STATE OF NEVADA

JOE LOMBARDO

Governor

DEPARTMENT OF BUSINESS & INDUSTRY
HOUSING DIVISION

3300 W Sahara Ste 300 Las Vegas, NV 89102
1830 College Parkway, Suite 200 Carson City, Nevada 89706
Phone: (702) 486-7220, (775) 687-2240, (800) 227-4960
Fax: (775) 687-4040, TDD: (800) 326-6868

KRISTOPHER SANCHEZ *Director*	STEVE AICHROTH *Administrator*

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NRS 278.235 – Annual Housing Progress Report (AHPR)

Nevada Revised Statute (NRS) 278 requires jurisdictions in Clark and Washoe Counties to adopt a Housing Plan as a part of the jurisdiction's Master Plan. The plan is required to inventory housing conditions, project future needs and demands, and adopt strategies to provide for all forms of housing, including that which is affordable. Sub-section NRS 278.235 requires adoption of measures to maintain and develop affordable housing and the jurisdictions must report how such measures were used in the prior year. The purpose of the legislation is to encourage local governments to deploy resources to increase affordable housing. It is this portion of NRS 278 which is addressed in this report.

The following two counties and seven cities are subject to NRS 278.235 reporting:

Clark County	City of Boulder City	City of Reno
Washoe County	City of Henderson	City of Sparks
City of North Las Vegas	City of Mesquite	City of Las Vegas

Due to the passage of AB 213 in the 2023 legislative session, the due date for jurisdictions to report to the Housing Division is July 15. This report compiles information contained within the jurisdictional reports, analyzes trends to the degree possible, and highlights notable efforts to establish and maintain affordable housing.

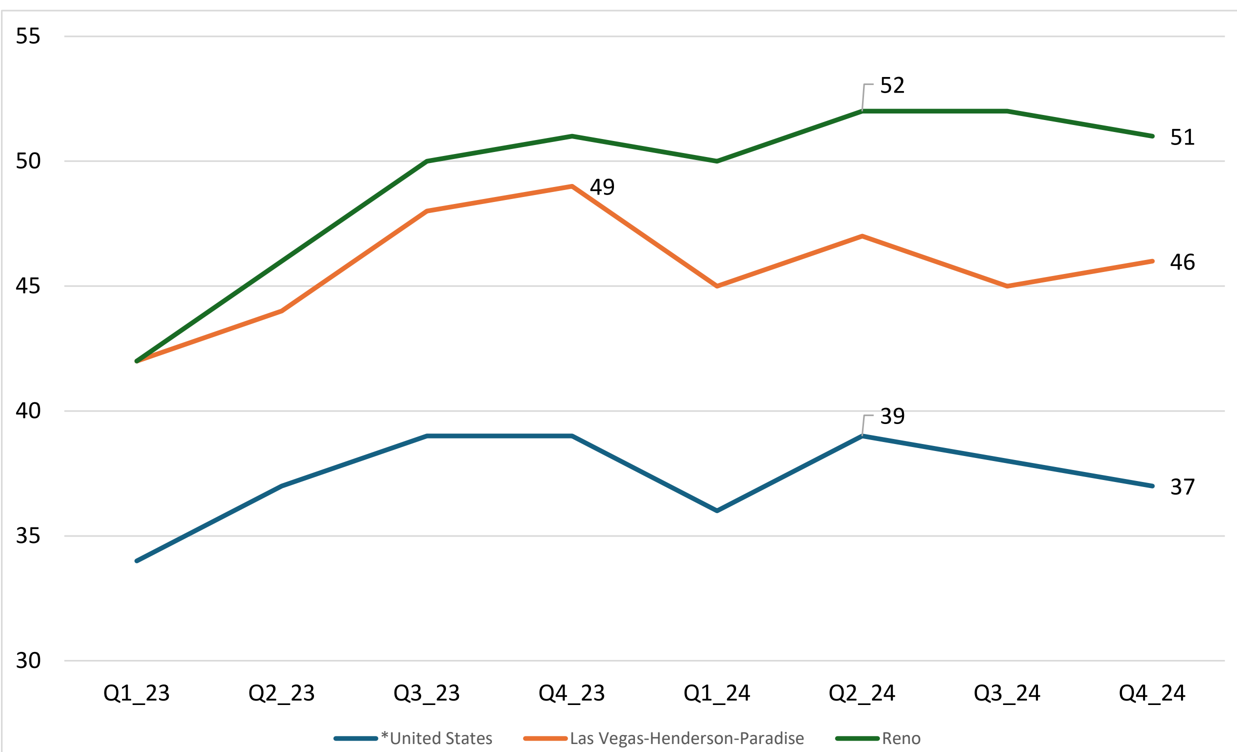
In the 2017 legislative session NRS 278.235 was revised to require the Housing Division post the report on the Housing Division website on or before February 15 of each year rather than submit it to the legislature. The 2019 legislative session added a provision that links data collected under NRS 278.235 to the Housing Division's Low Income Housing Database (LIHD). The LIHD is described in NRS 319.143. It also revised measure A to clarify that governing bodies of cities and counties may subsidize impact fees and fees for the issuance of building permits and laid out the conditions for reducing or subsidizing those fees for affordable housing projects. In addition, SB 473 passed into law changing the definition of affordable housing to include housing for households up to 120% of U.S. Housing and

Urban Development's (HUD's) Area Median Family Income (HAMFI). Previously it included households up to 80% of HAMFI. In 2023, AB 213 passed into law changing the due date for jurisdictions to submit reports to the Nevada Housing Division from January 15 to July 15, changing the due date for posting the compilation report from Nevada Housing Division from February 15 to August 15 and changing the wording for Measure I to include multi-story housing. The posting timeline for the 2024 reporting cycle was extended due to necessary revisions and accessibility remediation to ensure compliance and accuracy. This report represents an update from the 2024 AHPR posted within the original timeline. For more information on AHPR reporting, see the Nevada Electronic Legislative Information System (NELIS), 80th Session, Senate Bill 103, 104 and 473, and 82nd Session, Assembly Bill 213.[i]

2024 HOUSING CONTEXT

A key indicator frequently referenced by the Annual Housing Progress Report (AHPR) to provide housing context for a given reporting year is the Wells Fargo Housing Opportunity Index (HOI), available through the National Association of Home Builders (NAHB). The index historically provided the share of homes sold in a given Quarter which were affordable to the median income family. Since Quarter 1 (Q1) of 2023, the NAHB retired the HOI in lieu of a new indicator, the Wells Fargo Cost of Housing Index (CHI). This new indicator provides similar—but different—insights by instead representing the portion of a typical family's income needed to make a mortgage payment on a median-priced home. In a first for the AHPR, reporting of the CHI is included below in Figure 1.

Figure 1. National Association of Home Builders - Wells Fargo Cost of Housing Index (CHI), 1st Quarter 2023 to 4th Quarter 2024



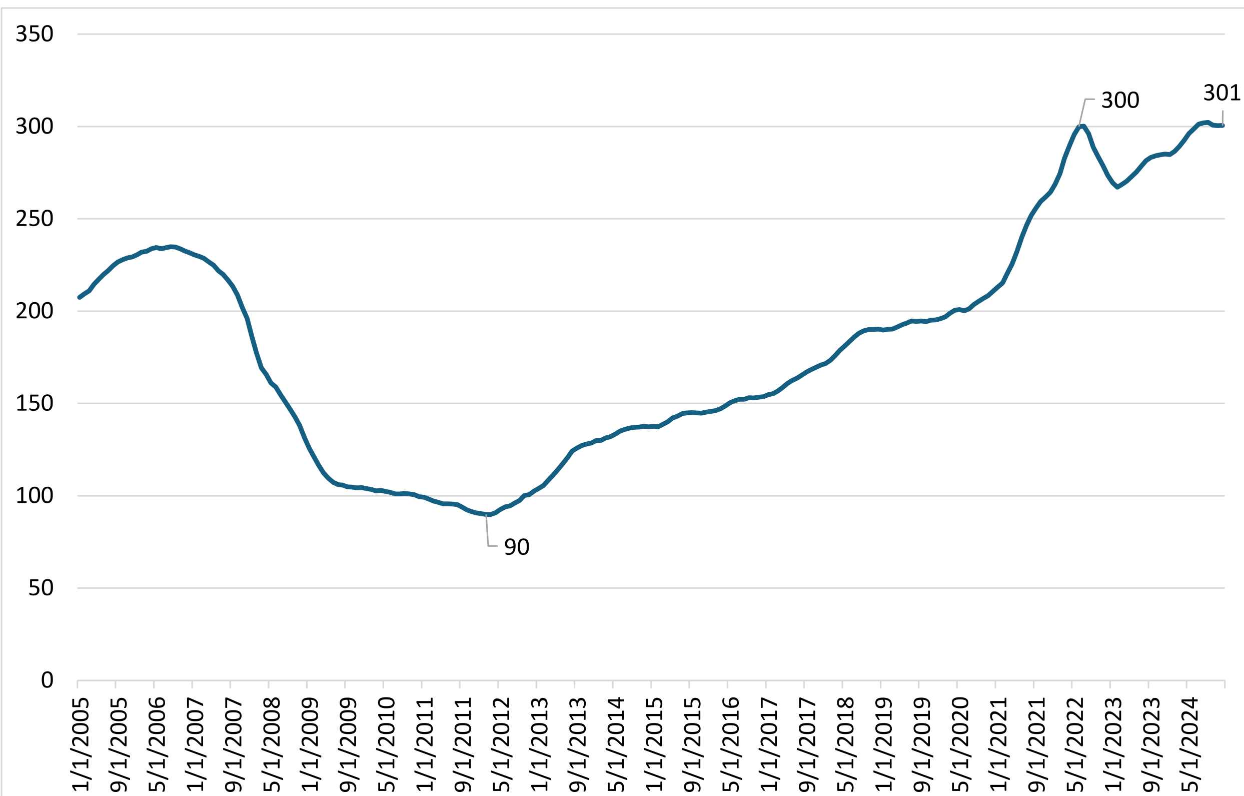
Source: National Association of Home Builders. NAHB-Wells Fargo Cost of Housing Index. https://www.nahb.org/news-and-economics/housing-economics/indices/cost-of-housing-index

*Note: National-level CHI is available for both new and existing homes. For this analysis, the national-level CHI for existing homes is used to align with the methodology for the Las Vegas-Henderson-Paradise and Reno metropolitan areas. Metro-level CHI is only available for existing homes.

Figure 1 displays the CHI based on existing homes for the Reno and Las Vegas-Henderson-Paradise Metropolitan Statistical Areas (MSA), respectively, as well as at the national level from Q1 of 2023 to Q4 of 2024. For instance, in Q4 2024, 37% of a household's pre-tax income would be needed to cover the mortgage payment for a median-priced home nationally, while just over 50% would be needed in Reno, and 46% in the Las Vegas-Henderson-Paradise area. While historical CHI data is currently limited to these two reporting years, over this time a slight decrease in affordability (increase in the index) is noticeable trailing from Q1 2023 to Q4 2024 at the national and metropolitan levels.

In addition to the CHI, the Case-Shiller Repeat Sales Index provides additional housing context through tracking the purchase prices of single-family homes. The index, available for Las Vegas, reflects prices from 2005-2024 in Figure 2 below. Trends in Figure 2 note a comparative increase in prices from 2023 to 2024, with prices returning to just above their peak in 2022. At the national level, the Federal Reserve reported a slight increase in average 30-year fixed mortgage rates throughout 2024, starting off the near year 6.6% and ending near 6.9%, peaking as high as 7.2% in May and dipping as low as 6.1% in September.[ii]

Figure 2. S&P/Case-Shiller NV/Las Vegas Home Price Index, Index Jan 2000=100, Monthly, Not Seasonally Adjusted (2005-2024)



Source: 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, S&P® and S&P 500® are registered trademarks of Standard & Poor's Financial Services LLC, and Dow Jones® is a registered trademark of Dow Jones Trademark Holdings LLC. © 2017 S&P Dow Jones Indices LLC, its affiliates and/or its licensors. All rights reserved.

JURISDICTION HOUSING PLANS & THE TWELVE MEASURES

With the passage of AB 213 (now NRS 278.237) in the 2023 legislative session, all jurisdictions required to participate in the Annual Housing Progress Report (AHPR) must submit an additional housing report annually to the Housing Division. This report is to include a response to the same eight bullet points required by the Housing Element portion of NRS 278.160 regarding the Master Plan. According to the Annual Housing Progress Plan governing statute, NRS 278.235, "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," the jurisdictions subject to NRS 278.235 are required to adopt at least six of twelve specific measures into their Housing Plan.

Aligned with historical methodology for the AHPR, during the 2024 reporting cycle jurisdictions submitted a "Form 1" document which tracks their most recent Housing Element, the year of their next anticipated Housing Element update, as well as use of the twelve measures. Form 1 tracks measure inclusion within a jurisdiction's most recent Housing Element as well as their usage of each measure, updated on an annual basis. Forms completed by jurisdictions for the 2024 AHPR are included within the report as Attachment B.

Table 1, informed by jurisdictions' Form 1 submissions, displays the year of each jurisdiction's most recent Housing Element as well as the year it is anticipated that each element will next be updated. The information for Table 1, along with any following tables and figures—unless otherwise specified—refers to reporting for the 2024 calendar year. Additionally, note that "Clark County U." and "Washoe County U." refer to Clark County Unincorporated and Washoe County Unincorporated, respectively.

Table 1. Date of Master Plan Housing Element and Identified Update Year (2024)

Jurisdiction	Year of Housing Plan	Update Year
Clark County U.	2021	Unknown
Las Vegas	2021	2026
Henderson	2020	2025
North Las Vegas	2018	As needed
Mesquite	2023	2026
Boulder City	2009	Unknown
Washoe County U.	2010	Unknown
Reno	2017 (with additional zoning code changes in 2021)	None Planned
Sparks	2016	2026

ANNUAL HIGHLIGHTS

The Annual Housing Progress Report (AHPR) features details summarizing two key components of Nevada's affordable housing landscape across the nine jurisdictions—use of the twelve measures as well as each jurisdiction's current inventory and ongoing "pipeline" of affordable housing in development. While "affordable" housing can be variously defined in different contexts, the type of housing historically referenced within the AHPR refers to housing funded with federal, state, or local subsidies, with restrictions on the rents that can be charged to tenants (eligible by income) and/or housing vouchers that directly assist tenants' rent payments to ensure they are not cost-burdened, or paying over 30% of their income on rent.[iii] Affordable housing in this context generally refers to multifamily housing, although developments of some subsidized single-family housing are included within this category, as well.

