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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.

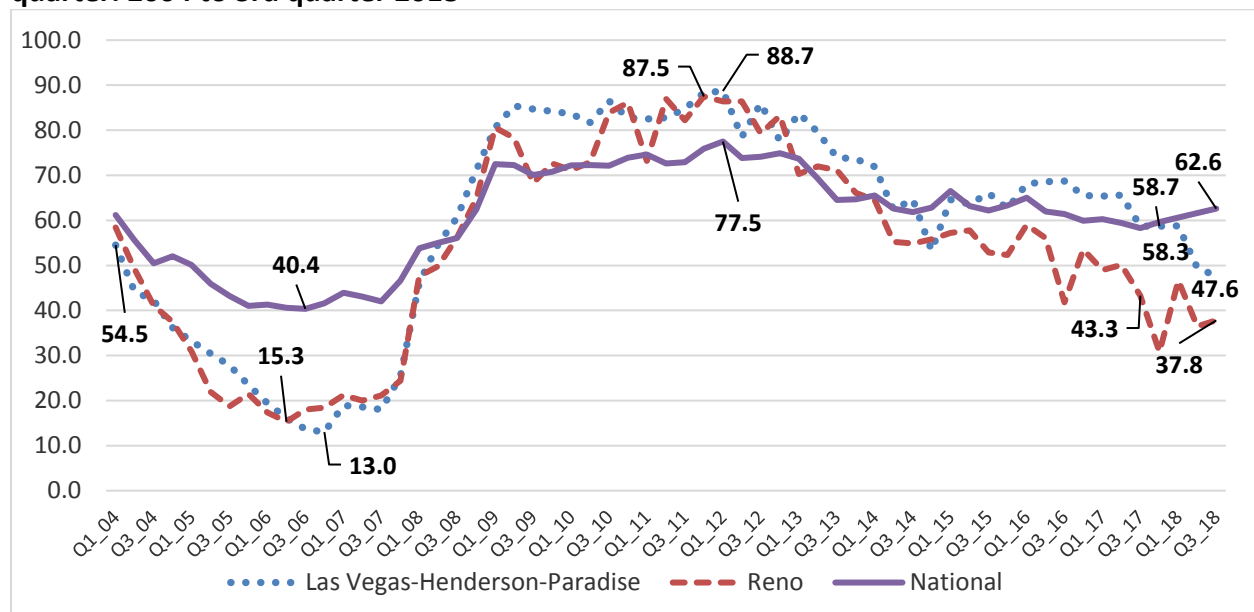
This year’s methodology was the same as the three previous years. In 2015 there were significant changes in methodology. Data from 2015 through 2018 reports are comparable. Previous years are more difficult to compare.

2018 HOUSING CONTEXT

Just prior to the enactment of NRS 278.235 in 2007, housing prices were rapidly escalating. There was concern that households were being priced out of single-family home ownership. Then, from the high of August 2006 to the low point in March 2012, the Case Schiller index of housing prices for Las Vegas dropped 62% to levels last experienced in 1996. Similar price movements occurred in most areas of the state. Although unemployment sky-rocketed, the Great Recession produced a glut of housing, much of it affordable to middle and low income households. Since that time Nevada home prices have been rebounding, with the Las Vegas Case Schiller index increasing 111% over the lows of March 2012 and back to price levels that last occurred in late 2007.ⁱ This increase reflects better economic conditions in Nevada, but has decreased housing affordability. Home prices increased in Las Vegas by about 12% from November 2017 to October of 2018.ⁱⁱ

Figure 1 gives the housing opportunity index from the National Association of Home Builders. The index gives the share of homes sold which were affordable to the median income family. At the peak of the housing boom in 2006, this share was only 15.3% in Reno and 13.0% in Las Vegas-Henderson-Paradise. As prices plummeted, the share rose to 87.5% in Reno and 88.7% in Las Vegas-Henderson-Paradise. For the third quarter of 2018, the affordability index stands at 47.6% for Las Vegas-Henderson-Paradise and 37.8% in Reno. The Reno index dropped 5.5 points from 3rd quarter 2017 to 3rd quarter 2018, while Las Vegas’ decreased over 11 points. Nationally the index increased so that now both Reno and Las Vegas-Henderson-Paradise homes are less affordable than the national average.

Figure 1. National Association of Home Builders – Wells Fargo Housing Opportunity Index, 1st quarter. 2004 to 3rd quarter 2018



National Association of Home Builders. NAHB-Wells Fargo Housing Opportunity Index.

<http://www.nahb.org/en/research/housing-economics/housing-indexes/housing-opportunity-index.aspx> accessed 1-9-2019

Some remarkable changes took place in Nevada’s housing market over the period of the housing boom, bust and recovery. One notable change is homeownership decreased from a high of 65.7% in 2006 to 55.0% in 2017.ⁱⁱⁱ Before the Great Recession the last year the Census Bureau’s Nevada homeowner rate series was that low was in 1989. Despite an improving economy, the Nevada homeownership rate has been slow to recover. However, the 2017 annual rate did increase half a percentage point over 2016 and quarterly data indicates potential improvements for the 2018 rate.^{iv}

Rent in Nevada has been increasing faster than renter household income over the past 16 years.^v The proportion of Nevada’s extremely low and very low income renter households (household incomes under 50% of area median income) experiencing severe rent burden decreased from 59% in the 2006-2010 period to 55% in the 2011-2015 period.^{vi} Severe rent burden occurs when a household pays more than 50% of its income for gross rent. The very long term trend has been an increase in the proportion of households experiencing severe rent burden. For example, in the 2000 Census 48% of Nevada’s extremely low and very low income renter households experienced severe rent burden.^{vii} A study from the Joint Center for Housing Studies projects the proportion of American households with severe rent burden will continue to increase for the next decade under all but the most optimistic scenarios.^{viii}

