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**NRS 278.235 – Annual Housing Progress Report**

Nevada Revised Statute (NRS) 278 requires jurisdictions in Clark and Washoe Counties to adopt a Housing Plan as a part of the jurisdiction’s Master Plan. The plan is required to inventory housing conditions, project future needs and demands, and adopt strategies to provide for all forms of housing, including that which is affordable. Sub-section NRS 278.235 requires adoption of measures to maintain and develop affordable housing and the jurisdictions must report how such measures were used in the prior year. The purpose of the legislation 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 Las Vegas	
	City of Mesquite	
	City of North Las Vegas	

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

In the 2017 legislative session NRS 278.235 was revised to require the Housing Division post the report on the Housing Division website on or before February 15 of each year rather than submit it to the legislature. The 2019 legislative session added a provision that links data collected under NRS 278.235 to the Housing Division’s Low Income Housing Database (LIHD). The LIHD is

described in NRS 319.143. It also revised measure A to clarify that governing bodies of cities and counties may subsidize impact fees and fees for the issuance of building permits and laid out the conditions for reducing or subsidizing those fees for affordable housing projects. In addition, SB 473 passed into law changing the definition of affordable housing to include housing for households up to 120% of U. S. Housing and Urban Development's (HUD's) Area Median Family Income (HAMFI). Previously it included households up to 80% of HAMFI. For more information see the Nevada Electronic Legislative Information System (NELIS), 80<sup>th</sup> Session, Senate Bill 103, 104 and 473.<sup>i</sup>

This year's methodology was the same as the five previous years for the most part. There was a new method adopted for reporting on rental assistance (under measure K) and supportive services, (measure L), in southern Nevada. Since most of those type of jurisdiction activities in southern Nevada are tracked by the Homeless Management Information System (HMIS), an HMIS report was run to capture these activities more fully. The HMIS report included Coronavirus Aid, Relief, and Economic Security (CARES) Act housing assistance programs.

## **2020 HOUSING CONTEXT**

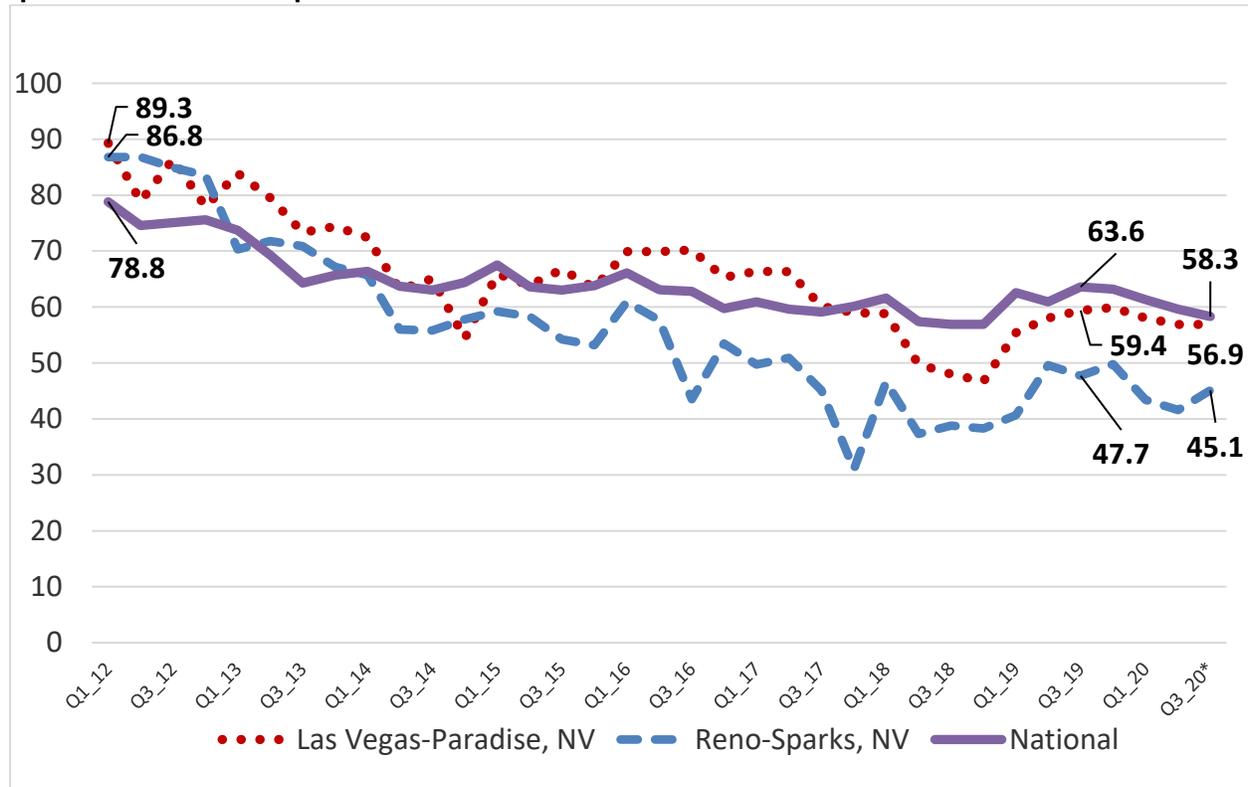
The 2020 economic and social context was dominated by the Covid-19 pandemic and reactions to it. Nevada went from the lowest ever unemployment rate in the series in February (3.6%) to the highest ever in April (30.1%). The high rate occurred with an initial closure of all non-essential businesses, including casinos, in an effort to slow down the spread of the virus.<sup>ii</sup> Housing was affected in many complex ways by unemployment, unemployment insurance and supplements, Covid-19 related rental assistance programs, low interest rates, social distancing requirements and multiple eviction moratoria.

Nevada home prices continued to increase through 2020. In October, Las Vegas home prices, as measured by the Case Schiller repeat sales index, were up six percent over the previous year.<sup>iii</sup> Home prices have been increasing since 2012, with the Las Vegas Case Schiller repeat sales index increasing 130% over the lows of March 2012, including the increases throughout 2020.<sup>iv</sup> The Case Schiller index is not available for the Reno area, but average sale price per square foot for existing homes was up 21% year over year as of November 2020, according to the Lied Institute Housing Market report. The equivalent statistic for Las Vegas area was 8%.<sup>v</sup> Increases in home prices occurred nationwide and may be due in part to extremely low mortgage interest rates as well as a shortage of inventory of homes for sale, partially due to pandemic social distancing.<sup>vi</sup> While unemployment remained high at 10.1% (preliminary) in November, new companies continued to come to Nevada in 2020. For example, despite the pandemic, during 2020, the Governor's Office of Economic Development approved tax abatements for 13 companies. Eight of these were in northern Nevada.<sup>vii</sup>

Figure 1 gives the housing opportunity index from the National Association of Home Builders (NAHB). The index gives the share of homes sold which were affordable to the median income family. Coming out of the previous recession, the affordability share rose to 87.5% in Reno and 88.7% in Las Vegas-Henderson-Paradise. Affordability has trended downward since then. For the third quarter of 2020, the affordability index stands at 56.9% for Las Vegas-Henderson-Paradise and 45.1% in Reno. The Reno index fell nearly five percent from 3<sup>rd</sup> quarter 2019 to 3<sup>rd</sup> quarter 2020, while Las Vegas' decreased four percent. Affordability decreased this past year despite a fall in mortgage interest rates both because of increasing home prices and because of decreasing

income. For both the second and third quarter of 2020, NAHB reduced HUD’s median family income to be consistent with their own economic forecast in order to account for lower incomes due to the pandemic. Nationally the index decreased to 58.3%. Both Reno and Las Vegas-Henderson-Paradise homes are less affordable than the national average with Reno’s Opportunity Index below both the national and Las Vegas index since 4<sup>th</sup> quarter 2014.

**Figure 1. National Association of Home Builders – Wells Fargo Housing Opportunity Index, 1st quarter. 2012 to 3rd quarter 2020**



National Association of Home Builders. NAHB-Wells Fargo Housing Opportunity Index. <http://www.nahb.org/en/research/housing-economics/housing-indices/housing-opportunity-index.aspx> accessed 12-21-2020.

The Census Bureau’s homeownership rate for Nevada increased from 57.8% in 2018 to 58.2% in 2019, continuing the upward trend after the post-recession nadir in 2016.<sup>viii</sup> This homeownership rate does not yet reflect what has happened during the pandemic of 2020. According to the experimental Census Pulse data, during the weeks of November 25<sup>th</sup> to December 7<sup>th</sup>, about 7% of Nevada homeowners reported that they were behind on mortgage payments.<sup>ix</sup> Nationwide, Freddie Mac estimated that in May 2020, 8% of outstanding mortgages were in forbearance.<sup>x</sup>

Nevada rents continued to increase, despite the pandemic. Despite high unemployment, the Federal supplemental unemployment assistance benefits, eviction moratoria, CARES Act housing assistance programs as well as concerted efforts on the part of both renters and rental management companies, seem to have helped keep vacancies low, and even kept rates of rent payment reasonably high.<sup>xi</sup> Experimental Census Pulse data, however, indicated that 16% of Nevada renters were behind on rental payments for the period of November 25<sup>th</sup> to December 7<sup>th</sup>.<sup>xii</sup>

Severe rent burden occurs when a household pays more than 50% of its income for gross rent. The proportion of Nevada’s extremely low and very low income (VLI) renter households (household incomes under 50% of HUD area median family income) experiencing severe rent burden decreased from 63% in the 2008-2012 period to 57% in the 2013-2017 period.<sup>xiii</sup> HUD’s rent burden data does not yet reflect how the mix of the improving economy and increases in rent in the past several years have influenced rent burden nor does it reflect the effects of the pandemic after that.

The rate of homelessness as measured by the point-in-time homeless count per thousand population has seen a decrease in Clark County but has been increasing since 2015 in Washoe County. Both counties are well above the national average rate of point-in-time homelessness per thousand.<sup>xiv</sup> January 2021 point-in-time counts are not yet available, so any Covid-19 impacts are not clear.

## **JURISDICTION HOUSING PLANS & THE TWELVE MEASURES**

The jurisdictions subject to NRS 278.235 are required to adopt at least six of twelve specific measures into their Housing Plan. Accordingly, the Housing Division collects Housing Plans and information about when to expect the next update from these jurisdictions.

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

<b>Jurisdiction</b>	<b>Year of Housing Plan</b>	<b>Update Year</b>
Clark County	2019	2024
Las Vegas	2021	2026
North Las Vegas	2018	2021
Boulder City	2009	Unknown
Henderson	2020	2025
Mesquite	2012	2021
Washoe County	2010	2022
Reno	2017	2020
Sparks	2016	2021

Boulder City did not report a scheduled time for an update. Reno was scheduled for an update, but no new Element was available. For several jurisdictions, housing elements/plans need a clearer delineation of exactly how at least 6 of the 12 measures have been adopted. Often the measures which are more related to planning such as subsidization of permits or density bonuses are not easy to find in the jurisdictions’ new housing elements, particularly for jurisdictions who are using Consolidated Plans as their Housing Plan updates. In 2018, the City of Henderson submitted a useful narrative which specified exactly which measures have been adopted and used. City of Las Vegas has inserted a section on addressing NRS 278.235 in its new draft Affordable Housing Strategic Plan for 2021 to 2026. Mesquite directly addresses the NRS 278.235 measures in a 2018 draft Housing Element but has not yet accepted a final version of the Element. Other good examples of specific attention to the 12 measures may be found in City of Sparks, City of Reno, and City of Boulder City housing elements.

## ANNUAL HIGHLIGHTS

The jurisdictions, during the period from January 1, 2020 thru December 31, 2020, began funding or continued to develop or maintain 4,025 affordable units, surpassing last year’s record number of units “in the pipeline.”<sup>xv</sup> A total of 528 new affordable units were completed and added to the inventory, with 50% of them targeted to very low income (VLI) households. The jurisdictions also helped to preserve 751 units; 29 more units were preserved without use of any measure by jurisdictions. An additional 21 beds of new transitional housing or special population supportive housing were in the pipeline and 50 transitional beds had finished this year. In addition, 31 homeowners were assisted with repair or rehabilitation funds. A major correction to City of North Las Vegas Down Payment Assistance inventory of homes added 213 single family units. Only one project with 108 units converted to a private market property this year. Additional minor changes brought the total units lost to 125 units. None of those were set aside for VLI households; however, an unrelated status change gave a loss of 3 VLI units.

