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MODERNIZATION / DEVELOPMENT DEPARTMENT

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TO: Chairman Randolph Townsend, Senate Committee of Commerce and Labor
Members Senate Committee of Commerce and Labor

THROUGH: Parviz Ghadiri, Executive Director, Housing Authority of the City of Las Vegas

FROM: Brian A. Sagert, Housing Authority of the City of Las Vegas

SUBJECT: Support of AB 230 to amend NRS 461A.230

CC: Housing Authority of the City of Las Vegas Board of Commissioners
Assemblywoman Barbara Buckley
Honorable Oscar Goodman, Mayor, City of Las Vegas
Craig Frank, President, Rulon Earl Mobile Home Park Resident Council
Thelma Clark, Treasurer, Rulon Earl Mobile Home Park Resident Council
Betty Turner, Executive Director, Housing Authority of Clark County
Don England, Executive Director, Housing Authority of the City of North Las Vegas

Date: April 28, 2003

This report is submitted as testimony to support Assembly Bill 230, specifically the amendment eliminating the provision to provide individual water meters to Mobile Home spaces. Additionally attached are the reports submitted as testimony to the Assembly Committee of Commerce and Labor.

Currently, NRS 461A.230 constrains the development of new mobile home parks due to the fees associated with having to install individual water meters at each mobile home space. Specifically, in a proposed Housing Authority of the City of Las Vegas (LVHA) development, these fees equate to more 10% of the projected total development cost. AB 230 when passed and signed into law will remove this constraint and enable the LVHA to continue providing quality affordable housing opportunities to the clients we serve.

The fees associated with the current statute have contributed to the following:

1. Lack of New Mobile Home Development
2. A Decrease in the Number of Existing Mobile Homes
3. The Lack of Affordable Mobile Home Space Rental Opportunities

The lack of new mobile home development is clearly indicated in the statistical data from Clark County regarding the number of Mobile Home Park permits issued for new development. As indicated in the attached report, a total of only six (6) permits were issued per the records since 1999. In comparison, a total of 36,052 permits were issued for single family homes and a total of 1,255 permits issued for multi-family units.