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NRS 278.235 – Annual Housing Progress Report

Nevada Revised Statute (NRS) 278 requires jurisdictions in Clark and Washoe Counties to adopt a Housing Plan as a part of the jurisdiction's Master Plan. The plan is required to inventory housing conditions, project future needs and demands, and adopt strategies to provide for all forms of housing, including that which is affordable. Sub-section NRS 278.235 requires adoption of measures to maintain and develop affordable housing and the jurisdictions must report how such measures were used in the prior year. The purpose of the legislation is to encourage local governments to deploy resources to increase affordable housing. It is this portion of NRS 278 which is addressed in this report.

The following two counties and seven cities are subject to NRS 278.235 reporting:

Clark County

City of Boulder City

City of Reno

Washoe County

City of Henderson

City of Sparks

City of Las Vegas

City of Mesquite

City of North Las Vegas

Reports from the jurisdictions are due to the Housing Division annually by January 15. This report compiles information contained within the jurisdictional reports, analyzes trends to the degree possible and highlights notable efforts to establish and maintain affordable housing.

In the 2017 legislative session NRS 278.235 was revised to require the Housing Division post the report on the Housing Division website on or before February 15 of each year rather than submit it to the legislature. The 2019 legislative session added a provision that links data collected under NRS 278.235 to the Housing Division's Low Income Housing Database (LIHD). The LIHD is

described in NRS 319.143. It also revised measure A to clarify that governing bodies of cities and counties may subsidize impact fees and fees for the issuance of building permits and laid out the conditions for reducing or subsidizing those fees for affordable housing projects. In addition, SB 473 passed into law changing the definition of affordable housing to include housing for households up to 120% of U. S. Housing and Urban Development's (HUD's) Area Median Family Income (HAMFI). Previously it included households up to 80% of HAMFI. For more information see the Nevada Electronic Legislative Information System (NELIS), 80th Session, Senate Bill 103, 104 and 473.ⁱ

This year's methodology was the same as the six previous years for the most part. The method adopted last year for reporting on rental assistance (under measure K) and supportive services, (measure L) in southern Nevada was used again this year. Since most of those type of jurisdiction activities in southern Nevada are tracked by the Homeless Management Information System (HMIS), an HMIS report was run to capture these activities more fully. The HMIS report included Coronavirus-related housing assistance programs.

2021 HOUSING CONTEXT

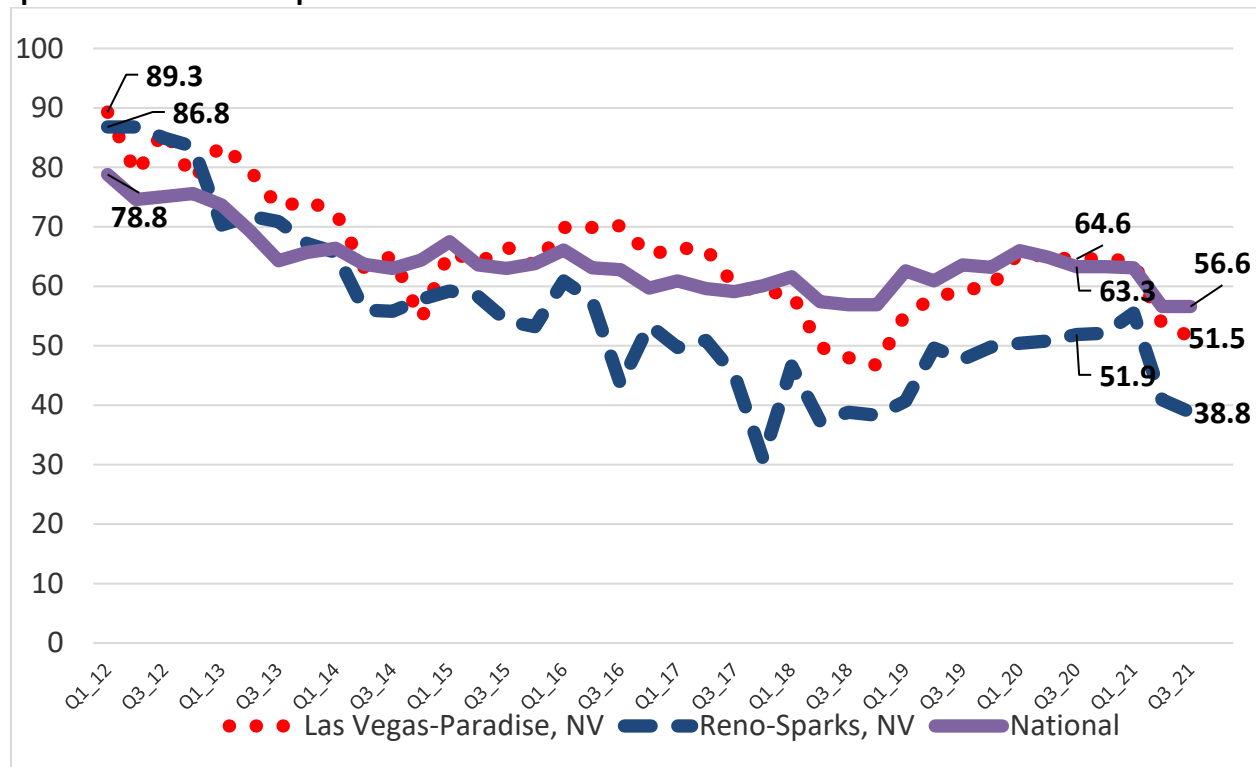
The 2021 economic and social context was still heavily influenced by the Covid-19 pandemic and government responses to it, although there was significant recovery from the events of 2020. In 2020, Nevada went from the lowest ever unemployment rate in the series in December 2019 (3.6%) to the highest ever in April (29.5%). In Dec. 2021, the seasonally adjusted unemployment rate was still elevated at 6.4% (preliminary). Regional differences were profound, with Reno Metropolitan Area returning to record lows at 2.8% (preliminary) while Las Vegas-Henderson-Paradise Metropolitan Area was 6.0% (preliminary), still 2.4 percentage points higher than the low of 3.6% hit in February 2020.ⁱⁱ

A complex economic situation involving pre-existing shortages, eviction moratoria, mortgage forbearance, federal rental assistance programs, Covid-19 related restrictions and precautions, a larger number of remote workers, supply chain and labor constraints, low interest rates, and fiscal and monetary stimulus, drove home prices and rents up dramatically in Nevada and in most places across the country. In October, Las Vegas home prices, as measured by the Case Schiller repeat sales index, were up 25 percent over the previous year.ⁱⁱⁱ Home prices have been increasing since 2012, with the Las Vegas Case Schiller repeat sales index increasing nearly 190% over the lows of March 2012, including the increases throughout 2021.^{iv} The Case Schiller index is not available for the Reno area, but average sale price per square foot for existing single family homes was up over 20% year over year as of November 2021, according to the Lied Institute Housing Market report. The equivalent statistic for Las Vegas area was 23%.^v Increases in home prices occurred nationwide at a record pace, due in part to record low mortgage interest rates, a long-standing shortage of inventory related to land use restrictions and labor shortages in the construction sector as well as to new supply chain breakdowns related to the pandemic.^{vi}

Figure 1 gives the housing opportunity index from the National Association of Home Builders (NAHB). The index gives the share of homes sold which were affordable to the median income family. Coming out of the previous recession, the affordability share rose to 87.5% in Reno-Sparks and 88.7% in Las Vegas-Henderson-Paradise. Affordability has trended downward since then. For the third quarter of 2021, the affordability index stands at 51.5% for Las Vegas-Henderson-Paradise and 38.8% in Reno-Sparks. Both the Reno-Spark and Las Vegas-Henderson-Paradise

index fell 13 percent from 3rd quarter 2020 to 3rd quarter 2021. Affordability decreased again this past year despite a fall in mortgage interest rates from the 3rd quarter 2020 to 3rd quarter 2021 because the increase in median home prices outstripped small gains in median income. Nationally the index decreased to 56.6%. Both Reno-Sparks and Las Vegas-Henderson-Paradise homes are less affordable than the national average with Reno’s Opportunity Index below both the national and Las Vegas index since 4th quarter 2014.

Figure 1. National Association of Home Builders – Wells Fargo Housing Opportunity Index, 1st quarter. 2012 to 3rd quarter 2021



National Association of Home Builders. NAHB-Wells Fargo Housing Opportunity Index. <https://www.nahb.org/news-and-economics/housing-economics/indices/housing-opportunity-index> accessed 1-21-2022.

The Census Bureau’s homeownership rate for Nevada increased from 58.2% in 2019 to 61.2% in 2020, continuing the upward trend after the post-recession nadir in 2016.^{vii} This homeownership rate does not yet reflect the entirety of what has happened during the pandemic. During the time period measured, many homeowners were protected by foreclosure moratoria. According to the experimental Census Pulse data, during the weeks of July 21st to October 11th, 2021, about 6% of Nevada homeowners with a mortgage reported that they were behind on mortgage payments.^{viii} Nationwide, Core Logic’s Chief Economist, Molly Boesel, estimated that in July 2021, 4.2% of home mortgages were in delinquency which was a lower rate than July 2020 but higher than pre-pandemic averages.^{ix}

Nevada rents increased dramatically during 2021. For example, according to the Johnson, Perkins and Griffin 4th Quarter 2021 Apartment Survey, average rents increased 13.5% in Reno-Sparks as compared to 4th Quarter 2020.^x In Las Vegas, ALN Apartment data shows a 21.7% increase in average asking rents in Las Vegas from October 2020 to October 2021.^{xi} Rents increased

nationwide as well. For example, Zumper reported an 11.6% rise in one-bedroom median rents and 13.6% rise in two-bedroom median rents in 2021.^{xii} Many housing economists attribute this rise to a four to five million shortage of units nationwide that began building up before the pandemic, and attributable to density restrictions and shortages of labor and material.^{xiii} Experimental Census Pulse data indicated that about 10% of Nevada renters were still behind on rental payments by an average of 2.4 months for the period of July 21st to October 11th, 2021.^{xiv}

Severe rent burden occurs when a household pays more than 50% of its income for gross rent. The proportion of Nevada’s extremely low and very low income (VLI) renter households (households with incomes under 50% of HUD area median family income) experiencing severe rent burden decreased from 60% in the 2009-2013 period to 58% in the 2014-2018 period.^{xv} HUD’s rent burden data does not yet reflect how the mix of the improving economy and increases in rent in the past several years have influenced rent burden nor does it reflect the effects of the pandemic after that.

The rate of homelessness as measured by the point-in-time homeless count per thousand population has seen a decrease in Clark County over the years from 2017 to 2020. Washoe County saw a decrease in the 2020 rate compared to 2019, but the rate remained higher than Clark’s. Both counties are well above the national average rate of point-in-time homelessness per thousand.^{xvi} January 2021 point-in-time counts were complicated by the Covid-19 pandemic and are not considered comparable to the previous counts in the series, with the 2021 count likely to be even more of an undercount than is normally the case. The Reno area count was up dramatically, and the Clark County count was slightly lower than the previous year.^{xvii}

JURISDICTION HOUSING PLANS & THE TWELVE MEASURES

The jurisdictions subject to NRS 278.235 are required to adopt at least six of twelve specific measures into their Housing Plan. Accordingly, the Housing Division collects Housing Plans and information about when to expect the next update from these jurisdictions.

Table 1: Date of Master Plan Housing Element and Identified Update Year

Jurisdiction	Year of Housing Plan	Update Year
Clark County	2019	2024
Las Vegas	2021	2026
North Las Vegas	2018	As needed
Boulder City	2009	Unknown
Henderson	2021	2025
Mesquite	2021	Unknown
Washoe County	2010	2022
Reno	2017	2021
Sparks	2016	2021

Boulder City did not report a scheduled time for an update. Reno reported several changes in the zoning codes in 2021 that increased density bonuses and decreased parking requirements to incentivize affordable housing along transit corridors. Several jurisdictions have produced housing elements/plans with a clearer delineation of exactly how at least 6 of the 12 measures have been adopted. The City of Henderson updated the narrative which specified exactly which measures

have been adopted and used for 2021. City of Las Vegas has inserted a section on addressing NRS 278.235 in its new draft Affordable Housing Strategic Plan for 2021 to 2026. Mesquite directly addresses the NRS 278.235 measures in a Housing Element adopted in Feb. 2021.

ANNUAL HIGHLIGHTS

The jurisdictions, during the period from January 1, 2021 thru December 31, 2021, began funding or continued to develop or maintain 3,824 affordable units, down about 200 units from last year's record high pipeline number.^{xviii} Including the one new single family unit, a total of 1,497 new affordable units were completed and added to the inventory, with 29% of them targeted to very low income (VLI) households. For the 2014 to 2021 AHPs, the 1,497 units are over double the previous high of 746 new units reported in 2018.^{xix} The jurisdictions also helped to preserve 265 units; while 720 additional units were preserved without use of any measure reported by jurisdictions for a record total of 985 units preserved. A new emergency shelter with 604 beds opened in Reno, as well as 30 tiny homes beds for transitional housing and 7 group home beds. In addition, 33 low income homeowners were assisted with repair or rehabilitation funds. Conversion to market rate units was moderate this year at 124 units.

