



STATE OF NEVADA

JOE LOMBARDO

Governor

**DEPARTMENT OF BUSINESS & INDUSTRY
HOUSING DIVISION**

3300 W Sahara Ste 300 Las Vegas, NV 89102

1830 College Parkway, Suite 200 Carson City, Nevada 89706

Phone: (702) 486-7220, (775) 687-2240, (800) 227-4960

Fax: (775) 687-4040, TDD: (800) 326-6868

KRISTOPHER SANCHEZ

Director

STEVE AICHROTH

Administrator

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NRS 278.235 – Annual Housing Progress Report (AHPR)

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

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

Clark County

Washoe County

City of North Las Vegas

City of Boulder City

City of Henderson

City of Mesquite

City of Reno

City of Sparks

City of Las Vegas

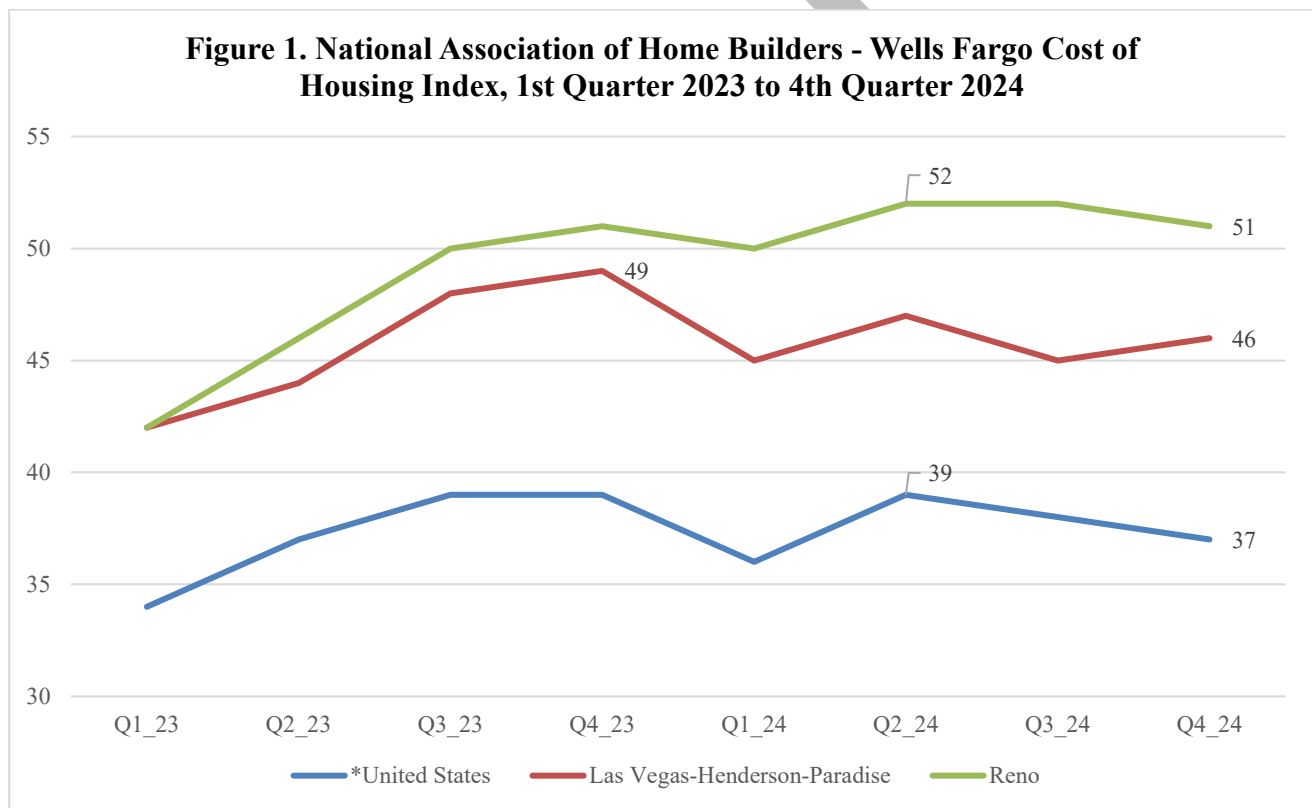
Due to the passage of AB 213 in the 2023 legislative session, the due date for jurisdictions to report to the Housing Division is July 15. This report compiles information contained within the jurisdictional reports, analyzes trends to the degree possible and highlights notable efforts to establish and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

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

Urban Development's (HUD's) Area Median Family Income (HAMFI). Previously it included households up to 80% of HAMFI. In 2023, AB 213 passed into law changing the due date for jurisdictions to submit reports to the Nevada Housing Division from January 15 to July 15, changing the due date for posting the compilation report from Nevada Housing Division from February 15 to August 15 and changing the wording for Measure I to include multi-story housing. For more information see the Nevada Electronic Legislative Information System (NELIS), 80th Session, Senate Bill 103, 104 and 473, and 82nd Session, Assembly Bill 213.ⁱ

2024 HOUSING CONTEXT

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

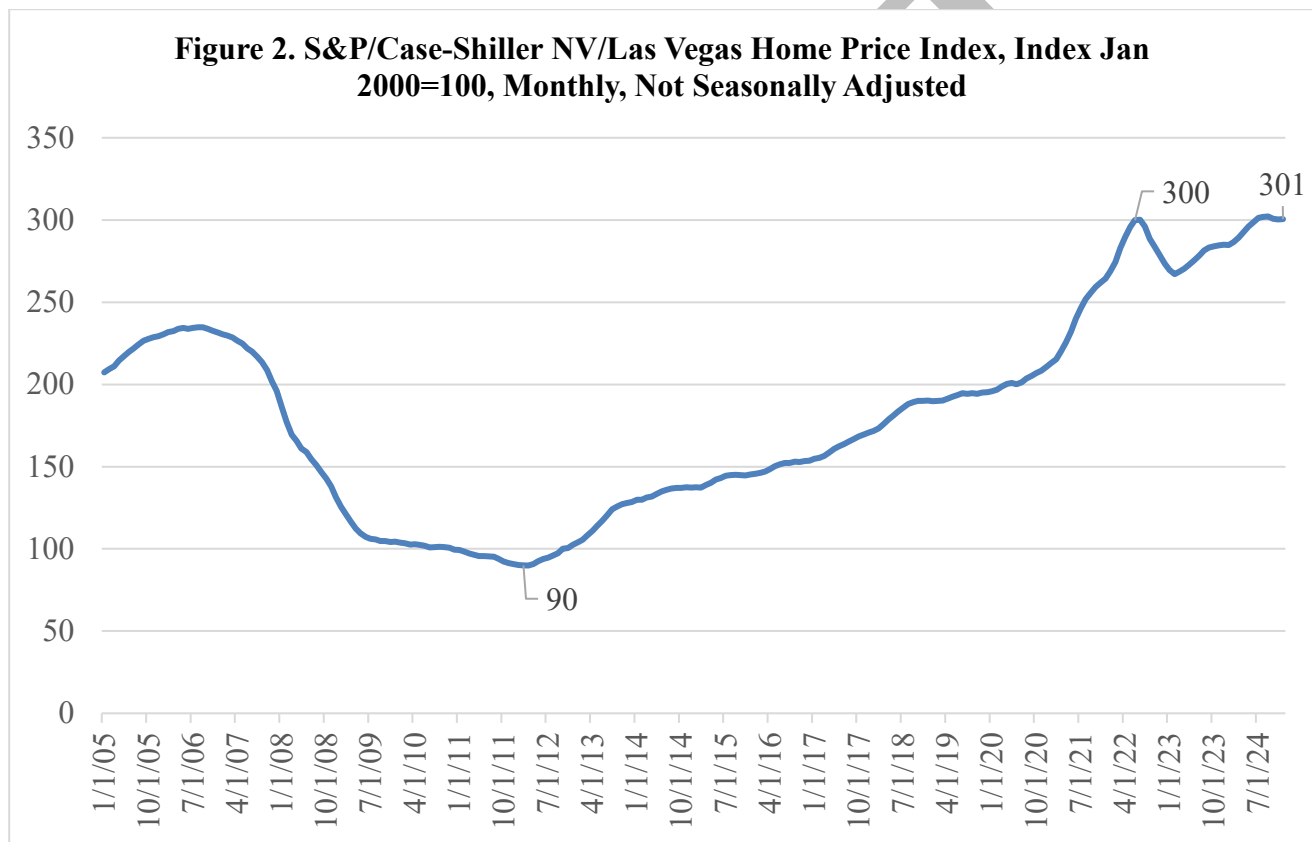


Source: National Association of Home Builders. NAHB-Wells Fargo Cost of Housing Index. <https://www.nahb.org/news-and-economics/housing-economics/indices/cost-of-housing-index>

