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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), 80<sup>th</sup> Session, Senate Bill 103, 104 and 473.<sup>i</sup>

This year's methodology was the same as the four previous years in substance although several changes were made to the reporting forms. The most important of these changes was the addition of columns to track any use of the measures for households with incomes from 80% to 120% of HAMFI. Any activity in this category will be tracked separately however, in order to keep consistency in the time series. In addition, a new baseline inventory of housing units serving households with incomes below 50% of HAMFI, otherwise known as units affordable to Very Low Income (VLI) households, allowed the revival of tracking specifically for those units.

## **2019 HOUSING CONTEXT**

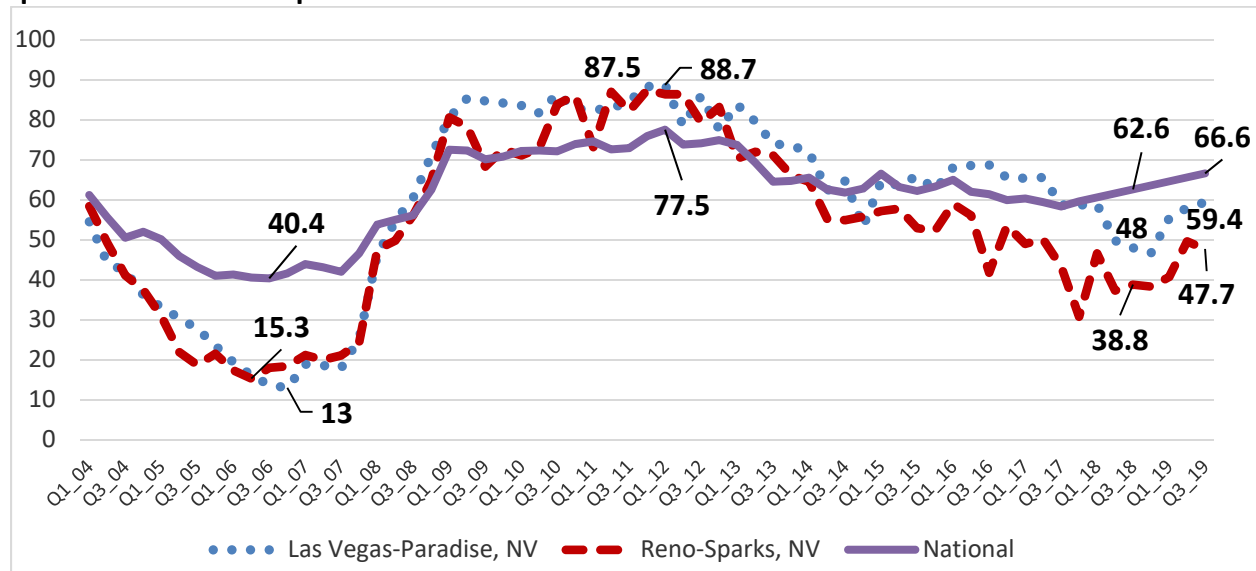
Just prior to the enactment of NRS 278.235 in 2007, housing prices were rapidly escalating. There was concern that households were being priced out of home ownership. Then, from the high of August 2006 to the low point in March 2012, the Case Schiller index of housing prices for Las Vegas dropped 62% 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 116% over the lows of March 2012 and back to price levels that last occurred in late 2007.<sup>ii</sup> This increase reflects better economic conditions in Nevada, but has decreased housing affordability. Home prices increased in Las Vegas by about 2% from October 2018 to October of 2019, a slower pace of increase than the previous year.<sup>iii</sup>

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 2019, the affordability index stands at 59.4% for Las Vegas-Henderson-Paradise and 47.7% in Reno. The Reno index rose 9 points from 3<sup>rd</sup> quarter 2018 to 3<sup>rd</sup> quarter 2019, while Las Vegas' increased over 11 points. Affordability increased this past year despite increasing home prices because of increasing income and lower mortgage rates. Nationally the index increased to 66.6%. Both Reno 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 4<sup>th</sup> quarter 2014.

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 54.5% in 2016 before starting to increase again the past two years. The Census Bureau's homeownership rate for Nevada increased from 55.0% in 2017 to 57.8% in 2018, the biggest annual increase in the series in over two decades.<sup>iv</sup>

Rent in Nevada has been increasing faster than renter household income over the past 17 years.<sup>v</sup> However, 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 61% in the 2007-2011 period to 59% in the 2012-2016 period.<sup>vi</sup> Severe rent burden occurs when a household pays more than 50% of its income for gross rent. 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. A study from the Joint Center for Housing Studies projects the proportion of American households with severe rent burden will increase for the next decade under all but the most optimistic scenarios.<sup>vii</sup>

**Figure 1. National Association of Home Builders – Wells Fargo Housing Opportunity Index, 1st quarter. 2004 to 3rd quarter 2019**



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 11-7-2019

The rate of homelessness as measured by the point-in-time homeless count per thousand population has seen a decrease in Clark County but has been increasing since 2015 in Washoe County. Both counties are well above the national average rate of point-in-time homelessness.<sup>viii</sup>

## 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	2020
North Las Vegas	2018	2020
Boulder City	2009	Unknown

<b>Jurisdiction</b>	<b>Year of Housing Plan</b>	<b>Update Year</b>
Henderson	2017	2020
Mesquite	2012	2020
Washoe County	2010	2022
Reno	2017	2020
Sparks	2016	2021

Boulder City did not report a scheduled time for an update. Most jurisdictions were planning an update within the next couple years. For several jurisdictions, housing elements/plans need a clearer delineation of exactly how at least 6 of the 12 measures have been adopted. 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. In 2018, the City of Henderson submitted a useful narrative which specified exactly which measures have been adopted and used. Other 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 from January 1, 2019 thru December 31, 2019, began funding or continued to develop or maintain 3,702 affordable units, the highest number of units reported to be in the pipeline for at least the past seven years. An additional 65 units of transitional housing or special population supportive housing were also in the pipeline. A total of 704 new affordable units were completed and added to the inventory, with 54% of them targeted at very low income households. The jurisdictions also helped to preserve 49 units. Full tenant based rental assistance (TBRA) was given to 515 households. Excluding households already receiving full rental assistance, an additional 430 households received other TBRA help including paying of application fees, utility deposits, security deposits or utilities. In addition, three moderate income homeowners were assisted with home purchases, repair, modification or rehabilitation funds, although they are not listed in the table below in order to keep data comparable to previous years, which tracked only activities addressing housing problems for households with incomes of 80% of HUD area median income or lower. One thousand and eighteen households or individuals received supportive services related to housing. Affordable units exiting this year totaled 1,066. Only 10 of the units exiting the system had Very Low Income (VLI) set asides or project based rental assistance.

The funding for the units and assistance primarily originated from state or federal sources such as the HOME Investment Partnerships Program (HOME), National Housing Trust Fund (HTF), Nevada Affordable 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 and Housing Authority funding, 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. Jurisdiction resources were used for planning, staffing, administration, density bonuses, tax abatements, fee waivers and subsidies.

