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## STATE OF NEVADA

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To: Rick Combs, Director, Legislative Counsel Bureau  
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From: Elizabeth Fadali, Economist, Housing Division  
Date: February 13, 2017

### **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.

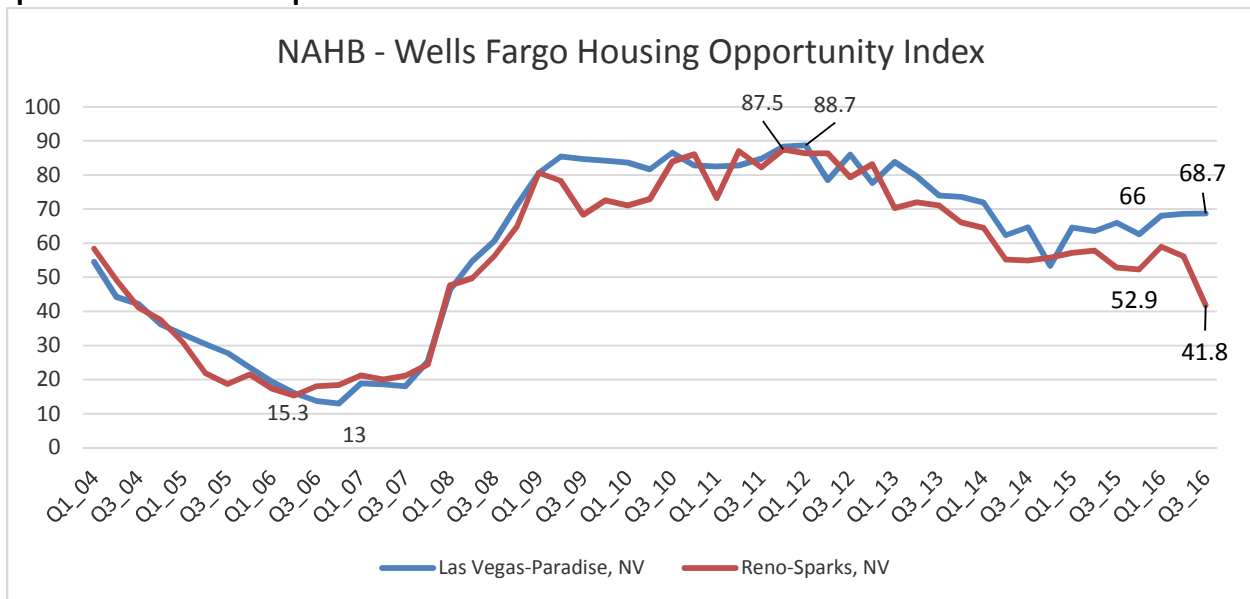
This year's methodology was the same as the previous year. Last year there were significant changes in methodology. Data from 2015 and 2016 reports are comparable. Previous years are more difficult to compare.

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 70% over the lows of March 2012 and back to price levels that occurred in early 2004.<sup>i</sup> This increase reflects better economic conditions in Nevada, but has decreased affordability. Home prices increased in Las Vegas by about 6% from November 2015 to October of 2016.<sup>ii</sup>

Figure 1 gives the housing opportunity index from the National Association of Home Builders. The index gives the share of homes sold which were affordable to the median income family. At the peak of the housing boom in 2006, this share was only 15% 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 68.7% for Las Vegas-Paradise and 41.8% in Reno/Sparks. Reno-Sparks experienced a drop of 11 points in the affordability index from 2015 to 2016, while Las Vegas' increased 2.7 points.

**Figure 1. National Association of Home Builders – Wells Fargo Housing Opportunity Index, 1st quarter. 2004 to 3rd quarter 2016**



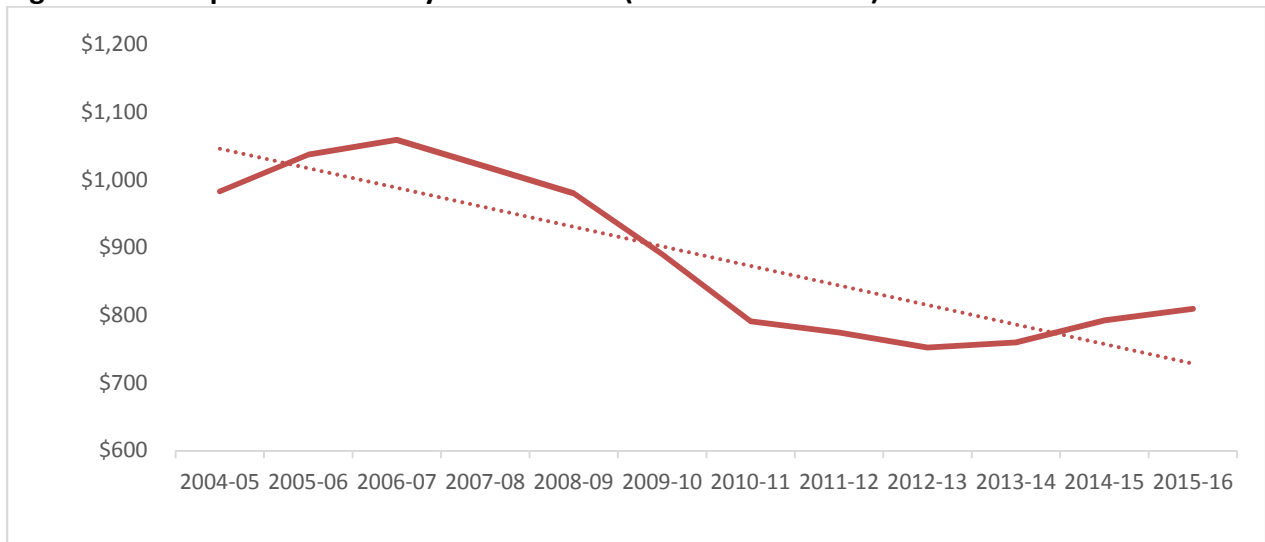
National Association of Home Builders. NAHB-Wells Fargo Housing Opportunity Index. <http://www.nahb.org/en/research/housing-economics/housing-indexes/housing-opportunity-index.aspx> accessed 1-30-2017