Figure 1 displays the index for Reno, the Las Vegas-Henderson-Paradise Metropolitan Statistical Area, and the United States, nationally, and is based on the price of existing homes. For instance, in Q4 2024, 37% of a household's pre-tax income would be needed to cover the mortgage payment for a median-priced home nationally, while 46% is needed in the Las Vegas-Henders-Paradise area and just over

50% is needed in Reno. While data is only available for a brief reporting period, a slight decrease in affordability (increase in the index) is noticeable trailing from Q1 2023 to Q4 2024. Future AHPR reporting utilizing the new CHI will increase its usefulness in identifying historical affordability trends.

In addition to the CHI, the Case-Shiller repeat sales index also provides historical housing insights by tracking the purchase prices of single family homes. While not available for Reno, the index is available for Las Vegas and is updated to reflect 2024 data in Figure 2 below. The index has continued its slight upward trend noted in the 2023 AHPR from 2023-2024, without too much growth throughout 2024. In further housing context, average 30-year fixed mortgage rates as tracked by the Federal Reserve rose throughout 2024 starting off the year near 6.6%, peaking early in May at 7.2%, followed by a decline to as low as 6.1% with another increase into the end of the year.ⁱⁱ



S&P® Dow Jones® Indices LLC, *S&P/Case-Shiller NV-Las Vegas Home Price Index*© [LVXRNSA], retrieved from FRED, Federal Reserve Bank of St. Louis <https://research.stlouisfed.org/fred2/series/LVXRNSA>, S&P® and S&P 500® are registered trademarks of Standard & Poor's Financial Services LLC, and Dow Jones® is a registered trademark of Dow Jones Trademark Holdings LLC. © 2017 S&P Dow Jones Indices LLC, its affiliates and/or its licensors. All rights reserved.

JURISDICTION HOUSING PLANS & THE TWELVE MEASURES

With the passage of AB213 (now [NRS 278.237](#)) in the 2023 legislative session, all jurisdictions required to participate in the Annual Housing Progress Report (AHPR) must submit an additional housing report annually to the Housing Division. This report is to include a response to the same eight bullet points required by the Housing Element portion of [NRS 278.160](#) regarding the Master Plan. According to the Annual Housing Progress Plan governing statute, [NRS 278.235](#), “in carrying out the plan for maintaining and developing affordable housing to meet the housing needs of the community, which is required to be included in the housing element pursuant to subparagraph (8) of paragraph (c)

of subsection 1 of NRS 278.160,” the jurisdictions subject to NRS 278.235 are required to adopt at least six of twelve specific measures into their Housing Plan.

Aligned with historical methodology for the AHPR, for the 2024 reporting cycle jurisdictions submitted a “Form 1” document which tracks their most recent Housing Element, the year of their next anticipated Housing Element update, as well as broad use of the twelve measures. Form 1 tracks which measures are included within a jurisdiction’s most recent Housing Element as well as their usage of each measure. Completed Form 1 documents are included within the report as Attachment B.

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

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

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

ANNUAL HIGHLIGHTS

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

While jurisdictions utilize Form 1 to report on their measure use, their submission of “Form 2” provides details on various affordable housing projects, including new developments, rehabilitation (or preservation), and other programs including tenant-based rental assistance. These documents are also included within the report for reference, as Attachment C, and provide updates on associated units with projects as well as project statuses (newly funded, under construction, converted to market-rate, et cetera).

Incorporation and Use of Measures

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

- (a) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created.
- (b) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. Nothing in this paragraph authorizes a city or county to obtain land pursuant to the power of eminent domain for the purposes set forth in this paragraph.
- (c) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.
- (d) Leasing land by the city or county to be used for affordable housing.
- (e) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.
- (f) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.
- (g) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.
- (h) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.
- (i) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component.
- (j) Offering density bonuses or other incentives to encourage the development of affordable housing.
- (k) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.
- (l) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with a need for supportive housing identified in the 5-year consolidated plan adopted by the United States Department of Housing and Urban Development for the city or county pursuant to 42 U.S.C. § 12705 and described in 24 C.F.R. Part 91.

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

Table 2 below summarizes jurisdictions' incorporations of the twelve measures into their Housing Elements as well as their respective use of each measure in 2024. Note that measures (a) through (l) correspond with the previously outlined measures from NRS 278.235 as well as the same measures noted in Attachment A. For reporting purposes, "X" on the table indicates the measure was noted in the jurisdiction's most recent Housing Element, "XX" denotes inclusion within the housing element as

well as use in 2024, and “XY” indicates the measure was used in 2024 but not noted within the Housing Element.

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

| Jurisdiction | a | b | c | d | e | f | g | h | i | j | k | l | Total Measures Used |
|---------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------------------------|
| Clark County U. | XX | XX | X | XX | X | XX | XX | XX | XX | X | XX | XX | 9 |
| Las Vegas | XX | XX | X | X | XX | X | XX | XX | X | XX | XX | XX | 8 |
| Henderson | XX | XX | | | XX | | XX | XX | XX | XX | XX | XX | 9 |
| North Las Vegas | XX | X | X | | X | | | XX | | | XX | X | 3 |
| Mesquite | XX | XX | XX | X | X | X | X | XX | X | X | X | X | 4 |
| Boulder City | X | X | X | X | | | X | X | | X | | | 0 |
| Washoe County U. | X | X | XY | | X | XX | X | XY | X | X | XY | XX | 5 |
| Reno | XX | X | XX | | | XX | X | XX | X | XX | XX | XX | 7 |
| Sparks | X | XX | X | X | | | XY | XX | X | X | XY | XX | 5 |
| Total | 6 | 5 | 3 | 1 | 2 | 3 | 4 | 8 | 2 | 3 | 7 | 6 | 50 |

Reported measure use was up in 2024 compared to 2023, with use of 50 total measures being reported, compared to 42 measures used in 2023. In 2023, all measures except (d) were used by jurisdictions, although in 2024 Clark County Unincorporated report use of the measure, leaving all measures used at least once in 2024. Notably, this measure use by Clark County denotes their leasing of land to develop the County’s Community Land Trust (CLT). Through the Welcome Home initiative, the County’s CLT aims to expand affordable home ownership opportunities to low-income households through a “shared equity” approach in which the County will retain ownership of the land which new single-family homes are built.^{iv}