Table 2. Summary of Affordable Housing Activity

Category of housing unit or assistance	Total units or households (includes all nine jurisdictions)*	% Very Low Income (VLI)
Single family/mobile home for rent or for sale/owner occupied with rent or deed restrictions completed	1	0%
Multi-family rehabilitation completed	985	45%
New multi-family project completed	1,496	29%
Pipeline projects funded or under construction	3,824	32%
Special population or transitional	641	100%
Single family purchase, rehabilitation or modification assistance	33	55%
Tenant based rental assistance (TBRA)	26,236	91%
Other housing assistance (application fees, deposits, utilities)	Not tracked separately	NA
Support services, homeless services, other tenant-based assistance	Not tracked separately	NA

Additional details about the 3,804 multifamily units in the pipeline are given in Table 3 below (20 of the units in the pipeline are single family). For inventory purposes, units are counted in the jurisdiction that they reside in physically, regardless of which jurisdiction took measures to assist a project. City of Reno reported the largest number of units in the pipeline at 1,860, with 1,260 to be new units and 600 units in preservation projects. City of Sparks reported another 34 new units in the pipeline making a total of nearly 1,900 units in the Washoe County region. If all the Clark County jurisdictions are added up, an even bigger number of new units, 1,594, are being built; however, the number of units being preserved are fewer at 316. For pipeline information at the property level for each jurisdiction see Attachment D.

Both the pandemic and a methodology change affected the tenant-based rental assistance and supportive services numbers for measures K and L. Several rounds of Covid-19 relief provided

funding for rental assistance and other housing help for households affected by the pandemic. This greatly increased households served. In addition, Clark County again asked Bitfocus to run an HMIS report on all rental assistance programs in the Las Vegas Metro region, allowing for a more comprehensive approach to counting this type of activity.

Table 3. Summary of Multifamily Pipeline Activity by Jurisdiction

	Rent Restricted Units	VLI Units
City of Las Vegas	612	228
new	612	228
City of N. Las Vegas	352	200
new	352	200
City of Reno	1,860	240
new	1,260	128
preservation	600	112
City of Sparks	34	34
new	34	34
Clark Co	815	384
new	534	143
preservation	281	241
Mesquite	131	129
new	96	96
preservation	35	33
Total New	2,888	829
Total Preserved	916	386
Grand Total	3,804	1,215

Demographic data collected by Clark County in 2020 indicated that most participants in the rental assistance relief programs were in the VLI category. Except where more information on income was available, participants were assumed to be VLI households. Tenant based rental assistance (TBRA) was given to 26,236 households according to the BitFocus report and other data sources.^{xx} Of these, an estimated 23,754 households were assisted through the Emergency Rental Assistance Program or other Covid-19 related funding.

The funding for the units and assistance primarily originated from state or federal sources such as the Emergency Rental Assistance Program, the HOME Investment Partnerships Program (HOME), National Housing Trust Fund (HTF), Nevada Account for Affordable Housing Trust Fund, Housing Opportunities for Persons with AIDS, Emergency Solutions Grants, Low Income Housing Tax Credits, tax exempt private activity bonds or the Community Development Block Grant. Many of the properties receive substantial reductions in property taxes. Land donations were used by the City of Reno, City of Mesquite, and City of Las Vegas.

Incorporation and Use of Measures

NRS 278.235 requires the adoption of six of 12 possible measures (Sub-paragraphs (a) through (l) of the statute) into the Housing Plan as instruments used in maintaining and developing affordable housing. The 12 measures, as specified in NRS 278.235, are listed below:

- (a) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created.
- (b) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. Nothing in this paragraph authorizes a city or county to obtain land pursuant to the power of eminent domain for the purposes set forth in this paragraph.
- (c) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.
- (d) Leasing land by the city or county to be used for affordable housing.
- (e) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.
- (f) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.
- (g) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.
- (h) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.
- (i) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.
- (j) Offering density bonuses or other incentives to encourage the development of affordable housing.
- (k) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.
- (l) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with a need for supportive housing identified in the 5-year consolidated plan adopted by the United States Department of Housing and Urban Development for the city or county pursuant to 42 U.S.C. § 12705 and described in 24 C.F.R. Part 91.

See also Attachment A which gives the wording of the entire governing statute, NRS 278.235.

Table 4, below, identifies the measures incorporated into each Master Plan and those utilized by each jurisdiction in 2021. All jurisdictions at least passively met this requirement by incorporating six measures into their Master Plan. Clark County and City of Reno, as regional housing specialists, reported the most diverse use of the measures with six measures being actively used. Measures H, “Providing money, support or density bonuses for affordable housing,” K, “Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing” and L, “Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing” were the three measures used by the largest number of jurisdictions. Although only used once this year, it is especially notable that Washoe County established an Affordable Housing Trust Fund (Measure F). Measures used for moderate income

families with 80% to 120% of HUD area median income were not included in Table 4 to keep table comparable to previous years.

Table 4: NRS 278.235 Measures Incorporated into Master Plans and Used in 2021

Jurisdiction	a	b	c	d	e	f	g	h	i	j	k	l	# of measures used
Clark Co.	XX	X	X		X	X	XX	XX	X	XX	XX	XX	6
Boulder City	X	X	X	X			X	X		X			0
Henderson	XX	X			X		X	XX	X	X	XX	XX	4
Las Vegas		X	XX	X	X	X		XX			XX	XX	4
Mesquite		X	XX	X		X	X	Y		X	X		2
N. Las Vegas	XX	X	X		X			XX			XX	XX	4
Washoe Co.	X	X			X	XX	X	Y	X	X	Y	XX	4
Reno	XX	X	XX			X		XX	XX	XX	XX	X	6
Sparks		X	X	XX	X			XX	X	X	Y	XX	4
# of jurisdictions reporting active use	4	0	3	1	0	1	1	8	1	2	7	6	34

Note: Measures a through l correspond to measures as given in Attachment A and above.

X indicates that the NRS 278.235 Measure is in the jurisdiction’s Housing Plan.

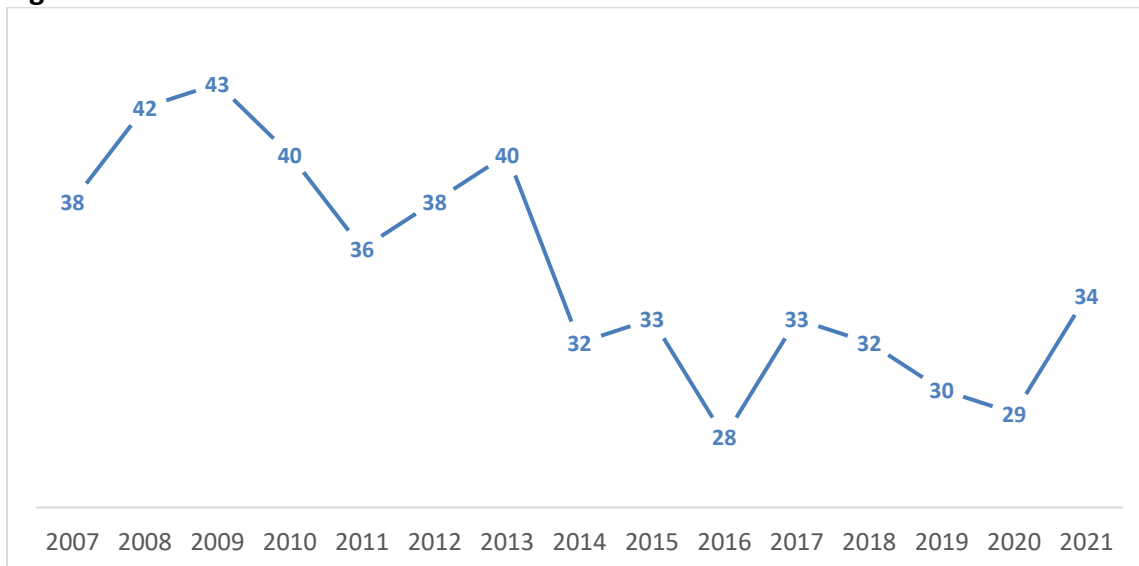
XX indicates that the NRS 278.235 Measure is in the Housing Plan and the Measure was used in 2021.

Y indicates that the Measure was utilized in 2021 but is not incorporated into the jurisdiction’s Master Plan.

Active Use Time Series and Intensive Use of Measures

Table 4 indicates in 2021 measures were used by the jurisdictions at least 34 times, which is up by five from last year. Figure 2 shows the total number as reported from 2007 to 2021. The uptick is partly due to increased activity by the City of Mesquite and Washoe County. Also of note, activity using the land donation measure, measure C, increased. Diversity of activity levels depend to some extent on subjective decisions about what constitutes the use of a measure.

Figure 2. Active Use of Measures



Note that a measure in Table 4 could have been used more than once. To understand more about the intensity of measure use, the number of projects or programs the measure was used for was collected on Form 1. Table 5 displays the results for 2021. The 323 instances of measure use reported are a record, considerably more than last year's already high number (256). The high number seems to indicate increased activity overall since increases were recorded for most jurisdictions and most measures. City of Reno and Clark County specialized in housing activities and have the highest measure intensity for their respective regions. Both jurisdictions often participate in joint projects. An increase in Washoe County activity came about as responsibilities for some homeless programs were transferred from the City of Reno to the County. The impact of Covid-19 related funding for housing assistance programs as well as the methodology changes for measures K (direct financial assistance) and L (supportive services) also stand out, making measures K and L the most often used. The next largest use of measures occurred with A, subsidizing impact fees and building permits, and H, "Providing money, support or density bonuses for affordable housing." Just as with diversity of measure use, there are many subjective decisions made in determining what constitutes an instance of measure use.

Table 5. Intensity of NRS 278.235 Measure Use 2021: Number of Projects Associated with Active Use of Measure

Jurisdiction	a	b	c	d	e	f	g	h	i	j	k	l	Total instances reported
Clark County	20	0	0	0	0	0	21	18	0	13	55	61	188
Boulder City	0	0	0	0	0	0	0	0	0	0	0	0	0
Henderson	2	0	0	0	0	0	0	5	0	0	5	5	17
Las Vegas	0	0	1	0	0	0	0	10	0	0	7	6	24
Mesquite	0	0	2	0	0	0	0	2	0	0	0	0	4
N. Las Vegas	2	0	0	0	0	0	0	5	0	0	8	7	22
Washoe County	0	0	0	0	0	1	0	1	0	0	9	10	21
Reno	6	0	4	0	0	0	0	19	2	1	4	0	36
Sparks	0	0	0	1	0	0	0	4	0	0	3	3	11
Total instances of active use	30	0	7	1	0	1	21	64	2	14	91	92	323

Note: Measures a through l correspond to measures as given in Attachment A and above.

AFFORDABLE HOUSING INVENTORY

Table 6 summarizes changes to the inventory of subsidized housing units in the nine jurisdictions.

The number given in the second column of Table 6, "Total Units End of 2020", matches the Nevada Housing Division list of subsidized housing before 2021 additions and subtractions. The total is tied to a list of subsidized housing for each jurisdiction maintained at the Housing Division and checked by the jurisdiction each year. Low income housing included on the list include all types of tax credit properties, private or non-profit properties with project based HUD rental

assistance, public housing, USDA Rural Development multi-family housing, properties owned by regional housing authorities, and some properties built or assisted with HOME funding, Nevada Account for Affordable Housing Trust Funds, National Housing Trust Funds, or Neighborhood Stabilization Program funding as well as a small number of properties with other miscellaneous funding. To be included on the list, the properties must either have project based rental assistance, or deed restrictions or other agreements restricting income levels of occupants or rent levels. Group homes and most transitional housing are not included on the list. Using the lists compiled by the Housing Division and the jurisdictions there were a total of 29,074 units of subsidized or below market housing in existence in the designated AHPR jurisdictions at the end of 2020. This was 2.2% more than 2019's inventory unit count.

The third column tracks additions to the inventory in 2021. Only units that are new to the inventory and reported as completed in 2021 are included. Because HOME funding is an important way that jurisdictions support affordable housing, often it is most convenient for jurisdictions to report a project as complete when HOME draws have been completed. Also, jurisdictions cooperate in the production of housing units. Multiple jurisdictions may support and report the same project, creating overlap. Overlapping this year were 184 new units in three projects reported by Clark County and three other jurisdictions. For inventory purposes units are counted only in the jurisdiction where they are physically located.

The fourth column tallies any units that were previously on the list of subsidized housing but as of 2021 no longer have deed restrictions or other agreements restricting rents or incomes of the inhabitants. The majority of these are accounted for by exiting tax credit properties. The exiting units enter the private market, or rarely, are demolished for an alternate land use.

