



Policy
Council on
Homelessness

2021 Legislative Preview

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About the Policy Council on Homelessness



The Policy Council on Homelessness is led by the Nevada Homeless Alliance and brings advocacy, non-profit, business, and academic sectors together to advance policy solutions to end homelessness. The activities of the Policy Council on Homelessness are centered around:

- Policy Analysis and Evaluation
- Public Awareness and Education
- Policy Advocacy

2021 Legislative Priorities

- Expand and preserve Affordable Housing supply.
- Expand funding opportunities for homeless services.
- Remove inequitable barriers to housing that cause housing instability and prolong episodes of homelessness.
 - Improve and expand automatic eviction sealing processes.
 - Protect renters from source-of-income discrimination.
 - Enact Fair-Chance Housing Legislation by limiting how conviction history can be considered on rental applications.
- Revise education policies which have disparate impact on students experiencing homelessness.
- Open the door to workforce and education opportunities by expanding free internet access for low-income families.

Bills to watch Access and Equity

- **Eviction Sealing:**
 - **BDR-3-569:** Automatically seals any eviction for non-payment of rent during COVID-19 emergency declaration is in effect. Extends no-cause evictions from 30 days to 60 days if a tenant has been in a rental for at least a year.
- **Source of Income Protection:**
 - **BDR 778:** Statewide Bill to Prevent Source of Income Discrimination. Revises NV Fair Housing Law to include Source of Income, including Housing Choice Vouchers as a protected class.
- **Fair-Chance Housing:**
 - **BDR 38:** Create limitations on how conviction history may be considered in rental application process.

○ **Medical Access for Unaccompanied Youth**

- **BDR 11-682:** Current Nevada law requires unaccompanied minors to have been living on their own away from their parents or legal guardians for a minimum of four months prior to being able to consent to critical medical services. This proposed legislation will eliminate this time requirement, expanding the types of health services that homeless minors can access to also include dental and mental health care, and creates a clear process for medical providers to verify unaccompanied minors' homeless status.

○ **Revising School Discipline Measures**

- **34-185:** Prohibit School Districts in the State from giving homeless students out-of-school suspensions and ensures an assessment of the students living situation is performed during each incident of school discipline.

Bills to Watch Youth Homelessness

What's not been filed yet:

- As of Feb 10th, a BDR has not been filed which would enable local governments to raise revenue for homeless services as recommended by the AB73 Workgroup or which would expand internet access for low-income families.

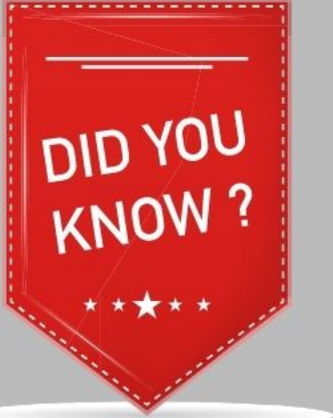
Homelessness & Housing Awareness Day “at” the Legislature- April 5th!

- **Save the Date! Homelessness and Housing Awareness Day is Monday, April 5th!**
- Organized by the Policy Council on Homelessness, Nevada Housing Coalition & Faith in Action NV.
- This years HHAD Activities will be virtual!
- Join us for a virtual rally and virtual office visits with your legislators
 - Sign-up to participate in office visits: <https://forms.gle/uDzW24yA3WBBEttR8> (see link in chat box)
 - **Stipends available for people directly impacted by homelessness. Service providers please invite those you serve to participate and sign-up!**



WHO NEEDS MORE AFFORDABLE HOUSING IN NEVADA?

Housing is central to an equitable recovery and Nevada's vision for economic prosperity.



DID YOU
KNOW?

- **Hard-working Nevadans are being priced out of the American Dream** with year-over-year single-family home price increases 36.3% for Laughlin, 26.8% for Washoe County, 12.1% for Las Vegas as reported in the 2020 December Report by the Lied Institute. The **median home price in Reno hit an all-time high of \$500K** in Jan 2021.
- In the 2020 GAP Report by the National Low Income Housing Coalition, **Nevada ranked last in the country** for its inventory of available and affordable housing with an **estimated shortage of over 96K units** of available and affordable rental units for very low-income households...representing **over 160,000 Nevada households**.
- Fair market rents are increasing, forcing Nevadans to double or triple up, or **pay more than 50% of their income on rent** which means they **neglect their basic needs like healthcare, food and education**.
- **Rehabilitating an existing affordable apartment can cost 1/3 to 1/2 less** than building new. In 2019, **1,066 affordable units converted to the private market** which resulted in a **net decrease** to Nevada's supply.
- Communities that have implemented source of income protections have **fewer incidences of income discrimination**.

WORKING FOR AN EQUITABLE HOUSING RECOVERY



 **NEVADA**
Housing Coalition
2021
NHC LEGISLATIVE AGENDA

There is **No Silver Bullet** for affordable housing even in the **Silver State**.



PRODUCTION AND PRESERVATION

Expand and strengthen options to support the production and preservation of quality affordable housing

SB12

As a preservation strategy, formalize an early notification process to local governments when subsidized housing programs are 12 months from expiration of affordability restrictions – the most effective and least expensive way to preserve affordable housing options

BDR850

Enable (not mandate) two additional affordable housing development tools, fees in lieu of inclusionary zoning and linkage fees, that give local jurisdictions a balanced and comprehensive suite of tools to choose from; right now, many of the tools available cost local governments in money or property value contributed. These additional tools will be enabled as measures for Nevada jurisdictions over 100,000 to incorporate into their Affordable Housing plans, while also asking them to establish 5-year goals for preserving or producing affordable housing units so that opportunities for collaboration are easier to identify at the local and state levels and progress can also be tracked better.

BDR807

BDR651

Due to COVID-19, extend the timeline for the state tax credit program and make technical adjustments to improve the mechanics of implementation to fully leverage the Federal low-income housing tax credit program



ACCESS AND EQUITY

Promote solutions that strengthen residential stability and security through improved access and equity

BDR778

Support policies such as Source of Income protection, that mitigate barriers to affordable housing and promote equity in housing; address challenges proactively and increase utilization of federal housing vouchers

IF NOT NOW, WHEN?

Affordable housing has been at crisis levels in Nevada for decades. We must act now so that more Nevadans - our children and neighbors, our teachers and public safety officers, our food service, gaming and hospitality workers - can have a home they can afford whether it is the American Dream or safe and dignified rental housing.



Sign up as an NHC Member and receive our weekly legislative updates.

www.nvhousingcoalition.org

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