

ASSEMBLY BILL NO. 37—COMMITTEE
ON GOVERNMENT AFFAIRS

(ON BEHALF OF THE HOUSING DIVISION OF THE
DEPARTMENT OF BUSINESS AND INDUSTRY)

PREFILED NOVEMBER 18, 2024

Referred to Committee on Government Affairs

SUMMARY—Revises provisions related to housing.
(BDR 25-257)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State: Yes.

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

AN ACT relating to housing; renaming the position of Housing Advocate within the Housing Division of the Department of Business and Industry as the Housing Liaison; revising provisions relating to the statewide low-income housing database maintained by the Division; revising provisions relating to the Account for Affordable Housing; revising provisions governing the tiers of affordable housing; revising provisions relating to certain reports submitted to the Division by certain local governments relating to affordable housing; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

- 1 Existing law creates the Housing Division in the Department of Business and
- 2 Industry and charges the Division, among other duties, with responsibility for
- 3 increasing the availability of decent, safe and sanitary housing for persons of low
- 4 and moderate income in this State. (NRS 232.510; chapter 319 of NRS) Existing
- 5 law creates the position of Housing Advocate within the Division and establishes
- 6 the duties for the position, which include providing information and assistance to
- 7 persons who reside in affordable housing and manufactured housing. (NRS
- 8 319.141) **Section 1** of this bill renames the position of Housing Advocate as the
- 9 Housing Liaison.
- 10 Existing law requires the Division to create and maintain a statewide low-
- 11 income housing database. The database is required to include certain information
- 12 relating to low-income housing, including compilations and analysis of



13 demographic, economic and housing data from a variety of sources. (NRS 319.143)
14 **Section 2** of this bill requires the inclusion of any survey conducted by the Division
15 in the database. **Section 2** also revises the data that is required to be included in the
16 database by: (1) changing the measure for determining the number of households in
17 various population groups experiencing high housing costs from 50 to 30 percent of
18 household income; (2) increasing from 2 years to 3 years the length of the planning
19 period for identifying when subsidized units are forecast to convert to market-rate
20 units; and (3) adding information regarding certain multi-family residential
21 housing. **Section 2** further requires the Division, on or before December 31 of each
22 year, to analyze the data in the database and prepare and post on its website a report
23 of its analysis.

24 Existing law creates the Account for Affordable Housing in the State General
25 Fund, which is required to be administered by the Division, and prescribes the
26 distribution and use of money in the Account. (NRS 319.500, 319.510) Under
27 existing law, the costs to create and maintain the statewide low-income housing
28 database are required to be paid from the Account up to a maximum of \$175,000
29 per year. (NRS 319.143, 319.510) **Sections 2 and 3** of this bill: (1) require payment
30 from the Account of the costs to prepare the new annual report required by **section**
31 **2**; and (2) change the maximum annual amount authorized from the Account for the
32 payment of costs related to the database from the fixed amount of \$175,000 to not
33 more than 6 percent of the money deposited in the Account in each fiscal year.

34 Existing law also authorizes the Division to expend not more than \$40,000 per
35 year or an amount equal to 6 percent of money received pursuant to the federal
36 HOME Investment Partnerships Act, whichever is greater, as reimbursement for
37 administering the Account and that federal money. (NRS 319.510; 42 U.S.C. §§
38 12701 et seq.) **Section 3**: (1) eliminates the authority of the Division to receive
39 reimbursement from the Account for administering that federal money; and (2)
40 changes the maximum amount authorized from the Account as reimbursement for
41 administering the Account to not more than 6 percent of the money deposited in the
42 Account in each fiscal year.

43 Existing law requires the Division to distribute a certain portion of money in
44 the Account to certain charitable organizations, housing authorities and local
45 governments for the acquisition, construction and rehabilitation of affordable
46 housing for eligible families, subject to certain requirements. One such eligibility
47 requirement in existing law is that not less than 15 percent of the units acquired,
48 constructed or rehabilitated be affordable to persons whose income is at or below
49 the federally designated level signifying poverty. (NRS 319.510) **Section 3**: (1)
50 changes the income level for that requirement to at or below 30 percent of the
51 median monthly gross household income for the applicable county; and (2) clarifies
52 that the money is authorized to be distributed to one or more of the types of entities
53 that are eligible recipients. **Section 3** also eliminates the eligibility requirement in
54 existing law that a local government sponsor such a project.