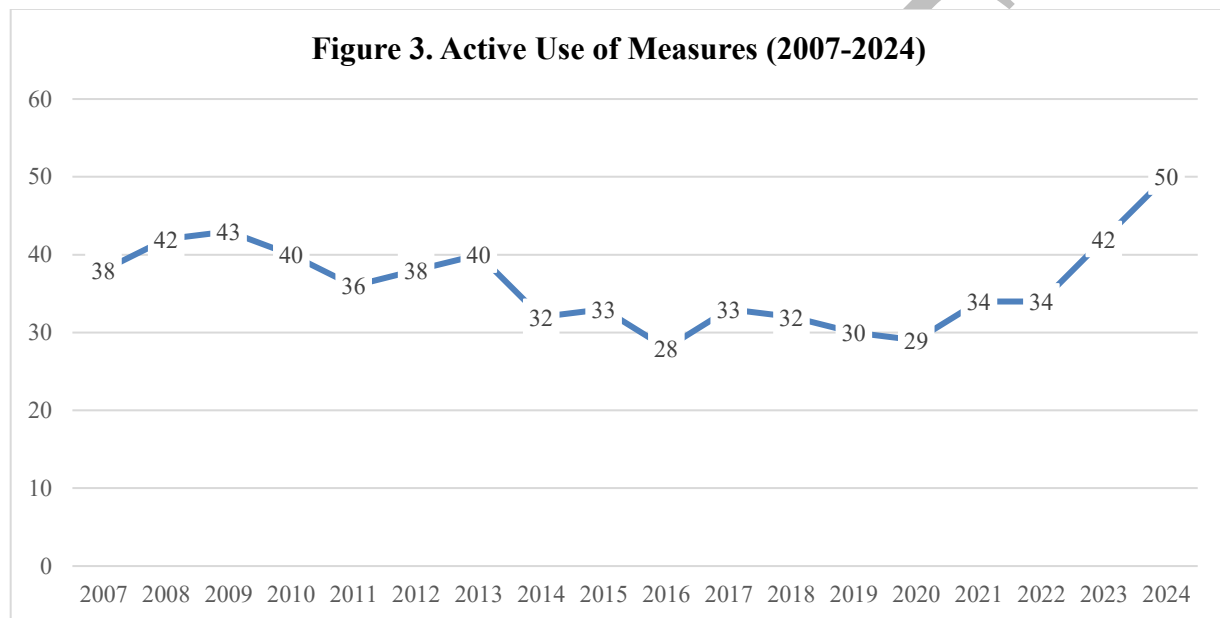
Similar to the measure use reported in the 2023 AHP, both Clark County and Henderson reported the most diverse measure use, each reporting 9 measures used in 2024. All jurisdictions reported an increase in measure use, except North Las Vegas which reported one less instance of measure use. The least-used measure was (d), only used by Clark County, and measure (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” was most-used with 8 reported uses. Reported use increase the most for measure (b) between 2023 and 2024, increasing from 1 use reported in 2023 to 5 uses in 2024. Measure (b) relates to “Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing 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.”

Although the Housing Elements for some jurisdictions have not been updated in multiple years, increased use reporting notes ongoing efforts by jurisdictions to further support affordable housing

throughout the State. Measures used only for moderate income families with 80% to 120% of HUD area median income were not included in Table 2 to keep the table comparable to previous years.

Active Use Time-Series and Intensive Use of Measures

To provide additional context on reported measure use by jurisdictions, the Division has maintained a time-series dataset for the AHPR which notes intensive measure use. Figure 1 below notes measure use intensity as reported from 2007-2024, with a notable increase in recent years, from 2022-2024. For additional information regarding projects associated with use of each measure, refer to descriptions included in jurisdiction's Form 1 submissions in Attachment B.



To provide additional context on the intensity of measure use, Form 1 tracks measure use as well as the number of projects or programs the measure was used for. Table 6 below summarizes this reporting, for reference. Note that collaborations across jurisdictions, especially between entities such as counties as their respective cities, are reflected within this reporting. That is to note, measure use for a single project can be recorded by each jurisdiction involved in that work, typically through joint funding.

The 281 total instances of measure use reported in 2024 reflects an increase from 238 instances reported in 2023, although this count is still lower than the high 329 instances reported in 2022 during an influx of Covid-19 related funds. Similar to 2023, Clark County and Reno reported the highest intensity of measure use in 2024 across the jurisdictions. The highest measure use intensity across jurisdictions was reported for measure (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."

Table 3. Intensity of Measure Use

| Jurisdiction | a | b | c | d | e | f | g | h | i | j | k | l | Total Instances Reported |
|-------------------------|-----------|----------|----------|----------|----------|-----------|-----------|-----------|----------|----------|-----------|-----------|---|
| Clark County U. | 11 | 2 | 0 | 1 | 2 | 35 | 12 | 50 | 0 | 0 | 16 | 21 | 150 |
| Las Vegas | 4 | 0 | 1 | 0 | 0 | 1 | 4 | 5 | 0 | 1 | 4 | 2 | 22 |
| Henderson | 0 | 0 | 0 | 0 | 1 | 0 | 2 | 3 | 1 | 2 | 7 | 4 | 20 |
| North Las Vegas | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 2 | 0 | 14 |
| Mesquite | 4 | 0 | 1 | 0 | 0 | 0 | 4 | 2 | 0 | 0 | 0 | 0 | 11 |
| Boulder City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Washoe County U. | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 2 | 0 | 0 | 4 | 4 | 12 |
| Reno | 12 | 0 | 3 | 0 | 0 | 1 | 0 | 20 | 0 | 0 | 5 | 4 | 45 |
| Sparks | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 1 | 1 | 7 |
| Total | 38 | 2 | 7 | 1 | 3 | 38 | 22 | 91 | 1 | 3 | 39 | 36 | 281 |

AFFORDABLE HOUSING INVENTORY AND PIPELINE

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

The two key components of the affordable housing inventory are jurisdictions' counts of current, established units with the capacity to lease to tenants (assuming availability), as well as units in the affordable housing "pipeline." The pipeline consists of units that are currently in development or being rehabilitated, and once complete, will grow the affordable housing inventory. Additionally tracked within the inventory counts are units which have "lost" affordability through converting to market-rate. This largely occurs due to units with Low-Income Housing Tax Credits (LIHTC) reaching the end of their required "affordability period," generally a period of either 30 or 50 years.^v

While much affordable housing in Nevada—and nationwide—utilizes LIHTC, projects in the affordable housing inventory may receive funding from a variety of sources, including HOME funding, funding from programs such as the State's Home Means Nevada Initiative (HMNI) or the Neighborhood Stabilization Program, as well as other miscellaneous funding often detailed by jurisdictions in their Form 2 submissions. To be included within the inventory, properties must either have project-based rental assistance, or agreements restricting the income levels of occupants or their rent levels—such as deed restrictions. Group homes and most transitional housing are not included on the list, although permanent supportive housing is included.

Table 4 below summarizes the change in jurisdictions' affordable housing inventory between 2023 and 2024. The second column notes the inventory of units at the end of 2023, while the third and fourth columns note units created and "lost" in 2024, contributing totals for 2024 in column three. Note that "Units Created in 2024" includes both new developments and preserved units which are new to the inventory (many rehabilitations involve properties existing in the inventory). Additionally, note that,

while measure use may be counted multiple times across various jurisdictions, for inventory purposes units are only counted in the jurisdiction where they are physically located to prevent double-counting.

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

| Jurisdiction | Total Units - End of 2023 | Units Created in 2024 | Units Converted to Private Market in 2024 | Total Units - End of 2024 | Year over Year % Change |
|------------------------------|----------------------------------|------------------------------|--|----------------------------------|--------------------------------|
| Clark County U. | 8,574 | 0 | 0 | 8,574 | 0.0% |
| Las Vegas | 9,112 | 0 | 39 | 9,073 | -0.4% |
| Henderson | 2,960 | 0 | 0 | 2,960 | 0.0% |
| North Las Vegas | 2,134 | 0 | 0 | 2,134 | 0.0% |
| Mesquite | 154 | 36 | 31 | 159 | 3.2% |
| Boulder City | 59 | 0 | 0 | 59 | 0.0% |
| Total - Clark County | 22,993 | 36 | 70 | 22,959 | -0.1% |
| Washoe County U. | 0 | 0 | 0 | 0 | 0.0% |
| Reno | 7,775 | 1,011 | 0 | 8,786 | 13.0% |
| Sparks | 1,184 | 15 | 0 | 1,199 | 1.3% |
| Total - Washoe County | 8,959 | 1,026 | 0 | 9,985 | 11.5% |
| Total | 31,952 | 1,062 | 70 | 32,944 | 3.1% |

Although some jurisdictions reported a year-over year decrease due to lost units and little or no completed developments, the total affordable housing pipeline of 32,944 units is an all-time high for the AHPR reporting. The 3.1% increase in total units between 2023 and 2024 represents an increase from the 2.0% increase noted from 2022 to 2023. Reno led with the greatest increase across the jurisdictions, having added 1,011 units from 2023 to 2024—accounting for nearly all new units added to the grand total of the inventory. The total of 1,062 units added also represents an increase from the 690 units added from 2022 to 2023. During this period, 70 units were reported as “lost”—all in Clark County.

