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Through: CJ Manthe, Administrator, Housing Division
From: Elizabeth Fadali, Economist, Housing Division
Date: February 16, 2016

RE: 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 was to encourage local governments to deploy resources to increase affordable housing. It is this portion of NRS 278 which is addressed in this memorandum.

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

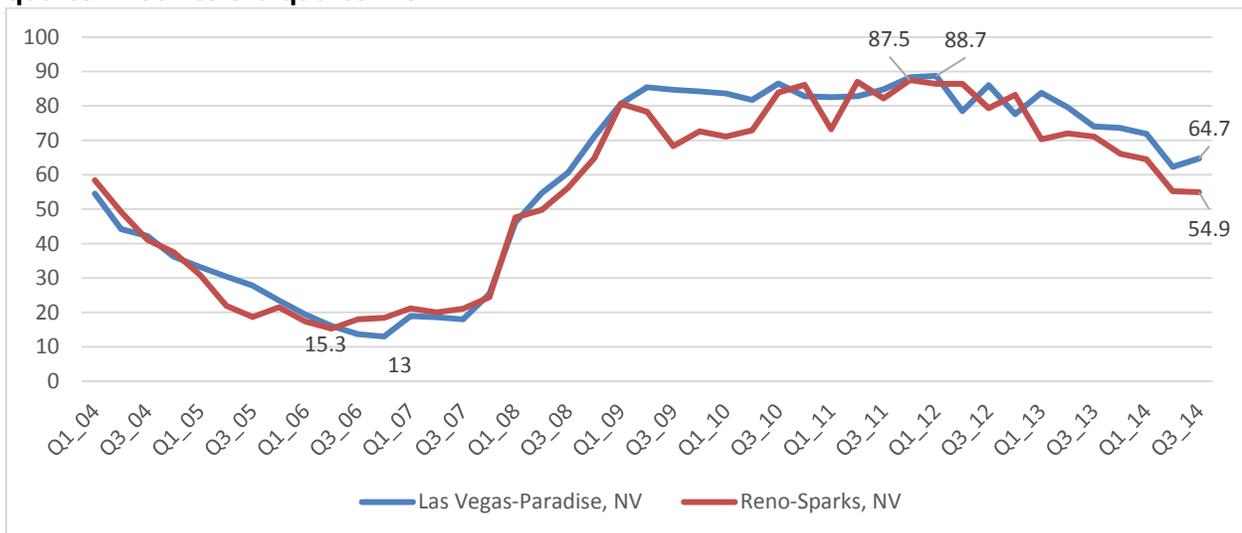
Three changes in methodology occurred this year. First, the Housing Division used an online survey to aid jurisdictions with reporting on affordable housing activities. The survey method helped standardize the data reported by the nine jurisdictions. Second, the Division has created a new list of Nevada's subsidized housing. In consultation with jurisdictions, the list was used to reset baseline inventory numbers of subsidized housing units. The baseline number is used to help examine the remaining need for affordable housing. Third, the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) estimates of housing need used last year were modified in order to take into account private market housing

that is affordable and available to low income households. This change effects analysis of remaining need as well.

Just prior to the enactment of NRS 278.235 in 2007, housing prices were rapidly escalating. There was concern that households were being priced out of single-family home ownership. Then, from the high of August 2006 to the low point in March 2012, the Case Schiller index of housing prices for Las Vegas dropped 62% to levels last experienced in 1996. Similar price movements occurred in most areas of the state. Although unemployment sky-rocketed, the Great Recession produced a glut of housing, much of it affordable to middle and low income households. Since that time Nevada home prices have been rebounding, with the Las Vegas Case Schiller index increasing 61% over the lows of March 2012 and nearly back to price levels that occurred in early 2004.ⁱ This increase reflects better economic conditions in Nevada, but has decreased affordability to some extent. Price increases were particularly rapid in 2013 and 2014, with Nevada the number one state for median home price increases.ⁱⁱ 2015 saw a slowing in home price increases with an increase in Las Vegas of about 5% from December 2014 to November of 2015.ⁱⁱⁱ

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% in Reno-Sparks and 13% in Las Vegas- Paradise. As prices plummeted, the share rose to 87% in Reno-Sparks and 89% in Las Vegas-Paradise. Currently, affordability of single family homes has once again decreased and the index stands at 64.7% for Las Vegas-Paradise and 54.9% in Reno/Sparks. A tighter real estate market in Reno is reflected in a lower opportunity index as compared to Las Vegas.

Figure 1. National Association of Home Builders – Wells Fargo Housing Opportunity Index, 1st quarter. 2004 to 3rd quarter 2014



National Association of Home Builders. NAHB-Wells Fargo Housing Opportunity Index. <http://www.nahb.org/generic.aspx?sectionID=135&genericContentID=533> accessed 1-30-2015

Some remarkable changes took place in Nevada’s housing market over the period of the housing boom and bust. One notable change is homeownership decreased from a high of 65.7% in 2006 to 56.0% in 2014.^{iv} At the same time the proportion of renter households that are experiencing

severe rent burden has increased. Severe rent burden occurs when a household pays more than 50% of its income for gross rent. For example, in the 2000 Census 31% of Nevada’s very low income households (households with incomes between 30% and 50% of median income) experienced severe rent burden.^v Estimates from the five year 2008 to 2012 American Community Survey indicate that 51% of Nevada’s very low income households were experiencing severe rent burden.^{vi} A study from the Joint Center for Housing Studies projects the proportion of American households with severe rent burden will continue to increase for the next decade under all but the most optimistic scenarios.^{vii} There is an increased need for affordable housing in Nevada.

The housing market crash also resulted in severely reduced fiscal capacity for local governments. For example, in real terms, Clark County revenue peaked in fiscal year 2007-08, after which it decreased each year until 2012-2013, for a total decrease of 25%. Only in 2013-2014 did county revenue finally begin increasing; however, as measured in 2014-2015 constant dollars, the county still has lower tax revenues than it did in 2004-2005 despite having population growth of 21% over the period.^{viii} Similarly, The City of Reno’s budget decreased by 21% in real terms from 2008 to 2013 and only began to increase in 2014 (2% increase, again in real terms).^{ix} During this time City of Reno’s population increased 6%. Over the last year local government revenues have been stable or increasing, but Clark County and City of Reno still have revenue and budgets 10-20% lower than the peak years before being hit by the consequences of the market crash.^x When jurisdiction respondents were asked whether staffing in their department had increased or decreased, only one jurisdiction reported an increase in staffing over the past year. None of the respondents’ departments had an increased level of funding. Despite increasing need, local governments have had fewer resources with which to tackle affordable housing.

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 | 2013 | 2018 |
| North Las Vegas | 2015 | 2020 |
| Boulder City | 2009 | Unknown |
| Henderson | 2015 | 2020 |
| Mesquite | 2012 | 2017 |
| Washoe County | 2008 | 2016 |
| Reno | 2008 | 2016 |
| Sparks | 2008 | 2016 |

Local governments are required to update their Master Plans every five years. It has been difficult for several jurisdictions to carry out updates as originally scheduled. Sparks will be updating the housing element of the Master Plan in concert with other Master Plan updates and expects this will be carried out in 2016. Reno will be updating the entire Master Plan over the years 2015 to 2017. Washoe County updates will also occur in 2016. Henderson, North Las Vegas and Clark County produced a new HUD Consolidated Plan for the years 2015-2019 and have adopted these documents as housing elements. Mesquite, while a part of the Clark County consortium involved in producing the 2015-2019 Consolidated Plan, will update their housing element in 2017. Boulder City, also a part of the consortium, did not report a scheduled time for an update. In some jurisdiction housing elements, a clearer delineation of exactly how at least 6

of the 12 measures have been adopted would be useful. Often the measures which are more related to planning such as subsidization of permits or density bonuses are not easy to find in jurisdiction housing elements. Good examples of specific attention to the 12 measures may be found in City of Sparks, City of North Las Vegas, and City of Boulder City jurisdiction housing elements. It is expected 2016 updates will reflect the most recent housing dynamics along with revised strategies to implement the NRS 278.235 regulatory measures.

ANNUAL HIGHLIGHTS

The jurisdictions, during the period of January 1, 2015 thru December 31, 2015, began funding or continued to develop 1,567 affordable units. These may be considered projects that are “in the pipeline.” A total of 744 new affordable units were completed, with 67% of them targeted for very low income households. The jurisdictions preserved 321 units. In addition, 105 homeowners were assisted with home purchases, repair, modification or rehabilitation funds, 905 households were helped with rental assistance and 3,062 households or individuals, primarily homeless, received supportive services or other tenant based assistance. Five affordable multi-family projects and several single family homes with a total of 907 (3% of total affordable units) units affordability periods have expired. Therefore these developments can market the units without rent/income restrictions in 2015. Total activity reported for 2015 was higher than 2014 activity for many categories, especially new units completed, tenant based rental assistance and provision of support to homeless and other special populations. In previous years only some jurisdictions reported tenant based rental assistance and provision of supportive services, which relate to measures K and L. This year all jurisdictions were encouraged to report these activities through use of the survey instrument.

