TO ENSURE CONSISTENCY OF DEFINITIONS OF AFFORDABLE AND ATTAINABLE HOUSING, WITH THE EXCEPTION THAT NO CHANGE BE MADE TO NRS 319.060. THE MOTION WAS SECONDED BY ASSEMBLYWOMAN ALLEN, WHICH PASSED UNANIMOUSLY.

### ***Recommendation No. 1. Housing Trust Funds***

***Recommendation No. 1A: Draft legislation to create a housing trust fund to provide money for affordable housing projects dedicated to workforce housing, targeted at families whose gross income is greater than 80 percent and equal to or less than 120 percent of area median. The trust fund for workforce housing will be set up and administered in the same manner as the Account for Low-Income Housing (NRS Chapter 319).***

*(Proposed by Assemblyman Marcus L. Conklin, Clark County, Assembly District No. 37, and Assemblywoman Marilyn Kirkpatrick, Clark County, Assembly District No. 1)*

In response to questions from the Subcommittee, Assemblywoman Kirkpatrick provided an explanation of the mortgage program, administration of the program, and eligibility requirements of the workforce housing trust fund.

Chairman Conklin was of the opinion that a portion of the trust fund could be used by developers to finance initial costs for various types of workforce housing projects.

- Nancy Muniz, Community Development Manager, Charles Schwab Bank, provided information about the Community Reinvestment Act, a federal banking regulation that limits mortgage contributions to 80 percent or less for down-payment assistance. She explained there are few redevelopment zones where investments can be made that are not strictly targeted to the 80 percent requirement.

The Subcommittee discussed: (1) funding for the Housing Trust Fund according to appropriate need and availability of funds; (2) a mechanism to sustain funding; and (3) similar programs in other states.

Senator Nolan supported the recommendation to clarify the definitions for affordable and attainable housing (via telephone conference).

- The Subcommittee **APPROVED THE FOLLOWING ACTION:**

ASSEMBLYWOMAN KIRKPATRICK MOVED FOR APPROVAL TO DRAFT LEGISLATION TO CREATE A HOUSING TRUST FUND TO PROVIDE MONEY FOR AFFORDABLE HOUSING PROJECTS DEDICATED TO WORKFORCE HOUSING, TARGETED AT FAMILIES WHOSE GROSS INCOME IS GREATER THAN 80 PERCENT AND EQUAL TO OR LESS THAN 120 PERCENT OF THE AREA MEDIAN INCOME. THE MOTION WAS SECONDED BY SENATOR HORSFORD, WHICH PASSED UNANIMOUSLY.

***Recommendation No. 1B: Draft legislation to clarify local governments may utilize money from the Account for Low-Income Housing to assemble and acquire property for the development of affordable housing.***

*(Proposed by the City of North Las Vegas)*

- Kimberly J. McDonald, State Legislative Affairs Officer, City of North Las Vegas, stated the NRS is specific regarding the acquisition, rehabilitation, and construction of affordable housing; however, clarification would assist in assembling properties for affordable housing and mixed-use development.

Chairman Conklin clarified the statute governing the Affordable Housing Trust Fund for the Subcommittee.

Mr. Keane, previously identified, explained that the Subcommittee's previous action to change the definitions of "affordable" and "attainable" housing also changed the requirement for "80 percent or less" for mortgage contributions.

The Subcommittee discussed funding for housing trust funds, required percentages, and mixed-use development provisions.

Mr. Keane, previously identified, provided clarification of NRS 319.510, and discussion ensued regarding the distribution of funds under the statute.

- Debra J. Parra, Home Program Manager, DBI, explained the distribution of funds to local governments.

Senator Horsford stated the importance of private sector involvement in developing workforce housing and stated Recommendation No. 1B would augment workforce housing projects.

- The Subcommittee **APPROVED THE FOLLOWING ACTION:**

SENATOR HORSFORD MOVED FOR APPROVAL TO DRAFT LEGISLATION TO CLARIFY THAT LOCAL GOVERNMENTS MAY UTILIZE FUNDS FROM THE ACCOUNT FOR LOW-INCOME HOUSING TO ASSEMBLE AND ACQUIRE PROPERTY FOR THE DEVELOPMENT OF AFFORDABLE HOUSING, AS AMENDED TO INCLUDE LANGUAGE NECESSARY TO EXPAND THE AUTHORITY OF LOCAL GOVERNMENTS TO UTILIZE THEIR FUNDS FOR THE DEVELOPMENT OF AFFORDABLE HOUSING. THE MOTION WAS SECONDED BY ASSEMBLYWOMAN KIRKPATRICK, WHICH PASSED UNANIMOUSLY.