Some remarkable changes took place in Nevada’s housing market over the period of the housing boom, bust and recovery. One notable change is homeownership decreased from a high of 65.7% in 2006 to 54.8% in 2015.<sup>iii</sup> The last year that the Census Bureau’s Nevada homeowner rate series was that low was in 1989. 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 48% of Nevada’s extremely low and very low income renter households (households with incomes under 50% of median income) experienced severe rent burden.<sup>iv</sup> Estimates from the five year 2009 to 2013 American Community Survey indicate that 64% of Nevada’s extremely and very low income renter households experienced severe rent burden.<sup>v</sup> A study from the Joint Center for Housing

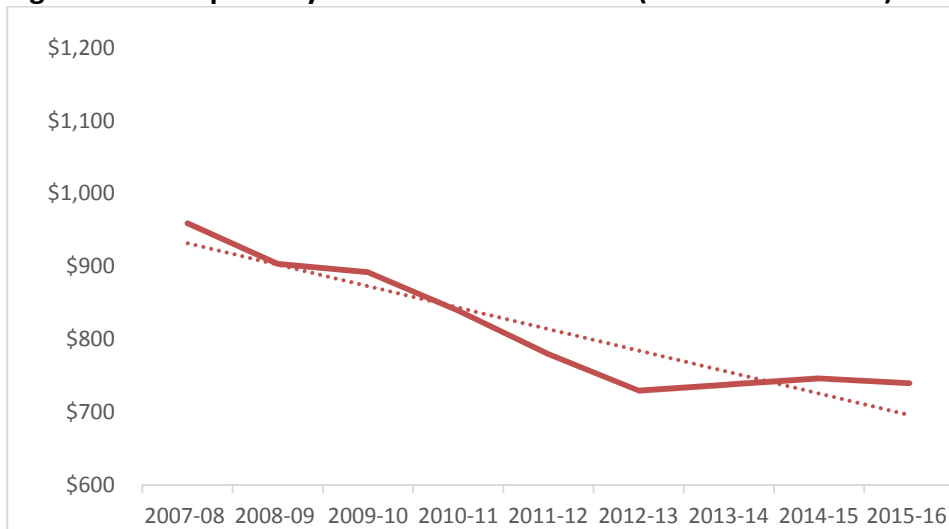
Studies projects the proportion of American households with severe rent burden will continue to increase for the next decade under all but the most optimistic scenarios.<sup>vi</sup> There is increasing need for affordable housing in Nevada.

The housing market crash also resulted in reduced fiscal capacity for local governments. For example, in real terms, Clark County tax 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 2015-2016 constant dollars, the county has revenues 14% lower than it did in the peak year of 2007-2008 despite having population growth of 8% over the period.<sup>vii</sup> Real per capita revenues decreased 21% from \$1,020 in 2007-08 to \$810 in 2015-16.

**Figure 2. Per capita Clark County tax revenues (2015-2016 dollars)**



**Figure 2. Per capita City of Reno total revenues (2015-2016 dollars)**



The City of Reno’s budget decreased by 17% in real terms from 2008 to 2016.<sup>viii</sup> During this time City of Reno’s population increased 8%. Accordingly, per capita City revenue is down 23%. Over

the last years local government revenues have been stable or increasing, but Clark County and City of Reno still have per capita revenue over 20% lower than the peak of the housing bubble.<sup>ix</sup> When jurisdiction respondents were asked whether staffing in their department had increased or decreased over the past year, no jurisdiction reported an increase in staffing over the past year while four reported that they had fewer staff. One of the respondents' departments had an increased level of funding, two had decreased funding and the rest had the same funding compared to 2015. Despite increasing need and increasing populations, local governments have had fewer resources with which to tackle affordable housing.

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

<b>Jurisdiction</b>	<b>Year of Housing Plan</b>	<b>Update Year</b>
Clark County	2015	2020
Las Vegas	2015	2019
North Las Vegas	2015	2020
Boulder City	2009	Unknown
Henderson	2015	2020
Mesquite	2012	2017
Washoe County	2008	2017
Reno	2017	2021
Sparks	2016	2021

Local governments are required to update their Master Plans every five years. It has been difficult for several jurisdictions to carry out updates at this pace. Sparks updated the housing section of the new Comprehensive Plan this past year. Reno will finish updating the entire Master Plan this year (2017). Washoe County did not provide an update on the progress of their new Master Plan which was to be carried out in 2016. Henderson, Las Vegas, 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 the jurisdiction's new 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.

## **ANNUAL HIGHLIGHTS**

The jurisdictions, during the period of January 1, 2016 thru December 31, 2016, began funding or continued to develop 1,992 affordable units. These may be considered projects that are "in the pipeline." A total of 287 new affordable units were completed, with 61% of them targeted for very low income households. The jurisdictions also helped to preserve 537 units. In addition, 152 homeowners were assisted with home purchases, repair, modification or rehabilitation funds, 760 households were helped with rental assistance and 3,419 households or individuals, primarily homeless, received supportive services or other tenant based assistance. Five affordable multi-family projects and four single family homes with a total of 1,034 (3.5% of total affordable units in the jurisdictions) units had affordability periods that expired. Therefore these developments or

single family owners can market the units without rent/income restrictions in 2016. Total activity reported for 2016 was more than 2015 activity for many categories, including single family purchase assistance, repairs, rehabilitation or modifications, multi-family rehabilitation completed, pipeline projects and provision of support to homeless and other special populations. There were a lower number of multi-family units completed, fewer households helped with tenant based rental assistance, and less single family assistance that resulted in deed restrictions.