Table 6: Change in AHPR Jurisdictions' Affordable Housing Inventory, 2020 to 2021

Jurisdiction	Total Units End of 2020	Units Created in 2021*	Units Converted to Private Market in 2021	Total Units End of 2021	% Year over Year change
Clark Unincorporated	7,941	476	53	8,364	5.3%
Boulder City	59	0	0	59	0.0%
Henderson	2,949	11	0	2,960	0.4%
Mesquite	125	0	37	88	-29.6%
Las Vegas	8,486	57	0	8,543	0.7%
NLV	1,907	105	34	1,978	3.7%
Clark Total	21,467	649	124	21,992	2.4%
Washoe Unincorporated	-	0	0	0	NA
Reno	6,497	848	0	7,345	13.1%
Sparks	1,110	0	0	1,110	0.0%
Washoe Total	7,607	848	0	8,455	11.1%
Grand Total	29,074	1,497	124	30,447	4.7%

*Included in this category were new and renovated units new to the inventory that were completed in 2021 for both multi-family and single-family rentals and single family owner occupied with deed restrictions.

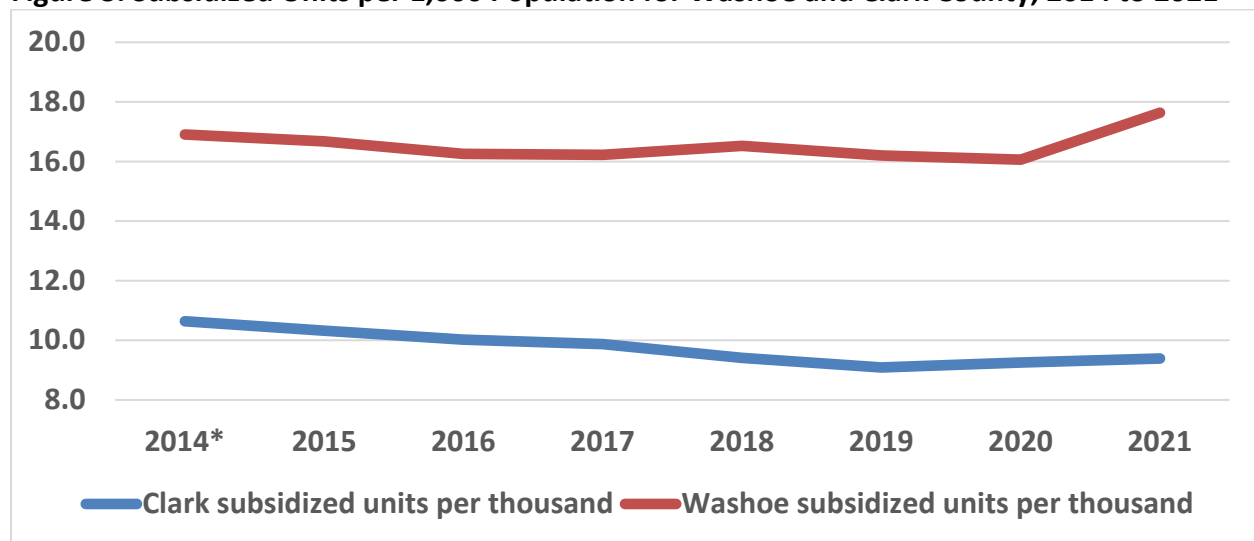
The fifth column gives the total units existing at the end of 2021 (column 2 plus column 3 minus column 4) while the sixth column gives the percentage increase or decrease in subsidized units.

According to jurisdiction reports, the total increase was 1,497 units, nearly three times more than the 528 new units reported last year. It may be that some of what should have been 2020's production of new units was delayed by the pandemic, giving extra new units finished in 2021. This year 124 units converted to private market units, meaning that total units on the subsidized housing list increased in net by 1,373 units or 4.7%, by far the biggest net increase in inventory over the 2014 to 2021 AHPR series. The robust growth in new units was enhanced by a low number of conversions this year. Total units in the AHPR jurisdictions' inventory at the end of 2021 was 30,447 units.^{xxi}

Affordable Housing Inventory Time Series

A time series of the Annual Housing Progress Report (AHPR) inventory of subsidized units is available from 2014 to the current year. Table 7 gives this time series for all AHPR jurisdictions. The total change in units from 2014 to 2021 is calculated. In addition, totals for Washoe and Clark Counties are given along with Nevada demographer population estimates and 2021 population projections for the two counties. Henderson, North Las Vegas, and Reno experienced a net gain in total subsidized units over the time period. Clark County, Mesquite, Las Vegas and Sparks jurisdictions experienced a net loss in total subsidized units over this time. For Clark County total, there was a net loss of 26 units (approximately 0%) while population over the period increased by 13%, according to the Nevada Demographer estimates and 2021 projection. Washoe County inventory increased in net by 1,070 units (14%) with a 10% increase in population over the period. This information is summarized in Figure 3 which shows number of subsidized units per 1,000 population for both counties over the period. Clark County has shown a uniform decrease in this metric until 2019 and an uptick over the past two years, while Washoe County experienced a sharp increase in 2021 finally exceeding the 2014 starting point.

Figure 3. Subsidized Units per 1,000 Population for Washoe and Clark County, 2014 to 2021



Sources: Annual Housing Progress Reports 2015 to 2021, Governor Certified Population Estimates of Nevada's Counties, Cities and Towns 2000 to 2020, Five Year Population Projections for Nevada and its Counties 2020 to 2025 Based on the 2020 Estimate, Office of the State Demographer for Nevada, https://tax.nv.gov/Publications/Population_Statistics_and_Reports/

Table 7. Subsidized Housing Inventory 2014 to 2021 with Demographer Population Estimates and 2021 Projection

Jurisdiction	2014*	2015	2016	2017	2018 ^a	2019	2020	2021	Change 2014 to 2021	% Change 2014 to 2021
Clark Unincorporated	8,411	8,779	8,089	8,219	7,797	7,630	7,941	8,364	(47)	-1%
Boulder City	59	59	59	59	59	59	59	59	-	0%
Henderson	2,798	2,935	2,938	2,945	2,951	2,949	2,949	2,960	162	6%
Mesquite	111	111	111	111	111	136	125	88	(23)	-21%
Las Vegas	8,982	8,576	8,594	8,866	8,836	8,529	8,486	8,543	(439)	-5%
NLV	1,657	1,410	1,414	1,453	1,430	1,542	1,907	1,978	321	19%
Washoe Unincorporated	0	0	0	0	0	0	0	0	-	NA
Reno	6,171	6,200	6,225	6,269	6,492	6,500	6,497	7,345	1,174	19%
Sparks	1,214	1,170	1,063	1,063	1,113	1,113	1,110	1,110	(104)	-9%
Total	29,403	29,240	28,493	28,985	28,789	28,458	29,074	30,447	1,044	4%
Clark Co. total	22,018	21,870	21,205	21,653	21,184	20,845	21,467	21,992	(26)	0%
Washoe Co. total	7,385	7,370	7,288	7,332	7,605	7,613	7,607	8,455	1,070	14%
Clark Co. population	2,069,450	2,118,353	2,116,181	2,193,818	2,251,175	2,293,391	2,320,107	2,342,885	273,435	13%
Washoe Co. population	436,797	441,946	448,316	451,923	460,237	469,801	473,606	479,385	42,588	10%

*2014 baseline numbers have been changed to reflect minor corrections made to the baseline the following year.

^aSee previous AHPR reports for notes about corrections to 2018 numbers.

JURISDICTION PROGRESS IN CREATING AND MAINTAINING AFFORDABLE UNITS

As required by NRS 278.235, remaining affordable housing need has been analyzed below in Table 8 using information compiled from jurisdiction reports.

Each jurisdiction is required to prepare a five-year Consolidated Plan in order to receive housing funds from the United States Department of Housing and Urban Development (HUD). As part of the housing needs analysis contained in the Consolidated Plan, jurisdictions are required to use the Comprehensive Housing Affordability Strategy (CHAS) data supplied by HUD to investigate how many affordable housing units are needed for their population. Starting with the 2015 report, the Housing Division has assigned all jurisdictions the number of affordable units needed (column two in Table 8) using CHAS data. The CHAS estimate of households with one or more housing problems and income under 80% HUD Area Median Income (low income) was used for “total needed” given in column 2. This is a relatively broad and inclusive measure of housing needs. This estimate was adjusted downward by subtracting out CHAS estimates of housing units that are affordable to low income households and vacant. This helps account for affordable and available private market units. The Division assigns this estimate to help make them comparable across jurisdictions. If a jurisdiction would like to provide an alternate estimate, they may work with the Division to do so; however, as of the 2021 report none have yet requested this option. Using the most recent CHAS data available from 2014 to 2018, the estimate of low income Washoe and Clark County households experiencing one or more housing problems such as housing cost burden, lack of complete kitchen or plumbing facilities or overcrowding was 256,000. About 29,000 units were affordable to low income families and vacant. After adjusting for vacant units, there were an estimated 227,000 households in need of housing assistance, about the same as the 2013 to 2017 estimate. There was an increase of 1% in Clark County and in Washoe County there was a 2% decrease in households in need. The largest component of change was a decrease in the number of households under 50% of HUD Area Median Family Income with a housing problem. This was counterbalanced to some extent by an increase in the number of households with incomes between 50% and 80% of HUD Area Median Family Income with a housing problem. It was also countered by a decrease in vacant units in both counties. Note that no equivalent numbers are available from 2020 or after 2020 that would reflect need after the Covid-19 pandemic, which may have changed housing needs substantially.^{xvii}

The third column in the table “Total 2021 Subsidized Units” is total inventory of units at the end of 2021 as given in Table 6 above.

The column in Table 8 named “Additional Households Assisted in 2021” includes housing activities such as tenant-based rental assistance provided through jurisdictions as well as down-payment assistance for single family owners. These activities helped to provide additional individuals or families with affordable housing during 2021. Tenant based rental assistance is important to include since most households experiencing a housing problem are experiencing housing cost burden. If the burdened household is given rental assistance, the housing problem may be resolved. However, some of these activities do not create long term affordable housing units. A different total is needed to track long-term affordable inventory (see Table 6 above). A total of 26,306 additional households were reported to be assisted in 2021. This total includes a large number of households who received housing assistance through the Emergency Rental Assistance program or other assistance related to various rounds of Covid-19 relief packages.

The final column is the ratio of the assistance (column 3 plus column 4) to need (column 2). It compares total subsidized low income housing units, rental assistance, and other housing assistance available at the end of 2021 to total need for affordable units from the CHAS data. Subsidized units and other assistance are expressed as a percentage of total need as measured in the 2014 to 2018 CHAS estimates. This provides a consistent way to compare the scale of low income housing activity across jurisdictions to the need for assistance. This year for the AHPR jurisdictions, the ratio of subsidized units and other assistance to households in need was 25%, five percentage points higher than last year's record high, and again representing a substantial increase in assistance available as compared to need. This increase was primarily due to the availability of Emergency Rental Assistance and other Covid-19 related housing assistance programs.

The Total Need column is data from 2014 to 2018 and does not reflect the increased need due to Covid-19 related factors. It is very likely that the real need was higher. However, to reduce the ratio to 13% as it was in 2019, approximately 220,000 more households in need would have to be added. Because nearly 70% of households with incomes of 80% AMI or lower are already in the "in need" category under consideration, if the number of low income households stayed approximately constant, there could only be a maximum of about 50,000 more 80% AMI households with housing needs. Experimental estimates by the Urban Institute earlier in the pandemic found a much smaller 24,000 households under 80% of AMI that were affected by job losses due to Covid-19.^{xxiii} The magnitude of the housing challenges for these households could well have been greater but it would appear that a greater fraction of these households were reached with at least some assistance in 2021.

Summary of Remaining Need

The ratio of assistance to need for AHPR jurisdictions in total increased from 20% last year to 25% this year. Despite the larger number of households helped with rental assistance reported by Clark County this year, Reno still emerged as the jurisdiction with the strongest level of assistance and subsidized units as compared to its total need at 34%. In the southern portion of the state, Clark County Unincorporated appeared to have the strongest level of assistance at 29%, but largely because most of the Emergency Rental Assistance program was credited to them, even though the assistance was used throughout the Las Vegas Metro area. It is more insightful to look at Clark and Washoe Counties as a whole.

It may always be more appropriate to view affordable housing needs by each county rather than by the individual jurisdictions within them, but that is especially true this year. For the Covid-19 related housing assistance programs, as is true of many of the federal housing assistance programs, there was substantial cooperation amongst jurisdictions with a regional approach taken to administering the funds.

Although the emergency rental assistance provided by the jurisdictions is included in column four, federal housing choice vouchers are not included. The final four rows allow comparison of the two counties with and without housing choice vouchers. Using Housing Choice Voucher data available at Housing Authority level, Table 8 demonstrates how housing assistance and subsidized units available increase substantially when vouchers are considered. Considering voucher availability, there were approximately three households in need in Washoe and Clark County for each household assisted, down from four last year.