**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	0	0
Multi-family rehabilitation completed	49	100%
New multi-family project completed	704	54%
Pipeline projects funded or under construction	3,702	39%
Pipeline special population or transitional	65	100%
Single family purchase, rehabilitation or modification assistance	0	0
Tenant based rental assistance (TBRA)	515	97%
Other TBRA (application fees, deposits, utilities)	430	100%
Support services, homeless services, other tenant based assistance	1,018	100%

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

***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

**Table 3: NRS 278.235 Measures Incorporated into Master Plans and Used in 2019**

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
Las Vegas	X					X		XX	X		XX	XX	3
N. Las Vegas	XX	X	X		X			XX			X*	XX	3
Boulder City	X	X	X	X			X	X		X			0
Henderson	XX	X			XX		X	XX	X	X	XX	X	4
Mesquite		X	X	X		X	X			X	X		0
Washoe Co.	X	X			X	X	X	Y			Y	XX	3
Reno	XX	X	XX			X		XX	Y	XX	XX	X	6
Sparks		X	X	XX	X	Y		XX	X	X	Y	XX	5
# of jurisdictions reporting active use	4	0	1	1	1	1	1	7	1	2	6	5	30

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.

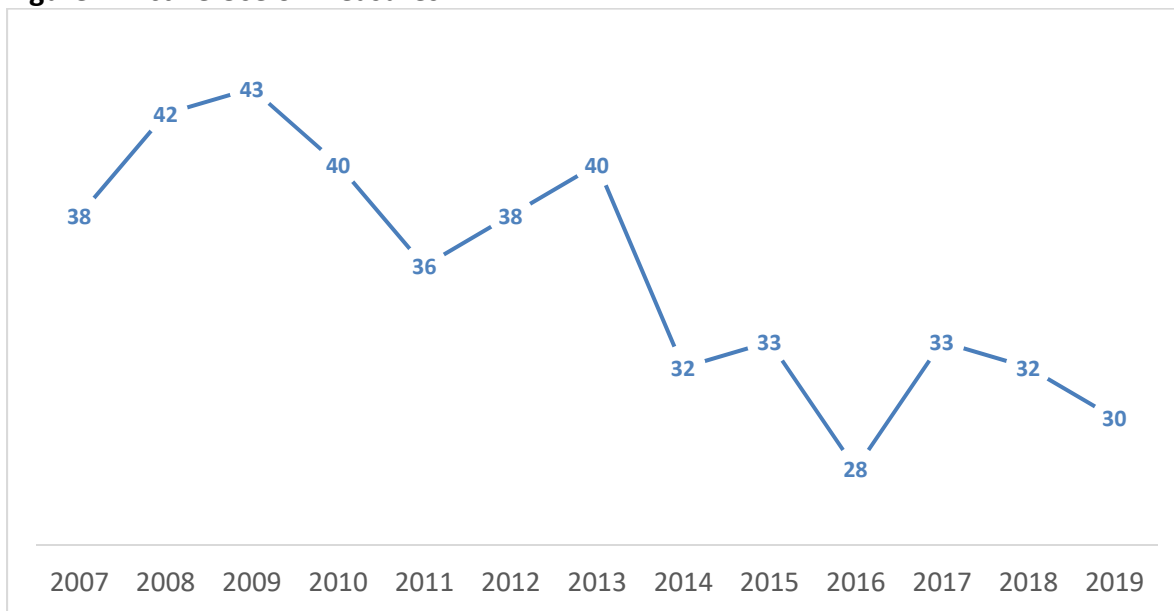
\*City of North Las Vegas used measure K to rehab owner occupied housing for households with 80-120% HUD Area Median Family Income. To keep data comparable to previous years it has not been added into the table.

housing. Exhibit A, attached, lists the 12 measures specified in NRS 278.235. Table 3, above, identifies the measures incorporated into each Master Plan and those utilized by each jurisdiction in 2019. All jurisdictions at least passively met this requirement by incorporating six measures into their Master Plan. Clark County and City of Reno 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 money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing” and L, “Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing” were the three measures used by the largest number of jurisdictions. Measures used for moderate income families with 80% to 120% of HUD area median income were not included in Table 3 to keep table comparable to previous years. This year only one instance of measure use for moderate income households was reported, a City of North Las Vegas owner occupied rehabilitation program which helped three households using measure K.

***Active Use Time Series and Intensive Use of Measures***

Table 3 indicates in 2019, in total, the measures were used by the jurisdictions at least 30 times, which is two less than the 2018 total of 32. Figure 2 shows the total number as reported from 2007 to 2019. The diversity of active use of measures seems to have stabilized at around 30 since 2014. However, the reporting methodology has also evolved over the time period, so the stabilization could be due to methodological changes which have been in place since 2014. Active use of the measures may also correspond to economic and fiscal conditions. For example, measure G, which requires expediting approval of affordable housing projects, was not as pressing in an environment in which the number of building permits dropped sharply. Now, as permit activity has increased, use of the measure seems to be gaining over the past three years, especially as used by Clark County. 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 back down to a preliminary 18,904 in 2019. Total units permitted were still 60% lower in 2019 than the peak of 47,728 units permitted in 2005 at the height of the housing bubble.<sup>ix</sup>

**Figure 2. Active Use of Measures**



**Table 4. Intensity of NRS 278.235 Measure Use 2019: 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	12	16	0	4	6	4	54
Las Vegas	0	0	0	0	0	0	0	10	0	0	1	1	12
N. Las Vegas	2	0	0	0	0	0	0	4	0	0	0*	3	9
Boulder City	0	0	0	0	0	0	0	0	0	0	0	0	0
Henderson	1	0	0	0	1	0	0	1	0	0	1	0	4
Mesquite	0	0	0	0	0	0	0	0	0	0	0	0	0
Washoe County	0	0	0	0	0	0	0	1	0	0	3	3	7
Reno	3	0	2	0	0	0	0	8	1	1	3	0	18
Sparks	0	0	0	1	0	2	0	2	0	0	1	1	7
<b>Number of jurisdictions reporting active use</b>	<b>18</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>12</b>	<b>42</b>	<b>1</b>	<b>5</b>	<b>15</b>	<b>12</b>	<b>111</b>

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

\*City of North Las Vegas used measure K to rehab owner occupied housing for households with 80-120% HUD Area Median Family Income. To keep data comparable to previous years it has not been added into the table.

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. Table 4 displays the results for 2019. 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.”

## **AFFORDABLE HOUSING INVENTORY**

Table 5 summarizes changes to the inventory of subsidized housing units in the nine jurisdictions.

The number given in the second column of Table 5, “total existing 2018”, matches the Nevada Housing Division list of subsidized housing before 2019 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 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, 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. Using the lists compiled by the Housing Division and the jurisdictions there were a total of 28,789 units of subsidized or below market housing in

existence in the designated jurisdictions at the end of 2018. This was 1% less than 2017's inventory unit count.

The third column tracks additions to the inventory in 2019. Only units that are new to the inventory and reported as completed in 2019 are included. 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 127 new units reported by City of North Las Vegas and Clark County which have been accounted for in the table below and only count towards the total in North Las Vegas, the jurisdiction in which the units reside physically.

The fourth column tallies any units that were previously on the list of subsidized housing but as of 2019 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.

The fifth column gives the total units existing at the end of 2019 (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 is 704 units, 6% less than the 746 new units reported last year. This year 1,066 units converted to private market units, meaning that total units on the subsidized housing list decreased in net by 362 units or 1%. Total at the end of 2019 was 28,427 units.