Table 2. Summary of Affordable Housing Activity

| Category of housing unit or assistance | Total units or households (includes all nine jurisdictions)* |
|--|---|
| Single family for rent or for sale/owner occupied with rent or deed restrictions | 127 |
| Multi-family rehabilitation completed | 321 |
| Pipeline projects funded or under construction | 1,567 |
| New multi-family project completed | 617 |
| Single family purchase, rehabilitation or modification assistance | 105 |
| Tenant based rental assistance | 905 |
| Support services, homeless services, other tenant based assistance | 3,062 |
| Total units or households | 6,704 |
| Percentage serving very low income units/households | 79% |

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

The funding for the units and assistance was primarily derived from entitlement funds which originate from state or federal sources such as from the HOME program, Nevada Low Income Housing Trust Fund, Housing Opportunities for Persons with AIDS, Neighborhood Stabilization Program, tax exempt private activity bonds, Emergency Solutions Grant or Community

Development Block Grant. Often for multi-family building activity these sources of funding were combined with tax credits. Above and beyond federal and state funding sources, jurisdiction resources were used for planning, staffing, administration, density bonuses, tax abatements, fee waivers and subsidies.

NRS 278.235 requires the adoption of six of 12 possible measures (Sub-paragraphs (a) through (l) of the statute) into the Housing Plan as instruments used in maintaining and developing affordable housing. Exhibit A, attached, shows the 12 measures specified in NRS 278.235. Table 3 below identifies the measures incorporated into each Master Plan and those utilized by each jurisdiction in 2015. All jurisdictions at least passively met this requirement by incorporating six measures into its Master Plan. Clark County and North Las Vegas reported the most diverse use of the measures with eight and six different measures being actively used, respectively. Measure L, “Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing” was used most often. Jurisdictions were given greater encouragement this year to fully document use of this measure. An online survey supplemented the usual collection of form 1,2 and 3. The survey asked all jurisdictions to report their supportive services. Seven of the nine jurisdictions reported actively using this measure.

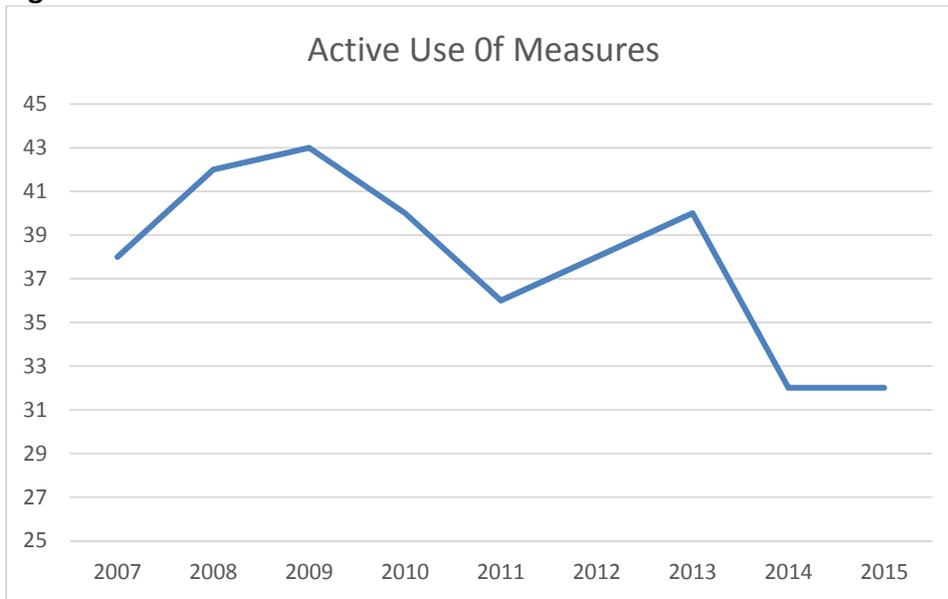
Table 3: NRS 278.235 Measures Incorporated into Master Plans and Used in 2015

| Measure (from Attachment A) | a | b | c | d | e | f | g | h | i | j | k | l |
|--|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Jurisdiction | | | | | | | | | | | | |
| Clark County | XX | X | XX | | XX | X | XX | XX | X | XX | XX | XX |
| Las Vegas | | X | X | | X | XX | | XX | | | XX | XX |
| N. Las Vegas | X | X | X | X | X | X | XX | XX | XX | XX | XX | XX |
| Boulder City | X | X | X | X | | | X | X | | X | | |
| Henderson | | | | | | X | X | XX | | XX | XX | XX |
| Mesquite | X | | | | X | | X | X | X | X | | |
| Washoe County | X | X | X | X | X | X | | XX | X | X | Y | XX |
| Reno | | | | | | X | | XX | XX | XX | XX | XX |
| Sparks | X | | | X | | XX | | X | XX | | | XX |
| Number of jurisdictions reporting active use | 1 | 0 | 1 | 0 | 1 | 2 | 2 | 6 | 3 | 4 | 6 | 7 |
| 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 2015. | | | | | | | | | | | | |
| Y indicates that the Measure was utilized in 2015 but is not incorporated into the jurisdiction’s Master Plan. | | | | | | | | | | | | |

Table 3 indicates in 2015, in total, the measures were used by the jurisdictions at least 33 times, which is coincidentally one more than the 2014 total. Note that a measure could have been used more than once. The intensity of use of a measure is not reported on Form 1. Figure 2 shows this total number as reported from 2007 to 2015. There seems to be a downward trend in diversity of

active use of measures. However, the reporting methodology has also evolved over the time period, so all or part of the reduction could be due to methodological changes. Active use of the measures may also correspond with the economic and fiscal conditions described above. For example, measure G, which requires expediting approval of affordable housing projects, is not very pressing in an environment which has seen the number of building permits drop sharply. Nevada has seen some recovery in the last years, from 6,163 units in 2011 to 14,076 units in 2015 but total units permitted were still 71% lower in 2015 than the peak of 47,728 units permitted in 2005.^{xi} Tax Credit Assistance Program projects, a part of the recovery stimulus, have now all been completed. Neighborhood Stabilization Project single family units did still add to the total activity for this year. Also, measures which directly use city or county funding are less likely given the current fiscal situation.

Figure 2. Active Use of Measures



JURISDICTION PROGRESS IN CREATING AND MAINTAINING AFFORDABLE UNITS

As required by NRS 278.235, remaining affordable housing need has been analyzed below in Table 4.

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 determine the number of needed affordable housing units for their population. Last year's Affordable Housing Progress Report assigned each jurisdiction the number of affordable units needed (column two in Table 4) using CHAS data. The CHAS estimate of households with one or more housing problems and income under 80% AMI (low income) was used for "total needed" given in column 2. This year 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 make sure all jurisdictions have an estimate and to help make the estimates comparable across jurisdictions. If a jurisdiction would like to provide an alternate estimate they may work with the division to do so. Clark and Washoe County numbers are for the unincorporated county region only. The 2008 to 2012 CHAS data estimated 244,000 low income Washoe and Clark County households experienced one or more housing problems such as rent burden, lack of complete kitchen or bathroom facilities or overcrowding. About 33,000 units were affordable to low income families and vacant. Adjusting for vacant units, there were an estimated 211,640 households in need of housing assistance.

The number given in the third column in Table 4, “total existing end of 2014”, was reset this year to match the Nevada Housing Division new list of subsidized housing. The division provided a list of subsidized housing to each jurisdiction and asked jurisdictions to make any changes necessary to increase the accuracy of the list. Thus the total is now tied to an actual list of subsidized housing for the jurisdiction maintained at the housing division. Types of housing included in the list are all types of tax credit properties, private or non-profit properties with property based HUD rental assistance, public housing, USDA Rural Development housing, properties owned by regional housing authorities, and some properties built or assisted with HOME, Low-income Housing Trust Funds or Neighborhood Stabilization Program funding as well as a small number of properties with other miscellaneous funding. To be included on the list, the properties must either have property based rental assistance, or deed restrictions or other agreements restricting income levels of occupants or rent levels. A variety of different definitions of existing affordable housing had been used in the past, so this changed the baseline inventory substantially for many jurisdictions. An advantage of the new system is it makes the numbers more comparable across regions by using a unified definition. A disadvantage may be that the number no longer is the same number used in the jurisdiction’s Consolidated Planning documents, which reflect the varied planning needs of the jurisdictions. Using the lists compiled by the Housing Division and the jurisdictions there were a total of 29,325 units of subsidized housing in existence in 2014.