The 2020 survey of tax credit projects found that 14% of households in Clark County tax credit funded units and 22% in Washoe County use vouchers or other types of portable rental assistance.^{xxiv} Because up to 13% of the assistance reported was emergency rental assistance from the CARES Act, these estimates were reduced by that amount to 12% and 19% respectively. Estimates below accounted for this overlap in addition to Project Based Vouchers.^{xxv}

Table 8: Analysis of Remaining Affordable Housing Need

Jurisdiction	Total Need*	Total 2021 Subsidized Units	Additional Households Assisted in 2021*	Ratio of assisted households to households in need
Clark Unincorporated	84,795	8,364	16,021	29%
Boulder City	1,060	59	0	6%
Henderson	21,065	2,960	1,609	22%
Mesquite	1,570	88	0	6%
Las Vegas	59,070	8,543	5,421	24%
N. Las Vegas	18,965	1,978	769	14%
Washoe Unincorporated	5,945	0	867	15%
Reno	26,115	7,345	1,619	34%
Sparks	8,570	1,110	0	13%
Total	227,155	30,447	26,306	25%
<i>Washoe Co. total without vouchers</i>	<i>40,630</i>	<i>8,455</i>	<i>2,486</i>	<i>27%</i>
<i>Washoe Co. total with vouchers</i>	<i>40,630</i>	<i>10,341</i>	<i>2,486</i>	<i>32%</i>
<i>Clark Co. total without vouchers</i>	<i>186,525</i>	<i>21,992</i>	<i>23,820</i>	<i>25%</i>
<i>Clark Co. total with vouchers</i>	<i>186,525</i>	<i>31,701</i>	<i>23,820</i>	<i>30%</i>

*Total need numbers are from before Covid-19; however, households assisted includes Covid-related program participants.

In 2019, a new baseline number for the subset of subsidized units affordable to very low income (VLI) households was established. A unit was considered a part of this inventory if it either had a project-based rental assistance contract or voucher or had set asides for households with incomes at or below 50% of HAMFI. Table 9 gives a break-out of the above information by units affordable to VLI and LI households in 2021. LI households were defined as households with incomes from 50% to 80% of HAMFI. To compare housing need in each category like Table 8 above, additional assistance such as tenant-based rental assistance and owner occupied renovation programs provided through the jurisdictions are added to units to compare housing effort for each population separately.

Overall, the ratio of housing assistance to need for VLI households was better for VLI households this year, with a ratio of one assisted household to each four in need, whereas for LI households

only one household was assisted for each five in need. This is partly due to the assumption that all Covid-19 related rental assistance for Clark County served VLI households unless additional information was available. Although full data was not available on the income levels of households receiving rental assistance, the assumption was supported by household income data from the 2020 CARES assistance in Clark County and by Department of Treasury analysis of the Emergency Rental Assistance data at the federal level.^{xxvi} Regionally, the level of assistance for VLI households was highest in Clark County at 35%. City of Reno used a different assumption for households assisted with Emergency Rental Assistance and therefore show a stronger assistance level for LI households.

Table 9. Subsidized Units for VLI Households and LI Households and Ratio to Need

Jurisdiction	VLI units 2021	Additional VLI Households Assisted in 2021	Ratio of VLI Assistance to VLI Need	LI Units 2021	Additional LI Households Assisted in 2021	Ratio of LI Assistance to LI Need
Clark Unincorporated	3,642	16,021	35%	4,722	-	17%
Boulder City	59	-	7%	-	-	0%
Henderson	1,270	1,567	22%	1,690	42	21%
Mesquite	57	-	6%	31	-	6%
Las Vegas	5,885	4,407	26%	2,658	1,014	19%
NLV	890	767	14%	1,088	2	15%
Clark Total	11,803	22,762	28%	10,189	1,058	17%
Washoe Unincorporated	-	867	24%	-	-	0%
Reno	3,596	180	22%	3,749	1,439	59%
Sparks	489	-	8%	621	-	23%
Washoe Total	4,085	1,047	19%	4,370	1,439	42%
Grand Total	15,888	23,809	27%	14,559	2,497	22%

Affordable Housing Inventory Time Series for VLI Households

Nevada is particularly short of affordable and available housing for VLI households. A time series of the Annual Housing Progress Report (AHPR) inventory of VLI subsidized units is available from 2018 to the current year. Table 10 gives this time series for all AHPR jurisdictions. The total change in units from 2018 to 2021 is calculated. There was a net gain in this type of unit for every jurisdiction except Boulder City, which had no changes in inventory, and Sparks, which experienced a net loss of three VLI units. For Clark County as a whole, there was a net gain of 614 VLI units (approximately 5%). Washoe County inventory increased in net by 390 units (11%). In the last four years there have been over 1,000 additional VLI subsidized units added to the inventory.

Table 10. Subsidized Housing Inventory of VLI Units, 2018 to 2021

Jurisdiction	VLI Units 2018	VLI Units 2019	VLI Units 2020	VLI Units 2021	Change in VLI Units 2018 to 2021	% Change in VLI Inventory 2018 to 2021
Clark Unincorporated	3,339	3,396	3,591	3,642	303	9%
Boulder City	59	59	59	59	-	0%
Henderson	1,268	1,268	1,268	1,270	2	0%
Mesquite	44	44	69	57	13	30%
Las Vegas	5,762	5,763	5,828	5,885	123	2%
NLV	717	782	785	890	173	24%
Clark Total	11,189	11,312	11,600	11,803	614	5%
Washoe Unincorporated	-	-	-	-	-	NA
Reno	3,203	3,451	3,428	3,596	393	12%
Sparks	492	492	489	489	(3)	-1%
Washoe Total	3,695	3,943	3,917	4,085	390	11%
Grand total	14,884	15,255	15,517	15,888	1,004	7%

NOTABLE HOUSING INITIATIVES IN 2021

Covid-19 related housing assistance programs stand out once more this year with even more households than last year reported to have been helped. The jurisdictions reported over 22,000 households helped with Emergency Rental Assistance and other Covid-related supplemental programs as compared to 12,000 Covid-19 impacted households in 2020. The rental assistance, along with improved employment opportunities, may have helped reduce the number of renters who reported being behind on rent in the Census Pulse data from 17% in the first quarter to 10% in the third quarter.^{xxvii}

Delays in finishing construction or in reporting completion in 2020 may have reduced the count last year and helped to boost 2021 into record territory for new construction units completed and preserved. A total of fourteen new and seven renovation projects were completed this year. Last year's full pipeline produced a record number of new units this year (1,497). The number of units preserved this year (985) were also higher than last year (780).

The 3,824 units reported in the pipeline was high, but was down from last year's record 4,025 units. Of the 3,824 units, 2,908 were new construction and 916 were renovation projects. Of the 33 projects in the pipeline, 19 were first included in AHPR this year. Included in the list of pipeline projects were six projects with sliding scale rental assistance contracts for all or some of the units, joining seven other such projects that were new or completed renovation this year. In addition, two formerly at-risk properties financed with 4% tax credits and bonds finished renovation, resetting affordability periods for 30 more years, and three additional renovation projects on formerly at-risk projects were underway.

The largest new project to finish this year in terms of restricted units was Steamboat by Vintage in Reno with 360 family units although mixed income Inova, with 581 total units and 155 restricted units was largest overall. Inova is also in Reno.

There were many notable properties this year in terms of innovative methods and funding, particularly in the City of Reno. One single family house restricted to households at or below 80% AMI, was finished, with 20 additional single family units planned. The land has been donated and remains in a community trust, helping to keep the houses affordable. In Henderson, HOME and Nevada Affordable Housing Trust Funds were used to set aside 11 affordable units in a market rate apartment complex.

Of special note, Washoe County formally instituted an Affordable Housing Trust Fund in 2019 and received its first funds this year as a donation from a business. The County is currently developing the process for distribution of the funds.

Also notable were initiatives serving special populations and providing transitional housing as well as a new larger emergency shelter. The City of Reno, City of Sparks and Washoe County finished the new CARES Campus, an emergency shelter that can serve as many as 604 single men, unmarried couples, and people with pets. The City of Reno transferred responsibility for the shelter to Washoe County this year. Supportive services are to be provided. An additional shelter serving mostly women and children, Our Place, is also now Washoe County's responsibility. Hope Springs, a development of tiny homes used for transitional housing was finished in Reno, as was another group home for Ridge House, which serves former offenders and at risk individuals in need of behavioral health treatment. In Clark County 44 more new units were finished that provide housing, medical and social services for individuals with traumatic brain injuries.

This year only 124 units converted to private market units. Of these, 37 single family tax credit units in Mesquite exited when residents became homeowners as they exercised the homeownership option on the extended use agreements. This LIHTC project with homeownership option is the only one like it in the State. Other exits were 53 units in two assisted living projects funded through bonds. The units exited when the bonds were paid off; no tax credits were involved in these projects. Another 34 single family units involved in rehab programs exited affordability restrictions in North Las Vegas.

Regional cooperation was strong in 2021, as usual, especially for Clark County, which was involved in twelve joint projects, three of which were completed this year, in addition to regional cooperation on Covid-19 rental assistance programs.

CONCLUSION

As reported to the Housing Division, over 22,000 households were helped with new Emergency Rental Assistance and other Covid-19 related supplemental housing assistance programs. These new programs again helped improve AHPR measures of housing effort to housing need. The ratio of households assisted to households in need increased from 20% last year to 25% in 2021. A greater percentage of low income households were helped this year than has been the case in previous years.

The need for affordable units is especially high amongst Nevada's very low income (VLI) households. Covid-19 related housing assistance programs also raised the ratio of VLI households assisted to VLI households in need from 20% in 2020 to 27% in 2021. There were four VLI households in need for each VLI household assisted.

A new time series for very low income subsidized inventory revealed that in the AHPR jurisdictions in the past four years there has been a net gain of over 1,000 units with sliding scale rental assistance or set asides for households with incomes at or below 50% of area median family income.

The pipeline is once again full with thirty-three multi-family projects funded or currently under construction for a total of 3,804 units. Twenty single family units are also planned. Twenty-seven of the thirty-four projects in the pipeline are new construction with a total of 2,908 new units expected in the next few years.

It was a record year for both new construction and preservation. Fourteen new projects with 1,497 restricted units were completed. Seven renovation projects with 985 restricted units were completed, marking considerable progress in preservation. Only 124 units converted to private market units, which resulted in a net increase in the affordable housing inventory of a record number of units.

Net inventory as compared to the 2014 baseline made a record increase of 1,044 units or 4%. In the case of Washoe County the net increase in subsidized units even outpaced population growth. Given the large number of units still in the pipeline, if conversions are again kept to a minimum there is again considerable hope for additional increase in the inventory of affordable housing units in 2022. Unfortunately, the surrounding housing context is difficult at best, with rapidly rising rents likely creating an even larger population of households with formidable housing burden.

For further information or to answer questions regarding this report please contact Elizabeth Fadali at efadali@Housing.NV.gov or 775.687.2238.

