



**DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF THE DIRECTOR**

**MINUTES of the PUBLIC MEETING of the
ADVISORY COMMITTEE ON HOUSING**

Friday, December 13, 2019 @ 9:00AM

**Department of Business & Industry
Director's Office
1830 College Parkway, Suite 100
Carson City, Nevada 89706**

Videoconference to

**Department of Business & Industry
Director's Office
3300 W. Sahara Avenue, Suite 425
Las Vegas, Nevada 89102**

The following were in attendance:

Carson City, B&I Location:

Steve Aichroth, Nevada Housing Division
Julia Ratti, Nevada State Senate
Brooke Page, Cooperative Supportive Housing
Bill Brewer, Nevada Rural
Amy Jones, Reno Housing Authority
Nancy Brown, Charles Schwab (by Telephone)
Sharon Zadra, TMHC
Peter Keegan, Attorney General's Office
Michael Holliday, Nevada Housing Division
Eric Novak, Praxis
Sandy Anderson, NSBMT
Leslie Olson, B&I
Bob Shaw, Nevada Housing Division

Las Vegas, B&I Location:

Chad Williams, SNVRA
Audra Hamernik, Nevada Hand
Rae Lathrop, RTC
Jacob LaRow, Nevada Housing Division
Bianca R. Smith, NSBMT
Kanani Espinoza, Rowe Law

AGENDA

- 1. Call to Order and Roll Call by Steve Aichroth, Administrator, Nevada Housing Division.**

2. For Possible Action:

Selection of Chairperson.

Julia Ratti was nominated as Chairperson. Vote, majority approved.

3. Public Comment:

No public comment.

4. For Possible Action:

a. Discussion of roles and responsibilities of the Advisory Committee on Housing created by AB476 (2019).

A review of what was established in AB476 was discussed. Discussion ensued regarding the timing of the report that is due to the Private Activity Bond Council. Steve Aichroth reported that annually the State receives bond cap from the federal government of roughly \$320,000,000.00 per year with half of this amount spread out to local jurisdictions and half remains with the Director of the Department of Business and Industry. We receive the bond authority in March or April and in April the determination is made to go out to the local jurisdictions. If the local jurisdictions have not deemed that authority for certain projects by September it then reverts to the Director who has until December 31 to have it go out as he sees fit. The key date is February 15 which is where it must be provided to the IRS what the uses will be. We then have three calendar years to use that authority. The Private Activity Council has not met yet. Audra Hamernik asked if the State has ever been close to exceeding bond cap allocation. Steve Aichroth stated that it has not been an issue, however it could be in 2019 due to the high-speed rail project.

Senator Ratti opened the discussion for committee members to comment on what their hopes and dreams are for this Committee. Chad Williams stated that he hopes the Committee will have a monumental impact in recommending legislation to the legislature to advance the production of affordable housing in the State. Audra Hamernik asked if there are any other bodies that are tasked to review the Qualified Allocation Plan. Steve Aichroth provided an outline on the workshops that were held regarding the creation of the QAP and the workshop that is planned for adoption. Brooke Page cited her hopes for the Committee in terms of supportive housing and figuring out ways to leverage multi-sector partners in this work. Steve Aichroth state that the Housing Division would like the Committee to help the Division set priorities.

Senator Ratti asked how the Committee would like to go about coming up with their Bill Draft Request. The consensus of the group is to network amongst stakeholders and invite groups/members to present their policy proposals for the BDR to the Committee. Senator Ratti stated that the Committee can hold two to three meetings to hear the proposals and schedule another meeting in August to decide on the official bill draft request and what to shop out to others.

b. Review & commentary on the criteria established by the Nevada Housing Division pursuant to NRS 319.510 and the annual plan developed by the Division. (Qualified Allocation Plan).

Steve Aichroth stated that the Division contracted with a nationally recognized expert, Mark Shelburne currently with Novogradac to assist the Division in restructuring their QAP for 2020. They included in the QAP, the process for the allocation of tax credits with SB448. Jake LaRow provided an overview of the changes in the document. The committee members asked clarifying questions. Steve Aichroth will distribute the date to the Committee when the adoption hearing is scheduled.

c. Review of the proposed Nevada Housing Division Qualified Contract Process Manual

Steve Aichroth stated that Mark Shelburne assisted in the development of the manual. The Qualified Contract Process Manual effectively allows for an escape route for the potential loss of these units before the affordability period that is typically established at thirty years is up. Discussion ensued. Public comment was received from Eric Novak, Praxis Consulting regarding concerns with predatory out of state developers.

d. Discussion of the Report to be submitted to the Private Activity Bond Council addressing community needs for housing in the State, housing trends, and housing goals for the State.

Steve Aichroth stated that the Division can use the TMRPA study, Southern Nevada Strong and other reports to quickly provide this information. Senator Ratti asked if the Committee agrees that they should draft a letter quickly so that the Committee has recommendations to send to the Private Activity Bond Council before they make a final decision on bond allocation. Discussion ensued. Eric Novak provided public comment regarding the dire situation with the bond cap and the need to prioritize between the different types of housing.

e. Discussion of drafting one legislative measure which relates to matters within the scope of the committee.

Senator Ratti stated that the consensus was that the Committee would like to have the ability to invite different groups or members of this committee to make presentations on ideas for legislative proposals that can move the needle on housing for our State and urged the members to get the word out that the Advisory Committee exists.

5. Committee Member Comments:

Amy Jones mentioned that with all the focus on affordable and supportive housing that she does not want to lose sight of workforce housing.

6. For Discussion:

Agenda Items for the Next Meeting

Senator Ratti stated that she would like to see a status report on bonding capacity; an item to review the draft report to the Private Activity Bond Council; if possible, a draft letter; 4.e. will become a standing item on the agenda, add Staff Updates as a standing agenda item. Chad Williams proposed having a think tank such as the Guinn Center to come in and provide an overview of housing best practices. Discussion ensued. Brooke Page mentioned that it would also be a good idea to get some best practices on optimizing Qualified Plans. Steve Aichroth stated that the Division has been tasked with working with the Department of Emergency Management and Housing Disaster Response and Recovery and the Division may ask some of the Committee's groups to assist in a recovery plan. Steve Aichroth mentioned that Senator Spearman will have a presentation on Senior Housing on January 9. The next meeting was scheduled for January 22, 2020 at 9:00 a.m.

7. Public Comment:

No public comment.

8. Adjournment

Senator Ratti adjourned the meeting at 10:54 a.m.

The audio file for this public meeting will be posted to www.housing.nv.gov in the "Public Meetings and Hearings" section under "Minutes". Other documents will be found under "Attachments".