



State of Nevada Housing Division

Presented By
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Introduction

- Mae Worthey, Ed.D – The Affordable Housing Advocate
 - Created by the 2017 Legislative Session
 - Resolve Housing Complaints and Make referrals to housing resources
 - Represent Housing Division in community partnerships
- Jacob LaRow – New Administrator with oversight of grant programs

Housing Division Responsibilities

- Provides grant funding to municipalities, counties, and developers to develop affordable housing
- Grants administered by the Division include: HOME, Emergency Solutions Grant, Low-Income Housing Trust Fund, Low-Income Housing Tax Credits, National Housing Trust Fund
- Administers the Home is Possible Homebuyer program and down payment assistance
- Housing Merged with Manufactured Housing and now oversees Manufactured Housing

Addressing Supportive Housing

- Low Income Housing Tax Credit (LIHTC) - \$7 million credits annually
 - Supportive Housing Set-Aside
 - Consolidated Appropriations Act, 2018 – Income Averaging
 - 12.5% boost over next 4 years
- Section 811 Project Rental Assistance (PRA) - \$2 million (2013)
- National Housing Trust Fund (HTF) - \$3 million annually

LIHTC

- Primary driver of the development and preservation of affordable housing
- 9% provides greater development subsidy and therefore enables developers to target lower income ranges
- 2017 QAP – Supportive Housing Set-Aside
 - Transportation services, on-site service coordinator, health and wellness services and programs, adult education and skill building classes, job training support services

Section 811 PRA

- Identify, stimulate, and support sustaining state approaches for the provision of housing for persons with disabilities while providing access to supports and services
- Funding for project-based rental assistance for integrated housing units in multifamily properties set aside for ELI persons with disabilities who are eligible for community-based long term care services provided under a State Medicaid Program or other comparable long-term services program
- Supports successful state partnership models to serve this population

Section 811 PRA - Properties

- Eligible Properties:
 - New or existing property owned by nonprofit or private entity with at least 5 units
 - Properties financed through LIHTC and/or HOME
- Ineligible Properties:
 - Properties with existing use restrictions for persons with disabilities
 - Except in cases where 811 may support other units without such restrictions
 - Existing units receiving any form of long-term operating housing subsidy within 6 months prior to receiving 811

National Housing Trust Fund (HTF)

- Assist 30% AMI households or ELI
- Paired with Nevada's Qualified Allocation Plan (QAP) – intent was to fill gaps created by projects that targeted the low income households
- Similar to HOME in many respects. Notable exceptions are Environmental Review & per-unit subsidy

Wrap-up

- The Housing Division's Programs are production programs
- Access to same funds as local jurisdictions and counties for affordable housing and therefore subject to same limitations
 - Exceptions HTF and LIHTC – State has ability through the Annual Allocation Plan & QAP to steer development through set-asides or by other means

- QUESTIONS