**Table 5: Change in AHPR Jurisdictions' Affordable Housing Inventory, 2018 to 2019**

Jurisdiction	Total Units End of 2018 <sup>a</sup>	Units Created in 2019*	Units Converted to Private Market in 2019	Total Units End of 2019	% Year over Year change
<b>Clark Unincorporated</b>	7,797 <sup>a</sup>	57	224	7,630	-2.1%
<b>Boulder City</b>	59	0	0	59	0.0%
<b>Henderson</b>	2,951 <sup>a</sup>	0	2	2,949	-0.1%
<b>Mesquite</b>	111	0	0	111	0.0%
<b>Las Vegas</b>	8,836 <sup>a</sup>	272	579	8,529	-3.5%
<b>NLV</b>	1,430	127	21	1,536	7.4%
<b>Clark Total</b>	<b>21,184<sup>a</sup></b>	<b>456</b>	<b>826</b>	<b>20,814</b>	<b>-1.7%</b>
<b>Washoe Unincorporated</b>	-	0	0	0	NA
<b>Reno</b>	6,492 <sup>a</sup>	248	240	6,500	0.1%
<b>Sparks</b>	1,113 <sup>a</sup>	0	0	1,113	0.0%
<b>Washoe Total</b>	<b>7,605<sup>a</sup></b>	<b>248</b>	<b>240</b>	<b>7,613</b>	<b>0.1%</b>
<b>Grand Total</b>	<b>28,789<sup>a</sup></b>	<b>704</b>	<b>1,066</b>	<b>28,427</b>	<b>-1.3%</b>

\*Included in this category were new and renovated units new to the inventory that were completed in 2019 for both multi-family and single family rentals and single family owner occupied with deed restrictions.

<sup>a</sup> These inventory numbers were corrected and revised due to a problem with a formula in the inventory spreadsheets and in reconciling with NHD's inventory list.

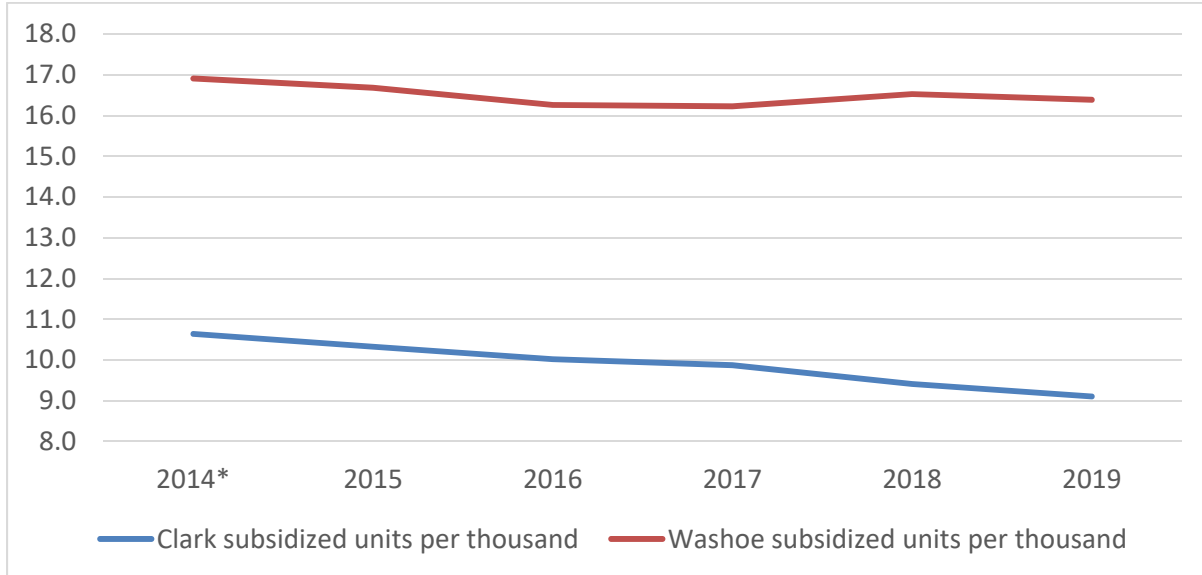


In instances where the Housing Division is familiar with units no longer affordable due to expiring participation, the Division shares this information with the jurisdictions but this will not include all types of affordable housing. Also, it is possible that low income housing activity takes place without 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.

***Affordable Housing Inventory Time Series***

A time series of Annual Housing Progress Report (AHPR) inventory of subsidized units is now available from 2014 to the current year. Table 6 gives this time series for all AHPR jurisdictions. The total change in units from 2014 to 2019 is calculated. In addition totals for Washoe and Clark are given along with Nevada demographer population estimates and 2019 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 151 units, or 5%, and Reno with a net gain of 329 units or 5%. For Clark County as a whole, there was a net loss of 1,204 units (5%) while population over the period increased by 10%, according to the Nevada Demographer estimates and 2019 projection. Washoe County inventory as a whole increased in net by 228 units (3%) but there was a 6% 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 time period. Clark County has shown a uniform decrease in this metric while Washoe County experienced an uptick in 2018 and slight decrease again in 2019.

**Figure 2. Subsidized Units per 1,000 Population for Washoe and Clark County, 2014 to 2019**



**Table 6. Subsidized Housing Inventory 2014 to 2019 with Demographer Population Estimates and Projection**

Jurisdiction	2014*	2015	2016	2017	2018 <sup>a</sup>	2019	Change 2014 to 2019	% Change 2014 to 2019
Clark Un-incorporated	8,411	8,779	8,089	8,219	7,797	7,630	(781)	-9%
Boulder City	59	59	59	59	59	59	-	0%
Henderson	2,798	2,935	2,938	2,945	2,951	2,949	151	5%
Mesquite	111	111	111	111	111	111	-	0%
Las Vegas	8,982	8,576	8,594	8,866	8,836	8,529	(453)	-5%
NLV	1,657	1,410	1,414	1,453	1,430	1,536	(121)	-7%
Washoe Un-incorporated		0	0	0	0	0	-	NA
Reno	6,171	6,200	6,225	6,269	6,492	6,500	329	5%
Sparks	1,214	1,170	1,063	1,063	1,113	1,113	(101)	-8%
<b>Total</b>	<b>29,403</b>	<b>29,240</b>	<b>28,493</b>	<b>28,985</b>	<b>28,789</b>	<b>28,427</b>	<b>(976)</b>	<b>-3%</b>
<b>Clark Co. total</b>	<b>22,018</b>	<b>21,870</b>	<b>21,205</b>	<b>21,653</b>	<b>21,184</b>	<b>20,814</b>	<b>(1,204)</b>	<b>-5%</b>
<b>Washoe Co. total</b>	<b>7,385</b>	<b>7,370</b>	<b>7,288</b>	<b>7,332</b>	<b>7,605</b>	<b>7,613</b>	<b>228</b>	<b>3%</b>
<b>Clark Co. population</b>	<b>2,069,450</b>	<b>2,118,353</b>	<b>2,116,181</b>	<b>2,193,818</b>	<b>2,251,175</b>	<b>2,285,997</b>	<b>216,547</b>	<b>10%</b>
<b>Washoe Co. population</b>	<b>436,797</b>	<b>441,946</b>	<b>448,316</b>	<b>451,923</b>	<b>460,237</b>	<b>464,630</b>	<b>27,833</b>	<b>6%</b>

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

<sup>a</sup>See table notes above on revisions to 2018 numbers.

Sources: Annual Housing Progress Reports 2015 to 2019, Governor Certified Population Estimates of Nevada's Counties, Cities and Towns 2000 to 2018, 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/](https://tax.nv.gov/Publications/Population_Statistics_and_Reports/)

## **JURISDICTION PROGRESS IN CREATING AND MAINTAINING AFFORDABLE UNITS**

As required by NRS 278.235, remaining affordable housing need has been analyzed below in Tables 7 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; however, as of the 2019 report none have yet requested this option. The 2012 to 2016 CHAS data estimated 268,000 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 38,000 units were affordable to low income families and vacant. Adjusting for vacant units, there were an estimated 229,000 households in need of housing assistance, up three percent from the 2011 to 2015 estimates. The increase was 4% in Clark County and in Washoe County was 1%. 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.<sup>x</sup>

The third column in the table “Total 2019 Subsidized Units” is total inventory of units at the end of 2019 as given in Table 5 above.