The rate of homelessness as measured by the point-in-time homeless count per thousand population has seen some stability in Clark County but has been increasing since 2015 in Washoe County. Both counties are well above the national average rate.^{ix}

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	2015	2020
Las Vegas	2015	2019
North Las Vegas	2018	2020
Boulder City	2009	Unknown
Henderson	2017	2027
Mesquite	2018	2022
Washoe County	2010	2022
Reno	2017	2019
Sparks	2016	2021

Boulder City did not report a scheduled time for an update. Mesquite and City of North Las Vegas updated the Master Plan Housing Element this year (2018). In some jurisdiction housing elements/plans, a clearer delineation of exactly how at least 6 of the 12 measures have been adopted would be useful. Often the measures which are more related to planning such as subsidization of permits or density bonuses are not easy to find in the jurisdictions’ new housing elements, particularly for jurisdictions who are using Consolidated Plans as their Housing Plan

updates. This year the City of Henderson submitted a useful narrative which specified exactly which measures have been adopted and used. Good examples of specific attention to the 12 measures may be found in City of Sparks, City of Reno, and City of Boulder City housing elements.

ANNUAL HIGHLIGHTS

The jurisdictions, during the period of January 1, 2018 thru December 31, 2018, began funding or continued to develop or maintain 2,446 affordable units. These may be considered projects that are “in the pipeline.” An additional 247 units of transitional housing or special population supportive housing were also in the pipeline. A total of 746 new affordable units were completed and added to the inventory, with 42% of them targeted for very low income households. The jurisdictions also helped to preserve 316 units. Full tenant based rental assistance (TBRA) was given to 258 households. Excluding households already receiving full rental assistance, an additional 286 households received other TBRA help including paying of application fees, utility deposits, security deposits or utilities. It is called tenant based because the assistance is to the household and not attached to any specific unit of housing. In addition, 104 homeowners were assisted with home purchases, repair, modification or rehabilitation funds, and 1,529 households or individuals, primarily homeless, received supportive services related to housing. Affordable units reported lost this year totaled 907.

Table 2. Summary of Affordable Housing Activity

Category of housing unit or assistance	Total units or households (includes all nine jurisdictions)*	% Very Low Income
Single family/mobile home for rent or for sale/owner occupied with rent or deed restrictions completed	12 units	58%
Multi-family rehabilitation completed	316 units	37%
New multi-family project completed	734 units	42%
Pipeline projects funded or under construction	2,446 units	47%
Pipeline special population or transitional	247 units	100%
Single family purchase, rehabilitation or modification assistance	104 units	29%
Tenant based rental assistance (TBRA)	258 households	85%
Other TBRA (application fees, deposits, utilities)	286 households	100%
Support services, homeless services, other tenant based assistance	1,529 households	99%

*Duplicate units from joint county and city projects were eliminated in totals where known.

The funding for the units and assistance primarily originated from state or federal sources such as the Home Investment Partnerships Program (HOME), Nevada Low Income Housing Trust Fund, Housing Opportunities for Persons with AIDS, Emergency Solutions Grant, Low Income Housing Tax Credits, tax exempt private activity bonds or the Community Development Block Grant. Some additional local sources cited were owner equity, non-profit funds, outside agency grants and, in the City of Las Vegas, redevelopment set-aside funds. City of Sparks used general funds to support the Community Assistance Center in a cooperative venture with Washoe County and City of Reno. City of Sparks leases land to a low income housing development and City of Reno donated land

for a transitional housing development this past year. Jurisdiction resources were used for planning, staffing, administration, density bonuses, tax abatements, fee waivers and subsidies.

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. Exhibit A, attached, shows the 12 measures specified in NRS 278.235. Table 3 below identifies the measures incorporated into each Master Plan and those utilized by each jurisdiction in 2018. All jurisdictions at least passively met this requirement by incorporating six measures into their Master Plan. Clark County and City of Sparks reported the most diverse use of the measures with six measures being actively used. Measures H and K, “Providing money, support or density bonuses for affordable housing” and “Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing” were the two measures used most often.

Table 3: NRS 278.235 Measures Incorporated into Master Plans and Used in 2018

Jurisdiction	a	b	c	d	e	f	g	h	i	j	k	l	# of measures used
Clark County	XX	X	X	-	X	X	XX	XX	X	XX	XX	XX	6
Las Vegas	X	-	-	-	-	X	-	XX	X	-	XX	XX	3
N. Las Vegas	XX	X	X	-	X	-	Y	XX	-	-	XX	XX	5
Boulder City	X	X	X	X	-	-	X	X	-	X	-	-	0
Henderson	XX	X	-	-	X	-	X	XX	XX	XX	XX	X	5
Mesquite	-	X	X	X	-	X	X	-	-	X	X	-	0
Washoe County	X	X	-	-	X	X	X	-	X	X	Y	XX	2
Reno	XX	X	XX	-	-	X	-	XX	Y	X	XX	X	5
Sparks	X	-	-	XX	-	XX	Y	XX	-	XX	-	XX	6
Number of jurisdictions reporting active use	4	0	1	1	0	1	3	6	2	3	6	5	32

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

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

XX indicates that the NRS 278.236 Measure is in the Housing Plan and the Measure was utilized in 2018.

Y indicates that the Measure was utilized in 2018 but is not incorporated into the jurisdiction’s Master Plan.