(As directed by Chairman Conklin, Recommendation No. 4 was taken out of order.)

#### ***Recommendation No. 4. Requests for Funding***

***Recommendation No. 4: Draft legislation to fund the Account for Low-Income Housing, Fund for Low-Income Owners of Manufactured Housing, and proposed workforce housing trust fund with a one-time appropriation from the current general fund surplus.***

Chairman Conklin clarified Recommendation No. 4 and stated that the excess funds generated from the Real Property Transfer Tax (NRS 375.070) could provide a one-time appropriation to the affordable housing, workforce housing, and rental assistance funds.

Discussion ensued in which Senator Nolan expressed support for Recommendation No. 4. Senator Washington also supported the Recommendation, with the caveat that his final vote in the 2007 Legislative Session be reserved. Assemblywoman Allen expressed concern about not identifying a specific dollar amount and reserved her final vote for the 2007 Legislative Session.



- The Subcommittee **APPROVED THE FOLLOWING ACTION:**

SENATOR HORSFORD MOVED FOR APPROVAL TO DRAFT LEGISLATION TO FUND THE ACCOUNT FOR LOW-INCOME HOUSING, LOW-INCOME OWNERS OF MANUFACTURED HOUSING, AND PROPOSED WORKFORCE HOUSING TRUST FUND WITH A ONE-TIME APPROPRIATION IN AN AMOUNT EQUAL TO OR GREATER THAN THE REVENUE SURPLUS FROM THE REAL PROPERTY TRANSFER TAX. THE MOTION WAS SECONDED BY ASSEMBLYWOMAN KIRKPATRICK, WHICH PASSED UNANIMOUSLY.

Following a brief recess, Chairman Conklin indicated that Senator Nolan would no longer be attending via telephone conference.

### ***Recommendation No. 3. Mobile Home Parks***

***Recommendation No. 3A: Draft legislation to extend the notice required to move a manufactured home from a mobile home park that is closing to one year.***

*(Proposed by Assemblywoman Chris Giunchigliani, Clark County, Assembly District No. 9)*

Ms. Kirkpatrick presented information on the 180-day requirement for notice and commented that the time period had been included in previous legislation.

- Douglas R. Bell, Manager, Community Resources Management, Clark County, stated a substantial number of mobile home parks have been closed in Clark County and the moratorium placed on closures has been withdrawn.
- Lesa Coder, previously identified, stated individuals were displaced by seven mobile home closures last year in the City of Las Vegas, which represents approximately 2,000 units, and stated an additional 15,000 units are estimated to be displaced in the Las Vegas Valley.

The Subcommittee discussed extending the time period for notices of mobile home park closures.

The Subcommittee took no action on Recommendation No. 3A.

***Recommendation No. 3B: Draft legislation to require the submission of a resident impact statement by a mobile home park owner proposing to close or convert a mobile home park. The statement would be required to be submitted to and considered by the appropriate local zoning board, planning commission, or governing body. The statement should include a list of the names, addresses, and mobile home site identification numbers of all persons living in units within the existing park; an analysis of replacement housing needs or requirements for existing tenants; and an analysis of any sites proposed for relocated units. (Proposed by Assemblywoman Chris Giunchigliani, Clark County, Assembly District No. 9)***

- The Subcommittee **APPROVED THE FOLLOWING ACTION:**

ASSEMBLYWOMAN KIRKPATRICK MOVED FOR APPROVAL TO DRAFT LEGISLATION TO REQUIRE THE SUBMISSION OF A RESIDENT IMPACT STATEMENT BY A MOBILE HOME PARK OWNER PROPOSING TO CLOSE OR CONVERT A MOBILE HOME PARK. THE MOTION WAS SECONDED BY ASSEMBLYWOMAN ALLEN, WHICH PASSED UNANIMOUSLY BY ALL MEMBERS PRESENT EXCEPT SENATOR NOLAN, WHO WAS EXCUSED.

***Recommendation No. 3C:*** *Draft legislation to provide funding for displaced manufactured home owners to receive a replacement unit of comparable size and amenities in a comparable mobile home park. The funding would be used to subsidize those manufactured home owners who have received the fair market value of their manufactured home that cannot be moved (in a manner similar to that prescribed by subsection 3 of NRS 118B.177), but are unable to afford to replace the unit.*

*(Proposed by Assemblywoman Chris Giunchigliani, Clark County, Assembly District No. 9)*

Chairman Conklin stated that Recommendation No. 4 that was previously passed by the Subcommittee included an appropriation for the rental assistance fund which could be used to assist displaced manufactured home owners.