The column in Table 7 named “Additional Households Assisted in 2019” 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 2019. 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 5 above). A total of 993 additional households were reported to be assisted in 2019.

The final column compares total subsidized low income housing units, rental assistance and other housing assistance available at the end of 2019 (column 3 plus column 4) with total need for affordable units from the CHAS data (column 2). Subsidized units and other assistance are expressed as a percentage of total need as measured in the 2012 to 2016 CHAS estimates. This provides a consistent way to compare the scale of low income housing activity across jurisdictions with regard to total need. Both this year and last year for the jurisdictions as a whole the ratio of subsidized units and other assistance to households in need was 13%.

### ***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. Reno and Sparks both maintained the ratio of assistance and subsidized units to existing need as compared to 2018. 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. In the south, City of North Las Vegas increased the ratio of assistance to needs from 7% to 8%. All other southern jurisdictions maintained the same ratio or lost ground on this metric.

It may be more appropriate to view affordable housing needs by each county rather than by the individual jurisdictions within them. For both Washoe and Clark Counties, there is substantial cooperation amongst jurisdictions and a regional approach in affordable housing initiatives with Clark County taking the lead in the south and City of Reno taking the lead in the north.

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 five 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.<sup>xi</sup> Estimates below accounted for this overlap.<sup>xii</sup> 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 2017 to 2019 data is not yet reflected in available CHAS data estimates. 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.

**Table 7: Analysis of Remaining Affordable Housing Need**

<b>Jurisdiction</b>	<b>Total Need</b>	<b>Total 2019 Subsidized Units</b>	<b>Additional Households Assisted in 2019</b>	<b>Assistance and subsidized units as % of existing need</b>
Clark Unincorporated	83,565	7,630	249	9%
Boulder City	1,005	59	0	6%
Henderson	21,760	2,949	118	14%
Mesquite	1,860	111	0	6%
Las Vegas	58,575	8,529	82	15%
N. Las Vegas	19,445	1,536	0	8%
Washoe Unincorporated	7,125	0	89	1%
Reno	26,835	6,500	442	26%
Sparks	9,255	1,113	13	12%
<b>Total</b>	<b>229,425</b>	<b>28,427</b>	<b>993</b>	<b>13%</b>
<i>Washoe Co. total without vouchers</i>	<i>43,215</i>	<i>7,613</i>	<i>544</i>	<i>19%</i>
<i>Washoe Co. total with vouchers</i>	<i>43,215</i>	<i>9,705</i>	<i>544</i>	<i>24%</i>
<i>Clark Co. total without vouchers</i>	<i>108,190</i>	<i>10,749</i>	<i>367</i>	<i>10%</i>
<i>Clark Co. total with vouchers</i>	<i>108,190</i>	<i>20,769</i>	<i>367</i>	<i>20%</i>

This year a new baseline number for the subset of units affordable to very low income households (VLI), that is, 50% of HUD Median Family Income and below, was established. A unit was considered a part of this inventory if it either had project-based rental assistance or had set asides for households at 50% of HAMFI or below. Table 8 gives a break-out of the above information by units affordable to VLI and LI households in 2019. LI households were defined as households with incomes from 50% to 80% of HAMFI. To compare housing need in each category in a manner similar to Table 7 above, additional assistance such as tenant-based rental assistance and owner occupied renovation programs provided through the jurisdictions is added to units to compare housing effort for each population separately.

Overall, housing assistance for VLI households was less as compared to the need, with a ratio of one assisted household to each 10 in need for VLI households and a ratio of approximately one assisted to each five in need for LI households. Regionally, the level of assistance for VLI households was highest in Washoe County at 15%. The two jurisdictions with the highest level of assistance for VLI households were City of Las Vegas in the south and City of Reno in the north. Almost all jurisdictions had a higher ratio of assistance for LI households with the major exception being City of Las Vegas which had equal levels of assistance effort for both categories. Boulder City and Washoe County Unincorporated also had a higher level of assistance for VLI households but on a very low level of baseline effort.

**Table 8. Subsidized Units for VLI Households and LI Households**

<b>Jurisdiction</b>	<b>VLI units 2019</b>	<b>Additional VLI Households Assisted in 2019</b>	<b>Ratio of VLI Assistance to VLI Need</b>	<b>LI Units 2019</b>	<b>Additional LI Households Assisted in 2019</b>	<b>Ratio of LI Assistance to LI Need</b>
<b>Clark Unincorporated</b>	3,396	249	6%	4,234	-	16%
<b>Boulder City</b>	59	-	7%	-	-	0%
<b>Henderson</b>	1,268	118	10%	1,681	-	20%
<b>Mesquite</b>	44	-	4%	67	-	11%
<b>Las Vegas</b>	5,763	75	15%	2,766	7	15%
<b>NLV</b>	782	-	6%	754	-	11%
<b>Clark Total</b>	<b>11,312</b>	<b>442</b>	<b>9%</b>	<b>9,502</b>		<b>16%</b>
<b>Washoe Unincorporated</b>	-	76	2%	-	13	1%
<b>Reno</b>	3,451	442	20%	3,049	-	42%
<b>Sparks</b>	492	5	8%	621	8	23%
<b>Washoe Total</b>	<b>3,943</b>	<b>523</b>	<b>15%</b>	<b>3,670</b>	<b>21</b>	<b>30%</b>
<b>Grand Total</b>	<b>15,255</b>	<b>965</b>	<b>10%</b>	<b>13,172</b>	<b>21</b>	<b>18%</b>

With the newly reestablished number of VLI units, it was also possible to calculate the number and percentage of VLI units for each jurisdiction (Table 9). Overall about 54% of subsidized units either had project based rental assistance or a set aside for households with 50% of HAMFI incomes or below. The largest percentage of units devoted to VLI households was in Boulder

City which has one property with full project based rental assistance. The second largest percentage of VLI units was in City of Las Vegas with 68%.