Table 3 indicates in 2018, in total, the measures were used by the jurisdictions at least 32 times, which is one less than the 2017 total of 33. Figure 2 shows the total number as reported from 2007 to 2018. There seems to be a downward trend in diversity of active use of measures. However, the reporting methodology has also evolved over the time period, so all or part of the reduction could be due to methodological changes. Active use of the measures may also correspond to the economic and fiscal conditions. For example, measure G, which requires expediting approval of affordable housing projects, was not as pressing in an environment which has seen the number of building permits drop sharply. Now as permit activity has increased use of the measure seems to be gaining over the past two years. Nevada has seen significant recovery in permit activity over

the last years, from 6,163 units in the lowest year of the recession, 2011, to 19,544 units in 2017 but total units permitted were still 59% lower in 2017 than the peak of 47,728 units permitted in 2005 at the height of the housing bubble.^x

Active Use Time Series and Intensive Use of Measures

Figure 2. Active Use of Measures

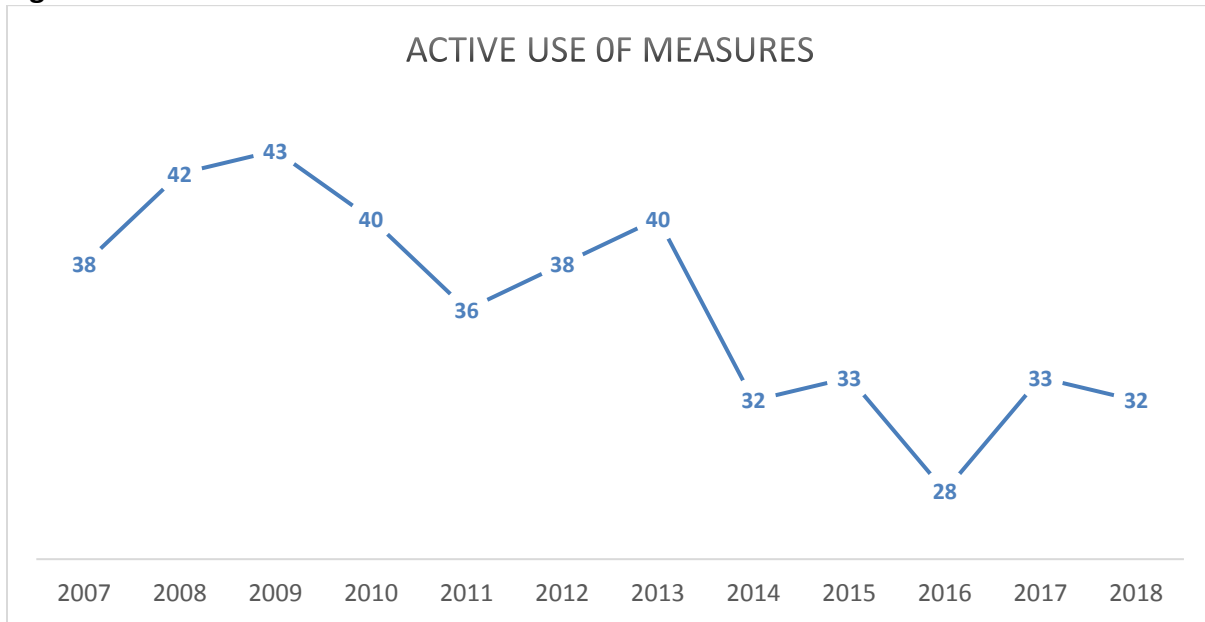


Table 4. Intensity of NRS 278.235 Measure Use 2018: Number of Projects Associated with Active Use of Measure

Jurisdiction	a	b	c	d	e	f	g	h	i	j	k	l	# of measures used
Clark County	12	0	0	0	0	0	10	16	0	4	5	4	51
Las Vegas	0	0	0	0	0	0	0	7	0	0	1	1	9
N. Las Vegas	3	0	0	0	0	0	1	6	0	0	1	3	14
Boulder City	0	0	0	0	0	0	0	0	0	0	0	0	0
Henderson	2	0	0	0	0	0	0	3	1	1	2	0	9
Mesquite	0	0	0	0	0	0	0	0	0	0	0	0	0
Washoe County	0	0	0	0	0	0	0	0	0	0	3	3	6
Reno	21	0	1	0	0	0	0	6	7	0	2	0	37
Sparks	0	0	0	1	0	2	1	2	0	1	0	1	8
Number of jurisdictions reporting active use	38	0	1	1	0	2	12	40	8	6	14	12	134

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

Note that a measure in Table 3 could have been used more than once. To understand more about the intensity of use of measures the number of projects or programs the measure was used for was collected on Form 1 this year. Table 4 displays the results. It is clear that City of Reno and Clark County, as lead agencies for their respective regional HOME consortiums, specialized in housing activities for their region. Both jurisdictions participate often in joint projects. It is also clearer that most use of measures occurred with A, subsidizing impact and building permits, and H, “Providing money, support or density bonuses for affordable housing.”

JURISDICTION PROGRESS IN CREATING AND MAINTAINING AFFORDABLE UNITS

As required by NRS 278.235, remaining affordable housing need has been analyzed below in Tables 5 and 6 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 5) 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 also vacant. This helps account for affordable and available private market units. The Division assigns an estimate to help make the estimates comparable across jurisdictions. If a jurisdiction would like to provide an alternate estimate they may work with the division to do so. Clark and Washoe County numbers are for the unincorporated county region only. The 2011 to 2015 CHAS data estimated 263,000 low income Washoe and Clark County households experienced one or more housing problems such as housing cost burden, lack of complete kitchen or plumbing facilities or overcrowding. About 41,000 units were affordable to low income families and vacant. Adjusting for vacant units, there were an estimated 222,000 households in need of housing assistance, up six percent from the 2010 to 2014 estimates. The increase was 7% in Clark County and in Washoe County was 3%. The largest component of change was an increase in households with one or more housing problems that were under 50% of HUD Area Median Income (AMI). Both counties had fewer vacant units.^{xi}

The number given in the third column of Table 5, “total existing end of 2018”, matches the Nevada Housing Division list of subsidized housing. The total is tied to an actual list of subsidized housing for each jurisdiction maintained at the Housing Division and checked by the jurisdiction each year. Low income housing included in the list are 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, Low-income 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. Using the lists compiled by the Housing Division and the jurisdictions there were a total of 28,985 units of

subsidized or below market housing in existence in the designated jurisdictions at the end of 2017. This was 2% more than 2016's inventory unit count.