**Table 2. Summary of Affordable Housing Activity**

<b>Category of housing unit or assistance</b>	<b>Total units or households (includes all nine jurisdictions)*</b>
Single family for rent or for sale/owner occupied with rent or deed restrictions	11
Multi-family rehabilitation completed	537
Pipeline projects funded or under construction	1,992
New multi-family project completed	276
Single family purchase, rehabilitation or modification assistance	152
Tenant based rental assistance	760
Support services, homeless services, other tenant based assistance	3,419
<b>Total units or households</b>	<b>7,147</b>
<b>Percentage serving very low income units/households</b>	<b>79%</b>

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

The funding for the units and assistance primarily originated from state or federal sources such as the HOME program, Nevada Low Income Housing Trust Fund, Housing Opportunities for Persons with AIDS, low income housing tax credits, tax exempt private activity bonds or Community Development Block Grant. Some additional sources cited were owner equity, non-profit funds, outside agency grants and redevelopment set-aside funds. Jurisdiction resources were used for planning, staffing, administration, leasing of land, 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 2016. All jurisdictions at least passively met this requirement by incorporating six measures into its Master Plan. Clark County and Reno reported the most diverse use of the measures with six and five different measures being actively used, respectively. This should not be surprising since Clark County and Reno both are lead agencies in their respective HOME consortium. Measures K and L, “Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing” and “Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing” were the two measures used most often. Jurisdictions appear to focus much of the housing activities towards these measures.

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

<b>Measure (from Attachment A)</b>	<b>a</b>	<b>b</b>	<b>c</b>	<b>d</b>	<b>e</b>	<b>f</b>	<b>g</b>	<b>h</b>	<b>i</b>	<b>j</b>	<b>k</b>	<b>l</b>	<b># of measures used</b>
<b>Jurisdiction</b>													
Clark County	XX	X	X		X	X	XX	XX	X	XX	XX	XX	6
Las Vegas	X					XX		XX	X		XX	XX	4
N. Las Vegas	X	X	X	X	X	X	X	XX	X	X	XX	XX	3
Boulder City	X	X	X	X			X	X	X				0
Henderson						X	X	XX	XX	XX	XX		4
Mesquite	X					X	X	X	X	X			0
Washoe County	X	X	X	X	X	X		X	X	X	Y	XX	2
Reno						X		XX	XX	XX	XX	XX	5
Sparks	X			XX	X	Y		X		XX		XX	4
<b>Number of jurisdictions reporting active use</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>5</b>	<b>2</b>	<b>4</b>	<b>6</b>	<b>6</b>	<b>28</b>

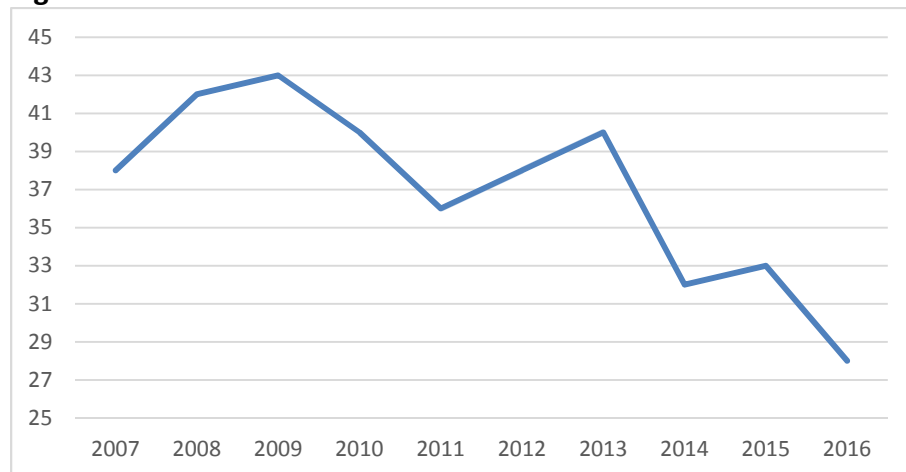
X indicates that the NRS 278.235 Measure is in the jurisdiction’s Housing Plan.

XX indicates that the NRS 278.236 Measure is in the Housing Plan and the Measure was utilized in 2016.

Y indicates that the Measure was utilized in 2016 but is not incorporated into the jurisdiction’s Master Plan.

Table 3 indicates in 2016, in total, the measures were used by the jurisdictions at least 28 times, which is less than the 2015 total of 33. 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 the total number as reported from 2007 to 2016. There seems to be a downward trend in diversity of active use of measures. However, the reporting methodology has also evolved over the time period, so all or part of the reduction could be due to methodological changes. Active use of the measures may also correspond to the economic and fiscal conditions 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 the lowest year of the recession, 2011, to 17,951 units in 2016 but total units permitted were still 62% lower in 2016 than the peak of 47,728 units permitted in 2005 at the height of the housing bubble.<sup>x</sup> Neighborhood Stabilization Project funding did still add to the total activity for this year but has slowed as original funds have been dispersed, so program income accounts for any recent activity.

**Figure 3. 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 Tables 4 and 5.

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 is a relatively broad and inclusive measure of housing needs. This estimate was adjusted downward by subtracting out CHAS estimates of housing units that are affordable to low income households and also vacant. This helps account for affordable and available private market units. The Division assigns an estimate to help make the estimates comparable across jurisdictions. If a jurisdiction would like to provide an alternate estimate they may work with the division to do so. Clark and Washoe County numbers are for the unincorporated county region only. The 2009 to 2013 CHAS data estimated 240,000 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 43,000 units were affordable to low income families and vacant. Adjusting for vacant units, there were an estimated 197,000 households in need of housing assistance, down about seven percent from the 2008 to 2012 estimates. The decrease was largest in Clark County (8%) as compared to Washoe County (4%). The largest component of the change was greater availability of affordable units for households with 50 to 80% of area median income.