**Table 9. Percent of Inventory for VLI Households**

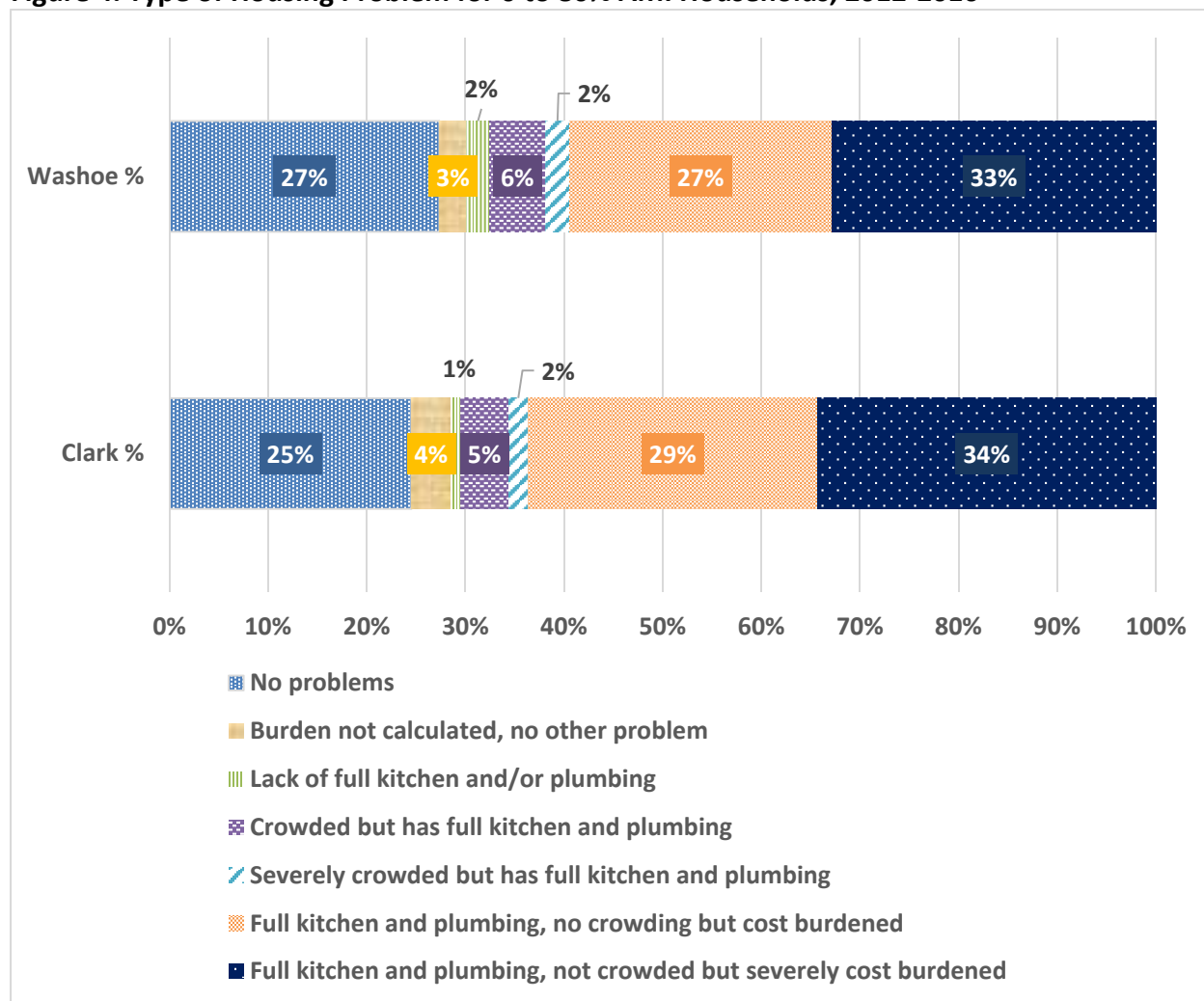
<b>Jurisdiction</b>	<b>% of Total Subsidized Inventory for VLI Households</b>
Clark Unincorporated	45%
Boulder City	100%
Henderson	43%
Mesquite	40%
Las Vegas	68%
NLV	51%
<b>Clark Total</b>	<b>54%</b>
Washoe Unincorporated	NA
Reno	53%
Sparks	44%
<b>Washoe Total</b>	<b>52%</b>
<b>Grand total</b>	<b>54%</b>

## **ADDITIONAL ANALYSIS OF HOUSING NEED: TYPES OF HOUSING PROBLEMS**

The total need in Table 7 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 2012 to 2016 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 one 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.<sup>xiii</sup> Typically housing cost burden accounts for the largest proportion of households with a housing problem.

As can be seen in Figure 3, about 64% of the households with incomes under 80% of AMI in Clark County have full plumbing and kitchen facilities and do not have overcrowding but do have some degree of housing cost burden while the equivalent percentage in Washoe County was 59%. This corresponds to about 196,000 households in Clark County and 41,000 in Washoe County. Three to 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 25% to 27% 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 8-10% of those with one of

**Figure 4. Type of Housing Problem for 0 to 80% AMI Households, 2012-2016**



<sup>1</sup> HUD CHAS 2012-2016 from HUD CHAS data query tool: [http://www.huduser.org/portal/datasets/cp/CHAS/data\\_querytool\\_chas.html](http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html) accessed 8-8-2019 and tabulations by the author.

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.<sup>xiv</sup> 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 5,500 to 8,000 homeless individuals each year during the point-in-time count while Washoe County CoC counted from 750 to 1,250 homeless individuals. Point-in-time counts were a record high in 2019 in Washoe County (1,256) and a record low in Clark County(5,530).<sup>xv</sup>

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. On the other hand, 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.<sup>xvi</sup>

## **NOTABLE HOUSING INITIATIVES IN 2019**

This past year the number of units in the pipeline was the highest reported since this metric has been tracked. Of the 3,702 units reported in the pipeline, 2,626 were new construction and 1,076 were in renovation projects. Pipeline projects this year include some large properties funded by private activity bonds and 4% tax credits with some in the finishing stages. Next year will likely show above average production numbers as jurisdictions begin reporting completion of these projects.

The largest project to finish this year was in the City of Las Vegas; Harmony Senior Apartments will have 272 one and two bedroom units.

Strong levels of activity were reported by Clark County and City of Reno, both lead jurisdictions in their respective HOME consortiums. As an example of regional cooperation in 2019, Clark County was involved in eight joint projects with seven of those joint projects built outside of Clark County unincorporated boundaries: Madison Palms in North Las Vegas, a new senior project finished this past year, a new family project in the pipeline in North Las Vegas, one family and two senior projects in Las Vegas in the pipeline, and a rehab on senior properties in both Mesquite and Henderson in the pipeline. City of North Las Vegas is cooperating with Clark County on a property located within Clark County unincorporated boundaries which will serve veterans with traumatic brain injuries and other individuals with neurological impairments. The Clark County joint projects will eventually create or maintain over 400 units of affordable housing. In addition Clark County reported completion of the new veterans supportive housing project, Allegiance, with 49 veterans preference units of supportive housing. The project has project based rental assistance through VASH vouchers and Southern Nevada Regional Housing Authority.

City of Reno reported the 225-unit Village at Sage St. project complete. The project had begun in 2018 and offers dorm-style housing at \$400 a month. The project was unusual in not using federal money or tax credits in the funding mix. The large mixed income bond project, Summit Club/Inova, with 574 total units, 155 of which are restricted low income units, was still not reported as complete nor was the 300 unit Steamboat project or 288 unit Sky Mountain by Vintage project. All these projects are family projects with one, two and three bedroom units.

## **CONCLUSION**

Twenty-nine multi-family projects were funded or are currently under construction with a record 3,702 units in the pipeline. Twenty of these projects with over 2,626 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, 704, was similar to the number added in 2018. This past year 49 units finished renovation, a low number as compared to last year. A large number of affordable units, 1,066, converted to private market units which resulted in a net decrease in the affordable housing inventory.



For the past three years, units lost through exiting tax credit properties have outweighed increases in inventory. Net inventory of subsidized units decreased 3% by 976 units from 2014 to 2019 for the AHPR jurisdictions as a whole. However, as the record number of pipeline projects are finished, there may be some recovery of the inventory numbers in the next year.

The need for affordable units is especially high amongst very low income (VLI) households. Over half of the AHPR inventory of affordable units either have project based rental assistance or are set aside for VLI households with incomes under 50% of HAMFI. Despite significant activity in meeting the needs of VLI households, there were 10 VLI households in need for each VLI household assisted. For low income households with incomes from 50% to 80% of HAMFI the ratio was one household assisted for each five in need.

The primary measure of housing need included in this report, subsidized units and other assistance as a percentage of households in need, remained at 13% this year for the jurisdictions as a whole, indicating no progress on this metric. Affordable housing remained in the news throughout 2019. As witnessed by the large pipeline, affordable housing activity remains strong. The state legislature considered some 15 housing related bills with many passing into law during the 2019 session. A new state housing tax credit which mirrors the federal tax credit was created and jurisdictions may be using AHPR measures to assist developers using this new program and funding source as soon as next year.