In addition to Form 1, jurisdictions also submit a “Form 2” document which provides details on various affordable housing projects, including new developments, rehabilitation or preservation of current units, and other housing support programs, including tenant-based rental assistance. The summaries within Form 2 contain project details, including unit counts and project development statuses (newly funded, under construction, et cetera). Form 2 submissions also provide context to jurisdictions’ measure use reported in Form 1 by noting which measures—if any—were utilized for a specific project during the year. Jurisdictions’ Form 2 submissions are available within Attachment C, for reference.

Incorporation and Use of Measures

NRS 278.235 requires the adoption of six of 12 possible measures (Sub-paragraphs (a) through (l) of the statute) into the Housing Plan as instruments used in maintaining and developing affordable housing. The 12 measures, as specified in NRS 278.235, are listed below:

(a) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created.
(b) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. Nothing in this paragraph authorizes a city or county to obtain land pursuant to the power of eminent domain for the purposes set forth in this paragraph.
(c) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.
(d) Leasing land by the city or county to be used for affordable housing.
(e) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.
(f) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.
(g) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.
(h) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.
(i) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story 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.

Attachment A provides full wording of the NRS 278.235 governing statute, for reference.

Table 2 below summarizes jurisdictions' incorporations of the twelve measures into their Housing Elements, within their Master Plans, as well as their respective use of each measure in 2024. Note that measures (a) through (l) correspond with the previously outlined measures from NRS 278.235, also noted in Attachment A. For reporting purposes, "X" on the table indicates the measure was noted in the jurisdiction's most recent Housing Element, "XX" denotes inclusion within the Housing Element as well as use in 2024, and "XY" indicates the measure was used in 2024 but not noted within the Housing Element. Measures used only for moderate income families with 80% to 120% of HUD area median income were not included in Table 2 to keep the table comparable to previous years.

Table 2. Measures Incorporated into Master Plans and Used in 2024

Jurisdiction	a	b	c	d	e	f	g	h	i	j	k	l	Total Measures Used
Clark County U.	XX	XX	X	XX	X	XX	XX	XX	X	X	XX	XX	**8**
Las Vegas	XX	XX	X	X	XX	X	XX	XX	X	XX	XX	XX	**8**
Henderson	XX	XX			XX		XX	XX	XX	XX	XX	XX	**9**
North Las Vegas	XX	X	X		X			XX			XX	X	**3**
Mesquite	XX	XX	XX	X	X	X	XX	XX	X	X	X	X	**5**
Boulder City	X	X	X	X			X	X		X			**0**
Washoe County U.	X	X		XY	X		X	XY	X	X	XY	XX	**4**
Reno	XX	X	XX			XX	X	XX	X	XX	XX	XX	**7**
Sparks		X	XX	X	X		XY	XX	X	X	XY	XX	**5**
Total	**6**	**4**	**3**	**2**	**2**	**2**	**5**	**8**	**1**	**3**	**7**	**6**	**49**

Note: "X" indicates the measure was noted in the jurisdiction's most recent Master Plan, "XX" denotes inclusion within the Master Plan as well as use, and "XY" indicates the measure was used but not noted within the Master Plan

Reported measure use was up in 2024 compared to 2023, with use of 49 total measures being reported, compared to 42 measures used in 2023. In 2023, all measures except Measure D were used at least once by jurisdictions, while all measures were used at least once in 2024. Unincorporated Clark and Washoe Counties both reported use of Measure D in 2024, related to "Leasing land by the city or county to be used for affordable housing." Washoe County reported use of this measure for the Line Drive project, and Clark County reported used of this measure for the development of their first Community Land Trust (CLT). Through the Welcome Home initiative, the County's CLT aims to expand affordable home ownership opportunities to low-income households through a "shared equity" approach in which the County will retain ownership of the land which new single-family homes are built.[iv] Henderson reported the most diverse measure use, reporting nine measures used in 2024. While multiple measures are incorporated into the Master Plan for Boulder City, no measure use was reported for 2024—matching the City's report for 2023. All other jurisdictions, except North Las Vegas and Unincorporated Washoe County, reported increased measure use for 2024—North Las Vegas used one less measure, and Washoe County used the same number of measures. The least-used measures were

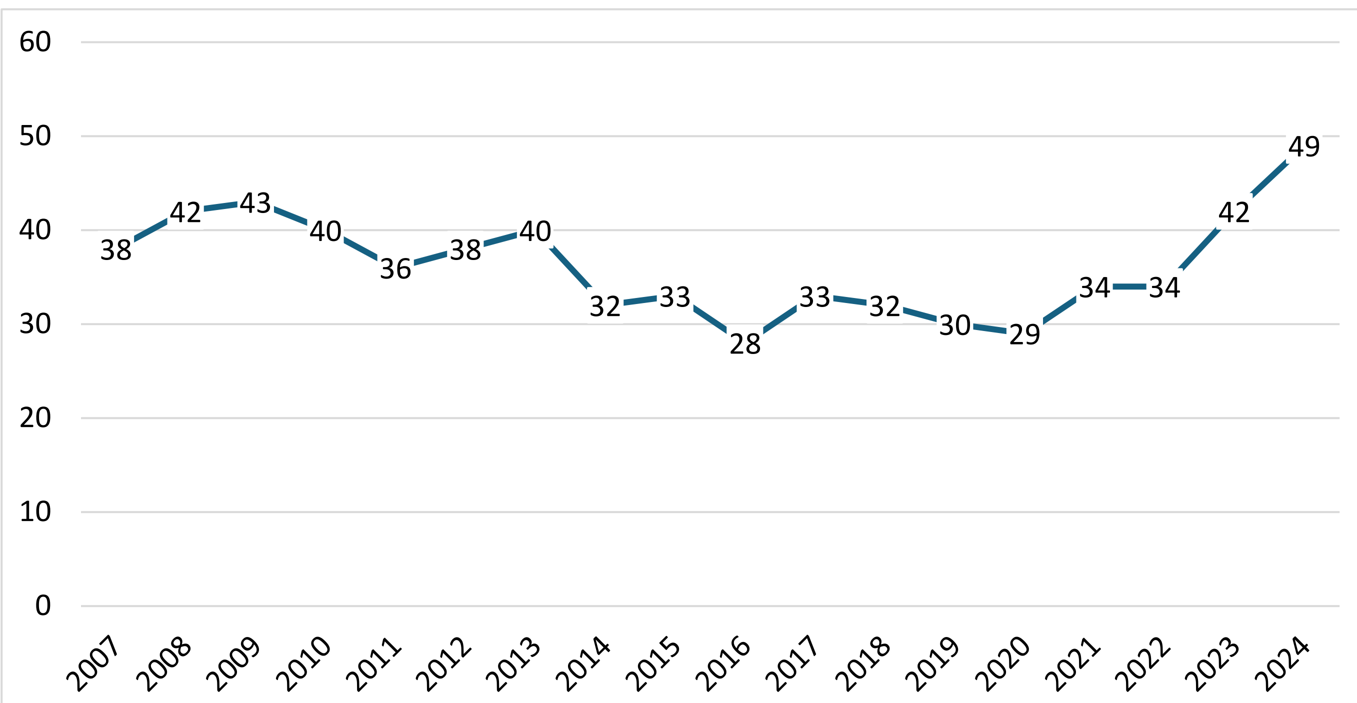
Measure I, Measure D, Measure E, and Measure F, and the most-used measures were Measure H, with eight uses, and Measure K, with seven uses. Measure H relates to "providing money, support, or density bonuses for affordable housing developments", and Measure K involves "providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing." Reported use increased the most for Measure B, with only 1 use reported in 2023 and 4 uses reported in 2024—Measure B relates to "selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing."

Although the Master Plans and Housing Elements for some jurisdictions have not been updated in multiple years, increased measure use reflects ongoing efforts by jurisdictions to further support the development and maintenance of affordable housing throughout the State.

Active Use Time-Series and Intensive Use of Measures

To provide additional context on reported measure use by jurisdictions, the Division has maintained a time-series dataset for the AHPR which notes total active measure use and tracks intensity of use for each measure during every reporting year. Figure 3 below displays data for active use of measures as reported from 2007-2024, with a notable increase in recent years—from 34 measures used in 2022, to 49 used in 2024. Additional information regarding the scope of projects associated with use of each measure is available via jurisdictions' Form 2 submissions in Attachment B.

Figure 3. Active Use of Measures (2007-2024)



Jurisdictions' Form 2 submissions also track intensive measure use, going beyond the broad summary noted in Figure 3 to note use of each measure associated with ongoing projects. Table 3 below summarizes this reporting. For instance, Table 2 notes that Las Vegas used Measure A in 2024, while Table 3 notes that Las Vegas used Measure A five times (i.e., across five projects) in 2024.

Table 3. Intensity of Measure Use (2024)

Jurisdiction	a	b	c	d	e	f	g	h	i	j	k	l	Total Instances Reported
Clark County U.	12	2	1	1	2	35	13	49	0	0	16	21	**152**
Las Vegas	5	0	1	0	0	1	5	5	0	1	4	2	**24**
Henderson	1	0	0	0	1	0	2	3	1	2	7	4	**21**
North Las Vegas	6	0	0	0	0	0	0	8	0	0	2	0	**16**
Mesquite	4	0	1	0	0	0	4	2	0	0	0	0	**11**
Boulder City	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Washoe County U.	1	0	0	1	0	1	0	4	0	0	4	4	**15**
Reno	12	0	3	0	0	1	0	20	0	0	5	4	**45**
Sparks	0	0	2	0	0	0	0	3	0	0	1	1	**7**
Total	**41**	**2**	**8**	**2**	**3**	**38**	**24**	**94**	**1**	**3**	**39**	**36**	**291**

Note that the structure of Form 2 allows for measure use to be counted more than once for a given project. This circumstance is true for many ongoing projects, as collaborations across jurisdictions—especially between counties and their respective cities—are relatively common. For instance, if Unincorporated Clark County and Las Vegas both provided "money, support, or density bonuses for affordable housing developments" for the same project, each of those jurisdictions could count such contributions as a use of Measure H—adding up to 2 total uses of the measure for that project reported in Table 3.

The 291 total instances of measure use reported in 2024 reflects an increase from 238 instances reported in 2023, although this count is still lower than the 329 instances reported in 2022 during an influx of COVID-19 related funds. Clark County and Reno reported the highest intensity of measure use in 2024—they also led in this measure use in the 2023 AHPR. As displayed in Table 3, Measure H was used most frequently with 94 reported uses, and Measure I was used the least with only one use reported by Henderson. Measure I relates to "Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component."

AFFORDABLE HOUSING INVENTORY AND PIPELINE

In addition to use of the twelve measures, another key component of the Annual Housing Progress Reporting (AHPR) is updates to jurisdictions' inventories of subsidized housing. Inventory updates are informed by the Division's internal record-keeping via the Low-Income Housing Database (LIHD), reporting from previous AHPRs, and crucial feedback from jurisdictions through their submissions of Form 2.

The two key components of jurisdictions' inventories of subsidized housing are counts of established units that are currently operational as well as units under in the affordable housing "pipeline." The pipeline consists of units in development—through either new construction or rehabilitation—which will help grow or maintain the inventory of affordable housing once complete. Projects eligible to be considered within the inventory or pipeline are subsidized and have deed restrictions or other agreements that restrict the income levels of households and/or unit rents, as well as units with associated rental assistance. Group homes and most transitional housing projects are generally not included within the inventory while permanent supportive housing projects are.

While much affordable housing in Nevada—and nationwide—is subsidized with Low-Income Housing Tax Credits (LIHTC), projects in the inventory may receive funding from a variety of sources, including the federal HOME Investment Partnerships Program (known as HOME) or Neighborhood Stabilization Program, one-time programs such as the State's Home Means Nevada Initiative (HMNI), and other funding sources detailed in jurisdictions' Form 2 submissions.

Table 4 below summarizes the change in jurisdictions' inventories of subsidized housing between 2023 and 2024. The second column within the table notes total units in the 2023 inventory for each jurisdiction, while the third and fourth columns note units "created" and "lost" in 2024, respectively. Column three, "Units Created in 2024," includes all units completed through new construction, or units with completed rehabilitation that were not previously counted within the inventory—the latter of these qualifications is relatively uncommon for the AHPR. Notably, not included in this column are units with completed rehabilitation that were already counted within the inventory (this accounts for most rehabilitation projects tracked within the AHPR) as this would result in double-counting. Accordingly, ongoing rehabilitation projects are tracked within both the inventory and pipeline for a given AHPR reporting year until complete, upon which they maintain their space in the inventory and are removed from the pipeline, without being counted as a new unit "created."

Table 4. Change in Subsidized Housing Inventory (2023-2024)

Jurisdiction	Total Units - End of 2023	Units Created in 2024*	Units Converted to Private Market in 2024	Total Units - End of 2024	Year over Year % Change
Clark County U.	8,574	277	0	8,851	3.2%
Las Vegas	9,112	0	39	9,073	-0.4%
Henderson	2,960	0	0	2,960	0.0%
North Las Vegas	2,134	196	0	2,330	9.2%
Mesquite	154	36	31	159	3.2%
Boulder City	59	0	0	59	0.0%
Total - Clark County	**22,993**	**509**	**70**	**23,432**	**1.9%**
Washoe County U.	0	195	0	195	N/A**
Reno	7,775	612	0	8,387	7.9%
Sparks	1,184	15	0	1,199	1.3%
Total - Washoe County	**8,959**	**822**	**0**	**9,781**	**9.2%**
Total	**31,952**	**1,331**	**70**	**33,213**	**3.9%**

*Only units completed through new construction or units with completed rehabilitation which were not previously counted within the inventory are counted as "units created"
**N/A, base year = 0

Column four of Table 4, "Units Converted to Private Market in 2024," includes all former inventory units which—as of 2024—no longer have deed restrictions or other agreements restricting rents or incomes. These units are effectively "lost" from the inventory and are therefore removed from current accounting. This loss may occur under a variety of circumstances. A common source is the expiration of the restricted “affordability period” of a project with LIHTC. A key feature of the LIHTC program is the limited period by which projects receiving tax credits must remain “affordable” to low-income populations. This period is generally 30 or 50 years, dependent upon the type of credit received. Once projects reach this period, units are no longer required to maintain rent and income restrictions and may convert to market-rate.[v] Notably, the two projects reported as lost for 2024—Sunrise Meadows in Mesquite and Ogden Pines in Las Vegas—did not have LIHTC. Additionally, the units at Ogden Pines were demolished to make way for the development of new units at the property.

Additionally, note that units are only counted as part of the inventory in which they physically reside. For instance, a project located in the jurisdictional boundaries of Henderson may be reported on the Form 2 submissions for both Unincorporated Clark County and Henderson (to reflect measure use by both jurisdictions) but would only be counted within the subsidized inventory for Henderson.