The number given in the third column in Table 4, "total existing end of 2015", matches the Nevada Housing Division list of subsidized housing.<sup>xi</sup> The total is 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 project based rental assistance, or deed restrictions or other agreements restricting income levels of occupants or rent levels. Using the lists compiled by the Housing Division and the jurisdictions there were a total of 29,240 units of subsidized housing in existence in the designated jurisdictions in 2015. This was 0.3% less than 2014's inventory unit count.

The column in Table 4 named "Units Created or Assisted in 2016" includes all categories of 2016 housing activity except for projects that have not yet been completed, the counts of households provided with supportive services and renovated units that already were listed in the inventory of subsidized housing. Thus, the total includes tenant-based rental assistance as well as down-payment assistance for single family owners as well as new units added to the subsidized housing inventory. All these activities helped to provide an individual or family with affordable housing in 2016, 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). A total of 1,642 households were reported to be assisted or in new subsidized units in 2016.

The final column compares total subsidized low income housing units and rental assistance available at the end of 2016 (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 2009 to 2013 CHAS estimates. This provides a consistent way to compare the scale of low income housing activity across jurisdictions and with regard to total need.

Reno again 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 and Henderson appeared to have the strongest level of assistance and subsidized units in relation to housing needs. 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. Using Housing Choice Voucher data available at the county level increased the level of housing assistance and subsidized units available substantially. Taking into account voucher availability, there were approximately four households in need in Washoe County for each household assisted while in Clark County there were about five households in need for each household assisted.

This year's survey of tax credit projects found that 9% of households in Clark County tax credit funded units and 14% of Washoe County households use vouchers. Estimates below accounted for this overlap. One caveat is that the total need estimate is dated as compared to the units and voucher data. Improved economic conditions may possibly have reduced the total need, or higher rents may have increased total need, but 2014 and 2015 data is not yet reflected in available CHAS data estimates.



**Table 4: Analysis of Remaining Affordable Housing Need**

<b>Jurisdiction</b>	<b>Total Needed*</b>	<b>Total Existing End of 2015**</b>	<b>Units Created or Assisted in 2016***</b>	<b>Units Converted to Private Market in 2016</b>	<b>Assistance and subsidized units as % of existing need</b>
Clark County	69,090	8,779	188	878	12%
Las Vegas	51,540	8,576	265	0	17%
N. Las Vegas	16,105	1,410	202	4	10%
Boulder City	1,165	59	0	0	5%
Henderson	18,015	2,935	135	0	17%
Mesquite	1,440	111	0	0	8%
Washoe County	6,895	0	209	0	3%
Reno	23,955	6,200	571	0	28%
Sparks	8,440	1,170	72	152	13%
<b>Total</b>	<b>196,645</b>	<b>29,240</b>	<b>1,642</b>	<b>1,034</b>	<b>15%</b>
Washoe Co. total without vouchers	39,290	7,370	852	152	21%
Washoe Co. total with vouchers	39,290	9,400	852	152	26%
Clark Co. total without vouchers	157,355	21,870	790	882	14%
Clark Co. total with vouchers	157,355	31,870	790	882	20%

\*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 2009 to 2013 CHAS data

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

\*\*\*includes a count of all multi-family or single-family units which had construction or renovated units new to the inventory that were finished during the time period, as well as a count of households assisted with affordable single family mortgages, renovations or repairs, and tenant based rental assistance. 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. Also, it is possible that low income housing activity takes place without involvement of the jurisdiction through the twelve measures. In these cases in so far as the Division is aware of the activity it will be added into the inventory lists but may not be included in reports from jurisdictions; that is, the housing activity lists from jurisdictions are usually but not necessarily comprehensive. Also, the CHAS estimates are several years behind the housing unit counts consisting of an average derived from the five year American Community Survey samples. Especially wide confidence intervals make the CHAS estimates on the smallest jurisdictions unreliable. The mechanism used for adjusting for available private

market units is limited because the housing is not necessarily affordable to households at very low income levels.

Table 5 summarizes changes to the inventory of subsidized housing units in the nine jurisdictions. If only new, or renovated units new to the inventory, reported as completed in 2016 are counted (see Table 5) the total is 287 units, 61% less than the 744 units reported last year. Last year, 907 units converted to private market units. This year a total of 1,034 units converted to private market units, meaning that total units on the subsidized housing list decreased in net by 747 units or 3%. The units that converted can no longer be tracked as subsidized housing. However, preliminary research results on a group of former tax credit properties in southern Nevada indicated that as of 2015 less than 10% raised rents above maximum allowable rents for existing tax credit properties. It is likely that most converted properties in southern Nevada remain affordable to families with incomes under 80% area median income.

**Table 5: Affordable Housing Inventory**

<b>Jurisdiction</b>	<b>Total Existing 2015*</b>	<b>Created in 2016**</b>	<b>Units Converted to Private Market 2016</b>	<b>Total</b>	<b>% Change in units over 2015</b>
Clark Co.	8,779	188	878	8,089	-8%
Las Vegas	8,576	18	0	8,594	0%
N. Las Vegas	1,410	8	4	1,414	0%
Boulder City	59	0	0	59	0%
Henderson	2,935	3	0	2,938	0%
Mesquite	111	0	0	111	0%
Washoe Co.	0	Reported with Reno	0	0	NA
Reno	6,200	25	0	6,225	0%
Sparks	1,170	45	152	1,063	-9%
<b>Total</b>	<b>29,240</b>	<b>287</b>	<b>1,034</b>	<b>28,493</b>	<b>-3%</b>

\*Total from NHD subsidized housing database with corrections from jurisdictions. Corrections added to the total reported last year.

\*\*Included in this category were new and renovated units new to the inventory that were completed in 2016 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. Overlaps this year were the forty-five new units reported by both City of Reno and Sparks, which have been accounted for in the numbers reported above.

