



**Rent Burden Statistics for Washoe and Clark County Part I**

A special tabulation of U.S. Census Bureau data called the CHAS (Comprehensive Housing Affordability Strategy) is prepared for HUD each year using the American Community Survey. The tabulation measures housing need by estimating the numbers of households at various income levels who pay 30% or more for their housing costs, amongst other housing related statistics. A household that pays more than 30% of its income for gross rent, which includes utility costs, is considered “rent burdened.” A household paying more than 50% of its income for gross rent is considered to be “severely rent burdened.” The greatest concern is for the lowest income households with rent burden. HUD categorizes households as extremely low income (ELI), very low income (VLI), or low income (LI) as follows:

- ELI households have incomes less than 30% of HUD area median income.
- VLI households have incomes between 30% and 50% HUD area median income.
- Low income households have incomes between 50% and 80% HUD area median income.

HUD median income is adjusted for family size and region. 2017 examples for Las Vegas-Henderson-Paradise MSA and Reno MSA are in Table 1 and Table 2 below.

**Table 1. HUD Section 8 Income Limits for 2017 in Las Vegas-Henderson-Paradise MSA**

	1 person	2 person	3 person	4 person
Extremely Low Income	\$13,200	\$16,240	\$20,420	\$24,600
Very Low Income	\$22,050	\$25,200	\$28,350	\$31,450
Low Income	\$35,250	\$40,250	\$45,300	\$50,300

Source: U.S. Housing And Urban Development, [https://www.huduser.gov/portal/datasets/il.html#2017\\_data](https://www.huduser.gov/portal/datasets/il.html#2017_data)

**Table 2. HUD Section 8 Income Limits for 2017 in Reno MSA**

	1 person	2 person	3 person	4 person
Extremely Low Income	\$14,350	\$16,4000	\$20,420	\$24,600
Very Low Income	\$23,850	\$27,250	\$30,650	\$34,050
Low Income	\$35,250	\$40,250	\$45,300	\$50,300

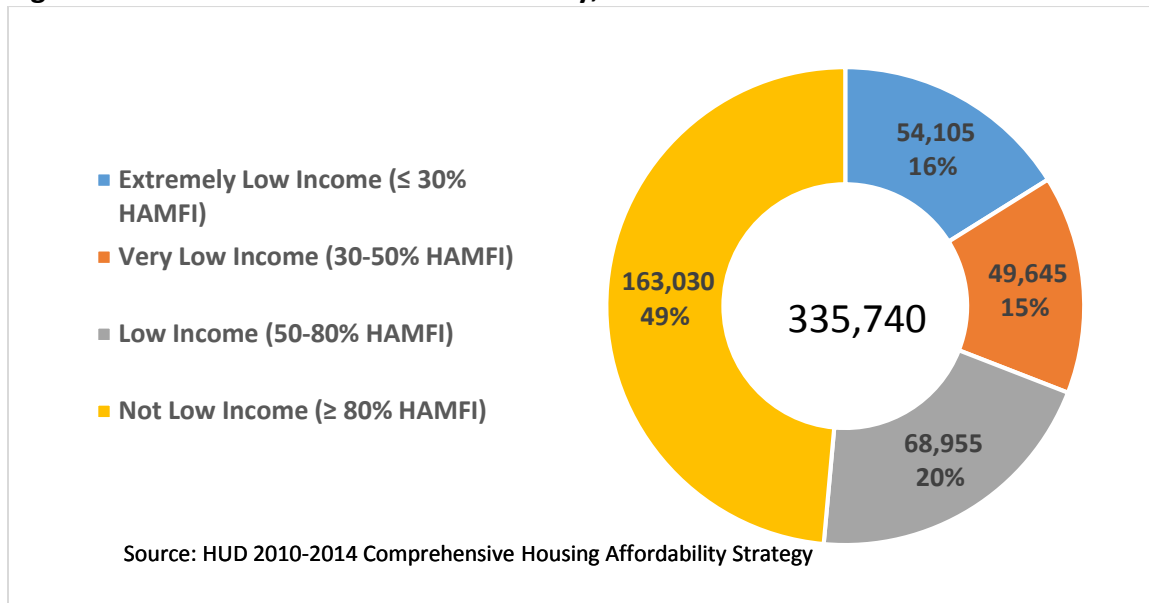
Source: U.S. Housing And Urban Development, [https://www.huduser.gov/portal/datasets/il.html#2017\\_data](https://www.huduser.gov/portal/datasets/il.html#2017_data)

For the statistics presented in this article, only the 44% of Nevada households which rented a housing unit are considered. Similar homeowner statistics on housing cost burden are also available but are not considered here.