55 Existing law establishes three tiers of affordable housing for various purposes
56 in existing law and defines "affordable housing" as housing that falls within any of
57 the three tiers. (NRS 232.860, 244.189, 244.287, 268.058, 268.190, 278.0105,
58 279.385, 279A.020, 279B.020, 315.9625, 319.042) Under existing law, the tiers are
59 based on both household income and the costs of housing as a percentage of that
60 income. With respect to household income: (1) "tier one affordable housing" is
61 housing for a household which has a total monthly gross income that is equal to not
62 more than 60 percent of the median monthly gross household income for the county
63 in which the housing is located, which is commonly known as the area median
64 household income; (2) "tier two affordable housing" is housing for a household
65 which has a total monthly gross income that is equal to more than 60 percent but
66 not more than 80 percent of the area median household income; and (3) "tier three
67 affordable housing" is housing for a household which has a total monthly gross



68 income that is equal to more than 80 percent but not more than 120 percent of the
69 area median household income. In addition, with respect to the costs of housing,
70 affordable housing under existing law is housing that costs not more than 30
71 percent of the total monthly gross household income of the household with an
72 income at the maximum percentage of the area median household income for the
73 tier. (NRS 278.01902, 278.01904, 278.01906) **Section 4** of this bill creates a new
74 tier of affordable housing, to be known as “tier one affordable housing,” that
75 addresses housing for a household that has a total monthly gross income that is
76 equal to not more than 30 percent of the area median household income. As a result
77 of the creation of this new tier of affordable housing, **section 7** of this bill renames
78 “tier one affordable housing” in existing law as “tier two affordable housing” and
79 changes the percentage range for median income for that tier to more than 30
80 percent but not more than 60 percent of the area median household income. **Section**
81 **9** of this bill renames “tier two affordable housing” in existing law, for which the
82 percentage range for median income is more than 60 percent but not more than 80
83 percent of the area median household income, as “workforce affordable housing.”
84 **Section 8** of this bill renames “tier three affordable housing” in existing law, for
85 which the percentage range for median income is more than 80 percent but not
86 more than 120 percent of the area median household income, as “attainable
87 affordable housing.” **Section 5** of this bill applies the newly defined term in **section**
88 **4** to the provisions of existing law relating to planning and zoning. **Sections 6 and**
89 **11** of this bill make conforming changes to existing law to reflect the new tier.

90 Existing law requires the governing body of certain cities or counties to submit
91 to the Division annual progress reports relating to affordable housing. (NRS
92 278.235) Existing law requires: (1) the inclusion of these reports in the statewide
93 low-income housing database; and (2) the Division to compile and post these
94 reports on its Internet website. (NRS 278.235, 319.143) **Section 10** of this bill
95 moves the deadline for: (1) the submission of the reports to the Division from
96 July 15 to March 15; and (2) the posting of the compilation of the reports by the
97 Division from August 15 to April 15. Because the change in the deadlines is not
98 effective until October 1, 2025, pursuant to **section 14** of this bill, the new
99 deadlines apply initially to the reports submitted in 2026.

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

- 1 **Section 1.** NRS 319.141 is hereby amended to read as follows:
2 319.141 1. The Housing ~~{Advocate}~~ *Liaison* is hereby
3 created within the Division.
4 2. The Administrator shall appoint a person to serve in the
5 position of Housing ~~{Advocate.}~~ *Liaison*. The Housing ~~{Advocate}~~
6 *Liaison* is in the unclassified service of the State and serves at the
7 pleasure of the Administrator.
8 3. The person so appointed pursuant to subsection 2 must be
9 knowledgeable about affordable housing and manufactured housing.
10 4. The Housing ~~{Advocate}~~ *Liaison* shall:
11 (a) Respond to written and telephonic inquiries received from
12 residents who reside in affordable housing and manufactured
13 housing and provide assistance to such residents in understanding
14 their rights and responsibilities;



1 (b) Conduct community outreach and provide information
2 concerning housing to residents who reside in affordable housing
3 and manufactured housing;

4 (c) Identify and investigate complaints of residents of affordable
5 housing and manufactured housing that relate to their housing and
6 provide assistance to such residents to resolve the complaints;

7 (d) Establish and maintain a system to collect and maintain
8 information pertaining to written and telephonic inquiries received
9 by the Division; and

10 (e) ~~{Any}~~ **Perform any** other duties specified by the
11 Administrator.

