

Assembly Concurrent Resolution No. 11–
Assemblyman Anderson

FILE NUMBER.....

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

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

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

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

WHEREAS, The creation of a statewide housing database would also complement the growing trend of implementing a regional approach to growth management and planning throughout the State, as well as eliminate duplicative studies and services, thus providing cost savings for all entities currently attempting to generate and compile data on housing; and

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

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

RESOLVED BY THE ASSEMBLY OF THE STATE OF NEVADA, THE SENATE CONCURRING, That the Legislative Commission is hereby directed to appoint a subcommittee, composed of three members of the Assembly and three members of the Senate, one of whom must

be appointed as Chairman of the subcommittee, to conduct a study of the availability and inventory of affordable housing in Nevada; and be it further

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

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

2. Addresses the housing needs of various population groups in Nevada, such as households that rent, homeowners, elderly households, veterans, persons with disabilities or special needs, homeless persons, recovering drug abusers, persons suffering from mental health ailments and abused women, with each group broken down to show the percentage of the population group at different income levels, and a determination of the number of households within each special needs group experiencing housing costs greater than 50 percent of their income, overcrowding or substandard housing;

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

4. Provides a demographic and economic overview by local and county jurisdiction, if feasible, for the population of Nevada, including age, race and ethnicity, household size, migration, current and forecast employment, household income and a summary relating to the effects of demographics and economic factors on housing demand;

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

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

RESOLVED, That local governments are urged to participate in the study by providing information, including, but not limited to, the types of projects the local governments are currently providing to assist persons in locating affordable housing; and be it further

RESOLVED, That any recommended legislation proposed by the subcommittee must be approved by a majority of the members of

the Senate and a majority of the members of the Assembly appointed to the subcommittee; and be it further

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