For further information or to answer questions regarding this report please contact Elizabeth Fadali at [efadali@Housing.NV.gov](mailto:efadali@Housing.NV.gov) or 775.687.2238.

# 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</i> <i>INCORPORATED INTO HOUSING PLAN</i>	<i>B</i> <i>USED IN 2019 (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	Used for 10 affordable projects in progress and 2 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 11 affordable projects in progress and 1 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 13 affordable projects in progress and 3 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 4 affordable projects in progress.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	Used for 6 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 two additional not yet in operation

**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 2019 (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 2019 (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. 1 instance: Espinoza Terrace, not yet finished
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	X	City of Henderson is working to identify land in West Henderson for affordable multi-family development.
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	One programs – Espinoza Terrace not yet completed
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	1 active TBRA program
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 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 2019 (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		p. 229 in City 2015 to 2020 Consolidated 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.			
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		Mentioned in City ; Redevelopment Set aside ( p. 3 of City 2015 to 2020 Consolidated Plan)
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 1 is complete. pp. 165-6 2015-2020 Con Plan Goal 4 and 6 for example
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	1 instance reported. pp. 165-6 2015-2020 Con Plan Goal 1,3, 4 and 6 for example.
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	1 instance reported. pp. 165-6 2015-2020 Con Plan Goal 1,3, 4 and 6 for example.



**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 2019 (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		Recommendation 4 (Housing Element Goals and Policies 2018, see attached)
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		Recommendation 5
D) Leasing land by the city or county to be used for affordable housing.	X		Recommendation 6
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 7
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X		Task Force 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 3
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X		Recommendation 2
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 2019 (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 for North 5 <sup>th</sup> St Phase I and II, not yet finished.
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	One instance for finishing project, Madison Palms and three for continuing projects Spencer Street, North 5 <sup>th</sup> 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	Direct financial assistance for owner occupied housing rehab, 80%-120% AMI
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 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 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

<i>MEASURE</i>	A <i>INCORPORATED INTO HOUSING PLAN</i>	B <i>USED IN 2019 (PLEASE "X" TO DENOTE)</i>	C <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		Policy 4.3 2010 Master Plan
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	3 programs used this measure in 2019.
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; 3 programs used this measure in 2019.

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 2019 (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, 3 instances recorded of which 1 is 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		See narrative in A above for source.
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X	X	See A above. Used measure in 2 instances; one project is complete.
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.
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	See A above. 8 instances recorded of which 1 project is completed.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.		X	1 instance for project not yet completed
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X	X	See A 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	See A above. Used in 3 projects.
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		See A above.

**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 2019 (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. 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.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.		X	In 2019, the City of Sparks Housing Rehabilitation Program successfully implemented 9 Deferred Loans and 4 Emergency Repair Grants for a total of 13 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.			
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. 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 Nevada Rural Housing Authority (NRHA). The City also participates in the Washoe County HOME Consortium to fund properties located in City of Reno.

<i>MEASURE</i>	A <i>INCORPORATED INTO HOUSING PLAN</i>	B <i>USED IN 2019 (PLEASE "X" TO DENOTE)</i>	C <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.	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		The MUD (Mixed Use District) 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.		X	The city of Sparks allocates our Private Activity Bond Cap (PABC) authority to allow for first time home buyers in Sparks to assist in the purchase through the State of Nevada Housing Division and Nevada Rural Housing Authority (NRHA).
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**

**FORM 2: Selected Specified Measures**

City or County Name:  
Reporting Period:

Clark County  
Calendar Year 2019

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Low Income Units Lost	Very Low Income Units Lost	Middle Income Units Lost	# Low Income Maintained	# Very Low Income Maintained	# Middle Income Maintained	Total # of units Funded/ Developed	Low Income Units Only	Very Low Income Units Only	Middle Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1	H	AHPI Walnut Street Apartments	Walnut Road & Cecile Ave	89115	C				0	0		8	0	8		MFR	8	20
2	A,G,H, L	ASI Veterans Supportive Apts Phase II/Allegiance Apts	3777 Pecos McLeod Interconnect, Las Vegas	89121	C							50	0	49		MFR	49	50
3	A,H	SSH - Madison Palms Sr (Joint with NLV)	3150 W. Ann Rd., NLV	89031	C-NLV							128	54	73		MFR	127	50
4	A,G,H,J	CLSN - Fort Apache Senior Apartments (10 HOME units, 20 yr restrictions)	9550 W. Russell	89148	U							195	116	79		MFR	195	30
5	H	ACSFH - Carefree Living Overton	130 S. Conley St.	89040	U					20						MFR	20	50
6	H	Espinoza Terrace (with Henderson)	171 W. Van Wagenan St.	89015	U					100						MFR	100	50
7	K	Help of SN - CABHI (monthly rent, LIHTF)	Various Addresses	N/A	N/A							30	0	30		Other	N/A	N/A
8	K	Help of SN - Hospital to Home (monthly rent, LIHTF)	Various Addresses	N/A	N/A							45	0	45		Other	N/A	N/A
9	K	CCSS - HPTAY - Mainstream Housing Choice Vouchers (security deposits, utility deposits, LIHTF)	Various Addresses	N/A	F							22	0	22		Other	N/A	N/A
10	K,L	HELP of SN - Emergency Resource Services	Various Addresses	N/A	N/A							10	0	10		Other	N/A	N/A
11	K,L	St. Jude's Ranch New Crossings Rapid Rehousing	Various Addresses	N/A	N/A							114	0	114		Other	N/A	N/A
12	K,L	Salvation Army Rapid Rehousing	Various Addresses	N/A	N/A							28	0	28		Other	N/A	N/A
13	A,G,H	Nevada Hand - Flamingo Pines 1 ( 6 HOME units, 20 yr restriction)	8710 W. Flamingo Road	89147	U							66	0	53		MFR	53	50
14	A,G,H	Nevada Hand - Flamingo Pines 2 ( 6 HOME units, 20 yr restriction)	8710 W Flamingo Road	89147	U							66	0	53		MFR	53	50
15	G, H	AHPI - Wardelle Street Townhouses (joint with Las Vegas, 7 HOME units, 20 yr restriction)	2901 E. Bonanza Road	89101	U							57	0	57		MFR	57	50
16	A,G,L	ASI - Stepping Stone Apartments (NSP, special use units)	South Mohave Road	89104	U							10	0	10		MFR	10	20
17	A, G, H	SSH - City Impact Senior Housing (6 HOME units with 20 yr restrictions, Joint w/City of Las Vegas, LIHTF, NHTF)	978 E Sahara Avenue	89104	U							66	0	65		MFR	65	50
18	A,G,H,J	CLSN - Oquendo Road Senior Apartments (9 HOME units, 20 yr restriction)	West Oquendo Road	89148	U							201	195	6		MFR	201	30
19	NA	Silver Creek (exited tax credit program)	6170 Boulder Hwy.	89122	L	224										MFR	NA	NA
20	H	Desert Oasis II (joint with Las Vegas)	4445 Diamond Head Drive	89110	F							43	0	43		MFR	43	50
21	A,G,H,J	North 5th Street 2 Apartments (Joint with NLV)	N 5th Street & E Rome Blvd	89031	F							116	0	105		MFR	105	50
22	A,G,H	Flamingo Pines 3 ( 1 HOME unit, 20 yr restriction)	8710 W. Flamingo Road	89147	F							43	0	43		MFR	43	50
23	H	Old Mill Village (located in Mesquite, Clark Co HOME, USDA 515)	302 E. Old Mill Road	89027	F				2	33		39				MFR	35	50
24	A,G,H,J	Blue Diamond Senior Apartments (Clark Co. HOME)	S. Quarterhorse Lane/Blue Diamond Road	89178	F							180	177	3		MFR	180	30
25	A,G,L	NCEP Spencer St. (NSP and Clark Co. HOME funds)	4144 Spencer Street	89119	F							22		22		Other/MFR	22	NA
26	<b>Total</b>					224	0	0	2	153	0	58	0	57	0		1366	