Endnotes

- ⁱ <https://www.leg.state.nv.us/App/NELIS/REL/80th2019/Bill/6091/Overview>
- ⁱⁱ U.S. Bureau of Labor Statistics. Local Area Unemployment Statistics. <https://www.bls.gov/lau/data.htm> Accessed Feb. 9, 2022.
- ⁱⁱⁱ S&P Dow Jones Indices LLC, *S&P/Case-Shiller NV-Las Vegas Home Price Index*© [LVXRNSA], retrieved from FRED, Federal Reserve Bank of St. Louis <https://research.stlouisfed.org/fred2/series/LVXRNSA>, January 21, 2022.
- ^{iv} Ibid.
- ^v Lied Center for Real Estate. *Nevada Housing Market Update, November 2021*. https://liedcenter.unlv.edu/wp-content/uploads/2022/01/6025_Lied-Housing-Market-Report_Nov-2021.pdf
- ^{vi} Bahney, Anna. Dec. 28, 2021. The housing market was on a wild ride this year. Here's what to expect in 2022. CNN Business. See also Squires, Camille. Dec. 22, 2021. Rents in the U.S. are rising even faster than home prices. Quartz.
- ^{vii} U.S. Census Bureau accessed through the Federal Reserve Bank of St. Louis. Homeownership Rate for Nevada <https://research.stlouisfed.org/fred2/series/NVHOWN> Accessed 1-24-2022.
- ^{viii} Fadali, E. Dec. 15, 2021, New Data Indicates Fewer Nevadans Facing Eviction/Foreclosure. NVHousingSearch.org Articles. <https://nvhousingsearch.org/press/articles/New-Data-Indicates-Fewer-Nevadans-Facing-Eviction/Foreclosure.html>
- ^{ix} Boesel, Molly. Oct. 12, 2021. Approximately One Million Homeowners Remain at Least Six Months Behind on Payments. CoreLogic. <https://www.corelogic.com/intelligence/approximately-one-million-homeowners-remain-at-least-six-months-behind-on-payments/>
- ^x Johnson, Perkins & Griffin 4th Quarter 2021 Apartment Survey. <http://jpgnv.com/wp-content/uploads/2022/01/Apartment-Survey-4th-Quarter-2021-FINAL.pdf>
- ^{xi} ALN Apartment Data, Las Vegas, End of October, 2021. Received via email by request.
- ^{xii} Andrews, Jeff. Dec. 28, 2021. Zumper's 2021 Annual Rent Report. Zumper. <https://www.zumper.com/blog/zumper-2021-annual-rent-report/>
- ^{xiii} See Squires, Camille. Dec. 22, 2021. Rents are Rising Even Faster than Home Prices. Quartz. <https://qz.com/2101421/rents-in-the-us-are-rising-even-faster-than-home-prices> and Freddie Mac Research Note May 7, 2021. Housing Supply: A Growing Deficit. http://www.freddiemac.com/research/insight/20210507_housing_supply.page
- ^{xiv} Fadali, E. Dec. 15, 2021, New Data Indicates Fewer Nevadans Facing Eviction/Foreclosure. NVHousingSearch.org Articles. <https://nvhousingsearch.org/press/articles/New-Data-Indicates-Fewer-Nevadans-Facing-Eviction/Foreclosure.html>
- ^{xv} HUD CHAS data query tool: http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html accessed 9-27-2016 and 10-25-2021 with tabulations by the author.
- ^{xvi} Fadali, E. 2020. Nevada Affordable Housing Dashboard, <https://housing.nv.gov/uploadedFiles/housingnewnv.gov/Content/Programs/HDB/HDB216NVAffordHousingDashboardAccessible20200821.pdf>, Nevada Housing Division.
- ^{xvii} See [Nevada Tomorrow :: Indicators :: Homelessness: Point-in-Time \(PIT\) Count :: County : Washoe](https://helphopehome.org/wp-content/uploads/2021/06/HHH-PIT-General-2021-One-Sheet.pdf) and <https://helphopehome.org/wp-content/uploads/2021/06/HHH-PIT-General-2021-One-Sheet.pdf>.
- ^{xviii} For one preservation project in the pipeline, no use of the 12 measures was reported. However, it is included for inventory purposes. Note that the 12 single family units in the pipeline are included in this total.
- ^{xix} The Annual Housing Progress Report has been produced since 2008 but the methodology used from 2008 to 2013 is different than the methodology used from 2014 to 2021, making it difficult to compare numbers from the earlier series. Note that the 746 units include 12 single family units with deed restrictions that were finished that year.
- ^{xx} An important data source, in addition to the reports submitted by jurisdictions, was the U.S. Department of the Treasury Emergency Rental Assistance Program report. The November report was the most recent available at the time of this writing. <https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/emergency-rental-assistance-program>
- ^{xxi} Where the Housing Division is familiar with units no longer affordable due to expiring participation, the Division shares this information with the jurisdictions, but this will not include all types of affordable housing. Also, it is possible that low income housing activity takes place without involvement of the jurisdiction through the twelve measures. In these cases, in so far as the Division is aware of the activity it will be added into the inventory lists and Form 2 for tracking purposes but may not always be included in reports from jurisdictions; that is, the housing activity lists from jurisdictions are usually, but not necessarily comprehensive.
- ^{xxii} It is difficult to interpret comparisons between overlapping time periods of the American Community Survey. Comparisons between overlapping samples emphasize differences between non-overlapping years, in this case 2013 and 2018.
- ^{xxiii} Urban Institute. Oct. 1, 2020. Estimating the Cost of Rental Assistance in Nevada. <https://www.urban.org/policy-centers/research-action-lab/projects/sizing-federal-rental-assistance/nevada>
- ^{xxiv} Fadali, E. April 13, 2021. Taking Stock 2020: 2020 Annual Affordable Apartment Survey. Nevada Housing Division. pp. 29-31. <https://housing.nv.gov/uploadedFiles/housingnewnv.gov/Content/Programs/HDB/Taking%20Stock%202020.pdf>
- ^{xxv} U.S. Housing and Urban Development Voucher Management System accessed 2-3-2022. Total vouchers for September 2021 for Reno Housing Authority and Southern Nevada Regional Housing Authority are adjusted for overlap with LIHTC units. Five-year Mainstream vouchers are added in and project based vouchers are subtracted out. [Housing Voucher Program Support Division \(PSD\) - HUD | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](https://www.hud.gov/US-Department-of-Housing-and-Urban-Development)

^{xxvi} U.S. Department of The Treasury. More than 420,000 Households Received Emergency Rental Assistance in August, Totaling Over \$2.3 Billion in Payments. <https://home.treasury.gov/news/featured-stories/more-than-420000-households-received-emergency-rental-assistance-in-august-totaling-over-2.3-billion-in-payments>.

^{xxvii} Fadali, E. Dec. 15, 2021, New Data Indicates Fewer Nevadans Facing Eviction/Foreclosure. NVHousingSearch.org Articles. <https://nvhousingsearch.org/press/articles/New-Data-Indicates-Fewer-Nevadans-Facing-Eviction/Foreclosure.html>

Attachment A – NRS 278.235

Below is the governing statute underlying the Annual Housing Progress Report as amended and enrolled in 2019. See <https://www.leg.state.nv.us/App/NELIS/REL/80th2019/Bill/6091/Text> for more complete information on recent amendments.

NRS 278.235 is hereby amended to read as follows:

278.235

1. If the governing body of a city or county is required to include the housing element in its master plan pursuant to NRS 278.150, the governing body, in carrying out the plan for maintaining and developing affordable housing to meet the housing needs of the community, which is required to be included in the housing element pursuant to subparagraph (8) of paragraph (c) of subsection 1 of NRS 278.160, shall adopt at least six of the following measures:

- (a) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created.
- (b) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. Nothing in this paragraph authorizes a city or county to obtain land pursuant to the power of eminent domain for the purposes set forth in this paragraph.
- (c) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.
- (d) Leasing land by the city or county to be used for affordable housing.
- (e) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.
- (f) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.
- (g) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.
- (h) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.
- (i) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.
- (j) Offering density bonuses or other incentives to encourage the development of affordable housing.
- (k) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.
- (l) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with a need for supportive housing identified in the 5-year consolidated plan adopted by the United States Department of Housing and Urban Development for the city or county pursuant to 42 U.S.C. § 12705 and described in 24 C.F.R. Part 91.

2. A governing body may reduce or subsidize impact fees, fees for the issuance of building permits or fees imposed for the purpose for which an enterprise fund was created to assist in maintaining or developing a project for affordable housing, pursuant to paragraph (a) of subsection 1, only if:

- (a) When the incomes of all the residents of the project for affordable housing are averaged, the housing would be affordable on average for a family with a total gross income that does not exceed 60 percent of the median gross income for the county concerned based upon the estimates of the United States

Department of Housing and Urban Development of the most current median gross family income for the county.

- (b) The governing body has adopted an ordinance that establishes the criteria that a project for affordable housing must satisfy to receive assistance in maintaining or developing the project for affordable housing. Such criteria must be designed to put into effect all relevant elements of the master plan adopted by the governing body pursuant to NRS 278.150.
- (c) The project for affordable housing satisfies the criteria set forth in the ordinance adopted pursuant to paragraph (b).
- (d) The governing body makes a determination that reducing or subsidizing such fees will not impair adversely the ability of the governing body to pay, when due, all interest and principal on any outstanding bonds or any other obligations for which revenue from such fees was pledged.
- (e) The governing body holds a public hearing concerning the effect of the reduction or subsidization of such fees on the economic viability of the general fund of the city or county, as applicable, and, if applicable, the economic viability of any affected enterprise fund.

3. On or before January 15 of each year, the governing body shall submit to the Housing Division of the Department of Business and Industry a report, in the form prescribed by the Division, of how the measures adopted pursuant to subsection 1 assisted the city or county in maintaining and developing affordable housing to meet the needs of the community for the preceding year. The report must include an analysis of the need for affordable housing within the city or county that exists at the end of the reporting period.

4. On or before February 15 of each year, the Housing Division shall compile the reports submitted pursuant to subsection 3 and post the compilation on the Internet website of the Housing Division.

Sec. 2. This act becomes effective on July 1, 2019.

Attachment B – Form 1 From Jurisdiction Reports

FORM 1: SELECTED SPECIFIED MEASURES FOR CLARK COUNTY

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction’s Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

<i>MEASURE</i>	<i>A INCORPORATED INTO HOUSING PLAN</i>	<i>B USED IN 2021 (PLEASE “X” TO DENOTE)</i>	<i>C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	X	X	Policy 6, Page 5, 2019 Housing Element. Used for 20 affordable projects; 14 were in progress and 6 projects finishing this year
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X		
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X	X	Policy 6, Page 5, 2019 Housing Element. Used for 21 affordable projects; 14 of these were in progress and 7 finishing this year
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	Used for 18 affordable projects; 12 were in progress and 6 finishing this year.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.	X		
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X	X	Used for 13 affordable projects; 3 are complete and 10 in progress.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	Used for 55 different programs.
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.	X	X	Used for 61 different programs. 2 of the instances for special use properties.

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF BOULDER CITY

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction’s Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

<i>MEASURE</i>	<i>A INCORPORATED INTO HOUSING PLAN</i>	<i>B USED IN 2021 (PLEASE "X" TO DENOTE)</i>	<i>C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	X		
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		
D) Leasing land by the city or county to be used for affordable housing.	X		
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.			
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.			
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X		
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X		
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.			
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.			
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.			

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF HENDERSON

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction’s Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

<i>MEASURE</i>	<i>A</i> <i>INCORPORATED INTO HOUSING PLAN</i>	<i>B</i> <i>USED IN 2021 (PLEASE "X" TO DENOTE)</i>	<i>C</i> <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	X	X	See “Housing Element Narrative for Annual Housing Progress Report” for measures adopted. 2 instances: Imagine II (11 units) completed, Highland VIg, 120 units maintained.
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.			
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.			
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X		
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	5 instances, Imagine II (11 units), Highland VIg (120 maintained), Rebuilding Together 2020 (5 units maintained), Rebuilding Together 2021 (2 units maintained), Bond Cap for NRHA MCC program
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.	X		
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	5 active TBRA programs (1,602 households)
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.	X	X	5 active programs (1,602 households)

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF LAS VEGAS

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction’s Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

<i>MEASURE</i>	<i>A INCORPORATED INTO HOUSING PLAN</i>	<i>B USED IN 2021 (PLEASE "X" TO DENOTE)</i>	<i>C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created			
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		See Draft 2021-2026 Affordable Housing Strategic Plan p. 22-23 for documentation of measures adopted.
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X	X	1 instance on first time reported 1501 N. Decatur project
D) Leasing land by the city or county to be used for affordable housing.	X		
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X		
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.			
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	10 instances of which 4 are complete: Wardelle St., Archie Grant rehab, Rebuilding Together Historic Westside, SF Homeowner Rehab.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.			
J) Offering density bonuses or other incentives to encourage the development of affordable housing.			
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	7 instances reported assisting 5,397 households.
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.	X	X	6 instances reported helping the same households as above in measure K. accept for the HOPWA TBRA program.

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF MESQUITE

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction’s Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

<i>MEASURE</i>	<i>A</i> <i>INCORPORATED INTO HOUSING PLAN</i>	<i>B</i> <i>UTILIZED IN 2021 (PLEASE "X" TO DENOTE)</i>	<i>C</i> <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created			
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X	X	2 instances (Land donation for Hafen Village I and II, not yet complete)
D) Leasing land by the city or county to be used for affordable housing.	X		
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.			
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X		
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X		
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.		X	2 instance (Fill dirt for Hafen Village project I and II, not yet complete)
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.			
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X		
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.			

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF NORTH LAS VEGAS

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction’s Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

<i>MEASURE</i>	<i>A INCORPORATED INTO HOUSING PLAN</i>	<i>B USED IN 2021 (PLEASE "X" TO DENOTE)</i>	<i>C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	X	X	2 instances, 1 for Rome Pines II which is finished (105 VLI units), 1 for Rome South, which is not complete.
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.			
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.			
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	5 instances, 2 for completed projects Spencer Street, Rome Pines II, 3 instances for under development projects Rome South 1 & 2 and Lake Mead West.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.			
J) Offering density bonuses or other incentives to encourage the development of affordable housing.			
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	8 instances, direct financial assistance for owner occupied housing rehab, 4 ESG-CV, 1 ESG-CV-RRH, 1 ESG and the ERA-1 program serving 769 households
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.	X	X	7 instances, all above except rehab program.

FORM 1: SELECTED SPECIFIED MEASURES FOR WASHOE COUNTY

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

<i>MEASURE</i>	<i>A</i> <i>INCORPORATED INTO HOUSING PLAN</i>	<i>B</i> <i>USED IN 2021 (PLEASE "X" TO DENOTE)</i>	<i>C</i> <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	X		Policy 4.2 2010 Master Plan
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		Policy 3.9 2010 Master Plan
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.			
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		Policy 3.9 2010 Master Plan
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X	X	Policy 4.3 2010 Master Plan, Affordable Housing Trust Fund Established in 2019 and first funding in 2021. https://www.washoecounty.gov/clerks/cco/ordinances/1632.pdf
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X		Policy 1.3 2010 Master Plan
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.		X	Washoe County participates in the Washoe County HOME Consortium.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.	X		Policy 3.4 2010 Master Plan
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		Policy 3.3 & 3.6 2010 Master Plan
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.		X	9 programs used this measure in 2021. Services for unhoused transferred from City of Reno to Washoe County.
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.	X	X	Policy 5.5 & 5.6 2010 Master Plan; 10 programs used this measure in 2021 with 867 households assisted. New shelter CARES Campus opened.