Jurisdictions collectively reported total 33,123 units in the subsidized inventory for 2024, an all-time inventory high for AHPR reporting. A net total of 1,261 units were added (accounting for 70 units lost) resulting in a year-over-year (YOY) change of 3.9%, both notable increases from the net 618 units and 2.0% YOY change reported in the 2023 AHPR. The net 1,261 units added in 2024 is nearly double the 618 added in 2023. All jurisdictions except Las Vegas, Henderson, and Boulder City reported net increases in their inventories for 2024, with Las Vegas reporting no new units added and 39 units temporarily lost due to the demolition of Ogden Pines. Henderson and Boulder City reported no units added or lost.

Notably, Unincorporated Washoe County reported the addition of the first units to its inventory through the completion of The Ridge at Sun Valley, totaling 195 units. At the jurisdictional level, North Las Vegas reported the greatest YOY change of 9.2% through the completion of 196 units, and Las Vegas reported the only negative YOY change of -0.4%. Las Vegas reported the largest jurisdictional inventory overall with 9,073 units, followed next by Unincorporated Clark County at 8,851 units and Reno with 8,387. At the county level, inventory totals for Clark County and Washoe County increased from 2023 to 2024 by 1.9% and 9.2%, respectively. The counties ended 2024 with 23,432 units and 9,781 units, respectively.

Affordable Housing Inventory Time Series

To provide additional context to the subsidized housing inventory, a time-series dataset of the inventory is available for AHPR reporting years 2014-2024, across all reporting jurisdictions, in Table 5 below. The table also summarizes population data for both Clark County and Washoe County to support analysis of subsidized units per thousand population. Table 5 includes the reported inventory of subsidized units per year, population estimates from the Office of the State Demographer for Nevada, subsidized units per thousand population for Clark County and Washoe County, and change over time for each of these components (from 2014-2024).

All jurisdictions reported a net increase in their subsidized housing inventories from 2014 to 2024 with the exception of Sparks, noting a total loss of 15 units over this period. Sparks reported a drop in units from 2014-2017 before gradually adding units over the following years leading up to 2024. Notably, Washoe County Unincorporated reported zero inventory until the 2024 reporting cycle. Reno reported the largest net addition across jurisdictions of 2,216 units while Mesquite reported the largest percentage change of a 43% increase. The total inventory has increased by 13% over this period and the inventories for Clark County and Washoe County have increased by 6% and 32%, respectively. The populations for these counties have also increased by 16% and 18%, respectively, highlighting notable growth for these regions in recent years.

Table 5. Subsidized Housing Inventory with Demographer Population Estimates (2014-2024)

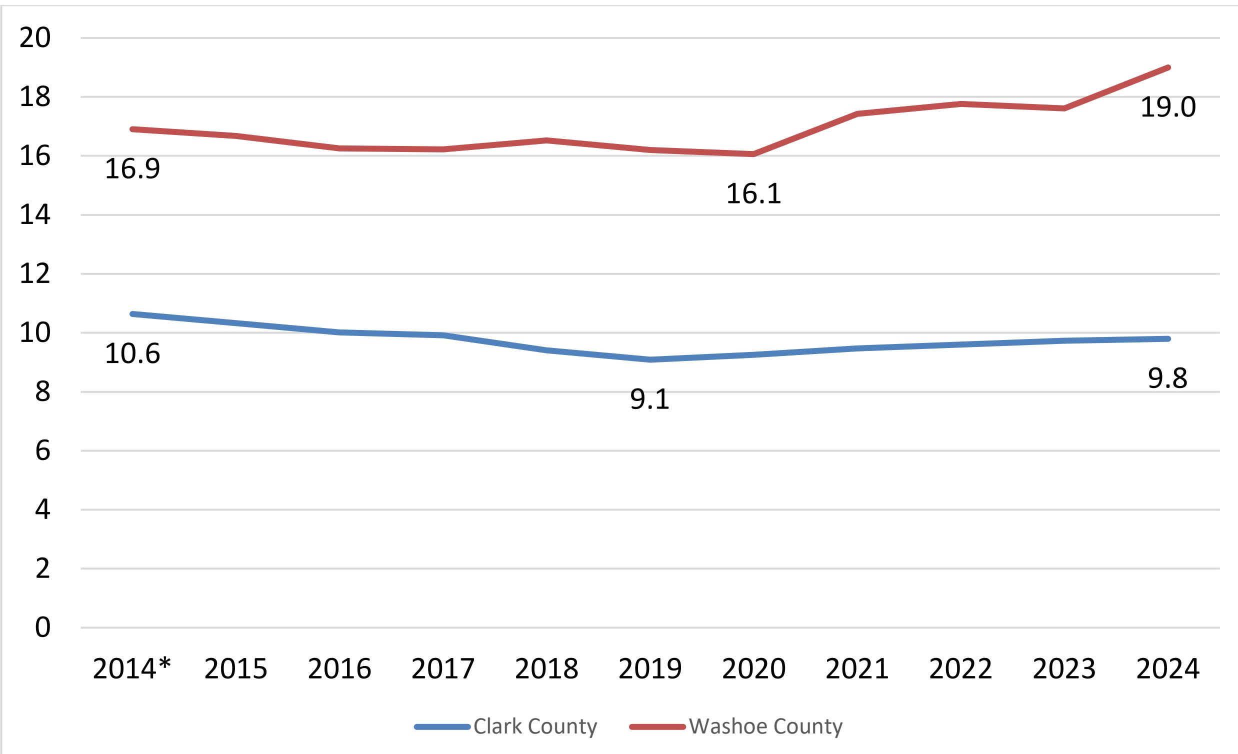
Jurisdiction	2014*	2015	2016	2017	2018*	2019	2020	2021	2022	2023	2024	Change 2014-2024	% Change 2014-2024
Clark County U.	8,411	8,779	8,089	8,219	7,797	7,630	7,941	8,364	8,379	8,574	8,851	440	5%
Las Vegas	8,982	8,576	8,594	8,866	8,836	8,529	8,486	8,543	9,065	9,112	9,073	91	1%
Henderson	2,798	2,935	2,938	2,945	2,951	2,949	2,949	2,960	2,960	2,960	2,960	162	6%
North Las Vegas	1,657	1,410	1,414	1,453	1,430	1,542	1,907	1,978	2,040	2,134	2,330	673	41%
Mesquite	111	111	111	111	111	136	125	88	92	154	159	48	43%
Boulder City	59	59	59	59	59	59	59	59	59	59	59	0	0%
Washoe County U.	0	0	0	0	0	0	0	0	0	0	195	195	N/A**
Reno	6,171	6,200	6,225	6,269	6,492	6,500	6,497	7,345	7,595	7,775	8,387	2,216	36%
Sparks	1,214	1,170	1,063	1,063	1,113	1,113	1,110	1,110	1,144	1,184	1,199	-15	-1%
Total - Clark County	**22,018**	**21,870**	**21,205**	**21,653**	**21,184**	**20,845**	**21,467**	**21,992**	**22,595**	**22,993**	**23,432**	**1,414**	**6%**
Total - Washoe County	**7,385**	**7,370**	**7,288**	**7,332**	**7,605**	**7,613**	**7,607**	**8,455**	**8,739**	**8,959**	**9,781**	**2,396**	**32%**
Total	**29,403**	**29,240**	**28,493**	**28,985**	**28,789**	**28,458**	**29,074**	**30,447**	**31,334**	**31,952**	**33,213**	**3,810**	**13%**
Population - Clark County	**2,069,450**	**2,118,353**	**2,116,818**	**2,183,818**	**2,251,175**	**2,293,391**	**2,320,107**	**2,320,551**	**2,351,954**	**2,361,285**	**2,392,490**	**323,040**	**16%**
Population - Washoe County	**436,797**	**441,946**	**448,316**	**451,923**	**460,237**	**469,801**	**473,606**	**485,113**	**492,077**	**508,759**	**513,854**	**77,057**	**18%**
Subsidized Units per Thousand - Clark County	**10.6**	**10.3**	**10.0**	**9.9**	**9.4**	**9.1**	**9.3**	**9.5**	**9.6**	**9.7**	**9.8**	**-1**	**-8%**
Subsidized Units per Thousand - Washoe County	**16.9**	**16.7**	**16.3**	**16.2**	**16.5**	**16.2**	**16.1**	**17.4**	**17.8**	**17.6**	**19.0**	**2**	**13%**

*2014 baseline numbers have been changed to reflect minor corrections made to the baseline the following year. Additionally, see previous AHPR reports for notes on corrections to 2018 numbers.

**N/A, base year = 0

Figure 4 below summarizes information from Table 5 in a different context by displaying subsidized units per thousand population for Clark County and Washoe County over the same period, 2014-2024. While both counties have increased their inventories over the period, population growth in Clark County has outpaced this increase, resulting in a decrease for the units per thousand metric. While Clark County has not yet surpassed its peak of 10.6 units per thousand reported in 2014, growth from a low of 9.1 up to 9.8 from 2019 to 2024 denotes progress in approaching that peak. Since 2020, Washoe County has reported increased subsidized units per thousand population, growing from 16.1 in 2020 to 19.0 in 2024.[vi]

Figure 4. Subsidized Units per 1,000 Population for Clark and Washoe County (2014-2024)



*2014 baseline numbers have been changed to reflect minor corrections made to the baseline the following year.
Sources: Annual Housing Progress Reports 2015 to 2024, Governor Certified Population Estimates of Nevada's Counties, Cities, and Towns 2000 to 2024, Office of the State Demographer for Nevada, https://tax.nv.gov/news-publications/demographics/

Affordable Housing Inventory Time Series for VLI Households

In addition to the dataset for overall subsidized unit inventories, a time series is also available for the subset of units restricted to very low-income (VLI) households, defined by the department of Housing and Urban Development (HUD) as households with incomes below 50% of the area median income (AMI).[vii] VLI households are often cost-burdened or severely cost-burdened—spending more than 30% or 50% of their income on housing costs, respectively—and Nevada is particularly short of housing to meet the needs of these households. Recent reporting by the National Low Income Housing Coalition estimates that there are only 27 rental homes that are affordable and available for every 100 VLI households in Nevada, and these households are often comprised of seniors or individuals with disabilities.[viii] Table 6 below provides a summary of subsidized units within jurisdictions' inventories that are set-aside for these households from 2018-2024, as well as change and percentage change in VLI units over the period.

Table 6. Subsidized Housing Inventory of VLI Units (2018-2024)

Jurisdiction	2018	2019	2020	2021	2022	2023	2024	Change 2018-2024	% Change 2018-2024
Clark County U.	3,339	3,396	3,591	3,642	3,677	3,686	3,755	416	12%
Las Vegas	5,762	5,763	5,828	5,885	6,025	6,078	6,078	316	5%
Henderson	1,268	1,268	1,268	1,270	1,270	1,270	1,270	2	0%
North Las Vegas	717	782	785	890	952	946	1,038	321	45%
Mesquite	44	44	69	57	60	120	156	112	255%
Boulder City	59	59	59	59	59	59	59	0	0%
Total - Clark County	**11,189**	**11,312**	**11,600**	**11,803**	**12,043**	**12,159**	**12,356**	**1,167**	**10%**
Washoe County U.	0	0	0	0	0	0	8	8	N/A**
Reno	3,203	3,451	3,428	3,596	3,654	3,724	3,790	587	18%
Sparks	492	492	489	489	523	552	556	64	13%
Total - Washoe County	**3,695**	**3,943**	**3,917**	**4,085**	**4,177**	**4,276**	**4,354**	**659**	**18%**
Total	**14,884**	**15,255**	**15,517**	**15,888**	**16,220**	**16,435**	**16,710**	**1,826**	**12%**

**N/A, base year = 0

Mesquite reported the highest percentage change over the period of 255%, adding a net 112 units, and both Boulder City and Henderson have added few to no new VLI units. Clark County and Washoe County reported a 10% and 18% increase in VLI units over the period, and the total inventory for all jurisdictions increased by a net 1,826 units, or 12%. The total inventory of subsidized VLI units in 2024 equals 16,710.

Table 7 below contextualizes the Table 6 data by providing summary calculations of the percent of subsidized housing inventory that is set-aside for VLI households across all reporting jurisdictions. Boulder City reported the largest percentage of units devoted to this population, as the one property included in its total inventory offers full project-based rental assistance. Unincorporated Washoe County added the first units to its subsidized inventory in 2024, and accordingly also added VLI units—totaling 4% of this new inventory. Clark County maintained 53% of VLI units reported in 2023 and Washoe County reported a slight decrease from 48% of VLI units that year to 45% in 2024. Both Clark County and Washoe County added net positive units in 2024, so a decrease may be attributable to a greater proportion of non-VLI units added in 2024. Total VLI units across all jurisdictions also slightly decreased from 51% to 50% over the period.

Table 7. Percent Subsidized Housing Inventory for VLI Households (2024)

Jurisdiction	% Subsidized Inventory for VLI Households
Clark County U.	42%
Las Vegas	67%
Henderson	43%
North Las Vegas	45%
Mesquite	98%
Boulder City	100%
Total - Clark County	**53%**
Washoe County U.	4%
Reno	45%
Sparks	46%
Total - Washoe County	**45%**
Total	**50%**

The Affordable Housing Pipeline

In addition to reporting on the current inventory of subsidized affordable housing, jurisdictions also provide information on the affordable housing "pipeline" annually for each AHPR. The pipeline consists of units in development—through either new construction or rehabilitation—which will help grow or maintain the inventory of affordable housing, once complete. Jurisdictions' Form 2 submissions provide the opportunity to report on updates to the inventory and pipeline, including the status of ongoing pipeline projects. Pipeline projects may be categorized as new (first time being reported to the AHPR), under construction (for new construction and rehabilitation), complete, or withdrawn. These statuses are important as pipeline projects are often under construction for a period of multiple years and, accordingly, continuously reported for the AHPR until completed.

Table 8 below summarizes the pipeline reported across jurisdictions for 2024, separated by new construction and preservation (or rehabilitation). One project categorized as "new-to-inventory preservation" is also included. This project is undergoing rehabilitation (not new construction) but is new to the current subsidized inventory and therefore will be counted in the same manner as new construction once complete. As a project may contain restricted and non-restricted (or market-rate) units, only restricted units are reported within the pipeline. This aligns with the methodology used to track the inventory. Also noted within the table are subtotals of unit set-asides for VLI households. A detailed list of all projects currently counted within the pipeline is included as Attachment D.

