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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 540 in the 2025 legislative session, the due date for jurisdictions to report to the Housing Division is March 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.

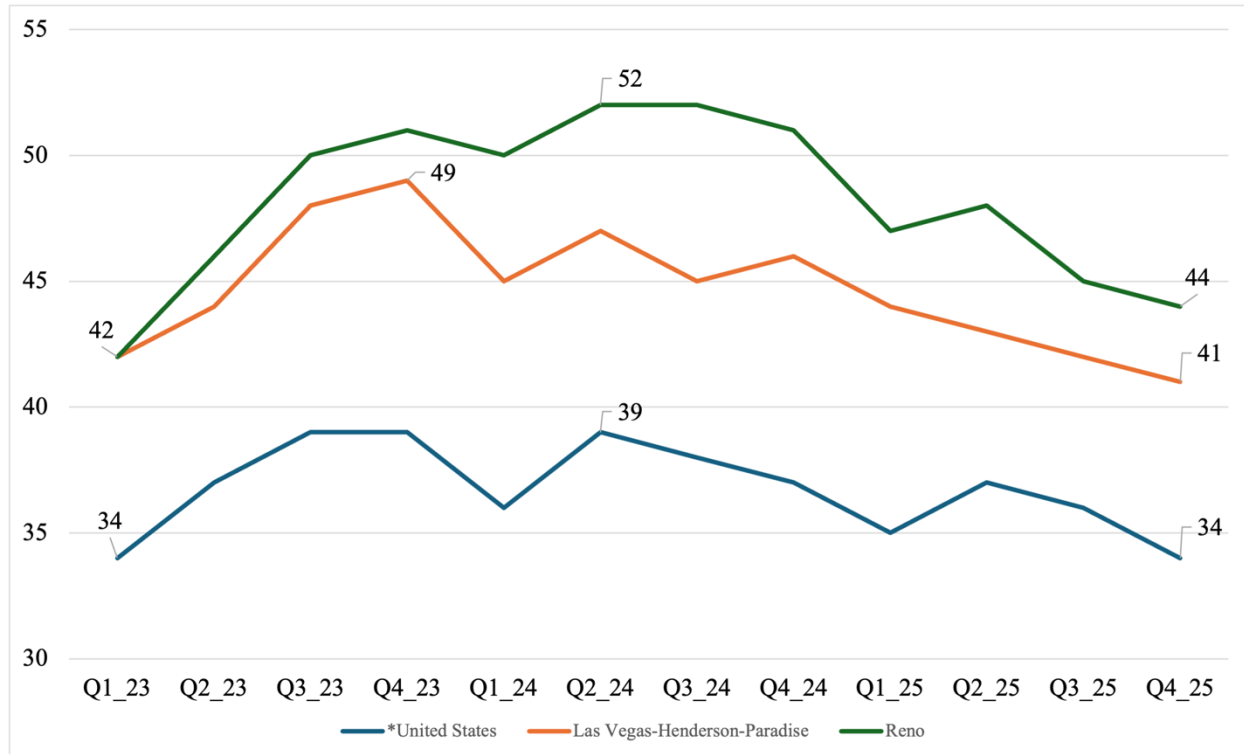
In the 2017 legislative session NRS 278.235 was revised to require the Nevada Housing Division post the report on the Housing Division website on or before February 15 of each year rather than submit it to the legislature. The 2019 legislative session added a provision that links data collected under 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 Division from January 15 to July 15, changing the due date for posting the compilation report from the Division from February 15 to August 15 and changing the wording for Measure I to include multi-story housing. In 2025, the passage of AB 540 further changed the due date for jurisdictions to submit reports to the Division from July 15 to March 15 with the Division to post by April 15.<sup>i</sup> For more information on AHPR reporting, see the Nevada Electronic Legislative Information System (NELIS), 80<sup>th</sup> Session, Senate Bill 103, 104 and 473, and 82<sup>nd</sup> Session, Assembly Bill 213.<sup>ii</sup>

## 2025 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. The inclusion of the CHI update in Figure 1 below reflects the second year of such reporting for the AHPR.

**Figure 1. National Association of Home Builders - Wells Fargo Cost of Housing Index (CHI), 1st Quarter 2023 to 4th Quarter 2025**



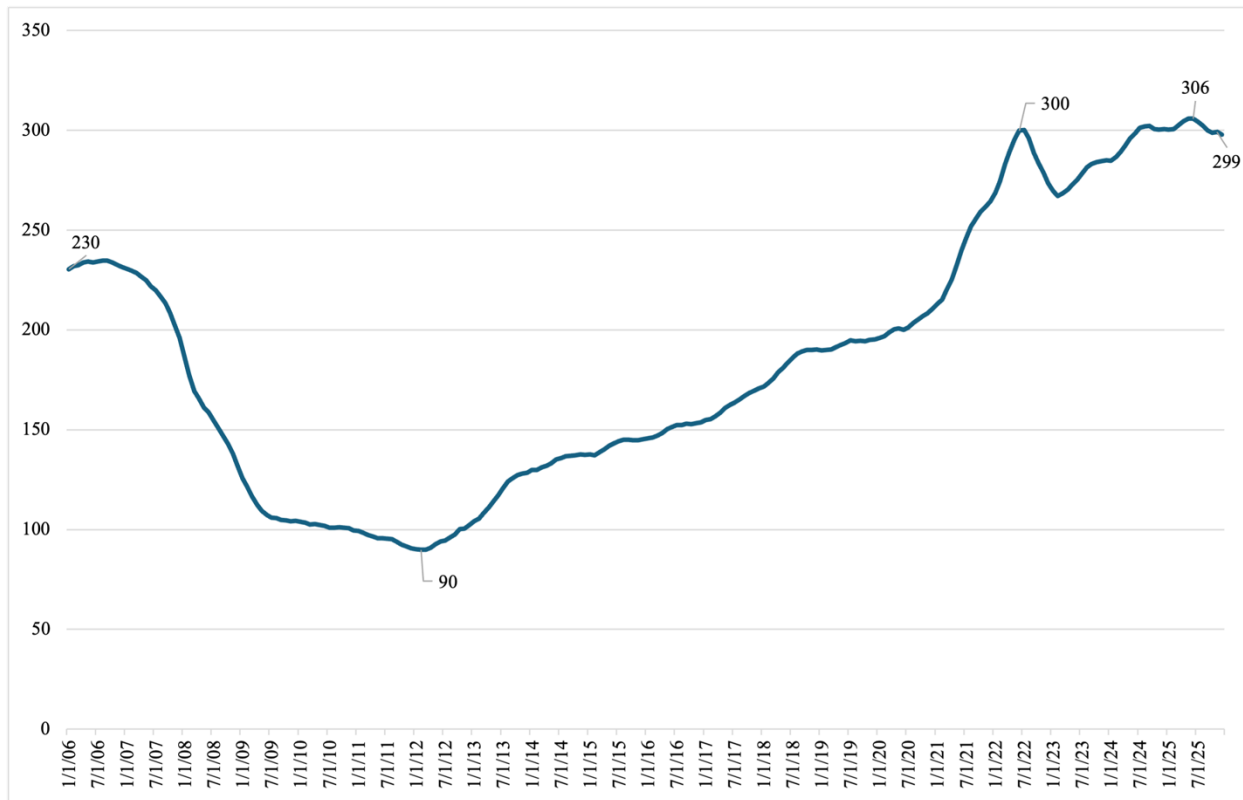
Source: National Association of Home Builders. NAHB-Wells Fargo Cost of Housing Index. <https://www.nahb.org/news-and-economics/housing-economics/indices/cost-of-housing-index>

\*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 2025. For instance, in Q4 2025, 34% of a household’s pre-tax income would be needed to cover the mortgage payment for a median-priced home nationally while 44% would be needed in Reno and 41% in the Las Vegas-Henderson-Paradise area. The increase and subsequent decrease in the CHI across all reporting levels from Q1 of 2023 to Q4 of 2025 may provide some perspective on housing affordability within this context, although broader long-term conclusions are limited with only three years of historical data available.

In addition to the CHI, the Case-Shiller Repeat Sales Index provides additional housing context through tracking the sale prices of single-family homes. The index, available for Las Vegas, reflects prices from 2006-2025 in Figure 2 below. Index data is normalized to a value of 100 for January 2000. For instance, the index of 300 reported in 2022 could be interpreted as home prices tripling since January 2000. The index has consistently increased after the decline reported during fallout from the Great Recession between 2007-2012, with a few exceptions. The index peaked to a value of 306 in mid-2025 before trending downward toward the end of the year. The Case-Shiller index is not available for the Reno area, but the median sale price of single-family residences and condos/townhomes was down by one percent year-over-year (YOY) in December 2025 as reported by the Reno Realty blog.<sup>iii</sup> At the national level, the 30-year fixed mortgage rates dipped from 6.9% in January 2025 to almost 6.1% at the end of the year.<sup>iv</sup>

**Figure 2. S&P/Case-Shiller NV/Las Vegas Home Price Index, Index Jan 2000=100, Monthly, Not Seasonally Adjusted (2006-2025)**



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 2025 reporting cycle jurisdictions submitted a “Form 1” document which tracks their most recent Housing Element and the year of their next anticipated Housing Element update. Form 1 also 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 2025 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 2025 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 (2025)***

<b>Jurisdiction</b>	<b>Year of Housing Plan</b>	<b>Update Year</b>
Clark County U.	2021	Unknown
Las Vegas	2021	2026
Henderson	2025	2007
North Las Vegas	2018	As needed
Mesquite	2023	Unknown
Boulder City	2009	Unknown
Washoe County U.	2010	Unknown
Reno	2017 (with additional zoning code changes in 2021)	Unknown
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.<sup>v</sup> 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 2025. 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 2025, and “XY” indicates the measure was used in 2025 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 2025**

Jurisdiction	a	b	c	d	e	f	g	h	i	j	k	l	Total Measures Used
Clark County U.	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	12
Las Vegas	X	XX	X	X	XX	X	X	XX	X	X	X	X	3
Henderson	XX	XX			XX		XX	XX	XX	XX	XX	XX	9
North Las Vegas	X	X	X		X			XX			XX	X	2
Mesquite	X	XX	X	X	X	X	X	X	X	X	X	X	1
Boulder City	X	X	X	X			X	X		X			0
Washoe County U.	X	X			X	XX	X	XY	X	X		X	2
Reno	XX	XX	X			X	XX	XX	XX	XX	XX	X	7
Sparks		X	XX	X	X		XY	XX	X	X	XY	XX	5
<b>Total</b>	<b>3</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>4</b>	<b>7</b>	<b>3</b>	<b>3</b>	<b>5</b>	<b>3</b>	<b>41</b>

