

NEVADA GIRLS STATE
ASSEMBLY BILL NO. 22

AN ACT that will require all developers who acquire properties that provided affordable housing immediately prior to the purchase to build an equivalent number of affordable housing units and help to relocate residents.

SECTION 1: All across Nevada there is a shortage of affordable and available rental homes for extremely low income residents (defined as households that do not exceed the higher of the Federal poverty level or 30% of area median income).

SECTION 2: The maximum income for a four-person extremely low income household is \$26,200, whereas the annual household income needed to afford a two bedroom rental home at the United States Department of Housing and Urban Development's Fair Market Rent is \$45,416 (National Low Income Housing Coalition).

SECTION 3: A ProPublica investigation found that local policies and federal tax breaks have accelerated demolition of motels and other properties where extremely low-income residents live

SECTION 4: Additionally, companies like Jacobs Entertainment have been buying and demolishing affordable housing in Nevada without replacing it or helping to relocate residents.

SECTION 5: This Act will make it illegal to demolish affordable housing units in the State of Nevada without building new affordable housing units in its place.

SECTION 6: If a party wishes to buy and demolish affordable housing units, they must build a new structure that will be ready to be moved into before the old structure is demolished, for all residents at the same rental price. Additionally, they also must help relocate all residents to new homes.

SECTION 7: This ACT will be effective upon final passage.