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

Category of housing unit or assistance	Total units or households (includes all nine jurisdictions)*	% Very Low Income (VLI)
Single family/mobile home for rent or for sale/owner occupied with rent or deed restrictions completed	213**	0%
Multi-family rehabilitation completed	780	27%
New multi-family project completed	528	50%
Pipeline projects funded or under construction	4,025	33%
Special population or transitional (not all completed)	71	100%
Single family purchase, rehabilitation or modification assistance	31	52%
Tenant based rental assistance (TBRA)	15,833	95%
Other housing assistance (application fees, deposits, utilities)	Not tracked separately	NA
Support services, homeless services, other tenant-based assistance	Not tracked separately	NA

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

\*\*The 213 units are not new units in 2020. They are a correction to the City of North Las Vegas’ inventory of deed-restricted Down Payment Assistance units.

Both the pandemic and a methodology change affected the tenant-based rental assistance and supportive services numbers for measures K and L. The CARES Act provided funding for rental assistance and other housing help for households affected by the Covid-19 pandemic. This greatly increased households served. In addition, Clark County asked Bitfocus to run an HMIS report on all rental assistance programs in the Las Vegas Metro region, allowing for a more comprehensive capture of this activity in the south. To help simplify the Bitfocus report, and avoid duplication, all households were assumed to receive both rental assistance and supportive services. The assumption fits well with Clark County Social Service experience of the programs as well as additional data broken out by service. As a result, supportive services were not tracked separately this year. CARES Act funding was restricted to households below 120% AMI. However, demographic data collected by Clark County indicated that most participants were in the VLI category. Except where more information on income was available, participants were assumed to be VLI households. Tenant based rental assistance (TBRA) was given to 15,833 households.<sup>xvi</sup> Of

these, an estimated 12,500 households were CARES Act participants, nearly four times the 3,333 households participating in non-Covid-19 related rental assistance programs.

The funding for the units and assistance primarily originated from state or federal sources such as the CARES Act Programs, the HOME Investment Partnerships Program (HOME), National Housing Trust Fund (HTF), Nevada Account for Affordable Housing Trust Fund, Housing Opportunities for Persons with AIDS, Emergency Solutions Grants, Low Income Housing Tax Credits, tax exempt private activity bonds or the Community Development Block Grant.

### ***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 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.

See also Attachment A which gives the wording of the entire governing statute, NRS 278.235.

**Table 3: NRS 278.235 Measures Incorporated into Master Plans and Used in 2020**

<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># of measures used</b>
Clark Co.	XX	X	X		X	X	XX	XX	X	XX	XX	XX	6
Boulder City	X	X	X	X			X	X		X			0
Henderson	XX	X			X		X	XX	X	X	XX	XX	4
Las Vegas	X	X	X	X	X	X		XX			XX	XX	3
Mesquite		X	X	X		X	X			X	X		0
N. Las Vegas	XX	X	X		X			XX			XX	XX	4
Washoe Co.	X	X			X	X	X	Y	X	X	Y	XX	3
Reno	XX	X	XX			X		XX	Y	XX	XX	X	6
Sparks		X	X	X	X			XX	X	X	Y	XX	3
<b># of jurisdictions reporting active use</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>7</b>	<b>1</b>	<b>2</b>	<b>7</b>	<b>6</b>	<b>29</b>

Note: Measures a through l correspond to measures as given in Attachment A.

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

XX indicates that the NRS 278.236 Measure is in the Housing Plan and the Measure was utilized in 2020.

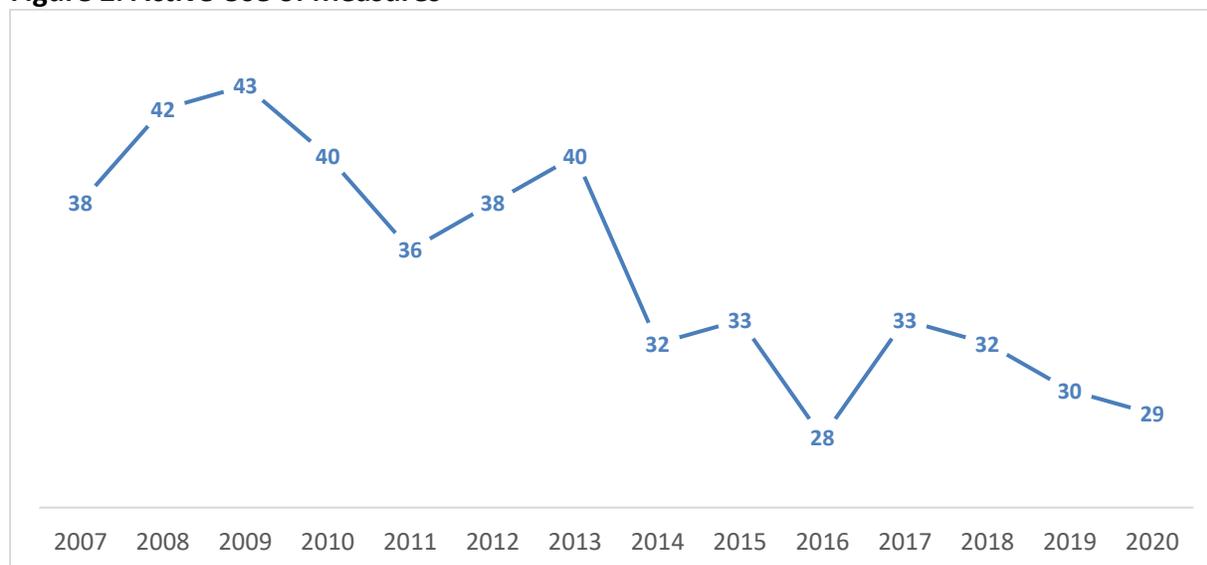
Y indicates that the Measure was utilized in 2020 but is not incorporated into the jurisdiction’s Master Plan.

Table 3, above, identifies the measures incorporated into each Master Plan and those utilized by each jurisdiction in 2020. All jurisdictions at least passively met this requirement by incorporating six measures into their Master Plan. Clark County and City of Reno reported the most diverse use of the measures with six measures being actively used. Measures H, “Providing money, support or density bonuses for affordable housing,” K, “Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing” and L, “Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing” were the three measures used by the largest number of jurisdictions. Measures used for moderate income families with 80% to 120% of HUD area median income were not included in Table 3 to keep table comparable to previous years.

***Active Use Time Series and Intensive Use of Measures***

Table 3 indicates in 2020 measures were used by the jurisdictions at least 29 times, which is one less than the 2019 total of 30. Figure 2 shows the total number as reported from 2007 to 2020. The diversity of active use of measures seems to have stabilized at around 30 since 2014. However, the reporting methodology has evolved over time, so the stabilization could be due to methodological changes which have been in place since 2014.

**Figure 2. Active Use of Measures**



**Table 4. Intensity of NRS 278.235 Measure Use 2020: Number of Projects Associated with Active Use of Measure**

Jurisdiction	a	b	c	d	e	f	g	h	i	j	k	l	# of measures used
Clark County	15	0	0	0	0	0	16	16	0	7	57	54	165
Boulder City	0	0	0	0	0	0	0	0	0	0	0	0	0
Henderson	3	0	0	0	0	0	0	7	0	0	4	4	18
Las Vegas	0	0	0	0	0	0	0	9	0	0	4	3	16
Mesquite	0	0	0	0	0	0	0	0	0	0	0	0	0
N. Las Vegas*	2	0	0	0	0	0	0	4	0	0	5	4	15
Washoe County	0	0	0	0	0	0	0	1	0	0	3	5	9
Reno	4	0	1	0	0	0	0	13	1	1	3	0	23
Sparks	0	0	0	1	0	0	0	4	0	0	3	3	11
<b>Number of jurisdictions reporting active use</b>	<b>24</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>53</b>	<b>1</b>	<b>8</b>	<b>79</b>	<b>73</b>	<b>256</b>

Note: Measures a through l correspond to measures as given in Attachment A.

\*City of North Las Vegas used measure K to rehab owner occupied housing for households with 80-120% HUD Area Median Family Income. To keep data comparable to previous years it has not been added into the table.

Note that a measure in Table 3 could have been used more than once. To understand more about the intensity of measure use, the number of projects or programs the measure was used for was collected on Form 1. Table 4 displays the results for 2020. City of Reno and Clark County, as lead agencies for their respective regional HOME consortiums, specialized in housing activities and have the highest measure intensity for their respective regions. Both jurisdictions participate often in joint projects. The impact of CARES Act housing assistance programs as well as the

methodology changes for measures K (direct financial assistance) and L (supportive services) also stand out, making measures K and L the most often used. The next largest use of measures occurred with A, subsidizing impact fees and building permits, and H, “Providing money, support or density bonuses for affordable housing.”

## **AFFORDABLE HOUSING INVENTORY**

Table 5 summarizes changes to the inventory of subsidized housing units in the nine jurisdictions.

The number given in the second column of Table 5, “total existing 2019”, matches the Nevada Housing Division list of subsidized housing before 2020 additions and subtractions. The total is tied to a list of subsidized housing for each jurisdiction maintained at the Housing Division and checked by the jurisdiction each year. Low income housing included on the list are all types of tax credit properties, private or non-profit properties with project based HUD rental assistance, public housing, USDA Rural Development multi-family housing, properties owned by regional housing authorities, and some properties built or assisted with HOME, Nevada Account for Affordable Housing Trust Funds, National Housing Trust Funds, or Neighborhood Stabilization Program funding as well as a small number of properties with other miscellaneous funding. To be included on the list, the properties must either have project based rental assistance, or deed restrictions or other agreements restricting income levels of occupants or rent levels. Using the lists compiled by the Housing Division and the jurisdictions there were a total of 28,458 units of subsidized or below market housing in existence in the designated AHPR jurisdictions at the end of 2019. This was 1% less than 2018’s inventory unit count.

The third column tracks additions to the inventory in 2020. Only units that are new to the inventory and reported as completed in 2020 are included. Because HOME funding is an important way that jurisdictions support affordable housing, often it is most convenient for jurisdictions to report a project as complete when HOME draws have been completed. Also, jurisdictions cooperate in the production of housing units. Multiple jurisdictions may support and report the same project, creating overlap. Overlapping this year were the 65 new units reported by City of Las Vegas and Clark County, which have been accounted for in the table below and only count towards the total in Las Vegas, the jurisdiction in which the units reside physically.

The fourth column tallies any units that were previously on the list of subsidized housing but as of 2020 no longer have deed restrictions or other agreements restricting rents or incomes of the inhabitants. The majority of these are accounted for by exiting tax credit properties. The exiting units enter the private market, or rarely, are demolished for an alternate land use.

The fifth column gives the total units existing at the end of 2020 (column 2 plus column 3 minus column 4) while the sixth column gives the percentage increase or decrease in subsidized units.

According to jurisdiction reports, the total increase is 741 units, 5% more than the 704 new units reported last year. However, it should be noted that the increase would be less than last year if it weren’t for a sizable inventory correction for North Las Vegas’ single family down payment assistance program. This year 125 units converted to private market units, meaning that total units on the subsidized housing list increased in net by 616 units or 2%. The factor most enabling the growth in 2020 as compared to the loss in 2019, was far fewer units exiting to the private market. Total at the end of 2020 was 29,074 units.<sup>xvii</sup>

**Table 5: Change in AHPR Jurisdictions' Affordable Housing Inventory, 2019 to 2020**

Jurisdiction	Total Units End of 2019	Units Created in 2020*	Units Converted to Private Market in 2020	Total Units End of 2020	% Year over Year change
<b>Clark Unincorporated</b>	7,630	311	0	7,941	4.1%
<b>Boulder City</b>	59	0	0	59	0.0%
<b>Henderson</b>	2,949	0	0	2,949	0.0%
<b>Mesquite</b>	136	0	11	125	-8.1%
<b>Las Vegas</b>	8,529	65	108	8,486	-0.5%
<b>NLV</b>	1,542	365**	0	1,907	23.7%
<b>Clark Total</b>	<b>20,845</b>	<b>741</b>	<b>119</b>	<b>21,467</b>	<b>3.0%</b>
<b>Washoe Unincorporated</b>	0	0	0	0	NA
<b>Reno</b>	6,500	0	3	6,497	0.0%
<b>Sparks</b>	1,113	0	3	1,110	-0.3%
<b>Washoe Total</b>	<b>7,613</b>	<b>0</b>	<b>6</b>	<b>7,607</b>	<b>-0.1%</b>
<b>Grand Total</b>	<b>28,458</b>	<b>741</b>	<b>125</b>	<b>29,074</b>	<b>2.2%</b>

