

TO: Senate Committee of Government Affairs

RE: Assembly Bill 213 First Reprint

Dear Committee Chairman Senator Flores and Committee Members,

I support most of the First Reprint of Assembly Bill 213 now that both Sections 4 and 6 have been deleted from the proposed initial draft.

However, I am still concerned about Section 12.1 (a) that would allow deviations at the administrative level for applications of affordable housing projects, thereby eliminating any public comment.

I request that the Committee consider STRIKING the language in Section 12.1 (a) that states, "Allowed deviations shall include, but are not limited to, administrative approval by a person authorized by the governing body for any applications relating to affordable housing projects."

The necessity for public comment for projects of this nature is essential, as existing neighborhoods and property owners have a vested financial interest to maintain their neighborhood. Hearing from the property owners assists the local governing body, naming County Commissioners and City Councils, as each housing development requires tweaks and enhancements that often only are recognized by the property owners who live in the subject area. Massaging a project to make the best fit, intensity, parking, best landscaping designs, ingress/egress, lighting and layout of the site plan often comes only from hearing the voices of the neighboring property owners. One authorized administrative person is not appropriate for these decisions.

Please consider this modification.

Beyond that, I am thankful for the other deletions that preserve the original language of NRS 278.160 and NRS 278.250.

Respectfully,

Brigitte Solvie

Property owner in the Rural Neighborhood Preservation area in Clark County