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF RENO

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction’s Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	B	C
<i>MEASURE</i>	<i>INCORPORATED INTO HOUSING PLAN</i>	<i>USED IN 2021 (PLEASE “X” TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	X	X	Chapter 5: Implementation Plan, Guiding Principle 4, Reimagine Reno, City of Reno Master Plan, 6 instances recorded, 2 finished (Ridge House & Sky Mountain). Sewer connection and building permit fees may be waived.
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		See narrative in A above for source of incorporation into plan.
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X	X	Used measure in 4 instances; 1 project complete – Hope Springs)
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.			
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X		See A above for source.
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.			Note: City goal is to review all complete building permit submittals within 10 business days whether affordable or not.
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	See A above. 19 instances recorded; 6 projects are complete (Inova, Steamboat, Sky Mtn., Willie Wynn, Ridge House, CARES shelter). Includes assessment bond for financing infrastructure costs for Stonegate Phase II project with affordable component.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.	X	X	Sliding scale zoning code standard for parking and density adopted; 2 instances completed (Steamboat, Sky Mountain)
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X	X	See above, Used measure once, project not yet complete.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	Used in 4 projects to help 1,582 households. One additional project not finished.
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.	X		

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF SPARKS

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction’s Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

<i>MEASURE</i>	<i>A INCORPORATED INTO HOUSING PLAN</i>	<i>B USED IN 2021 (PLEASE "X" TO DENOTE)</i>	<i>C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created			
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		(See 2016 City of Sparks Housing Plan p. 7 of 13 which incorporates measure b, c, d, e, h and l.)
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		
D) Leasing land by the city or county to be used for affordable housing.	X	X	One instance. City of Sparks Redevelopment Agency continues to lease land to Sierra Crest Sr., a 72-unit apt. complex located along a principal transit oriented development corridor. Term of the ground lease is through 2055. Units are affordable to households with incomes between 30 & 50 % AMI.
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.			
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.			
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	4 instances. In 2021, the City of Sparks allocated Private Activity Bond Cap (PABC) authority to allow home buyers in Sparks and elsewhere in the state to use the MCC program through Nevada Rural Housing Authority (NRHA). It also allocated PABC to the Nevada Housing Division for the Home Is Possible down payment assistance program The City also participates in the Washoe County HOME Consortium to fund affordable properties including Greyhaven.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.	X		The MUD (Mixed Use District) is located along transit lines and allows for higher densities and eliminates the need for master plan amendments for higher densities while simplifying the entitlement process.
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		See note above in measure I.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.		X	3 instances. Assistance to the unhoused at Nevada CARES Campus, Our Place and the Continuum of Care are funded.
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.	X	X	3 instances. The City funds operations of Our Place, Nevada CARES Campus, the CoC, and supportive services with the City of Reno and Washoe County.

Attachment C – Form 2

From Jurisdiction Reports

FORM 2: Selected Specified Measures

City or County Name:
Reporting Period:

Clark County
Calendar Year 2021

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Middle (80%-120%) Income Units Lost	Low Income Units Lost	Very Low Income Units Lost	# Middle Income Maintained	# Low Income Maintained	# Very Low Income Maintained	Total # of units Funded/Developed	Middle Income Units Only	Low Income Units Only	Very Low Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1	G, H	AHPI - Wardelle Street Townhouses (joint with Las Vegas, 7 HOME units, 20 yr restriction)	2901 E. Bonanza Road	89101	C-LV							57		0	57	MFR	57	50
2	A,G,H,J	CLSN - Melody/Oquendo Road Senior Apartments (9 HOME units, 20 yr restriction)	West Oquendo Road	89148	C							201		195	6	MFR	201	30
3	H	Desert Oasis II (joint with Las Vegas)	4445 Diamond Head Drive	89110	U							43		0	43	MFR	43	50
4	A,G,H,J	North 5th Street 2 Apartments (AKA Rome Pines 2, Joint with NLV)	N 5th Street & E Rome Blvd	89031	C-NLV							116		0	105	MFR	105	50
5	A,G,H	Flamingo Pines 3 (1 HOME unit, 20 yr restriction)	8710 W. Flamingo Road	89147	C							43		0	43	MFR	43	50
6	H	Old Mill Village (located in Mesquite, Clark Co HOME, USDA 515)	302 E. Old Mill Road	89027	U					2	33	39				MFR	35	50
7	A,G,H,J	Blue Diamond/Arioso Senior Apartments (Clark Co. HOME)	9270 S. Quarterhorse Ln.	89178	C							180		177	3	MFR	180	30
8	A,G,L	NCEP Spencer St. (NSP and Clark Co. HOME funds, joint with NLV, special needs)	4144 Spencer Street	89119	C							22			22	Other/MFR	22	NA
9	A,G,L	NCEP Spencer Street Phase II (special needs)	4144 Spencer Street	89119	C							22			22	Other/MFR	22	NA
10	A,G,L	Vegas Valley Supportive Housing (Clark Co HOME with 20 year restrictions)	4955 E. Vegas Valley Drive	89121	U							70			69	MFR	69	50
11	A,G,H,J	Decatur and Alta Phase II (joint with Las Vegas, income averaging with 36 @ 30%, 2 @ 50%, 321 @ 60%, 56 @ 70% and 5 @ 80% AMI)	400 S. Decatur	89032	U							420		382	38	MFR	420	30
12	A,G,H,J	Rome South Senior 2 (joint with NLV, NLV does not show as complete, HOME funding from both Clark Co. and CNLV)	SW Corner of E. Rome Blvd & N. 5th Street	89084	U							70			62	MFR	62	50
13	A,G,H,J	Lake Mead West (joint with NLV, HOME units with 20 year restrictions)	3286 Coran Lane North	89106	U							156		152	4	MFR	156	30
14	A,G,L	Carol Haynes Apartments	5160 General Miles Way	89122	F						24	24				Other/MFR	24	20
15	A,G,L	Sandy Robinson Apartments	4200 E. Bonanza Road	89110	F						25	25				Other/MFR	25	20
16	A,G,L	Ruby Duncan Manor (joint with LV and reported as complete in 2020 by LV)	500 West Owens Avenue	89106	F						30	30				Other/MFR	30	20
17	A,G,H,J	Rome South (joint with NLV, HOME from NLV and Clark Co. 20 year restrictions)	Southeast corner of E. Rome Boulevard and North 5th Street	89084	F							150			134	MFR	134	50
18	A,G,H,J	1501 LLC (joint with LV, HOME units with 20 year restrictions)	1501 Decatur Boulevard	89108	F							40			33	MFR	33	50
19	A,G,H,J	Eastern Land Senior Apartments (joint with LV, HOME with 20 year restrictions)	832 N. Eastern Avenue	89107	F							60			51	MFR	51	50
20	A,G,H,J	Hafen Village (Nevada Rural Housing Authority, joint with Mesquite, Phase I only)	850 West Hafén Lane	89027	F							60			60	MFR	60	50
21	A,G,H,J	Tempo IV Senior Apartments	NW corner of E. Russell Road and Boulder Hwy	89122	F							205		205		MFR	205	30
22	A,G,H,J	West Sahara Apartments	8007 West Sahara Avenue	89117	F							66			65	MFR	65	50
23	A,G,H,J	Wigwam and Fort Apache (Clark County HOME units)	NW corner of Wigwam Avenue and S Fort Apache Road	89178	F							195		186	9	MFR	195	30
24	H	ACSFH - Carefree Living Overton	130 S. Conley St.	89040	C						20	20				MFR	20	50
25	NA	Reata Condos (24 units were previously called "NSP3" and 8 units were added by SNRHA and new to the inventory)	3133 N. Walnut Rd.	89115	C										8	MFR	8	NA
26	NA	Sunlake Terrace (Bond only - paid off bond 2018)			L			25				123						
27	NA	Sutton Terrace (Bond only - paid off bond 2019)			L			28				142						

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Middle (80%-120%) Income Units Lost	Low Income Units Lost	Very Low Income Units Lost	# Middle Income Maintained	# Low Income Maintained	# Very Low Income Maintained	Total # of units Funded/Developed	Middle Income Units Only	Low Income Units Only	Very Low Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
28	NA	Woodcreek	4485 Pennwood Ave.	89102	F					40	192	232				MFR	232	30
29	K,L	Asian Community Development Council - (ACDC) CC-OH! RRH	Various Addresses	N/A	N/A							4		0	4	Other	N/A	N/A
30	K,L	Catholic Charities - Residential Services - (CCSN) CC-OH! RRH	Various Addresses	N/A	N/A							9		0	9	Other	N/A	N/A
31	K,L	Catholic Charities - Residential Services - (CCSN) CV-OH! RRH	Various Addresses	N/A	N/A							1		0	1	Other	N/A	N/A
32	K,L	CCSS - Built for Zero - (CCSSBFZ) BFZ PSH - LSSN	Various Addresses	N/A	N/A							1		0	1	Other	N/A	N/A
33	K,L	CCSS - Built for Zero - (CCSSBFZ) BFZ PSH-HELP	Various Addresses	N/A	N/A							9		0	9	Other	N/A	N/A
34	K,L	CCSS - CRF - Econ Opp Bd-CHAP CARES Housing Assistance Program	Various Addresses	N/A	N/A							48		0	48	Other	N/A	N/A
35	K,L	CCSS - CRF - Family Promise-CHAP CARES Housing Assistance Program	Various Addresses	N/A	N/A							1		0	1	Other	N/A	N/A
36	K,L	CCSS - CRF - Hopelink-CHAP CARES Housing Assistance Program	Various Addresses	N/A	N/A							8		0	8	Other	N/A	N/A
37	K,L	CCSS - CRF - HOSN-CHAP CARES Housing Assistance Program	Various Addresses	N/A	N/A							5		0	5	Other	N/A	N/A
38	K,L	CCSS - CRF - Jewish Family Svcs-CHAP CARES Housing Assistance Program	Various Addresses	N/A	N/A							2		0	2	Other	N/A	N/A
39	K,L	CCSS - CRF - ULAN-CHAP CARES Housing Assistance Program	Various Addresses	N/A	N/A							32		0	32	Other	N/A	N/A
40	K,L	CCSS - Crisis Stabilization - (CS-Crisis) SN CHIPS Permanent Housing	Various Addresses	N/A	N/A							8		0	8	Other	N/A	N/A
41	K,L	CCSS - Healthy Living - (CCSSHL) Healthy Living PSH Program	Various Addresses	N/A	N/A							29		0	29	Other	N/A	N/A
42	K,L	CCSS - STAR TH RRH - (CCSSSTAR) STAR TH-RRH Program - Transitional Housing	Various Addresses	N/A	N/A							11		0	11	Other	N/A	N/A
43	K,L	CCSS - STAR TH RRH - (CCSSSTAR) STAR TH-RRH Program - Rapid Re-Housing	Various Addresses	N/A	N/A							106		0	106	Other	N/A	N/A
44	K	CCSS - Step Up Program	Various Addresses	N/A	N/A							11		0	11	Other	N/A	N/A
45	K,L	CCSS-CRF-CHAP-CARES	Various Addresses	N/A	N/A							14,362		0	14,362	Other	N/A	N/A
46	K,L	Clark County FUSE - (CCFUSE) Next Step PSH	Various Addresses	N/A	N/A							14		0	14	Other	N/A	N/A
47	K,L	Clark County Social Service - (CCSS-SN) New Beginnings SPC	Various Addresses	N/A	N/A							22		0	22	Other	N/A	N/A
48	K,L	Clark County Social Service - (CCSS-SN) STAR PSH Program	Various Addresses	N/A	N/A							34		0	34	Other	N/A	N/A
49	K,L	Economic Opportunity Board of Clark County - EOB -(EOBCC) Economic Opportunity Board of Clark County	Various Addresses	N/A	N/A							360		0	360	Other	N/A	N/A
50	K,L	Family Promise of Las Vegas - (FPLV) Promises to Keep Housing and Family Stabilization Program	Various Addresses	N/A	N/A							7		0	7	Other	N/A	N/A
51	K,L	HELP of Southern Nevada - (HOSN) A New Start PSH Program	Various Addresses	N/A	N/A							17		0	17	Other	N/A	N/A
52	K,L	HELP of Southern Nevada - (HOSN) CCHIP Family RRH	Various Addresses	N/A	N/A							29		0	29	Other	N/A	N/A
53	K,L	HELP of Southern Nevada - (HOSN) CCHIP Family RRH - DFS	Various Addresses	N/A	N/A							22		0	22	Other	N/A	N/A
54	K,L	HELP of Southern Nevada - (HOSN) CCHIP Youth TH-RRH Rapid Rehousing	Various Addresses	N/A	N/A							16		0	16	Other	N/A	N/A
55	K,L	HELP of Southern Nevada - (HOSN) CCHIP Youth TH-RRH Transitional Housing	Various Addresses	N/A	N/A							1		0	1	Other	N/A	N/A
56	K,L	HELP of Southern Nevada - (HOSN) CC-OH! RRH	Various Addresses	N/A	N/A							16		0	16	Other	N/A	N/A
57	K,L	HELP of Southern Nevada - (HOSN) Day One	Various Addresses	N/A	N/A							17		0	17	Other	N/A	N/A
58	K,L	Help of Southern Nevada - (HOSN) Help Them Home Program	Various Addresses	N/A	N/A							6		0	6	Other	N/A	N/A