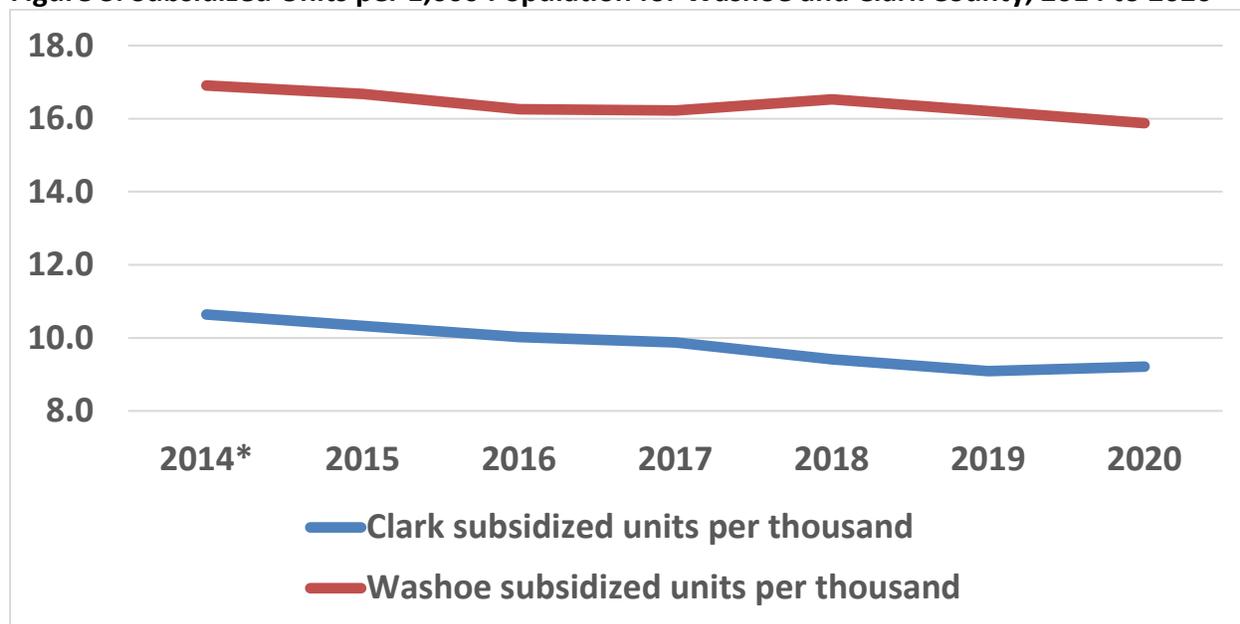
\*Included in this category were new and renovated units new to the inventory that were completed in 2020 for both multi-family and single-family rentals and single family owner occupied with deed restrictions.

\*\*Includes 213 units as a major correction to inventory.

### ***Affordable Housing Inventory Time Series***

A time series of the Annual Housing Progress Report (AHPR) inventory of subsidized units is available from 2014 to the current year. Table 6 gives this time series for all AHPR jurisdictions. The total change in units from 2014 to 2020 is calculated. In addition, totals for Washoe and Clark Counties are given along with Nevada demographer population estimates and 2020 population projections for the two counties. Henderson, Mesquite, North Las Vegas, and Reno experienced a net gain in total subsidized units over the time period. Clark County, Las Vegas and Sparks jurisdictions experienced a net loss in total subsidized units over this time. For Clark County as a whole, there was a net loss of 551 units (3%) while population over the period increased by 13%, according to the Nevada Demographer estimates and 2020 projection. Washoe County inventory increased in net by 222 units (3%) but there was a 10% increase in population over the period. This information is summarized in Figure 3 which shows number of subsidized units per 1,000 population for both counties over the period. Clark County has shown a uniform decrease in this metric until 2019 and an uptick this past year, while Washoe County experienced an uptick in 2018 and slight decrease again in 2019 and 2020.

**Figure 3. Subsidized Units per 1,000 Population for Washoe and Clark County, 2014 to 2020**



**Table 6. Subsidized Housing Inventory 2014 to 2020 with Demographer Population Estimates and Projection**

Jurisdiction	2014*	2015	2016	2017	2018 <sup>a</sup>	2019	2020	Change 2014 to 2020	% Change 2014 to 2020
Clark Unincorporated	8,411	8,779	8,089	8,219	7,797	7,630	7,941	(470)	-6%
Boulder City	59	59	59	59	59	59	59	-	0%
Henderson	2,798	2,935	2,938	2,945	2,951	2,949	2,949	151	5%
Mesquite	111	111	111	111	111	136	125	14	13%
Las Vegas	8,982	8,576	8,594	8,866	8,836	8,529	8,486	(496)	-6%
NLV	1,657	1,410	1,414	1,453	1,430	1,542	1,907	250	15%
Washoe Unincorporated	0	0	0	0	0	0	0	-	NA
Reno	6,171	6,200	6,225	6,269	6,492	6,500	6,497	326	5%
Sparks	1,214	1,170	1,063	1,063	1,113	1,113	1,110	(104)	-9%
<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>(329)</b>	<b>-1%</b>
Clark Co. total	<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>(551)</b>	<b>-3%</b>
Washoe Co. total	<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>222</b>	<b>3%</b>
Clark Co. population	<b>2,069,450</b>	<b>2,118,353</b>	<b>2,116,181</b>	<b>2,193,818</b>	<b>2,251,175</b>	<b>2,293,391</b>	<b>2,329,514</b>	<b>260,064</b>	<b>13%</b>
Washoe Co. population	<b>436,797</b>	<b>441,946</b>	<b>448,316</b>	<b>451,923</b>	<b>460,237</b>	<b>469,801</b>	<b>479,171</b>	<b>42,374</b>	<b>10%</b>

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

<sup>a</sup>See previous AHPR reports for notes about corrections to 2018 numbers.

Sources: Annual Housing Progress Reports 2015 to 2020, Governor Certified Population Estimates of Nevada's Counties, Cities and Towns 2000 to 2019, Five Year Population Projections for Nevada and its Counties 2019 to 2024 Based on the 2019 Estimate, Office of the State Demographer for Nevada, [https://tax.nv.gov/Publications/Population\\_Statistics\\_and\\_Reports/](https://tax.nv.gov/Publications/Population_Statistics_and_Reports/)

## **JURISDICTION PROGRESS IN CREATING AND MAINTAINING AFFORDABLE UNITS**

As required by NRS 278.235, remaining affordable housing need has been analyzed below in Tables 7 using information compiled from jurisdiction reports.

Each jurisdiction is required to prepare a five-year Consolidated Plan in order to receive housing funds from the United States Department of Housing and Urban Development (HUD). As part of the housing needs analysis contained in the Consolidated Plan, jurisdictions are required to use the Comprehensive Housing Affordability Strategy (CHAS) data supplied by HUD to investigate how many affordable housing units are needed for their population. Starting with the 2015 report, the Housing Division has assigned all jurisdictions the number of affordable units needed (column two in Table 7) using CHAS data. The CHAS estimate of households with one or more housing problems and income under 80% HUD Area Median Income (low income) was used for “total needed” given in column 2. This is a relatively broad and inclusive measure of housing needs. This estimate was adjusted downward by subtracting out CHAS estimates of housing units that are affordable to low income households and vacant. This helps account for affordable and available private market units. The Division assigns this estimate to help make them comparable across jurisdictions. If a jurisdiction would like to provide an alternate estimate, they may work with the Division to do so; however, as of the 2020 report none have yet requested this option. The 2013 to 2017 CHAS data estimated 259,000 low income Washoe and Clark County households experienced one or more housing problems such as housing cost burden, lack of complete kitchen or plumbing facilities or overcrowding. About 33,000 units were affordable to low income families and vacant. After adjusting for vacant units, there were an estimated 227,000 households in need of housing assistance, down one percent from the 2012 to 2016 estimates. The decrease was 1% in Clark County and in Washoe County was 4%. The largest component of change was a decrease in households with one or more housing problems that were under 50% of HUD Area Median Income. Both counties had fewer vacant units. Note that no equivalent numbers are available from 2020 that would reflect need after the Covid-19 Crisis which may have changed housing needs substantially.<sup>xviii</sup>

The third column in the table “Total 2020 Subsidized Units” is total inventory of units at the end of 2020 as given in Table 5 above.

The column in Table 7 named “Additional Households Assisted in 2020” includes housing activities such as tenant-based rental assistance provided through jurisdictions as well as down-payment assistance for single family owners. These activities helped to provide additional individuals or families with affordable housing during 2020. Tenant based rental assistance is important to include since most households experiencing a housing problem are experiencing housing cost burden. If the burdened household is given rental assistance, the housing problem may be resolved. However, some of these activities do not create long term affordable housing units. A different total is needed to track long-term affordable inventory (see Table 5 above). A total of 15,914 additional households were reported to be assisted in 2020. This large increase was primarily due to CARES Act housing assistance programs.

The final column is the ratio of the assistance (column 3 plus column 4) to need (column 2). It compares total subsidized low income housing units, rental assistance, and other housing assistance available at the end of 2020 to total need for affordable units from the CHAS data.

Subsidized units and other assistance are expressed as a percentage of total need as measured in the 2013 to 2017 CHAS estimates. This provides a consistent way to compare the scale of low income housing activity across jurisdictions to the need for assistance. This year for the AHPR jurisdictions, the ratio of subsidized units and other assistance to households in need was 20%, representing a substantial increase in assistance available as compared to need. This increase was primarily due to the availability of CARES Act housing assistance programs.

The Total Need column is data from 2013 to 2017 and does not reflect the increased need due to Covid-19 related factors. As an experiment, the Urban Institute's estimated number of Nevada renter households under 80% AMI suffering a COVID-19 related job loss (24,000 households) was added to the Total Need column distributed to match the distribution of HUD household totals for each jurisdiction.<sup>xix</sup> Table 8 gives an adjusted total need and adjusted assistance as a percentage of existing need. The ratio of subsidized units and other assistance to household in need was reduced to 18%. To reduce the ratio to 13% as it was in 2019, approximately 100,000 more households in need would have to be added. It is possible that there were this many more households in need, but the experiment may indicate that a greater percentage of households at least received some degree of help in 2020 than in 2019.

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

Numbers were not truly comparable to 2019 given the large number of households assisted under the CARES Act programs. For example, the ratio for total AHPR jurisdictions increased from 13% last year to 20% this year. Despite the larger amount of rental assistance reported by Clark County this year, Reno still emerged as the jurisdiction with the strongest level of assistance and subsidized units as compared to its total need. In the southern portion of the state, Clark County Unincorporated appeared to have the strongest level of assistance at 24%, but largely because most of the CARES Act rental assistance was credited to them, even though the assistance was used throughout the Las Vegas Metro area. It is more insightful to look at Clark County as a whole.

It may always be more appropriate to view affordable housing needs by each county rather than by the individual jurisdictions within them, but that is especially true this year. For the CARES Act programs, as is true of many of the federal housing assistance programs, there was substantial cooperation amongst jurisdictions with a regional approach taken to administering the funds.

Although the tenant based rental assistance provided by the jurisdictions is included in column four, federal housing choice vouchers are not included. The final four rows allow comparison of the two counties with and without housing choice vouchers. Using Housing Choice Voucher data available at Housing Authority level, Table 5 demonstrates how housing assistance and subsidized units available increase substantially when vouchers are considered. Considering voucher availability, there were approximately four households in need in Washoe and Clark County for each household assisted.

The 2016 survey of tax credit projects found that 9% of households in Clark County tax credit funded units and 14% in Washoe County use vouchers.<sup>xx</sup> Estimates below accounted for this overlap.<sup>xxi</sup>

**Table 7: Analysis of Remaining Affordable Housing Need**

Jurisdiction	Total Need*	Total 2020 Subsidized Units	Additional Households Assisted in 2020*	Ratio of assisted households to households in need
Clark Unincorporated	83,330	7,941	12,460	24%
Boulder City	1,100	59	0	5%
Henderson	21,580	2,949	303	15%
Mesquite	1,645	125	0	8%
Las Vegas	58,840	8,486	1,710	17%
N. Las Vegas	18,495	1,907	453	13%
Washoe Unincorporated	6,460	0	65	1%
Reno	26,350	6,497	914	28%
Sparks	8,840	1,110	9	13%
<b>Total</b>	<b>226,640</b>	<b>29,074</b>	<b>15,914</b>	<b>20%</b>
<i>Washoe Co. total without vouchers</i>	<i>41,650</i>	<i>7,607</i>	<i>988</i>	<i>21%</i>
<i>Washoe Co. total with vouchers</i>	<i>41,650</i>	<i>9,718</i>	<i>988</i>	<i>26%</i>
<i>Clark Co. total without vouchers</i>	<i>184,990</i>	<i>21,467</i>	<i>14,926</i>	<i>20%</i>
<i>Clark Co. total with vouchers</i>	<i>184,990</i>	<i>31,490</i>	<i>14,926</i>	<i>25%</i>

\*Total need numbers are from before Covid-19; however, households assisted includes CARES Act participants.