The column in Table 5 named "Units Created or Assisted in 2018" includes all categories of 2018 housing activity except for projects that have not yet been completed, the counts of households provided with supportive services and renovated units that already were listed in the inventory of subsidized housing. Thus, the total includes tenant-based rental assistance as well as down-payment assistance for single family owners as well as new units added to the subsidized housing inventory. All these activities helped to provide an individual or family with affordable housing in 2018, so it is important to include these. Tenant based rental assistance is important to include since the majority of households experiencing a housing problem are experiencing housing cost burden. If the 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 in the next section). A total of 1,394 households were reported to be assisted or in new subsidized units in 2018.

The 5th column tallies any units that were previously on the list of subsidized housing but as of 2018 no longer have deed restrictions or other agreements restricting rents or incomes of the inhabitants.

The final column compares total subsidized low income housing units and rental assistance available at the end of 2018 (column 3 plus column 4 minus column 5) with total need for affordable units from the CHAS data (column 2). Subsidized units are expressed as a percentage of total need as measured in the 2011 to 2015 CHAS estimates. This provides a consistent way to compare the scale of low income housing activity across jurisdictions and with regard to total need. Last year for the jurisdictions as a whole the ratio of subsidized units and other assistance to households in need was 14% while this year it was 13%, meaning that there were fewer units and other assistance for each household in need.

Summary of Remaining Need

Reno again emerged as the jurisdiction with the strongest level of assistance and subsidized units as compared to its total need. In addition, Reno and Sparks had a slight improvement in the ratio of assistance and subsidized units to existing need as compared to 2017. In the southern portion of the state, Las Vegas and Henderson again appeared to have the strongest level of assistance and subsidized units in relation to housing needs. Generally, the southern jurisdictions experienced a decrease in the percentage of units and assistance compared to need.

Although the tenant based 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 included. Using Housing Choice Voucher data available at Housing Authority level, Table 5 demonstrates how housing assistance and subsidized units available increase substantially when vouchers are taken into account. Taking into account voucher availability, there were approximately four households in need in Washoe County for each household assisted while in Clark County there were nearly six households in need for each household assisted.

The 2016 survey of tax credit projects found that 9% of households in Clark County tax credit funded units and 14% in Washoe County use vouchers.^{xii} Estimates below accounted for this overlap.^{xiii} One caveat is that the total need estimate is older than the units and voucher data. Improved economic conditions may possibly have reduced the total need, or higher rents may have increased total need, but 2016 to 2018 data is not yet reflected in available CHAS data estimates.

Table 5: Analysis of Remaining Affordable Housing Need

Jurisdiction	Total Needed*	Total Existing End of 2017**	Units Created or Households Assisted in 2018***	Units Converted to Private Market in 2018	Assistance and subsidized units as % of existing need
Clark Unincorporated	81,345	8,219	445	764	10%
Las Vegas	55,490	8,866	134	0	16%
N. Las Vegas	19,370	1,453	120	143	7%
Boulder City	1,060	59	0	0	6%
Henderson	20,665	2,945	69	0	15%
Mesquite	1,580	111	0	0	7%
Washoe Unincorporated	7,630	0	22	0	0%
Reno	26,120	6,269	546	0	26%
Sparks	8,980	1,063	58	0	12%
Total	222,240	28,985	1,394	907	13%
Washoe Co. total without vouchers	42,730	7,332	626	0	19%
Washoe Co. total with vouchers	42,730	9,375	626	0	23%
Clark Co. total without vouchers	179,510	21,653	768	907	12%
Clark Co. total with vouchers	179,510	32,008	768	907	18%

*This estimate is total number of low income households with one or more housing problem minus units that are affordable and available to low income households from the 2011 to 2015 CHAS data

**This is total units from a list of subsidized housing agreed on between the Division and each jurisdiction.

***includes a count of all multi-family or single-family units which had construction or renovated units new to the inventory that were finished during the time period, as well as a count of households assisted with affordable single family mortgages, renovations or repairs, and tenant based rental assistance. Supportive services for housing arrangements, and rehabilitation of units already part of the subsidized unit inventory were not included.

It should be noted that there are limitations to the data presented in Table 5. For example, there is not always a mechanism for jurisdictions to be definitively aware of units no longer maintained as affordable housing. Many housing subsidy programs involve privately owned properties with terms of affordability. After the affordability period expires, owners may pursue other purposes for the property. In instances 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 but may not be included in reports from jurisdictions; that is, the housing activity lists from jurisdictions are usually, but not necessarily comprehensive. Also, the CHAS estimates are several years behind the housing unit counts consisting of an average derived from the five year American Community Survey samples. Especially wide confidence intervals make the CHAS estimates on the smallest jurisdictions unreliable. The mechanism used for adjusting for available private market units is limited because the housing is not necessarily affordable to households at the lowest income levels.