The Subcommittee took no action on Recommendation No. 3C.

### ***Recommendation No. 5. Local Government***

***Recommendation No. 5A:*** *Draft legislation to require local governments to adopt fair share zoning practices. Fair share zoning requires local governments to develop a projection for the number of affordable housing units needed in that particular community, and requires that zoning ordinances be adopted or revised in order to accomplish the development of the number of units needed.*

*(Proposed by Assemblyman Marcus L. Conklin, Clark County, Assembly District No. 37)*

Chairman Conklin commented on local government zoning practices regarding the development of affordable housing.

Discussion was held on: (1) requiring local municipalities to tie master plans to their specific populations and needs; (2) determining authority for addressing those needs; and (3) zoning.

During discussion Senator Washington expressed concern that Recommendation No. 5A supports inclusionary zoning and stated that zoning authority should be left within the purview of local governments.

- The Subcommittee **APPROVED THE FOLLOWING ACTION:**

ASSEMBLYWOMAN KIRKPATRICK MOVED FOR APPROVAL TO DRAFT LEGISLATION TO INCLUDE SIMILAR STANDARDS USED BY THE REGIONAL PLANNING COMMISSION IN WASHOE COUNTY AND TO APPLY TO POPULATIONS GREATER THAN 500,000. THE MOTION WAS SECONDED BY SENATOR WASHINGTON, WHICH PASSED UNANIMOUSLY BY ALL MEMBERS PRESENT EXCEPT SENATOR NOLAN, WHO WAS EXCUSED.

Senator Washington suggested establishing an interim study for the 2007-2008 interim to address fair share zoning issues for Clark County.

***Recommendation No. 5B: Draft legislation to clarify local governments may enact ordinances that provide for the acquisition, construction, improvement, rehabilitation, or expansion of affordable or attainable housing (possibly by amending NRS 244.189).***  
(Proposed by the Workforce Housing Subcommittee of the SNRPC)

- The Subcommittee **APPROVED THE FOLLOWING ACTION:**

SENATOR HORSFORD MOVED FOR APPROVAL TO DRAFT LEGISLATION TO CLARIFY THAT LOCAL GOVERNMENT MAY ENACT ORDINANCES TO PROVIDE FOR THE ACQUISITION, CONSTRUCTION, IMPROVEMENT, REHABILITATION, OR EXPANSION OF AFFORDABLE OR ATTAINABLE HOUSING. THE MOTION WAS SECONDED BY ASSEMBLYWOMAN ALLEN, WHICH PASSED UNANIMOUSLY BY ALL MEMBERS PRESENT EXCEPT SENATOR NOLAN, WHO WAS EXCUSED.

***Recommendation No. 5C: Draft legislation to require local governments to waive impact fees for developments, projects, or units designated as affordable housing.***

- Representatives from the Cities of Henderson, North Las Vegas, and City of Las Vegas stated they do not impose impact fees, so they would not be adversely affected.

The Subcommittee discussed proportional impact fees.

- Robert F. Joiner, Government Affairs Manager, City of Sparks, presented information about and the use of enterprise zones and stated changes in impact fees could be problematic. He indicated that impact fees are not waived by the City of Sparks.

During discussion of Recommendation No. 5C, Assemblywoman Kirkpatrick was of the opinion that the Subcommittee should pursue the recommendation. Senator Horsford commented on the permitting process and suggested a study of the fee structure process be conducted. Senator Washington discussed development fees and stated that the study should only include development fees.

Chairman Conklin directed staff to study fees for development, impacts, and the permitting process and include best practices of other states, in particular the State of Arizona. The information is to be included in the Subcommittee's Bulletin for the 2007 Legislative Session.

The Subcommittee took no action on Recommendation 5C.

***Recommendation No. 5D: Draft legislation to clarify that local governments have the first option to acquire vacant or abandoned properties through the tax foreclosure process.***

- Ms. Coder, previously identified, stated that the City of Las Vegas initially proposed this recommendation to the Workforce Housing Subcommittee. However, the City of Las Vegas determined that more information was needed to proceed; therefore, it was not submitted to the Subcommittee on Affordable Housing.
- Ms. Smith-Newby, previously identified, stated that the City of Las Vegas proposed the recommendation, but added that it is a complicated proposal, which includes property ownership issues.