12 5. The Administrator may remove the Housing ~~{Advocate}~~
13 **Liaison** from the office for any reason not prohibited by law.

14 **Sec. 2.** NRS 319.143 is hereby amended to read as follows:

15 319.143 1. The Division shall create and maintain a statewide
16 low-income housing database.

17 2. The database must include, without limitation, the
18 compilation ~~{and analysis}~~ of demographic, economic and housing
19 data from a variety of sources, including, without limitation, reports
20 submitted pursuant to NRS 278.235 ~~{, that:}~~ **and any survey**
21 **conducted by the Division, relating to the information that must be**
22 **included in the report required by subsection 3.**

23 **3. On or before December 31 of each year, the Division shall:**

24 (a) ~~{Provides for an annual assessment of}~~ **Analyze the data in**
25 **the database and prepare a report which must:**

26 (1) **Assess** the affordable housing market at the city and
27 county level, including data relating to housing units, age of
28 housing, rental rates and rental vacancy rates, new home sales and
29 resale of homes, new construction permits, mobile homes, lots
30 available for mobile homes and conversions of multifamily
31 condominiums;

32 ~~{(b) Addresses}~~

33 (2) **Address** the housing needs of various population groups
34 in Nevada, such as households that rent, homeowners, elderly
35 households, veterans, persons with disabilities or special needs,
36 homeless persons, recovering persons with a substance use disorder,
37 persons suffering from mental health ailments and victims of
38 domestic violence, with each group distinguished to show the
39 percentage of the population group at different income levels, and a
40 determination of the number of households within each special-
41 needs group experiencing housing costs greater than ~~{50}~~ **30** percent
42 of their income, overcrowding or substandard housing;

43 ~~{(e) Contains}~~

44 (3) **Contain** an estimate of the number and condition of
45 subsidized and other low-income housing units at the county level



1 and the identification of any subsidized units that are forecast to
2 convert to market-rate units within a ~~[2-year]~~ *3-year* planning
3 period;

4 ~~[(d) Provides]~~

5 *(4) Provide* a demographic and economic overview by local
6 and county jurisdiction, if feasible, for the population of Nevada,
7 including age, race and ethnicity, household size, migration, current
8 and forecast employment, household income and a summary
9 relating to the effects of demographics and economic factors on
10 housing demand;

11 ~~[(e) Provides]~~

12 *(5) Provide* the number of housing units available to a victim
13 of domestic violence from any housing authority, as defined in NRS
14 315.021, and from participation in the program of housing
15 assistance pursuant to section 8 of the United States Housing Act of
16 1937, 42 U.S.C. § 1437f; and

17 ~~[(f) Provides]~~

18 *(6) Provide* the number of terminations of victims of
19 domestic violence in this State from the program of housing
20 assistance pursuant to section 8 of the United States Housing Act of
21 1937, 42 U.S.C. § 1437f.

22 ~~[(3) The costs of creating and maintaining the database:~~

23 ~~—(a) Must be paid from the Account for Affordable Housing~~
24 ~~created by NRS 319.500; and]~~

25 (b) ~~[May not exceed \$175,000 per year.]~~ *Post the report on the*
26 *Internet website of the Division.*

27 4. If an owner of multifamily residential housing that is offered
28 for rent or lease in this State and is:

29 (a) Accessible to persons with disabilities; and

30 (b) Affordable housing, as defined in NRS 278.0105,

31 ↗ has received any loan, grant or contribution for the multifamily
32 residential housing from the Federal Government or the State, the
33 owner shall, not less than quarterly, report to the Division *for*
34 *inclusion in the database* information concerning each unit of the
35 multifamily residential housing that is available and suitable for use
36 by a person with a disability.

37 5. The Division shall adopt regulations to carry out the
38 provisions of subsection 4.