ADDITIONAL ANALYSIS OF HOUSING NEED: TYPES OF HOUSING PROBLEMS

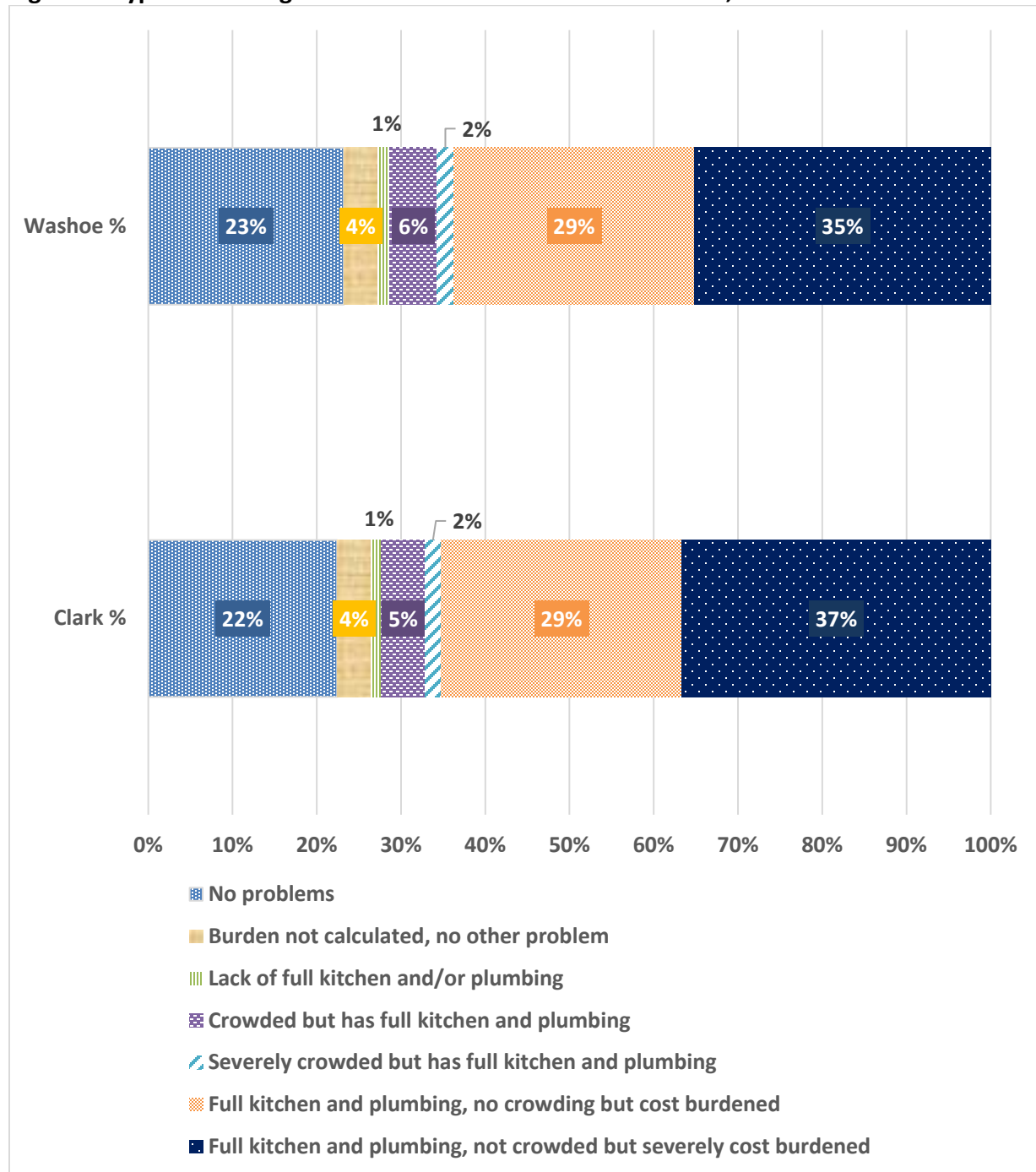
The total need in Table 5 above is number of low income households, including both renters and owners, with one or more housing problems minus units that are affordable and available to low income households from the 2011 to 2015 CHAS data. The analysis below adds additional information about the four types of problems experienced by low income households. The four problems tracked in the CHAS data are lack of full kitchen, lack of complete plumbing, overcrowding or cost burden. Full kitchens are defined as having a sink with faucet, stove or range and a refrigerator within the housing unit. Full plumbing facilities refer to hot and cold running water and bathtub or shower within the unit. Overcrowding is more than 1 person per room while severe overcrowding is more than 1.5 persons per room excluding bathrooms and halls. Housing cost burden occurs when housing costs are greater than 30% of household income and severe housing cost burden when they are greater than 50% of household income.^{xiv} Typically housing cost burden accounts for the largest proportion of households with a housing problem.

As can be seen in Figure 5, about 65% of the households with incomes under 80% of AMI in Washoe and Clark County have full plumbing and kitchen facilities and do not have overcrowding but do have some degree of housing cost burden. This corresponds to about 190,000 households in Clark County and 41,000 in Washoe County. Four percent of households with incomes under 80% AMI have zero or negative income so that rent burden cannot be calculated, but do not have any of the other three housing problems. Another 22% to 23% of this population do not have any of the four housing problems. Households with overcrowding or lack of full kitchen and plumbing facilities made up 8-9% of those with one of four housing problems. This corresponds to about 24,000 households in Clark County and 7,000 households in Washoe County who may have an inadequate or overcrowded unit.^{xv} Homeless families and individuals are not included in the CHAS count of households with housing problems but clearly a fuller accounting should include consideration of these households. Over the years from 2011 to 2018, Clark County Continuum of Care (CoC) counted 6,000 to 8,000 homeless individuals each year during the point-in-time count while Washoe County CoC counted from 750 to 1,200 homeless individuals.^{xvi}

The lack of full kitchen and/or plumbing facilities does not fully capture housing inadequacies. In some cases, such as an SRO unit, the lack of full kitchen and plumbing facilities within the unit may still make for safe, decent and sanitary housing. In many other cases a unit with full kitchen and plumbing facilities may have other severe housing issues such as a lack of temperature control, holes in the roof, rat infestation, breakdown of electrical wires, etc. The biennial American Housing Survey (AHS) collects much more detailed information on all types of housing inadequacies than does the American Community Survey. For Las Vegas in 2017, AHS estimated

7,000 occupied units in Las Vegas had severe physical problems and an additional 20,600 occupied units had moderate physical problems. There were no estimates for Washoe County.^{xvii}

Figure 2. Type of Housing Problem for 0 to 80% AMI Households, 2011-2015



¹ HUD CHAS 2011-2015 from HUD CHAS data query tool: http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html accessed 7-13-2018 and tabulations by the author.