**Table 8. Experimental Addition of Covid-19 related Renters in Need to Total Need**

Jurisdiction	Total Need with Adjustment for COVID-19 related unemployment	Adjusted Assistance and subsidized units as % of existing need
<b>Clark Unincorporated</b>	90,935	22%
<b>BC</b>	1,246	5%
<b>Henderson</b>	24,102	13%
<b>Mesquite</b>	1,821	7%
<b>LV</b>	63,894	16%
<b>NLV</b>	20,094	12%
<b>Washoe Unincorporated</b>	7,374	1%
<b>Reno</b>	28,549	26%
<b>Sparks</b>	9,685	12%
<b>Total</b>	<b>247,701</b>	<b>18%</b>

In 2019, a new baseline number for the subset of units affordable to very low income households (VLI), that is, 50% of HUD Area Median Family Income (HAMFI) and below, was established. A unit was considered a part of this inventory if it either had a project-based rental assistance contract or had set asides for households at 50% of HAMFI or below. Table 9 gives a break-out of the above information by units affordable to VLI and LI households in 2020. LI households were defined as households with incomes from 50% to 80% of HAMFI. To compare housing need in each category like Table 7 above, additional assistance such as tenant-based rental assistance and owner occupied renovation programs provided through the jurisdictions is added to units to compare housing effort for each population separately.

Overall, the ratio of housing assistance to need for VLI and LI households was similar this year, with a ratio of one assisted household to each five in need for both VLI and LI households. Regionally, the level of assistance for VLI households was highest in Clark County at 21%. In general, Table 9 looks completely different this year due to the CARES Act Housing Assistance and the incorporated assumptions about which income groups were served through it. In the south, the assumption was made that CARES Act housing assistance served VLI households, unless more detail was available. This assumption was made due to Clark County data on the incomes of recipients that indicated most households served through the programs had quite low incomes. In the north, no information on incomes of the recipients was available and in accordance with the guidelines for the assistance, which allowed households up to 120% of HAMFI to participate, households were assumed to be in the LI category.

**Table 9. Subsidized Units for VLI Households and LI Households**

Jurisdiction	VLI units 2020	Additional VLI Households Assisted in 2020	Ratio of VLI Assistance to VLI Need	LI Units 2020	Additional LI Households Assisted in 2020	Ratio of LI Assistance to LI Need
<b>Clark Unincorporated</b>	3,591	12,460	28%	4,350	-	16%
<b>Boulder City</b>	59	-	7%	-	-	0%
<b>Henderson</b>	1,268	301	12%	1,681	2	20%
<b>Mesquite</b>	69	-	6%	56	-	12%
<b>Las Vegas</b>	5,828	1,626	19%	2,658	84	14%
<b>NLV</b>	785	415	10%	1,122	-	17%
<b>Clark Total</b>	<b>11,600</b>	<b>14,802</b>	<b>21%</b>	<b>9,867</b>	<b>86</b>	<b>16%</b>
<b>Washoe Unincorporated</b>	-	65	2%	-	-	0%
<b>Reno</b>	3,428	160	19%	3,069	704	49%
<b>Sparks</b>	489	5	8%	621	9	24%
<b>Washoe Total</b>	<b>3,917</b>	<b>230</b>	<b>14%</b>	<b>3,690</b>	<b>713</b>	<b>35%</b>
<b>Grand Total</b>	<b>15,517</b>	<b>15,032</b>	<b>20%</b>	<b>13,557</b>	<b>799</b>	<b>19%</b>

With the newly reestablished inventory of VLI units, it was again possible to calculate the percentage of VLI units for each jurisdiction (Table 10). Overall, 53% of subsidized units either had project based rental assistance or a set aside for VLI households. The largest percentage of

units devoted to VLI households was in Boulder City which has one property with full project based rental assistance. The second largest percentage of VLI units was in City of Las Vegas with 69%.

**Table 10. Percent of Inventory for VLI Households**

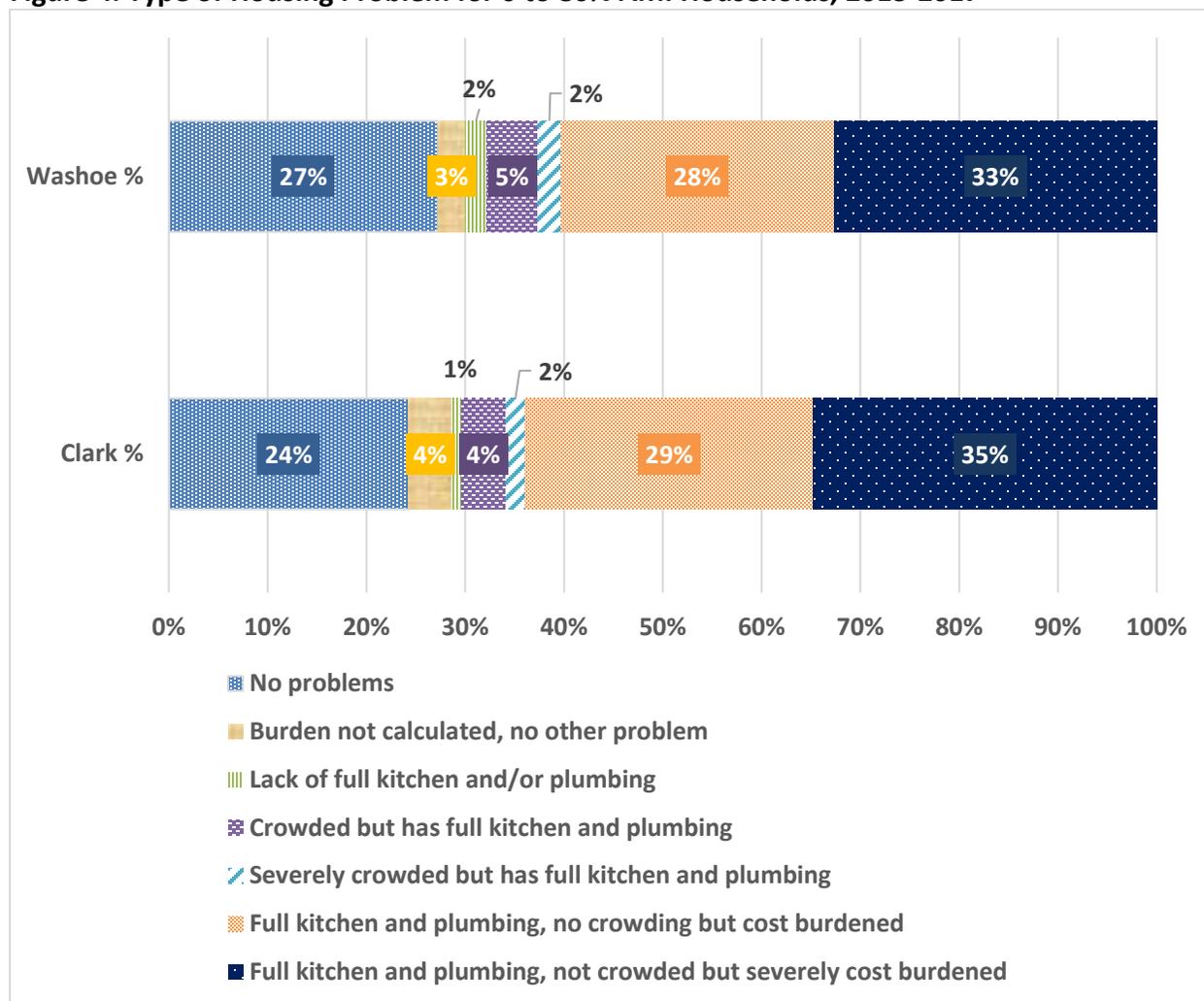
<b>Jurisdiction</b>	<b>% of Total Subsidized Inventory for VLI Households</b>
Clark Unincorporated	45%
Boulder City	100%
Henderson	43%
Mesquite	55%
Las Vegas	69%
NLV	41%
<b>Clark Total</b>	<b>54%</b>
Washoe Unincorporated	NA
Reno	53%
Sparks	44%
<b>Washoe Total</b>	<b>51%</b>
<b>Grand total</b>	<b>53%</b>

## **ADDITIONAL ANALYSIS OF HOUSING NEED: TYPES OF HOUSING PROBLEMS**

The total need in Table 7 above concerns low income households, including both renters and owners, with one or more housing problems minus units that are affordable and available to low income households from the 2013 to 2017 CHAS data. The analysis below adds additional information about the four types of problems experienced by this group of low income households. The four problems tracked in the CHAS data are lack of full kitchen, lack of complete plumbing, overcrowding or cost burden. Full kitchens are defined as having a sink with faucet, stove or range and a refrigerator within the housing unit. Full plumbing facilities refer to hot and cold running water and bathtub or shower within the unit. Overcrowding is more than one person per room while severe overcrowding is more than 1.5 persons per room, excluding bathrooms and halls. Housing cost burden occurs when housing costs are greater than 30% of household income and severe housing cost burden when they are greater than 50% of household income.<sup>xxiii</sup> Typically housing cost burden accounts for the largest proportion of households with a housing problem.

As can be seen in Figure 3, about 64% of the households with incomes under 80% of AMI in Clark County have full plumbing and kitchen facilities and do not have overcrowding but do have some degree of housing cost burden while the equivalent percentage in Washoe County was 60%. This corresponds to about 192,000 households in Clark County and 39,000 in Washoe County. Three to four percent of households with incomes under 80% AMI have zero or negative income so that rent burden cannot be calculated, but do not have any of the other three housing problems. Another

**Figure 4. Type of Housing Problem for 0 to 80% AMI Households, 2013-2017**



<sup>1</sup> HUD CHAS 2013-2017 from HUD CHAS data query tool: [http://www.huduser.org/portal/datasets/cp/CHAS/data\\_querytool\\_chas.html](http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html) accessed 9-1-2020 and tabulations by the author.

24% to 27% of this population do not have any of the four housing problems. Households with overcrowding or lack of full kitchen and plumbing facilities made up 7-10% of those with one of four housing problems. This corresponds to about 22,000 households in Clark County and 6,000 households in Washoe County who may have an inadequate or overcrowded unit.<sup>xxiii</sup>

Homeless families and individuals are not included in the CHAS count of households with housing problems but clearly a fuller accounting should include consideration of these households. Over the years from 2011 to 2019, Clark County Continuum of Care (CoC) counted 5,500 to 8,000 homeless individuals each year during the point-in-time count while Washoe County CoC counted from 750 to 1,250 homeless individuals. Point-in-time counts were a record high in 2019 in Washoe County (1,256) and a record low in Clark County (5,530).<sup>xxiv</sup>

The lack of full kitchen and/or plumbing facilities does not fully capture housing inadequacies. In some cases, such as an SRO unit, the lack of full kitchen and plumbing facilities within the unit may still make for safe, decent, and sanitary housing. On the other hand, in many other cases a

unit with full kitchen and plumbing facilities may have other severe housing issues such as a lack of temperature control, holes in the roof, rat infestation, breakdown of electrical wires, etc. The biennial American Housing Survey (AHS) collects much more detailed information on all types of housing inadequacies than does the American Community Survey. For Las Vegas in 2017, AHS estimated 7,000 occupied units in Las Vegas had severe physical problems and an additional 20,600 occupied units had moderate physical problems. There were no estimates for Washoe County.<sup>xxv</sup>

***Dollar amount of rent burden for VLI renters***

Because cost burden is the most common problem amongst low income households, this issue was explored further with the 2019 American Community Survey Public Use Microdata Sample (PUMS). The question explored was, what is the wedge of unaffordability? That is, what amount of money per month would it take to resolve housing rent burden for the average low income household? Different costs of alleviating rent burden might suggest different types of solutions.

In contrast to Figure 4, only very low income renter households were included in the analysis.<sup>xxvi</sup> However, the prominence of housing cost burden is similar amongst this group. Using the equivalent analysis for VLI renter households, 75% of renter households with incomes under 50% of AMI in Clark County have full plumbing and kitchen facilities and do not have overcrowding but do have some degree of housing cost burden while the equivalent percentage in Washoe County was 72%.