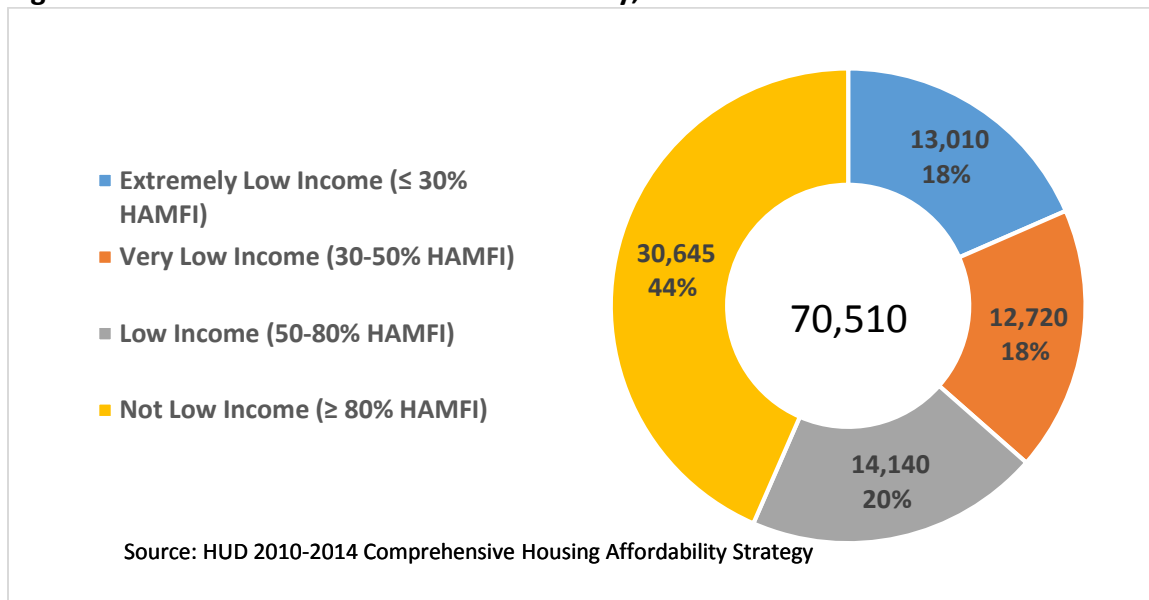
**Income Distribution of Renter Households in Clark and Washoe County.**

Figures 1 and 2 show the income distribution of Clark and Washoe County renter households. In Clark County about half of the approximately 336,000 renter households were either low income, very low income or extremely low income households. About 54,000 renter households (16%) were extremely low income households. In Washoe County, about 56% of the 71,000 renter households were either low income, very low income or extremely low income households. About 13,000 households or about 18% were extremely low income renter households.

**Figure 1: Renter Households in Clark County, 2010 to 2014**



**Figure 2. Renter Households in Washoe County, 2010 to 2014**

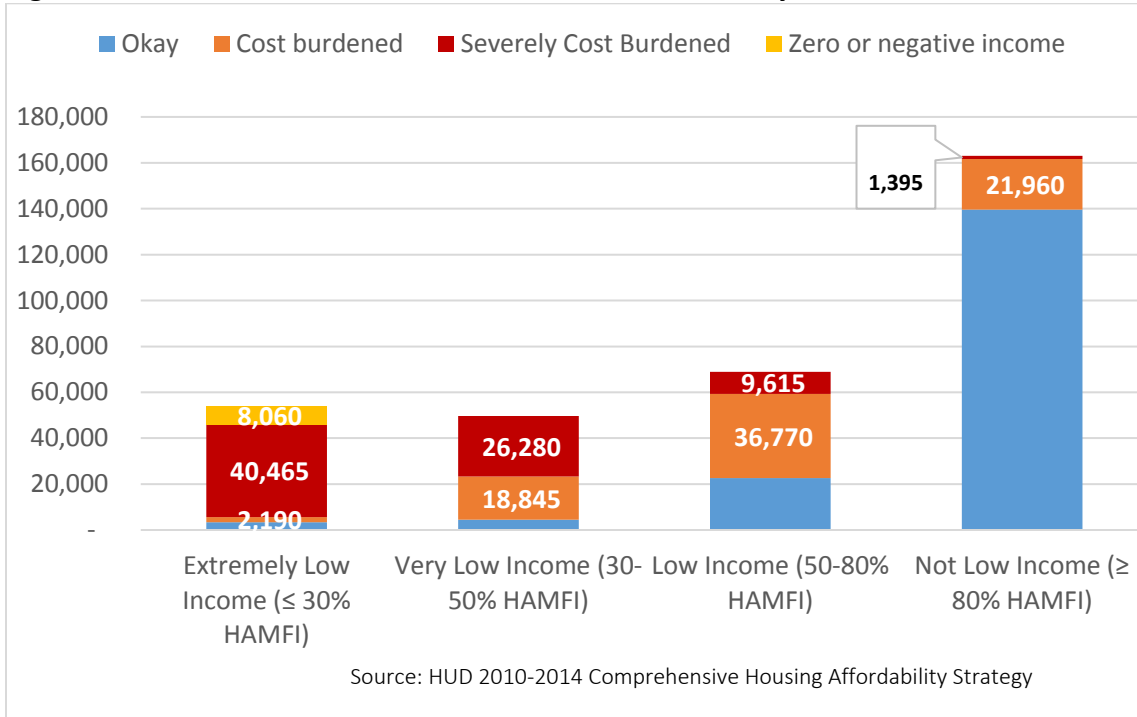


**Rent Burden by Income Group for Clark and Washoe County**

Figures 3 and 4 give the number of cost burdened households for each HUD income group. In Clark County, over 70% of extremely low income renter households, or about 40,000 households, were experiencing severe rent burden. There were an additional 8,000 households that had zero or negative income, so no burden level could be calculated. In the very low income group over half of renters, or an additional 26,000 households, experienced severe rent burden.

In Washoe County, over 70% of extremely low income and over 40% of very low income renters experienced severe rent burden, an estimated 9,000 ELI and 6,000 VLI renter households respectively. Over 1,000 renter households had zero or negative income.

**Figure 3: Cost Burdened Renter Households in Clark County, 2010-2014**



**Figure 4. Cost Burdened Renter Households in Washoe County, 2010-2014**