The column in Table 4 named “Units Created or Assisted in 2015” includes all categories of 2015 housing activity except for projects that have not yet been completed, the counts of households provided with supportive services and units that already were listed in the inventory of subsidized housing that had rehabilitation finished in 2015. Thus, the total includes tenant-based rental assistance as well as down-payment assistance for single family owners as well as new units added to the subsidized housing inventory. All these activities helped to provide an individual or family with affordable housing in 2015, so it is important to include these. Tenant based rental assistance is important to include since the majority of households experiencing a housing problem are experiencing housing cost burden. If the household is given rental assistance, the housing problem is 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). Different counts of housing units or activities have been obtained over the years of reporting as different approaches have been used to cope with these and other complications. A total of 1,764 units/households were reported to be assisted or in new subsidized units in 2015. The total differs from previous year’s reports because of the three changes in methodology and because the totals are defined differently.

The final column compares total subsidized low income housing units and rental assistance available at the end of 2015 (column 3 plus column 4 minus column 5) with total need for

affordable units from the CHAS data (column 2). Subsidized units available is expressed as a percentage of total need as measured in the 2008 to 2012 CHAS estimates. This provides a consistent way to compare the scale of low income housing activity across jurisdictions and with regard to total need. Although the tenant based rental assistance provided by the jurisdictions is included in column four, housing choice vouchers are not included. The final four rows allow comparison of the two counties with and without housing choice vouchers included. Reno emerged as the jurisdiction with the strongest level of assistance and subsidized units as compared to its total need. In the southern portion of the state Las Vegas appeared to have the strongest level of assistance and subsidized units as compared to other Clark County jurisdictions. Accounting for Housing Choice Vouchers with data available at the county level increased the level of housing assistance and subsidized units available substantially. However, it is not known how much overlap exists between subsidized units and vouchers so the increase may be overstated.

Table 4: Analysis of Remaining Affordable Housing Need

| Jurisdiction | Total Needed* | Total Existing End of 2014** | Units Created or Assisted in 2015*** | Lost in 2015 | Assistance and subsidized units as % of existing need |
|-----------------------------------|----------------------|-------------------------------------|---|---------------------|--|
| Clark County | 78,005 | 8,436 | 400 | 0 | 11% |
| Las Vegas | 53,455 | 9,036 | 428 | 590 | 18% |
| N. Las Vegas | 17,570 | 1,660 | 108 | 258 | 10% |
| Boulder City | 1,160 | 59 | 0 | 0 | 5% |
| Henderson | 19,105 | 2,698 | 247 | 0 | 15% |
| Mesquite | 1,545 | 111 | 0 | 0 | 7% |
| Washoe County | 7,290 | 0 | 108 | | 1% |
| Reno | 24,840 | 6,193 | 461 | 15 | 27% |
| Sparks | 8,670 | 1,132 | 12 | 44 | 13% |
| Total | 211,640 | 29,325 | 1,764 | 907 | 15% |
| Washoe Co. total without vouchers | 40,800 | 7,325 | 581 | 59 | 19% |
| Washoe Co. total with vouchers | 40,800 | 10,076 | 581 | 59 | 26% |
| Clark Co. total without vouchers | 170,840 | 22,000 | 1,183 | 848 | 13% |
| Clark Co. total with vouchers | 170,840 | 32,094 | 1,183 | 848 | 19% |

*This estimate is total number of low income households with one or more housing problem minus units that are affordable and available to low income households from the 2008 to 2012 CHAS data

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

***includes a count of all multi-family or single-family units which had construction or acquisition/rehabilitation finished during the time period, as well as a count of households assisted with affordable single family mortgages, and tenant based rental assistance. Support for supportive housing arrangements, and rehabilitation of units already part of the subsidized unit inventory were not included.

It should be noted that there are limitations to the data presented in Table 4. For example, there is not a mechanism for jurisdictions to be definitively aware of units no longer maintained as affordable housing. Many housing subsidy programs involve privately owned properties with terms of affordability. After the affordability period expires, owners may pursue other purposes for the property. In instances where the Housing Division is familiar with units no longer affordable due to expiring participation the Division shares this information with the jurisdictions but this will not include all types of affordable housing. 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 very low income levels.

Table 5 summarizes changes to the inventory of subsidized housing units in the nine jurisdictions. If only new or acquisition/rehabilitation units that have completed construction are counted (see Table 5) the total is 744 units, almost 50% more than the 507 units reported last year. Last year, no units converted to private market units. This year a total of 907 units converted to private market units, meaning that total units on the subsidized housing list decreased in net by 163 units or 0.6% It is not known whether the units that converted remain affordable to families with incomes under 80% area median income or not. However, they can no longer be tracked as subsidized housing.

Table 5: Affordable Housing Inventory

| Jurisdiction | Total Existing 2014 | Created in 2015** | Loss in 2015 | Total | % Change in units over 2014 |
|---------------------|----------------------------|--------------------------|---------------------|---------------|------------------------------------|
| Clark Co. | 8,436 | 368 | 0 | 8,804 | 4.4% |
| Las Vegas | 9,036 | 184 | 590 | 8,630 | -4.5% |
| N. Las Vegas | 1,660 | 11 | 258 | 1,413 | -14.9% |
| Boulder City | 59 | 0 | 0 | 59 | 0.0% |
| Henderson | 2,698 | 137 | 0 | 2,835 | 5.1% |
| Mesquite | 111 | 0 | 0 | 111 | 0.0% |
| Washoe Co. | 0 | reported with Reno | 0 | NA | NA |
| Reno | 6,193 | 44 | 15 | 6,222 | 0.5% |
| Sparks | 1,132 | 0 | 44 | 1,088 | -3.9% |
| Total | 29,325 | 744 | 907 | 29,162 | -0.6% |

*Total from NHD subsidized housing database with corrections from jurisdictions

**Included in this category were new and acquisition rehabilitation units completed for both multi-family and single family rentals.

Clark County reports on the total number of units it supports within the unincorporated area and may include projects in incorporated areas since it provides funding in both areas. These units may also be directly supported, and reported, by the respective jurisdictions in which instance there could be an overlap in reporting. Similarly, City of Reno directs the Washoe County Home Consortium and may have reporting overlaps with Sparks or Washoe County as well. Overlaps this year were the ten single family NSP units reported by Washoe County and the lost Granada

units reported by both City of Reno and Sparks, both of which have been accounted for in the numbers reported above.

NOTABLE HOUSING INITIATIVES IN 2015

A number of multi-family housing projects were completed in 2015. Clark County reported the completion of three large senior projects. Eighty percent of the 328 units will serve very low income seniors. An additional property offering permanent supportive housing was also finished. Las Vegas had significant single family housing activity with NSP funds and also finished two new multi-family projects in 2015. Henderson completed the remaining 128 units of Boulder Pointe, a new family property and the rehabilitation of Al Landsmen Gardens, a public housing property. Reno also reported the completion of a multi-family rental property. Nineteen multi-family projects were funded or under construction. Over 900 households were reported to have received tenant based rental assistance, a significant contribution to housing very low income families. Over 3,000 households were provided support services.

CONCLUSION

Changes in methodology limit meaningful comparison of some of the numbers in the 2015 report with the 2014 report. A fuller accounting of tenant based rental assistance and case management provided to special populations, primarily the homeless, raised total activity numbers considerably. The number of units added to the inventory of subsidized housing, 744, was 50% larger than the number added in 2014. An additional 1,567 units were funded or under construction. The inventory suffered significant losses as over 900 units converted to private market units in 2015. A project under way at the Housing Division will investigate whether converted units in general remain affordable to low income households. The additional units are welcome and even more will be needed in the coming year if economic trends pointing to a growing economy and a tighter housing market continue to develop.

The Housing Division continues to work with the jurisdictions to improve reporting methodologies to better understand trends. Affordable housing activities in the jurisdictions are dominated by use of federal and state funding. This should be expected in an era of trimmed local government budgets. However, this should not prohibit creative use of the affordable housing measures in future years.

For further information or to answer questions regarding this report please contact Elizabeth Fadali at efadali@Housing.NV.gov or 775.687.2049.

Attachment A – NRS 278.235

The governing statute underlying the Annual Housing Progress Report.

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

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

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

(a) At the expense of the city or county, as applicable, subsidizing in whole or in part impact fees and fees for the issuance of building permits collected pursuant to NRS 278.580.

(b) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. Nothing in this paragraph authorizes a city or county to obtain land pursuant to the power of eminent domain for the purposes set forth in this paragraph.

(c) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.

(d) Leasing land by the city or county to be used for affordable housing.

(e) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.

(f) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.

(g) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.

(h) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.

(i) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.

(j) Offering density bonuses or other incentives to encourage the development of affordable housing.

(k) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.

(l) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with a need for supportive housing identified in the 5-year consolidated plan adopted by the United States Department of Housing and Urban Development for the city or county pursuant to 42 U.S.C. § 12705 and described in 24 C.F.R. Part 91.