**Table 11. Rent burden wedge for Nevada VLI households with rent burden, excluding outliers<sup>xxvii</sup>**

Amount of rent burden wedge	# of rent burdened VLIL households	% of rent burdened VLIL households	household avg annual income	avg monthly rent burden wedge	annual cost of alleviating	% annual cost alleviation
less than \$100/month	19,067	15%	\$20,620	\$47	\$10,809,988	2%
\$100 to \$199/month	16,843	14%	\$19,749	\$146	\$29,437,923	4%
\$200 to \$299/month	14,472	12%	\$19,279	\$246	\$42,797,207	6%
\$300 to \$399/month	10,951	9%	\$17,319	\$353	\$46,442,998	7%
\$400 to \$499/month	13,262	11%	\$16,064	\$445	\$70,814,446	10%
\$500 to \$599/month	11,969	10%	\$14,594	\$544	\$78,181,176	11%
\$600 to \$699/month	7,841	6%	\$11,906	\$652	\$61,329,225	9%
\$700 to \$799/month	6,813	5%	\$9,952	\$742	\$60,673,864	9%
\$800/month or more	22,660	18%	\$12,235	\$1,037	\$281,956,490	41%
<b>Overall</b>	<b>123,878</b>	<b>100%</b>	<b>\$16,311</b>	<b>\$459</b>	<b>\$682,443,318</b>	<b>100%</b>

Table 11 gives the results of the rent burden wedge analysis. For the approximately 124,000 rent burdened VLI households, the average cost of alleviating their rent burden was \$459 a month in 2019. Were this VLI household to receive \$459 a month, they would no longer experience rent burden. The average annual income of these VLI renter households was \$16,311. For 15% of these households, rent burden would be alleviated for an average of \$47/month. Households with rent burden of \$800/month or more present the greatest challenge, making up 18% of rent burdened households but costing about \$282 million a year, which would be over 40% of the total cost of alleviation for all 124,000 renter households.

## **NOTABLE HOUSING INITIATIVES IN 2020**

What stands out this year above all is the rapid deployment of the various CARES Housing Assistance Programs through which over 12,000 Covid-19 impacted households were reported to have been helped. These large new programs were set up quickly despite drastic changes in working conditions due to the pandemic. Seven jurisdictions reported some level of involvement with new CARES Act programs.

Some delays were reported due to the pandemic, however, for the most part, work continued apace on new and renovated affordable projects. This past year the number of units in the pipeline was again the highest reported since this metric has been tracked with the 4,025 units outpacing even last year's 3,702. Of the 4,025 units, 2,772 were new construction and 1,253 were renovation projects. Of the 32 projects in the pipeline, 14 were first included in AHPR this year. Included in the list of pipeline projects were six projects with project based sliding scale rental assistance contracts, joining three other such projects that completed renovation this year. In addition, three formerly at-risk Bond properties finished renovation, resetting affordability periods for 30 more years, and four additional renovation projects on formerly at-risk projects were underway.

A total of six new and six renovation projects were completed this year. Perhaps surprisingly, given the number of units in the pipeline last year, new units finished this year (528) were less than last year (704). This may be due in part to Covid-19 related delays. However, renovated units finished were much higher this year (780) than last year (49).

The largest new project to finish this year was in Clark County; Crescendo Senior Apartments will have 195 one and two bedroom units with 79 of these units set aside for VLI households. Another notable project finished in the south is Stepping Stone, which provides affordable and accessible apartments for people with brain injuries. A group home for youth, Eddy House, was completed in Reno, with the help of fee abatement by the City.

This year far fewer properties exited to the private market; only 125 units converted as compared to 1,066 last year. Of these 125, 11 LIHTC units in Mesquite exited when existing residents became homeowners of those units as they exercised the homeownership option on the extended use agreements. This LIHTC project with homeownership option is the only one like it in the State.

Regional cooperation was again strong in 2020, especially for Clark County, which was involved in ten joint projects, two of which were completed this year, in addition to regional cooperation on Covid-19 rental assistance programs.

## CONCLUSION

Under new and challenging conditions imposed by business closures, social distancing requirements and other Covid-19 related changes, many jurisdictions were involved in setting up new rental assistance programs to help households impacted by the virus, as well as implementing new Covid-19 related aspects of homeless programs. As reported to the Housing Division, over 12,000 households were helped with new CARES Act housing assistance programs. These new programs helped improve AHPR measures of need. The ratio of households assisted to households in need increased from 13% last year to 20% in 2020. Household need as measured in this report did not include households impacted by Covid-19. An experiment to add in newly unemployed low income renter households to the need column reduced the ratio from 20% to 18%.

The need for affordable units is especially high amongst Nevada's very low income (VLI) households. Due to the CARES Act housing assistance programs, the ratio of VLI households assisted to VLI households in need improved from 10% in 2019 to 20% in 2020. There were five VLI households in need for each VLI household assisted. For low income households with incomes from 50% to 80% of HAMFI the ratio remained close to last year's ratio at 19%, also close to a ratio of one household assisted for every five in need. These ratios are not completely reflective of 2020, because of the large number of new households afflicted by Covid-19 unemployment that are not included in the measure of need, which has a considerable time lag.

Over half of the AHPR inventory of affordable units either have project based rental assistance or are set aside for VLI households with incomes under 50% of HAMFI. Half of new units added were set aside for households with incomes at 50% AMI or lower. Twenty-seven percent of renovated units were set aside for VLI households.

Despite the many pandemic-related adaptations required this year, thirty-two multi-family projects were funded or are currently under construction with a record 4,025 units in the pipeline. Six new projects with 528 restricted units were completed and six renovation projects with 780 restricted units were completed, marking considerable progress in preservation. Only 125 units converted to private market units, which resulted in a net increase in the affordable housing inventory of 403 units. Because of an inventory correction of an additional 213 units, total net increase in inventory this year was 616 units, the first net gain in three years.

Net inventory as compared to the 2014 baseline was still down 1% for the AHPR jurisdictions. Some of the projects in the pipeline may have met delays this year due to extra difficulties imposed by the Covid-19 pandemic. There is considerable hope for additional increases in the inventory of affordable housing units in 2021.

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

## Endnotes

- <sup>i</sup> <https://www.leg.state.nv.us/App/NELIS/REL/80th2019/Bill/6091/Overview>
- <sup>ii</sup> U. S. Bureau of Labor Statistics. Local Area Unemployment Statistics. Seasonally adjusted unemployment rate. <https://www.bls.gov/lau/>
- <sup>iii</sup> S&P Dow Jones Indices LLC, *S&P/Case-Shiller NV-Las Vegas Home Price Index*© [LVXRNSA], retrieved from FRED, Federal Reserve Bank of St. Louis <https://research.stlouisfed.org/fred2/series/LVXRNSA>, January 25, 2021.
- <sup>iv</sup> Ibid.
- <sup>v</sup> Lied Center for Real Estate. *Nevada Housing Market Update, November 2020*. [https://liedcenter.unlv.edu/wp-content/uploads/2020/12/6025\\_Lied-Housing-Market-Report\\_Nov-2020.pdf](https://liedcenter.unlv.edu/wp-content/uploads/2020/12/6025_Lied-Housing-Market-Report_Nov-2020.pdf)
- <sup>vi</sup> Friedman, Nicole. Nov. 12, 2020. Home Prices Are Rising Everywhere in the U.S. Wall Street Journal.
- <sup>vii</sup> GOED Board Meeting Attachments. Dec. 2, 2020 & Sept 16, 2020. Nevada Governor's Office of Economic Development. <https://goed.nv.gov/about/notices-agendas/>
- <sup>viii</sup> U.S. Census Bureau accessed through the Federal Reserve Bank of St. Louis. Homeownership Rate for Nevada <https://research.stlouisfed.org/fred2/series/NVHOWN> Accessed 12-22-2020.
- <sup>ix</sup> U.S. Census Bureau. Week 20 Household Pulse Survey. <https://www.census.gov/data/tables/2020/demo/hhp/hhp20.html> accessed 12-23-2020
- <sup>x</sup> Khater, Sam, et.al. Nov. 17, 2020. Mortgage Forbearance Rates during the COVID-19 Crisis. Freddie Mac [http://www.freddiemac.com/research/insight/20201117\\_mortgage\\_forbearance\\_rate\\_during\\_COVID-19.page](http://www.freddiemac.com/research/insight/20201117_mortgage_forbearance_rate_during_COVID-19.page)
- <sup>xi</sup> NMHC Rent Payment Tracker Update Webinar January 8, 2021 National Multifamily Housing Council. <https://www.nmhc.org/meetings/calendar/webinars/nmhc-rent-payment-tracker-webinars/nmhc-rent-payment-tracker-update-webinar-january-8-2021/>, ALN Reno and Las Vegas Quarterly Reviews, <https://alndata.com/>, Johnson, Perkins and Griffin, 3<sup>rd</sup> Quarter 2020 Apartment Survey, <http://jgpnv.com/>
- <sup>xii</sup> Ibid.
- <sup>xiii</sup> HUD CHAS data query tool: [http://www.huduser.org/portal/datasets/cp/CHAS/data\\_querytool\\_chas.html](http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html) accessed 7-9-2015 and 8-31-2020 with tabulations by the author.
- <sup>xiv</sup> E. Fadali. 2020. Nevada Affordable Housing Dashboard, <https://housing.nv.gov/uploadedFiles/housingnewnv.gov/Content/Programs/HDB/HDB216NVAffordHousingDashboardAccessible20200821.pdf>, Nevada Housing Division.
- <sup>xv</sup> For four of the renovation projects, jurisdictions did not report using any of the 12 measures. However, they are included for inventory purposes.
- <sup>xvi</sup> A small percentage of these households received assistance with mortgage arrears or mortgage payments.
- <sup>xvii</sup> Where the Housing Division is familiar with units no longer affordable due to expiring participation, the Division shares this information with the jurisdictions, but this will not include all types of affordable housing. Also, it is possible that low income housing activity takes place without involvement of the jurisdiction through the twelve measures. In these cases, in so far as the Division is aware of the activity it will be added into the inventory lists and Form 2 for tracking purposes but may not always be included in reports from jurisdictions; that is, the housing activity lists from jurisdictions are usually, but not necessarily comprehensive.
- <sup>xviii</sup> It is difficult to interpret comparisons between overlapping time periods of the American Community Survey. Comparisons between overlapping samples emphasize differences between non-overlapping years, in this case 2012 and 2017.
- <sup>xix</sup> Urban Institute. Oct. 1, 2020. Estimating the Cost of Rental Assistance in Nevada. <https://www.urban.org/policy-centers/research-action-lab/projects/sizing-federal-rental-assistance/nevada>
- <sup>xx</sup> Fadali, E. & Perry Faigin. 2017. Taking Stock 2016: 2016 Annual Affordable Apartment Survey. Nevada Housing Division. P. 30. <https://housing.nv.gov/uploadedFiles/housingnv.gov/content/Public/2016TakingStock20170209.pdf>
- <sup>xxi</sup> U.S. Housing and Urban Development Voucher Management System [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/hcv/psd](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/psd) accessed 1-25-2020. Total vouchers for September for Reno Housing Authority and Southern Nevada Regional Housing Authority are adjusted for overlap with LIHTC units.
- <sup>xxii</sup> U.S. Housing and Urban Development Office of Policy Development and Research. CHAS: Background [https://www.huduser.gov/portal/datasets/cp/CHAS/bg\\_chas.html](https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html) accessed 8-8-2019
- <sup>xxiii</sup> HUD CHAS data query tool: [http://www.huduser.org/portal/datasets/cp/CHAS/data\\_querytool\\_chas.html](http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html) accessed 8-8-2019 and tabulations by the author. U.S. Census Bureau American Community Survey Data Subject Definitions [https://www2.census.gov/programs-surveys/acs/tech\\_docs/subject\\_definitions/2015\\_ACSSubjectDefinitions.pdf?#](https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2015_ACSSubjectDefinitions.pdf?#) accessed 11-7-2018
- <sup>xxiv</sup> U.S. Housing and Urban Development Point in Time Counts 2007 to 2019: <https://www.hudexchange.info/resource/3031/pit-and-hic-data-since-2007/> downloaded 1-8-2020.
- <sup>xxv</sup> U.S. Census Bureau. 2013 American Housing Survey. Table C-05-AO-M "Housing Problems – All Occupied Units (SELECTED METROPOLITAN AREAS)." American Factfinder accessed 11-7-2018.
- <sup>xxvi</sup> Observations representing about 3,700 outlier households, 3% of the population, were excluded from the analysis. These outlier households had small household sizes and extremely high rents, higher than 95% of the appropriate sized unit. For example, a one-person very low income renter household with rent burden was considered an outlier if their 2019 gross rent was above \$1490. In comparison, the highest Fair Market Rent for one bedroom units in Nevada in 2019 was \$811/month. It is possible that these

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households have help paying rent that was not included in their income, or that nursing care or other special needs are included in the rent.

<sup>xxvii</sup> Source: Author analysis of U.S. Census Bureau American Community Survey 2019 1-year Public Use Microdata Sample.