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

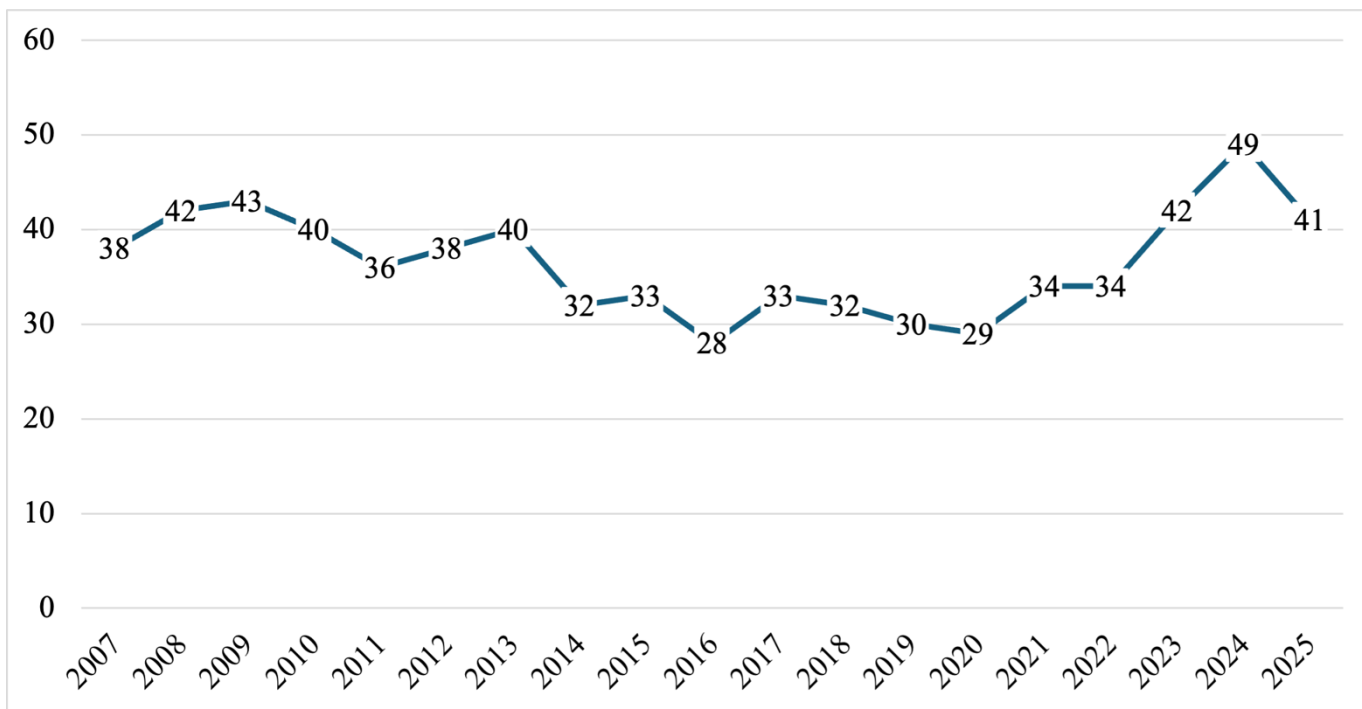
Jurisdictions collectively used eight less measures in 2025 than the all-time high of 49 measures reported in 2024. All measures were used by jurisdictions at least once in 2025 and Unincorporated Clark County reported using every measure at least once during the year. Measure H, relating to “Providing money, support, or density bonuses for affordable housing developments” was the most-used measure in 2025 across all jurisdictions—mirroring measure use in 2024. Use of Measure D, “Leasing land by the city or county to be used for affordable housing,” was only reported by Unincorporated Clark County with the continuation of projects through the Welcome Home Community Land Trust (CLT) first added to the pipeline of affordable housing developments in the 2024 AHPR. Developments through these projects will operate through a “shared equity” approach in which the County will retain ownership of the land which new single-family homes are built, noting a unique addition to the County’s housing inventory once complete.<sup>vi</sup>

Due to the context and nature of the measures, it is not uncommon for measure use across jurisdictions to fluctuate year-to-year as the life cycle of new affordable housing initiatives can result in gaps between programs and incentives established and subsequent utilization of new initiatives. For instance, Las Vegas reported decreased use from 8 measures in 2024 to 3 in 2025 but also reported initiative statuses pending completion in 2026. Broadly, measure use for half of the jurisdictions remained the same in 2025, while use for the other half decreased. Both Las Vegas and Sparks reported their Master Plans will likely be updated in 2026, which may provide new perspectives on jurisdictional priorities and approaches to maintaining and developing affordable housing.

***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 2007-2025, with a notable increase in recent years—from 34 measures used in 2022, to 41 used in 2025. Even with the decrease in measure use reported for 2025, jurisdictions have not dipped past the all-time reported low of 28 measures in 2016. 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 (2007-2025)***



Jurisdictions’ Form 2 submissions also track intensive measure use, going beyond the broad summary noted in Table 2 and Figure 3 to note use of each measure associated with ongoing affordable housing projects, including the rehabilitation of current affordable units, construction of new units, and implementation of other programs to provide housing assistance.. Table 3 below summarizes this reporting. For instance, Table 2 notes that Reno used Measure K in 2025, while Table 3 notes that Reno used Measure K three times (i.e., across three projects) during the year.

**Table 3. Intensity of Measure Use (2025)**

<b>Jurisdiction</b>	<b>a</b>	<b>b</b>	<b>c</b>	<b>d</b>	<b>e</b>	<b>f</b>	<b>g</b>	<b>h</b>	<b>i</b>	<b>j</b>	<b>k</b>	<b>l</b>	<b>Total Instances Reported</b>
Clark County U.	17	2	1	2	2	26	11	53	0	0	6	9	129
Las Vegas	4	1	1	0	0	0	4	10	0	1	3	1	25
Henderson	3	1	0	0	1	0	2	3	1	2	4	2	19
North Las Vegas	6	0	0	0	0	0	0	6	0	0	4	1	17
Mesquite	2	0	0	0	0	0	2	0	0	0	0	0	4
Boulder City	0	0	0	0	0	0	0	0	0	0	0	0	0
Washoe County U.	1	0	0	0	0	0	0	2	0	0	3	3	9
Reno	8	1	1	0	0	0	0	18	0	0	3	3	34
Sparks	0	0	2	0	0	0	0	2	0	0	1	1	6
<b>Total</b>	<b>41</b>	<b>5</b>	<b>5</b>	<b>2</b>	<b>3</b>	<b>26</b>	<b>19</b>	<b>94</b>	<b>1</b>	<b>3</b>	<b>24</b>	<b>20</b>	<b>243</b>

Note that the structure of Form 2 allows for measure use to be counted more than once for a given project. This condition 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. Measure H was used most frequently across all potential measures. Measure I was used the least with only one reported instance for the year; 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.”

Additionally, note that reported measure use between Table 2 and Table 3 may differ under certain conditions. For instance, while jurisdiction’s Form 2 submissions do capture additional information regarding measure use (such as frequency of use), measures reported on Form 1 may not always be fully reflected in Form 2—resulting in reporting captured by one form but not the other. Additionally, various interpretations of measure use each year may produce differences in reported use between forms. Additional efforts to validate such data may become an increasingly important feature of the AHPR as the quantity and scope of programs, initiatives, and projects associated with measure use increases in frequency and complexity—Unincorporated Clark County alone reported 129 instances of measure use for 2025.

## **AFFORDABLE HOUSING INVENTORY AND PIPELINE**

In addition to use of the twelve measures, another key component of the Annual Housing Progress Report (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 invaluable 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 within 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—with exception—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 2024 and 2025. The second column within the table notes total units in the 2024 inventory for each jurisdiction, while the third and fourth columns note units “created” and “lost” in 2025, respectively. Column three, “Units Created in 2025,” includes all units completed through new construction, or units with completed rehabilitation that were not previously counted within the inventory (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 thorough annual reporting updates) 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 (2024-2025)**

Jurisdiction	Total Units - End of 2024	Units Created in 2025*	Units Converted to Private Market in 2025	Total Units - End of 2025	Year over Year % Change
Clark County U.	8,851	538	0	9,389	6.1%
Las Vegas	9,073	33	0	9,106	0.4%
Henderson	2,960	0	0	2,960	0.0%
North Las Vegas	2,330	6	0	2,336	0.3%
Mesquite	159	0	0	159	0.0%
Boulder City	59	0	0	59	0.0%
<b>Total - Clark County</b>	<b>23,432</b>	<b>577</b>	<b>0</b>	<b>24,009</b>	<b>2.5%</b>
Washoe County U.	195	257	0	452	131.8%
Reno	8,387	824	0	9,211	9.8%
Sparks	1,199	0	0	1,199	0.0%
<b>Total - Washoe County</b>	<b>9,781</b>	<b>1,081</b>	<b>0</b>	<b>10,862</b>	<b>11.1%</b>
<b>Total</b>	<b>33,213</b>	<b>1,658</b>	<b>0</b>	<b>34,871</b>	<b>5.0%</b>

\*Only units completed through new construction or units with completed rehabilitation which were not previously counted within the inventory are counted as “units created.”

Column four of Table 4, “Units Converted to Private Market in 2025,” includes all former inventory units which—as of 2025—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.<sup>vii</sup>

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 34,871 units in the subsidized inventory for 2025, an all-time inventory high for AHPR reporting. A net total of 1,658 units were added, representing a nearly 30% increase from the 1,261 units completed in 2024 and additional all-time high for units completed during an AHPR period. No units were reporting lost during the year, resulting in all jurisdictions reporting an inventory that grew or maintained its current size in 2025. The 1,261 units reported complete in the previous 2024 AHPR represents an increase of nearly double from the 618 units in 2023, and the 1,658 units denotes additional growth beyond this amount. This growth is especially notable considering some one of the earliest AHPR reports reported a net decrease year-over-year due to the greater proportion of units lost to units completed. The overall inventory grew by five percent from 2024 to 2025, also representing increased growth from just under four percent from 2023 to 2024.

Total inventories in 2025 surpassed 9,000 units for Unincorporated Clark County, Las Vegas, and Reno. Unincorporated Washoe County reported the addition of the first units to its inventory in 2024 and expanded upon this growth in 2025 with the addition of 257 units, resulting in a nearly 130% year-over-year (YOY) change. Clark County and Washoe County both grew by proportionally greater margins in 2025 than in 2024, reporting inventory growth of 2.5% and 11.1% for the year, respectively—the counties reported growth of 1.9% and 9.2% in 2024.

### ***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 2014-2025, 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 2014-2025).

All jurisdictions reported a net increase in their subsidized housing inventories from 2014 to 2025 with the exception of Boulder City, reporting no increase or decrease, and Sparks, reporting 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 2025. Reno reported the largest net addition across jurisdictions of just over 3,000 units and the largest percentage change at 49%.