Affordable Housing Inventory Time-Series

To provide additional context to the subsidized housing inventory, a time-series of the inventory since 2014 has been included as Table 5 below, for reference. This table also contains population data for both Clark County and Washoe County to provide analysis of subsidized units per thousand population.

Included within the table is both the calculated total change in units from 2014 to 2024 as well as the percentage change during that timeframe. Note that population estimates are from the Nevada State Demographer's Governor Certified Population Estimates of Nevada's Counties, Cities, and Towns for time period between 2014 and 2024.^{vi} Additionally, please reference previous AHPR reports for notes on corrections to 2018 numbers.

While most jurisdictions experienced a net increase in units over time, Sparks noted a slight net decrease of 15 units, and both Boulder City and Washoe County experienced neither an increase or decrease. Despite Clark County's overall inventory being nearly twice the size of the inventory in Washoe County, Washoe experienced a larger net increase over time in units, with a gain of 2,600 units over time compared to Clark County's 2,600 units. Additionally, Clark County reported a net decrease in subsidized units per thousand from 2014 to 2024, decreasing 10% from 10.6 units per thousand to 9.6, attributable in part to population growth over time as Clark and Washoe noted an overall increase over time. Subsidized units per thousand in Washoe County started off higher than Clark County with 16.9 units per thousand in 2014, increasing to 19.4 in 2024. Both Mesquite and Reno experienced a net percentage increase of nearly 40% over the time period.

Figure 3 notes this data from a different perspective by displaying subsidized units per thousand for Clark County and Washoe County over the time period on a graph. This helps better visualize the decrease over time reported by Clark County as well as the increase for Washoe County. Also noted on the graph are the lowest reported calculations of subsidized units per thousand for each county, when this metric hit 9.1 in 2019 for Clark County and 16.1 for Washoe County in 2020.

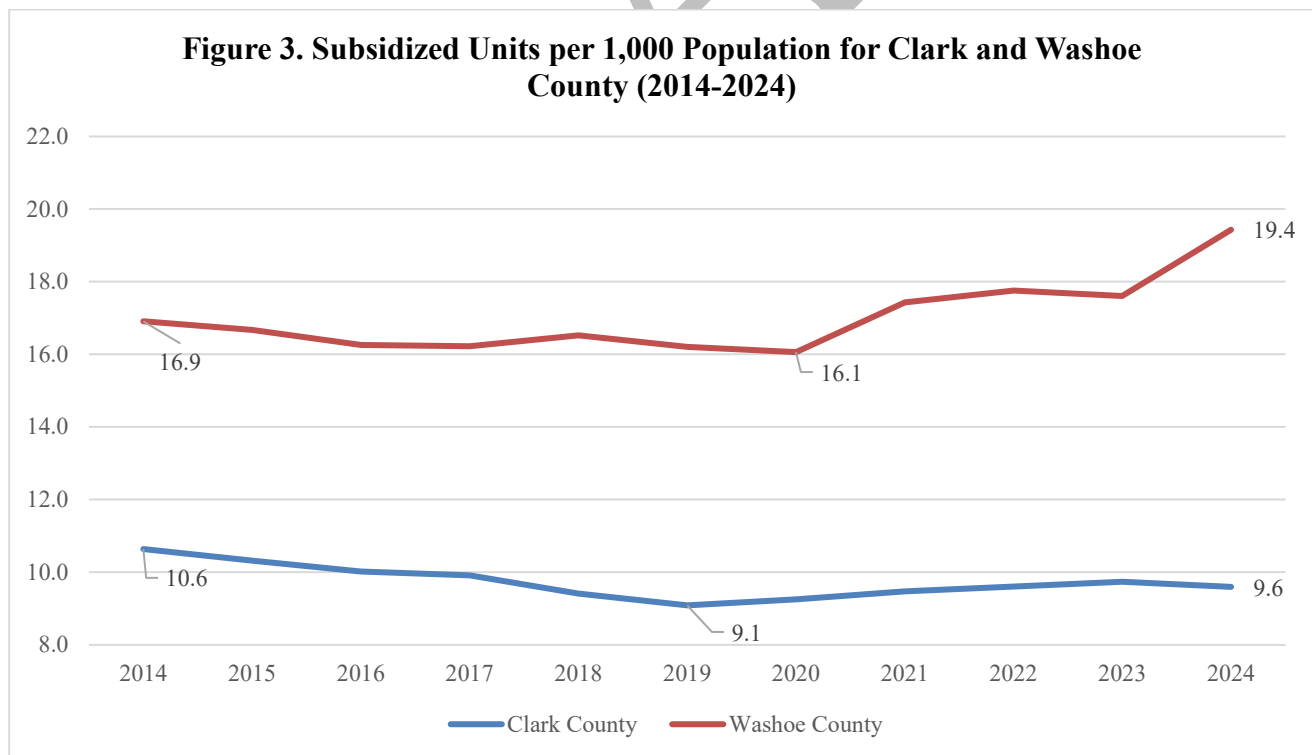


Table 8. Subsidized Housing Inventory with Demographer Population Estimates (2014-2024)

| Jurisdiction | 2014 | 2015 | 2016 | 2017 | 2018* | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | Change 2014- 2024 | % Change 2014- 2024 |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------------------------|--|
| Clark County U. | 8,411 | 8,779 | 8,089 | 8,219 | 7,797 | 7,630 | 7,941 | 8,364 | 8,379 | 8,574 | 8,574 | 163 | 2% |
| Las Vegas | 8,982 | 8,576 | 8,594 | 8,866 | 8,836 | 8,529 | 8,486 | 8,543 | 9,065 | 9,112 | 9,073 | 91 | 1% |
| Henderson | 2,798 | 2,935 | 2,938 | 2,945 | 2,951 | 2,949 | 2,949 | 2,960 | 2,960 | 2,960 | 2,960 | 162 | 6% |
| North Las Vegas | 1,657 | 1,410 | 1,414 | 1,453 | 1,430 | 1,542 | 1,907 | 1,978 | 2,040 | 2,134 | 2,134 | 477 | 29% |
| Mesquite | 111 | 111 | 111 | 111 | 111 | 136 | 125 | 88 | 92 | 154 | 159 | 48 | 43% |
| Boulder City | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 0 | 0% |
| Washoe County U. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Reno | 6,171 | 6,200 | 6,225 | 6,269 | 6,492 | 6,500 | 6,497 | 7,345 | 7,595 | 7,775 | 8,786 | 2,615 | 42% |
| Sparks | 1,214 | 1,170 | 1,063 | 1,063 | 1,113 | 1,113 | 1,110 | 1,110 | 1,144 | 1,184 | 1,199 | -15 | -1% |
| Total - Clark County | 22,018 | 21,870 | 21,205 | 21,653 | 21,184 | 20,845 | 21,467 | 21,992 | 22,595 | 22,993 | 22,959 | 941 | 4% |
| Total - Washoe County | 7,385 | 7,370 | 7,288 | 7,332 | 7,605 | 7,613 | 7,607 | 8,455 | 8,739 | 8,959 | 9,985 | 2,600 | 35% |
| Total | 29,403 | 29,240 | 28,493 | 28,985 | 28,789 | 28,458 | 29,074 | 30,447 | 31,334 | 31,952 | 32,944 | 3,541 | 12% |
| Population - Clark County | 2,069,450 | 2,118,353 | 2,116,818 | 2,128,818 | 2,251,175 | 2,293,391 | 2,320,107 | 2,320,551 | 2,351,954 | 2,361,285 | 2,392,490 | 323,040 | 16% |
| Population - Washoe County | 436,797 | 441,946 | 448,316 | 451,923 | 460,237 | 469,802 | 473,606 | 485,113 | 492,077 | 508,759 | 513,854 | 77,057 | 18% |
| Subsidized Units per Thousand - Clark County | 10.6 | 10.3 | 10.0 | 9.9 | 9.4 | 9.1 | 9.3 | 9.5 | 9.6 | 9.7 | 9.6 | -1 | -10% |
| Subsidized Units per Thousand - Washoe County | 16.9 | 16.7 | 16.3 | 16.2 | 16.5 | 16.2 | 16.1 | 17.4 | 17.8 | 17.6 | 19.4 | 3 | 15% |

*Note: See previous AHPR reports for notes on corrections to 2018 numbers

Affordable Housing Inventory Time Series for VLI Households

Another key component of historical AHPR reporting is inventory tracking of units restricted to very low-income (VLI) households, defined by the department of Housing and Urban Development (HUD) as households with incomes below 50% of the area median income (AMI).^{vii} While VLI households often have a great need for affordable housing and are cost-burdened or severely cost-burdened (spending more than half of their income on housing costs), Nevada is historically particularly short of affordable housing to meet the needs of these households. Recent reporting by the National Low Income Housing Coalition estimates that there are approximately 27 affordable and available homes for VLI households in Nevada, and these households are often comprised of seniors or individuals with disabilities.^{viii} Table 6 below provides additional context on reported housing for VLI households in AHPR reporting from 2018-2024.