# Attachment A – NRS 278.235

Below is the governing statute underlying the Annual Housing Progress Report as amended and enrolled in 2019. See <https://www.leg.state.nv.us/App/NELIS/REL/80th2019/Bill/6091/Text> for more complete information on recent amendments.

NRS 278.235 is hereby amended to read as follows:

278.235

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

4. On or before February 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.

Sec. 2. This act becomes effective on July 1, 2019.

# **Attachment B – Form 1 From Jurisdiction Reports**

**FORM 1: SELECTED SPECIFIED MEASURES FOR CLARK COUNTY**

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

	A	B	C
<i>MEASURE</i>	<i>INCORPORATED INTO HOUSING PLAN</i>	<i>USED IN 2020 (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	X	X	Policy 6, Page 5, 2019 Housing Element. Used for 15 affordable projects; 10 were in progress and 5 projects finishing this year
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X		
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X	X	Policy 6, Page 5, 2019 Housing Element. Used for 16 affordable projects; 11 of these were in progress and 5 finishing this year
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	Used for 16 affordable projects; 10 were in progress and 6 finishing this year.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.	X		
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X	X	Used for 7 affordable projects; 1 is complete and 6 in progress.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	Used for 57 different programs.
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.	X	X	Used for 54 different programs.

**FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF BOULDER CITY**

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.

<i>MEASURE</i>	<i>A INCORPORATED INTO HOUSING PLAN</i>	<i>B USED IN 2020 (PLEASE “X” TO DENOTE)</i>	<i>C 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	X		
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		
D) Leasing land by the city or county to be used for affordable housing.	X		
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.			
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.			
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X		
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X		
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.			
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.			
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.			

**FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF HENDERSON**

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.

<i>MEASURE</i>	<i>A</i> <i>INCORPORATED INTO HOUSING PLAN</i>	<i>B</i> <i>USED IN 2020 (PLEASE "X" TO DENOTE)</i>	<i>C</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	X	X	See “Housing Element Narrative for Annual Housing Progress Report” for measures adopted. 3 instances: Espinoza Terrace finished (100 units maintained.).
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.			
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.			
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X		
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	6 instances, Espinoza Terrace complete, Capistrano Pines complete, 1 SF rehab program complete (2 units).
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.	X		
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	4 active TBRA programs (374 households)
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.	X	X	4 active programs (374 households)

**FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF LAS VEGAS**

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.

<i>MEASURE</i>	<i>A INCORPORATED INTO HOUSING PLAN</i>	<i>B USED IN 2020 (PLEASE “X” TO DENOTE)</i>	<i>C 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.	X		See Draft 2021-2026 Affordable Housing Strategic Plan p. 22-23 for documentation of measures adopted.
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		
D) Leasing land by the city or county to be used for affordable housing.	X		
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X		
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.			
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	9 instances of which 3 are complete.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.			
J) Offering density bonuses or other incentives to encourage the development of affordable housing.			
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	4 instances reported assisting 1,693 households.
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.	X	X	3 instances reported helping the same households as above in measure K.

**FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF MESQUITE**

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.

<i>MEASURE</i>	<i>A</i> <i>INCORPORATED INTO HOUSING PLAN</i>	<i>B</i> <i>UTILIZED IN 2020 (PLEASE "X" TO DENOTE)</i>	<i>C</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.	X		Recommendation 4 (Housing Element Goals and Policies 2018)
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		Recommendation 5
D) Leasing land by the city or county to be used for affordable housing.	X		Recommendation 6
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.			
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X		Recommendation 7
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X		Task Force Recommendation 1
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.			
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.			
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		Recommendation 3
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X		Recommendation 2
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.			

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF NORTH LAS VEGAS

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.

<i>MEASURE</i>	<i>A</i> <i>INCORPORATED INTO HOUSING PLAN</i>	<i>B</i> <i>USED IN 2020 (PLEASE "X" TO DENOTE)</i>	<i>C</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	X	X	2 instances: 1 for North 5 <sup>th</sup> St Phase I/Rome Pines I which is finished and another for phase II, not yet finished.
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.			
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.			
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	2 instances for continuing projects Spencer Street, North 5 <sup>th</sup> /Rome Pines Phase II, 1 instance for finished North 5 <sup>th</sup> /Rome Pine Phase I and 1 instance for first time reported Rome South.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.			
J) Offering density bonuses or other incentives to encourage the development of affordable housing.			
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	Direct financial assistance for owner occupied housing rehab, 80%-120% AMI – no units funded, CHAP, ESG-CV, two other ESG programs
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	4 instance, all above except rehab program.

FORM 1: SELECTED SPECIFIED MEASURES FOR WASHOE COUNTY

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

<i>MEASURE</i>	<i>A</i> <i>INCORPORATED INTO HOUSING PLAN</i>	<i>B</i> <i>USED IN 2020 (PLEASE "X" TO DENOTE)</i>	<i>C</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	X		Policy 4.2 2010 Master Plan
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		Policy 3.9 2010 Master Plan
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.			
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		Policy 3.9 2010 Master Plan
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X		Policy 4.3 2010 Master Plan
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X		Policy 1.3 2010 Master Plan
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.		X	Washoe County participates in the Washoe County HOME Consortium.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.	X		Policy 3.4 2010 Master Plan
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		Policy 3.3 & 3.6 2010 Master Plan
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.		X	3 programs used this measure in 2020 for 65 households.
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.	X	X	Policy 5.5 & 5.6 2010 Master Plan; 5 programs used this measure in 2020.

**FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF RENO**

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

	A	B	C
<i>MEASURE</i>	<i>INCORPORATED INTO HOUSING PLAN</i>	<i>USED IN 2020 (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	X	X	Chapter 5: Implementation Plan, Guiding Principle 4, Reimagine Reno, City of Reno Master Plan, 4 instances recorded, none finished.
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		See narrative in A above for source.
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X	X	See A above. Used measure in 1 instances; project not complete.
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.			
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X		See A above.
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.			
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	See A above. 13 instances recorded; 2 projects are complete (South Peak and Citi)
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.		X	1 instance for project not yet completed
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X	X	See A above. Used measure once, project not yet complete.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	See A above. Used in 3 projects to help 864 households.
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.	X		See A above.

**FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF SPARKS**

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.

<i>MEASURE</i>	<i>A INCORPORATED INTO HOUSING PLAN</i>	<i>B USED IN 2020 (PLEASE "X" TO DENOTE)</i>	<i>C 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.	X		(See 2016 City of Sparks Housing Plan p. 7 of 13 which incorporates measure b, c, d, e, h and l.)
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		
D) Leasing land by the city or county to be used for affordable housing.	X	X	One instance. The City of Sparks Redevelopment Agency continues to lease land to Sierra Crest Sr. Apts, a 72-unit apartment complex located along a principal transit oriented development corridor. The term of the ground lease is through 2055. All of the units are affordable to households with incomes ranging between 30 and 50 percent of the Area Median Income.
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.			
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.			
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	4 instances. In 2020, the City of Sparks Housing Rehabilitation Program successfully implemented 7 Deferred Loans and 2 Emergency Repair Grants for a total of 9 single family households assisted. (2 programs). The City of Sparks allocates our Private Activity Bond Cap (PABC) authority to allow home buyers in Sparks and elsewhere in the state to use the MCC program to assist in purchase through Nevada Rural Housing Authority (NRHA). The City also

	A	B	C
<i>MEASURE</i>	<i>INCORPORATED INTO HOUSING PLAN</i>	<i>USED IN 2020 (PLEASE "X" TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
			participates in the Washoe County HOME Consortium to fund properties located in City of Reno and City of Sparks.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.	X		The MUD (Mixed Use District) is located along transit lines and allows for higher densities and eliminates the need for master plan amendments for higher densities while simplifying the entitlement process.
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		The MUD (Mixed Use District) allows for higher densities and eliminates the need for master plan amendments for higher densities while simplifying the entitlement process.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.		X	3 instances. The city of Sparks allocates our Private Activity Bond Cap (PABC) authority to allow for first time home buyers in Sparks and elsewhere to assist in the purchase through the Nevada Rural Housing Authority (NRHA). City of Sparks provides HOME dollars to the WCHC for rental assistance. CARES Act Funding was also used to support a joint rental assistance program.
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	3 instances. City of Sparks allocates funding to support the operations of the Community Assistance Center (CAC) (AKA - Homeless Center) and supportive services with the City of Reno and Washoe County. City of Sparks HOME funds are used by WCHC for supportive services. CARES Act funds were also used for jointly provided supportive services for homeless individuals.

# **Attachment C – Form 2**

## **From Jurisdiction Reports**

**FORM 2: Selected Specified Measures**

City or County Name:  
Reporting Period:

Clark County  
Calendar Year 2020

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Low Income Units Lost	Very Low Income Units Lost	Middle Income Units Lost	# Low Income Maintained	# Very Low Income Maintained	# Middle Income Maintained	Total # of units Funded/Developed	Low Income Units Only	Very Low Income Units Only	Middle Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1	A,G,H,J	CLSN - Fort Apache Senior/Crescendo Apartments (10 HOME units, 20 yr restrictions)	9550 W. Russell	89148	C							195	116	79		MFR	195	30
2	H	ACSFH - Carefree Living Overton	130 S. Conley St.	89040	U					20						MFR	20	50
3	H	Espinoza Terrace (with Henderson)	171 W. Van Wagenan St.	89015	C - Hend					100						MFR	100	50
4	K	Help of SN - CABHI (monthly rent, LIHTF)	Various Addresses	N/A	N/A							30	0	30		Other	N/A	N/A
5	K	Help of SN - Hospital to Home (monthly rent, LIHTF)	Various Addresses	N/A	N/A							45	0	45		Other	N/A	N/A
6	K	CCSS - HPTAY - Mainstream Housing Choice Vouchers (security deposits, utility deposits, LIHTF)	Various Addresses	N/A	F							22	0	22		Other	N/A	N/A
7	K,L	CCSS-CRF: CHAP CARES Housing Assistance Program	Various Addresses	N/A	N/A							7191	0	7191		Other	N/A	N/A
8	K,L	CCSS-CRF: Economic Opportunity Board CHAP	Various Addresses	N/A	N/A							239	0	239		Other	N/A	N/A
9	K,L	CCSS-CRF: Emergency Aid Boulder City CHAP	Various Addresses	N/A	N/A							54	0	54		Other	N/A	N/A
10	K,L	CCSS-CRF: Family Promise CHAP	Various Addresses	N/A	N/A							141	0	141		Other	N/A	N/A
11	K,L	CCSS-CRF: HELP of Southern Nevada CHAP	Various Addresses	N/A	N/A							669	0	669		Other	N/A	N/A
12	K,L	CCSS-CRF: HopeLink CHAP	Various Addresses	N/A	N/A							631	0	631		Other	N/A	N/A
13	K,L	CCSS-CRF: Jewish Family Services Agency CHAP	Various Addresses	N/A	N/A							216	0	216		Other	N/A	N/A
14	K,L	CCSS-CRF: Lutheran Social Services of NV CHAP	Various Addresses	N/A	N/A							50	0	50		Other	N/A	N/A
15	K,L	CCSS-CRF: Money Management Intl CHAP	Various Addresses	N/A	N/A							98	0	98		Other	N/A	N/A
16	K,L	CCSS-CRF: Nevada Partners CHAP	Various Addresses	N/A	N/A							376	0	376		Other	N/A	N/A
17	K,L	CCSS-CRF: NHSSN CHAP	Various Addresses	N/A	N/A							211	0	211		Other	N/A	N/A
18	K,L	CCSS-CRF: Opportunity Alliance CHAP	Various Addresses	N/A	N/A							101	0	101		Other	N/A	N/A
19	K,L	CCSS-CRF: Safe Nest CHAP	Various Addresses	N/A	N/A							45	0	45		Other	N/A	N/A
20	K,L	CCSS-CRF: SNV CHIPS CHAP	Various Addresses	N/A	N/A							492	0	492		Other	N/A	N/A
21	K,L	CCSS-CRF: The Salvation Army CHAP	Various Addresses	N/A	N/A							138	0	138		Other	N/A	N/A
22	K,L	CCSS-CRF: ULAN CHAP	Various Addresses	N/A	N/A							401	0	401		Other	N/A	N/A
23	K,L	Clark County FUSE: Next Step PSH (HELP)	Various Addresses	N/A	N/A							19	0	19		Other	N/A	N/A
24	K,L	Clark County Social Service: BFZ-PSH (HELP)	Various Addresses	N/A	N/A							14	0	14		Other	N/A	N/A
25	K,L	Clark County Social Service: BFZ-PSH (LSSN)	Various Addresses	N/A	N/A							4	0	4		Other	N/A	N/A
26	K,L	Clark County Social Service: Healthy Living PSH (HELP)	Various Addresses	N/A	N/A							16	0	16		Other	N/A	N/A
27	K,L	Clark County Social Service: Keeping Families Together (RRH)	Various Addresses	N/A	N/A							10	0	10		Other	N/A	N/A
28	K,L	Clark County Social Service: New Beginnings PSH (HELP)	Various Addresses	N/A	N/A							70	0	70		Other	N/A	N/A
29	K,L	Clark County Social Service: STAR PSH Program	Various Addresses	N/A	N/A							37	0	37		Other	N/A	N/A
30	K,L	Clark County Social Service: STAR TH-RRH (RRH)	Various Addresses	N/A	N/A							48	0	48		Other	N/A	N/A
31	K,L	Clark County Social Service: STAR TH-RRH (TH)	Various Addresses	N/A	N/A							7	0	7		Other	N/A	N/A
32	K,L	Economic Opportunity Board	Various Addresses	N/A	N/A							260	0	260		Other	N/A	N/A
33	K,L	Family Promise: Promises to Keep Program	Various Addresses	N/A	N/A							71	0	71		Other	N/A	N/A
34	K,L	FirstMed Health & Wellness Ctr: Supporting Housing	Various Addresses	N/A	N/A							1	0	1		Other	N/A	N/A
35	K,L	HELP of Southern Nevada: A New Start PSH	Various Addresses	N/A	N/A							15	0	15		Other	N/A	N/A
36	K,L	HELP of Southern Nevada: CCHIP Family RRH	Various Addresses	N/A	N/A							34	0	34		Other	N/A	N/A
37	K,L	HELP of Southern Nevada: CCHIP Family RRH - DFS	Various Addresses	N/A	N/A							23	0	23		Other	N/A	N/A
38	K,L	HELP of Southern Nevada: ERS CC RRH	Various Addresses	N/A	N/A							3	0	3		Other	N/A	N/A
39	K,L	HELP of Southern Nevada: Help Them Home	Various Addresses	N/A	N/A							3	0	3		Other	N/A	N/A
40	K,L	HopeLink: CCHIP Family RRH	Various Addresses	N/A	N/A							45	0	45		Other	N/A	N/A
41	K,L	HopeLink: CCHIP Family RRH - DFS	Various Addresses	N/A	N/A							30	0	30		Other	N/A	N/A