**Table 5. Subsidized Housing Inventory with Demographer Population Estimates (2014-2025)**

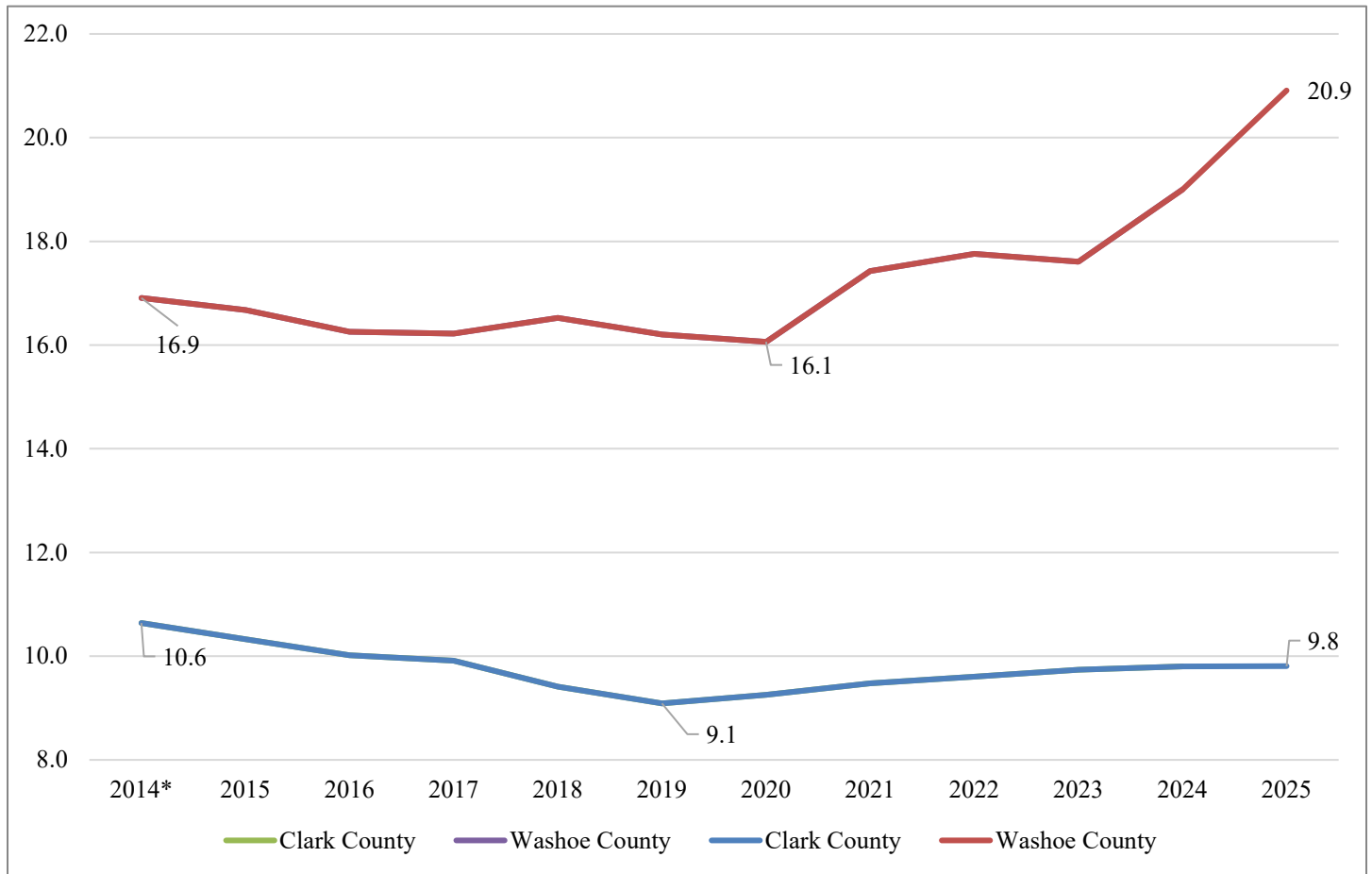
Jurisdiction	2014*	2015	2016	2017	2018*	2019	2020	2021	2022	2023	2024	2025	Change 2014-2025	% Change 2014-2025
Clark County U.	8,411	8,779	8,089	8,219	7,797	7,630	7,941	8,364	8,379	8,574	8,851	9,389	978	12%
Las Vegas	8,982	8,576	8,594	8,866	8,836	8,529	8,486	8,543	9,065	9,112	9,073	9,106	124	1%
Henderson	2,798	2,935	2,938	2,945	2,951	2,949	2,949	2,960	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	2,336	679	41%
Mesquite	111	111	111	111	111	136	125	88	92	154	159	159	48	43%
Boulder City	59	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	452	452	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	9,211	3,040	49%
Sparks	1,214	1,170	1,063	1,063	1,113	1,113	1,110	1,110	1,144	1,184	1,199	1,199	-15	-1%
<b>Total - Clark County</b>	<b>22,018</b>	<b>21,870</b>	<b>21,205</b>	<b>21,653</b>	<b>21,184</b>	<b>20,845</b>	<b>21,467</b>	<b>21,992</b>	<b>22,595</b>	<b>22,993</b>	<b>23,432</b>	<b>24,009</b>	<b>1,991</b>	<b>9%</b>
<b>Total - Washoe County</b>	<b>7,385</b>	<b>7,370</b>	<b>7,288</b>	<b>7,332</b>	<b>7,605</b>	<b>7,613</b>	<b>7,607</b>	<b>8,455</b>	<b>8,739</b>	<b>8,959</b>	<b>9,781</b>	<b>10,862</b>	<b>3,477</b>	<b>47%</b>
<b>Total</b>	<b>29,403</b>	<b>29,240</b>	<b>28,493</b>	<b>28,985</b>	<b>28,789</b>	<b>28,458</b>	<b>29,074</b>	<b>30,447</b>	<b>31,334</b>	<b>31,952</b>	<b>33,213</b>	<b>34,871</b>	<b>5,468</b>	<b>19%</b>
<b>Population - Clark County</b>	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	2,448,576	379,126	18%
<b>Population - Washoe County</b>	436,797	441,946	448,316	451,923	460,237	469,801	473,606	485,113	492,077	508,759	513,854	519,471	82,674	19%
<b>Subsidized Units per Thousand - Clark County</b>	10.6	10.3	10.0	9.9	9.4	9.1	9.3	9.5	9.6	9.7	9.8	9.8	-1	-8%
<b>Subsidized Units per Thousand - Washoe County</b>	16.9	16.7	16.3	16.2	16.5	16.2	16.1	17.4	17.8	17.6	19.0	20.9	4	24%

\*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 number;

\*\*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, 2014-2025. 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 of 8%. 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 2025 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 20.9 in 2025.<sup>viii</sup>

**Figure 4. Subsidized Units per 1,000 Population for Clark and Washoe County (2014-2025)**



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

Sources: Annual Housing Progress Reports 2015 to 2025, Governor Certified Population Estimates of Nevada's Counties, Cities, and Towns 2000 to 2025, 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).<sup>ix</sup> 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 24 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.<sup>x</sup> Table 6 below provides a summary of subsidized units within jurisdictions' inventories that are set-aside for these households from 2018-2025, as well as change and percentage change in VLI units over the period.

**Table 6. Subsidized Housing Inventory of VLI Units (2018-2025)**

Jurisdiction	2018	2019	2020	2021	2022	2023	2024	2025	Change 2018-2025	% Change 2018-2025
Clark County U.	3,339	3,396	3,591	3,642	3,677	3,686	3,755	3,857	518	16%
Las Vegas	5,762	5,763	5,828	5,885	6,025	6,078	6,078	6,111	349	6%
Henderson	1,268	1,268	1,268	1,270	1,270	1,270	1,270	1,270	2	0%
North Las Vegas	717	782	785	890	952	946	1,038	1,038	321	45%
Mesquite	44	44	69	57	60	120	156	156	112	255%
Boulder City	59	59	59	59	59	59	59	59	0	0%
<b>Total - Clark County</b>	<b>11,189</b>	<b>11,312</b>	<b>11,600</b>	<b>11,803</b>	<b>12,043</b>	<b>12,159</b>	<b>12,356</b>	<b>12,491</b>	<b>1,302</b>	<b>12%</b>
Washoe County U.	0	0	0	0	0	0	8	13	13	N/A**
Reno	3,203	3,451	3,428	3,596	3,654	3,724	3,790	3,964	761	24%
Sparks	492	492	489	489	523	552	556	556	64	13%
<b>Total - Washoe County</b>	<b>3,695</b>	<b>3,943</b>	<b>3,917</b>	<b>4,085</b>	<b>4,177</b>	<b>4,276</b>	<b>4,354</b>	<b>4,533</b>	<b>838</b>	<b>23%</b>
<b>Total</b>	<b>14,884</b>	<b>15,255</b>	<b>15,517</b>	<b>15,888</b>	<b>16,220</b>	<b>16,435</b>	<b>16,710</b>	<b>17,024</b>	<b>2,140</b>	<b>14%</b>

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 12% and 23% increase in VLI units over the period, and the VLI total inventory for all jurisdictions increased by a net 2,140 units, or 14%. The total inventory of subsidized VLI units in 2025 equals 17,024.

Table 7 below further contextualizes data within Table 6 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 Clark County and Unincorporated Washoe County reported a slight decrease in percentage of units set-aside for VLI households from 53% in 2024 to 52% in 2025, and 45% to 42%, respectively. Both counties and added net positive units in 2025, so a decrease may be attributable to a greater proportion of non-VLI units added in 2025. Total VLI units across all jurisdictions also slightly decreased from 50% to 49% over the period.

**Table 7. Percent Subsidized Housing Inventory for VLI Households (2025)**

<b>Jurisdiction</b>	<b>% Subsidized Inventory for VLI Households</b>
Clark County U.	41%
Las Vegas	67%
Henderson	43%
North Las Vegas	44%
Mesquite	98%
Boulder City	100%
<b>Total - Clark County</b>	<b>52%</b>
Washoe County U.	3%
Reno	43%
Sparks	46%
<b>Total - Washoe County</b>	<b>42%</b>
<b>Total</b>	<b>49%</b>

***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 2025, 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 7,752 units were reported in the pipeline across jurisdictions for the 2025 AHPR, as summarized in Table 8, with 2,475 units set-aside for VLI households. While the 2,475 VLI units represents a decrease from 2,636 reported in the 2024 pipeline, the total pipeline of nearly 7,750 units is an all-time high for AHPR reporting. The next-highest pipeline was reported as 7,139 units for the 2022 AHPR. While the pipeline is largely driven by new and ongoing projects across jurisdictions, please note that property details as reported in Attachment D may differ slightly from 2024 reporting as updated unit counts were available for some properties in 2025. Additionally, two properties—1501 North Decatur/1501 LLC Phases I and II—have been moved from the pipeline from Unincorporated Clark County to Las Vegas in a correction from 2024 reporting.