### **NOTABLE HOUSING INITIATIVES IN 2016**

Three of the multi-family projects completed this year, one a Reno rehab, one a new Sparks property and one a new Las Vegas property, have a veteran preference on all or most units. In addition one new senior property was reported as complete in southern Nevada. Over 80% of the

287 units added to inventory will serve seniors, and 68% of the senior units are set aside for very low income households. Significant effort went into rehabilitation of multi-family units this year with over 500 units preserved in Clark County and Las Vegas. Las Vegas continued to have significant involvement with single family rehabilitation projects with 124 households assisted. A second Rental Assistance Demonstration (RAD) project which used tax credits to renovate Vera Johnson public housing was completed this year with two more such projects reported to be in the pipeline.<sup>xiii</sup> There were a remarkable number of projects in the pipeline in general. Eighteen multi-family projects were funded or under construction with many scheduled to finish next year. Casework and other services for homeless and other special populations continued to be a focus as again over 3,000 households were served.

## CONCLUSION

In terms of numbers of individual households touched, activity was concentrated on supportive services for special populations. The number of units added to the inventory of subsidized housing, 287, was 61% lower than the number added in 2015; however, more effort went into preservation of existing low income housing. This year 537 units were renovated, 67% more units than in 2015. This may continue to be an emphasis in future years as tax credits are used in the RAD program to renovate public housing and as the inventory of tax credit housing ages and needs second round allocations to remain serviceable. An additional 18 multi-family as well as several single family projects were funded or under construction. Fifteen of these projects are new construction. The inventory experienced significant conversions again this year as over 1,000 units converted to private market units in 2016. Over the next several years there may continue to be significant conversions as many bond financed properties built in the early 2000s hit the 15 year mark and select to go through a qualified contract process to exit the tax credit system. Preliminary research on a selection of former southern Nevada tax credit properties indicated that 90% or more of these units continued to have affordable rents.

Affordable housing activities in the jurisdictions continue to be dominated by use of federal and state funding. This may not be surprising in an era of smaller local government budgets. However, interest in measures to ensure adequate housing for all continues to be high in most jurisdictions as evidenced by jurisdiction activity levels, housing forums, newspaper articles and non-profit formation around housing issues.

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

# Attachment A – NRS 278.235

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 2016 (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		
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X		
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X	X	
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 2016 (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 2016 (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	
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		



**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 2016 (PLEASE "X" TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X		
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.			
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.			
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.			
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X	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.			
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.

*Table 1*

<i>MEASURE</i>	<i>A</i> <i>INCORPORATED INTO HOUSING PLAN</i>	<i>B</i> <i>UTILIZED IN 2016 (PLEASE "X" TO DENOTE)</i>	<i>C</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	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 does not have any current land sales involved with BLM for affordable housing, but the City has been working with BLM on their Resource Management Plan (RMP) and possible disposal areas.
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		This incentive is available, but was not used this year.

	<p>on the City's web 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 July 15, 2016.</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>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 and updated.</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>

<p>J) Offering density bonuses or other incentives to encourage the development of affordable housing.</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>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"> <li>• 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.</li> <li>• 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 &amp; 2 is privately owned.</li> </ul>
<p>K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.</p>			<p>Relies on State of Nevada's Low Income Housing Trust Funds.</p>
<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.</p>			<p>Mesquite does not directly provide funds for supportive services. It relies on Clark County for disbursement of funds within the community. Elder &amp; Frail Seniors (62 yrs of age &amp; older) have been identified in the HUD-Consolidated 2015-2019 as receiving supportive services. Sun River Apartments is specifically for seniors and disabled persons in our community.</p>

**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 2016 (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		
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	<ol style="list-style-type: none"> <li>1. Rose Garden Retrofit Rehabilitation</li> <li>2. Donna Louise project started</li> </ol>
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.	X		
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	<ol style="list-style-type: none"> <li>1. Downpayment Assistance</li> <li>2. CNLV TBRA, CABHI - TBRA</li> </ol>
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.	X	X	Case management for homeless and low income through five programs

**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 2016 (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		
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.

	A	B	C
<i>MEASURE</i>	<i>INCORPORATED INTO HOUSING PLAN</i>	<i>USED IN 2016 (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.			
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	6 HOME units funded in Vintage at the Crossing 11 HOME units funded in Summit Sierra 11 HOME units funded in Alpine Haven Ridge House Rehab with CDBG
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.	X	X	Lincoln and Village at North projects
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X	X	Lincoln and Village at North projects
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 people remain in independent

			housing. It serves individuals/families with incomes at or below 30% AMI and in 2016 assisted 52 clients with rent and utility assistance.
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	Ridge house group home funded by CDBG funds.



**FORM 1: SELECTED SPECIFIED MEASURES**

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<i>MEASURE</i>	<i>A</i> <i>INCORPORATED INTO HOUSING PLAN</i>	<i>B</i> <i>USED IN 2016 (PLEASE "X" TO DENOTE)</i>	<i>C</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		In 2016, the City adopted an updated Housing Element as part of the adopted Sparks Comprehensive Plan. No funding was provided in 2016.
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.			
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.			
D) Leasing land by the city or county to be used for affordable housing.	X	X	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.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.		X	In 2016, the City of Sparks Housing Rehabilitation Programs successfully implemented 11 Deferred Loan and 14 emergency repair grants for a total of 25 single family households assisted. An additional 2 mobile homes were repaired through the emergency repair grant program.
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		

housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.			
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.			•
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X	X	In 2016, Lincoln Way Apartments, a 45-unit affordable senior apartment complex was completed and occupied. This project was developed under the MUD (Mixed Use District) which allows for higher densities and eliminates the need for master plan amendments for higher densities while simplifying the entitlement process.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.			
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.	X	X	City of Sparks supports the Regional Homeless Center with City of Reno and Washoe County.