**FORM 2: Selected Specified Measures**

City or County Name:  
Reporting Period:

Boulder City  
Calendar Year 2019

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Low Income Units Lost	Very Low Income Units Lost	Middle Income Units Lost	# Low Income Maintained	# Very Low Income Maintained	# Middle Income Maintained	Total # of units Funded/ Developed	Low Income Units Only	Very Low Income Units Only	Middle Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)	
1																			
2																			
3																			
4																			
5																			
6																			
7																			
8																			
9																			
10																			
11																			
12																			
13																			
14																			
15																			
16																			
17																			
18																			
19	insert additional rows if needed																		
20	<b>Total</b>					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 2019

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Low Income Units Lost	Very Low Income Units Lost	Middle Income Units Lost	# Low Income Maintained	# Very Low Income Maintained	# Middle Income Maintained	Total # of units Funded/Developed	Low Income Units Only	Very Low Income Units Only	Middle Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1	A, H	Espinoza Terrace (RAD project, 10 HOME units, AAHTF, 15 year restriction)	171 W. Van Wagenen St.	89015	U					100						MFR	100	50
2	K	Agreements signed to provide TBRA through Hopelink of SNV, St. Jude's Children's Ranch, and Salvation Army (AAHTF, monthly rent & utilities, late fees)	NA	NA	NA							118	0	118		NA	NA	NA
3	NA	Habitat for Humanity - Jefferson Blvd. South (phase I) - Habitat asked to terminate this project with the City. City of Henderson assisted with land purchase.	various	various	L	2												
4	NA	Entered into agreement with Rebuilding Together of Southern Nevada to run single family rehab program	NA	NA	NA							0	0	0		SFS	NA	NA
5	E	City of Henderson is working to identify land in West Henderson to earmark for affordable multi-family developments.	NA	NA	NA												NA	NA
6																		
7																		
8																		
9																		
10																		
11																		
12																		
13																		
14																		
15																		
16																		
17																		
18																		
19	insert additional rows if needed																	
20	<b>Total</b>					2	0	0	0	100	0	0	0	0	0		100	

**FORM 2: Selected Specified Measures**

City or County Name:  
Reporting Period:

City of Las Vegas  
Calendar Year 2019

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Low Income Units Lost	Very Low Income Units Lost	Middle Income Units Lost	# Low Income Maintained	# Very Low Income Maintained	# Middle Income Maintained	Total # of units Funded/ Developed	Low Income Units Only	Very Low Income Units Only	Middle Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1	H	City Impact (joint with Clark Co)	978 E. Sahara	89104	U							66	0	65		MFR	65	50
2	H	Tenaya Senior Apartments	4204 N. Tenaya Way	89129	C							272	269	3		MFR	272	30
3	H	Wardell Street Townhomes (13 HOME units, joint with Clark Co.)	2901 E. Bonanza Rd.	89101	U							57	0	57		MFR	57	50
4	H	Ruby Duncan Manor (HOME and CDBG)	500 West Owens Ave.	89106	U					30						MFR	30	10
5	H	Archie Grant Park Apts. rehab (City of Las Vegas HOME restrictions for 15 years)	1720 Searles	89101	F				0	125						MFR	125	50
6	H	500 Jefferson St. Apts. (City of LV HOME, 15 yr.)	500 Jefferson Ave.	89106	F							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	F							43		43		MFR	43	50
8	H	Decatur/ Alta Apts. (tax exempt activity bonds, income averaging)	400 S. Decatur	89117	F							420	350	36		MFR	386	30
9	K	City of Las Vegas HOPWA Subrecipients TBRA (rent, HOPWA)	various	NA	NA							47	0	47		NA	NA	NA
10	H,L	HOPWA Transitional and Permanent Housing	various	various	NA							980	0	980		NA	NA	NA
11	H	Single Family Homeowner Rehab (occupant owned, CDBG)	various	various	NP-C							35	7	28		SFS	0	NA
12																		
13																		
14																		
15																		
16																		
17																		
18	NA	Parson's Place	624 E. Stewart Ave.	89101	L	59										NA	NA	NA
19	NA	City Center Las Vegas	811 Bridger Ave.	89101	L	293	2									NA	NA	NA
20	NA	Hilltop Villas	601 N. 13Th St.	89030	L	111										NA	NA	NA
21	NA	Stewart Villas	2611 Stewart St.	89101	L	114										NA	NA	NA
22	insert additional rows if needed																	
23	<b>Total</b>					577	2	0	0	155	0	272	269	3	0		984	

**FORM 2: Selected Specified Measures**

City or County Name:  
Reporting Period:

City of Mesquite  
Calendar Year 2019

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Low Income Units Lost	Very Low Income Units Lost	Middle Income Units Lost	# Low Income Maintained	# Very Low Income Maintained	# Middle Income Maintained	Total # of units Funded/ Developed	Low Income Units Only	Very Low Income Units Only	Middle 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	F				2	33		39				MFR	35	50
2																		
3																		
4																		
5																		
6																		
7																		
8																		
9																		
10																		
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16																		
17																		
18																		
19	insert additional rows if needed																	
20	<b>Total</b>					0	0	0	2	33	0	0	0	0	0		35	

**FORM 2: Selected Specified Measures**

City or County Name:

City of North Las Vegas

Reporting Period:

Calendar Year 2019

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Low Income Units Lost	Very Low Income Units Lost	Middle Income Units Lost	# Low Income Maintained	# Very Low Income Maintained	# Middle Income Maintained	Total # of units Funded/ Developed	Low Income Units Only	Very Low Income Units Only	Middle Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1	H	Madison Palms (joint with Clark Co.)	3150 W. Ann Road	89031	C							128	54	73		MFR	127	50
2	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	U							22		22		Other	22	
3	A,H	Rome Pines/North 5th Ave. (HOME - 152 units with 60% AMI, 24 with 80% AMI)	N. Rome Blvd. & N. 5th St.	89084	U							176	149	3		MFR	152	30
4	A,H	Rome Pines II/ North 5th Ave. Phase II (HOME), 11 @ 80% AMI	N. Rome Blvd. & N. 5th St.	89084	U							116		105		MFR	105	30
5	L	Lutheran Social Services case management	1501 N. Las Vegas Blvd., Las Vegas	89101	NA							2		2		NA	NA	NA
6	L	Salvation Army case management for homeless (405 s	35 West Owens, N. Las Vegas	89030	NA							24		24		NA	NA	NA
7	NA	Homebuyer Down Payment Assistance Buybacks	various	various	L	13										SFS	NA	NA
8	K	Owner Occupied Rehab Program	various	various	NP-C							3			3	SFS	NA	NA
9	L	ESG rapid rehousing	NA	NA	NA									12		NA	NA	NA
10																		
11																		
12																		
13																		
14																		
15																		
16																		
17																		
18	NA	Statz Apartments (project based Section 8)	2101-2107 Statz St.	89030	L		8									MFR	NA	NA
19	insert additional rows if needed																	
20	<b>Total</b>					13	8	0	0	0	0	128	54	73	0		406	