**Table 8. Summary of Multifamily Pipeline Activity by Jurisdiction (2025)**

<b>Jurisdiction</b>	<b>Total Rent-Restricted Units</b>	<b>Subtotal Set-Aside for VLI Households</b>
<b>Clark County U.</b>	<b>3,125</b>	<b>374</b>
Preservation	488	113
New	2,637	261
<b>Las Vegas</b>	<b>1,640</b>	<b>1,258</b>
Preservation	542	559
New	1,098	699
<b>Henderson</b>	<b>967</b>	<b>13</b>
Preservation	0	0
New	967	13
<b>North Las Vegas</b>	<b>549</b>	<b>287</b>
Preservation	0	0
New	549	287
<b>Mesquite</b>	<b>0</b>	<b>0</b>
Preservation	0	0
New	0	0
<b>Boulder City</b>	<b>0</b>	<b>0</b>
Preservation	0	0
New	0	0
<b>Washoe County U.</b>	<b>0</b>	<b>0</b>
Preservation	0	0
New	0	0
<b>Reno</b>	<b>1,119</b>	<b>531</b>
Preservation	569	324
New	515	172
New-to-Inventory Preservation	35	35
<b>Sparks</b>	<b>352</b>	<b>12</b>
Preservation	0	0
New	352	12
<b>Total</b>	<b>7,752</b>	<b>2,475</b>

Unincorporated Clark County reported the largest pipeline at 3,125 units, followed by 1,640 units in Las Vegas and 1,119 in Reno. Three jurisdictions—Mesquite, Boulder City, and Unincorporated Washoe County—reported no pipeline units for 2025. Most jurisdictions reported more new construction units than preservation units in their pipelines, with the exception of Reno. Nearly half of all the pipeline units in Reno and North Las Vegas are set-aside for VLI households, and an even greater proportion of units in Las Vegas have VLI set-asides.

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, the growing quantity of pipeline units can pose challenges in accurately tracking and reporting the statuses of ongoing projects. These factors have contributed to an increased number of projects reported withdrawn from the pipeline in recent AHPR reporting years, although 2025 saw the slowing of that trend with only 170 units reported withdrawn—a notable decrease from 256 units in 2024. These counts are also considerably smaller than the all-time high of 1,226 reported withdrawn units 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 2025 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).<sup>xi</sup>

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 2025 AHPR reporting comes from CHAS data for the 2018-2022 period. This is the most recent dataset available at the time of reporting.<sup>ix</sup> 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 2025 reported by jurisdictions. Column four notes additional households assisted, for households at or below 80% AMI.<sup>xii</sup> 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 2025 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 2018-2022 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 (2025)**

<b>Jurisdiction</b>	<b>Total Need</b>	<b>Total Units - End of 2025</b>	<b>Additional Households Assisted in 2025</b>	<b>Assistance and Subsidized Units as % of Existing Need</b>
Clark County U.	103,900	9,389	*9	9%
Las Vegas	69,335	9,106	1,179	15%
Henderson	26,555	2,960	159	12%
North Las Vegas	23,535	2,336	31	10%
Mesquite	1,720	159	0	9%
Boulder City	1,120	59	0	5%
Washoe County U.	6,930	452	146	9%
Reno	30,565	9,211	1,113	34%
Sparks	9,850	1,199	596	18%
<b>Total</b>	<b>273,510</b>	<b>34,871</b>	<b>3,233</b>	<b>14%</b>
<b>Total - Clark County Without Vouchers</b>	<b>226,165</b>	<b>24,009</b>	<b>1,378</b>	<b>11%</b>
<b>Total - Clark County with Vouchers</b>	<b>226,165</b>	<b>34,671</b>	<b>1,378</b>	<b>16%</b>
<b>Total - Washoe County Without Vouchers</b>	<b>47,345</b>	<b>10,862</b>	<b>1,855</b>	<b>27%</b>
<b>Total - Washoe County with Vouchers</b>	<b>47,345</b>	<b>13,029</b>	<b>1,855</b>	<b>31%</b>
<b>AHPR Totals with Housing Choice Vouchers</b>	<b>273,510</b>	<b>47,700</b>	<b>3,233</b>	<b>19%</b>

Note: Total need numbers are calculated from 2018-2022 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.<sup>xiii</sup> 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).<sup>xiv</sup>

### ***Summary of Remaining Need***

As summarized in Table 9, the ratio of total assisted and subsidized units as a percentage of existing need across all jurisdictions in 2025 notes a 14%, a decrease from 15% reported in 2024. Total need grew from 263,905 to 273,510 households over the period. This marks the fourth year in a row that the AHPR has reported a decline in the ratio of assistance despite a growing inventory, highlighting one indicator of increasing need for affordable housing in recent years. This trend may also be informed by the consistent decline in total additional units assisted from 10,812 in 2023, 5,119 in 2024, and 3,233 in 2025. The expenditure of limited funding from COVID-19 era programs is attributable, in part, to this consistent decline as jurisdictions annually report the closeout of programs from the prior reporting period. For instance, while 3,233 additional households assisted in 2025 is a smaller quantity than 10,812 households in 2023, this number still represents a nearly 200% increase from just under 1,000 units reported in the 2019 AHPR—prior to the start of many programs established to address increased housing need respective to COVID-19 disruptions in 2020. An all-time high of 26,306 additional households assisted were reported in the 2021 AHPR.

At the jurisdictional level, Reno reported the greatest ratio of assisted and subsidized units as percentage of need in 2025 at 34% and Boulder City reported the lowest at 5%. All jurisdictions reported decreased additional units assisted from 2024 to 2025 except Henderson, which reported a net 69 additional units assisted over the period. It should be noted that limitations in data availability during the reporting period may have impacted the 9 additional units reported by Unincorporated Clark County for 2025 and this count may be revised during 2026 reporting.

While the broad net total decrease reported by jurisdictions does reflect decreased assistance by certain programs—or ending of programs altogether—some individual programs reported an increase in 2025. This includes the Community Development Block Grants (CDBG) Single-Family Rehabilitation Program and Emergency Solutions Grants (ESG) Housing Assistance Program in Las Vegas as well as the RenoWorks Tenant-Based Rental Assistance (TBRA) Program in Reno. Additionally, Sparks reported the first 67 units supported by the City of Sparks Bond Cap transfer in 2025, although a summary of income breakdowns supported by the program was unavailable at the time of reporting so unit counts for this program are not included in Table 9. Future reporting in 2026 may reflect updated counts. Aligned with previous AHPR reporting, incorporation of HCVs into total counts—available for Clark County and Washoe County—increases the ratio of assisted and subsidized units as a percentage of existing need. Inclusion of HCVs increases the ratio for Clark County by 45 percentage points, from 11% to 16%, and increases the ratio for Washoe County by nearly 15 percentage points from 27% to 31%. HCVs, accordingly, also increase the total ratio for all jurisdictions from 14% to 19%.

### ***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 2025. 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.

Aligned with the decrease in households assisted noted in Table 9, total additional VLI households assisted decreased from 4,907 households in 2024 to 3,109 in 2025, and additional LI households assisted decreased from 212 to 124 households. The total ratio of VLI assistance to need decreased from 13% in 2024 to 11% in 2025, and the LI ratio remained steady at 19% for both years. Reno

reported the greatest ratio of assistance to need for both VLI and LI households in 2025, reporting 24% and 57%, respectively. In Clark County, Las Vegas reported the greatest VLI ratio at 16%, and Unincorporated Clark County and Henderson both reported the greatest LI ratio of 16%.

**Table 10. Ratio of Subsidized Units for VLI and LI Households to Need (2025)**

Jurisdiction	VLI Units - End of 2025	Additional VLI Households Assisted	Ratio of VLI Assistance to VLI Need	LI Units - End of 2025	Additional LI Households Assisted	Ratio of LI Assistance to LI Need
Clark County U.	3,857	9*	6%	5,549	0	16%
Las Vegas	6,111	1,160	16%	3,034	19	13%
Henderson	1,270	126	9%	1,690	33	16%
North Las Vegas	1,038	31	8%	1,246	0	13%
Mesquite	156	0	15%	34	0	5%
Boulder City	59	0	8%	0	0	0%
<b>Total - Clark County</b>	<b>12,491</b>	<b>1,326</b>	<b>9%</b>	<b>11,553</b>	<b>52</b>	<b>15%</b>
Washoe County U.	13	99	3%	439	47	19%
Reno	3,964	1,113	24%	5,247	0	57%
Sparks	556	571	19%	643	25	17%
<b>Total - Washoe County</b>	<b>4,533</b>	<b>1,783</b>	<b>20%</b>	<b>6,329</b>	<b>72</b>	<b>40%</b>
<b>Total</b>	<b>17,024</b>	<b>3,109</b>	<b>11%</b>	<b>17,882</b>	<b>124</b>	<b>19%</b>

### NOTABLE HOUSING INITIATIVES AND FUNDING SOURCES IN 2025

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 2025.

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 usage of this funding in 2025 is the purchase of six single-family homes by North Las Vegas utilizing the CDBG Acquisition, Rehabilitation, and Rental program. The homes will be income-restricted and remain affordable for a period of at least 15 years. Accordingly, these units were reported as “units created” in the Table 4 inventory.

Another notable housing initiative in 2025 is the addition of Marble Manor Phases I and II to the pipeline of units in-development in Las Vegas. Marble Manor is a public housing complex that will be demolished and rebuilt into a new mixed-income apartment complex in Vegas’ Historic Westside,

including restricted units to preserve housing affordability. Marble Manor is funded, in part, through a \$50 million Choice Neighborhoods Implementation grant through the U.S. Department of Housing and Urban Development (HUD). While projects in the AHPR pipeline are officially categorized as rehabilitation (of existing units) or new construction, recent years have seen increased projects categorized as new construction through the full rebuild of existing units. In 2024, Las Vegas reported a similar type of project in development through the rebuild of Ogden Pines, which remains under construction as of 2025. Such projects may be increasingly reported in future years as historic public housing units continue to age.

In Washoe County, the completion of Vintage at Spanish Springs in 2025 notes the first units added within Spanish Springs to the inventory for Unincorporated Washoe County, building upon the completion of the Ridge at Sun Valley in 2024, which added units within Sun Valley. Unincorporated Washoe County reported no inventory units until 2024 and—through the completion of these two projects—now contains over 450 affordable units available to residents in those areas. Additionally, Reno reported the completion of the Eddy House Transitional Living Community in 2025, which offers affordable housing with a special focus on transitional living for at-risk youth.

## **CONCLUSION**

Despite some early signs of potential softening in the housing market in Reno and the Las Vegas-Henderson-Paradise metropolitan area indicated by housing indexes as well as a slight national decline in 30-year mortgage rates, the need for affordable housing in 2025 remained strong. Special tabulations of the Census Bureau’s American Community Survey (ACS) from HUD’s Comprehensive Housing Affordability Strategy (CHAS) dataset report 273,510 low-income households with at least one housing problem across all AHPR jurisdictions in 2025.

Notable progress in maintaining and developing affordable housing, as well as offering housing assistance, were reported in 2025 by participating jurisdictions. Specifically, an all-time high of 1,658 units were added to the inventory, resulting in a total 34,871 units in the inventory of subsidized affordable housing by the end of 2025—another record-high count for AHPR reporting. Additionally, 7,752 preservation or new construction units were reported in the affordable housing inventory, with 2,475 of these units set-aside for Very Low-Income (VLI) households at or below 50% of the Area Median Income (AMI), or almost 30%. Nearly half of the current inventory is set-aside for VLI households, although the ratio of total assistance to need remained at 11% in 2025.