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

3. On or before February 15 of each year, the Housing Division shall compile the reports submitted pursuant to subsection 2 and transmit the compilation to the Legislature, or the Legislative Commission if the Legislature is not in regular session. (Added to NRS by 2007, 1517; A 2009, 2764; 2013, 1506)

Attachment B – Form 1 From Jurisdiction Reports

FORM 1: SELECTED SPECIFIED MEASURES

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 80 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

| | A | B | C |
|--|---------------------------------------|--|---|
| <i>MEASURE</i> | <i>INCORPORATED INTO HOUSING PLAN</i> | <i>USED IN 2015 (PLEASE "X" TO DENOTE)</i> | <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i> |
| A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350 | X | X | |
| B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. | X | | |
| C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing. | X | X | |
| 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 | |
| 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 | |
| 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 | |
| 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 | |
| K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing. | X | X | |
| L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan. | X | X | |

FORM 1: SELECTED SPECIFIED MEASURES

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 80 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

| | A | B | C |
|--|---------------------------------------|--|---|
| <i>MEASURE</i> | <i>INCORPORATED INTO HOUSING PLAN</i> | <i>USED IN 2015 (PLEASE "X" TO DENOTE)</i> | <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i> |
| A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350 | X | | No affordable housing projects were proposed. |
| B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. | X | | No affordable housing projects were proposed. |
| C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing. | X | | No affordable housing projects were proposed. |
| D) Leasing land by the city or county to be used for affordable housing. | X | | No affordable housing projects were proposed. |
| E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263. | | | |
| F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing. | | | |
| G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing. | X | | No affordable housing projects were proposed. |
| H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013. | X | | No affordable housing projects were proposed. |
| I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component. | | | |
| J) Offering density bonuses or other incentives to encourage the development of affordable housing. | X | | Code amendment in process. |
| K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing. | | | |
| L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan. | | | |

FORM 1: SELECTED SPECIFIED MEASURES

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 80 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

| | A | B | C |
|--|---------------------------------------|--|---|
| <i>MEASURE</i> | <i>INCORPORATED INTO HOUSING PLAN</i> | <i>USED IN 2015 (PLEASE "X" TO DENOTE)</i> | <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i> |
| A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350 | | | |
| B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. | | | |
| C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing. | | | |
| D) Leasing land by the city or county to be used for affordable housing. | | | |
| E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263. | | | |
| F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing. | X | | |
| G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing. | 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 | Use of HOME funds to rehab single family for affordable housing. |
| I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component. | | | |
| J) Offering density bonuses or other incentives to encourage the development of affordable housing. | X | X | |
| K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing. | X | X | |
| L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan. | X | X | |

FORM 1: SELECTED SPECIFIED MEASURES

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction’s Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 80 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

| | A | B | C |
|--|---------------------------------------|--|---|
| <i>MEASURE</i> | <i>INCORPORATED INTO HOUSING PLAN</i> | <i>USED IN 2015 (PLEASE “X” TO DENOTE)</i> | <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i> |
| A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350 | | | |
| B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. | X | | |
| 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 | X | |
| G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing. | | | |
| H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013. | X | X | |
| 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 | |
| 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 | |

FORM 1: SELECTED SPECIFIED MEASURES

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 80 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

| <i>MEASURE</i> | A <i>INCORPORATED INTO HOUSING PLAN</i> | B <i>UTILIZED IN 2015 (PLEASE "X" TO DENOTE)</i> | C <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i> |
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| A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350 | Action HS.2.2.1: Evaluate the possible techniques to offset the fees for the development of affordable and workforce housing. | | This incentive is available, but was not used 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. | | | |
| 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. | HS.1.4 The City will work with federal and state departments and agencies to acquire land for community affordable and attainable housing needs. | | While the City of Mesquite at this time does not have any current land sales involved with BLM for affordable housing, active discussions about suitable locations have occurred with BLM concerning lands adjacent to Flat Top Mesa. |
| F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing. | | | Similar to Clark County, the City of Mesquite does not operate a local housing fund, but instead relies on the state of Nevada's' Low Income Housing Trust Funds. The City Council and staff will review and evaluate opportunities to use this measure as part of the five-year update of the Housing Element. |
| G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing. | Action HS.4.1.1: The brochure should be available on the City's web | | This incentive is available, but was not used this year. |

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| | <p>site and provide information, resources, and incentives for developers.</p> <p>Action HS.4.2.1: Develop a toolkit for development standards for affordable and workforce housing.</p> | | |
| <p>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.</p> | <p>HS.1.3 Higher density housing and mixed use developments shall be encouraged in the Downtown Central Business District, which support nearby cultural, civic, historic and commercial activity centers.</p> | | <p>As previously mentioned, the City of Mesquite is covered under the HCP Consortium with Clark County as the lead agency. The HUD programs seek to accomplish decent housing, suitable living environments, and expanded economic opportunities for low-moderate income persons. Additionally, the City of Mesquite has annually transferred the remaining portion of the tax exempt activity bond cap to the Nevada Rural Housing Authority for its single-family mortgage loan program. The City Council approved the most recent transfer on August 9, 2011.</p> <p>Within the City, affordable housing is available and utilized for low-income and very low-income housing. The following income based projects were identified through the 2006 private party market analysis report as being associated with LIHTC/ low-income housing properties.</p> <p>Millstream Apartments – This is an income based project as of 2006. It was noted that rental rates vary, but is based on 30 percent of the tenant’s income.</p> <p>Mesquite Bluffs Apartments – The rents are restricted to 60 percent of area median income (AMI).</p> <p>Sun River Apartments – This project is a senior/disable LIHTC/subsidized property. The tenants pay 30 percent</p> |
| <p>I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.</p> | <p>HS.2.1.1: To increase affordable housing, the City’s Municipal Code Title 9 and other procedures should be reviewed and if needed amended</p> | | <p>In 2009 the City adopted the Vision Plan for Mesquite Boulevard Corridor and Central Business District. Includes strategies to incorporate higher density housing and mixed uses to revitalize downtown. Implementing Code has not been adopted by Council.</p> |

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| | and updated. | | |
| J) Offering density bonuses or other incentives to encourage the development of affordable housing. | HS.1.3 Higher density housing and mixed use developments shall be encouraged in the Downtown Central Business District, which support nearby cultural, civic, historic and commercial activity centers. | | <p>No density bonuses have been used this year. The City of Mesquite has entered in to a Development Agreement with LB Properties to construct a minimum of 175 to a maximum of 250 units of affordable housing units. The affordable housing is located in the Highland Vista Master Plan. The two most recent approved developments are called Hitters Subdivision Phase 1 and Batsmen Subdivision Phase 1. Final Maps for these subdivisions received approval from the City in the fall of 2008, and some of the improvements have been made. However, no units have been built and offered for sale. The two projects listed below were also identified as affordable housing in Mesquite:</p> <ul style="list-style-type: none"> • Skyhawk Townhomes - These units were up for purchase with the intent of being affordable housing. There were a percentage of units to be offered as affordable housing in exchange for a density bonus. • Riversbend PUD - These single-family homes were offered as affordable housing. The development was created with smaller lots and decreased setbacks in exchange for a density bonus. Within the PUD, Phase 3B is currently owned by a Corporation, and has rental units, while Phases 1 & 2 is privately owned. |
| K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing. | | | Relies on State of Nevada's Low Income Housing Trust Funds. |
| 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. | | | Mesquite does not directly provide funds for supportive services. It relies on Clark County for disbursement of funds within the community. Elder & Frail Seniors (62 yrs of age & older) have been identified in the HUD-Consolidated 2011-2015 as receiving supportive services. Sun River Apartments is specifically for seniors and disabled persons in our community. |

FORM I: SELECTED SPECIFIED MEASURES

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction’s Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 80 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

| <i>MEASURE</i> | <i>A INCORPORATED INTO HOUSING PLAN</i> | <i>B USED IN 2015 (PLEASE "X" TO DENOTE)</i> | <i>C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i> |
|--|---|--|---|
| A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350 | X | | |
| B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. | 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. | 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 | |
| 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 | 1. Rose Garden Retrofit Rehabilitation 2. RTSN-Single-Family Owner Occupied Rehab (SF Owner) 4. SNRHA-Acquisition, Rehab 5. NHSSN-Acq./Rehab, Resale 6. NHSSN-Retrofit Rehabilitation |
| I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component. | X | X | |
| J) Offering density bonuses or other incentives to encourage the development of affordable housing. | X | X | |
| K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing. | X | X | 1. Housing Assistance Payment 2. SNRHA – Acq/Rehab/Rental 3. NV Enterprise One-Acq/Rental 4. TBRA, CABHI - TBRA |
| 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 | |