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Middle (80%-120%) Income Units Lost	Low Income Units Lost	Very Low Income Units Lost	# Middle Income Maintained	# Low Income Maintained	# Very Low Income Maintained	Total # of units Funded/Developed	Middle Income Units Only	Low Income Units Only	Very Low Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)	
59	K,L	Hopelink - (Hopelink) CCHIP Family RRH	Various Addresses	N/A	N/A							73		0	73	Other	N/A	N/A	
60	K,L	Hopelink - (Hopelink) cchip Family RRH - DFS	Various Addresses	N/A	N/A							28		0	28	Other	N/A	N/A	
61	K,L	Hopelink - (Hopelink) CC-OHI RRH	Various Addresses	N/A	N/A							18		0	18	Other	N/A	N/A	
62	K,L	Hopelink - (Hopelink) Homelink	Various Addresses	N/A	N/A							44		0	44	Other	N/A	N/A	
63	K,L	Hopelink-(Hopelink) FRC Program	Various Addresses	N/A	N/A							344		0	344	Other	N/A	N/A	
64	K,L	HOSN - Hospital to Home - (HOSN-HH) Hospital to Home	Various Addresses	N/A	N/A							10		0	10	Other	N/A	N/A	
65	K,L	HOSN CABHI - (HOSNCAHNI) ICMD	Various Addresses	N/A	N/A							3		0	3	Other	N/A	N/A	
66	K,L	Jewish Family Service Agency - (JFSA) CC-OHI RRH	Various Addresses	N/A	N/A							11		0	11	Other	N/A	N/A	
67	K,L	Kline Veterans Fund - (Kline) Edward Kline Memorial Homeless Veterans Fund	Various Addresses	N/A	N/A							60		0	60	Other	N/A	N/A	
68	K,L	Lutheran Social Services of Nevada - (LSSN) CCHIP Family RRH - DFS	Various Addresses	N/A	N/A							13		0	13	Other	N/A	N/A	
69	K,L	Lutheran Social Services of Nevada - (LSSN) CC-OHI RRH	Various Addresses	N/A	N/A							1		0	1	Other	N/A	N/A	
70	K,L	Lutheran Social Services of Nevada - (LSSN) EG HP Program	Various Addresses	N/A	N/A							1		0	1	Other	N/A	N/A	
71	K,L	Lutheran Social Services of Nevada - (LSSN) Welcome H.O.M.E.	Various Addresses	N/A	N/A							6		0	6	Other	N/A	N/A	
72	K,L	Luthern Social Services of Nevada - (LSSN) CCHIP Family RRH	Various Addresses	N/A	N/A							21		0	21	Other	N/A	N/A	
73	K,L	Nevada Partners Inc. - 9NP) [CC] OHIRRH	Various Addresses	N/A	N/A							5		0	5	Other	N/A	N/A	
74	K,L	Nevada Partnership for Homeless Youth (NPHY) -(NPHY) CCHIP Youth TH-RRH Transitional Housing	Various Addresses	N/A	N/A							3		0	3	Other	N/A	N/A	
75	K,L	St. Jude Ranch (STJUDE) New Crossings Program	Various Addresses	N/A	N/A							20		0	20	Other	N/A	N/A	
76	K,L	St. Jude's Ranch - (St Jude) CCHIP Youth TH-RRH Rapid Rehousing	Various Addresses	N/A	N/A							13		0	13	Other	N/A	N/A	
77	K,L	St. Jude's Ranch - (ST JUDE) Crossings TH-RRH Program - RRH Component	Various Addresses	N/A	N/A							20		0	20	Other	N/A	N/A	
78	K,L	St. Jude's Ranch - (STJUDE) A Place Called Home	Various Addresses	N/A	N/A							8		0	8	Other	N/A	N/A	
79	K,L	St. Jude's Ranch - (STJUDE) CC-OHI - RRH	Various Addresses	N/A	N/A							3		0	3	Other	N/A	N/A	
80	K,L	The Just One Project - (TJOP) CC-OHI RRH	Various Addresses	N/A	N/A							22		0	22	Other	N/A	N/A	
81	K,L	The Salvation Army - (TSA) CC-OHI RRH	Various Addresses	N/A	N/A							30		0	30	Other	N/A	N/A	
82	K,L	The Salvation Army - (TSA) CoC Housing the Homeless	Various Addresses	N/A	N/A							24		0	24	Other	N/A	N/A	
83	K,L	The Salvation Army - (TSA) Emergency Rental Assistance - CARES ACT	Various Addresses	N/A	N/A							32		0	32	Other	N/A	N/A	
	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).					0	0	53	0	42	324	488	0	372	104		2497	

FORM 2: Selected Specified Measures

City or County Name: Boulder City
 Reporting Period: Calendar Year 2021

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Middle Income Units Lost (80 to 100% AMI)	Low Income Units Lost (50 to 80% AMI)	Very Low Income Units Lost (under 50% AMI)	# Middle Income Maintained	#Low Income Maintained	# Very Low Income Maintained	Total # of units Funded/ Developed	Middle Income Units Only	Low Income Units Only	Very Low Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1		Note: Gingerwood Mobile Home Park expanded by six lots.																
2																		
3																		
4																		
5																		
6																		
7																		
8																		
9																		
10																		
11																		
12																		
13																		
14																		
15																		
16																		
17																		
18																		
19	insert additional rows if needed																	
20	Total					0	0	0	0	0	0	0	0	0	0		0	

FORM 2: Selected Specified Measures

City or County Name:
Reporting Period:

City of Henderson
Calendar Year 2021

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Middle Income Units Lost (80 to 120 % AMI)	Low Income Units Lost (50 to 80% AMI)	Very Low Income Units Lost (50% AMI or below)	# Middle Income Maintained	# Low Income Maintained	# Very Low Income Maintained	Total # of units Funded/ Developed	Middle Income Units Only	Low Income Units Only	Very Low Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1	A,H	Imagine Phase II Apts Stephanie Paseo (mixed income project, rents at MFR, Henderson HOME & AHTF for 11 units)	1490 Paseo Verde Parkway	89012	C							123		9	2	MFR	11	20
2	A,H	Highland Village (rehab of existing HUD assisted project, all 120 units have PBRA through Section 8 HAP contracts, 10 units Henderson HOME and AHTF)	301 Taylor St.	89015	C						120	120				MFR	120	30
3	NA	Vintage at Seven Hills rehab (4%/Bond project)	845 Seven Hills Dr.	89052	C					220	24	244				MFR	244	30
4	K,L	TBRA through Hopelink of SNV for Welfare Set-Aside (AHTF, monthly rent, monthly utilities, utility deposits)	various	various	NA							75		3	72	NA	NA	NA
5	K,L	TBRA through St. Jude's Children's Ranch (AHTF, monthly rent)	various	various	NA							17		2	15	NA	NA	NA
6	K,L	TBRA through The Salvation Army (AHTF, monthly rent, utility deposits)	various	various	NA							64		30	34	NA	NA	NA
7	K,L	TBRA Hopelink - remaining activity in 2021	Various Addresses	N/A	N/A							103		0	103	NA	NA	NA
8	H	Rebuilding Together of Southern Nevada 2021, single family rehab program (2 of 11 complete, State of NV HOME)	various	various	NP-C							2		2	0	SFS	NA	NA
9	H	Rebuilding Together of Southern Nevada 2020, single family rehab program (remaining 5 of 7 complete)	various	various	NP-C							5		5	0	SFS	NA	NA
10	H	City of Henderson Bond Cap to NRHA for homebuyer program Home At Last™ Mortgage Credit Certificate Program (~\$18 million in Bond Cap contributed, see notes)	various	various	NP-C											SFS	NA	NA
11	K,L	ERA1 (data from Treasury or part of CCSS-CRF-CCSS-ERA-1 on BitFocus report)	Various Addresses	N/A	N/A							1343		0	1343	NA	NA	NA
12																		
13																		
14																		
15	insert additional rows if needed																	
	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	220	144	487	0	9	2		375	

FORM 2: Selected Specified Measures

City or County Name:
Reporting Period:

City of Las Vegas
Calendar Year 2021

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Middle (80%-120%) Income Units Lost	Low Income Units Lost	Very Low Income Units Lost	# Middle Income Maintained	# Low Income Maintained	# Very Low Income Maintained	Total # of units Funded/ Developed	Middle Income Units Only	Low Income Units Only	Very Low Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1	H	Decatur/ Alta Apts. Phase I (8 CLV HOME units with 20 year restrictions)	400 S. Decatur Blvd.	89117	F							60			59	MFR	59	50
2	C,H	1501 N. Decatur (joint with Clark Co., 6 CLV HOME units with 20 year restrictions)	1501 N. Decatur Blvd.	89108	F							40			33	MFR	33	50
3	H	Eastern Sr. Apts. (Joint with Clark Co., Fed. & State HOME, AHTF, 7 HOME units with 20 yr restrictions)	832 N. Eastern Ave.	89101	U							60			51	MFR	51	50
4	H	Wardell Street Townhomes (13 HOME units, joint with Clark Co.)	2901 E. Bonanza Rd.	89101	C							57		0	57	MFR	57	50
5	H	Archie Grant Park Apts. rehab (City of Las Vegas HOME restrictions for 15 years)	1720 Searles	89101	C					0	125	125				MFR	125	50
6	H	500 Jefferson St. Apts. (City of LV HOME, 15 yr.)	500 Jefferson Ave.	89106	U							6		4	2	MFR	6	15
7	H	Desert Oasis II (joint with Clark Co. Las Vegas HOME, 20 year restrictions)	4445 Diamond Head Dr.	89110	U							43			43	MFR	43	50
8	H	Decatur/ Alta Apts. II (joint with Clark, tax exempt activity bonds, income averaging with 36 @ 30%, 2 @ 50%, 321 @ 60%, 56 @ 70% and 5 @ 80% AMI)	400 S. Decatur	89117	U							420		382	38	MFR	420	30
9	H	Rebuilding Together Historic Westside Rehab Program (CDBG, see notes)	Various	Various	NP-C							4		2	2	SFS	NA	NA
10	H	Single Family Homeowner Rehab (occupant owned, CDBG)	various	various	NP-C							20		4	16	SFS	0	NA
11	K,L	City of Las Vegas ERA1	Various Addresses	N/A	N/A							3,080						
12	K,L	RAFT (Rental Assistance for Tenants - CDBG & CDBG-CV RAFT, & ERA1, all received rental assistance and also got help with security deposits, application fees and utilities)	Various Addresses	N/A	N/A							1,008		1,008	0	Other	N/A	N/A
13	K	City of Las Vegas HOPWA Subrecipients TBRA (rent -15, security and utility deposits, application fees - 79, hotel-motel & housing placement - 95, HOPWA, see notes)	various	NA	NA							110		0	110	NA	NA	NA
14	K,L	HOPWA Transitional and Permanent Housing (see notes)	various	various	NA							1,061			1,061	NA	NA	NA
15	K,L	City of Las Vegas Housing Assistance Program - (CLV) Housing Assistance Program	Various Addresses	N/A	N/A							101		0	101	Other	N/A	N/A
16	K,L	City of Las Vegas Flexible Housing - (CLVC) Flexible Housing	Various Addresses	N/A	N/A							8		0	8	Other	N/A	N/A
17	K,L	The Salvation Army - (TSA) CLV-OHIRRH	Various Addresses	N/A	N/A							29		0	29	Other	N/A	N/A
18																		
19																		
20																		
21	insert additional rows if needed																	
22	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	0	125	182	0	0	57		794	

FORM 2: Selected Specified Measures

City or County Name:
Reporting Period:

City of Mesquite
Calendar Year 2021

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Middle Income (80%-120% AMI) Units Lost	Low Income (50%-80%AMI) Units Lost	Very Low Income (under 50% AMI) Units Lost	# Middle Income Maintained	# Low Income Maintained	# Very Low Income Maintained	Total # of units Funded/ Developed	Middle Income Units Only	Low Income Units Only	Very Low Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1		Old Mill Village (located in Mesquite, Clark Co project with Clark Co. HOME, USDA 515)	302 E. Old Mill Road	89027	U					2	33	39				MFR	35	50
2	NA	River's Bend (LIHTC single family homes that can be purchased by homeowner after 15 years - 11 purchased in 2020, 37 in 2021)			L		25	12										
3	C, H	Hafen Village, Phase I (Joint with Clark Co. & NRHA)	850 Hafen Ln	89027	F							60			60	MFR	60	50
4	C,H	Hafen Village, Phase II	850 Hafen Ln	89027	F							36			36	MFR	36	
5																		
6																		
7																		
8																		
9																		
10																		
11																		
12																		
13																		
14																		
15																		
16																		
17																		
18																		
19	insert additional rows if needed																	
20	Total					0	25	12	0	2	33	0	0	0	0		131	

FORM 2: Selected Specified Measures

City or County Name: City of North Las Vegas
 Reporting Period: Calendar Year 2021