Remaining need may be driven, in part, by decreased housing assistance in recent AHPR reporting years as funding for programs with COVID-19 era support is continuously expended. Jurisdictions reported a total 3,233 additional households assisted in 2025, a decrease of 1,886 households from 5,119 reported during the previous year. Additionally, jurisdictions reported overall decreased use of the twelve measure to maintain and develop affordable housing, with a total of 41 measures used in 2025 compared to the all-time high of 49 measures in 2024.

Additional highlights of the 2025 reporting year include the addition of six single-family homes in North Las Vegas purchased through the Community Development Block Grant (CBDG) Acquisition, Rehabilitation, and Rental program, as well as the addition of Marble Manor Phases I and II to the pipeline to reflect the beginnings of the process to replace the old units located there. Unincorporated Washoe County also reported new units added to their inventory for the second year in a row—following-up from previous years of no inventory units—and the Eddy House Transitional Living Community for at-risk youth was completed in Reno.

Future reporting may see to the development of additional notable housing initiatives to account for decreased assistance, as well as the eventual completion of over 7,000 units in the pipeline to grow the nearly 35,000 units currently in the inventory. Ongoing coordination with jurisdictions to accurately capture and reflect notable efforts to maintain and develop affordable housing in the State will be increasingly imperative as the scale and complexity of projects continues to grow.

For further information or to answer questions regarding this report please contact Jaylin Hendricks at [jhendricks@housing.nv.gov](mailto:jhendricks@housing.nv.gov) or 702.486.5990 or contact the Nevada Housing Division at [NHDinfo@housing.nv.gov](mailto: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 \(state.nv.us\)](https://legis.nv.gov/Statutes/2000-2023/2023-Statutes/2023-Statutes-Table-Of-Contents) 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 (2025)**

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.

Note that Column A is informed by the Division’s current record for your jurisdiction. Please inform the Division of any updates to the following information:

- Year of most recent Housing Plan – 2021
- Anticipated update year – Unknown

	<b>A</b>	<b>B</b>	<b>C</b>
<b>MEASURE</b>	<b>INCORPORATED INTO HOUSING PLAN</b>	<b>USED IN 2025 (PLEASE “X” TO DENOTE)</b>	<b>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</b>
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>X</b>	<b>X</b>	The County has provided fee reductions for affordable housing in County Code. Fees are reduced by percentage depending on AMI level of units made affordable (up to 80% AMI). This is routinely used by affordable housing developers and by all of the qualifying affordable housing projects the County was aware of that went through the development process in 2025.
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.	<b>X</b>	<b>X</b>	Vegas View Flats, 50%-80% AMI, 76 units, is under development on County Land sold for \$1 to the developer in December 2024 (FKA Microbusiness); Robindale Senior Apts, 30%-60% AMI, 363 units will be built on County land projected to be sold for \$1 to the developer in 2026.
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	<b>X</b>	<b>X</b>	See above, County land is provided for \$1 for affordable housing development.
D) Leasing land by the city or county to be used for affordable housing.	<b>X</b>	<b>X</b>	Welcome Home Community Land Trust, Rebecca Place development, 80-100% AMI,

			30 homes leased to homeowners, first home sales (subsidized by County) are projected Fall 2026
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	Nomination submitted to BLM in August 2025 for Flamingo & Riley 30-70% AMI, 363 units; that application is still at the local BLM office as of April 2026. BLM timeliness to process nominations remain an issue, though they have improved from previous years. New application (Windmill & 215) to be submitted in 2026.
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X	X	Community Housing Fund (CHF) created in 2022, since then 49 new development and rehab projects have been awarded gap funding, to support 5789 units. 9 of those projects were awarded in 2025. One challenge is the need for units at 50% AMI and below – the majority of the units currently funded are at 60% AMI.
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X	X	Since 2021 the County has provided expedited permitting for affordable housing. This is utilized by most projects developing in unincorporated County and certified as Affordable Housing (up to 80% AMI).
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	County Code provides a density bonus for certified affordable housing projects . That was used by a LIHTC project for the first time in early 2026. Clark County also provides funding and other support to LIHTC projects across Southern Nevada, including many projects in 2025.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-	X	X	Financial incentives and density bonuses are provided by the County for rental affordable

story housing developments that would include an affordable housing component.			housing developments, all of which are multi-family. Some may be in TODs.
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	<b>X</b>	<b>X</b>	County Code provides a density bonus for certified affordable housing projects developing in the County; this was used by a LIHTC project for the first time in early 2026. Clark County also provides funding and other incentives to encourage the development of affordable housing - these were provided to many projects in 2025 throughout Southern Nevada, in all jurisdictions.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	<b>X</b>	<b>X</b>	Rental assistance is provided by Clark County Social Services and others. Clark County Community Housing is developing a Community Land Trust to provide affordable homeownership opportunities to households at 50-80% AMI, first home sales in 2026 - through this program the County is providing direct financial assistance to homebuyers.
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.	<b>X</b>	<b>X</b>	The Community Housing Office has provided funding for services in two PSH projects – those awards were made in 2024, and agreements will be executed in 2026. In addition, Clark County Social Services and others provide various types of funding for supportive services. Additional money for these services is always needed, as are additional service providers and capacity building of service providers.

**FORM 1: CITY OF LAS VEGAS - SELECTED SPECIFIED MEASURES (2025)**

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.

Note that Column A is informed by the Division’s current record for your jurisdiction. Please inform the Division of any updates to the following information:

- Year of most recent Housing Plan – 2021
- Anticipated update year – 2026

	<b>A</b>	<b>B</b>	<b>C</b>
<b>MEASURE</b>	<b>INCORPORATED INTO HOUSING PLAN</b>	<b>USED IN 2025 (PLEASE “X” TO DENOTE)</b>	<b>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</b>
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>X</b>		No projects reached the final stage of reimbursement in 2025. Two projects will be reimbursed in 2026, and several more in subsequent years.
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.	<b>X</b>	<b>X</b>	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.	<b>X</b>		
D) Leasing land by the city or county to be used for affordable housing.	<b>X</b>		
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.	<b>X</b>	<b>X</b>	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		Title 19.17.060 provides for prioritized review of entitlement applications, permits and related plans.
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	8 instances in progress (7th Street Apartments, Golden Rule Phase II, McKnight Senior Village IV, Ogden Pines, Marble Manor Phase 1, Westside Flats, Tropicana Trails, Sunrise Ranch).  Title 19.17.070, 19.17.080, and 19.17.090 provide for density and height bonuses and fee reductions. These are available to any housing developer that includes a certain percentage of affordable housing at the specified AMI level, including LIHTC housing and others.)
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		Title 19.17.070, 19.17.080, and 19.17.090 provide for density and height bonuses and fee reductions within the city's transit-oriented development land use areas. These are available to any housing developer that includes a certain percentage of affordable housing at the specified AMI level, including LIHTC housing and others.  The City has not yet made use of SB 28, which would allow the use of tax-increment financing to provide incentives to transit-oriented development.
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		Title 19.17.070, 19.17.080, and 19.17.090 provide for density and height bonuses and fee reductions. These are

			available to any housing developer that includes a certain percentage of affordable housing at the specified AMI level, including LIHTC housing and others.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	<b>X</b>		
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.	<b>X</b>		

**FORM 1: CITY OF HENDERON - SELECTED SPECIFIED MEASURES (2025)**

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.

Note Column A has been left blank, to be filled in with information from your jurisdiction’s most recent Housing Plan. Please complete this column and inform the Division of any updates to the following information:

- Year of most recent Housing Plan – 2025
- Anticipated update year – TBD

	<b>A</b>	<b>B</b>	<b>C</b>
<b>MEASURE</b>	<b>INCORPORATED INTO HOUSING PLAN</b>	<b>USED IN 2025 (PLEASE “X” TO DENOTE)</b>	<b>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</b>
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>X</b>	<b>X</b>	2 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.  Fees for Casara at West Henderson, Pueblo Pines and Arroyo Grande
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.	<b>X</b>	<b>X</b>	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.			

<p>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.</p>	<p><b>X</b></p>	<p><b>X</b></p>	<p>1 instance: Casara at West Henderson 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 2026.</p>
<p>F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.</p>			
<p>G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.</p>	<p><b>X</b></p>	<p><b>X</b></p>	<p>2 instances: Sunrise Ranch Apartments now under construction &amp; West Henderson awaiting land transfer. 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 streamlining 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.</p>
<p>H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.</p>	<p><b>X</b></p>	<p><b>X</b></p>	<p>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.</p>
<p>I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-</p>	<p><b>X</b></p>	<p><b>X</b></p>	<p>The City works with developers of affordable housing during the planning</p>

story housing developments that would include an affordable housing component.			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.	<b>X</b>	<b>X</b>	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.	<b>X</b>	<b>X</b>	<p>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:</p> <ol style="list-style-type: none"> <li>1. Tenant-based rental assistance</li> <li>2. Welfare Set-Aside</li> </ol> <p>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:</p> <ol style="list-style-type: none"> <li>1. Critical Home Repair (small scale)</li> <li>2. Homeowner Occupied Rehabilitation (large scale).</li> </ol>
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.	<b>X</b>	<b>X</b>	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

			<p>subawards annual funding to local nonprofits for the administration of the programs. The programs are:</p> <ol style="list-style-type: none"><li>1. Tenant-based rental assistance</li><li>2. Welfare Set-Aside</li></ol>
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**FORM 1: CITY OF NORTH LAS VEGAS - SELECTED SPECIFIED MEASURES (2025)**

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.

Note that Column A is informed by the Division’s current record for your jurisdiction. Please inform the Division of any updates to the following information:

- Year of most recent Housing Plan – 2018
- Anticipated update year – As needed

	<b>A</b>	<b>B</b>	<b>C</b>
<b>MEASURE</b>	<b>INCORPORATED INTO HOUSING PLAN</b>	<b>USED IN 2025 (PLEASE “X” TO DENOTE)</b>	<b>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</b>
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>X</b>		
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.	<b>X</b>		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	<b>X</b>		
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.	<b>X</b>		

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.	<b>X</b>	<b>X</b>	North Las Vegas enacted a new policy in 2025 where the total Private Activity Bond allocation received by the City will be shared equally going forward between economic development and affordable housing.
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.	<b>X</b>	<b>X</b>	Acquisition, Rehabilitation, Rental program funded with CDBG purchased 6 properties to be rented to low-income families in 2025.
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.	<b>X</b>		

**FORM 1: CITY OF MESQUITE - SELECTED SPECIFIED MEASURES (2025)**

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.