A total of 6,374 units were reported in the pipeline across jurisdictions for the 2024 AHPR, as summarized in Table 8, with 2,636 units set-aside for VLI households. While this represents a decrease from the 6,592 units reported in 2023, total new units added to the inventory in 2024—1,331—is nearly double the 690 units added in 2023. This highlights the importance of reviewing the pipeline in context with the inventory to provide a comprehensive picture outlining the maintenance and growth of subsidized affordable housing units in the State.

Table 8. Summary of Multifamily Pipeline Activity by Jurisdiction (2024)

Jurisdiction	Total Rent-Restricted Units	Subtotal Set-Aside for VLI Households
Clark County U.	**1,997**	**668**
Preservation	104	104
New	1,893	564
Las Vegas	**1,542**	**1,085**
Preservation	671	502
New	871	583
Henderson	**390**	**0**
Preservation	0	0
New	390	0
North Las Vegas	**549**	**287**
Preservation	0	0
New	549	287
Mesquite	**0**	**0**
Preservation	0	0
New	0	0
Boulder City	**0**	**0**
Preservation	0	0
New	0	0
Washoe County U.	**257**	**0**
Preservation	0	0
New	257	0
Reno	**1,571**	**580**
Preservation	239	208
New	1,297	337
New-to-Inventory Preservation	35	35
Sparks	**68**	**16**
Preservation	0	0
New	68	16
Total	**6,374**	**2,636**

Unincorporated Clark County, Reno, and Las Vegas reported the largest pipelines at 1,997, 1,571, and 1,542, respectively Mesquite and Boulder City reported no units in the pipeline, and Unincorporated Washoe County and Henderson reported no VLI units. Some jurisdictions which reported no units completed in 2024, including Las Vegas and Henderson, reported pipeline units.

In addition to ongoing pipeline units, jurisdictions also reported multiple projects withdrawn from the pipeline in 2024. Such reporting has become more common in recent AHPR reporting years, especially since the pipeline reached an all-time high of 7,139 units in 2022—nearly double the size of the 3,804 units reported in 2021. While projects reported for the AHPR are tracked over multiple years, there is always a slight possibility that projects may be withdrawn due to funding difficulties or other problems. Additionally, increased pipeline units can pose challenges in accurately tracking and reporting the statuses of ongoing projects. The 256 units withdrawn from the 2024 pipeline—36 units in Unincorporated Clark County and 220 units in Reno—represents a nearly 80% decrease in withdrawn units from the 1,226 reported as withdrawn in 2023.

JURISDICTION PROGRESS IN CREATING AND MAINTAINING AFFORDABLE UNITS

In addition to highlighting important updates to jurisdictions' affordable housing inventories, pipelines, and measure utilization, the Annual Housing Progress Report (AHPR) also provides insights into the remaining need for affordable housing throughout the State as determined by the Comprehensive Housing Affordability Strategy (CHAS) dataset supplied by the United States Department of Housing and Urban Development (HUD).

Each jurisdiction is required to prepare a 5-year Consolidated Plan in order to receive housing funds from HUD. As part of the housing needs analysis contained within the Consolidated Plan, jurisdictions are required to use CHAS data to investigate housing needs for their population. Starting with the 2015 AHPR, the Division has accordingly assigned all jurisdictions "Total Need" for AHPR reporting using CHAS data. This helps ensure estimates are comparable across jurisdictions. If a jurisdiction would like to provide an alternate estimate, they make work with the Division to do so; however, as of the 2024 report, none have yet requested this option.

"Housing need" can be estimated through a variety of methodologies, so it is important to define the approach utilized for the CHAS dataset. A relatively broad and inclusive estimate of households in need is summarized through the CHAS dataset by identifying households considered "low-income" (with incomes at or below 80% of the HUD Area Median Income, or AMI) which, generally, already have an adequate housing unit but are facing a significant housing problem. This includes at least one of the following:

1) Housing unit lacks complete kitchen facilities.
2) Housing unit lacks complete plumbing facilities.
3) Household is overcrowded (with more than 1 person per room).
4) Household is cost-burdened (housing costs—including utilities—exceed 30% of income).[x]

CHAS data, which utilizes sources such as the Census Bureau's American Community Survey (ACS) is calculated with a 5-year timeframe lag, so housing need referenced for 2024 AHPR reporting comes from CHAS data for the 2017-2021 period. This is the most recent dataset available at the time of reporting.[ix] The counts utilized for the AHPR have been adjusted downward by subtracting out CHAS estimates of housing units that are affordable to low-income households and vacant. This helps to account for private market units that are both affordable and available.

Table 9 below summarizes the remaining need for subsidized housing utilizing the CHAS dataset and information on assisted households from jurisdictions' Form 2 submissions, as noted in Table 4 above. Column two within the table summarizes total need as estimated through CHAS, and column three summarizes the inventory of subsidized housing in 2024 reported by jurisdictions. Column four notes additional households assisted, for households at or below 80% AMI.[x] Housing activities, such as project-based rental assistance and tenant-based sliding scale rental assistance, as well as down-payment assistance for single-family homeowners, are included within this category. Tenant-based rental assistance is particularly important to include as most households with a housing problem as identified by CHAS are experiencing the fourth problem listed above (cost-burden) which may be resolved through rental assistance. However, these activities do not create long-term affordable housing units and are, accordingly, tracked separately from the long-term inventory in the third column.

The fifth and final column of Table 9 provides a ratio of assistance (the sum of the third and fourth columns) to need (from the second column). It compares total subsidized low-income housing units, rental assistance, and other housing assistance available at the end of 2024 to total need for affordable units from the CHAS dataset. Subsidized units and other assistance are expressed as a percentage of total need as measured in the 2017-2021 CHAS estimates, providing a consistent way to compare the scale of low-income housing activity across jurisdictions to the need for assistance.

Table 9. Remaining Need for Subsidized Housing (2024)

Jurisdiction	Total Need	Total Units - End of 2024	Additional Households Assisted in 2024	Assistance and Subsidized Units as % of Existing Need
Clark County U.	99,700	8,851	567	9%
Las Vegas	67,145	9,073	1,475	16%
Henderson	24,090	2,960	90	13%
North Las Vegas	22,505	2,330	55	11%
Mesquite	1,580	159	2	10%
Boulder City	1,165	59	0	5%
Washoe County U.	7,780	195	518	9%
Reno	29,460	8,387	1,151	32%
Sparks	10,480	1,199	1,262	23%
Total	**263,905**	**33,213**	**5,119**	**15%**
Total - Clark County Without Vouchers	216,185	23,432	2,189	12%
Total - Clark County with Vouchers	216,185	33,947	2,189	17%
Total - Washoe County Without Vouchers	47,720	9,781	2,930	27%
Total - Washoe County with Vouchers	47,720	11,945	2,930	31%
AHPR Totals with Housing Choice Vouchers	**263,905**	**45,892**	**5,119**	**19%**

Note: Total need numbers are calculated from 2017-2021 data which contains pandemic-era data; however, households assisted includes COVID-19 related program participants. Note that voucher numbers are adjusted for overlap (vouchers are often used in tax credit units).

Table 9 also includes adjustments to account for federal Housing Choice Vouchers (HCV) for both Clark County and Washoe County.[xi] This type of assistance is not accounted for in the reporting noted in the fourth column of the table, but is available at the Housing Authority level and reflected accordingly. Voucher numbers have been adjusted following methodology established in previous reporting years, informed by the Division's 2020 Taking Stock report, to account for any potential overlap of units with tax credits and Project Based Vouchers (PBVs).[xii]

Summary of Remaining Need

As summarized in Table 9, the ratio of assistance to need for AHPR jurisdictions in total declined from 17% in 2023 to 15% in 2024, with total need growing from 258,255 households to 263,905 over the period. This marks the third year in a row that the AHPR has reported a decline in the ratio of assistance despite a growing inventory, highlighting the increasing need for affordable housing in recent years. This trend may also be informed by a decrease in total additional households assisted from 10,812 in 2023 to 5,119 in 2024, a decline of just over 50%. Additional households assisted in 2024 decreased or remained the same for all jurisdictions except Las Vegas and Sparks, reporting an additional 1,211 and 1,108 households assisted for the year, respectively. Las Vegas reported 1,300 households supported this year through the Housing Opportunities for Persons with AIDS (HOPWA) program (a notable increase from 24 units in 2023), and Sparks reported new assistance for homebuyer/multifamily programs as well as support for the Eddy House project. Reno reported the greatest ratio of assistance to need for 2024 at 32%, and Boulder City reported the lowest at 5%. Note that Mesquite reported a total 226 households assisted for the year, although breakdown by AMI was unavailable for 224 units at the time of reporting, so only 2 units are included within Table 9.

Clark County reported a notable decrease in assistance from 7,491 households assisted in 2023 to 567 assisted in 2024, likely attributable to a reduction in funding available from COVID-19 era programs—from either new programs, or programs that received additional funds during the peak of the COVID-19 pandemic. Reduced assistance was reported by Clark County through programs such as the Emergency Solutions Grant (ESG), including Rapid Re-Housing (RRH) and Homeless Prevention (HP) initiatives, as well as other programs led by funding from the Coronavirus Aid, Relief, and Economic Security (CARES) act. Many of these programs were intended to provide limited funding during the economic downtown following the pandemic, and future AHPR reporting may see a continuation of this downward trend in assistance as these funds continue to be expended.

The inclusion of HCVs in these calculations supports a notable increase in the ratio of assistance to need, in line with observations from previous AHPR reporting. Vouchers increased the ratio of assistance to need for all AHPR jurisdictions from 15% to 19% and increased the ratios for Clark County and Washoe County from 12% to 17% and 27% to 31%, respectively.

Analysis of Remaining Need for VLI Households

Table 10 below adds further detail to the summary of need highlighted in Table 9 by providing a summary of units for very low-income (VLI) and low-income (LI) households—households at or below 50% AMI or 80% AMI, respectively—as well as assistance for such units and corresponding ratios of assistance to need for 2024. Columns two through four in Table 10 provide summaries for VLI units, assistance, and households, and columns five through seven provide corresponding summaries for LI units.

Table 10. Ratio of Subsidized Units for VLI and LI Households to Need (2024)

Jurisdiction	VLI Units - End of 2024	Additional VLI Households Assisted	Ratio of VLI Assistance to VLI Need	LI Units - End of 2024	Additional LI Households Assisted	Ratio of LI Assistance to LI Need
Clark County U.	3,755	567	6%	5,096	0	16%
Las Vegas	6,078	1,463	17%	3,034	12	14%
Henderson	1,270	45	9%	1,690	45	17%
North Las Vegas	1,038	55	8%	1,240	0	14%
Mesquite	156	0	17%	34	2	5%
Boulder City	59	0	8%	0	0	0%
Total - Clark County	**12,356**	**2,130**	**10%**	**11,094**	**59**	**15%**
Washoe County U.	8	446	10%	187	72	8%
Reno	3,790	1,151	24%	4,597	0	58%
Sparks	556	1,180	28%	643	81	19%
Total - Washoe County	**4,354**	**2,777**	**23%**	**5,427**	**153**	**37%**
Total	**16,710**	**4,907**	**13%**	**16,521**	**212**	**19%**

Aligned with the decrease in households assisted noted in Table 9, total additional VLI households assisted decreased by over half from 10,514 in 2023 to 4,907 in 2024, and additional LI households assisted decreased from 298 to 212. The ratio of total assistance to need for VLI households decreased from 16% to 13% over the period, and the ratio for LI households remained unchanged at 19%. Unincorporated Clark County reported the greatest decrease in assistance to need from 17% in 2023 to 6% in 2024 and Sparks reported the greatest increase from 10% to 28%. For LI households, Henderson noted the greatest decrease from 125 households in 2023 to 45 in 2024, and Sparks had the greatest increase from 32 households to 81 households. At the county level, the ratio of assistance to need for VLI households in Clark County decreased by five percentage points in 2024 and remained the same for LI households. For Washoe County, the ratio increased by five percentage points for VLI households and increased by three percentage points for LI households over the period.

NOTABLE HOUSING INITIATIVES AND FUNDING SOURCES IN 2024

Jurisdictions' measure use, subsidized inventory and pipeline, distributed housing assistance, and need for affordable housing can all be further contextualized within the Annual Housing Progress Report (AHPR) through summarizing some of the notable initiatives to support affordable housing reported in 2024.

Most of the funding for affordable units and assistance originates from state or federal sources, including the Emergency Rental Assistance (ERA) program, the HOME Investment Partnerships Program (HOME), National Housing Trust Fund (HTF), Nevada Account for Affordable Housing Trust Fund, Housing Opportunities for Persons with AIDS (HOPWA), Emergency Solutions Grants (ESG), Low-Income Housing Tax Credits (LIHTC), American Rescue Plan Act (ARPA), as well as tax-exempt private activity bonds or the Community Development Block Grant (CDBG). A notable addition to these sources in 2024 is the establishment of the Clark County's Community Land Trust (CLT), which the County is using to build 240 new single-family homes across two projects—Cactus Trails and Rebecca Street. These homes will be available to households of two or more that earn less than 80% or 100% of the Area Median Income (AMI) in Clark County and be managed under a "shared equity" approach allowing the county to maintain ownership of the land upon which homeowners' homes are built, ensuring long-term affordability for current and future owners. The program is the first-of-its-kind for the County and supports the subsidized housing inventory through the addition of new single-family units in future AHPR reporting years.

Clark County also reported the South Nellis Permanent Supportive Housing (PSH) project for the first time in the 2024 reporting. Permanent supportive housing differs from other forms of housing assistance as these projects focus on providing long-term housing and supportive services to households with disabilities, differing from transitional housing or supportive services alone. While not the only PSH project in the County, this addition to the pipeline is notable. Also included within Clark County's reporting for 2024 is the addition of a senior project to the pipeline—McKnight Senior Village—as well as the new Ogden Pines, which will replace the former Ogden Pines. Additionally, Phase II of Hafen Village in Mesquite was reported complete in 2024, following- up from the completion of Phase I in 2023.

Notable updates within Washoe County for 2024 include the newly-reported 2026 I Street and 306 10th Street projects in Sparks, which were purchased with Home Means Nevada Initiative (HMNI) funding noted in 2023, as well as the completion of Railyard Flats—also a HMNI project. Additional projects funded by HMNI are also included within the subsidized housing pipeline for 2024. Also included within total reporting for Washoe County in 2024 is the addition of the Eddy House Transitional Living and Empowerment Center II projects to the pipeline, which focus on transitional housing for at-risk youth and women recovering from substance abuse, respectively.

While assistance post-Covid has respectively decreased, as noted in Table 9 and Table 10 above, continued reporting on projects funded through related initiatives, such as HMNI (funded through ARPA), denotes longevity of these funds in supporting the long-term development of affordable housing in the State.

