

CHAPTER.....

AN ACT relating to housing; revising the number of commissioners of a regional authority for housing in certain counties; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

The Housing Authorities Law of 1947 (NRS 315.140-315.7813) authorizes, in a county whose population is 700,000 or more (currently Clark County), the formation of a regional authority by a resolution of the governing body of the county and the governing body of each city and town located within the county that desires to participate in the regional authority. (NRS 315.7805) In Clark County, the Southern Nevada Regional Housing Authority has been so formed by Clark County and the Cities of Las Vegas, Henderson and North Las Vegas.

Existing law requires the appointment of nine persons to serve as commissioners of a regional authority, including one commissioner who serves on behalf of tenants. (NRS 315.7809) **Section 1** of this bill increases the number of commissioners of a regional authority to 13 by: (1) increasing from two to three the number of commissioners who are appointed by the governing body of the largest city in the county that participates in the regional authority; and (2) increasing from one to four the number of commissioners who serve on behalf of tenants. **Section 1** also provides that the commissioners who serve on behalf of tenants must be appointed, respectively, by the governing bodies of the county and the three largest cities in the county that participate in the regional authority.

Section 3 of this bill requires the governing bodies of Clark County, the City of Las Vegas, the City of Henderson and the City of North Las Vegas to make their respective appointments of commissioners who represent tenants to the Southern Nevada Regional Housing Authority as soon as practicable on or after July 1, 2013. **Section 3** further provides for the staggering of the terms of the newly appointed commissioners.

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

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

Section 1. NRS 315.7809 is hereby amended to read as follows:

315.7809 1. Upon the adoption of a resolution pursuant to NRS 315.7805 forming a regional authority, ~~nine~~ **13** persons must be appointed to serve as commissioners of the authority as follows:

(a) The governing body of the county shall appoint two persons to serve as commissioners of the authority;

(b) The governing body of the largest city in the county *that participates in the regional authority* shall appoint ~~two~~ **three** persons to serve as commissioners of the authority;



(c) The governing body of the second largest city in the county *that participates in the regional authority* shall appoint two persons to serve as commissioners of the authority;

(d) The governing body of the third largest city in the county *that participates in the regional authority* shall appoint two persons to serve as commissioners of the authority; and

(e) ~~{One commissioner who serves}~~ *Four commissioners who serve* on behalf of tenants must be selected as described in subsection 3 ~~{H}~~, *including:*

(1) *One commissioner who serves on behalf of tenants of the county, appointed by the governing body of the county;*

(2) *One commissioner who serves on behalf of tenants of the largest city in the county that participates in the regional authority, appointed by the governing body of that city;*

(3) *One commissioner who serves on behalf of tenants of the second largest city in the county that participates in the regional authority, appointed by the governing body of that city; and*

(4) *One commissioner who serves on behalf of tenants of the third largest city in the county that participates in the regional authority, appointed by the governing body of that city.*

➔ None of the persons appointed to serve as commissioners of the authority may be elected officials of any governmental entity.

2. ~~{Six of the commissioners who are first appointed pursuant to subsection 1 must be designated to serve for terms of 1, 2 and 3 years, respectively, from the date of their appointment, and three must be designated to serve for terms of 4 years from the date of their appointment, but thereafter commissioners}~~ *Each commissioner* must be appointed for a term of office of 4 years. ~~{The persons appointed initially to serve as commissioners pursuant to subsection 1 shall determine by lot whether they are designated pursuant to this subsection to serve for a term of 1 year, 2 years, 3 years or 4 years.}~~

3. ~~{The}~~ *Each* commissioner who serves on behalf of tenants must be a current recipient of assistance from the authority who ~~{was}~~ *resides in the county or in the city from which he or she is appointed, as applicable, and who is* selected from a list of at least five eligible nominees submitted for this purpose by an organization which represents tenants of housing projects ~~{H}~~ *in the county or city, as applicable.* If no such organization exists, ~~{the}~~ *each such* commissioner must be selected from a list of nominees submitted for this purpose from persons who currently receive assistance from the authority ~~{H}~~ *and who reside in the county or in the city for*



which the list of nominees is prepared, as applicable. Thereafter, at least ~~one commissioner~~ *four commissioners* must be such ~~a recipient who was~~ *recipients who were* nominated and appointed in the same manner. If, during his or her term, ~~the~~ *any such* commissioner ceases to be a recipient of assistance, the commissioner must be replaced in the manner set forth in this subsection by a person who is a recipient of assistance.

4. In making the appointments described in *paragraphs (a) to (d), inclusive, of* subsection 1, the relevant local governments shall seek recommendations for appointment from a diverse background of interests with a view toward:

(a) Balancing gender and ethnicity; and

(b) Soliciting appointees who have experience in fields such as, without limitation:

(1) Real estate;

(2) Financial planning;

(3) Legal aid;

(4) Education;

(5) Public safety;

(6) The provision of public services; and

(7) The assistance of persons of low income.

5. All vacancies must be filled for the unexpired term.

Sec. 2. Notwithstanding the provisions of NRS 315.7809, the term of the commissioner of the Southern Nevada Regional Housing Authority who represents tenants and who is described in paragraph (e) of subsection 1 of NRS 315.7809 expires on June 30, 2013.

Sec. 2.5. Notwithstanding the provisions of NRS 315.7809, as amended by section 1 of this act, the commissioners of the Southern Nevada Regional Housing Authority described in paragraphs (a) to (d), inclusive, of subsection 1 of NRS 315.7809 who are in office on July 1, 2013, continue to serve until the end of their current terms of office.

Sec. 3. As soon as practicable on or after July 1, 2013:

1. The governing body of the City of Las Vegas shall make the additional appointment to the Southern Nevada Regional Housing Authority described in paragraph (b) of subsection 1 of NRS 315.7809, as amended by section 1 of this act.

2. The governing bodies of Clark County, the City of Las Vegas, the City of Henderson and the City of North Las Vegas shall make their respective appointments to the Southern Nevada Regional Housing Authority described in paragraph (e) of subsection 1 of NRS 315.7809, as amended by section 1 of this act. Notwithstanding the provisions of NRS 315.7809, as amended by



section 1 of this act, the persons appointed to serve as commissioners pursuant to this subsection:

(a) Must be designated to serve for initial terms of 1, 2, 3 and 4 years, respectively, from the date of their appointment, but thereafter each commissioner must be appointed for a term of office of 4 years.

(b) Shall determine by lot which appointees are designated pursuant to this subsection to serve for an initial term of 1, 2, 3 or 4 years, respectively.

Sec. 4. 1. This section and section 2 of this act become effective upon passage and approval.

2. Sections 1, 2.5 and 3 of this act become effective on July 1, 2013.