Note that Column A is informed by the Division’s current record for your jurisdiction. Please inform the Division of any updates to the following information:

- Year of most recent Housing Plan – 2023
- Anticipated update year – 2026

	<b>A</b>	<b>B</b>	<b>C</b>
<i>MEASURE</i>	<i>INCORPORATED INTO HOUSING PLAN</i>	<i>USED IN 2025 (PLEASE “X” TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	<b>X</b>		
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.	<b>X</b>	<b>X</b>	
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	<b>X</b>		
D) Leasing land by the city or county to be used for affordable housing.	<b>X</b>		
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.	<b>X</b>		

F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	<b>X</b>		
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	<b>X</b>		
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.	<b>X</b>		
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component.	<b>X</b>		
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	<b>X</b>		
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	<b>X</b>		
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.	<b>X</b>		

**FORM 1: BOULDER CITY - SELECTED SPECIFIED MEASURES (2025)**

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.

Note that Column A is informed by the Division’s current record for your jurisdiction. Please inform the Division of any updates to the following information:

- Year of most recent Housing Plan – 2009
- Anticipated update year – Unknown

	<b>A</b>	<b>B</b>	<b>C</b>
<i>MEASURE</i>	<i>INCORPORATED INTO HOUSING PLAN</i>	<i>USED IN 2025 (PLEASE “X” TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	<b>X</b>		No affordable housing projects were proposed.
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	<b>X</b>		No affordable housing projects were proposed.
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	<b>X</b>		No affordable housing projects were proposed.
D) Leasing land by the city or county to be used for affordable housing.	<b>X</b>		No affordable housing projects were proposed.
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.			

F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.			
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	<b>X</b>		No affordable housing projects were proposed.
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	<b>X</b>		No affordable housing projects were proposed.
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.	<b>X</b>		No affordable housing projects were proposed.
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 (2025)**

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.

Note that Column A is informed by the Division’s current record for your jurisdiction. Please inform the Division of any updates to the following information:

- Year of most recent Housing Plan – 2010
- Anticipated update year – Unknown

	<b>A</b>	<b>B</b>	<b>C</b>
<b>MEASURE</b>	<b><i>INCORPORATED INTO HOUSING PLAN</i></b>	<b><i>USED IN 2025 (PLEASE “X” TO DENOTE)</i></b>	<b><i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i></b>
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>X</b>		
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.	<b>X</b>		
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.	<b>X</b>		

F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	<b>X</b>	<b>X</b>	The \$1M grant for the Sutro Senior Sanctuary was declined by American Covenant in September 2025. An RFP is planned for 2026.
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	<b>X</b>		
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.		<b>X</b>	Construction of the Cares Campus Permanent Supportive Housing was completed in 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.	<b>X</b>		
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	<b>X</b>		
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.	<b>X</b>		

**FORM 1: CITY OF RENO - SELECTED SPECIFIED MEASURES (2025)**

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.

Note that Column A is informed by the Division’s current record for your jurisdiction. Please inform the Division of any updates to the following information:

- Year of most recent Housing Plan – 2017 (with additional zoning code changes in 2021)
- Anticipated update year – Unknown

	<b>A</b>	<b>B</b>	<b>C</b>
<i><b>MEASURE</b></i>	<i><b>INCORPORATED INTO HOUSING PLAN</b></i>	<i><b>USED IN 2025 (PLEASE “X” TO DENOTE)</b></i>	<i><b>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</b></i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	<b>X</b>	<b>X</b>	
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.	<b>X</b>	<b>X</b>	
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	<b>X</b>		
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.	<b>X</b>		
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	<b>X</b>	<b>X</b>	
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.	<b>X</b>	<b>X</b>	
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component.	<b>X</b>	<b>X</b>	
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	<b>X</b>	<b>X</b>	
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	<b>X</b>	<b>X</b>	
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.	<b>X</b>		

**FORM 1: CITY OF SPARKS - SELECTED SPECIFIED MEASURES (2025)**

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.

Note that Column A is informed by the Division’s current record for your jurisdiction. Please inform the Division of any updates to the following information:

- Year of most recent Housing Plan – 2016
- Anticipated update year – 2026

	<b>A</b>	<b>B</b>	<b>C</b>
<i>MEASURE</i>	<i>INCORPORATED INTO HOUSING PLAN</i>	<i>USED IN 2025 (PLEASE “X” TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created			
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.	<b>X</b>		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	<b>X</b>	<b>X</b>	2026 I Street (HMNI) was transferred to the Reno Housing Authority in December 2025. 306 10th Street (HMNI)- Sparks City Council selected The Reserve at Sparks, submitted by Northern Nevada Community Housing in October 2025.
D) Leasing land by the city or county to be used for affordable housing.	<b>X</b>		
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of	<b>X</b>		

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	The City of Sparks amended the Sparks Municipal Code to establish an expedited process for the consideration of projects for affordable housing in September 2024.
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	The City of Sparks provided rental assistance to 113 households with funding awarded to the city through AB396 for the period of 1/1/2025-6/30/2025.
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 allocated CDBG funding to support case management for the Eddy House's TLC36 transitional living program.

**Attachment C – Form 2  
from Jurisdiction Reports**

**FORM 2: UNINCORPORATED CLARK COUNTY - UPDATES ON RESTRICTED AND ASSISTED UNITS (2025)**

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	K #Low Income Maintai -ned	L # Very Low Income Maintai -ned	M Total # of units Funded/ Develop -ed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
1	H	1501 North Decatur Phase I/1501 LLC Phase I	1502 Laurelhurst Dr.	89108	C-LV							40			33	MFR	33	50
2	H	1501 North Decatur Phase II/1501 LLC Phase II	1501 Decatur Blvd.	89108	W-UCC							40			33	MFR	33	50
3	H	A Place to Call Home	3460 N. Rancho	89130	U							50		30	20	MFR	50	TBD
4	H	Arthur McCants	139-25-301-002	89101	F						115	116				MFR	115	TBD
5	H	Bledsoe	2306 Bledsoe Ln.	89156	F							24		24		MFR	24	30
6	H	Bob Hogan	2075 Newport Cove	89119	F							21		21		MFR	21	30
7	H	Bonnie Lane	2047 Bonnie Ln.	89156	F							66		32	33	MFR	65	30
8	A	Boulder & Russell/LV Owner LP	161-34-501-002	89142	F							150		150		MFR	150	TBD
9	A, F, H, G	Bruner Senior	191-05-801-015	89183	U							194		174	20	MFR	194	TBD
10	A, F, G, H	Buffalo & Cactus	10589 Buffalo Dr.	89179	C							125		112	13	MFR	125	50
11	A, D, E, G, H, K	Cactus Trails	176-27-401-013	89178	U							210		210		SFS	210	99
12	H	Carol Haynes	5160 General Miles	89122	F							24		24		MFR	24	30
13	F, G, H	Decatur & Rome/Heirloom at Rome	4850 W. Rome Blvd.	89131	U							276		96	180	MFR	276	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	K #Low Income Maintai -ned	L # Very Low Income Maintai -ned	M Total # of units Funded/ Develop -ed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
14	F, H	Desert Pines Parcel III	Pecos & Bonanza	89101	U							136		107	28	MFR	135	TBD
15	H	Dina Titus Estates	5050 Missouri Ave.	89122	F							19		19		MFR	19	30
16	F, H	Donna Louise Phase II	6275 Donna St.	89081	U							48	6		42	MFR	42	50
17	K, L	ERA2, Clark County Social Service (CCSS - CRF)	various addresses	N/A	NP-C							1			1	Other	N/A	N/A
18	K, L	Eviction Prevention, Clark County Social Service (CCSS - SN)	various addresses	N/A	NP-C							2			2	Other	N/A	N/A
19	A, C, G, H	Family Promise Navigation Center/ Credit One Bank Family Navigation Center	3110 E. Twain	89121	U							10	1	9		MFR	9	N/A
20	K, L	FI-Rental Assistance Program, Clark County Social Service (CCSS - CRF)	various addresses	N/A	NP-C							3			3	Other	N/A	N/A
21	H	Flamingo & Riley	163-17- 801-004	89146	F							362		280	82	MFR	362	TBD
22	A, H	Gagnier Seniors	176-04- 412-010	89118	F							190		57		MFR	57	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 Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
23	K, L	Hopelink (FRC program)	various addresses	N/A	NP-C							3			3	Other	N/A	N/A
24	N/A	Hullum Homes	4980 E. Owens Ave.	89115	U						59	59				MFR	59	50
25	H	John Chambers	2030 Camel St.	89115	F							25		25		MFR	25	30
26	F, H	Marble Manor Phase I	800 McWilliams Ave.	89106	U							138		43	65	MFR	108	40
27	H	Marble Manor Phase II (a)	Washington & H St.	89106	F							32		15	17	MFR	32	50
28	F, H	Marion Bennett Plaza Phase II	1818 Balzar Ave.	89106	U							59		28	31	MFR	59	40
29	F, H	McKnight Senior Village	651 McKnight St.	89101	U							60		54	6	MFR	60	TBD
30	B, F, H	Micro-Business Park	139-22-201-005	89030	U							76		76		MFR	76	99
31	A, H	Nellis Grove	161-09-217-006	89142	F							120		119		MFR	119	TBD
32	H	Ogden Pines	1200 E. Ogden Ave.	89101	F							51	12	38	1	MFR	39	TBD
33	H	Pacific Apartments/ Arroyo Grande	178-09-812-012, 178-09-812-013	89011	F							120		112	8	MFR	120	TBD
34	F, H	Park Apartments	2312 Bledsoe Ln.	89156	U						21	22				MFR	21	TBD
35	A, H	Parvin Senior Affordable Housing	191-05-601-019	89183	F							203		142		MFR	142	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 Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
36	F, H	Pearson Pines/Buena Vista Springs IV	2530 Morton Ave.	89032	U							60		29	31	MFR	60	40
37	A, F, G, H	Pebble & Eastern/Heirloom at Pebble	2325 E. Torino Ave.	89123	C							195		175	20	MFR	195	40
38	F, H	Pecos Apartments	6555 N. Pecos Rd.	89086	U							105		99	6	MFR	105	TBD
39	H	PuraVida	3286 Coran Ln. N.	89106	U							74		45	29	MFR	74	30
40	H	Ray Rawson	3420 Lindell Rd.	89145	F							24		24		MFR	24	30
41	H, K, D	Rebecca Street	125-26-204-003		U							30		30		SFS	30	99
42	A, H	Riverwood Village	264-28-602-002	89029	F					206		206				MFR	206	TBD
43	A, B, E, H	Robindale	1280 Millidukes Ave.	89123	U							363		304	59	MFR	363	tbd
44	F, H, L	Ruby Duncan	500 W. Owens Ave.	89106	U						30	30				Other/MFR	30	20
45	F, H, L	Sandy Robinson	4200 E. Bonanza Road	89110	U						25	25				Other/MFR	25	20
46	F, H	Sartini Plaza	900 Brush St.	89107	U						220	220				MFR	220	SNR HA
47	F, H	Senator Joseph Neal/Old Rose Gardens	1632 Yale St.	89030	U							192		13	179	MFR	192	50
48	H	Serene/Serene Pines	W. Serene & Cactus Ridge Way,	89081	U							281		281		MFR	281	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	K #Low Income Maintai -ned	L # Very Low Income Maintai -ned	M Total # of units Funded/ Develop -ed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
			APN 17720701 01															
49	A	Silverado Apartments	177-28- 501-002	89120	F							167		122		MFR	122	TBD
50	A, F, G, H	Southern Pines Phase I/Decatur & Pyle Phase I	10030 S. Decatur Blvd.	89141	C							60	12		48	MFR	48	40
51	A, F, H, G	Southern Pines Phase II/Decatur & Pyle Phase II	10030 S. Decatur Blvd.	89141	U							180		161	18	MFR	179	40
52	H, L	South Nellis Permanent Supportive Housing	2195 S. Nellis Blvd.	89104	U							50		50	TBD	MFR	TBD	TBD
53	F, H, L	Sunrise Ranch/ Boulder & Gibson/St. Jude's	960 Broadbent Blvd.	89011	U							144		93	49	MFR	142	50
54	A, F, H, G	Torrey Pines/Arby	6450 W. Arby Ave.	89118	U							190		190		MFR	190	30
55	A, F, H, L, G	Tropicana Trails	161-28- 510-024	89122	U							50		16	33	MFR	49	TBD
56	F, H	Visions Park/Blind Center Affordable Housing	1401 E. Washing- ton Ave.	89101	U							100			99	MFR	99	40
57	H	Volunteer	191-09- 701-013, 191-09- 701-014, 191-09- 701-016	89044	F							184	26	131	26	MFR	157	TBD
58	F	Welcome Home Community Housing	N/A	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	K #Low Income Maintai -ned	L # Very Low Income Maintai -ned	M Total # of units Funded/ Develop -ed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
		Fund (CHF) continued, with direct gap financing available for new development and rehab/acquisition																
59	F, H	West Henderson Affordable Housing	191-17-501-010, 191-116-101-005	89044	U							390		390		MFR	390	TBD
60	A, G, H	West Sahara	8007 W. Sahara Ave.	89117	C							171		166	4	MFR	170	50
61	F, H	Westside Flats	600 Van Buren Ave.	89106	U							22			22	MFR	22	TBD
	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	206	470	551	12	453	85		6061	