39 **Sec. 3.** NRS 319.510 is hereby amended to read as follows:

40 319.510 1. Except as otherwise provided in subsection 2,
41 money deposited in the Account for Affordable Housing must be
42 used:

43 (a) For the acquisition, construction (a) or rehabilitation of
44 affordable housing for eligible families by public or private



1 nonprofit charitable organizations, housing authorities or local
2 governments through loans, grants or subsidies;

3 (b) To provide technical and financial assistance to public or
4 private nonprofit charitable organizations, housing authorities and
5 local governments for the acquisition, construction or rehabilitation
6 of affordable housing for eligible families;

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

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

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

18 (f) *To pay the costs of creating and maintaining the statewide*
19 *low-income housing database and preparing the annual report*
20 *required by NRS 319.143; and*

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

25 2. ~~Except as otherwise provided in this subsection, the~~ *The*
26 Division may expend *each fiscal year not more than:*

27 (a) *Six percent of the* money ~~from~~ *deposited in* the Account as
28 reimbursement for the necessary costs of efficiently administering
29 the Account . ~~and any money received pursuant to 42 U.S.C. §§~~
30 ~~12701 et seq. In no case may the Division expend more than~~
31 ~~\$40,000 per year or an amount equal to 6 percent of any money~~
32 ~~made available to the State pursuant to 42 U.S.C. §§ 12701 et seq.,~~
33 ~~whichever is greater. In addition, the Division may expend not more~~
34 ~~than \$175,000 per year from~~

35 (b) *Six percent of the money deposited in* the Account to create
36 and maintain the statewide low-income housing database *and*
37 *prepare the annual report* required by NRS 319.143. ~~The Division~~
38 ~~may expend not more than \$75,000 per year~~

39 (c) *Seventy-five thousand dollars* of the money deposited in the
40 Account pursuant to NRS 375.070 for the purpose set forth in
41 paragraph (e) of subsection 1.

42 3. Of the remaining money allocated from the Account ~~it~~ *after*
43 *the expenditures authorized by subsection 2:*

44 (a) Except as otherwise provided in subsection ~~3~~ *4*, 15 percent
45 must be distributed to the Division of Welfare and Supportive



1 Services of the Department of Health and Human Services for use in
2 its program developed pursuant to 45 C.F.R. § 233.120, as that
3 section existed on December 4, 1997, to provide emergency
4 assistance to needy families with children, subject to the following:

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

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

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

14 (4) All money provided by the Federal Government to match
15 the money distributed to the Division of Welfare and Supportive
16 Services pursuant to this section must be expended for activities
17 consistent with the provisions of this section.

18 (b) Eighty-five percent must be distributed to public or private
19 nonprofit charitable organizations, housing authorities ~~and~~ *or* local
20 governments for the acquisition, construction and rehabilitation of
21 affordable housing for eligible families, subject to the following:

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

24 (I) Women who are veterans;

25 (II) Women who were previously incarcerated;

26 (III) Survivors of domestic violence;

27 (IV) Elderly women who do not have stable or adequate
28 living arrangements; and

29 (V) Unmarried persons with primary physical custody of
30 a child.

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

33 (3) Priority must be given to those projects that anticipate
34 receiving federal money to match the state money distributed to
35 them.

36 (4) Priority must be given to those projects that have the
37 commitment of a local government to provide assistance to them.

38 (5) All money must be used to benefit families whose
39 income does not exceed 120 percent of the median income for
40 families residing in the same county, as defined by the United States
41 Department of Housing and Urban Development.

42 (6) Not less than 15 percent of the units acquired, constructed
43 or rehabilitated must be affordable to persons whose income is at or
44 below ~~[the federally designated level signifying poverty.]~~ *30 percent*
45 *of the median monthly gross household income for the county in*



1 *which the housing is located.* For the purposes of this
2 subparagraph, a unit is affordable if a family does not have to pay
3 more than 30 percent of its gross income for housing costs,
4 including both utility and mortgage or rental costs.

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

7 ~~—3.]~~ 4. The Division may, pursuant to contract and in lieu of
8 distributing money to the Division of Welfare and Supportive
9 Services pursuant to paragraph (a) of subsection ~~[2,] 3,~~ distribute
10 any amount of that money to private or public nonprofit entities for
11 use consistent with the provisions of this section.