AFFORDABLE HOUSING INVENTORY

Table 6 summarizes changes to the inventory of subsidized housing units in the nine jurisdictions. If only new, or renovated units new to the inventory, reported as completed in 2018 are counted (see Table 6) the total increase is 746 units, 52% more than the 492 units reported last year. Last year, no units converted to private market units. This year 907 units converted to private market units, meaning that total units on the subsidized housing list decreased in net by 161 units or 1%.

Table 6: Affordable Housing Inventory

Jurisdiction	Total Existing 2017*	Created in 2018**	Units Converted to Private Market 2018	Total	% Change in units over 2017
Clark Co. Unincorporated	8,219	349	764	7,804	-5%
Las Vegas	8,866	0	0	8,866	0%
N. Las Vegas	1,453	120	143	1,430	-2%
Boulder City	59	0	0	59	0%
Henderson	2,945	7	0	2,952	0%
Mesquite	111	0	0	111	0%
Washoe Co. Unincorporated	0	0	0	0	NA
Reno	6,269	230	0	6,499	4%
Sparks	1,063	40	0	1,103	4%
Total	28,985	746	907	28,824	-1%

*Total from NHD subsidized housing database and jurisdiction reports.

**Included in this category were new and renovated units new to the inventory that were completed in 2018 for both multi-family and single family rentals and single family owner occupied with deed restrictions.

Often, jurisdictions cooperate in the production of housing units. Multiple jurisdictions may support and report the same project, creating overlap. Overlapping this year were the 120 new units reported by City of North Las Vegas and Clark County, and 40 units reported by both the City of Reno and City of Sparks which have been accounted for in the numbers reported above.

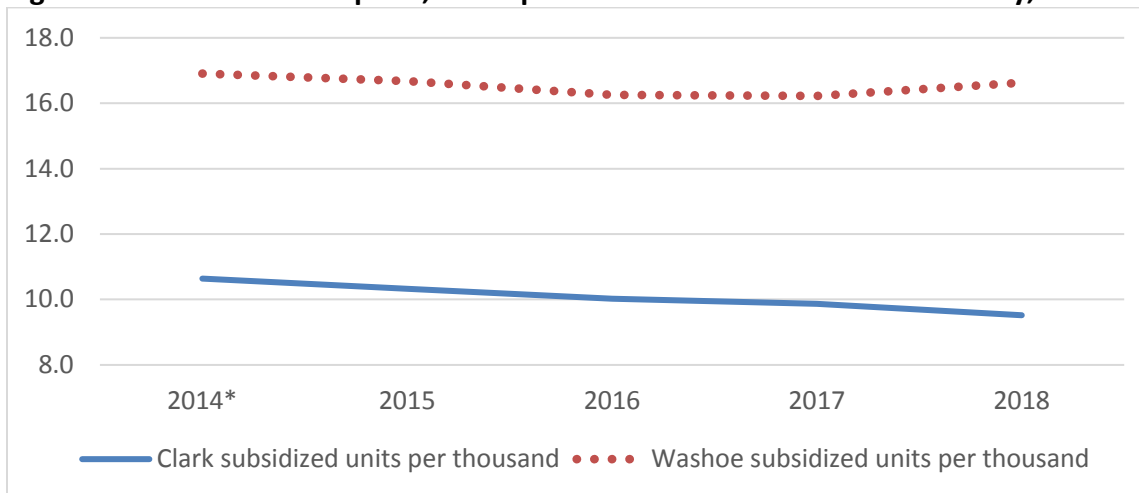
A time series of Annual Housing Progress Report (AHPR) inventory of subsidized units is now available from the AHPR's from the 2015 report when a new baseline was established for 2014 to the current year. Table 7 gives this time series for all AHPR jurisdictions. The total change in units from 2014 to 2018 is calculated. In addition totals for Washoe and Clark are given along with Nevada demographer population estimates and 2018 population projection for the two counties. Most jurisdictions experienced a net loss in total subsidized units over this time period with the exception being Henderson with a net gain of 154 units, or 6%, and Reno with a net gain of 328 units or 5%. For Clark County as a whole, there was a net loss of nearly 800 units (4%) while population over the period increased by 8%, according to the Nevada Demographer estimates and 2018 projection. Washoe County as a whole increased in net by 217 units (3%) but there was a 5% 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. Clark County has shown a uniform decrease in this metric while Washoe County experienced an uptick this past year.

Table 7. Subsidized Housing Inventory 2014 to 2018 with Demographer Population Estimates and Projection

Jurisdiction	2014*	2015	2016	2017	2018	Change 2014 to 2018	% Change 2014 to 2018
Clark Co.	8,411	8,779	8,089	8,219	7,804	-607	-7%
Las Vegas	8,982	8,576	8,594	8,866	8,866	-116	-1%
N. Las Vegas	1,657	1,410	1,414	1,453	1,430	-227	-14%
Boulder City	59	59	59	59	59	0	0%
Henderson	2,798	2,935	2,938	2,945	2,952	154	6%
Mesquite	111	111	111	111	111	0	0%
Washoe Co.		0	0	0	0	0	
Reno	6,171	6,200	6,225	6,269	6,499	328	5%
Sparks	1,214	1,170	1,063	1,063	1,103	-111	-9%
Total	29,403	29,240	28,493	28,985	28,824	-579	-2%
Clark Co. total	22,018	21,870	21,205	21,653	21,222	-796	-4%
Washoe Co. total	7,385	7,370	7,288	7,332	7,602	217	3%
Clark Co. population	2,069,450	2,118,353	2,116,181	2,193,818	2,229,396	159,946	8%
Washoe Co. population	436,797	441,946	448,316	451,923	457,112	20,315	5%

*2014 baseline numbers have been changed to reflect minor corrections made to the baseline the following year
 Sources: Annual Housing Progress Reports 2015 to 2018, Governor Certified Population Estimates of Nevada's Counties, Cities and Towns 2000 to 2017, DRAFT Population Projections for Nevada and its Counties 2018 to 2022 Based on the 2017 Estimate, Office of the State Demographer for Nevada,
https://tax.nv.gov/Publications/Population_Statistics_and_Reports/