# Attachment C – Form 2 From Jurisdiction Reports

**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 Year of Housing Plan: 2015  
 Contact Person: Kristin Cooper Year for Update of Plan: 2020  
 Title: Principal Planner  
 Phone: 702-455-5025 Email: KRC@ClarkCountyNV.gov  
 Reporting Period: 1/1/2016 to 12/31/2016

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	Low Income	Very Low Income	Low Income	Very Low Income	Total	Low Income		Very Low Income	Unit Type & Tenure		No. of Units Restricted
1	A, H	ASI Veterans Supportive Apartments	4245 S. Pecos Rd	89121	U					50	0	49	MFR	49	20	N
2	A, G, H	Nevada HAND Boulder Pines	4315 Boulder Highway	89121	U					96	0	96	MFR	96	20	N
3	H	AHPI Dorothy Kidd Senior Mobile Home Park	5380 E. Flamingo Road	89122	U					6	0	6	MobileR	6	20	N
4	H	AHPI Walnut Street Apartments	Walnut Road & Cecile Ave	89115	U			0	0	24	0	24	SFR	24	20	N
5	A, H	Allied Real Estate Partners Summerhill Apartments Rehab	3630 E. Owens Avenue	89110	C			221	0				MFR	221	20	N
6	A, H, J	ASI Agate Senior Apartments, Phase II	2655 W. Agate Ave	89123	C					188	75	113	MFR	188	20	N
7	A, H, J	ASI Russell Senior Apartments, Phase II	5665 S. Hollywood Blvd	89122	U					75	0	75	MFR	75	20	N
8	A, H, J	Boulder Pines Apartments, Phase II	4315 Boulder Highway	89121	F,U					168	156	2	MFR	158	30	N
9	A, H	Madison Palms Senior (joint project with NLV)	3150 W. Ann Road, NLV	89031	F					126	0	126	MFR	126	20	Y
10	A, G, H, J	Russell Seniors, Phase III	Northeast of Russell Rd. & Hollywood Blvd, Las Vegas	89122	F					105	0	90	MFR	90	20	N
11	A, H	Rose Gardens (joint project with NLV and SNRHA subsidiary AHP)	1731 Yale St, NLV	89030	F		*120			120	0	120	MFR	120	20	Y
12	K,L	Women's Development Center Transitional Housing Program	Various Addresses	N/A	NA					27	0	27	Other	N/A	N/A	N
13	K,L	HELP of S. NV Rapid Rehousing	Various Addresses	N/A	NA					150	0	150	Other	N/A	N/A	N
14	K,L	St. Jude's Ranch New Crossings Rapid Rehousing	Various Addresses	N/A	NA					131	0	131	Other	N/A	N/A	N
15	K,L	Salvation Army Rapid Rehousing	Various Addresses	N/A	NA					250	0	250	Other	N/A	N/A	N
16	NA	Autumn Ridge	5540 W. Harmon Ave.	89103	L	168	0						MFR	N/A	N/A	N
17	NA	Casa Sorrento	3580 E. Alexander Rd.	89115	L	236	0						MFR	N/A	N/A	N
18	NA	Cheyenne Point	3240 N. Las Vegas Blvd.	89115	L	204	0						MFR	N/A	N/A	N
18	NA	South Valley	10250 S Spencer	89123	L	270	0						MFR	N/A	N/A	N
insert additional rows if needed																
<b>Total</b>						878	0	221	0	188	75	113		1153		
<b>Percent of Total</b>										#DIV/0!	60%		104.81818			

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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: 1/1/2016 to 12/31/2016

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															
2															
3															
4															
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
insert additional rows if needed															
<b>Total</b>						0	0	0	0	0	0	0		0	
<b>Percent of Total</b>										#DIV/0!	#DIV/0!		#DIV/0!		

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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](mailto:Gilbert.Medina@cityofhenderson.com)  
 Reporting Period: 1/1/2016 to 12/31/2016

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	I,J	Housing Rehab Program	various	various	C					1	1	0	SFS	1	5	
2	K	First Time Buyer Program	various	various	NP-C					1	1	0	SFS	NA	NA	
3	H,I	Shannon West Homeless Youth Center - HELP of Southern Nevada*	1660 E. Flamingo Rd., Las Vegas, NV	89119	F-LV					46	0	6	MFR	6	NA	
4	H	Habitat for Humanity - Merze/Ward Phase I	NA	NA	C					2	2	0	SFS	2	10	
5	H	Habitat for Humanity - Merze/Ward Phase I	NA	NA	F					2	2	0	SFS	2	10	
6	H	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					8	0	8	NA	NA	NA	
8	K	TBRA through Hopelink of SNV, WSA	NA	NA	NA					109	0	109	NA	NA	NA	
9	K	TBRA through Help of Southern NV, HOME	NA	NA	NA					24	0	24	NA	NA	NA	
10	K	TBRA through Safe House LIHTF WSA	NA	NA	NA					30	0	30	NA	NA	NA	
11																
12																
13																
14																
15		*funding from N. Las Vegas and Clark Co. and in cooperation with the City of Las Vegas - six units for permanent housing														
insert additional rows if needed																
<b>Total</b>						0	0	0	0	3	3	0		31		
<b>Percent of Total</b>											100%	0%		6		

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City or County Name: City of Las Vegas Year of Housing Plan: 2015 (Consolidated Plan)  
 Contact Person: Earlie King Year for Update of Plan: 2019 (Update of Consolidated Plan)  
 Title: Grant Program Coordinator  
 Phone: 702-229-5935 Email: emking@lasvegasnevada.gov  
 Reporting Period: 1/1/2016 to 12/31/2016