12 **Sec. 4.** Chapter 278 of NRS is hereby amended by adding
13 thereto a new section to read as follows:

14 1. *“Tier one affordable housing” means housing for a*
15 *household:*

16 (a) *Which has a total monthly gross income that is equal to not*
17 *more than 30 percent of the median monthly gross household*
18 *income for the county in which the housing is located; and*

19 (b) *Which costs not more than 30 percent of the total monthly*
20 *gross household income of a household whose income equals 30*
21 *percent of the median monthly gross household income for the*
22 *county in which the housing is located, including the cost of*
23 *utilities.*

24 2. *For the purposes of this section, median gross household*
25 *income must be determined based upon the estimates of the United*
26 *States Department of Housing and Urban Development of the*
27 *most current median gross family income for the county in which*
28 *the housing is located.*

29 **Sec. 5.** NRS 278.010 is hereby amended to read as follows:

30 278.010 As used in NRS 278.010 to 278.630, inclusive, unless
31 the context otherwise requires, the words and terms defined in NRS
32 278.0103 to 278.0195, inclusive, *and section 4 of this act* have the
33 meanings ascribed to them in those sections.

34 **Sec. 6.** NRS 278.0105 is hereby amended to read as follows:

35 278.0105 “Affordable housing” means tier one affordable
36 housing, tier two affordable housing ~~[for tier three]~~, *workforce*
37 *affordable housing or attainable* affordable housing.

38 **Sec. 7.** NRS 278.01902 is hereby amended to read as follows:

39 278.01902 1. “Tier ~~[one]~~ *two* affordable housing” means
40 housing for a household:

41 (a) Which has a total monthly gross income that is equal to *more*
42 *than 30 percent but* not more than 60 percent of the median
43 monthly gross household income for the county in which the
44 housing is located; and



1 (b) Which costs not more than 30 percent of the total monthly
2 gross household income of a household whose income equals 60
3 percent of the median monthly gross household income for the
4 county in which the housing is located, including the cost of
5 utilities.

6 2. For purposes of this section, median gross household income
7 must be determined based upon the estimates of the United States
8 Department of Housing and Urban Development of the most current
9 median gross family income for the county in which the housing is
10 located.

11 **Sec. 8.** NRS 278.01904 is hereby amended to read as follows:

12 278.01904 1. [~~Tier three~~] *“Attainable* affordable housing”
13 means housing for a household:

14 (a) Which has a total monthly gross income that is equal to more
15 than 80 percent but not more than 120 percent of the median
16 monthly gross household income for the county in which the
17 housing is located; and

18 (b) Which costs not more than 30 percent of the total monthly
19 gross household income of a household whose income equals 120
20 percent of the median monthly gross household income for the
21 county in which the housing is located, including the cost of
22 utilities.

23 2. For purposes of this section, median gross household income
24 must be determined based upon the estimates of the United States
25 Department of Housing and Urban Development of the most current
26 median gross family income for the county in which the housing is
27 located.

28 **Sec. 9.** NRS 278.01906 is hereby amended to read as follows:

29 278.01906 1. [~~Tier two~~] *“Workforce* affordable housing”
30 means housing for a household:

31 (a) Which has a total monthly gross income that is equal to more
32 than 60 percent but not more than 80 percent of the median monthly
33 gross household income for the county in which the housing is
34 located; and

35 (b) Which costs not more than 30 percent of the total monthly
36 gross household income of a household whose income equals 80
37 percent of the median monthly gross household income for the
38 county in which the housing is located, including the cost of
39 utilities.

40 2. For purposes of this section, median gross household income
41 must be determined based upon the estimates of the United States
42 Department of Housing and Urban Development of the most current
43 median gross family income for the county in which the housing is
44 located.



1 **Sec. 10.** NRS 278.235 is hereby amended to read as follows:

2 278.235 1. If the governing body of a city or county is
3 required to include the housing element in its master plan pursuant
4 to NRS 278.150, the governing body, in carrying out the plan for
5 maintaining and developing affordable housing to meet the housing
6 needs of the community, which is required to be included in the
7 housing element pursuant to subparagraph (8) of paragraph (c) of
8 subsection 1 of NRS 278.160, shall adopt at least six of the
9 following measures:

10 (a) Reducing or subsidizing in whole or in part impact fees, fees
11 for the issuance of building permits collected pursuant to NRS
12 278.580 and fees imposed for the purpose for which an enterprise
13 fund was created.