FORM 1: SELECTED SPECIFIED MEASURES

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction’s Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 80 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

| | A | B | C |
|--|---------------------------------------|--|---|
| <i>MEASURE</i> | <i>INCORPORATED INTO HOUSING PLAN</i> | <i>USED IN 2015 (PLEASE “X” TO DENOTE)</i> | <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i> |
| A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350 | X | | |
| B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. | X | | |
| C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing. | 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. | X | | |
| F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing. | X | | |
| G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing. | | | |
| H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013. | X | X | |
| 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 | |
| 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 | |

FORM 1: SELECTED SPECIFIED MEASURES

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction’s Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 80 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

| <i>MEASURE</i> | <i>A INCORPORATED INTO HOUSING PLAN</i> | <i>B USED IN 2015 (PLEASE “X” TO DENOTE)</i> | <i>C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i> |
|--|---|--|---|
| A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350 | | | |
| B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. | | | |
| C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing. | | | |
| D) Leasing land by the city or county to be used for affordable housing. | | | |
| E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263. | | | |
| F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing. | X | | |
| G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing. | | | |
| H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013. | X | X | 11 HOME units funded in Hillside Meadows 11 HOME units funded in Terricina Reno HOME rent-restricted units increased from 7 to 9 for Silver Sage/Lincoln Way |
| I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component. | X | X | |
| J) Offering density bonuses or other incentives to encourage the development of affordable housing. | X | X | |
| K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing. | X | X | Deposit and Utility Assistance Program for 60% AMI and under but serves primarily people moving out of homelessness. Rapid Rehousing Program, again designed to help formerly homeless |

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| | | | <p>people remain in independent housing. It serves individuals/families with incomes at or below 30% AMI and in 2015 assisted 53 clients with rent and utility assistance.</p> <p>We also provide LIHTF from the State to the local Re-Start program. This is a program for the formerly homeless and is run by Volunteers of America. The LIHTF are used to provide rent assistance for the clients on this program.</p> |
| 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 | We used CDBG funds to assist 12 households with improvements to their residences, under the NNCIL program. The homes assisted are in Reno and are occupied by seniors and/or disabled owners or tenants. |

FORM 1: SELECTED SPECIFIED MEASURES

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 80 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

| <i>MEASURE</i> | <i>A INCORPORATED INTO HOUSING PLAN</i> | <i>B USED IN 2015 (PLEASE "X" TO DENOTE)</i> | <i>C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i> |
|--|---|--|---|
| A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350 | X | | In 2009, the City adopted a revised Housing Element which includes a policy that calls for the City to consider a fee offset fund. No funding was provided in 2015. |
| B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. | | | |
| C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing. | | | |
| D) Leasing land by the city or county to be used for affordable housing. | X | | The City of Sparks Redevelopment Agency continues to lease land to Sierra Crest Apartments, a 72-unit multi-family apartment complex for senior located along a principal transit oriented development corridor. The term of the ground lease is through 2055. Each apartment must be occupied by at least one person who is at least 55 years old. All of the units are affordable to households with incomes ranging between 30 and 50 percent of the Area Median Income. |
| E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263. | | | |
| F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing. | X | X | In 2015 the City of Sparks Housing Rehabilitation Programs successfully implemented six (6) Deferred Loan and six (6) Emergency Repair Grants for a total of twelve (12) single family households assisted. |
| 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 | X | | |

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| housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013. | | | |
| I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component. | X | X | <ul style="list-style-type: none"> The City of Sparks adopted in 2009 a master plan component, the Transit Oriented Development (TOD) Plan. The TOD allows for higher densities and eliminates the need for master plan amendments for higher densities and simplifies the entitlement process. The TOD master plan generally promotes density by providing incentives such as parking and landscape reductions and flexible design. In 2015, Lincoln Way Apartments, a 45 affordable senior apartment complex started construction. Anticipated completion in early 2016. |
| 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 the need identified in the jurisdiction's Consolidated Plan. | X | X | In 2015 the Reno Housing Authority (RHA) purchased one (1) home on behalf of the City of Sparks through HUD's " <u>Good Neighbor Next Door Sales Program</u> ". |

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- ⁱ S&P Dow Jones Indices LLC, *S&P/Case-Shiller NV-Las Vegas Home Price Index*© [LVXRNSA], retrieved from FRED, Federal Reserve Bank of St. Louis <https://research.stlouisfed.org/fred2/series/LVXRNSA>, February 1, 2016.
- ⁱⁱ Applied Analysis, Nevada Housing Report Card, June 23, 2014. Accessed 1-28-2014.
<http://www.appliedanalysis.com/work/presentations.php>
- ⁱⁱⁱ S&P Dow Jones Indices LLC, *S&P/Case-Shiller NV-Las Vegas Home Price Index*© [LVXRNSA], retrieved from FRED, Federal Reserve Bank of St. Louis <https://research.stlouisfed.org/fred2/series/LVXRNSA>, February 1, 2016.
- ^{iv} U.S. Census Bureau accessed through the Federal Reserve Bank of St. Louis. Homeownership Rate for Nevada
<https://research.stlouisfed.org/fred2/series/NVHOWN> Accessed 2-4-2016
- ^v Fadali, Elizabeth and Thomas Harris. Western Nevada Development District Housing Affordability. Background Data. 2004. University Center for Economic Development. University of Nevada, Reno. Reno, Nevada.
<http://www.unr.edu/Documents/business/uced/technical-reports/lyon/2004-05-18.pdf> accessed 2-5-2016
- ^{vi} HUD CHAS data query tool: http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html accessed July 9, 2015 and calculations by the author.
- ^{vii} Charette, Allison et al. 2015. Projecting Trends in Severely Cost-Burdened Renters: 2015 – 2025, Enterprise Community Partners and Joint Center for Housing Studies, Harvard University, Cambridge, MA
- ^{viii} Clark County Nevada, Comptroller's Office, Jessica L. Colvin, Comptroller. Clark County, Nevada Comprehensive Annual Financial Report Year Ended June 30, 2014. Accessed 2-2-2016
<http://www.clarkcountynv.gov/Depts/finance/comptroller/Pages/CAFR.aspx> deflated with Consumer Price Indices for all Urban Consumers, U.S. Fiscal Year Averages as accessed at California Department of Finance 2-2-2016
http://www.dof.ca.gov/HTML/FS_DATA/LatestEconData/FS_Price.htm and population numbers from the Nevada State Demographer's Office, Governor Certified Population Estimates of Nevada's Counties, Cities and Towns 2000 to 2014
<http://nvdemography.org/data-and-publications/estimates/> accessed 2-5-2016
- ^{ix} Frank Avera, City of Reno Budget Office, email and reports, 2-9-2015, deflated with Consumer Price Indices for all Urban Consumers, U.S. Fiscal Year Averages as accessed at California Department of Finance 2-2-2016
http://www.dof.ca.gov/HTML/FS_DATA/LatestEconData/FS_Price.htm
- ^x City of Reno Annual Report 2014-2015 <http://issuu.com/cityofreno/docs/2015-cityofreno-annualreport> accessed 2-5-2016 and population numbers from the Nevada State Demographer's Office, Governor Certified Population Estimates of Nevada's Counties, Cities and Towns 2000 to 2014 <http://nvdemography.org/data-and-publications/estimates/> accessed 2-5-2016
- ^{xi} U. S. Census Bureau Building Permits data <http://www.census.gov/construction/bps/> accessed 2-2-2016

FORM 2: Selected Specified Measures

Use this form to report on the measures specified in NRS 278.235 used by your jurisdiction to maintain and develop affordable housing
 For questions or for assistance completing this form, please contact Betsy Fadali, Economist, at 775.687.2049 or at efadali@housing.nv.gov

City or County Name: Clark County
 Contact Person: Kristin Cooper
 Title: Principal Planner
 Phone: 702-455-5025 Email: KRC@ClarkCountyNV.gov
 Year of Housing Plan: 2015
 Year for Update of Plan: 2020
 Reporting Period: 1/1/2015 to 12/31/2015