Table 6. Subsidized Housing Inventory of VLI Units (2019-2024)

| Jurisdiction | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | Change 2018- 2024 | % Change 2018- 2024 |
|----------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------------------------|--|
| Clark County U. | 3,339 | 3,396 | 3,591 | 3,642 | 3,677 | 3,686 | 3,686 | 347 | 10% |
| Las Vegas | 5,762 | 5,763 | 5,828 | 5,885 | 6,025 | 6,078 | 6,078 | 316 | 5% |
| Henderson | 1,268 | 1,268 | 1,268 | 1,270 | 1,270 | 1,270 | 1,270 | 2 | 0% |
| North Las Vegas | 717 | 782 | 785 | 890 | 952 | 946 | 946 | 229 | 32% |
| Mesquite | 44 | 44 | 69 | 57 | 60 | 120 | 156 | 112 | 255% |
| Boulder City | 59 | 59 | 59 | 59 | 59 | 59 | 59 | 0 | 0% |
| Total - Clark County | 11,189 | 11,312 | 11,600 | 11,803 | 12,043 | 12,159 | 12,195 | 1,006 | 9% |
| Washoe County U. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Reno | 3,203 | 3,451 | 3,428 | 3,596 | 3,654 | 3,724 | 3,790 | 587 | 18% |
| Sparks | 492 | 492 | 489 | 489 | 523 | 552 | 556 | 64 | 13% |
| Total - Washoe County | 3,695 | 3,943 | 3,917 | 4,085 | 4,177 | 4,276 | 4,346 | 651 | 18% |
| Total | 14,884 | 15,255 | 15,517 | 15,888 | 16,220 | 16,435 | 16,541 | 1,657 | 11% |

During this time period, every jurisdiction reported an increase of VLI units in their inventory except Washoe County and Boulder City, which reported no changes over time. While Clark County experienced the greatest change in VLI units over this time, with an increase of 1,006 units, Washoe County noted a higher percentage change of 18%.

Another metric by which total VLI units can be analyzed is through calculating the percentage of a jurisdiction’s total subsidized inventory that is designated for these households. Table 7 below displays these calculations. These calculations may vary from changes in inventory reported in Table 4 the subset of VLI units—if any—from total restricted units varies across projects. For instance, despite the largest increase in total restricted units from 2023 to 2024, Reno’s percentage of VLI units is comparatively lower than it was last year. Respectively, Boulder City annually reports a subsidized percentage of 100% despite not adding new units as the only subsidized affordable housing in the city is set aside for VLI.

Table 7. Percent Subsidized Housing Inventory for VLI Households

| Jurisdiction | % Subsidized Inventory for VLI Households |
|------------------------------|--|
| Clark County U. | 43% |
| Las Vegas | 67% |
| Henderson | 43% |
| North Las Vegas | 44% |
| Mesquite | 98% |
| Boulder City | 100% |
| Total - Clark County | 53% |
| Washoe County U. | N/A |
| Reno | 43% |
| Sparks | 46% |
| Total - Washoe County | 44% |
| Total | 50% |

The Affordable Housing Pipeline

In addition to reporting on the current inventory of subsidized units, the AHPR offers annual insights on another crucial element of affordable housing—the “pipeline” of units being developed or rehabilitated which are not yet active. The constraints of the AHPR to each calendar year—the period between January 1 through December 30 of each reporting year—prevents double-counting units and allows for comparison across years. Consistency is further ensured through jurisdictions’ reporting on Form 2, which allows for specification of the status of an ongoing pipeline project. Included in jurisdictions’ reporting an option to report a project as first being reported to the AHPR or as an ongoing project unfinished in the specified reporting period (in addition to reporting projects as complete, lost, or withdrawn). This is especially important as projects are frequently built or rehabilitated over a period of multiple years. Table 8 below notes the reported pipeline by jurisdictions for 2024. The table includes total rent-restricted units in the pipeline as well as a subtotal set-aside for VLI households, separated by preservation and new projects. Note that preservation projects that are “new to the inventory” are included under the “new” category where applicable (many preservation projects are completed on properties existing in the inventory).

Table 8. Summary of Multifamily Pipeline Activity by Jurisdiction

| Jurisdiction | Total Rent-Restricted Units | Subtotal Set-Aside for VLI Households |
|-------------------------|------------------------------------|--|
| Clark County U. | 2,722 | 1,059 |
| Preservation | 623 | 578 |
| New | 2,099 | 481 |
| Las Vegas | 1,704 | 1,117 |
| Preservation | 636 | 475 |
| New | 1,068 | 642 |
| Henderson | 620 | 219 |
| Preservation | 80 | 69 |
| New | 540 | 150 |
| North Las Vegas | 901 | 330 |
| Preservation | 0 | 0 |
| New | 901 | 330 |
| Mesquite | 0 | 0 |
| Preservation | 0 | 0 |
| New | 0 | 0 |
| Boulder City | 0 | 0 |
| Preservation | 0 | 0 |
| New | 0 | 0 |
| Washoe County U. | 452 | 13 |
| Preservation | 0 | 0 |
| New | 452 | 13 |
| Reno | 1,803 | 597 |
| Preservation | 239 | 209 |
| New | 1,529 | 388 |
| Sparks | 16 | 16 |
| Preservation | 16 | 16 |
| New | 0 | 0 |
| Total | 8,218 | 3,351 |

Particularly notable about the reporting of this year's pipeline is a total pipeline across jurisdictions of over 8,000 units an all-time high for the AHPR and increase from last year's total 6,592 units. VLI units in the pipeline also increased from 3,037 units in 2023 to 3,351 in 2024. In 2024, Clark County reported the largest pipeline across jurisdictions with 2,722 units, an increase from their 1,638 units reported in 2023. All jurisdictions reported an increase in their pipeline or maintained the same pipeline, with the exception of Reno and Sparks. Contextualization with the subsidized inventory in Table 4 is especially helpful when reviewing the pipeline of affordable units. For instance, Reno experienced a decrease in pipeline units year-over-year, largely due to their completion of multiple projects. While Clark County reported the highest pipeline in 2024, they did not report completion of any of their

projects during the calendar year. Additional details regarding the pipeline units are available in both jurisdictions' Form 2 submissions in Attachment C as well as in Attachment D, which provides a detailed list of the named pipeline properties within each jurisdiction.

The 2023 AHPR saw the start of a new type of reporting for this series: properties withdrawn from the pipeline. These properties were originally reported within the affordable housing pipeline but are no longer moving forward due to funding challenges or other constraints. The 2023 AHPR reported withdrawn units for the first time, and outlined a notable 1,226 units withdrawn during the reporting period. For the 2024 period, a much smaller 36 units were reported withdrawn in Clark County.

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CONCLUSION

Despite broader economic uncertainty in Nevada and beyond, reporting from jurisdictions for the 2024 Annual Housing Progress Report denotes continued support and growth in the realm of affordable housing. Key highlights of this year's report include all-time high reporting of Nevada's inventory and pipeline of affordable, subsidized housing. In 2024, jurisdictions' inventory collectively comprised 32,944 units along with 8,218 units in the pipeline being preserved or newly developed. Reno stands out as a key producer of many new units added to the inventory in 2024, with 1,011 being created during the reporting period—accounting for nearly all new created units during that time. While no jurisdictions within Clark County reported the completion of any new units, Clark County Unincorporated reported a notable 2,722 units in their pipeline.