14 (b) Selling land owned by the city or county, as applicable, to
15 developers exclusively for the development of affordable housing at
16 not more than 10 percent of the appraised value of the land, and
17 requiring that any such savings, subsidy or reduction in price be
18 passed on to the purchaser of housing in such a development.
19 Nothing in this paragraph authorizes a city or county to obtain land
20 pursuant to the power of eminent domain for the purposes set forth
21 in this paragraph.

22 (c) Donating land owned by the city or county to a nonprofit
23 organization to be used for affordable housing.

24 (d) Leasing land by the city or county to be used for affordable
25 housing.

26 (e) Requesting to purchase land owned by the Federal
27 Government at a discounted price for the creation of affordable
28 housing pursuant to the provisions of section 7(b) of the Southern
29 Nevada Public Land Management Act of 1998, Public Law
30 105-263.

31 (f) Establishing a trust fund for affordable housing that must be
32 used for the acquisition, construction or rehabilitation of affordable
33 housing.

34 (g) Establishing a process that expedites the approval of plans
35 and specifications relating to maintaining and developing affordable
36 housing.

37 (h) Providing money, support or density bonuses for affordable
38 housing developments that are financed, wholly or in part, with low-
39 income housing tax credits, private activity bonds or money from a
40 governmental entity for affordable housing, including, without
41 limitation, money received pursuant to 12 U.S.C. § 1701q and 42
42 U.S.C. § 8013.

43 (i) Providing financial incentives or density bonuses to promote
44 appropriate transit-oriented or multi-story housing developments
45 that would include an affordable housing component.



1 (j) Offering density bonuses or other incentives to encourage the
2 development of affordable housing.

3 (k) Providing direct financial assistance to qualified applicants
4 for the purchase or rental of affordable housing.

5 (l) Providing money for supportive services necessary to enable
6 persons with supportive housing needs to reside in affordable
7 housing in accordance with a need for supportive housing identified
8 in the 5-year consolidated plan adopted by the United States
9 Department of Housing and Urban Development for the city or
10 county pursuant to 42 U.S.C. § 12705 and described in 24 C.F.R.
11 Part 91.

12 2. A governing body may reduce or subsidize impact fees, fees
13 for the issuance of building permits or fees imposed for the purpose
14 for which an enterprise fund was created to assist in maintaining or
15 developing a project for affordable housing, pursuant to paragraph
16 (a) of subsection 1, only if:

17 (a) When the incomes of all the residents of the project for
18 affordable housing are averaged, the housing would be affordable
19 on average for a family with a total gross income that does not
20 exceed 60 percent of the median gross income for the county
21 concerned based upon the estimates of the United States Department
22 of Housing and Urban Development of the most current median
23 gross family income for the county.

24 (b) The governing body has adopted an ordinance that
25 establishes the criteria that a project for affordable housing must
26 satisfy to receive assistance in maintaining or developing the project
27 for affordable housing. Such criteria must be designed to put into
28 effect all relevant elements of the master plan adopted by the
29 governing body pursuant to NRS 278.150.

30 (c) The project for affordable housing satisfies the criteria set
31 forth in the ordinance adopted pursuant to paragraph (b).

32 (d) The governing body makes a determination that reducing or
33 subsidizing such fees will not impair adversely the ability of the
34 governing body to pay, when due, all interest and principal on any
35 outstanding bonds or any other obligations for which revenue from
36 such fees was pledged.

37 (e) The governing body holds a public hearing concerning the
38 effect of the reduction or subsidization of such fees on the economic
39 viability of the general fund of the city or county, as applicable, and,
40 if applicable, the economic viability of any affected enterprise fund.

41 3. On or before ~~July~~ *March* 15 of each year, the governing
42 body shall submit to the Housing Division of the Department of
43 Business and Industry a report, in the form prescribed by the
44 Housing Division, of how the measures adopted pursuant to
45 subsection 1 assisted the city or county in maintaining and



1 developing affordable housing to meet the needs of the community
2 for the preceding year. The report must include an analysis of the
3 need for affordable housing within the city or county that exists at
4 the end of the reporting period. The governing body shall cooperate
5 with the Housing Division to ensure that the information contained
6 in the report is appropriate for inclusion in, and can be effectively
7 incorporated into, the statewide low-income housing database
8 created pursuant to NRS 319.143.