| Column 1 | Column 2 | | | Column 3 | Column 4 | | Column 5 | | Column 6 | | | Column 7 | Column 8 | | Column 9 | |
|----------------------------------|-------------------------------------|---|--------------------------|--------------|----------|----------------|------------|-----------------|------------|-----------------|---------|----------|------------|-----------------|-----------|--------------------|
| | Measure (refer to letter on Form 1) | Project Name | Address/APN | | Zip | Project Status | Low Income | Very Low Income | Low Income | Very Low Income | Total | | Low Income | Very Low Income | | Unit Type & Tenure |
| 1 | A, H | ASI Veterans Supportive Apartments | 4245 S. Pecos Rd | 89121 | F | | | | | 50 | 0 | 49 | MFR | 49 | 20 | N |
| | A, G, H | Nevada HAND Boulder Pines | 4315 Boulder Highway | 89121 | F | | | | | 96 | 0 | 96 | MFR | 96 | 20 | N |
| | H | AHPI Dorothy Kidd Senior Mobile Home Park | 5380 E. Flamingo Road | 89122 | F | | | | | 6 | 0 | 6 | MobileR | 6 | 20 | N |
| | H | AHPI Walnut Street Apartments | Walnut Road & Cecile Ave | 89115 | F | | | 0 | 0 | 24 | 0 | 24 | SFR | 24 | 20 | N |
| | A, H | Allied Real Estate Partners Summerhill Apartments Rehab | 3630 E. Owens Avenue | 89110 | F | | | 221 | 0 | | | | MFR | 221 | 20 | N |
| 2 | A, E, H, J | ASI Agate Senior Apartments, Phase II | 2655 W. Agate Ave | 89123 | U | | | | | 188 | 75 | 113 | MFR | 188 | 20 | N |
| 3 | A, H, J | ASI Russell Senior Apartments, Phase II | 5665 S. Hollywood Blvd | 89122 | U | | | | | 75 | 0 | 75 | MFR | 75 | 20 | N |
| 4 | A, C, H, J | ASI Casa Oliva Supportive Apartments | 1315 S. Mojave Road | 89101 | C | | | | | 9 | 0 | 9 | MFR | 9 | 20 | N |
| 5 | A, H, J | ASI Bonnie Lane Senior Apartments | 2047 Bonnie Lane | 89156 | C | | | | | 66 | 0 | 65 | MFR | 65 | 20 | N |
| 6 | A, H, J | Coordinated Living of S. NV Winterwood II Senior Apartments (Acapella Dr) | 2192 S. Nellis Blvd. | 89104 | C | | | | | 80 | 0 | 80 | MFR | 80 | 20 | N |
| 7 | A, E, H, J | ASI Agate Senior Apartments, Phase I (Ensemble) | 2675 W. Agate Ave | 89123 | C | | | | | 182 | 71 | 110 | MFR | 181 | 20 | N |
| #REF! | K | HOME Homebuyer Assistance Program | Various Addresses | county- wide | C | | | | | 33 | 33 | 0 | SFS | 33 | varies | N |
| #REF! | K | SNRHA Tenant Based Rental Assistance | Various Addresses | county- wide | NA | | | | | 32 | 0 | 32 | Other | NA | N/A | N |
| 16 | L | Women's Development Center Transitional Housing Program | Various Addresses | N/A | NA | | | | | 80 | 0 | N/A | Other | N/A | N/A | N |
| 17 | L | HELP of S. NV Rapid Rehousing | Various Addresses | N/A | NA | | | | | 155 | 0 | N/A | Other | N/A | N/A | N |
| | L | St. Jude's Ranch New Crossings Rapid Rehousing | Various Addresses | N/A | NA | | | | | 54 | 0 | N/A | Other | N/A | N/A | N |
| | L | Salvation Army Rapid Rehousing | Various Addresses | N/A | NA | | | | | 294 | 0 | N/A | Other | N/A | N/A | N |
| 18 | L | Nevada Community Associates Rapid Rehousing | Various Addresses | N/A | NA | | | | | 99 | 0 | N/A | Other | N/A | N/A | N |
| insert additional rows if needed | | | | | | | | | | | | | | | | |
| Total | | | | | | 0 | 0 | 221 | 0 | 370 | 104 | 264 | | | | |
| Percent of Total | | | | | | | | | | | #DIV/0! | 71% | | | 85.583333 | |

FORM 2: Selected Specified Measures

Use this form to report on the measures specified in NRS 278.235 used by your jurisdiction to maintain and develop affordable housing.

For questions or for assistance completing this form, please contact Betsy Fadali, Economist, at 775.687.2049 or at efadali@housing.nv.gov

City or County Name: City of Boulder City Year of Housing Plan: 2009
 Contact Person: Susan Danielewicz Year for Update of Plan: NA
 Title: City Planner
 Phone: 702-293-9282 Email: planner@bcnv.org

Reporting Period: 1/1/2015 to 12/31/2015

| Column 1 | Column 2 | | | Column 3 | Column 4 | | Column 5 | | Column 6 | | | Column 7 | Column 8 | | Column 9 |
|--|---------------------|-------------|-----|----------------|----------------------------------|--------------------|---------------------------------------|--------------------|---|---------------|-----------------------|--------------------------|-------------------------------|-----------------|-----------------------------------|
| Measure (refer to letter on Form 1) | Project Information | | | Project Status | Indicate Number of Units Lost | | Number of Housing Units Maintained | | Number of Housing Units Funded/Developed | | | Unit Type & Tenure | No. of Units Restricted | Term (years) | Narrative Attached (Y or N) |
| | Project Name | Address/APN | Zip | | Low Income | Very Low Income | Low Income | Very Low Income | Total | Low Income | Very Low Income | | | | |
| 1 | | | | | | | | | | | | | | | |
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| 15 | | | | | | | | | | | | | | | |
| insert additional rows if needed | | | | | | | | | | | | | | | |
| Total | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | |
| Percent of Total | | | | | | | | | | #DIV/0! | #DIV/0! | | #DIV/0! | | |

FORM 2: Selected Specified Measures

Use this form to report on the measures specified in NRS 278.235 used by your jurisdiction to maintain and develop affordable housing.

For questions or for assistance completing this form, please contact Betsy Fadali, Economist, at 775.687.2049 or at efadali@housing.nv.gov

City or County Name: City of Henderson Year of Housing Plan: 2015
 Contact Person: Gilbert Medina Year for Update of Plan: 2020
 Title: Housing Specialist II
 Phone: 702-267-2025 Email: Gilbert.Medina@cityofhenderson.com

Reporting Period: 1/1/2015 to 12/31/2015

| Column 1 | | Column 2 | | | Column 3 | Column 4 | | Column 5 | | Column 6 | | | Column 7 | Column 8 | | Column 9 |
|--|------|---|--------------------|-------|----------------|----------------------------------|--------------------|---------------------------------------|--------------------|---|---------------|-----------------------|--------------------------|-------------------------------|-----------------|-----------------------------------|
| Measure (refer to letter on Form 1) | | Project Information | | | Project Status | Indicate Number of Units Lost | | Number of Housing Units Maintained | | Number of Housing Units Funded/Developed | | | Unit Type & Tenure | No. of Units Restricted | Term (years) | Narrative Attached (Y or N) |
| | | Project Name | Address/APN | Zip | | Low Income | Very Low Income | Low Income | Very Low Income | Total | Low Income | Very Low Income | | | | |
| 1 | K | Habitat for Humanity - Merze/Ward purchase | NA | NA | C | | | | | 6 | 2 | 4 | SFS | 6 | 5 | Y |
| 2 | H | SNRHA Acq/Rehab/Rent | NA | NA | C | | | | | 1 | 0 | 1 | SFR | 1 | 20 | |
| 3 | H, J | Henderson Family (Boulder Pointe) | 993 Equestrian Dr. | 89002 | C | | | | | 128 | 123 | 5 | MFR | 128 | 50 | Y |
| 4 | H, J | Al Landsman Gardens Apts | 750 N. Major Ave. | 89015 | C | | | 0 | 100 | | | | MFR | 100 | 20 | |
| 5 | K | Habitat for Humanity - Merze/Ward Phase I | NA | NA | F | | | | | 4 | 4 | 0 | SFS | 4 | 10 | |
| 6 | K | Habitat for Humanity - Jefferson Blvd. phase II | NA | NA | F | | | | | 20 | 20 | 0 | SFS | 20 | 10 | |
| 7 | K | TBRA through Hopelink of SNV, LIHTF | NA | NA | NA | | | | | 70 | 66 | 4 | NA | NA | NA | |
| 8 | K | TBRA through Help of Southern NV, LIHTF | NA | NA | NA | | | | | 23 | | 23 | NA | NA | NA | |
| 9 | K | TBRA through Help of Southern NV, HOME | NA | NA | NA | | | | | 14 | | 14 | NA | NA | NA | |
| 10 | K | TBRA through Safe House LIHTF WSA | NA | NA | NA | | | | | 3 | | 3 | NA | NA | NA | |
| 11 | H | Housing Rehab Program | 418 Shawna Place | 89015 | C | | | | | 1 | 1 | | SFR | 1 | 5 | |
| 12 | H | Housing Rehab Program | 307 Karen Way | 89015 | C | | | | | 1 | 1 | | SFR | 1 | 5 | |
| 13 | | | | | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | | | | | |
| insert additional rows if needed | | | | | | | | | | | | | | | | |
| Total | | | | | | 0 | 0 | 0 | 100 | 137 | 127 | 10 | | 261 | | |
| Percent of Total | | | | | | | | | | | 93% | 7% | | 33 | | |

FORM 2: Selected Specified Measures

Use this form to report on the measures specified in NRS 278.235 used by your jurisdiction to maintain and develop affordable housing.