Figure 3. Subsidized Units per 1,000 Population for Washoe and Clark County, 2014 to 2018



NOTABLE HOUSING INITIATIVES IN 2018

In response to the housing issues discussed in the context section above, the Truckee Meadows Regional Planning Agency along with other regional agencies have been developing a regional comprehensive housing strategy over the past several years and the City of Reno has developed a multi-pronged approach to the “Housing Puzzle.”^{xviii} Some solutions and suggested solutions fit within the 12 measures while some go beyond those measures. Some examples of suggested innovative solutions that do not readily fit within the 12 measure framework are inclusionary zoning, motel inspections and a good landlord program. Fitting within the measures framework, the City of Reno donated land and money this year to assist with building a 225 unit dorm-style affordable housing project which is currently in the pipeline. A 230 unit affordable senior project was finished this year in Reno and a 40 unit family project was finished in Sparks. In the pipeline are an additional 842 new affordable units, 193 of which will be set-aside for very low income households. Three of those are large properties being built with the bond and 4% tax credit program. The largest of these three is a mixed income property with 419 market rate apartments, 38 set aside for households under 60% AMI and another 117 for households under 50% AMI. Another smaller renovation project is using National Housing Trust Funds and will add 23 new units for homeless and other special needs individuals.

In Clark County a second 50 unit phase of a supportive housing development that will target homeless and very low-income veterans with disabilities was started. It will be financed in part with National Housing Trust Funds. Two additional small properties will provide housing to individuals with medical needs and traumatic brain injury. One of these properties is a joint project with North Las Vegas. A total of four new Clark County multi-family projects with 464 new units were completed this year including a complete tear-down and rebuild of a public housing project in collaboration with City of North Las Vegas and Southern Nevada Regional Housing Authority. Renovation of public housing properties using, in part, tax credit funding, continues at a rate of one or two a year in southern Nevada. Another public housing property renovation in Henderson is now in the pipeline. An additional nine new projects with 823 units are in the Clark County pipeline, one of which is a joint project with North Las Vegas, and two are joint projects with the City of Las Vegas. Over 90% of these units are set aside for very low income households. Additional new properties are under way in City of Las Vegas (333 new units) and City of North Las Vegas (292 new units).

CONCLUSION

This year 323 units were renovated, a number very similar to last year’s. Twenty-two multi-family projects were funded or are currently under construction. Eighteen of these projects with over 2,200 units are new construction including many larger properties with funding through the private activity bond program. The number of units added to the inventory of subsidized housing in the AHPR jurisdictions, 746, was 52% higher than the number added in 2017, with a large increase in units added now logged over the past two years. However, a large number of affordable units converted to private market units which resulted in a net decrease in the subsidized housing inventory. Such losses have made it difficult to increase net inventory of subsidized units which decreased 2% by over 500 units over the past four years.

The primary measure of housing need included in this report, subsidized units and other assistance as a percentage of households in need, has decreased since last year for the jurisdictions as a whole, indicating no progress on this metric. Interest in affordable housing in the participating

jurisdictions has been keen this past year however, generating much activity in building and many new ideas for addressing housing affordability, some of which lie outside the 12 measures the AHPR covers.

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

Attachment A – NRS 278.235

The governing statute underlying the Annual Housing Progress Report.

NRS 278.235 Adoption of measures to maintain and develop affordable housing to carry out housing plan required in master plan; annual reports.

<http://www.leg.state.nv.us/NRS/NRS-278.html#NRS278Sec0235>

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) At the expense of the city or county, as applicable, subsidizing in whole or in part impact fees and fees for the issuance of building permits collected pursuant to NRS 278.580.
 - (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. 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.
3. On or before February 15 of each year, the Housing Division shall compile the reports submitted pursuant to subsection 2 and post the compilation on the Internet website of the Housing Division. (Added to NRS by [2007, 1517](#); A [2009, 2764](#); [2013, 1506](#); [2017, 1038](#))

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 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 80 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 2018 (PLEASE “X” TO DENOTE)</i>	<i>C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X	X	Used for 7 affordable projects in progress and 5 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	Used for 8 affordable projects in progress and 2 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 10 affordable projects 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 2 affordable projects in progress and 2 finishing this year.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	Used for 5 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 4 different programs and one additional not yet in operation.

FORM 1: SELECTED SPECIFIED MEASURES FOR 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 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 80 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 2018 (PLEASE "X" TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X		No affordable housing projects were proposed.
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		No affordable housing projects were proposed.
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		No affordable housing projects were proposed.
D) Leasing land by the city or county to be used for affordable housing.	X		No affordable housing projects were proposed.
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		No affordable housing projects were proposed.
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		No affordable housing projects were proposed.
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		No affordable housing projects were proposed.
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 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 80 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 2018 (PLEASE “X” TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X	X	2 instances: Espinoza Terrace, not yet finished and Housing Rehab Program, 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.			
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	Three programs – (2 single family and 1 multi-family), 2 completed
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.	X	X	1 single family project completed
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X	X	1 single family project completed
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	2 TBRA 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		

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 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 80 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 2018 (PLEASE “X” TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	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.			
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.	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	Used on 1 single family project (completed), 5 multi-family projects (1 completed) and HOPWA Permanent and Transitional housing supportive services (1 project)
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.			
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	TBRA (1 instance)
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	HOPWA (1 instance)

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 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 80 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