**FORM 2: Selected Specified Measures**

City or County Name:  
Reporting Period:

Washoe County  
Calendar Year 2019

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Low Income Units Lost	Very Low Income Units Lost	Middle Income Units Lost	# Low Income Maintained	# Very Low Income Maintained	# Middle Income Maintained	Total # of units Funded/ Developed	Low Income Units Only	Very Low Income Units Only	Middle Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1	K,L	Permanent Supportive Housing (HUD contracts or PBRA)	NA	NA	NA							10	0	10		NA	NA	
2	K,L	Shelter Plus Care with VOA (HUD contracts )	NA	NA	NA							17	4	13		NA	NA	
3	K,L	Low Income Housing Trust Fund TBRA, security deposit assistance and case management (LIHTF)	NA	NA	NA							62	9	53		NA	NA	
4	H	Washoe County HOME Consortium participation																
5																		
6																		
7																		
8																		
9																		
10																		
11																		
12																		
13																		
14																		
15																		
16																		
17																		
18																		
19	insert additional rows if needed																	
20	<b>Total</b>					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 2019

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Low Income Units Lost	Very Low Income Units Lost	Middle Income Units Lost	# Low Income Maintained	# Very Low Income Maintained	# Middle Income Maintained	Total # of units Funded/ Developed	Low Income Units Only	Very Low Income Units Only	Middle Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1	H	Summit Club AKA Summit Sierra (11 HOME units - 35 year restriction)	1660 Whites Creek Ln.	89511	U							574	38	117		MFR	155	30
2	H,J	Steamboat by Vintage (5 HOME units with 20 year restrictions)	Geiger Grade Rd. and S. Virginia St.	89521	U							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	U							288	288	5		MFR	288	30
4	K	Deposit Assistance Program - security & utility deposits, application fees (LIHTF)	NA	NA	NA							387	0	387		NA	NA	NA
5	K	Rapid Rehousing Program (LIHTF) - all or part of rental utility costs.	NA	NA	NA							37	0	37		NA	NA	NA
6	K	CABHI (covers all or part of rent and utilities, Volunteers of America)	NA	NA	NA							18	0	18		NA	NA	NA
7	H	Plaza at Fourth Street (HOME and CDBG)	450 N. Wells Ave.	89512	C					49		73	0	23		MFR	72	50
8	NA	Sutro Street (City of Reno will be providing HOME \$ next year)	1225 Hillboro Ave.	89512	U							44	0	44		MFR	44	50
9	A, C	Village at Sage Street (SRO, 8 doubles, City of Reno land donations, Community Foundation of Western NV )	250 Sage St.	89512	C							225	0	225		MFR	225	NA
10	H,J	Sanctuary Senior (5 City of Reno HOME, 30 yr)	301 Gentry Way	89502	F							208	203	5		MFR	208	30
11	A	Ridge House (Group Home, City of Reno HOME)	72 Keystone Ave.	89503	F							6		6		Other	6 beds	15
12	H	Eddy House - 50 shelter and transitional beds (City of Reno fee abatement)	888 Willow St.	89502	F							50		50		Other	50	NA
13	C,H	Truckee Meadows Housing Solutions (City of Reno donation of land and additional funds)	West Fourth St and Keystone Ave.	89502	F							9		9		MFR	NA	NA
14	NA	Courtyard Centre	695 W. 3rd St.	89502	L	240										MFR	NA	NA
15	H	South Peak/Diamond Creek (City of Reno HOME)	1205 S. Meadows Pkwy.	89521	F				247	41						MFR	288	30
16	H	Citi Vista/Citi (City of Reno HOME)	650 Record St.	89512	F				141	11						MFR	152	30
17		Joseph's Inn/ El Centro (agreement in progress)	101 State St.	89501	F	3			4	22						MFR	26	50
18		Ridgeview/The Bluffs ( no City involvement)	4050 Gardella Ave.	89512	NA				295	5						MFR	300	30
19	insert additional rows if needed																	
20	<b>Total</b>					240	0	0	687	128	0	298	0	248	0		2168	

**FORM 2: Selected Specified Measures**

City or County Name:  
Reporting Period:

City of Sparks  
Calendar Year 2019

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Low Income Units Lost	Very Low Income Units Lost	Middle Income Units Lost	# Low Income Maintained	# Very Low Income Maintained	# Middle Income Maintained	Total # of units Funded/ Developed	Low Income Units Only	Very Low Income Units Only	Middle Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)	
1	D	Ongoing lease for Sierra Crest																	
2	L	Community Assistance Center funding, joint with City of Reno and Washoe County (Sparks General Fund, CDBG)																	
3	H	City of Sparks Bond Cap to NRHA for MCC single family program																	
4	H	HOME funds to Washoe County HOME consortium																	
5	F	Housing Rehabilitation Deferred Loans (CDBG)	varies throughout Sparks	varies	NP-C				6	3						SFS	NA	NA	
6	F	Emergency Repair Grant Program (CDBG)	varies throughout Sparks	varies	NP-C				2	2						SFS	NA	NA	
7																			
8																			
9																			
10																			
11																			
12																			
13																			
14																			
15																			
16																			
17																			
18																			
19	insert additional rows if needed																		
20	<b>Total</b>					0	0	0	8	5	0	0	0	0	0		0		



## Endnotes

<sup>i</sup> <https://www.leg.state.nv.us/App/NELIS/REL/80th2019/Bill/6091/Overview>

<sup>ii</sup> 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, 2020.

<sup>iii</sup> 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, 2020.

<sup>iv</sup> 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 11-5-2019.

<sup>v</sup> Author calculations using one-year 2018 ACS tables B25064, B25119 and CPI-U-RS to adjust for inflation with 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.

<sup>vi</sup> HUD CHAS data query tool: [http://www.huduser.org/portal/datasets/cp/CHAS/data\\_querytool\\_chas.html](http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html) accessed 4-7-2014 and 8-8-2019 with calculations by the author.

<sup>vii</sup> 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

<sup>viii</sup> E. Fadali. 2019. Nevada Affordable Housing Dashboard,

<https://housing.nv.gov/uploadedFiles/housingnewnv.gov/Content/Programs/HDB/NVAfforHousingDashboardAccessible20190702.pdf>, Nevada Housing Division.

<sup>ix</sup> U. S. Census Bureau Building Permits data <http://www.census.gov/construction/bps/> accessed 1-27-2020.

<sup>x</sup> 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 2011 and 2016.

<sup>xi</sup> Fadali, E. & Perry Faigin. 2017. *Taking Stock 2016: 2016 Annual Affordable Apartment Survey*. Nevada Housing Division. P. 30. <https://housing.nv.gov/uploadedFiles/housingnv.gov/content/Public/2016TakingStock20170209.pdf>

<sup>xii</sup> U.S. Housing and Urban Development Voucher Management System

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/hcv/psd](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/psd) accessed 1-25-2020. Total vouchers for September for Reno Housing Authority and Southern Nevada Regional Housing Authority are adjusted for overlap with LIHTC units.

<sup>xiii</sup> 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](https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html) accessed 8-8-2019

<sup>xiv</sup> HUD CHAS data query tool: [http://www.huduser.org/portal/datasets/cp/CHAS/data\\_querytool\\_chas.html](http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html) accessed 8-8-2019 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?#](https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2015_ACSSubjectDefinitions.pdf?#) accessed 11-7-2018

<sup>xv</sup> U.S. Housing and Urban Development Point in Time Counts 2007 to 2019: <https://www.hudexchange.info/resource/3031/pit-and-hic-data-since-2007/> downloaded 1-8-2020.

<sup>xvi</sup> 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.