For questions or for assistance completing this form, please contact Betsy Fadali, Economist, at 775.687.2049 or at efadali@housing.nv.gov

City or County Name: City of Las Vegas Year of Housing Plan: 2013
 Contact Person: Earlie King Year for Update of Plan: 2018
 Title: Grant Program Coordinator
 Phone: 702-229-5935 Email: emking@lasvegasnevada.gov

Reporting Period: 1/1/2015 to 12/31/2015

| Column 1 | Column 2 | | | Column 3 | Column 4 | | Column 5 | | Column 6 | | | Column 7 | Column 8 | | Column 9 |
|-------------------------------------|---|----------------------------|---------|----------------|-------------------------------|-----------------|------------------------------------|-----------------|--|------------|-----------------|--------------------|-------------------------|--------------|-----------------------------|
| Measure (refer to letter on Form 1) | Project Information | | | Project Status | Indicate Number of Units Lost | | Number of Housing Units Maintained | | Number of Housing Units Funded/Developed | | | Unit Type & Tenure | No. of Units Restricted | Term (years) | Narrative Attached (Y or N) |
| | Project Name | Address/APN | Zip | | Low Income | Very Low Income | Low Income | Very Low Income | Total | Low Income | Very Low Income | | | | |
| 1 H | Single Family Rehab | NA | NA | NP - C | | | | | 77 | 18 | 59 | SFS | 0 | NA | Y |
| 2 K | Homebuyer Asst. Program | NA | NA | NP - C | | | | | 4 | 4 | 0 | SFS | 0 | NA | |
| 3 K,L | Scattered Site Rentals | NA | NA | NP - C | | | | | 74 | | 74 | SFR | 74 | 15 | Y |
| 4 H | Westcliff Heights | 8206 Silver Sky Drive | 89145 | C | | | | | 80 | | 80 | MFR | 80 | 30 | N |
| 5 F | Vgas 1 Dcatur Apartments Mixed Inc. #1 | 138-25-504-001 | 89108 | C | | | | | 42 | 2 | 28 | MFR | 30 | 20 | N |
| F | Vgas 1 Dcatur Apartments Mixed Inc. #1 Phas | Vegas Dr and Decatur Blvd. | 89108 | U | | | | | 18 | 18 | | MFR | 18 | 20 | N |
| 6 H | Vera Johnson Apartments Rehab | 503 North Lamb Blvd. | 89110 | U | | | | 112 | | | | MFR | 112 | 15 | N |
| 7 H | Desert Pines | 3750 East Bonanza Rd. | 89110 | U | | | 159 | 45 | | | | MFR | 204 | 20 | |
| 8 H | Lamb Apartments | 501 N. Lamb | 89110 | F | | | | | 168 | 66 | 102 | MFR | 168 | 20 | |
| 9 H | Lone Mountain Senior Apts. II | 6705 West Lone Mountain | 89108 | F | | | | | 60 | | 50 | MFR | 50 | 20 | |
| 10 K | City of Las Vegas TBRA | NA | NA | NA | | | | | 163 | | 163 | NA | | | Y |
| 11 L | HOPWA Permanent Housing | various | various | NA | | | | | 30 | | 30 | NA | 30 | 20 | |
| 12 NA | Ave. 8 Studios | 211 N. Eighth St. | 89101 | L | | 320 | | | | | | MFR | | | |
| 13 NA | Rancho Mesa | 2881 N. Rancho Dr. | 89130 | L | 270 | | | | | | | MFR | | | |
| ### | | | | | | | | | | | | | | | |
| insert additional rows if needed | | | | | | | | | | | | | | | |
| Total | | | | | 270 | 320 | 159 | 157 | 122 | 2 | 108 | | 748 | | |
| Percent of Total | | | | | | | | | #DIV/0! | 89% | | | 74.8 | | |

FORM 2: Selected Specified Measures

Use this form to report on the measures specified in NRS 278.235 used by your jurisdiction to maintain and develop affordable housing.

For questions or for assistance completing this form, please contact Betsy Fadali, Economist, at 775.687.2049 or at efadali@housing.nv.gov

City or County Name: City of Mesquite Year of Housing Plan: 2012
 Contact Person: Richard Secrist Year for Update of Plan: 2017
 Title: Development Services Director
 Phone: 702-346-2835 ext 3002 Email: rsecrist@mesquitenv.gov

Reporting Period: 1/1/2015 to 12/31/2015

| Column 1 | Column 2 | | | Column 3 | Column 4 | | Column 5 | | Column 6 | | | Column 7 | Column 8 | | Column 9 |
|--|---------------------|-------------|-----|----------------|----------------------------------|--------------------|---------------------------------------|--------------------|---|---------------|-----------------------|--------------------------|-------------------------------|-----------------|-----------------------------------|
| Measure (refer to letter on Form 1) | Project Information | | | Project Status | Indicate Number of Units Lost | | Number of Housing Units Maintained | | Number of Housing Units Funded/Developed | | | Unit Type & Tenure | No. of Units Restricted | Term (years) | Narrative Attached (Y or N) |
| | Project Name | Address/APN | Zip | | Low Income | Very Low Income | Low Income | Very Low Income | Total | Low Income | Very Low Income | | | | |
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| insert additional rows if needed | | | | | | | | | | | | | | | |
| Total | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | |
| Percent of Total | | | | | | | | | | #DIV/0! | #DIV/0! | | #DIV/0! | | |

FORM 2: Selected Specified Measures

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City or County Name: City of North Las Vegas Year of Housing Plan: 2015
 Contact Person: Cass Palmer/ Lorena Candelario Year for Update of Plan: 2020
 Title: Director of Neighborhood and Leisure Services
 Phone: 702-633-1172 Email: palmerc@cityofnorthlasvegas.com

Reporting Period: 1/1/2015 to 12/31/2015

| Column 1 Measure (refer to letter on Form 1) | Column 2 Project Information | | | Column 3 Project Status | Column 4 Indicate Number of Units Lost | | Column 5 Number of Housing Units Maintained | | Column 6 Number of Housing Units Funded/Developed | | | Column 7 Unit Type & Tenure | Column 8 | | Column 9 Narrative Attached (Y or N) | |
|--|---------------------------------|---|-------------------------|----------------------------|--|--------------------|---|--------------------|---|---------------|-----------------------|--------------------------------------|-------------------------------|-----------------|---|--------------|
| | Project Name | Address/APN | Zip | | Low Income | Very Low Income | Low Income | Very Low Income | Total | Low Income | Very Low Income | | No. of Units Restricted | Term (years) | | |
| | | | | | | | | | | | | | | | | Term (years) |
| 1 | K | Home Buyer Down Payment Assistance Program* | various | various | C | | | | | 8 | 8 | | SFS | 9 | 15 | Y |
| 2 | NA | Homebuyer Down Payment Assistance Program Payoffs | various | various | L | 6 | | | | | | | SFS | NA | NA | |
| 3 | H | Rose Garden Retrofit Rehab | 16 E. Webb Ave. | 89030 | U | | | 115 | 0 | | | | MFR | 115 | 30 | Y |
| 4 | NA | Rosemont Casa | 2125 Las Vegas Blvd. N. | 89030 | L | 252 | 0 | | | | | | MFR | NA | NA | |
| 5 | H | SNRHA Acquisition, Rehab and Rent | various | various | C | | | | | 3 | 3 | | SFR | 3 | | |
| 6 | K | CNLV TBRA through SNRHA | NA | NA | NA | | | | | 89 | | 89 | NA | NA | NA | |
| 7 | K | CAHBI TBRA | NA | NA | NA | | | | | 8 | | 8 | NA | NA | NA | |
| 8 | L | Neighborhood Housing Services Of Southern NV case management for homeless | NA | NA | NA | | | | 8 | | | | NA | NA | NA | |
| 9 | L | Shade tree case management for homeless/low income | NA | NA | NA | | | | 2003 | | | | NA | NA | NA | |
| 10 | L | Women's Development Center case management for low income women | NA | NA | NA | | | | 2 | | | | NA | NA | NA | |
| 11 | L | Catholic Charities case management for homeless men | NA | NA | NA | | | | 267 | | | | NA | NA | NA | |
| 12 | L | Salvation Army case management for homeless | NA | NA | NA | | | | 70 | | | | NA | NA | NA | |
| 13 | | Emergency Solutions Grant (ESG)** | NA | NA | NA | | | | | | | | NA | NA | NA | |
| 14 | | | | | | | | | | | | | | | | |
| 15 | | *5747 Bear Springs St closed in 10/14 but was processed in 2015 and not counted as an AH unit in 2014 | | | | | | | | | | | | | | |
| | | **Unit data was unavailable | | | | | | | | | | | | | | |
| | | insert additional rows if needed | | | | | | | | | | | | | | |
| | | Total | | | | 258 | 0 | 115 | 2350 | 11 | 11 | 0 | | 127 | | |
| | | Percent of Total | | | | | | | | | 100% | 0% | | 42.333333 | | |

FORM 2: Selected Specified Measures

Use this form to report on the measures specified in NRS 278.235 used by your jurisdiction to maintain and develop affordable housing.