CONCLUSION

Despite decreased housing assistance as limited funds post-Covid were expended, as well as the loss of 70 units converting to market-rate, reporting from jurisdictions for the 2024 Annual Housing Progress Report denotes continued growth of the overall inventory of subsidized housing, supported by the completion of new units as well as development of new funding sources to support current and future development. Key highlights of the 2024 report include all-time high reporting of Nevada's inventory of subsidized units of 33,213 total units, an increase of nearly four percent from the 31,952 units reported in 2023. In 2024, the inventories of Clark County and Washoe County increased by 1.9% and 9.2%, respectively, and Unincorporated Washoe County added the first units to its inventory in the history of AHPR reporting.

In 2024, jurisdictions also reported overall increased use of selected measures to support the maintenance and development of affordable housing, reporting 49 total measures used in 2024 and 291 instances of measure use, an increase from 42 total measures and 238 instances reported in 2023. Notable initiatives for the year include new reporting on Clark County's Community Land Trust (CLT), as well as the development of new permanent supportive housing and transitional housing in both Clark County and Washoe County. Additionally, progress on ongoing projects funded through the Home Means Nevada Initiative (HMNI) as well as updates on newly-funded projects were reported by jurisdictions in 2024.

While the total number of inventory units set-aside for very low-income (VLI) households has increased by 12% from 2018-2024, the inventory year-over-year slightly decreased from 51% of units for VLI households to 50%. The current pipeline of 6,374 does include 2,636 units set-aside for these households, so future AHPR reporting may see increased reporting of VLI units. The total pipeline decreased from the 6,592 units reported in 2023, noting a continued decline from the peak 7,139 units in 2023. Despite this decrease, fewer units were reported withdrawn from the 2024 pipeline compared to the over 1,000 units reported in 2023—approximately 250 units were reported withdrawn in 2024. Decreased pipeline units and assistance may be anticipated in future reporting as limited funds from COVID-19 initiatives are expended, although the reported decline denotes comparatively strong affordable housing growth contextualized with previous AHPR reporting—earlier AHPR reports, such as the 2018 report, reported an overall net decrease in the inventory due to the greater proportion of units "lost" compared to units gained through new development.

Future AHPR reporting will continue to contextualize current trends with historical data to provide insights into the maintenance and development of subsidized housing across the State. While the inventory growth and increased measure use reported in 2024 is notable, nuances in units lost or withdrawn, as well as analysis of progress towards addressing housing needs in VLI and low-income (LI) populations, will continue to be a key component of reporting to provide a comprehensive picture of jurisdictions' affordable housing efforts, especially as housing needs continue to increase.

For further information or to answer questions regarding this report please contact Jaylin Hendricks at jhendricks@housing.nv.gov or 702.486.5990 or contact the Nevada Housing Division at NHDinfo@housing.nv.gov or 775.687.2240.

Attachment A – NRS 278.235

Below is the governing statute underlying the Annual Housing Progress Report as amended in 2023. See [2023 Statutes of Nevada, Pages 1161-1286 (state.nv.us)] for information on recent amendments due to passage of AB213.

NRS 278.235 Adoption of measures to maintain and develop affordable housing to carry out housing plan required in master plan; conditions under which governing body may reduce or subsidize certain fees; annual reports.

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

(a) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created.

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

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

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

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

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

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

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

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

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

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

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

2. A governing body may reduce or subsidize impact fees, fees for the issuance of building permits or fees imposed for the purpose for which an enterprise fund was created to assist in maintaining or developing a project for affordable housing, pursuant to paragraph (a) of subsection 1, only if:

(a) When the incomes of all the residents of the project for affordable housing are averaged, the housing would be affordable on average for a family with a total gross income that does not exceed 60 percent of the median gross income for the county concerned based upon the estimates of the United States Department of Housing and Urban Development of the most current median gross family income for the county.

(b) The governing body has adopted an ordinance that establishes the criteria that a project for affordable housing must satisfy to receive assistance in maintaining or developing the project for affordable housing. Such criteria must be designed to put into effect all relevant elements of the master plan adopted by the governing body pursuant to NRS 278.150.

(c) The project for affordable housing satisfies the criteria set forth in the ordinance adopted pursuant to paragraph (b).

(d) The governing body makes a determination that reducing or subsidizing such fees will not impair adversely the ability of the governing body to pay, when due, all interest and principal on any outstanding bonds or any other obligations for which revenue from such fees was pledged.

(e) The governing body holds a public hearing concerning the effect of the reduction or subsidization of such fees on the economic viability of the general fund of the city or county, as applicable, and, if applicable, the economic viability of any affected enterprise fund.

3. On or before July 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 Housing 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. The governing body shall cooperate with the Housing Division to ensure that the information contained in the report is appropriate for inclusion in, and can be effectively incorporated into, the statewide low-income housing database created pursuant to NRS 319.143.

4. On or before August 15 of each year, the Housing Division shall compile the reports submitted pursuant to subsection 3 and post the compilation on the Internet website of the Housing Division.

(Added to NRS by 2007, 1517; A 2009, 2764; 2013, 1506; 2017, 1038; 2019, 827, 831; 2023, 1165)

Attachment B – Form 1 from Jurisdiction Reports

FORM 1: UNINCORPORATED CLARK COUNTY - SELECTED SPECIFIED MEASURES (2024)

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	**B**	**C**
MEASURE	***INCORPORATED INTO HOUSING PLAN***	***USED IN 2024 (PLEASE "X" TO DENOTE)***	***NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE***
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	**X**	**X**	This is mentioned in our Master Plan and was also specifically adopted into County Code in 2021. These discounts are available in unincorporated Clark County, for County Department fees and County-managed utilities only. All affordable housing developments built in unincorporated CC have been applying for a certification to receive these fee waivers or reductions and have been receiving them each year. More info here.
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**	**X**	One sale completed in 2024 (Microbusiness); another in process (Robindale).
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	**X**		We generally sell the land for $1 to developers for affordable housing, vs granting it; however, the County is in discussion to potentially deed a .27 acre County parcel to a non-profit for the development of single family affordable housing.
D) Leasing land by the city or county to be used for affordable housing.	**X**	**X**	One parcel was leased to a developer in 2024 to develop the County's Community Land

			Trust (CLT). In 2026 the County will begin leasing County land under 240 homes to CLT homeowners.
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**		Yes, Cactus in 2024. At least one more site in 2025.
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	**X**	**X**	CHF Fund created in 2022. CHF funds awarded to developers in 2024: $66,250,000
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	**X**	**X**	This is mentioned in our Master Plan and was also specifically adopted into County Code in 2021. Expedited processing is for County departments and County-managed utilities only. All affordable housing developments built in unincorporated CC have been applying for a certification to receive expedited processing and have been receiving them each year. More info here.
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**	Yes, many instances. Re density bonuses, though available in 2024, none were applied for until 2025.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component.	**X**		Yes, many instances of financial incentives, including County property tax exempted. Density Bonuses for affordable housing, along with parking reductions, were added into our Housing Plan and County code as of Jan 1, 2024, none

			granted in 2024 but expect some in 2025.
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	**X**		Density Bonuses for affordable housing, along with parking reductions, were added into our Housing Plan and County code as of Jan 1, 2024, none granted in 2024 but expect some in 2025.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	**X**	**X**	More info in Form 2 re rental assistance. Assistance for purchase of homes will begin in 2026 through the County CLT.
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**	CHO awarded substantial money (HOME-ARP) for supportive services in 2024.

FORM 1: CITY OF LAS VEGAS - SELECTED SPECIFIED MEASURES (2024)

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	B	C
MEASURE	***INCORPORATED INTO HOUSING PLAN***	***USED IN 2024 (PLEASE "X" TO DENOTE)***	***NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE***
*A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	**X**	**X**	4 instances in progress (Golden Rule Phase II, Marrion Bennett Phase II, Visions Park, Ogden Pines)
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**	**X**	1 instance in progress (Westside Flats)
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**	**X**	1 instance in progress (Silver Desert Estates)
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	**X**		Affordable housing Trust Fund established 1-18-2023.
*G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	**X**	**X**	4 instances in progress (Golden Rule Phase II, Marrion Bennett Phase II, Visions Park, Ogden Pines)

*Inclusion of Measures A, G, I & J not reported in 2023 AHPR but are included in the City of Las Vegas 2050 Master Plan. This form has been updated to accurately reflect this Measure use.

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**	4 instances (1501 LLC, James Down Towers, Golden Rule Phase II, 7th Street Apartments)
*I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story 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**	1 instance in progress (Marrion Bennett Phase II)
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	**X**	**X**	4 instances reported assisting 175 households.
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**	2 instances with 1307 households assisted, some overlap with households helped with rental assistance.

*Inclusion of Measures A, G, I & J not reported in 2023 AHPR but are included in the City of Las Vegas 2050 Master Plan. This form has been updated to accurately reflect this Measure use.

FORM 1: CITY OF HENDERON - SELECTED SPECIFIED MEASURES (2024)

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	**B**	**C**
MEASURE	***INCORPORATED INTO HOUSING PLAN***	***USED IN 2024 (PLEASE "X" TO DENOTE)***	***NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE***
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	**X**	**X**	1 instance: Sunrise Ranch Affordable Housing (in progress). An enterprise fund established by City Council has been used in 2024; a portion of the City of Henderson's Development Services Center is being funded by the newly created Enterprise Fund.
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**	**X**	The City issued a Request for Proposals from local developers for the City owned parcel where the Arroyo Grande family Apartments will be constructed.
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.			
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	**X**	**X**	1 instance: West Henderson Family Apartments will be located on existing federal land that will be transferred for the development of affordable housing. The closing of the federal land transfer is envisioned to be completed in late 2025.
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**	**X**	2 instances: Sunrise Ranch Apartments &West Henderson Family Apartments. In 2023 the City has approved modified standards to parking and other required specifications for developing affordable housing. The City does not have a process to expedite the approval of plans, but rather has created stream-lining processes for plan reviews. Some of these process improvements include allowing for staff-level review versus the need to take such reviews to committee or council. This staff review allows for the administrative process to move more quickly and avoid a public review.
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**	The City works with developers of affordable housing during the planning process to provide density bonuses for affordable housing constructed for residents who are 80% or below the area median income. Density units are based upon total units constructed on an acre of land.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component.	**X**	**X**	The City works with developers of affordable housing during the planning process to provide density bonuses for affordable housing constructed for residents who are 80% or below the area median income. Density units are based upon total units constructed on an acre of land.
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	**X**	**X**	The City works with developers of affordable housing during the planning process to provide density bonuses for affordable housing constructed for residents who are 80% or below the area

			median income. Density units are based upon total units constructed on an acre of land.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	**X**	**X**	The City of Henderson has two main categories of programs that assist low-income individuals with the rental of affordable housing. Both were used this year. They are: 1. Tenant-based rental assistance 2. Welfare Set-Aside The City of Henderson also has 2 programs offered to low-income homeowners that provide for weatherization, mobility improvements, and ensure the health and safety of the residents. They are: 1. Critical Home Repair (small scale) 2. Homeowner Occupied Rehabilitation (large scale).
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**	The City of Henderson has two main categories of programs that assist low-income individuals with supportive services and rental assistance of affordable housing. Both were used this year. The City subawards annual funding to local nonprofits for the administration of the programs. The programs are: 1. Tenant-based rental assistance 2. Welfare Set-Aside

FORM 1: CITY OF NORTH LAS VEGAS - SELECTED SPECIFIED MEASURES (2024)

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	**B**	**C**
MEASURE	***INCORPORATED INTO HOUSING PLAN***	***USED IN 2024 (PLEASE "X" TO DENOTE)***	***NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE***
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	**X**	**X**	6 instances, none that have finished
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	**X**		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	**X**		
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	**X**		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.			
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.			

H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	**X**	**X**	6 instances, none that have finished
I) Providing financial incentives or density bonuses to promote appropriate transit- oriented or multi-story housing developments that would include an affordable housing component.			
J) Offering density bonuses or other incentives to encourage the development of affordable housing.			
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	**X**	**X**	Rental assistance program assisting 57 people
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: CITY OF MESQUITE - SELECTED SPECIFIED MEASURES (2024)

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	B	C
MEASURE	***INCORPORATED INTO HOUSING PLAN***	***USED IN 2024 (PLEASE "X" TO DENOTE)***	***NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE***
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	**X**	**X**	Waived all impact fees and collected a flat $420 permit fee only from manufactured home developments.
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**	**X**	In the process of selling 401 Falcon Ridge Pkwy to a senior affordable housing developer, and considering the sales of 46.5-ac property to a local residential developer to build workforce housing.
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	**X**	**X**	2 instances, for Hafen Vlg Phase I & II, which have been completed.
D) Leasing land by the city or county to be used for affordable housing.	**X**		
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	**X**		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	**X**		
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	**X**	**X**	Approved rezoning (ZCM-23-004) of the 16-acre city-owned property from Single Family & Public Facilities to Multi-Family Medium Density (MF-

			3) to have it available for future affordable housing development.
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**	3 instances, Hafen Vlg I & II and ongoing donation of bond cap to NRHA
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story 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**		

FORM 1: BOULDER CITY - SELECTED SPECIFIED MEASURES (2024)

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	B	C
MEASURE	***INCORPORATED INTO HOUSING PLAN***	***USED IN 2024 (PLEASE "X" TO DENOTE)***	***NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE***
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	**X**		
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	**X**		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	**X**		
D) Leasing land by the city or county to be used for affordable housing.	**X**		
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.			
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.			
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	**X**		

H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	**X**		
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component.			
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	**X**		
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.			
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.			

FORM 1: UNINCORPORATED WASHOE COUNTY - SELECTED SPECIFIED MEASURES (2024)

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 incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	B	C
MEASURE	***INCORPORATED INTO HOUSING PLAN***	***USED IN 2024 (PLEASE "X" TO DENOTE)***	***NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE***
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	**X**		
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	**X**		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.			
D) Leasing land by the city or county to be used for affordable housing.		**X**	Land was purchased to provide the location for the CC PSH project and ASI's Line Drive Project. This conveyance will add to the bottom line by removing the expense related to land purchasing/leasing and will allow for expenditures to be allocated to construction and operations thus maximizing more resources.
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	**X**		

F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	**X**	**X**	A funding agreement with American Covenant for $1,000,000 was executed 11/21/2024. This project will create 170 units for low and very low-income household. The agreement with ASI for $750,000 was executed 12/10/2025. This project creates 50 units for permanent supportive housing of low and very-low income households.
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**	Washoe County participates in the Washoe County HOME Consortium. The Ridge Sun Valley opened in 2025. The Cares Campus Permanent Supportive Housing was 75% completed as of 12/2024
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story 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**	Four programs used this measure in 2024 assisting 517 households.
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**	The same four programs used this measure in 2024 with the same 517 assisted.