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					124	37	87	SFS	0	NA	N
2	F	Vgas 1 Dcatur Apartments Mixed Inc. #1 Phas	Vegas Dr and Decatur Blvd.	89108	C					18	18		MFR	18	20	N
3	H	Vera Johnson Apartments Rehab	503 North Lamb Blvd.	89110	C				112				MFR	112	15	N
4	H	Desert Pines	3750 East Bonanza Rd.	89110	C			159	45				MFR	204	20	
5	H	Lamb Apartments (Cordero Pines)	501 N. Lamb	89110	U					168	66	102	MFR	168	20	
	H	Lone Mountain Senior Apts. II	6705 West Lone Mountain	89108	U					60		50	MFR	50	20	
6	H	Lamb Phase II (Cordero Pines II)	499 N. Lamb	89110	F					60	0	54	MFR	54	20	Y
7	K	City of Las Vegas TBRA	NA	NA	NA					123	12	111	NA	NA	NA	Y
8	L	HOPWA Permanent Housing	various	various	NA					39	0	39	NA	39	20	
9																
10																
11																
12																
13																
###																
insert additional rows if needed																
<b>Total</b>						0	0	159	157	130	18	0		645		
<b>Percent of Total</b>											#DIV/0!	0%		80.625		

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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: 1/1/2016 to 12/31/2016

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															
2															
3															
4															
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
insert additional rows if needed															
<b>Total</b>						0	0	0	0	0	0	0		0	
<b>Percent of Total</b>										#DIV/0!	#DIV/0!		#DIV/0!		



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City or County Name: City of North Las Vegas Year of Housing Plan: 2015  
 Contact Person: Rick Damien Year for Update of Plan: 2020  
 Title: Community Services Analyst  
 Phone: 702-633-2612 Email: DamianR@cityofnorthlasvegas.com  
 Reporting Period: 1/1/2016 to 12/31/2016

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 No. of Units Restricted Term (years)		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 K	Homebuyer Down Payment Assistance Program	various	various	C					8	8		SFS	8	5	
2 NA	Homebuyer Down Payment Assistance Program Payoffs	various	various	L	4							SFS			
3 H	Rose Garden Retrofit Rehab	16 E. Webb Ave.	89030	U			0	115				MFR	115	30	
4 H	Rose Garden RAD Redevelopment Project	1731 Yale St	89030	F		120*			120		120	MFR	120		
5 H	Madison Palms	3150 W. Ann Road	89031	F					126		126	MFR	126	50	
6 H	Donna Louise	6225 Donna St.	89801	F					48	48		MFR	48	50	
7 K	CNLV TBRA through SNRHA	NA	NA	NA					89		89	NA	NA	NA	
8 K	CAHBI TBRA	NA	NA	NA					8		8	NA	NA	NA	
9 K	CNLV TBRA through SNRHA	NA	NA	NA					89		89	NA	NA	NA	
10 K	CAHBI TBRA	NA	NA	NA					8		8	NA	NA	NA	
11 L	Neighborhood Housing Services Of Southern NV case management for homeless	NA	NA	NA							8	NA	NA	NA	
12 L	Shade tree case management for homeless/low income women's development center case management for low income women	NA	NA	NA							2003	NA	NA	NA	
13 L	Catholic Charities case management for homeless men	NA	NA	NA							2	NA	NA	NA	
14 L	Salvation Army case management for homeless	NA	NA	NA							267	NA	NA	NA	
15 L	Emergency Solutions Grant (ESG)**	NA	NA	NA							70	NA	NA	NA	
16															
17															
18	*Rose Garden RAD will tear down old units and replace with new units on same site														
insert additional rows if needed	rows 5 through 12 are two year programs - numbers are all the same as for 2015														
<b>Total</b>					4	0	0	115	8	8	0		417		
<b>Percent of Total</b>									100%	0%			83.4		

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City or County Name: Washoe County Year of Housing Plan: 2008  
 Contact Person: Erick Willrich Year for Update of Plan: 2017  
 Title: Administrative Assistant II  
 Phone: (775) 337-4540 Email: ewillrich@washoecounty.us  
 Reporting Period: 1/1/2016 to 12/31/2016

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,L	TBRA, security deposit assistance, rapid rehousing, utilities assistance - LIHTF	NA	NA					186		186	NA	NA		
2	K,L	TBRA, security deposit assistance, rapid rehousing, utilities assistance - Permanent supportive housing program	NA	NA					7	4	3	NA	NA		
3	K,L	TBRA, security deposit assistance, rapid rehousing, utilities assistance - Shelter plus Care	NA	NA					16	15	1	NA	NA		
4															
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
insert additional rows if needed															
<b>Total</b>						0	0	0	0	0	0		0		
<b>Percent of Total</b>										#DIV/0!	#DIV/0!		#DIV/0!		

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City or County Name: City of Reno Year of Housing Plan: 2008  
 Contact Person: Maria Carrillo/Des Craig Year for Update of Plan: 2017  
 Title: Housing & Neighborhood Development Division  
 Phone: 775-334-4228/775.334.25 Email: carrillom@reno.gov

Reporting Period: 1/1/2016 to 12/31/2016

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, L	Ridge House Rehab	various	various	F				6 beds	9 beds		3 beds	SFS/Group	9	Life of Project	Y
2 H,I,J	Silver Sage on 4th (Lincoln Way)	618 4th Street, Sparks	89431	C-Sparks					45	38	7	MFR	45	20	
3 H,I,J	The Village at North	925 N. Virginia St. Reno	89503	C					25	14	11	MFR	25	50	
4 H,K	Hillside Meadows	2757 Beck Street, Reno	89509	U					44	0	44	MFR	44	50	
5 H,K	Terracina at Reno Apartments	2175 Sierra Highlands Dr., Reno	89523	U			138	4				MFR	142	20	
6 H,K	Community Gardens	2330 Wedekind Rd., Reno	89512	U			39	142				MFR	181	30	
7 H	Vintage at The Crossings	11565 Old Virginia Rd.	89521	F					230	224	6	MFR	230	30	Y
8 H	Alpine Haven (in Sparks Jurisdiction)	2010 Oddie Blvd., Sparks	89431	F					40	37	3	MFR	40	50	Y
9 H	Summit Sierra Apartments	1660 Whites Creek Ln.	89511	F					574	38	117	MFR	155	30	Y
10 K	Deposit and Utility Assistance Program - deposits	NA	NA	NA					330		330	NA	NA	NA	Y
11 K	Deposit and Utility Assistance Program - application fees	NA	NA	NA					69		69	NA	NA	NA	
12 K	Deposit and Utility Assistance Program - rent	NA	NA	NA					11		11	NA	NA	NA	
13 K	Deposit and Utility Assistance Program - utility deposits	NA	NA	NA					81		81	NA	NA	NA	
14 K	Rapid Rehousing Program (ESG and LIHTF) - rent and utility assistance	NA	NA	NA					52		52	NA	NA	NA	Y
15	insert additional rows if needed														
<b>Total</b>					0	0	177	146	25	14	11		871		
<b>Percent of Total</b>									#DIV/0!	44%			96.777778		