For questions or for assistance completing this form, please contact Betsy Fadali, Economist, at 775.687.2049 or at efadali@housing.nv.gov

City or County Name: Washoe County Year of Housing Plan: 2008
 Contact Person: Eric Young Year for Update of Plan: 2016
 Title: Planner
 Phone: 775-328-3613 Email: eyoung@washoecounty.us

Reporting Period: 1/1/2015 to 12/31/2015

| Column 1 | | Column 2 | | | Column 3 | Column 4 | | Column 5 | | Column 6 | | | Column 7 | Column 8 | | Column 9 |
|--|-----|---|-------------------|-------|----------------|----------------------------------|--------------------|---------------------------------------|--------------------|---|---------------|-----------------------|--------------------------|-------------------------------|-----------------|-----------------------------------|
| Measure (refer to letter on Form 1) | | Project Information | | | Project Status | Indicate Number of Units Lost | | Number of Housing Units Maintained | | Number of Housing Units Funded/Developed | | | Unit Type & Tenure | No. of Units Restricted | Term (years) | Narrative Attached (Y or N) |
| | | Project Name | Address/APN | Zip | | Low Income | Very Low Income | Low Income | Very Low Income | Total | Low Income | Very Low Income | | | | |
| 1 | H | Spokane Street Project | Various Addresses | 89512 | C - Reno | 0 | 0 | 0 | 0 | 4 | 0 | 4 | SFR | 4 | 20 | Y |
| 2 | H | Zephyr Way Project | Various Addresses | 89431 | C - Reno | 0 | 0 | 0 | 0 | 3 | 0 | 3 | SFR | 3 | 20 | Y |
| 3 | H | Zephyr Way Project | Various Addresses | 89431 | C - Reno | 0 | 0 | 0 | 0 | 3 | 3 | 0 | SFR | 3 | 20 | Y |
| 4 | K,L | TBRA, security deposit assistance, rapid rehousing, utilities assistance - LIHTF | NA | NA | NA | | | | | 78 | | 78 | NA | NA | | |
| 5 | K,L | TBRA, security deposit assistance, rapid rehousing, utilities assistance - Permanent supportive housing program | NA | NA | NA | | | | | 4 | | 4 | NA | NA | | |
| 6 | K,L | TBRA, security deposit assistance, rapid rehousing, utilities assistance - Shelter plus Care | NA | NA | NA | | | | | 16 | | 16 | NA | NA | | |
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| insert additional rows if needed | | | | | | | | | | | | | | | | |
| Total | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 10 | | |
| Percent of Total | | | | | | | | | | #DIV/0! | #DIV/0! | | | 3.3333333 | | |

FORM 2: Selected Specified Measures

Use this form to report on the measures specified in NRS 278.235 used by your jurisdiction to maintain and develop affordable housing.

For questions or for assistance completing this form, please contact Betsy Fadali, Economist, at 775.687.2049 or at efadali@housing.nv.gov

City or County Name: City of Reno Year of Housing Plan: 2008
 Contact Person: Maria Carrillo/Des Craig Year for Update of Plan: 2016
 Title: Housing & Neighborhood Development Division
 Phone: 775-334-4228/775.334.257 Email: carrillom@reno.gov

Reporting Period: 1/1/2015 to 12/31/2015

| Column 1 Measure (refer to letter on Form 1) | Column 2 Project Information | | | Column 3 Project Status | Column 4 Indicate Number of Units Lost | | Column 5 Number of Housing Units Maintained | | Column 6 Number of Housing Units Funded/Developed | | | Column 7 Unit Type & Tenure | Column 8 | | Column 9 Narrative Attached (Y or N) | |
|--|---------------------------------|---|---------------------------------|----------------------------|--|--------------------|---|--------------------|---|---------------|-----------------------|--------------------------------------|-------------------------------|-----------------|---|---|
| | Project Name | Address/APN | Zip | | Low Income | Very Low Income | Low Income | Very Low Income | Total | Low Income | Very Low Income | | No. of Units Restricted | Term (years) | | |
| 1 | H,I,J | Juniper Village | 505 Morrill Ave., Reno | 89512 | C | | | | | 44 | 0 | 44 | MFR | 44 | 30 | |
| 2 | H,I,J | Silver Sage on 4th (Lincoln Way) | 618 4th Street, Sparks | 89431 | U | | | | | 45 | 38 | 7 | MFR | 45 | 20 | Y |
| 3 | H,I,J | The Village at North | 925 N. Virginia St. Reno | 89503 | U | | | | | 25 | 14 | 11 | MFR | 25 | 50 | |
| 4 | H,K | Hillside Meadows | 2757 Beck Street, Reno | 89509 | F | | | | | 44 | 0 | 44 | MFR | 44 | 50 | Y |
| 5 | H,K | Terracina at Reno Apartments | 2175 Sierra Highlands Dr., Reno | 89523 | F | | | 138 | 4 | | | | MFR | 142 | 20 | |
| 6 | H,K | Community Gardens | 2330 Wedekind Rd., Reno | 89512 | F | | | 39 | 142 | | | | MFR | 181 | 30 | |
| 8 | NA | Inn at the Summit | 4880 Summit Ridge Dr., | 89523 | L | | 15 | | | | | | MFR | NA | NA | |
| 9 | NA | Granada Apartments | 900 I Street, Sparks, NV | 89431 | Sparks - L | | 44 | | | | | | MFR | NA | NA | |
| 7 | K | Tenant Based Rental Assistance - Deposit and Utility Assistance | NA | NA | NA | | | | | 352 | | 352 | NA | NA | NA | Y |
| 10 | K | Rapid Rehousing Program (ESG and LIHTF) | NA | NA | NA | | | | | 53 | | 53 | NA | NA | NA | Y |
| 11 | K | Restart TBRA with VOA | NA | NA | NA | | | | | | | | NA | NA | NA | |
| 12 | L | NNCIL Home modifications | NA | NA | NA | | | | | 12 | 12 | | SFR/SFS | NA | NA | Y |
| 13 | | | | | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | | | | | |
| insert additional rows if needed | | | | | | | | | | | | | | | | |
| Total | | | | | | 0 | 15 | 177 | 146 | 44 | 0 | 44 | | 481 | | |
| Percent of Total | | | | | | | | | | #DIV/0! | 100% | | 80.166667 | | | |

FORM 2: Selected Specified Measures

Use this form to report on the measures specified in NRS 278.235 used by your jurisdiction to maintain and develop affordable housing.

For questions or for assistance completing this form, please contact Betsy Fadali, Economist, at 775.687.2049 or at efadali@housing.nv.gov

City or County Name: City of Sparks Year of Housing Plan: 2008
 Contact Person: Karen Melby Year for Update of Plan: 2016
 Title: _____
 Phone: 775-353-7878 Email: kmelby@cityofsparks.us

Reporting Period: 1/1/2015 to 12/31/2015

| Column 1 | | Column 2 | | | Column 3 | Column 4 | | Column 5 | | Column 6 | | | Column 7 | Column 8 | | Column 9 |
|--|----|---------------------------------------|--------------------------|--------|----------------|----------------------------------|--------------------|---------------------------------------|--------------------|---|---------------|-----------------------|--------------------------|-------------------------------|-----------------|-----------------------------------|
| Measure (refer to letter on Form 1) | | Project Information | | | Project Status | Indicate Number of Units Lost | | Number of Housing Units Maintained | | Number of Housing Units Funded/Developed | | | Unit Type & Tenure | No. of Units Restricted | Term (years) | Narrative Attached (Y or N) |
| | | Project Name | Address/APN | Zip | | Low Income | Very Low Income | Low Income | Very Low Income | Total | Low Income | Very Low Income | | | | |
| 1 | J | Lincoln Way Apartments | 618 4th Street | 89431 | U | | | | | 45 | 0 | 45 | MFR | 45 | TBD | Y |
| 2 | L | Good Neighbor Program | NA | 89436 | F | | | | | 1 | 1 | | SFS | None | | N |
| 3 | F | Housing Rehabilitation Deferred Loans | varies throughout Sparks | varies | NP-C | | | | | 6 | 6 | | SFS | None | | N |
| 4 | F | Emergency Repair Grant Program | varies throughout Sparks | varies | NP-C | | | | | 6 | 6 | | SFS | None | | N |
| 5 | NA | Granada Apartments | 900 I Street, Sparks, NV | 89431 | L | | 44 | | | | | | MFR | NA | NA | N |
| 6 | | | | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | | | | |
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| 15 | | | | | | | | | | | | | | | | |
| insert additional rows if needed | | | | | | | | | | | | | | | | |
| Total | | | | | | 0 | 44 | 0 | 0 | 0 | 0 | 0 | | 45 | | |
| Percent of Total | | | | | | | | | | #DIV/0! | #DIV/0! | | | 45 | | |