

**Amendment No. 629**

Assembly Amendment to Senate Bill No. 363

(BDR 25-1029)

**Proposed by:** Assembly Committee on Government Affairs

**Amends:** Summary: No Title: No Preamble: No Joint Sponsorship: No Digest: Yes

ASSEMBLY ACTION			Initial and Date	SENATE ACTION			Initial and Date		
Adopted	<input type="checkbox"/>	Lost	<input type="checkbox"/>	_____	Adopted	<input type="checkbox"/>	Lost	<input type="checkbox"/>	_____
Concurred In	<input type="checkbox"/>	Not	<input type="checkbox"/>	_____	Concurred In	<input type="checkbox"/>	Not	<input type="checkbox"/>	_____
Receded	<input type="checkbox"/>	Not	<input type="checkbox"/>	_____	Receded	<input type="checkbox"/>	Not	<input type="checkbox"/>	_____

EXPLANATION: Matter in (1) *blue bold italics* is new language in the original bill; (2) variations of green bold underlining is language proposed to be added in this amendment; (3) ~~red strikethrough~~ is deleted language in the original bill; (4) ~~purple double strikethrough~~ is language proposed to be deleted in this amendment; (5) orange double underlining is deleted language in the original bill proposed to be retained in this amendment.





SENATE BILL NO. 363—SENATORS SPEARMAN, DALY; D. HARRIS, NEAL,  
OHRENSCHALL, PAZINA AND SCHEIBLE

MARCH 22, 2023

JOINT SPONSOR: ASSEMBLYMAN D’SILVA

Referred to Committee on Government Affairs

SUMMARY—Revises provisions relating to affordable housing. (BDR 25-1029)

FISCAL NOTE: Effect on Local Government: May have Fiscal Impact.  
Effect on the State: Yes.

~

EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to affordable housing; authorizing the Housing Division of the Department of Business and Industry to prioritize funding for projects related to affordable housing that give preference to certain persons; and providing other matters properly relating thereto.

**Legislative Counsel’s Digest:**

1 Existing law creates the Account for Affordable Housing in the State General Fund and  
2 prescribes the distribution and use of money in the Account. (NRS 319.500, 319.510) Existing  
3 law also authorizes the Housing Division of the Department of Business and Industry to  
4 distribute a certain portion of money in the Account to public or private nonprofit charitable  
5 organizations for projects that meet certain criteria. (NRS 319.510) This bill authorizes the  
6 Division to give priority to projects that provide a preference for: (1) women who are  
7 veterans; (2) women who were previously incarcerated; (3) survivors of domestic violence;  
8 ~~and~~ (4) elderly women who do not have stable or adequate living arrangements ~~;~~ **and (5)**  
9 **unmarried persons with primary physical custody of a child.**

1 WHEREAS, The shortage of affordable housing is affecting communities across  
2 the State of Nevada and the nation, and particularly impacts certain populations of  
3 women in Nevada; and

4 WHEREAS, Women who are veterans face many challenges when returning to  
5 civilian life, including, without limitation, raising children on their own and dealing  
6 with the psychological repercussions related to events such as military service or  
7 sexual trauma, which can put women who are veterans at a high risk of  
8 experiencing housing insecurity or homelessness; and

9 WHEREAS, Women who were formerly incarcerated experience barriers to  
10 employment as well as distrust and discrimination which create significant  
11 obstacles for formerly incarcerated women to obtain and maintain safe, stable  
12 housing for themselves and their families after release; and

1 WHEREAS, Survivors of domestic violence are also hampered in finding safe,  
2 affordable housing as a result of certain barriers such as a history of financial abuse,  
3 discrimination based on the violent or criminal actions of perpetrators and the  
4 unique safety and confidentiality needs of survivors of domestic violence; and

5 WHEREAS, Elderly women are more likely to live in poverty than men as a  
6 result of historical wage disparities and having to take time away from the  
7 workforce for caregiving; and

8 WHEREAS, Expansion of the inventory of affordable housing that provides a  
9 preference for these disadvantaged female populations will address many of the  
10 significant obstacles that such women face in obtaining safe, stable and affordable  
11 housing; and

12 WHEREAS, Federal and state funding for housing in Nevada should be  
13 prioritized for projects that provide a preference for such disadvantaged women;  
14 now, therefore,  
15

16 THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN  
17 SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:  
18

19 **Section 1.** NRS 319.510 is hereby amended to read as follows:

20 319.510 1. Except as otherwise provided in subsection 2, money deposited  
21 in the Account for Affordable Housing must be used:

22 (a) For the acquisition, construction or rehabilitation of affordable housing for  
23 eligible families by public or private nonprofit charitable organizations, housing  
24 authorities or local governments through loans, grants or subsidies;