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Middle Income Units Lost (80 to 120% AMI)	Low Income Units Lost (50 to 80% AMI)	Very Low Income Units Lost (under 50% AMI)	# Middle Income Maintained	#Low Income Maintained	# Very Low Income Maintained	Total # of units Funded/ Developed	Middle Income Units Only	Low Income Units Only	Very Low Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1	H	NCEP Spencer St Project with permanent supportive housing (SRO) for individuals with traumatic brain injuries (NSP, joint with Clark County - in Clark County jurisdiction)	Spencer and Flamingo Rd, in	89119	C-Clark							22			22	MFR/Other	22	NA
2	A,H	Rome Pines II/ North 5th Ave. Phase II (HOME, 11 @ 80% AMI 20 year restrictions, joint with Clark Co.)	N. Rome Blvd. & N. 5th St.	89084	C							116			105	MFR	105	50
3	A,H	Rome South (joint with Clark Co, HOME from NLV and Clark Co. 20 year restrictions)	Southeast corner of E. Rome Boulevard and North 5th Street	89084	F							150			134	MFR	134	50
4	H	Rome South Senior Phase 2 (5 CNLV HOME units with 20 year restrictions, joint with Clark Co.)	SW Corner of E. Rome Blvd & N. 5th Street	89084	U							70			62	MFR	62	50
5	H	Lake Mead West (HOME funds with 20 year restrictions, joint with Clark Co.)	3286 Coran Lane North	89106	U							156		152	4	MFR	156	30
6	K	Owner Occupied Rehab Program	various	various	NP-C							2		2		SFS	NA	NA
7	K,L	The Salvation Army - Family Services - NLV ESG-CV Funds	Various Addresses	N/A	N/A							62		0	62	Other	N/A	N/A
8	K,L	The Salvation Army - (TSA) NLV-ESG-CV-RRH	Various Addresses	N/A	N/A							2		0	2	Other	N/A	N/A
9	K,L	Nevada Partners Inc. - (NP) [NLV] ESG Program	Various Addresses	N/A	N/A							29		0	29	Other	N/A	N/A
10	K,L	Nevada Partners Inc. - (NP) [NLV] ESG-CV	Various Addresses	N/A	N/A							28		0	28	Other	N/A	N/A
11	K,L	Hopelink-(Hopelink) ESG-CV NLV	Various Addresses	N/A	N/A							63		0	63	Other	N/A	N/A
12	K,L	HELP of Southern Nevada - (HOSN) NLV ESG-CV Rent and Utilities Assistance	Various Addresses	N/A	N/A							68		0	68	Other	N/A	N/A
13	K,L	ERA-1 (Treasury data through Nov., part of CCSS-CRF-CCSS-ERA1 line on Bitfocus report)	Various Addresses	N/A	N/A							515		0	515	Other	N/A	N/A
14	NA	Homebuyer Down Payment Assistance ()	various	various	L		34									NA	NA	NA
15																		
16	insert additional rows if needed																	
17	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	34	0	0	0	0	116	0	0	105		479	

FORM 2: Selected Specified Measures

City or County Name:
Reporting Period:

Washoe County
Calendar Year 2021

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Middle (80%-120%) Income Units Lost	Low Income Units Lost (50%-80% AMI)	Very Low Income Units Lost (50% AMI or below)	# Middle Income Maintained	# Low Income Maintained	# Very Low Income Maintained	Total # of units Funded/ Developed	Middle Income Units Only	Low Income Units Only	Very Low Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1	K,L	Permanent Supportive Housing (HUD contracts, general funds)	NA	NA	NA										14	NA	NA	
2	K,L	Shelter Plus Care with VOA (HUD contracts, general funds)	NA	NA	NA										16	NA	NA	
3	K,L	Low Income Housing Trust Fund TBRA, security deposit assistance and case management (AHTF)	NA	NA	NA										38	NA	NA	
4	K,L	Our Place Emergency Housing Vouchers (through RHA)	NA	NA	NA										34	NA	NA	
5	K,L	Catholic Charities Emergency Housing Vouchers (through RHA)	NA	NA	NA										34	NA	NA	
6	K,L	Health Plan of Nevada Emergency Housing Vouchers (through RHA)	NA	NA	NA										34	NA	NA	
7	K,L	Voices of American Emergency Housing Vouchers (through RHA)	NA	NA	NA										34	NA	NA	
8	K,L	Transition Age Youth (Rapid Rehousing, HUD grant)	NA	NA	NA										2	NA	NA	
9	K,L	Emergency Rental Assistance 1 and 2	NA	NA	NA										661	NA	NA	
10	H	Washoe County HOME Consortium participation	NA	NA	NA													
11	L	Washoe County General Fund support of regional homeless shelters, joint with City of Reno and City of Sparks, operation of Our Place and CARES campus.	NA	NA	NA													
12	F	Establishment of the Affordable Housing Trust Fund, initial funds contributed by private donors.	NA	NA	NA													
13																		
14																		
15																		
16																		
17																		
18																		
19																		
20																		
21																		
22																		
23	insert additional rows if needed																	
24	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	0	0	0	0	0	0		0	

FORM 2: Selected Specified Measures

City or County Name:
Reporting Period:

City of Reno
Calendar Year 2021

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Middle (80%-120% Income Units Lost	Low Income Units Lost	Very Low Income Units Lost	# Middle Income Maintained	# Low Income Maintained	# Very Low Income Maintained	Total # of units Funded/ Developed	Middle Income Units Only	Low Income Units Only	Very Low Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1	H	Inova AKA Summit Club AKA Summit Sierra (includes 11 HOME units - 35 year restriction)	1660 Whites Creek Ln.	89511	C							574		38	117	MFR	155	30
2	H,I	Steamboat by Vintage (5 HOME units with 20 year restrictions)	Geiger Grade Rd. and S. Virginia St.	89521	C							360		355	5	MFR	360	30
3	A,H,I	Sky Mountain by Vintage (5 HOME units with 20 year restrictions)	4855 Summit Ridge Drive	89523	C							288		283	5	MFR	288	30
4	K	Rental Assistance Program - Rent, security & utility deposits, application fees (ESG-CV, CARES Act Rental Assistance)	NA	NA	NA							1028		1028		NA	NA	NA
5	K	Rental Assistance Program - Rent, security & utility deposits, application fees (AHTF)	NA	NA	NA							411		411		NA	NA	NA
6	K	Rapid Rehousing Program (AHTF) - all or part of rent & utility costs.	NA	NA	NA							34			34	NA	NA	NA
7	K	CABHI (covers all or part of rent and utilities, Volunteers of America)	NA	NA	NA							109			109	NA	NA	NA
8	H	Willie J. Wynn aka Sutro St (WCHC HOME)	1225 Hillboro Ave.	89512	C							44		0	44	MFR	44	50
9	A, H	Ridge House (Group Home, WCHC HOME)	various	89503	C-Group							7			7	Other	6 beds	15
10	H,J	Sanctuary Senior (5 WCHC HOME, 30 yr)	301 Gentry Way	89502	U							208		203	5	MFR	208	30
11	C,H	Truckee Meadows Housing Solutions (City of Reno donation of land and additional funds)	West Fourth St and Keystone Ave.	89502	U							9			9	MFR	NA	NA
12	NA	Ridgeview/The Bluffs (no measures used)	4050 Gardella Ave.	89512	C					295	5					MFR	300	30
13	A,H	Marvel Way (3 HOME units @ 30% AMI, 4 HOME units @ 50% AMI, funding includes private donation, NV HOME & WCHC HOME, National Housing Trust Funds, FHLB)	McCarran Blvd. & Airway Dr.	89502	U							42			42	MFR	42	50
14	H	Greyhaven (3 HOME units @ 30% AMI, 7 HOME @ 50% AMI,WCHC HOME, located in City of Sparks)	2314 Greyhaven Ln	89431	U							36			34	MFR	34	50
15	A,H	Springview (4 HOME units @50% AMI, WCHC HOME, AHTF)	2355 Clearacre Ln	89512	U							180		176	4	MFR	180	30
16	NA	Pinewood Terrace (4%/Bond rehab, all units have HAP contract, no measures used)	1455 Evelyn Way	89502	C						50					MFR	50	30
17	NA	Silver Terrace (4%/Bond Rehab, no measures used, HUD Section 8 20 year contracts on 97 units)	1611 Wedekind Rd.	89512	C					29	97	126				MFR	126	30
18	H	Whittell Pointe (4%/Bond rehab)	1855 Selmi Dr.	89512	U					223	5	228				MFR	228	30
19	A, H	Orovada Sr.	Orovada St. & Silverada Blvd.	89512	F							40			40	MFR	40	50
20	H	Southwest Village (will have 66 project based VASH vouchers through RHA)	3295 S. Virginia St.	89502	F					263	69					MFR	332	30
21	A, H	Vintage at Washington Station	260 Winter St.	89503	F							205		200	5	MFR	205	30
22	H	Sagebrush Place II Apts aka Centennial Annex rehab	1562 Wedekind Rd. and 2090 Centennial Way	89512	F					2	38					MFR	40	30
23	H	Vintage at Spanish Springs - Senior Apartments	0 Eagle Canyon Dr. and 505 Neighborhood Way	89441	F							196		191	5	MFR	196	20
24	H	Attavire Senior Apartments	Lemmon Dr./Military Rd.	89506	F							168		162	6	MFR	168	20
25	C, K	Reno Housing Authority (will have PBRA from VASH)	1035 E. 8th St.	89512	F							12			12	MFR	12	20
26	NA	Miscellaneous changes in RHA inventory and PBRA			L											MFR	NA	NA
27	C	Hope Springs Tiny Homes (land donation for transitional housing)	1920 E 4th St	89512	C-Trans							30			30	SRO	30	
28	C	Golden Valley Homes (land donation to Community Housing Land Trust for affordable single family)	various	various	F							20		20		SFS	20	
29	H	Nevada CARES emergency shelter (funded by Washoe County, City of Reno, City of Sparks)	1800 Threlkel St	89512	C-group							604			604	Shelter	604 beds	
30	NA	City Cottage (donation to Community Housing Land Trust, low income restrictions in perpetuity, no measures used)	various	various	C							1		1		SFS	1	
	H	Part of Stonegate Phase II. will include 200 affordable units deed restricted to 60% AMI. An assessment bond helped finance infrastructure costs for the project (see notes)	no address available yet		F							200		200		Not yet specified	200	20
31	Insert additional rows if needed																	
32	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	-3	3	0	812	264	1393	0	677	171		3259	

FORM 2: Selected Specified Measures

City or County Name:
Reporting Period:

City of Sparks
Calendar Year 2021

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Middle (80%-120%) Income Units Lost	Low Income Units Lost (50%-80% AMI)	Very Low Income Units Lost (under 50% AMI)	# Middle Income Maintained	# Low Income Maintained	# Very Low Income Maintained	Total # of units Funded/ Developed	Middle Income Units Only	Low Income Units Only	Very Low Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1	D	Ongoing lease for Sierra Crest																
2	K,L	Our Place, Emergency Shelter																
3	K,L	Nevada CARES Campus Emergency Shelter																
4	K,L	Continuum of Care funding, joint with City of Reno and Washoe County																
5	H	City of Sparks Bond Cap to NRHA for MCC single family program (see note)																
6	H	City of Sparks Bond Cap to NRHA for NHD single family down payment assistance program, Home Is Possible																
7	H	City of Sparks participation in Washoe County HOME Consortium which supports housing development.																
8	H	Greyhaven (WCHC.HOME)	2314 Greyhaven Ln	89431	U							34			34	MFR	34	50
9																		
10																		
11																		
12																		
13																		
14																		
15																		
16																		
17																		
18																		
19	insert additional rows if needed																	
20	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	0	0	0	0	0	0		34	

Attachment D – Detailed Multifamily Pipeline List

Detailed Pipeline List	Rent Restricted Units	VLI Units
City of Las Vegas	612	228
new	612	228
1501 N. Decatur	33	33
500 Jefferson St. Apts.	6	4
Decatur/Alta Phase I	59	59
Decatur/Alta Phase II	420	38
Desert Oasis II	43	43
Eastern Sr. Apts.	51	51
City of N. Las Vegas	352	200
new	352	200
Lake Mead West	156	4
Rome South 2	134	134
Rome South 2- conflicting info Clark shows complete	62	62
City of Reno	1,860	240
new	1,260	128
Attavire Sr Apts	168	6
Marvel Wy	42	42
Orovada Sr.	40	40
RHA at 1035 E. 8th	12	12
Sanctuary Sr	208	5
Springview	180	4
Stonegate II Affordable	200	-
Truckee Meadows Housing Solutions*	9	9
Vintage @ Spanish Springs	196	5
Vintage @ Washington Station	205	5
preservation	600	112
Sagebrush Pl/Centennial Annex	40	38
Southwest Vlg.	332	69
Whittell Pointe	228	5
City of Sparks	34	34
new	34	34
Greyhaven	34	34
Clark Co	815	384
new	534	143
Tempo IV	205	-
Vegas Valley	69	69
West Sahara	65	65
Wigwam & Fort Apache	195	9
preservation	281	241
Carol Haynes	24	24
Sandy Robinson	25	25
Woodcreek	232	192
Mesquite	131	129
new	96	96
Hafen Village I	60	60
Hafen Village II	36	36
preservation	35	33
Old Mill Village	35	33
Grand Total	3,804	1,215