These upward trends, contextualized with fewer withdrawn units from the pipeline, signal growth in not just the number of units being developed or rehabilitated by jurisdictions but also in the breadth of housing initiatives being engaged by local and county governments. While these accomplishments are worth of note, it is important to also keep the units withdrawn (36) or lost (70) top-of-mind, especially as properties with ever-prevalent LIHTC funding continue to age and approach the end of their affordability periods. Continued coordination with the AHPR jurisdictions to support the crucial role they place in informing this report, as well as broader datasets maintained by the Division, is vital to maintain the increased momentum of affordable housing noted in recent years.

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

Attachment A – NRS 278.235

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. On or before July 15 of each year, the governing body shall submit to the Housing Division of the Department of Business and Industry a report, in the form prescribed by the Housing Division, of how the measures adopted pursuant to subsection 1 assisted the city or county in maintaining and developing affordable housing to meet the needs of the community for the preceding year. The report must include an analysis of the need for affordable housing within the city or county that exists at the end of the reporting period. The governing body shall cooperate with the Housing Division to ensure that the information contained in the report is appropriate for inclusion in, and can be effectively incorporated into, the statewide low-income housing database created pursuant to [NRS 319.143](#).

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

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

Attachment B – Form 1 From Jurisdiction Reports

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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 |
|--|--------------------------------|-------------------------------------|--|
| MEASURE | INCORPORATED INTO HOUSING PLAN | USED IN 2024 (PLEASE "X" TO DENOTE) | NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE |
| A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created | X | X | This is mentioned in our Master Plan and was also specifically adopted into County Code in 2021. These discounts are available in unincorporated Clark County, for County Department fees and County-managed utilities only. All affordable housing developments built in unincorporated CC have been applying for a certification to receive these fee waivers or reductions and have been receiving them each year. More info here . |
| B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. | X | X | One sale completed in 2024 (Microbusiness); another in process (Robindale). |
| C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing. | X | | We generally sell the land for \$1 to developers for affordable housing, vs granting it; however, the County is in discussion to potentially deed a .27 acre County parcel to a non-profit for the development of single family affordable housing. |

| | | | |
|--|---|---|---|
| D) Leasing land by the city or county to be used for affordable housing. | X | X | One parcel was leased to a developer in 2024 to develop the County's Community Land Trust (CLT). In 2026 the County will begin leasing County land under 240 homes to CLT homeowners. |
| E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263. | X | | Yes, Cactus in 2024. At least one more site in 2025. Yes, Cactus in 2024. At least one more site in 2025. |
| F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing. | X | X | CHF Fund created in 2022. CHF funds awarded to developers in 2024: \$66,250,000 |
| G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing. | X | X | This is mentioned in our Master Plan and was also specifically adopted into County Code in 2021. Expedited processing is for County departments and County-managed utilities only. All affordable housing developments built in unincorporated CC have been applying for a certification to receive expedited processing and have been receiving them each year. More info here . |
| H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013. | X | X | Yes, many instances. Re density bonuses, though available in 2024, none were applied for until 2025. |
| I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component. | X | X | Yes, many instances of financial incentives, including County property tax exempted. Density Bonuses for affordable housing, along with parking reductions, were added into our Housing Plan and County code as of Jan 1, 2024, none |

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

FORM 1: 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.

Note: Boulder City did not have updates for 2024, so their 2023 AHPR form is attached and included within the analysis, for reference.

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

| | A | B | C |
|--|---|--|---|
| <i>MEASURE</i> | <i>INCORPORATED INTO HOUSING PLAN</i> | <i>USED IN 2024 (PLEASE "X" TO DENOTE)</i> | <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i> |
| G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing. | X | | |
| H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013. | X | | |
| I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component. | | | |
| J) Offering density bonuses or other incentives to encourage the development of affordable housing. | X | | |
| K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing. | | | |
| L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan. | | | |

FORM 1: 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.

| | A | B | C |
|--|---------------------------------------|--|--|
| <i>MEASURE</i> | <i>INCORPORATED INTO HOUSING PLAN</i> | <i>USED IN 2024 (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 | 1 instance: Sunrise Ranch Affordable Housing (in progress). An enterprise fund established by City Council has been used in 2024; a portion of the City of Henderson's Development Services Center is being funded by the newly created Enterprise Fund. |
| B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. | X | X | The City issued a Request for Proposals from local developers for the City owned parcel where the Arroyo Grande family Apartments will be constructed.. |
| C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing. | | | |
| D) Leasing land by the city or county to be used for affordable housing. | | | |
| E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263. | X | X | 1 instance: West Henderson Family Apartments will be located on existing federal land that will be transferred for the development of affordable housing. The closing of the federal land transfer is envisioned to be completed in late 2025. |
| F) Establishing a trust fund for affordable housing that must be used for the | | | |

| | A | B | C |
|--|---|--|---|
| <i>MEASURE</i> | <i>INCORPORATED INTO HOUSING PLAN</i> | <i>USED IN 2024 (PLEASE "X" TO DENOTE)</i> | <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i> |
| acquisition, construction or rehabilitation of affordable housing. | | | |
| G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing. | X | X | 2 instances: Sunrise Ranch Apartments & West Henderson Family Apartments. In 2023 the City has approved modified standards to parking and other required specifications for developing affordable housing. The City does not have a process to expedite the approval of plans, but rather has created streamlining processes for plan reviews. Some of these process improvements include allowing for staff-level review versus the need to take such reviews to committee or council. This staff review allows for the administrative process to move more quickly and avoid a public review. |
| H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013. | X | X | The City works with developers of affordable housing during the planning process to provide density bonuses for affordable housing constructed for residents who are 80% or below the area median income. Density units are based upon total units constructed on an acre of land. |
| I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component. | X | X | The City works with developers of affordable housing during the planning process to provide density bonuses for affordable housing constructed for residents who are 80% or below the area median income. Density units are based upon total units constructed on an acre of land. |

| | A | B | C |
|--|---|--|---|
| <i>MEASURE</i> | <i>INCORPORATED INTO HOUSING PLAN</i> | <i>USED IN 2024 (PLEASE "X" TO DENOTE)</i> | <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i> |
| J) Offering density bonuses or other incentives to encourage the development of affordable housing. | X | X | The City works with developers of affordable housing during the planning process to provide density bonuses for affordable housing constructed for residents who are 80% or below the area median income. Density units are based upon total units constructed on an acre of land. |
| K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing. | X | X | The City of Henderson has two main categories of programs that assist low-income individuals with the rental of affordable housing. Both were used this year. They are: 1. Tenant-based rental assistance 2. Welfare Set-Aside The City of Henderson also has 2 programs offered to low-income homeowners that provide for weatherization, mobility improvements, and ensure the health and safety of the residents. They are: 1. Critical Home Repair (small scale) 2. Homeowner Occupied Rehabilitation (large scale). |
| L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan. | X | X | The City of Henderson has two main categories of programs that assist low-income individuals with supportive services and rental assistance of affordable housing. Both were used this year. The City subawards annual funding to local nonprofits for the administration of the programs. The programs are: 1. Tenant-based rental assistance 2. Welfare Set-Aside |

| | A | B | C |
|---------|--------------------------------------|---|--|
| MEASURE | INCORPORATED INTO HOUSING PLAN | USED IN 2024 (PLEASE "X" TO DENOTE) | NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE |
| | | | |