25 (b) To provide technical and financial assistance to public or private nonprofit  
26 charitable organizations, housing authorities and local governments for the  
27 acquisition, construction or rehabilitation of affordable housing for eligible  
28 families;

29 (c) To provide funding for projects of public or private nonprofit charitable  
30 organizations, housing authorities or local governments that provide assistance to or  
31 guarantee the payment of rent or deposits as security for rent for eligible families,  
32 including homeless persons;

33 (d) To reimburse the Division for the costs of administering the Account;

34 (e) To assist eligible persons by supplementing their monthly rent for the  
35 manufactured home lots, as defined by NRS 118B.016, on which their  
36 manufactured homes, as defined by NRS 118B.015, are located; and

37 (f) In any other manner consistent with this section to assist eligible families in  
38 obtaining or keeping affordable housing, including use as the State's contribution to  
39 facilitate the receipt of related federal money.

40 2. Except as otherwise provided in this subsection, the Division may expend  
41 money from the Account as reimbursement for the necessary costs of efficiently  
42 administering the Account and any money received pursuant to 42 U.S.C. §§ 12701  
43 et seq. In no case may the Division expend more than \$40,000 per year or an  
44 amount equal to 6 percent of any money made available to the State pursuant to 42  
45 U.S.C. §§ 12701 et seq., whichever is greater. In addition, the Division may expend  
46 not more than \$175,000 per year from the Account to create and maintain the  
47 statewide low-income housing database required by NRS 319.143. The Division  
48 may expend not more than \$75,000 per year of the money deposited in the Account  
49 pursuant to NRS 375.070 for the purpose set forth in paragraph (e) of subsection 1.  
50 Of the remaining money allocated from the Account:

51 (a) Except as otherwise provided in subsection 3, 15 percent must be  
52 distributed to the Division of Welfare and Supportive Services of the Department of  
53 Health and Human Services for use in its program developed pursuant to 45 C.F.R.

1 § 233.120, as that section existed on December 4, 1997, to provide emergency  
2 assistance to needy families with children, subject to the following:

3 (1) The Division of Welfare and Supportive Services shall adopt  
4 regulations governing the use of the money that are consistent with the provisions  
5 of this section.

6 (2) The money must be used solely for activities relating to affordable  
7 housing that are consistent with the provisions of this section.

8 (3) The money must be made available to families that have children and  
9 whose income is at or below the federally designated level signifying poverty.

10 (4) All money provided by the Federal Government to match the money  
11 distributed to the Division of Welfare and Supportive Services pursuant to this  
12 section must be expended for activities consistent with the provisions of this  
13 section.

14 (b) Eighty-five percent must be distributed to public or private nonprofit  
15 charitable organizations, housing authorities and local governments for the  
16 acquisition, construction and rehabilitation of affordable housing for eligible  
17 families, subject to the following:

18 (1) *Priority may be given to those projects that provide a preference for:*

19 (I) *Women who are veterans;*

20 (II) *Women who were previously incarcerated;*

21 (III) *Survivors of domestic violence; ~~and~~*

22 (IV) *Elderly women who do not have stable or adequate living  
23 arrangements ~~and~~ and*

24 (V) *Unmarried persons with primary physical custody of a child.*

25 (2) Priority must be given to those projects that qualify for the federal tax  
26 credit relating to low-income housing.

27 ~~(2)~~ (3) Priority must be given to those projects that anticipate receiving  
28 federal money to match the state money distributed to them.

29 ~~(3)~~ (4) Priority must be given to those projects that have the commitment  
30 of a local government to provide assistance to them.

31 ~~(4)~~ (5) All money must be used to benefit families whose income does  
32 not exceed 120 percent of the median income for families residing in the same  
33 county, as defined by the United States Department of Housing and Urban  
34 Development.

35 ~~(5)~~ (6) Not less than 15 percent of the units acquired, constructed or  
36 rehabilitated must be affordable to persons whose income is at or below the  
37 federally designated level signifying poverty. For the purposes of this  
38 subparagraph, a unit is affordable if a family does not have to pay more than 30  
39 percent of its gross income for housing costs, including both utility and mortgage or  
40 rental costs.

41 ~~(6)~~ (7) To be eligible to receive money pursuant to this paragraph, a  
42 project must be sponsored by a local government.

43 3. The Division may, pursuant to contract and in lieu of distributing money to  
44 the Division of Welfare and Supportive Services pursuant to paragraph (a) of  
45 subsection 2, distribute any amount of that money to private or public nonprofit  
46 entities for use consistent with the provisions of this section.