**FORM 2: CITY OF LAS VEGAS - UPDATES ON RESTRICTED AND ASSISTED UNITS (2025)**

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	K #Low Income Maintai -ned	L # Very Low Income Maintai -ned	M Total # of units Funded/ Develop -ed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
1	H	1501 North Decatur Phase I/1501 LLC Phase I	1501 N. Decatur Blvd.	89108	C							40			33	MFR	33	50
2	N/A	1501 North Decatur Phase II/1501 LLC Phase II	1501 N. Decatur Blvd.	89108	U							40			33	MFR	33	50
3	N/A	1501 North Decatur/1501 LLC Phase III	1502 Laurelhurst Dr.	89108	F							45			45	MFR	45	50
5	N/A	28th & Sunrise	2601 Sunrise Ave.	89101	U							121		67	54	MFR	121	TBD
4	H	7th Street Apartments	524 N. 7th St.	89101	U							8		4		MFR	4	30
6	N/A	A Place To Call Home	3460 N. Ranch Dr.	89130	U							50		30	20	MFR	50	50
7	N/A	Arthur McCants	800 N. Eastern Ave.	89101	U					115		116				MFR	115	TBD
8	K	CDBG Single-Family Rehabilitation Program	various addresses	various	NP-C							40		19	21	SFS	N/A	N/A
9	N/A	City of Las Vegas Flexible Housing (CLVC)	various addresses	N/A	NP-C							0			0	Other	N/A	N/A
10	C	Decatur & Rome/Heirloom at Rome	6635 N. Decatur Blvd.	89131	U							276		96	180	MFR	276	50
11	N/A	Desert Pines Parcel III	Pecos & Bonanza	89101	U							136		107	28	MFR	135	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	K #Low Income Maintai -ned	L # Very Low Income Maintai -ned	M Total # of units Funded/ Develop -ed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
12	N/A	Duncan & Edwards	5901 W. Duncan Dr.	89108	U							60		6	54	MFR	60	TBD
13	K	ESG Housing Assistance Program	various addresses	N/A	NP-C							50			50	Other	N/A	N/A
14	A, G, H	Golden Rule Phase II	820 N. Eastern Ave.	89101	U							60		28	32	MFR	60	35
15	L	HOPWA-Related Supportive Services	various addresses	NA	NP-C							1040			1040	Other	N/A	N/A
16	K	HOPWA Tenant-Based Rental Assistance	various addresses	N/A	NP-C							49			49	Other	N/A	N/A
17	H	James Down Towers	5000 Alta Dr.	89107	U						200	200				MFR	200	30 & TBD
18	H	Marble Manor Phase I	800 McWilliams Ave.	89106	F							138		43	65	MFR	108	40
19	N/A	Marble Manor Phase II (a)	Washington & H St.	89106	F							32		15	17	MFR	32	50
20	A, G, J	Marion Bennett Plaza Phase II	1818 Balzar Ave.	89106	U							59		28	31	MFR	59	40
21	H	McKnight Senior Village IV	731 Effinger St.	89101	U							60		14	46	MFR	60	30
22	A, G, H	Ogden Pines	1201 E. Ogden Ave.	89102	U							51	12	38	1	MFR	39	50
23	N/A	Rebecca Street	125-26-204-003		U							30		30		SFS	30	99
24	N/A	Ruby Duncan	500 West Owens	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	K #Low Income Maintai -ned	L # Very Low Income Maintai -ned	M Total # of units Funded/ Develop -ed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
		Manor	Ave.															
25	N/A	Sandy Robinson	4200 E. Bonanza Rd.	89110	U						25	25				Other/ MFR	25	20
26	N/A	Sartini Plaza	900 Brush St.	89107	U						220	220				MFR	220	SNR HA
27	N/A	Silver Sky Assisted Living	8220 Silver Sky Dr.	89145	F					36	56	92				MFR	92	TBD
28	H	Sunrise Ranch/ Boulder & Gibson/St. Jude's	APN #161-35- 302-007	89011	U							144		93	49	MFR	142	50
29	H	Tropicana Trails	5655 Boulder Hwy.	89122	F							50		16	33	MFR	49	20
30	A, G	Visions Park/Blind Center Affordable Housing	1401 E. Washingt on Ave.	89101	U							100			99	MFR	99	40
31	B, H	Westside Flats	600 W. Van Buren	89106	F							22			22	MFR	22	30
1	H	1501 North Decatur Phase I/1501 LLC Phase I	1501 N. Decatur Blvd.	89108	C							40			33	MFR	33	50
	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	151	531	40	0	0	33		2130	

**FORM 2: CITY OF HENDERSON - UPDATES ON RESTRICTED AND ASSISTED UNITS (2025)**

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	K #Low Income Maintai -ned	L # Very Low Income Maintai -ned	M Total # of units Funded/ Develop -ed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
1	K	Critical Home Repair (CDBG)	various addresses	various	NP-C							45	0	20	25	SFS	N/A	N/A
2	K	Homeowner Occupied Rehabilitation (HOME)	various addresses	various	NP-C							4	0	3	1	SFS	N/A	N/A
3	A,B	Pacific Apartments/ Arroyo Grande	APN# 178-09-812-013 and 178-09-812-012	89074	N/A							119	0	111	8	MFR	119	N/A
4	A	Pueblo Pines		89015	N/A							270	0	270	0	MFR	270	N/A
5	A, I, G, H, J	Sunrise Ranch/ Boulder & Gibson/St. Jude's	APN #161-35-302-007	89011	U							144	0	93	49	MFR	142	50
6	K	Tenant-Based Rental Assistance (TBRA)	178 Westminster Ave.	89015	NP-C							79	0	2	77	N/A	N/A	N/A
7	H,L	Visions Park/Blind Center Affordable Housing	100 N. Bruce St.	89101	U							100	0	0	99	MFR	99	30
8	N/A	Volunteer	390 Welpman Way	89044	F							188		183	5	MFR	188	50
9	K, L	Welfare Set-Aside Rental and Mortgage Assistance (WSA)	178 Westminster Ave.	89015	NP-C							31	0	8	23	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	K #Low Income Maintai -ned	L # Very Low Income Maintai -ned	M Total # of units Funded/ Develop -ed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
10	E, G, H, J	West Henderson Affordable Housing	APN# 191-17- 501-010/ 191-16- 101-005	89044	U							390	0	390	0	MFR	390	50
	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		1208	

**FORM 2: CITY OF NORTH LAS VEGAS - UPDATES ON RESTRICTED AND ASSISTED UNITS (2025)**

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	K #Low Income Maintai -ned	L # Very Low Income Maintai -ned	M Total # of units Funded/ Develop -ed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
1	K	CDBG Acquisition, Rehab- ilitation, Rental program	various addresses	var- ious	C							6		6		SFR	6	15
2	A, H	Donna Louise Phase II	6275 Donna St.	89081	U							48	6		42	MFR	42	20
3	A, H	Micro- business Park	139-22- 201-005	89030	U							76		76		MFR	76	20
4	K	Nevada Partners – Home- lessness Prevention	690 W. Lake Mead Blvd.	89030	NP-C							20			20		N/A	N/A
5	A, H	Pearson Pines/Buena Vista Springs IV	2510 Morton Ave.	89032	U							60		29	31	MFR	60	20
6	A, H	Pecos Apartments	6555 N. Pecos Rd.	89086	U							105		99	6	MFR	105	20
7	A, H	PuraVida	3286 Coran Lane N.	89106	U							74		45	29	MFR	74	20
8	K	Salvation Army – Homeless- ness Prevention	211 Judson Ave.	89030	NP-C							3			3		N/A	N/A
9	A, H	Senator Joseph Neal/Old Rose Gardens	1632 Yale St.	89030	U							192		13	179		192	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 Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
10	K,L	The Just One Project - Homeless Prevention	various addresses	various	NP-C							8			8	MFR		
	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	6	0	6	0		555	

**FORM 2: CITY OF MESQUITE - UPDATES ON RESTRICTED AND ASSSISTED UNITS (2025)**

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	K #Low Income Maintai -ned	L # Very Low Income Maintai -ned	M Total # of units Funded/ Develop -ed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
1	A, G	Mesquite Bluffs	100 N. Grapevine Rd.	89027	NP-C							176				MFR	N/A	N/A
2	A, G	Rivers Bend	704 Pinnacle Ct.	89027	NP-C							48				SFS	N/A	N/A
	<b>Total</b>	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: BOULDER CITY - UPDATES ON RESTRICTED AND ASSISTED UNITS (2025)**

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 Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1																		
2																		
3																		
	<b>Total</b>	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 ASSISTED UNITS (2025)**