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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</i> <i>INCORPORATED</i> <i>INTO HOUSING</i> <i>PLAN</i> | <i>B</i> <i>USED IN</i> <i>2024</i> <i>(PLEASE</i> <i>"X" TO</i> <i>DENOTE)</i> | <i>C</i> <i>NARRATIVE</i> <i>REGARDING</i> <i>BENEFITS OR</i> <i>BARRIERS TO USE OF</i> <i>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 | 4 instances in progress (Golden Rule Phase II, Marrion Bennett Phase II, Visions Park, Ogden Pines) |
| B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. | X | X | 1 instance in progress (Westside Flats) |
| C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing. | X | | |
| D) Leasing land by the city or county to be used for affordable housing. | X | | |
| E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263. | X | X | 1 instance in progress (Silver Desert Estates) |
| F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing. | X | | Affordable housing Trust Fund established 1-18-2023. |
| G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing. | X | X | 4 instances in progress (Golden Rule Phase II, Marrion Bennett Phase II, Visions Park, Ogden Pines) |

| | A | B | C |
|--|---|--|--|
| <i>MEASURE</i> | <i>INCORPORATED INTO HOUSING PLAN</i> | <i>USED IN 2024 (PLEASE "X" TO DENOTE)</i> | <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i> |
| H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013. | X | X | 4 instances (1501 LLC, James Down Towers, Golden Rule Phase II, 7 th Street Apartments) |
| I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component. | X | | |
| J) Offering density bonuses or other incentives to encourage the development of affordable housing. | X | X | 1 instance in progress (Marion Bennett Phase II) |
| K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing. | X | X | 4 instances reported assisting 175 households. |
| L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan. | X | X | 2 instances with 1307 households assisted, some overlap with households helped with rental assistance. |

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.

| MEASURE | A <i>INCORPORATED INTO HOUSING PLAN</i> | B <i>UTILIZED IN 2024 (PLEASE "X" TO DENOTE)</i> | C <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 | Waived all impact fees and collected a flat \$420 permit fee only from manufactured home developments. |
| B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. | X | X | In the process of selling 401 Falcon Ridge Pkwy to a senior affordable housing developer, and considering the sales of 46.5-ac property to a local residential developer to build workforce housing. |
| C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing. | X | X | 2 instances, for Hafen Vlg Phase I, which is completed, & II, which have been completed. |
| D) Leasing land by the city or county to be used for affordable housing. | X | | |
| E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263. | X | | |
| F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing. | X | | |
| G) Establishing a process that expedites the approval of plans and specifications | X | X | Approved rezoning (ZCM-23-004) of the 16-acre city-owned property from Single |

| | A | B | C |
|--|---|--|--|
| <i>MEASURE</i> | <i>INCORPORATED INTO HOUSING PLAN</i> | <i>UTILIZED IN 2024 (PLEASE "X" TO DENOTE)</i> | <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i> |
| relating to maintaining and developing affordable housing. | | | Family & Public Facilities to Multi-Family Medium Density (MF-3) to have it available for future affordable housing development. |
| H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013. | X | X | 3 instances, Hafen Vlg I & II (Not yet complete) and ongoing donation of bond cap to NRHA |
| I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component. | X | | |
| J) Offering density bonuses or other incentives to encourage the development of affordable housing. | X | | |
| K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing. | X | | |
| L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan. | X | | |

FORM 1: 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.

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

| | A | B | C |
|--|---|--|---|
| <i>MEASURE</i> | <i>INCORPORATED INTO HOUSING PLAN</i> | <i>USED IN 2024 (PLEASE "X" TO DENOTE)</i> | <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i> |
| H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013. | X | X | 6 instances, none that have finished |
| I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component. | | | |
| J) Offering density bonuses or other incentives to encourage the development of affordable housing. | | | |
| K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing. | X | X | Rental assistance program assisting 57 people |
| L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan. | X | | |

FORM 1: 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.

| | A | B | C |
|--|---------------------------------------|--|--|
| <i>MEASURE</i> | <i>INCORPORATED INTO HOUSING PLAN</i> | <i>USED IN 2024 (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 | | |
| 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 | Washoe County 2024 Response: Land was purchased to provide the location for the CC PSH project and ASI's Line Drive Project. This conveyance will add to the bottom line by removing the expense related to land purchasing/leasing and will allow for expenditures to be allocated to construction and operations thus maximizing more resources. |
| E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada | X | | |

| <i>MEASURE</i> | <i>A</i> <i>INCORPORATED</i> <i>INTO HOUSING</i> <i>PLAN</i> | <i>B</i> <i>USED IN</i> <i>2024</i> <i>(PLEASE</i> <i>"X" TO</i> <i>DENOTE)</i> | <i>C</i> <i>NARRATIVE</i> <i>REGARDING</i> <i>BENEFITS OR</i> <i>BARRIERS TO USE OF</i> <i>MEASURE</i> |
|--|---|--|---|
| Public Land Management Act of 1998, Public Law 105-263. | | | |
| F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing. | X | X | Washoe County 2024 Response: A funding agreement with American Covenant for \$1,000,000 was executed 11/21/2024. This project will create 170 units for low and very low-income household. The agreement with ASI for \$750,000 was executed 12/10/2025. This project creates 50 units for permanent supportive housing of low and very-low income households. |
| G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing. | X | | |
| H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013. | | X | Washoe County participates in the Washoe County HOME Consortium. The Ridge Sun Valley opened in 2025. The Cares Campus Permanent Supportive Housing was 75% completed as of 12/2024 |
| I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component. | X | | |
| J) Offering density bonuses or other incentives to encourage the development of affordable housing. | X | | |
| K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing. | | X | Four programs used this measure in 2024 assisting 517 households. |
| L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the | X | X | The same four programs used this measure in 2024 with the same 517 assisted. |

| | A | B | C |
|--|--------------------------------------|---|--|
| MEASURE | INCORPORATED INTO HOUSING PLAN | USED IN 2024 (PLEASE "X" TO DENOTE) | NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE |
| need identified in the jurisdiction's Consolidated Plan. | | | |

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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.

| MEASURE | A <i>INCORPORATED INTO HOUSING PLAN</i> | B <i>USED IN 2024 (PLEASE "X" TO DENOTE)</i> | C <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 | 5 projects funded |
| B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. | X | | |
| C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing. | X | X | Used measure in 1 instance, projects ongoing and not yet complete. |
| D) Leasing land by the city or county to be used for affordable housing. | | | |
| E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263. | | | |
| F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing. | X | X | Although not yet held in a trust fund, developers paid contribution fees into a fund for affordable housing. Plans are to use these funds in 2025. |
| G) Establishing a process that expedites the approval of plans and specifications | X | | Not implemented until Jan 2025 |

| | A | B | C |
|--|---|--|---|
| <i>MEASURE</i> | <i>INCORPORATED INTO HOUSING PLAN</i> | <i>USED IN 2024 (PLEASE "X" TO DENOTE)</i> | <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i> |
| relating to maintaining and developing affordable housing. | | | |
| H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013. | X | X | 6 projects funded |
| I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component. | X | | |
| J) Offering density bonuses or other incentives to encourage the development of affordable housing. | X | | |
| K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing. | X | X | Used in 3 projects to help 1,242 households. |
| L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan. | X | X | Used in 2 projects for same households helped with rental |

FORM 1: 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.

| | A | B | C |
|--|---------------------------------------|--|--|
| <i>MEASURE</i> | <i>INCORPORATED INTO HOUSING PLAN</i> | <i>USED IN 2024 (PLEASE "X" TO DENOTE)</i> | <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i> |
| A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created | | | |
| B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. | X | | |
| C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing. | X | X | <p>The City of Sparks was awarded HMNI funding for the purpose of purchasing vacant land for the future use of affordable housing (two parcels purchased in 2024).</p> <ul style="list-style-type: none"> 2026 I Street (purchased February 2024): Request for Proposal released in May and October 2024 soliciting the development of affordable housing on the site. Project selected in 2025. <p>306 10th Street (purchased April 2024)– Request for Proposal released in 2025.</p> |

| | A | B | C |
|--|---|--|--|
| <i>MEASURE</i> | <i>INCORPORATED INTO HOUSING PLAN</i> | <i>USED IN 2024 (PLEASE "X" TO DENOTE)</i> | <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i> |
| D) Leasing land by the city or county to be used for affordable housing. | X | | |
| E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263. | X | | |
| F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing. | | | |
| G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing. | | X | In September 2024 the Sparks City Council adopted an ordinance to expedite the process for consideration of affordable housing projects. For multifamily buildings >110 units, a conditional use permit is not required if the project has income restricted units that: 1) are offered to households earning no more than 80% AMI, 2) comprise a minimum of 20% of the total project units, and 3) have an affordability period of at least 20 years. |
| H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013. | X | X | The City of Sparks transferred Private Activity Bond Cap to NRHA and NHD for single family homebuyer programs and the development of affordable multifamily projects. |

| | A | B | C |
|--|---|--|---|
| <i>MEASURE</i> | <i>INCORPORATED INTO HOUSING PLAN</i> | <i>USED IN 2024 (PLEASE "X" TO DENOTE)</i> | <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i> |
| I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component. | X | | |
| J) Offering density bonuses or other incentives to encourage the development of affordable housing. | X | | |
| K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing. | | X | In 2024 the City of Sparks was awarded \$1.5M through AB396 for the purpose of providing rental assistance. In calendar year 2024, 306 households were assisted. |
| L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan. | X | X | The city awarded \$86,768 in CDBG funds to support the operations of the Eddy House providing shelter and services to youth experiencing homelessness. During calendar year 2024, 1021 individuals earning 30% AMI and below were assisted. |