9 4. On or before ~~August~~ *April* 15 of each year, the Housing
10 Division shall compile the reports submitted pursuant to subsection
11 3 and post the compilation on the Internet website of the Housing
12 Division.

13 **Sec. 11.** NRS 375.070 is hereby amended to read as follows:

14 375.070 1. The county recorder shall transmit the proceeds of
15 the tax imposed by NRS 375.020 at the end of each quarter in the
16 following manner:

17 (a) An amount equal to that portion of the proceeds which is
18 equivalent to 10 cents for each \$500 of value or fraction thereof
19 must be transmitted to the State Controller who shall deposit that
20 amount in the Account for Affordable Housing created pursuant to
21 NRS 319.500.

22 (b) In a county whose population is 700,000 or more, an amount
23 equal to that portion of the proceeds which is equivalent to 60 cents
24 for each \$500 of value or fraction thereof must be transmitted to the
25 county treasurer for deposit in the county school district's fund for
26 capital projects established pursuant to NRS 387.328, to be held and
27 expended in the same manner as other money deposited in that fund.

28 (c) The remaining proceeds must be transmitted to the State
29 Controller for deposit in the Local Government Tax Distribution
30 Account created by NRS 360.660 for credit to the respective
31 accounts of Carson City and each county.

32 2. In addition to any other authorized use of the proceeds it
33 receives pursuant to subsection 1, a county or city may use the
34 proceeds to pay expenses related to or incurred for the development
35 of tier one affordable housing , ~~and~~ tier two affordable housing ~~and~~
36 *and workforce affordable housing*. A county or city that uses the
37 proceeds in that manner must give priority to the development of
38 tier one affordable housing , ~~and~~ tier two affordable housing *and*
39 *workforce affordable housing* for persons who are elderly or
40 persons with disabilities.

41 3. The expenses authorized by subsection 2 include, but are not
42 limited to:

43 (a) The costs to acquire land and developmental rights;

44 (b) Related predevelopment expenses;



1 (c) The costs to develop the land, including the payment of
2 related rebates;

3 (d) Contributions toward down payments made for the purchase
4 of affordable housing; and

5 (e) The creation of related trust funds.

6 4. As used in this section:

7 (a) "Tier one affordable housing" has the meaning ascribed to it
8 in ~~NRS 278.01902.~~ *section 4 of this act.*

9 (b) "Tier two affordable housing" has the meaning ascribed to it
10 in NRS ~~278.01906.~~ *278.01902.*

11 (c) *"Workforce affordable housing" has the meaning ascribed*
12 *to it in NRS 278.01906.*

13 **Sec. 12.** The Legislative Counsel shall, in preparing
14 supplements to the Nevada Administrative Code, appropriately
15 change any references to an officer, agency or other entity whose
16 name is changed or whose responsibilities are transferred pursuant
17 to the provisions of this act to refer to the appropriate officer,
18 agency or other entity.

19 **Sec. 13.** 1. Any administrative regulations adopted by an
20 officer or an agency whose name has been changed or whose
21 responsibilities have been transferred pursuant to the provisions of
22 this act to another officer or agency remain in force until amended
23 by the officer or agency to which the responsibility for the adoption
24 of the regulations has been transferred.

25 2. Any contracts or other agreements entered into by an officer
26 or agency whose name has been changed or whose responsibilities
27 have been transferred pursuant to the provisions of this act to
28 another officer or agency are binding upon the officer or agency to
29 which the responsibility for the administration of the provisions of
30 the contract or other agreement has been transferred. Such contracts
31 and other agreements may be enforced by the officer or agency to
32 which the responsibility for the enforcement of the provisions of the
33 contract or other agreement has been transferred.

34 3. Any action taken by an officer or agency whose name has
35 been changed or whose responsibilities have been transferred
36 pursuant to the provisions of this act to another officer or agency
37 remains in effect as if taken by the officer or agency to which the
38 responsibility for the enforcement of such actions has been
39 transferred.

40 **Sec. 14.** 1. This section and sections 1 to 9, inclusive, 11, 12
41 and 13 of this act become effective on July 1, 2025.

42 2. Section 10 of this act becomes effective on October 1, 2025.