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	K #Low Income Maintai -ned	L # Very Low Income Maintai -ned	M Total # of units Funded/ Develop -ed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
1	H	1800 Threikel St./ Cares Campus IV	1800 Threikel St.	89512	C-R							50			50	MFR	50	TBD
2	K,L	Emergency Rental Assistance II	various addresses	N/A	NP-C							89	7	18	64	N/A	N/A	N/A
3	H	Line Drive Apartments	1775 E. 4th St.	89512	U							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							42		29	13	N/A	N/A	N/A
5	K,L	Permanent Supportive Housing support		N/A	NP-C							22			22	N/A	N/A	N/A
6	A	Sutro Senior Sanctuary	696 & 839 Sutro St	89512	W-R							170		149	21	MFR	170	30
7	N/A	Vintage at Spanish Springs	Eagle Cnyn. Dr. & Neighborhood Way	89441	C							257		252	5	MFR	257	30
	<b>Total</b>	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	257	0	252	5		527	

**FORM 2: CITY OF RENO - UPDATES ON RESTRICTED AND ASSISTED UNITS (2025)**

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	K #Low Income Maintai -ned	L # Very Low Income Maintai -ned	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
1	N/A	1800 Threikel Street/Cares Campus IV	1800 Threikel St.	89512	C							50			50	MFR	50	TBD
2	H	Arrowleaf on Harvard	Harvard Way (TBD)	89502	U							168		157	11	MFR	168	30
3	N/A	Carville Park	1244 Carville Dr.	89512	U						209	209				MFR	209	30
4	A, H	Eddy House Transitional Living	888 Willow St.	89502	C							36			36	MFR	36	30
5	H	Hawk View	1546 Steelwood Ln.	89512	U				100			99				MFR	30	TBD
6	H	Hi-way 40 (Volunteers of America)	1750 E. 4th St.	89512	U							35			35	MFR	35	TBD
7	A, H	Line Drive Apartments	1775 E. 4th St.	89512	U							50			50	MFR	50	TBD
8	A, H	Marvel Way Phase II	SW of McCarran Blvd. & Airway Dr.	89502	C							44			44	MFR	44	50
9	A ,H	Orovada Street Phase II/Orovada Senior Phase II	2580 Orovada St.	89512	C							34			34	MFR	34	50
10	A, H	Pinyon Apartments	Moana Lane & Neil Road	89502	C							250		245	5	MFR	250	30
11	B, H	Prospector Apartments	315-355 Record St.	89512	U							136		126	10	MFR	136	TBD
12	K, L	RenoWorks TBRA (HOME	various addresses	N/A	NP-C							23			23	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	K #Low Income Maintai -ned	L # Very Low Income Maintai -ned	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
		ARP - funded status)																
13	K, L	Rental Assistance Program - rent, security & utility deposits, application fees (AHTF)	various addresses	N/A	NP-C							222			222	N/A	N/A	N/A
14	K, L	Rental Assistance Program - rent, security & utility deposits, application fees (ESG- CV, CARES Act Rental Assistance, AB 396, AB 475, ESG)	various addresses	N/A	NP-C							868			868	N/A	N/A	N/A
15	A, H	Sage by Vintage	500 Stoker Ave.	89503	C							180		180		MFR	180	30
16	H	Summit Heights	Summit Ridge Dr./Sky Mountain Dr.	89523	F							70		60	10	MFR	70	50
17	H	Summit Ridge Apartments	0 Summit Ridge Drive (TBD)	89523	U							40	1		39	MFR	39	30
18	A	Sutro Senior Sanctuary	696 & 839 Sutro St.	89512	W							170		149	21	MFR	170	30
19	H	The Empowerme	1590 & 1620	89502	U							43			43	MFR	43	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	K #Low Income Maintai -ned	L # Very Low Income Maintai -ned	M Total # of units Funded/ Develop -ed	N Middle Income Units Only (	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
		nt Center II	Marvel Way															
20	C, H	Truckee Meadows Housing Solutions	West Fourth St. and Keystone Ave.	89502	U							9			9	MFR	9	N/A
21	A, H	Vintage at Redfield	Baker Ln. & Redfield Pkwy.	89502	C							230		225	5	MFR	230	30
22	H	Vintage at Spanish Springs	0 Eagle Canyon Dr. & 505 Neighbor hood Way	89441	C- UWC							257		252	5	MFR	257	20
23	H	Washoe Mills Apartments	1375 Mill St.	89502	U						115	115				MFR	115	30
24	H	Zephyr Pointe Apartments	McCarran & 7th St.	89503	U					215		215				MFR	215	30
	<b>Total</b>	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	215	324	824	0	650	174		2370	

**FORM 2: CITY OF SPARKS - UPDATES ON RESTRICTED AND ASSSISTED UNITS (2025)**

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	K #Low Income Maintai -ned	L # Very Low Income Maintai -ned	M Total # of units Funded/ Develop -ed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
1	C	2026 I Street	2026 I St.	89431	U							12			12	MFR	12	50
2	C	306 10th Street	306 10th St.	89431	U							40		40		MFR	40	50
3	L	CDBG funding to support operations of the shelter and services of the Eddy House and support case management at the Eddy House's TLC36 affordable housing	various addresses	various	NP-C							500			500	N/A		N/A
4	H	City of Sparks Bond Cap transferred to NRHA and NHD to support home buyer or multifamily programs	various addresses	various	NP-C							67				SFR		N/A
5	K	Eviction Prevention Fund & Short-Term Senior Rental Assistance (funded through AB 396)	various addresses	various	NP-C							113	17	25	71	N/A		NA
6	N/A	John	2455	89512	C					34		34					0	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	K #Low Income Maintai -ned	L # Very Low Income Maintai -ned	M Total # of units Funded/ Develop -ed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restric -ted	S Term (yrs)
		McGraw Court	Orovada															
7	N/A	Kiley View Apartments	380 Wingfield Hills Dr.	89436	F							300		300		MFR	300	30
8	H	Silver Sage Court/Silver Sage Manor	2455 Orvoada St.	89431	C						16	16				MFR	16	30
	<b>Total</b>	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	34	16	50	0	0	0		368	

# Attachment D – Detailed Multifamily Pipeline List

Pipeline Project Name (2025)	Rent Restricted Units	Subset of VLI Units
<b>Unincorporated Clark County</b>	<b>3,125</b>	<b>374</b>
<b>Preservation</b>	<b>488</b>	<b>113</b>
Bledsoe	24	0
Bob Hogan	21	0
Bonnie Lane	65	33
Carol Haynes	24	0
Dina Titus	19	0
Hullum Homes	59	59
John Chambers	25	0
Park Apartments	21	21
Ray Rawson	24	0
Riverwood Village	206	0
<b>New</b>	<b>2,637</b>	<b>261</b>
Boulder & Russell/LV Owner LP	150	0
Bruner Senior	194	20
Cactus Trails	210	0
Family Promise Navigation Center/Credit One Bank Navigation Center	9	0
Flamingo & Riley	380	82
Gagnier Seniors	57	0
Nellis Grove	119	0
Parvin Senior Affordable Housing	142	0
Robindale	363	59
Serene/Serene Pines	281	0
Silverado Apartments	122	0
Southern Pines Phase II/Decatur & Pyle Phase II	179	18
South Nellis Permanent Supportive Housing	50	TBD
Sunrise Ranch/Boulder & Gibson/St.Jude's Ranch	142	49
Torrey Pines/Arby	190	0
Tropicana Trails	49	33
<b>City of Las Vegas</b>	<b>1,640</b>	<b>1,258</b>
<b>Preservation</b>	<b>542</b>	<b>559</b>
Arthur McCants Manor	115	0
Desert Pines Parcel III	135	28
James Down Towers	200	200

Ruby Duncan Manor	0	30
Sandy Robinson	0	25
Sartini Plaza	0	220
Silver Sky Assisted Living	92	56
<b>New</b>	<b>1,098</b>	<b>699</b>
1501 North Decatur Phase II/1501 LLC Phase II	33	33
1501 North Decatur Phase III/1501 LLC Phase III	45	45
7th Street Apartments	4	0
28th & Sunrise	121	54
A Place To Call Home	50	20
Decatur & Rome/Heirloom at Rome	276	180
Duncan & Edwards	60	54
Golden Rule Phase II	60	32
Marble Manor Phase I	108	65
Marble Manor II (a)	32	17
Marion Bennett Plaza Phase II	59	31
McKnight Senior Village IV	60	46
Ogden Pines	39	1
Rebecca Street	30	0
Visions Park/Blind Center Affordable Housing	99	99
Westside Flats	22	22
<b>City of Henderson</b>	<b>967</b>	<b>13</b>
<b>Preservation</b>	<b>0</b>	<b>0</b>
<b>New</b>	<b>967</b>	<b>13</b>
Pacific Apartments/Arroyo Grande	119	8
Pueblo Pines	270	0
Volunteer	188	5
West Henderson Affordable Housing	390	0
<b>City of North Las Vegas</b>	<b>549</b>	<b>287</b>
<b>Preservation</b>	<b>0</b>	<b>0</b>
<b>New</b>	<b>549</b>	<b>287</b>
Donna Louise II	42	42
Microbusiness Park	76	0
Pearson Pines/Buena Vista Springs IV	60	31
Pecos	105	6
PuraVida	74	29
Senator Joseph Neal/Old Rose Gardens	192	179
<b>City of Mesquite</b>	<b>0</b>	<b>0</b>
<b>Preservation</b>	<b>0</b>	<b>0</b>
<b>New</b>	<b>0</b>	<b>0</b>
<b>Boulder City</b>	<b>0</b>	<b>0</b>

<b>Preservation</b>	<b>0</b>	<b>0</b>
<b>New</b>	<b>0</b>	<b>0</b>
<b>Unincorporated Washoe County</b>	<b>0</b>	<b>0</b>
<b>Preservation</b>	<b>0</b>	<b>0</b>
<b>New</b>	<b>0</b>	<b>0</b>
<b>City of Reno</b>	<b>1,119</b>	<b>531</b>
<b>Preservation</b>	<b>569</b>	<b>324</b>
Carville Park	209	209
Hawk View	30	0
Wahoe Mills Apartments	115	115
Zephyr Pointe Apartments	215	0
<b>New</b>	<b>515</b>	<b>172</b>
Arrowleaf on Harvard	168	11
Line Drive Apartments	50	50
Prospector Apartments	136	10
Summit Heights	70	10
Summit Ridge Apartments	39	39
The Empowerment Center	43	43
Truckee Meadows Housing Solutions	9	9
<b>New to Inventory Preservation</b>	<b>35</b>	<b>35</b>
Hi-way 40 (Volunteers of America)	35	35
<b>City of Sparks</b>	<b>352</b>	<b>12</b>
<b>Preservation</b>	<b>0</b>	<b>0</b>
<b>New</b>	<b>352</b>	<b>12</b>
2026 I Street	12	12
306 10th Street	40	0
Kiley View	300	0
<b>Total</b>	<b>7,752</b>	<b>2,475</b>

## Endnotes

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- <sup>i</sup> “AB540 Overview,” <https://www.leg.state.nv.us/App/NELIS/REL/83rd2025/Bill/12839/Overview>.
- <sup>ii</sup> “SB103 Overview,” <https://www.leg.state.nv.us/App/NELIS/REL/80th2019/Bill/6091/Overview>.
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