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Low Income Units Lost	Very Low Income Units Lost	Middle Income Units Lost	# Low Income Maintained	# Very Low Income Maintained	# Middle Income Maintained	Total # of units Funded/Developed	Low Income Units Only	Very Low Income Units Only	Middle Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
42	K,L	HopeLink: FRC Program	Various Addresses	N/A	N/A							361	0	361		Other	N/A	N/A
43	K,L	HopeLink: FSIP	Various Addresses	N/A	N/A							1	0	1		Other	N/A	N/A
44	K,L	HopeLink: HomeLink Expansion Program	Various Addresses	N/A	N/A							27	0	27		Other	N/A	N/A
45	K,L	HopeLink: HomeLink Program	Various Addresses	N/A	N/A							39	0	39		Other	N/A	N/A
46	K,L	Kline Veterans Fund - Homeless Veterans Fund	Various Addresses	N/A	N/A							11	0	11		Other	N/A	N/A
47	K,L	Lutheran Social Services of NV: CCHIP Family RRH	Various Addresses	N/A	N/A							36	0	36		Other	N/A	N/A
48	K,L	Lutheran Social Services of NV: CCHIP Family RRH DFS	Various Addresses	N/A	N/A							27	0	27		Other	N/A	N/A
49	K,L	Lutheran Social Services of NV: ESG Homeless Prev.	Various Addresses	N/A	N/A							5	0	5		Other	N/A	N/A
50	K,L	Lutheran Social Services of NV: ESG RRH Program	Various Addresses	N/A	N/A							1	0	1		Other	N/A	N/A
51	K,L	Lutheran Social Services of NV: Welcome H.O.M.E.	Various Addresses	N/A	N/A							8	0	8		Other	N/A	N/A
52	K,L	Nevada Partners: Clark County ESG Program	Various Addresses	N/A	N/A							3	0	3		Other	N/A	N/A
53	K,L	St. Jude's Ranch: A Place Called Home	Various Addresses	N/A	N/A							1	0	1		Other	N/A	N/A
54	K,L	St. Jude's Ranch: Crossings TH-RRH Program (RRH)	Various Addresses	N/A	N/A							21	0	21		Other	N/A	N/A
55	K,L	St. Jude's Ranch: New Crossings Program	Various Addresses	N/A	N/A							7	0	7		Other	N/A	N/A
56	K,L	The Salvation Army: Emerg Rental Assistance (EACN)	Various Addresses	N/A	N/A							2	0	2		Other	N/A	N/A
57	K,L	The Salvation Army: Emerg Rental Asst (CARES)	Various Addresses	N/A	N/A							21	0	21		Other	N/A	N/A
58	K,L	The Salvation Army: Family Services CC RRH Diversion	Various Addresses	N/A	N/A							15	0	15		Other	N/A	N/A
59	K,L	The Salvation Army: Housing the Homeless	Various Addresses	N/A	N/A							13	0	13		Other	N/A	N/A
60	K,L	United Labor Service Agency - United Way	Various Addresses	N/A	N/A							1	0	1		Other	N/A	N/A
61	A,G,H	Nevada Hand - Flamingo Pines 1 ( 6 HOME units, 20 yr restriction)	8710 W. Flamingo Road	89147	C							66	0	53		MFR	53	50
62	A,G,H	Nevada Hand - Flamingo Pines 2 ( 6 HOME units, 20 yr restriction)	8710 W Flamingo Road	89147	C							66	0	53		MFR	53	50
63	G, H	AHPI - Wardelle Street Townhouses (joint with Las Vegas, 7 HOME units, 20 yr restriction)	2901 E. Bonanza Road	89101	U							57	0	57		MFR	57	50
64	A,G,L	ASI - Stepping Stone Apartments (NSP, special use units)	South Mohave Road	89104	C							10	0	10		MFR	10	20
65	A, G, H	SSH - City Impact Senior Housing (6 HOME units with 20 yr restrictions, Joint w/City of Las Vegas, LIHTF, NHTF)	978 E Sahara Avenue	89104	C-LV							66	0	65		MFR	65	50
66	A,G,H,J	CLSN - Oquendo Road Senior Apartments (9 HOME units, 20 yr restriction)	West Oquendo Road	89148	U							201	195	6		MFR	201	30
67	H	Desert Oasis II (joint with Las Vegas)	4445 Diamond Head Drive	89110	U							43	0	43		MFR	43	50
68	A,G,H,J	North 5th Street 2 Apartments (AKA Rome Pines 2, Joint with NLV)	N 5th Street & E Rome Blvd	89031	U							116	0	105		MFR	105	50
69	A,G,H	Flamingo Pines 3 ( 1 HOME unit, 20 yr restriction)	8710 W. Flamingo Road	89147	U							43	0	43		MFR	43	50
70	H	Old Mill Village (located in Mesquite, Clark Co HOME, USDA S15)	302 E. Old Mill Road	89027	U				2	33		39				MFR	35	50
71	A,G,H,J	Blue Diamond Senior Apartments (Clark Co. HOME)	S. Quarterhouse Lane/Blue Diamond Road	89178	U							180	177	3		MFR	180	30
72	A,G,L	NCEP Spencer St. (NSP and Clark Co. HOME funds, joint with NLV)	4144 Spencer Street	89119	U							22		22		Other/MFR	22	NA
73	A,G,L	NCEP Spencer Street Phase II	4144 Spencer Street	89119	F							22		22		Other/MFR	22	NA
74	A,G,L	Vegas Valley Supportive Housing	4955 E. Vegas Valley Drive	89121	F							69	56	13		MFR	69	20
75	A,G,H,J	Decatur and Alta Phase II (joint with Las Vegas, income averaging with 36 @ 30%, 2 @ 50%, 321 @ 60%, 56 @ 70% and 5 @ 80% AMI )	400 S. Decatur	89032	F							420	38	382		MFR	420	20
76	A,G,H,J	Rome South Senior (joint with NLV)	SW Corner of E. Rome Blvd & N. 5th Street	89084	F							75	74	1		MFR	75	20
77	A,G,H,J	Lake Mead West (joint with NLV)	3286 Coran Lane North	89106	F							156	156			MFR	156	20
78																		
79																		
<b>Total</b>						0	0	0	2	153	0	337	116	195	0		1924	

**FORM 2: Selected Specified Measures**

City or County Name: Boulder City  
Reporting Period: Calendar Year 2020

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Low Income Units Lost	Very Low Income Units Lost	Middle Income Units Lost	# Low Income Maintained	# Very Low Income Maintained	# Middle Income Maintained	Total # of units Funded/ Developed	Low Income Units Only	Very Low Income Units Only	Middle Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)	
1																			
2																			
3																			
4																			
5																			
6																			
7																			
8																			
9																			
10																			
11																			
12																			
13																			
14																			
15																			
16																			
17																			
18																			
19	insert additional rows if needed																		
20	<b>Total</b>					0	0	0	0	0	0	0	0	0	0		0		

**FORM 2: Selected Specified Measures**

City or County Name:  
Reporting Period:

City of Henderson  
Calendar Year 2020

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Low Income Units Lost	Very Low Income Units Lost	Middle Income Units Lost	# Low Income Maintained	# Very Low Income Maintained	# Middle Income Maintained	Total # of units Funded/ Developed	Low Income Units Only	Very Low Income Units Only	Middle Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1	A,H	Imagine Phase II Apts Stephanie Paseo (mixed income project, rents at MFR, Henderson HOME & AHTF for 11 units)	1490 Paseo Verde Parkway	89012	F							123	9	2		MFR	11	20
2	A,H	Highland Village (rehab of existing HUD assisted project, all 120 units have PBRA through Section 8 HAP contracts, 10 units Henderson HOME and AHTF)	301 Taylor St.	89015	F					120						MFR	120	30
3	A, H	Espinoza Terrace (RAD project, 10 HOME units, 15 year restriction)	171 W. Van Wagenen St.	89015	C					100						MFR	100	50
4	K,L	TBRA through Hopelink of SNV (AHTF, monthly rent, utility deposits)	various	various	NA							48	0	48		NA	NA	NA
5	K,L	TBRA through St. Jude's Children's Ranch (AHTF, monthly rent, utility deposits)	various	various	NA							20	0	20				
6	K,L	TBRA through The Salvation Army (AHTF, monthly rent, utility deposits)	various	various	NA							17	0	17				
7	K,L	HopeLink: Henderson COVID Response	Various Addresses	N/A	N/A							216	0	216		Other	N/A	N/A
8	H	Rebuilding Together of Southern Nevada, single family rehab program (2 of 7 complete)	various	various	NP-C							0	2	0		SFS	NA	NA
9	H	Rebuilding Together of Southern Nevada, single family rehab program (2 of 7 complete)	various	various	U							0	5	0		SFS	NA	NA
10	H	City of Henderson Bond Cap to NRHA for homebuyer program Home At Last™ Mortgage Credit Certificate Program (see notes)	various	various	NP-C											SFS	NA	NA
11	H	Capistrano Pines rehab (4%/Bond project, City of Henderson Bond Cap, 2018)	400 N. Major Ave.	89015	C				180	4		184				MFR	184	30
12	NA	Vintage at Seven Hills rehab (4%/Bond project)	845 Seven Hills Dr.	89052	F				220	24		244				MFR	244	30
13																		
14																		
15																		
16																		
17																		
18																		
19																		
20	insert additional rows if needed																	
<b>Total</b>						0	0	0	400	248	0	184	0	0	0		659	

**FORM 2: Selected Specified Measures**

City or County Name:  
Reporting Period:

City of Las Vegas  
Calendar Year 2020

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Low Income Units Lost	Very Low Income Units Lost	Middle Income Units Lost	# Low Income Maintained	# Very Low Income Maintained	# Middle Income Maintained	Total # of units Funded/ Developed	Low Income Units Only	Very Low Income Units Only	Middle Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1	H	Eastern Sr. Apts. (Fed. & State HOME, AHTF, 7 HOME units with 20 yr restrictions)	832 N. Eastern Ave.	89101	F							60		51		MFR	51	50
2	H	City Impact (joint with Clark Co)	978 E. Sahara	89104	C							66	0	65		MFR	65	50
3	H	Wardell Street Townhomes (13 HOME units, joint with Clark Co.)	2901 E. Bonanza Rd.	89101	U							57	0	57		MFR	57	50
4	H	Ruby Duncan Manor (HOME and CDBG)	500 West Owens Ave.	89106	C					30						MFR	30	10
5	H	Archie Grant Park Apts. rehab (City of Las Vegas HOME restrictions for 15 years)	1720 Searles	89101	U				0	125						MFR	125	50
6	H	500 Jefferson St. Apts. (City of LV HOME, 15 yr.)	500 Jefferson Ave.	89106	U							6	4	2		MFR	6	15
7	H	Desert Oasis II (joint with Clark Co. Las Vegas HOME, 20 year restrictions)	4445 Diamond Head Dr.	89110	U							43		43		MFR	43	50
8	H	Decatur/ Alta Apts. (joint with Clark, tax exempt activity bonds, income averaging with 36 @ 30%, 2 @ 50%, 321 @ 60%, 56 @ 70% and 5 @ 80% AMI)	400 S. Decatur	89117	U							420	382	38		MFR	420	30
9	K	City of Las Vegas HOPWA Subrecipients TBRA (rent, HOPWA, see notes)	various	NA	NA							50	0	50		NA	NA	NA
10	K,L	HOPWA Transitional and Permanent Housing (see notes)	various	various	NA							1,364	0	1,364		NA	NA	NA
11	H	Single Family Homeowner Rehab (occupant owned, CDBG)	various	various	NP-C							20	4	16		SFS	0	NA
12	K,L	City of Las Vegas Housing Assistance Program Covid-19 related housing assistance (85 ESG - CV, 94 CDBG - CV, 89 CARES Act)	NA	NA	NA							268	80	185	3	NA	NA	NA
13	K,L	City of Las Vegas: Flexible Housing	Various Addresses	N/A	N/A							11	0	11		Other	N/A	N/A
14																		
15																		
16																		
17																		
18																		
19																		
20																		
21	NA	Maryland Villas	701 N 13Th St.	89101	L	108										NA	NA	NA
22	insert additional rows if needed																	
23	<b>Total</b>					108	0	0	0	155	0	66	0	65	0		797	

**FORM 2: Selected Specified Measures**

City or County Name:  
Reporting Period:

City of Mesquite  
Calendar Year 2020

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Low Income Units Lost	Very Low Income Units Lost	Middle Income Units Lost	# Low Income Maintained	# Very Low Income Maintained	# Middle Income Maintained	Total # of units Funded/ Developed	Low Income Units Only	Very Low Income Units Only	Middle Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1		Old Mill Village (located in Mesquite, Clark Co project with Clark Co. HOME, USDA 515)	302 E. Old Mill Road	89027	U				2	33		39				MFR	35	50
2		River's Bend (LIHTC single family homes that can be purchased by homeowner after 15 years - 11 purchased in 2020)			L	11												
3																		
4																		
5																		
6																		
7																		
8																		
9																		
10																		
11																		
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16																		
17																		
18																		
19	insert additional rows if needed																	
20	<b>Total</b>					11	0	0	2	33	0	0	0	0	0		35	

**FORM 2: Selected Specified Measures**

City or County Name:  
Reporting Period:

City of North Las Vegas  
Calendar Year 2020

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Low Income Units Lost	Very Low Income Units Lost	Middle Income Units Lost	# Low Income Maintained	# Very Low Income Maintained	# Middle Income Maintained	Total # of units Funded/ Developed	Low Income Units Only	Very Low Income Units Only	Middle Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1	H	NCEP Spencer St Project with permanent supportive housing (SRO) for individuals with traumatic brain injuries (NSP, joint with Clark County - in Clark County jurisdiction)	Spencer and Flamingo Rd, in	89119	U-Clark							22		22		Other	22	
2	A,H	Rome Pines/North 5th Ave. (HOME, 152 units with 60% AMI, 24 with 80% AMI)	N. Rome Blvd. & N. 5th St.	89084	C							176	149	3		MFR	152	30
3	A,H	Rome Pines II/ North 5th Ave. Phase II (HOME, 11 @ 80% AMI)	N. Rome Blvd. & N. 5th St.	89084	U							116		105		MFR	105	30
4	NA	Homebuyer Down Payment Assistance (correction to inventory; pre 2013 units restricted in perpetuity, post-2013 units restricted for 5 yrs)	various	various	C							213	213			SFS	213	5
5	K	Owner Occupied Rehab Program (program approved for additional funding in 2020 but no units funded yet)	various	various	NP-C											SFS	NA	NA
6	K,L	City of North Las Vegas: CHAP	Various Addresses	N/A	N/A							370	0	370		Other	N/A	N/A
7	H	Rome South Senior (5 CNLV HOME units)	SW Corner of E. Rome Blvd & N. 5th Street	89084	F							75	74	1		MFR	75	20
8		Lake Mead West	3286 Coran Lane North	89106	F							156	156			MFR	156	20
9	K,L	HELP of Southern Nevada: NLV ESG Rent & Utilities	Various Addresses	N/A	N/A							38	0	38		Other	N/A	N/A
10	K,L	The Salvation Army: Family Services NLV ESG-CV	Various Addresses	N/A	N/A							7	0	7		Other	N/A	N/A
11	K,L	Nevada Partners: NLV ESG Program	Various Addresses	N/A	N/A							38	0	38		Other	N/A	N/A
12																		
13																		
14																		
15																		
16																		
17																		
18																		
19	insert additional rows if needed																	
20	<b>Total</b>					0	0	0	0	0	0	389	362	3	0		723	

**FORM 2: Selected Specified Measures**

City or County Name:  
Reporting Period:

Washoe County  
Calendar Year 2020

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Low Income Units Lost	Very Low Income Units Lost	Middle Income Units Lost	# Low Income Maintained	# Very Low Income Maintained	# Middle Income Maintained	Total # of units Funded/ Developed	Low Income Units Only	Very Low Income Units Only	Middle Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1	K,L	Permanent Supportive Housing (HUD contracts, general funds)	NA	NA	NA							10		10		NA	NA	
2	K,L	Shelter Plus Care with VOA (HUD contracts, general funds)	NA	NA	NA							17		17		NA	NA	
3	K,L	Low Income Housing Trust Fund TBRA, security deposit assistance and case management (AHTF)	NA	NA	NA							38		38		NA	NA	
4	H	Washoe County HOME Consortium participation																
5	L	CARES Act funding for Homeless Shelter mitigation and services for Covid-19 pandemic																
6	L	Washoe County General Fund support of regional homeless shelters, joint with City of Reno and City of Sparks, operation of Our Place.																
7																		
8																		
9																		
10																		
11																		
12																		
13																		
14																		
15																		
16																		
17	NA	Correction/change on NSP project Zephyr (inventory kept on City of Sparks list)			NC-Sparks		-3	3										
18																		
19	insert additional rows if needed																	
20	<b>Total</b>					0	0	0	0	0	0	0	0	0	0		0	

**FORM 2: Selected Specified Measures**

City or County Name:  
Reporting Period:

City of Reno  
Calendar Year 2020

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Low Income Units Lost	Very Low Income Units Lost	Middle Income Units Lost	# Low Income Maintained	# Very Low Income Maintained	# Middle Income Maintained	Total # of units Funded/ Developed	Low Income Units Only	Very Low Income Units Only	Middle Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)
1	H	Summit Club AKA Summit Sierra (11 HOME units - 35 year restriction)	1660 Whites Creek Ln.	89511	U							574	38	117		MFR	155	30
2	H,J	Steamboat by Vintage (5 HOME units with 20 year restrictions)	Geiger Grade Rd. and S. Virginia St.	89521	U							360	355	5		MFR	360	30
3	A,H,I	Sky Mountain by Vintage (5 HOME units with 20 year restrictions)	4855 Summit Ridge Drive	89523	U							288	288	5		MFR	288	30
4	K	Deposit Assistance Program - security & utility deposits, application fees (AHTF, CARES Act Rental Assistance)	NA	NA	NA							704	704	0		NA	NA	NA
5	K	Rapid Rehousing Program (AHTF) - all or part of rental utility costs.	NA	NA	NA							78	0	78		NA	NA	NA
6	K	CABHI (covers all or part of rent and utilities, Volunteers of America)	NA	NA	NA							82	0	82		NA	NA	NA
7	H	Willie J. Wynn aka Sutro St (WCHC HOME)	1225 Hillboro Ave.	89512	U							44	0	44		MFR	44	50
8	A, H	Ridge House (Group Home, WCHC HOME)	various	89503	F							6		6		Other	6 beds	15
9	H,J	Sanctuary Senior (5 WCHC HOME, 30 yr)	301 Gentry Way	89502	U							208	203	5		MFR	208	30
10	A, H	Ridge House (Group Home, WCHC HOME)	various	89503	U							6		6		Other	6 beds	15
11	A	Eddy House - 50 shelter and transitional beds (City of Reno fee abatement)	888 Willow St.	89502	C-Group							50		50		Other	50	NA
12	C,H	Truckee Meadows Housing Solutions (City of Reno donation of land and additional funds)	West Fourth St and Keystone Ave.	89502	U							9		9		MFR	NA	NA
13	H	South Peak/Diamond Creek (WCHC HOME)	1205 S. Meadows Pkwy.	89521	C				247	41						MFR	288	30
14	H	Citi Vista/Citi (WCHC HOME)	650 Record St.	89512	C				141	11						MFR	152	30
15	NA	Joseph's Inn/ El Centro (rehab, 9% LIHTC, NHTF, 22 units PBRA, no measures used)	101 State St.	89501	C				4	22						MFR	26	50
16	NA	Joseph's Inn/ El Centro (rehab, 9% LIHTC, NHTF, 22 units PBRA, no measures used)	101 State St.	89501	L	3										NA	NA	NA
17	NA	Ridgeview/The Bluffs ( no measures used)	4050 Gardella Ave.	89512	NA				295	5						MFR	300	30
18	H	Marvel Way (3 HOME units @ 30% AMI, 4 HOME units @ 50% AMI, funding includes private donation, NV HOME & WCHC HOME, National Housing Trust Funds, FHLB)	McCarran Blvd. & Airway Dr.	89502	F							42		42		MFR	42	50
19	H	Greyhaven (3 HOME units @ 30% AMI, 7 HOME @ 50% AMI,WCHC HOME, located in City of Sparks)	2314 Greyhaven Ln	89431	F							36		34		MFR	34	50
20	H	Springview (4 HOME units @50% AMI, WCHC HOME, AHTF)	2355 Clearacre Ln	89512	F							180	176	4		MFR	180	30
21	NA	Pinewood Terrace (4%/Bond rehab, all units have HAP contract, no measures used)	1455 Evelyn Way	89502	F					50						MFR	50	30
22	NA	Silver Terrace (4%/Bond Rehab, no measures used, HUD Section 8 20 year contracts on 97 units )	1611 Wedekind Rd.	89512	F				29	97		126				MFR	126	30
23	H	Whittell Pointe (4%/Bond rehab)	1855 Selmi Dr.	89512	F				223	5		228				MFR	228	30
24	insert additional rows if needed																	
25	<b>Total</b>					3	0	0	939	231	0	0	0	0	0		2531	

**FORM 2: Selected Specified Measures**

City or County Name:  
Reporting Period:

City of Sparks  
Calendar Year 2020

Row #	Measure (refer to letter on Form 1)	Project Name	Address/APN	Zip	Project Status	Low Income Units Lost	Very Low Income Units Lost	Middle Income Units Lost	# Low Income Maintained	# Very Low Income Maintained	# Middle Income Maintained	Total # of units Funded/ Developed	Low Income Units Only	Very Low Income Units Only	Middle Income Units Only	Unit Type & Tenure	# Units Restricted	Term (yrs)	
1	D	Ongoing lease for Sierra Crest																	
2	K,L	Community Assistance Center funding, Continuum of Care funding, joint with City of Reno and Washoe County (Sparks General Fund, CDBG)																	
3	K,L	Covid-19 rental assistance joint projects (\$122,114)																	
4	H	City of Sparks Bond Cap to NRHA for MCC single family program																	
5	H, K, L	City of Sparks participation in Washoe County HOME Consortium which supports rental assistance, supportive services and housing development.																	
6	H	Housing Rehabilitation Deferred Loans (CDBG)	varies throughout Sparks	varies	NP-C				7							SFS	NA	NA	
7	H	Emergency Repair Grant Program (CDBG)	varies throughout Sparks	varies	NP-C				2							SFS	NA	NA	
8	NA	Greyhaven (WCHC HOME)	2314 Greyhaven Ln	89431	F							34		34		MFR	34	50	
9																			
10																			
11																			
12																			
13																			
14																			
15																			
16																			
17	NA	Correction reported by Washoe County on Zephyr Units (not VLI units)			L		3												
18	NA	Correction reported by Washoe County on Zephyr Units (Units set aside for 120% of AMI and below)			C										3				
19	insert additional rows if needed																		
20	<b>Total</b>					0	3	0	9	0	0	0	0	0	3		34		