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City or County Name: City of Sparks Year of Housing Plan: 2016  
 Contact Person: Karen Melby, AICP Year for Update of Plan: Dec-17  
 Title: \_\_\_\_\_  
 Phone: 775-353-7878 Email: kmelby@cityofsparks.us  
 Reporting Period: \_\_\_\_\_ 1/1/2016 to \_\_\_\_\_ 12/31/2016

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 J	Lincoln Way Apartments	618 4th Street	89431	C					45	0	45	MFR	45	50	Y
2 F	Housing Rehabilitation Deferred Loans	varies throughout Sparks	varies	NP-C					11	9	2	SFS	None		Y
3 F	Emergency Repair Grant Program	varies throughout Sparks	varies	NP-C					14	12	2	SFS	None		Y
4 F	Used Emergency Repair Grant Program	varies throughout Sparks	varies	NP-C					2	0	2	Mobile-S	None		Y
5 NA	Verona/Spanish Hills	1475 Vista Del Rancho Pkwy.	89436	L	152							MFR	NA	NA	N
6 L	Regional Homeless Center (with Reno and Washoe Co)														Y
7 NA	Alpine Haven	2010 Oddie Blvd.	89431	F					40	37	3	MFR	40	50	
8															
9															
10															
11															
12															
13															
14															
15															
insert additional rows if needed															
<b>Total</b>					152	0	0	0	45	0	45		85		
<b>Percent of Total</b>									0%	100%			42.5		

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- <sup>i</sup> S&P Dow Jones Indices LLC, *S&P/Case-Shiller NV-Las Vegas Home Price Index*© [LVXRNSA], retrieved from FRED, Federal Reserve Bank of St. Louis <https://research.stlouisfed.org/fred2/series/LVXRNSA>, January 30, 2017.
- <sup>ii</sup> S&P Dow Jones Indices LLC, *S&P/Case-Shiller NV-Las Vegas Home Price Index*© [LVXRNSA], retrieved from FRED, Federal Reserve Bank of St. Louis <https://research.stlouisfed.org/fred2/series/LVXRNSA>, January 30, 2017.
- <sup>iii</sup> U.S. Census Bureau accessed through the Federal Reserve Bank of St. Louis. Homeownership Rate for Nevada <https://research.stlouisfed.org/fred2/series/NVHOWN> Accessed 1-30-2017
- <sup>iv</sup> U.S. Housing And Urban Development Office of Policy Development and Research. Consolidated Planning CHAS Data <https://www.huduser.gov/portal/datasets/cp.html#2000> accessed 1-30-2017
- <sup>v</sup> HUD CHAS data query tool: [http://www.huduser.org/portal/datasets/cp/CHAS/data\\_querytool\\_chas.html](http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html) accessed 9-27-2016 and calculations by the author.
- <sup>vi</sup> Charette, Allison et al. 2016. Projecting Trends in Severely Cost-Burdened Renters: 2015 – 2025, Enterprise Community Partners and Joint Center for Housing Studies, Harvard University, Cambridge, MA
- <sup>vii</sup> Clark County Nevada, Comptroller’s Office, Jessica L. Colvin, Comptroller. Clark County, Nevada Comprehensive Annual Financial Report Year Ended June 30, 2016. Accessed 1-30-2017  
<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 1-30-2017.  
<http://www.dof.ca.gov/Forecasting/Economics/Indicators/Inflation/> and population numbers from the Nevada State Demographer’s Office, Governor Certified Population Estimates of Nevada’s Counties, Cities and Towns 2000 to 2015  
[https://tax.nv.gov/uploadedFiles/taxnv.gov/Content/TaxLibrary/Governor\\_Certified\\_Population\\_2015.pdf](https://tax.nv.gov/uploadedFiles/taxnv.gov/Content/TaxLibrary/Governor_Certified_Population_2015.pdf) accessed 1-30-2017.
- <sup>viii</sup> Robert Chisel, City of Reno Office of Finance and Administration, email and spreadsheets, 2-6-2017, deflated with Consumer Price Indices for all Urban Consumers, U.S. Fiscal Year Averages as accessed at California Department of Finance 1-30-2017  
<http://www.dof.ca.gov/Forecasting/Economics/Indicators/Inflation/>
- <sup>ix</sup> Population numbers from the Nevada State Demographer’s Office, Governor Certified Population Estimates of Nevada’s Counties, Cities and Towns 2000 to 2015  
[https://tax.nv.gov/uploadedFiles/taxnv.gov/Content/TaxLibrary/Governor\\_Certified\\_Population\\_2015.pdf](https://tax.nv.gov/uploadedFiles/taxnv.gov/Content/TaxLibrary/Governor_Certified_Population_2015.pdf) accessed 2-7-2017
- <sup>x</sup> U. S. Census Bureau Building Permits data <http://www.census.gov/construction/bps/> accessed 2-2-2017.
- <sup>xi</sup> Some changes occurred to the inventory because of correction of errors discovered in the inventory list during 2016. Most changes were minor but in one case in Sparks a property with 72 units was added to the inventory list and in Henderson total existing at end of 2014 was incorrect in last year’s report. The correct total was 2,798 not 2,698.
- <sup>xii</sup> A third RAD project in Clark County, Biegger Estates, has also been funded but was not reported on their AHPR because the County did not use any of the 12 measures for it.