<i>MEASURE</i>	<i>INCORPORATED INTO HOUSING PLAN</i>	<i>UTILIZED IN 2018 (PLEASE "X" TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350			
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		Recommendation 3 (City of Mesquite Recommended Affordable Housing Policy, see attached)
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		Recommendation 2
D) Leasing land by the city or county to be used for affordable housing.	X		Recommendation 4
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		Recommendation 5
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X		Recommendation 1
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.	X		Recommendation 6
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X		Recommendation 7
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 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 80 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 2018 (PLEASE “X” TO DENOTE)</i>	<i>C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X	X	Rose Garden RAD (completed) 2 instances for North 5 th St Phase I and I, first time reported
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.		X	Rose Garden RAD (complete)
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	Two Instances with completions: Rose Garden Renovation and Rehab and Rose Garden RAD, four instances started: Madison Palms and Spencer Street, North 5 th Phase I and II
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	Rose Garden RAD
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	Case management for homeless and low income through four programs – 3 programs

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 80 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 2018 (PLEASE "X" TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	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.			
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		
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.	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	3 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	3 programs

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 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 80 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 2018 (PLEASE "X" TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X	X	21 instances, projects not yet completed
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	1 instance
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		
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	6 instances recorded of which 2 projects are completed.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.		X	2 instances, projects not yet completed
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	2 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		

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 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 80 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 2018 (PLEASE "X" TO DENOTE)</i>	<i>C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	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.			
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.	X	X	One instance. The City of Sparks Redevelopment Agency continues to lease land to Sierra Crest Sr. Apts, a 72-unit apartment complex located along a principal transit oriented development corridor. The term of the ground lease is through 2055. All of the units are affordable to households with incomes ranging between 30 and 50 percent of the Area Median Income.
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	X	In 2018, the City of Sparks Housing Rehabilitation Program successfully implemented 9 Deferred Loans and 9 Emergency Repair Grants for a total of 18 single family households assisted. (2 programs)
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.		X	Used for Alpine Haven, completed
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	2 instances. Used for Alpine Haven (completed). The city of Sparks allocates our Private Activity Bond Cap (PABC) authority to allow home buyers in Sparks and elsewhere in the state to use the MCC program to assist in purchase through the State of Nevada Housing Division and Nevada Rural Housing Authority (NRHA).

	A	B	C
<i>MEASURE</i>	<i>INCORPORATED INTO HOUSING PLAN</i>	<i>USED IN 2018 (PLEASE "X" TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
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	X	One instance. Alpine Haven was completed. This project was developed under the MUD (Mixed Use District) which allows for higher densities and eliminates the need for master plan amendments for higher densities while simplifying the entitlement process.
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.	X	X	City of Sparks allocates funding to support the operations of the Community Assistance Center (CAC) (AKA - Homeless Center) and supportive services with the City of Reno and Washoe County.

Attachment C – Form 2

From Jurisdiction Reports

Endnotes

- ⁱ 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>, February 5, 2019.
- ⁱⁱ 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>, February 5, 2019.
- ⁱⁱⁱ 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 2-5-2019.
- ^{iv} U.S. Census Bureau Quarterly Vacancy and Homeownership Rates by State and MSA, <https://www.census.gov/housing/hvs/data/rates.html> accessed 2-5-2019.
- ^v E. Fadali. 2018. Nevada Renters' Income Fails to Keep up with Rent Increases <http://nvhousingsearch.org/press/articles/Nevada-Renter-Income-versus-Housing-Costs.html> NVHousingSearch.org blog, Nevada Housing Division.
- ^{vi} HUD CHAS data query tool: http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html accessed 12-5-2013 and 7-10-2018 with calculations by the author.
- ^{vii} U.S. Housing and Urban Development Office of Policy Development and Research. Consolidated Planning CHAS Data <https://www.huduser.gov/portal/datasets/cp.html#2000> accessed 1-30-2017
- ^{viii} Charette, Allison et al. 2016. Projecting Trends in Severely Cost-Burdened Renters: 2015 – 2025, Enterprise Community Partners and Joint Center for Housing Studies, Harvard University, Cambridge, MA
- ^{ix} E. Fadali. 2018. Nevada Affordable Housing Dashboard, <https://housing.nv.gov/uploadedFiles/housingnvgov/content/programs/LIHD/Dashboard20180705.pdf>, Nevada Housing Division.
- ^x U. S. Census Bureau Building Permits data <http://www.census.gov/construction/bps/> accessed 2-9-2019. Preliminary 2018 year-to-date data is ordinarily used to update this series but was unavailable at this writing.
- ^{xi} 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 2010 and 2015.
- ^{xii} Fadali, E. & Perry Faigin. 2017. Taking Stock 2016: 2016 Annual Affordable Apartment Survey. Nevada Housing Division. P. 30. <https://housing.nv.gov/uploadedFiles/housingnvgov/content/Public/2016TakingStock20170209.pdf>
- ^{xiii} U.S. Housing and Urban Development Voucher Management System https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/psd accessed 2-11-2019. Total vouchers for September for Reno Housing Authority and Southern Nevada Regional Housing Authority are adjusted for overlap with LIHTC units.
- ^{xiv} U.S. Housing and Urban Development Office of Policy Development and Research. CHAS: Background https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html accessed 11-7-2018
- ^{xv} HUD CHAS data query tool: http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html accessed 7-13-2018 and tabulations by the author. U.S. Census Bureau American Community Survey Data Subject Definitions https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2015_ACSSubjectDefinitions.pdf?# accessed 11-7-2018
- ^{xvi} U.S. Housing and Urban Development Point in Time Counts 2007 to 2017: <https://www.hudexchange.info/resource/3031/pit-and-hic-data-since-2007/> downloaded 4-19-2018
- ^{xvii} U.S. Census Bureau. 2013 American Housing Survey. Table C-05-AO-M “Housing Problems – All Occupied Units (SELECTED METROPOLITAN AREAS).” American Factfinder accessed 11-7-2018.
- ^{xviii} Truckee Meadows Regional Planning Agency. 2017 . Truckee Meadows Housing Study. <https://tmrpa.org/truckee-meadows-housing-study/> ; Wiseman, E. 2018. Reno Housing Strategies Update. City of Reno. <https://www.reno.gov/home/showdocument?id=78657>