

Nevada Housing Database Partnership Overview

The Database Partnership first met back in October 2004 to discuss housing data needs and examine gaps in existing data collection. The group discussed and researched the following issues:

1. Analysis of Database Issue included analysis of the following key issues:
 - Developed spectrum of housing needs
 - Needs ranged from emergency homeless shelters to homeownership and rental housing for person earning up to 125% of Area Median Income.
 - Existing housing data sources that accurately identify supply and need?
 - HUD entitlement community *Consolidated Plans*
 - State Housing Division's *Apartment Facts* (Clark and Washoe County) and 2001 *Nevada Special Housing Needs Housing Assessment* (Clark & Washoe)
 - US Census Data
 - *Nevada Rural Housing Authority Housing Needs Assessment*
 - Data gap?
 - Determined that while some valuable data exists, including the Housing Division's *Housing Division Apartment Facts*, most available housing data was compiled utilizing obsolete Census data.
 - Data Collection
 - Who could generate and compile housing data on a statewide basis?
 - Partnership with UNR/UNLV/Housing Division/State Demographer?
 - Solicit RFP for services on contract basis.
 - Costs
 - Creation of a cost sharing partnership
 - State funded via Legislature
2. Research of past Legislative Initiatives and existing statewide housing databases.
 - Past Legislation
 - Assembly Bill 506 – Introduced by Assemblywoman Barbara Buckley in 1995 and became effective October 1995 and mandated that housing elements to include:
 1. An inventory of housing conditions, needs and plans and procedures for improving housing standards and for providing adequate housing.

2. An inventory of affordable housing in the community.
3. An analysis of the demographic characteristics of the community.
4. A determination of the present and prospective need for affordable housing in the community.
5. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.
6. An analysis of the characteristics of the land that is the most appropriate for the construction of affordable housing.
7. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.
8. A plan for maintaining and developing affordable housing to meet the housing needs of the community.

While we agree that AB 506 was a step in the right direction to assess the affordable housing conditions and projected needs, the bill left many items unattended. For example, AB 506 only applied to the urban counties of Washoe and Clark, it contained no deadline for compliance and it lacked a mechanism for state review of the housing elements.

- Existing State Housing Databases
 - **State of Washington Center for Real Estate Research** - This organization is part of Washington State University and the housing data collected is 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 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.

- **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 \$100,000 to 125,000. The WCDA contracts with a Portland, Oregon firm to produce semiannual Housing Profiles on all counties in Wyoming.

3. Legislative Strategy

After several Partnership meetings the group approached Assemblyman Bernie Anderson to see if there was a possibility of introducing a bill draft that would look at assessing the housing needs of our low- and moderate-income residents and to possibly provide funding to collect the type of data that the Partnership is looking to collect on an annual basis.

Assemblyman Bernie Anderson informed the group that it would be wise to have the Legislature consider the groups proposal in the form of a Bill Draft Request (BDR 848), which would create an interim study on the availability and inventory of low cost housing in Nevada.”

Nevada Housing Database Fact Sheet

Need:

State and local agencies have expressed a concern regarding the lack of accurate, timely, housing data available that could aid policy makers in setting state and local housing priorities.

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.

Data Collection:

The database would require generating primary data from surveys and other instruments as well as compiling existing relevant existing (secondary) data. The data would be collected and maintained by one coordinating entity. Data to be collected would include, but is not limited to the following:

Sources	Uses
<ul style="list-style-type: none">Existing housing unitsVacancy ratesBuilding permitsRental ratesHome sales dataSpecial Needs HousingPopulation DemographicsEconomic Overview	<ul style="list-style-type: none">Annual housing needs assessment by county and MSA.Geographic targeting of housing by type/demandPotential for market specific studiesLocal and regional planningEconomic Development Planning

Potential Beneficiaries:

- State & Local government(s)
- Non-profit Housing Providers
- Water & Utility planners
- Financial Institutions
- Economic Development Agencies
- Housing Developers
- Realtors
- Homebuyers/renters

Who:

Potential partnership between State Housing Division, Local Governments, UNR- Small Business Development Center, UNLV – Lied Institute for Real Estate Studies, and State Demographer or contract with private contractor.

Estimated Cost:

Operational cost estimates range from \$125,000 to \$300,000 annually. The entity could generate additional revenue through its own efforts in future years to supplement its operations.

Potential Funding Sources:

- Potential funding could come from a one or two cent assessment.
- Creation of a public/private partnership.
- Supplemental Fee for service contracts