

ASSEMBLY CONCURRENT RESOLUTION NO. 11–
ASSEMBLYMAN ANDERSON

MARCH 24, 2005

Referred to Committee on Elections, Procedures, Ethics,
and Constitutional Amendments

SUMMARY—Directs Legislative Commission to conduct interim
study on availability and inventory of affordable
housing in Nevada. (BDR R-848)

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

ASSEMBLY CONCURRENT RESOLUTION—Directing the
Legislative Commission to conduct an interim study on
the availability and inventory of affordable housing in
Nevada.

1 WHEREAS, Recent discussions initiated by the Nevada Housing
2 Database Partnership relating to the lack of accurate, timely,
3 affordable data concerning housing in the State of Nevada have
4 generated ideas for the compilation of demographic, economic and
5 housing data that could aid in forecasting the supply of and demand
6 for affordable housing for rent and ownership in this State; and

7 WHEREAS, Various state and local agencies involved in the
8 discussions have indicated the desire to pursue the creation of a
9 statewide housing database that would assist in identifying the
10 existing affordable housing and the corresponding demand, using
11 federal, state and local demographic, economic and housing data;
12 and

13 WHEREAS, Finding affordable housing today in Nevada is often
14 difficult because of the tremendous increase in housing prices
15 coupled with rapid population growth, and the availability of data to
16 estimate housing demand would be an extremely useful tool to assist
17 state and local agencies in assessing and developing policies on
18 affordable housing to ensure its availability to all Nevadans; and

19 WHEREAS, The creation of a statewide housing database would
20 also complement the growing trend of implementing a regional
21 approach to growth management and planning throughout the State,



1 as well as eliminate duplicative studies and services, thus providing
2 cost savings for all entities currently attempting to generate and
3 compile data on housing; and

4 WHEREAS, Such a database would also offer objective
5 information to assist developers, administrators, applicants for grant
6 and tax credits, state and local governments, and others interested in
7 the provision of affordable housing and housing-related services;
8 and

9 WHEREAS, The states of Washington and Wyoming have
10 established studies that could serve as models for our State because
11 of the types of data collected and the demographic and geographic
12 similarities of those states to the State of Nevada; now, therefore, be
13 it

14 RESOLVED BY THE ASSEMBLY OF THE STATE OF NEVADA, THE
15 SENATE CONCURRING, That the Legislative Commission is hereby
16 directed to appoint a subcommittee, composed of three members of
17 the Assembly and three members of the Senate, one of whom must
18 be appointed as Chairman of the subcommittee, to conduct a study
19 of the availability and inventory of affordable housing in Nevada;
20 and be it further

21 RESOLVED, That the study must include, without limitation, the
22 compilation and analysis of demographic, economic and housing
23 data from a variety of sources that:

24 1. Provides for an annual assessment of the affordable housing
25 market at the city and county level, including data relating to
26 housing units, age of housing, rental rates and rental vacancy rates,
27 new home sales and resale of homes, new construction permits,
28 mobile homes, lots available for mobile homes, and conversions of
29 multifamily condominiums;

30 2. Addresses the housing needs of various population groups in
31 Nevada, such as households that rent, homeowners, elderly
32 households and persons with disabilities or special needs, with each
33 group broken down to show the percentage of the population group
34 at different income levels, and a determination of the number of
35 households within each special needs group experiencing housing
36 costs greater than 50 percent of their income, overcrowding or
37 substandard housing;

38 3. Contains an estimate of the number and condition of
39 subsidized and other low-income housing units at the county level
40 and the identification of any subsidized units that are forecasted to
41 convert to market-rate units within a 2-year planning period;

42 4. Provides a demographic and economic overview by local
43 and county jurisdiction, if feasible, for the population of Nevada,
44 including age, race and ethnicity, household size, migration, current
45 and forecasted employment, household income and a summary



1 relating to the effects of demographics and economic factors on
2 housing demand;

3 5. Includes an assessment relating to the funding of a new
4 position or an expansion of the duties of the Nevada State
5 Demographer's Office, which is funded by the Department of
6 Taxation, to fulfill the responsibilities of compiling future housing
7 data and producing an annual assessment of housing supply and
8 demand; and

9 6. Includes an examination of methods for funding the
10 provision of such housing data on an annual basis; and be it further

11 RESOLVED, That any recommended legislation proposed by the
12 subcommittee must be approved by a majority of the members of
13 the Senate and a majority of the members of the Assembly
14 appointed to the subcommittee; and be it further

15 RESOLVED, That the Legislative Commission shall submit a
16 report of the results of the study and any recommendations for
17 legislation to the 74th Session of the Nevada Legislature.