FORM 1: CITY OF RENO - SELECTED SPECIFIED MEASURES (2024)

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	B	C
MEASURE	***INCORPORATED INTO HOUSING PLAN***	***USED IN 2024 (PLEASE "X" TO DENOTE)***	***NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE***
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	**X**	**X**	5 projects funded
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	**X**		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	**X**	**X**	Used measure in 1 instance, projects ongoing and not yet complete.
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.			
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	**X**	**X**	Although not yet held in a trust fund, developers paid contribution fees into a fund for affordable housing. Plans are to use these funds in 2025.
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	**X**		Not implemented until Jan 2025

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 projects funded
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story 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**	Used in 3 projects to help 1,242 households.
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.	**X**	**X**	Used in 2 projects for same households helped with rental

FORM 1: CITY OF SPARKS - SELECTED SPECIFIED MEASURES (2024)

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	**B**	**C**
MEASURE	***INCORPORATED INTO HOUSING PLAN***	***USED IN 2024 (PLEASE "X" TO DENOTE)***	***NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE***
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created			
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	**X**		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	**X**	**X**	The City of Sparks was awarded HMNI funding for the purpose of purchasing vacant land for the future use of affordable housing (two parcels purchased in 2024). • 2026 I Street (purchased February 2024): Request for Proposal released in May and October 2024 soliciting the development of affordable housing on the site. Project selected in 2025. • 306 10th Street (purchased April 2024)– Request for Proposal released in 2025.
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.			
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.		**X**	In September 2024 the Sparks City Council adopted an ordinance to expedite the process for consideration of affordable housing projects. For multifamily buildings >110 units, a conditional use permit is not required if the project has income restricted units that: 1) are offered to households earning no more than 80% AMI, 2) comprise a minimum of 20% of the total project units, and 3) have an affordability period of at least 20 years.
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**	The City of Sparks transferred Private Activity Bond Cap to NRHA and NHD for single family homebuyer programs and the development of affordable multifamily projects.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story 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	In 2024 the City of Sparks was awarded $1.5M through AB396 for the purpose of providing rental assistance. In calendar year 2024, 306 households were assisted.
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	The city awarded $86,768 in CDBG funds to support the operations of the Eddy House providing shelter and services to youth experiencing homelessness. During calendar year 2024, 1021 individuals earning 30% AMI and below were assisted.

Attachment C – Form 2
from Jurisdiction Reports

FORM 2: UNINCORPORATED CLARK COUNTY - UPDATES ON RESTRICTED AND ASSSISTED UNITS (2024)

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai -ned (80-100% AMI)	K #Low Income Maintai -ned (50-80% AMI)	L # Very Low Income Maintai -ned (under 50% AMI)	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
1	H	1501 LLC (joint with LV, HOME units with 20 year restrictions, 9%, CHF award)	1502 Laurelhur -st Drive	89108	U							40		7	33	MFR	40	50
2	H	1501 LLC (joint with LV, HOME units with 20 year restrictions) Phase 2	1501 Decatur Boulevard	89108	U							40	7		33	MFR	33	50
3	H	A Place to Call Home (located in CLV, 2023 9% TC)	3460 North Rancho	89130	U							50		30	20	MFR	50	TBD
4	F,H	Bledsoe (minor renovations, CHF)	2306 Bledsoe Ln.	89156	C						23	24				MFR	23	TBD
5	F,H	Bob Hogan (minor renovations, CHF)	5075 Newport Cove Dr.	89119	C						20	21				MFR	20	TBD
6	F,H	Bonnie Ln (minor renovations, CHF)	2047 Bonnie Ln.	89156	C						65	65				MFR	65	TBD
7	A,F,H,G	Bruner Senior Apartments (CHF) (2024) (Measure H)	191-05-801-015	89183	F							194		174	20	MFR	194	TBD
8	A,F,G,H	Buffalo & Cactus Apartments	10589 Buffalo Drive	89179	U							125		112	13	MFR	125	50

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai -ned (80-100% AMI)	K #Low Income Maintai -ned (50-80% AMI)	L # Very Low Income Maintai -ned (under 50% AMI)	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
		(CHF award, 4% &PAB)																
9	A,D,E,G, H,K	Cactus Trails (Welcome Home CLT) Coming 2025 using measures	176-27-401-013		F							210		210		SFS	210	99
10	F,H,L	Carol Haynes Apartments (CHF award, HOME/AAHTF)	5160 General Miles Way	89122	C						24	24				Other/ MFR	24	20
11	K,L	CCSS - CRF - CC Rent Assistance	Various Addresses	N/A	NP-C							1			1	Other	N/A	N/A
12	K,L	CCSS - CRF - CCSS - ERA2	Various Addresses	N/A	NP-C							15			15	Other	N/A	N/A
13	K,L	CCSS - CRF - FI-Rental Assistance Program	Various Addresses	N/A	NP-C							66			66	Other	N/A	N/A
14	K,L	Clark County Social Service - (CCSS-SN) Eviction Prevention	Various Addresses	N/A	NP-C							347			347	Other	N/A	N/A
15	F,H	Coronado Dr. (minor renovations, CHF) located in Henderson	500 N. Major Ave.	89015	C-H					11	48	60				MFR	59	TBD
16	F,G,H	Decatur Rome (CHF) located in LV	4850 W. Rome Blvd.	89131	U							276		96	180	MFR	276	40
17	F,H	Dina Titus (minor	5050 Missouri	89122	C						18	19				MFR	18	TBD

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai -ned (80-100% AMI)	K #Low Income Maintai -ned (50-80% AMI)	L # Very Low Income Maintai -ned (under 50% AMI)	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
		renovations, CHF)	Ave.															
18	F,H	Donna Louise Phase 2 (joint with CNLV, CHF award, 9% TC)	6275 Donna Street	89081	U							48	6		42	MFR	42	50
19	F,H	DP (Desert Pines) Parcel 3 (CHF) (2024) (Measure H)	Pecos & Bonanza	89101	F							136		107	28	MFR	135	TBD
20	K,L	Economic Opportunity Board of Clark County - EOB - (EOBCC) Economic Opportunity Board of Clark County	Various Addresses	N/A	NP-C							36			36	Other	N/A	N/A
21	A,C,G,H	Family Promise Navigation Center	3110 East Twain	89121	U							10	1	9		MFR	10	
22	K,L	FirstMed Health and Wellness Center - (FirstMed) FirstMed Unsheltered Homeless Program	Various Addresses	N/A	NP-C							11			11	Other	N/A	N/A
23	F,H	George and Lois Brown (minor renovations, CHF)	429 E. Van Wagenen St.	89015	C-H						21	22				MFR	21	TBD

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai -ned (80-100% AMI)	K #Low Income Maintai -ned (50-80% AMI)	L # Very Low Income Maintai -ned (under 50% AMI)	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
		located in Henderson																
24	H	Hafen Village (Nevada Rural Housing Authority, joint with Mesquite, 9% TC) phase 2	850 West Hafen Lane	89027	C-M							36			36	MFR	36	50
25	K,L	HELP of Southern Nevada - AB396 Rental Assistance Program	Various Addresses	N/A	NP-C							2			2	Other	N/A	N/A
26	K,L	Hopelink - (Hopelink) FRC Program	Various Addresses	N/A	NP-C							55			55	Other	N/A	N/A
27	K,L	Hopelink - AB396 Rental Assistance Program	Various Addresses	N/A	NP-C							1			1	Other	N/A	N/A
28	N/A	Hullum Homes rehab (no measure used, Public Housing RAD rehab project with SNRHA)	4980 E. Owens Ave.	89115	U						59	59				MFR	59	50
29	N/A	James Down Towers (CHF funding transferred to Marion Bennett,	5000 Alta Dr.	89107	W													

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai -ned (80-100% AMI)	K #Low Income Maintai -ned (50-80% AMI)	L # Very Low Income Maintai -ned (under 50% AMI)	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
		project located in CLV and continues)																
30	F,H	John Chambers (minor renovations, CHF)	2030 Camel St.	89115	C						24	25				MFR	24	TBD
31	K,L	Kline Veterans Fund - (Kline) Edward Kline Memorial Homeless Veterans Fund	Various Addresses	N/A	NP-C							11			11	Other	N/A	N/A
32		Laughlin Senior Apartments (CHF) (2024) (Measure H)	Needles Hwy, Laughlin		W							36		7	29	MFR		
33	F,H	Marble Manor - Phase 1 (CHF) (2024) (Measure H)	1320 Morgan Ave.	89106	F							138	70	TBD	TBD	MFR	108	
34	F,H	Marion Bennett Plaza Phase II (CHF and HMNI awards, SNRHA project in CLV)	1818 Balzar Ave.	89106	U							59		28	31	MFR	46	40
35	F,H	McKnight Senior Village	651 McKnight St.	89101	F							60		54	6	MFR	60	TBD

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		(CHF) (2024) (Measure H)																
36	B,F,H	Microbusi-ness Park (Other County Funds, located in NLV, retail & housing)	139-22-201-005	89030	U							76		76		MFR	76	99
37	K,L	Nevada Partners Inc. - (NP) [CC] ESG Program	Various Addresses	N/A	NP-C							17			17	Other	N/A	N/A
38	K,L	Nevada Partnership for Homeless Youth (NPHY) - (NPHY) CCHIP Youth TH-RRH Transitional Housing	Various Addresses	N/A	NP-C							2			2	Other	N/A	N/A
39	F,H	Park Apts. (minor renovations, CHF)	2312 Bledsoe Ln.	89156	U						21	22				MFR	21	TBD
40	F,H	Pearson Pines (FKA Buena Vista Springs) (CHF)	2530 Morton Avenue	89032	U							60		29	31	MFR	60	40
41	A,F,G,H	Pebble and Eastern	2325 E. Torino Ave.	89123	U							195		175	20	MFR	195	40
42	F,H	Pecos Apartments (CHF)	6555 N. Pecos Rd	89086	F							105		105		MFR	105	TBD

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		(2024) (Measure H)																
43	H	Pura Vida (joint with NLV)	3286 Coran Lane North	89106	U							74			74	MFR	74	30
44	F,H	Ray Rawson (minor renovations, CHF)	3420 Lindell Rd.	89146	C						24	24				MFR	24	TBD
45	H, K	Rebecca Street (Welcome Home CLT) Coming 2024 using measures D,H	125-26-204-003		F							30		30		SFS	30	99
46	B, E, H	Robindale	1280 Millidu -kes Ave.	89123	F							363		304	59	MFR	363	tbd
47	NA	Rochelle Pines rehab (no measure used, 4% &PAB)	4285 Hildebr -and Ave.	89121	C					5	108	115				MFR	113	30
48	H	Rome South Senior/Rome Pines Senior (joint with NLV, HOME from NLV and Clark Co. 20 year restrictions, 9%)	325 E. Rome Blvd.	89084	C-NLV							150		132	2	MFR	134	30
49	H	Rome South Senior/Rome Pines Senior Phase 2 (joint with Clark Co, HOME from	345 E. Rome Blvd.	89084	C-NLV							70		52	10	MFR	62	40

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai-ned (80-100% AMI)	K #Low Income Maintai-ned (50-80% AMI)	L # Very Low Income Maintai-ned (under 50% AMI)	M Total # of units Funded/ Develop-ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
		NLV and Clark Co. 30 year restrictions)																
50	F,H,L	Ruby Duncan Manor (CHF award, HOME/AAH TF) located in LV	500 West Owens Avenue	89106	U						30	30				Other/ MFR	30	20
51	A,G,H	Russell Senior (FKA Tempo IV Senior Apartments) (combined phase 1 and 2, 4% &PAB) (CHF)	6460 E. Russell Road	89122	C							208		208		MFR	208	30
52	F,H,L	Sandy Robinson Apartments (CHF award, HOME/AAH TF, located in LV)	4200 E. Bonanza Road	89110	U						25	25				Other/ MFR	25	20
53	F,H	Sartini Plaza (located in CLV)	900 Brush Street	89107	U						220	220				MFR	220	SNR HA
54	F,H	Senator Joseph Neal/Old Rose Gardens (CHF) (coming in 2024) (Measure H)	1632 Yale St	89030	F							192		112	80	MFR	192	50
55	H,L	South Nellis Permanent Supportive	2195 S. Nellis Blvd	89104	F							50		TBD	TBD	MFR	50	TBD

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai -ned (80-100% AMI)	K #Low Income Maintai -ned (50-80% AMI)	L # Very Low Income Maintai -ned (under 50% AMI)	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
		Housing																
56	A,F,G,H	Southern Pines 1 fka Decatur Pines 9% (CHF award)	10030 S. Decatur Blvd	89141	U							60	12		48	MFR	48	40
57	A,F,H, G	Southern Pines 2 fka Decatur Pines 4%	10030 S. Decatur Blvd	89141	F							180		161	18	MFR	179	40
58	K,L	St. Jude's Ranch - (ST JUDE) Title I HOPE ARP	Various Addresses	N/A	NP-C							2			2	Other	N/A	N/A
59	F,H,L	Sunrise Ranch aka Boulder & Gibson Apts./St. Jude's Ranch (CHF, joint with Henderson)	960 Broadbent Blvd	89011	U							144		93	49	MFR	142	50
60	K,L	The Salvation Army EFSP PH 39/ARPA-R - EFSP Phase 39	Various Addresses	N/A	NP-C							1			1	Other	N/A	N/A
61	A,F,H, G	Torrey Pines (FKA Arby) (CHF)	6450 W. Arby Avenue	89118	U							190		190		MFR	190	30
62	A,F,H,L, G	Tropicana Trails	161-28-510-024		F							50		16	33	MFR	49	TBD
63	A,G,H,L	Vegas Valley Supportive Housing/Vista del Sol (Clark Co HOME with 20 year	4955 E. Vegas Valley Drive	89121	C							70			69	MFR	69	40

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai-ned (80-100% AMI)	K #Low Income Maintai-ned (50-80% AMI)	L # Very Low Income Maintai-ned (under 50% AMI)	M Total # of units Funded/ Develop-ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
		restrictions, 9% TC)																
64	F,H	Visions Park (CHF)	1401 E. Washing-ton Ave	89101	U							100			99	MFR	99	40
65	F	Welcome Home Community Housing Fund (CHF) was continued, with direct gap financing available for new development and rehab/aqui-sition. Over $66M was awarded in 2024	N/A	N/A	NP-C											N/A	N/A	N/A
66	F,H	West Henderson Affordable Apartments (CHF) (2024) (Joint with Henderson, Measure H support planned but was not yet carried out in 2023)	191-17-501-010, 191-116-101-005	89044	U							390		390		MFR	390	TBD
67	A,G,H	West Sahara Apartments (combined	8007 West Sahara	89117	U							171		166	4	MFR	170	50