The Subcommittee discussed abandoned properties and the benefits of redeveloping blighted properties to preserve neighborhoods.

The Subcommittee took no action on Recommendation 5D.

***Recommendation No. 5E: Draft legislation to provide redevelopment agencies with more standing in the bonding process. These changes would:***

- ***Allow parties aggrieved by the actions of a county assessor to the Nevada Tax Commission. Require that an appeal be decided within 30 days of receipt by the Commission.***
- ***Require a county assessor to reappraise all real property in redevelopment areas at least once per year, notwithstanding other existing provisions (such as NRS 279.676 and 279.678).***
- ***Require tax increment to be remitted to redevelopment agencies within a specific time period (possibly 278C.250).***
- ***Grant Boards of Equalization standing to refute reductions in assessed value of properties within redevelopment areas.***
- ***Expand the applicability of NRS 279.685 by lowering the population limit from 300,000 to 200,000 for cities and counties.***

*(Proposed by the City of Sparks and Assemblywoman Marilyn Kirkpatrick, Clark County, Assembly District No. 1)*

- Mr. Joiner, previously identified, provided clarification of the recommendations and discussed the collection of taxes.
- Kermit McMillin, Financial Advisor, Redevelopment Authority, City of Sparks, presented information on two issues: (1) collecting taxes due to the Redevelopment

Agency; and (2) assessing properties using the income method of appraisal and having properties reappraised annually.

The Subcommittee discussed annual reappraisal of real property in redevelopment areas.

Chairman Conklin requested Assemblywoman Kirkpatrick work with interested parties on Recommendation No. 5E.

- The Subcommittee **APPROVED THE FOLLOWING ACTION:**

SENATOR WASHINGTON MOVED FOR APPROVAL TO DRAFT LEGISLATION TO PROVIDE REDEVELOPMENT AGENCIES WITH MORE STANDING IN THE BONDING PROCESS. THE MOTION WAS SECONDED BY ASSEMBLYWOMAN ALLEN, WHICH PASSED UNANIMOUSLY BY ALL MEMBERS PRESENT EXCEPT SENATOR NOLAN, WHO WAS EXCUSED.

#### **RECOMMENDATIONS TO DRAFT A LETTER**

##### ***Recommendation No. 6. Expressions of Support for Public Housing Policies***

***Recommendation No. 6A:*** Send a letter to each public housing agency urging consideration of a preference for admission of families that include victims of domestic violence, if they do not have such a preference already.

***Recommendation No. 6B:*** Send a letter to each public housing agency directing their attention to and urging their compliance with the federal Violence Against Women Act of 2005.

***Recommendation No. 6C:*** Send a letter to each participating jurisdiction urging them to use federal grants or funds received from the Account for Low-Income Housing to fund a bridge-gap source for persons currently in housing that are on a wait list for a housing subsidy and that are at risk of becoming homeless or currently in a nursing facility and awaiting community transition.

Chairman Conklin directed staff, with approval of the Subcommittee members, to prepare letters for Recommendation Nos. 6A, 6B, and 6C.

Chairman Conklin thanked the Subcommittee members and staff for their hard work and stated it was an honor to work with them.

## ADJOURNMENT

There being no further business to come before the Subcommittee, the meeting was adjourned at 7:22 p.m.

Respectfully submitted,

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Lucinda Benjamin  
Senior Research Secretary

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Kelly S. Gregory, Research Analyst  
Research Division

APPROVED BY:

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Assemblyman Marcus L. Conklin, Chair

Date: \_\_\_\_\_

## LIST OF EXHIBITS

[Exhibit A](#) is the “Meeting Notice and Agenda” provided by Kelly S. Gregory, Research Analyst, Research Division, Legislative Counsel Bureau.

[Exhibit B](#) is the “Work Session Document” provided by Kelly S. Gregory, Research Analyst, Research Division, Legislative Counsel Bureau.

This set of “Summary Minutes and Action Report” is supplied as an informational service. Exhibits in electronic format may not be complete. Copies of the complete exhibits, other materials distributed at the meeting, and the audio record are on file in the Research Library of the Legislative Counsel Bureau, Carson City, Nevada. You may contact the Library online at [www.leg.state.nv.us/lcb/research/library/feedbackmail.cfm](http://www.leg.state.nv.us/lcb/research/library/feedbackmail.cfm) or telephone: 775/684-6827.