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai -ned (80-100% AMI)	K #Low Income Maintai -ned (50-80% AMI)	L # Very Low Income Maintai -ned (under 50% AMI)	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
		phase 1 and 2, received CHF award, 9% TC)	Avenue															
68	F,H	Westside Flats (2024)	600 Van Buren Avenue	89106	F							22		18	4	MFR	22	TBD
69	NA	Woodcreek (4% &PAB)	4485 Pennwood Ave.	89102	C					40	192	232				MFR	232	30
	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	56	922	827	0	208	69		5,250	

FORM 2: CITY OF LAS VEGAS - UPDATES ON RESTRICTED AND ASSSISTED UNITS (2024)

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai -ned (80-100% AMI)	K #Low Income Maintai -ned (50-80% AMI)	L # Very Low Income Maintai -ned (under 50% AMI)	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
1	H	1501 N. Decatur (joint with Clark Co., 6 CLV HOME units and 2 AAHTF units with 20 year restrictions)	1501 N. Decatur Blvd.	89108	U							40			33	MFR	33	50
2	N/A	1501 N. Decatur phase 2 (reported by Clark County, 2024 9% TC app)	1501 N. Decatur Blvd.	89108	U							40			33	MFR	33	50
3	H	7th Street Apartments (3 AAHTF units)	524 N7th Street	89101	U							8		3		MFR	3	30
4	N/A	28th & Sunrise (CLV supported with 2024 private activity bond allocation)	2601 Sunrise Ave	89101	F							121		67	54	MFR	121	
5	N/A	A Place to Call Home (2023 9% TC, no measure use reported yet)	3460 N. Ranch Dr.	89130	U							50		50	20	MFR	50	50
6	N/A	Arthur McCants (CLV supported with 2024 private activity bond allocation)	800 N Eastern Ave	89101	F					116		116				MFR	116	

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai-ned (80-100% AMI)	K #Low Income Maintai-ned (50-80% AMI)	L # Very Low Income Maintai-ned (under 50% AMI)	M Total # of units Funded/ Develop-ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
7	K	CDBG Single Family Rehabilitation Program (occupant owned, ongoing program)	Various	Vario-us	NP-C							28		12	16	SFS	0	NA
8	K,L	City of Las Vegas Flexible Housing (CLVC) Flexible Housing	Various Addresses	N/A	NP-C							7			7	Other	N/A	N/A
9	C	Decatur & Rome (land donation, joint with Clark Co.- CHF award)	6635 N Decatur Blvd	89131	U							276		100	176	MFR	276	50
10	N/A	Duncan and Edwards (CLV supported with 2023 private activity bond allocation)	5901 W. Duncan Drive	89108	F							60		6	54	MFR	60	
11	F	Establishment of Affordable Housing Trust Fund 1-18-2023		N/A	NP-C											NA		
12	A, G, H	Golden Rule Phase II (private activity bonds, 4 CLV HOME units, 2 CLV HOME State units, 35 yr restrictions)	820 N Eastern Ave	89101	U							60		28	32	MFR	60	35
13	L	HOPWA	Various	NA	NP-C							1300			1300	Other	N/A	N/A

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai-ned (80-100% AMI)	K #Low Income Maintai-ned (50-80% AMI)	L # Very Low Income Maintai-ned (under 50% AMI)	M Total # of units Funded/ Develop-ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
		related supportive services																
14	K	Housing Assistance Program - ESG	Various	N/A	NP-C							26			26	Other	N/A	N/A
15	H	James Down Towers (SNRHA RAD conversion of public housing, rehab, federal HOME funds, 6 HOME units with 15 year restrictions, PAB & 4% TC 30 year restrictions)	5000 Alta Dr.	89107	U						200	200				MFR	200	30 & TBD
16	A, G, J	Marion Bennett Plaza Phase II (SNRHA, CHF award, HMNI award)	1818 Balzar Ave.	89106	U							46			46	MFR	46	TBD
17	H	McKnight Senior Village IV	731 Effinger St	89101	F							60		14	46	MFR	60	30
18	A, G	Ogden Pines Apts (old)	1200 E. Ogden Ave.	89101	L		39	0				39				MFR	39	30
19	A,G	Ogden Pines (new)	1201 E. Ogden Ave.	89102	F							50		38	1	MFR	38	50
20	N/A	Ruby Duncan Manor (additional minor renovation work, Clark County CHF award)	500 West Owens Avenue	89106	U						30	30				Other/ MFR	30	20

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai-ned (80-100% AMI)	K #Low Income Maintai-ned (50-80% AMI)	L # Very Low Income Maintai-ned (under 50% AMI)	M Total # of units Funded/ Develop-ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
21	N/A	Sandy Robinson Apartments renovations (Clark County CHF award)	4200 E. Bonanza Road	89110	U						25	25				Other/ MFR	25	20
22	N/A	Sartini Plaza rehab (measure use reported by Clark Co., located in CLV)	900 Brush Street	89107	U						220	220				MFR	220	SNRH A
23	K	Tenant Based Rental Assistance - HOPWA	Various	N/A	NP-C							114			114	Other	N/A	N/A
24	A, G	Visions Park (CHF) multi-jurisdictional project located in Las Vegas	1401 E Washingt on Ave	89101	U							100			100	MFR	100	40
	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	39	0	0	116	475	0	0	0	0		1,510	

FORM 2: CITY OF HENDERSON - UPDATES ON RESTRICTED AND ASSSISTED UNITS (2024)

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai-ned (80-100% AMI)	K #Low Income Maintai-ned (50-80% AMI)	L # Very Low Income Maintai-ned (under 50% AMI)	M Total # of units Funded/ Develop-ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
1	NA	Coronado Dr. (minor renovations, CHF, Clark Co. action, inventory in COH))	500 N. Major Ave.	89015	C					11	48	60				NFR	59	TBD
2	K	Critical Home Repair (CDBG)	Various	Vario-us	NP-C							30		30	0	SFS	41	1
3	N/A	George and Lois Brown (minor renovations, CHF, Clark Co. action, inventory in COH)	429 E. Van Wagenen St.	89015	C						21	22				MFR	21	TBD
4	K	Homeowner Occupied Rehabilitation (HOME)	Various	Vario-us	NP-C							3		3		SFS	5	1
5	K,L	Nevada Partners Inc. - (NP) [CoH] CDBG Program (added from Bifocus report)	Various Addresses	N/A	NP-C							12			12	Other	N/A	N/A
6	K	Rental, Mortgage and Utility Assistance (CDBG-CV)	178 Westmin-ster Ave	89015	NP-C					0	0	0				NA	NA	NA
7	K,L	Rental, Mortgage, and Utility Assistance (ERAP 2)	178 Westmin-ster Ave	89015	NP-C				0	0	0	0				NA	NA	NA

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai-ned (80-100% AMI)	K #Low Income Maintai-ned (50-80% AMI)	L # Very Low Income Maintai-ned (under 50% AMI)	M Total # of units Funded/ Develop-ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
8	A,I,G,H,J	Sunrise Ranch Affordable Housing (Broadbent & Boulder Hwy) FKA St. Jude's Ranch FKA Boulder & Gibson	APN #161-35-302-007	89011	U							144			144	MFR	150	TBD
9	K	Tenant-Based Rental Assistance (TBRA)	178 Westminster Ave	89015	NP-C							15		12	3	NA	NA	NA
10	H,L	Visions Park/Blind Center Affordable Housing (joint with Clark Co., CHF, HMNI, located in CLV)	100 N Bruce Street, Las Vegas	89101	U							100			100	MFR	100	40
11	K,L	Welfare Set-Aside Rental and Mortgage Assistance (WSA)	178 Westmin-ster Ave	89015	NP-C							30		0	30	NA	NA	NA
12	E,G,H,J	West Henderson Affordable Housing (Larson & Las Vegas Blvd, 11 HOME units - City of Henderson)	APN# 191-17-501-010	89044	U							390		390		MFR	390	30
	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	11	69	82	0	0	0		766	

FORM 2: CITY OF NORTH LAS VEGAS - UPDATES ON RESTRICTED AND ASSSISTED UNITS (2024)

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai-ned (80-100% AMI)	K #Low Income Maintai-ned (50-80% AMI)	L # Very Low Income Maintai-ned (under 50% AMI)	M Total # of units Funded/ Develop-ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
1	A,H	Donna Louise Phase 2 (Joint with Clark County, 4 CNLV HOME unit with 20 year affordability restriction, CHF award, Clark County HOME)	6275 Donna St.	89081	U							48	6		42	MFR	42	20
2	A,H	Microbusiness Park (Other County Funds, located in NLV & reported by Clark Co, retail & housing)	139-22-201-005	89030	U							76		76		MFR	76	20
3	K	Nevada Partners - Homelessness Prevention	690 W Lake Mead Blvd	89030	NP-C							27			27			N/A
4	A,H	Pearson Pines (FKA Buena Vista Springs) (CHF) located in NLV, reported by Clark Co.	2510 Morton Ave	89032	U							60		29	31	MFR	60	20
5	A,H	Pecos Apartments	6555 N. Pecos Rd	89086	F							105		99	6	MFR	105	20
6	A,H	PuraVida (HOME funds with 20 year restrictions, joint with Clark Co., agreement still being finalized)	3286 Coran Lane North	89106	U							74		45	29	MFR	74	20

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai-ned (80-100% AMI)	K #Low Income Maintai-ned (50-80% AMI)	L # Very Low Income Maintai-ned (under 50% AMI)	M Total # of units Funded/ Develop-ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
7	H	Rome South Senior/Rome Pines Senior (joint with NLV, HOME from NLV and Clark Co. 20 year restrictions, 9%)	325 E. Rome Blvd.	89084	C							150			134	MFR	134	30
8	H	Rome South Senior/Rome Pines Senior Phase 2 (joint with Clark Co, HOME from NLV and Clark Co. 30 year restrictions)	345 E. Rome Blvd.	89084	C							70		52	10	MFR	62	40
9	K	Salvation Army - Homelessness Prevention	211 Judson Ave	89030	NP-C							28			28			N/A
10	A,H	Senator Joseph Neal Apartments	1632 Yale St	89030	F							192		13	179	MFR	192	20
	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	0	0	220	0	52	144		745	

FORM 2: CITY OF MESQUITE - UPDATES ON RESTRICTED AND ASSSISTED UNITS (2024)

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai-ned (80-100% AMI)	K #Low Income Maintai-ned (50-80% AMI)	L # Very Low Income Maintai-ned (under 50% AMI)	M Total # of units Funded/ Develop-ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
1	C,H	Hafen Village, Phase II (joint with Clark Co. & NRHA)	850 Hafen Ln	89027	C							36			36	MFR	36	50
2	H	Private Activity Bond Cap to NRHA Down Payment Assistance Program - used to support program statewide	Various	Vario-us	NP-C							NA				SFS	NA	NA
3	A	Manufactu-red Home Construction	Various	Vario-us	NP-C							2		2		SFS	NA	NA
4	G	Rezoning of the 16-acre city-owned property from Single Family & Public Facilities to Multi-Family Medium Density (MF-3) to have it available for future affordable housing development.	750 Horizon Blvd; 799 Hardy Way; 800 Horizon Blvd; 870 Horizon Blvd	89027	NP-C							TBD				SFR/SFS	333	NA
5	A,G	Rivers Bend	704 Pinnacle Ct.	89027	NP-C							48				SFS	NA	NA
6	A,G	Mesquite Bluffs Apts.	100 N Grapevine	89027	NP-C							176				MFR	NA	NA

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai -ned (80-100% AMI)	K #Low Income Maintai -ned (50-80% AMI)	L # Very Low Income Maintai -ned (under 50% AMI)	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
			Rd.															
7	A,G	Sunrise Meadows	Various	89027	L		31									MFR	31	NA
	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	31	0	0	0	0	36	0	0	36		400	

FORM 2: BOULDER CITY - UPDATES ON RESTRICTED AND ASSSISTED UNITS (2024)

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai -ned (80-100% AMI)	K #Low Income Maintai -ned (50-80% AMI)	L # Very Low Income Maintai -ned (under 50% AMI)	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
1																		
2																		
3																		
	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	0	0	0	0	0	0		0	

FORM 2: UNINCORPORATED WASHOE COUNTY - UPDATES ON RESTRICTED AND ASSSISTED UNITS (2024)

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai -ned (80-100% AMI)	K #Low Income Maintai -ned (50-80% AMI)	L # Very Low Income Maintai -ned (under 50% AMI)	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
1	H	1800 Threikel St. CARES Campus Phase 4 (Permanent supportive housing, HMNI)	1800 Threikel St.	89512	U							50			50	MFR	50	TBD
2	K,L	Emergency Rental Assistance 2		N/A	NP-C							389		11	378	N/A	N/A	N/A
3	H,D	Line Drive Apartments	1775 E. 4th Street	89512	F							50			50	MFR	50	TBD
4	K,L	Low Income Housing Trust Fund TBRA, security deposit assistance and case management (AHTF)		N/A	NP-C							99		61	38	N/A	N/A	N/A
5	K,L	Permanent Supportive Housing (HUD CoC grant, County General Fund used as match)		N/A	NP-C							30			30	N/A	N/A	N/A
6	K,L	Shelter Plus Care (HUD CoC grant, County General Fund used as match)		N/A	NP-C										0	N/A	N/A	N/A
7	A	Sutro Senior	696 &	89512	F							170		149	21	MFR	170	30

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai -ned (80-100% AMI)	K #Low Income Maintai -ned (50-80% AMI)	L # Very Low Income Maintai -ned (under 50% AMI)	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
		Sanctuary	839 Sutro St															
8	H	The Ridge @ Sun Valley (HMNI, 4%TC/Bond including Washoe Co. bond cap, WCHC HOME units with 30 yr. restrictions)	5100 West First Ave.	89433	C							195		187	8	MFR	195	30
9	N/A	Vintage @ Spanish Springs (No measure use through Washoe Co. reported, 4%TC/Bond, WCHC HOME)	Eagle Cnyn. Dr. & Neighbor hood Wy.	89441	U							257		252	5	MFR	257	30
10	F	Washoe Co. Affordable Housing Trust Fund update: two funding agreements for $1,750,000 were signed. The RFP for remaining funds was not released in 2024.		N/A	NP-C											N/A	N/A	N/A
11	H	Washoe County HOME Consortium participation including		N/A	NP-C											N/A	N/A	N/A

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai -ned (80-100% AMI)	K #Low Income Maintai -ned (50-80% AMI)	L # Very Low Income Maintai -ned (under 50% AMI)	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
		HOME funds to The Ridge and Vintage at Spanish Springs																
	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	0	0	195	0	187	8		722	

FORM 2: CITY OF RENO - UPDATES ON RESTRICTED AND ASSSISTED UNITS (2024)

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai -ned (80-100% AMI)	K #Low Income Maintai -ned (50-80% AMI)	L # Very Low Income Maintai -ned (under 50% AMI)	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
1	N/A	1800 Threikel St. CARES Campus Phase 4 (within City Reno and reported by Washoe Co, HMNI)	1800 Threikel St.	89512	U							50			50	MFR	50	TBD
2	N/A	Altitude by Vintage (rehab of Southridge, Skyline, and Skyview)	1550-1590 Sky Valley Dr	89503	C					192	100	292				MFR	227	30
3	N/A	Altitude accounting (additional restricted and VLI units)	1550-1590 Sky Valley Dr	89503	C							65		60	5	MFR	N/A	N/A
4	H	Arrowleaf on Harvard	Harvard Way, Reno, NV (TBD)	89502	F							168		157	11	MFR	168	30
5	N/A	Carville Park (rehab and reconfigu-ration)	1244 Carville Dr	89512	U						209	209				MFR	209	30
6	A,H	Copper Mesa	Red Rock Rd & Silver Lake Rd	89506	C							290		286	4	MFR	290	30

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai -ned (80-100% AMI)	K #Low Income Maintai -ned (50-80% AMI)	L # Very Low Income Maintai -ned (under 50% AMI)	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
7	N/A	Dakota Crest and Carriage Stone rehab	446 Kirman St., 695 S. Center St.	89502 89501	C						131	132				MFR	131	30
8	A,C,K	Dick Scott Mnr/Reno Housing Authority (ARPA funds from City of Reno, will have PBRA from VASH, HMDI award)	1035 E. 8th St.	89512	C							12			12	MFR	12	20
9	K,L	DVRC (HOME ARP - funded status)		N/A	NP-C										0	N/A	N/A	N/A
10	A,H	Eddy House Transitional Living	888 Willow St, Reno, NV	89502	F							36			36	MFR	36	30
11	C	Golden Valley Homes (land donation to Community Housing Land Trust for affordable single family)	Various	Vario -us	W							20		20		SFS	20	
12	H	Hawk View Apartments	1546 Steelwood Ln, Reno,	89512	F				100			99				MFR	30	

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai -ned (80-100% AMI)	K #Low Income Maintai -ned (50-80% AMI)	L # Very Low Income Maintai -ned (under 50% AMI)	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
			NV															
13	H	Hi-way 40 VOA rehab (City of Reno ARPA funds, HMNI award, purchase and rehab of 35 unit motel - units will be new to the subsidized inventory so adding as new units)	1750 E. 4th St.	89512	U							35			35	MFR	35 or TBD	TBD
14	A,H	Line Drive Apartments	1775 E. 4th Street	89512	U							50			50	MFR	50	TBD
15	A,H	Marvel Way II (HMNI award, WCHC HOME)	SW of McCarran Blvd & Airway Dr.	89502	U							44			44	MFR	44	50
16	A, H	Orovada Sr.	Orovada St. & Silverada Blvd.	89512	C							40			40	MFR	40	50
17	A,H	Orovada Sr. Phase II	2580 Orovada St.	89512	U							34			34	MFR	34	50
18	A, H	Pinyon Apartments (HMNI award)	near Moana Lane and Neil Road	89502	U							250		245	5	MFR	250	30

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai -ned (80-100% AMI)	K #Low Income Maintai -ned (50-80% AMI)	L # Very Low Income Maintai -ned (under 50% AMI)	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
19	H	Railyard Flats	419 10th St, Sparks, NV	89431	C-S							15		11	4	MFR	15	30
20	K,L	RenoWorks TBRA (HOME ARP - funded status)	13 househo-lds served	N/A	NP-C										0	N/A	N/A	N/A
21	K,L	Rental Assistance Program - Rent, security & utility deposits, application fees (AHTF), assume all households served are VLI	554 househo-lds served	N/A	NP-C							382			382	N/A	N/A	N/A
22	K,L	Rental Assistance Program - Rent, security & utility deposits, application fees (ESG-CV, CARES Act Rental Assistance, AB396, ESG, assume all households served are VLI)	688 househo-lds served	N/A	NP-C							769			769	N/A	N/A	N/A

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai-ned (80-100% AMI)	K #Low Income Maintai-ned (50-80% AMI)	L # Very Low Income Maintai-ned (under 50% AMI)	M Total # of units Funded/ Develop-ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
23	N/A	Sagebrush Place II Apts aka Centennial Annex rehab (HOME funds withdrawn; however, project continues)	1562 Wedekind Rd. and 2090 Centen-nial Way	89512	C					2	38	40				MFR	40	30
24	A,H	Sage by Vintage	500 Stoker Ave.	89503	U							180		180		MFR	180	30
25	H	Summit Ridge Apartments	0 Summit Ridge Drive (TBD)	89523	F							40	1		39	MFR	39	30
26	A	Sutro Senior Sanctuary	696 & 839 Sutro St	89512	U							170		149	21	MFR	170	30
27	H	Stonegate Phase II; part will include 200 affordable units deed restricted to 60% AMI. An assessment bond helped finance infrastructure costs for the project (see 2021 AHPR notes)	no address available yet		W							200		200		Not yet specified	200	20

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai -ned (80-100% AMI)	K #Low Income Maintai -ned (50-80% AMI)	L # Very Low Income Maintai -ned (under 50% AMI)	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
28	F	The City approved requirement of an affordable housing fee contribut-ion for two projects in 2022. Although not held in a Trust Fund, this represents a dedicated source of funding for affordable housing. Projected use of funding in 2024.	N/A	N/A	NP-C											N/A	N/A	N/A
29	H	The Empower -ment Center II	1590 &1620 Marvel Way	89502	F							43			43	MFR	43	30
30	H	The Ridge at Sun Valley (located in unincorpor -ated Washoe County)	5100 West First Ave.	89433	C-UWC							195		192	8	MFR	195	30

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai-ned (80-100% AMI)	K #Low Income Maintai-ned (50-80% AMI)	L # Very Low Income Maintai-ned (under 50% AMI)	M Total # of units Funded/ Develop-ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
31	C,H	Truckee Meadows Housing Solutions (City of Reno donation of land and additional funds)	West Fourth St and Keystone Ave.	89502	U							9			9	MFR	N/A	N/A
32	A,H	Vintage at Redfield	Baker Lane and Redfield Parkway	89502	U							230		225	5	MFR	230	30
33	H	Vintage at Spanish Springs - Senior Apartments (located in unincorporated Washoe County)	0 Eagle Canyon Dr. and 505 Neighborhood Way	89441	U							257		252	5	MFR	257	20
34	A, H	Vintage at Washington Station	260 Winter St.	89503	C							205		200	5	MFR	205	30
	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	100	194	478	1,076	0	546	66		3,115	

FORM 2: CITY OF SPARKS - UPDATES ON RESTRICTED AND ASSSISTED UNITS (2024)

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai -ned (80-100% AMI)	K #Low Income Maintai -ned (50-80% AMI)	L # Very Low Income Maintai -ned (under 50% AMI)	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
1	C	2026 I Street (purchased with HMNI funding)	2026 I Street	89431	F							12			12	MFR	12	
2	C	306 10th Street (purchased with HMNI funding)	306 10th Street	89431	F							40		40		MFR	40	
3	L	CDBG funding to support the operations of the Eddy House			NP-C							1021			1021			
4	H	City of Sparks Bond Cap transferred to NRHA and NHD for home buyer or multifamily programs			NP-C													
5	K	City of Sparks received $1.5M through AB396 to provide rental assistance. (Eviction Prevention Fund & Short-term Senior Rental Assistance) 306 households			NP-C	N/A	N/A	N/A	N/A	N/A	N/A	306	65	81	159	NA	NA	NA

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/ APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintai-ned (80-100% AMI)	K #Low Income Maintai-ned (50-80% AMI)	L # Very Low Income Maintai-ned (under 50% AMI)	M Total # of units Funded/ Develop-ed	N Middle Income Units Only (80-100% AMI)	O Low Income Units Only (50-80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restric-ted	S Term (yrs)
		assisted																
6	H	Railyard Flats (HMNI, 3 WCHC HOME-ARP units)	419 10th Street	89431	C							15		11	4	MFR	15	50
7	H	Silver Sage Manor (5 WCHC HOME units) Rehabilitat-ion	2455 Orovada Street	89431	U						16	16				MFR	16	30
	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	0	16	15	0	11	4		83	

Attachment D – Detailed Multifamily Pipeline List

Pipeline Project Name	Rent Restricted Units	Subset of VLI Units
Clark County Unincorporated	**1,997**	**668**
Preservation	**104**	**104**
Hullum Homes (RAD rehab)	59	59
John Chambers Apts.	24	24
Park Apts. Supportive Housing	21	21
New	**1,893**	**564**
1501 LLC	40	33
1501 LLC, Phase 2	33	33
Bruner Senior	194	20
Buffalo & Cactus	125	30
Cactus Trails	210	0
Family Promise	10	0
Pebble & Eastern	195	155
Robindale	363	59
South Nellis Permanent Supportive Housing	50	TBD
Southern Pines/Decatur & Pyle	48	48
Southern Pines 2/Decatur & Pyle 2	179	30
Sunrise Ranch/Boulder & Gibson/St.Jude's Ranch	142	49
Torrey Pines	190	9
Tropicana Trails	49	33
West Sahara	65	65
City of Las Vegas	**1,542**	**1,085**
Preservation	**671**	**502**
Arthur McCants Manor	116	0
Desert Pines Parcel III	135	28
James Down Towers	200	200
Ruby Duncan Manor Apts.	0	30
Sandy Robinson Apts.	0	24
Sartini Plaza	220	220
New	**871**	**583**
7th Street Apts.	3	0
28th at Sunrise	121	54
A Place to Call Home	50	20
Decatur & Rome Sr.	276	180
Duncan Edwards	80	54

Pipeline Project Name	Rent Restricted Units	Subset of VLI Units
Golden Rule II	60	41
Marion Bennett Plaza Phase II	46	31
McKnight Sr. Village IV	46	44
Ogden Pines	38	38
Rebecca Street	30	0
Westside Flats	22	22
Visions Park	99	99
City of Henderson	**390**	**0**
Preservation	**0**	**0**
New	**390**	**0**
West Henderson Affordable Housing	390	0
City of North Las Vegas	**549**	**287**
Preservation	**0**	**0**
New	**549**	**287**
Donna Louise 2	42	42
Microbusiness Park	76	0
Pearson Pines/Buena Vista Springs	60	31
Pecos Apts.	105	6
PuraVida	74	29
Senator Joseph Neal/Old Rose Gardens	192	179
City of Mesquite	**0**	**0**
Preservation	**0**	**0**
New	**0**	**0**
City of Boulder City	**0**	**0**
Preservation	**0**	**0**
New	**0**	**0**
Washoe County Unincorporated	**257**	**0**
Preservation	**0**	**0**
New	**257**	**0**
Vintage at Spanish Springs	257	0
City of Reno	**1,536**	**580**
Preservation	**239**	**208**
Carville Park Apts	209	208
Hawk View	30	0
New	**1,297**	**337**
1800 Threikel St. CARES Campus Phase IV	50	50
Arrowleaf on Harvard	168	11
Eddy House Transitional Living	36	36

Pipeline Project Name	Rent Restricted Units	Subset of VLI Units
Line Drive Apartments	50	50
Marvel Way 2	43	44
Orovada St. Sr. 2	34	0
Pinyon	252	8
Sage by Vintage	180	39
Summit Ridge Apts.	39	21
Sutro Sr. Sanctuary	170	21
The Empowerment Center	43	43
Truckee Meadows Housing Solutions	9	9
Vintage at Redfield	223	5
New to Inventory Preservation	**35**	**35**
Hi-way 40 VOA	35	35
City of Sparks	**68**	**16**
Preservation	**0**	**0**
New	**68**	**16**
Silver Sage Court/Manor	16	16
2026 I St.	12	0
306 10th St.	40	0
Total	**6,374**	**2,636**

Endnotes

[i] https://www.leg.state.nv.us/App/NELIS/REL/80th2019/Bill/6091/Overview
AB213 Text (state.nv.us)

[ii] "30-Year Fixed Rate Mortgage Average in the United States," https://fred.stlouisfed.org/series/MORTGAGE30US.

[iii] "Rent Burden in the Housing Choice Voucher Program," Kirk McClure, 2005. *Cityscape: A Journal of Policy Development and Research* 8, no. 2.

[iv] "Community Land Trust | Official Clark County Website," https://www.clarkcountynv.gov/residents/community_housing_fund/wh-community-land-trust.

[v] "About the LIHTC," Novogradac, https://www.novoco.com/resource-centers/affordable-housing-tax-credits/about-lihtc.

[vi] "FINAL-Pop-Nevada-Counties-Incorp-Cities-Unincorp-Towns-2024.Pdf," Nevada State Demographer, https://tax.nv.gov/wp-content/uploads/2025/02/FINAL-Pop-Nevada-Counties-Incorp-Cities-Unincorp-Towns-2024.pdf.

[vii] "What You Need to Know About Income Limits," Novogradac, https://www.novoco.com/notes-from-novogradac/what-you-need-know-about-income-limits.

[viii] "Nevada | National Low Income Housing Coalition," https://nlihc.org/housing-needs-by-state/nevada.

[ix] "Consolidated Planning/CHAS Data | HUD USER," https://www.huduser.gov/portal/datasets/cp.html.

[x] HUD CHAS data query tool: "CHAS: Background | HUD USER," https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html. Accessed in 2018 and 2025 with tabulations by the author.

[xi] U.S. Housing and Urban Development Housing Choice Voucher Data Dashboard. "Current Reported Leasing" for the Reno Housing Authority and Southern Nevada Regional Housing Authority for May 2024, with adjustments for overlap with LIHTC units. https://www.hud.gov/helping-americans/public-indian-housing-hcv-dashboard

[xii] "Taking Stock 2020: 2020 Annual Affordable Apartment Survey," Fadali, Elizabeth. April 13, 2021., https://housing.nv.gov/uploadedFiles/housingnewnvgov/Content/Programs/HDB/Taking%20Stock%202020.pdf.