Attachment C – Form 2
From Jurisdiction Reports

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Attachment D – Detailed Multifamily Pipeline List

| Detailed Pipeline List | Rent Restricted Units | Subset of VLI Units |
|---|-----------------------|---------------------|
| Clark County Unincorporated | | |
| Preservation | 623 | 578 |
| Bledsoe | 23 | 23 |
| Bob Hogan | 20 | 20 |
| Bonnie Lane | 65 | 65 |
| Carol Haynes | 24 | 24 |
| Dina Titus | 18 | 18 |
| *Hullum Homes RAD | 59 | 59 |
| John Chambers | 24 | 24 |
| Park Apartments | 21 | 21 |
| Ray Rawson | 24 | 24 |
| Rochelle Pines | 113 | 108 |
| Woodcreek | 232 | 192 |
| New | 2,099 | 481 |
| Bruner Senior | 194 | 20 |
| Buffalo & Cactus | 125 | 13 |
| **Cactus Trails (Welcome Home CLT) | 1 | 0 |
| Desert Pines Parcel III | 135 | 28 |
| Family Promise Navigation Center | 10 | 0 |
| Pebble & Eastern | 195 | 20 |
| Robindale | 363 | 59 |
| Rochelle Pines | 113 | 108 |
| Southern Pines/Decatur & Pyle | 48 | 48 |
| Southern Pines/Decatur & Pyle II | 179 | 18 |
| South Nellis Permanent Supportive Housing | 50 | TBD |
| Tempo IV/Russel Senior | 208 | 0 |
| Torrey Pines/Arby | 190 | 0 |
| Tropicana Trails | 49 | 33 |
| Vegas Valley/Vista del Sol | 69 | 69 |
| West Sahara | 170 | 65 |
| City of Las Vegas | 1,704 | 1,117 |
| Preservation | 636 | 475 |

| | | |
|---|--------------|------------|
| Arthur McCants | 161 | 0 |
| James Down Towers | 200 | 200 |
| Ruby Duncan | 30 | 30 |
| Sandy Robinson | 25 | 25 |
| Sartini Plaza | 220 | 220 |
| New | 1,068 | 642 |
| 1501 N. Decatur/1501 LLC | 33 | 33 |
| 1501 N. Decatur/1501 LLC Phase II | 33 | 33 |
| 28th at Sunrise | 121 | 54 |
| 7th Street | 3 | 3 |
| A Place to Call Home | 50 | 20 |
| Decatur & Rome | 276 | 176 |
| Duncan Edwards | 80 | 54 |
| Golden Rule Phase II | 60 | 32 |
| Marble Manor Phase I | 108 | 0 |
| Marion Bennet Plaza Phase II | 46 | 46 |
| McKnight Senior Village | 60 | 6 |
| McKnight Senior Village IV | 46 | 46 |
| Ogden Pines | 51 | 39 |
| **Rebecca Street (Welcome Home CLT) | 1 | 0 |
| Visions Park | 100 | 100 |
| City of Henderson | 620 | 219 |
| Preservation | 80 | 69 |
| Coronado Dr. | 59 | 48 |
| George and Lois Brown | 21 | 21 |
| New | 540 | 150 |
| Sunrise Ranch/Boulder & Gibson/St. Jude's Ranch | 150 | 150 |
| West Henderson | 390 | 0 |
| City of North Las Vegas | 901 | 330 |
| Preservation | N/A | N/A |
| N/A | N/A | N/A |
| New | 901 | 330 |
| Donna Louise Phase II | 42 | 42 |
| Lake Mead West | 156 | 4 |
| Microbusiness Park | 76 | 0 |
| Pearson Pines/Buena Vista Springs IV | 60 | 31 |
| Pecos Apartments | 105 | 0 |
| PuraVida/PureVida | 74 | 29 |
| Rome South Phase I | 134 | 134 |
| Rome South Phase II | 62 | 10 |
| Senator Joseph M. Neal/Old Rose Gardens | 192 | 80 |

| | | |
|--------------------------------------|--------------|------------|
| City of Mesquite | 0 | 0 |
| Preservation | N/A | N/A |
| N/A | N/A | N/A |
| New | N/A | N/A |
| N/A | N/A | N/A |
| City of Boulder City | 0 | 0 |
| Preservation | N/A | N/A |
| N/A | N/A | N/A |
| New | N/A | N/A |
| N/A | N/A | N/A |
| Washoe County Unincorporated | 452 | 13 |
| Preservation | N/A | N/A |
| N/A | N/A | N/A |
| New | 452 | 13 |
| The Ridge at Sun Valley | 195 | 8 |
| Vintage at Spanish Springs | 257 | 5 |
| City of Reno | 1,803 | 597 |
| Preservation | 239 | 209 |
| Carville Park | 209 | 209 |
| Hawk View | 30 | 0 |
| New to Inventory Preservation | 35 | 35 |
| Hi-way 40 VOA | 35 | 35 |
| New | 1,529 | 353 |
| 1800 Threikel St. CARES Campus IV | 50 | 50 |
| Arrowleaf on Harvard | 168 | 11 |
| Eddy House Transitional Living | 36 | 36 |
| Golden Valley Single Family | 20 | 0 |
| Line Drive | 50 | 50 |
| Marvel Way II | 44 | 44 |
| Orovada Senior Phase II | 40 | 40 |
| Pinyon | 250 | 5 |
| Sage by Vintage | 180 | 0 |
| Stonegate II | 200 | 0 |
| Summit Ridge | 39 | 39 |
| Sutro Senior Sanctuary | 170 | 21 |
| The Empowerment Center II | 43 | 43 |
| Truckee Meadows Housing Solutions | 9 | 9 |
| Vintage at Redfield | 230 | 5 |
| City of Sparks | 16 | 16 |
| Preservation | 16 | 16 |
| Silver Sage Manor | 16 | 16 |

| | | |
|---------------------|------------|------------|
| New | N/A | N/A |
| N/A | N/A | N/A |
| Unknown | TBD | TBD |
| I Street Apartments | TBD | TBD |
| 306 20th Street | TBD | TBD |

*RAD refers to Rental Assistance Demonstration renovation of Public Housing.

*Clark County reported projects within the Community Land Trust in the pipeline for the first time in 2024, but noted units with a placeholder of 1. Reporting in 2025 may include greater detail on the number of homes being developed.

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Endnotes

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

ⁱⁱ “30-Year Fixed Rate Mortgage Average in the United States,”
<https://fred.stlouisfed.org/series/MORTGAGE30US>.

ⁱⁱⁱ Kirk McClure, “Rent Burden in the Housing Choice Voucher Program,” *Cityscape: A Journal of Policy Development and Research* 8, no. 2 (2005).

^{iv} “Community Land Trust | Official Clark County Website,”
https://www.clarkcountynv.gov/residents/community_housing_fund/wh-community-land-trust.

^v “About the LIHTC,” Novogradac, <https://www.novoco.com/resource-centers/affordable-housing-tax-credits/about-lihtc>.

^{vi} “FINAL-Pop-Nevada-Counties-Incorp-Cities-Unincorp-Towns-2024.Pdf,” n.d., <https://tax.nv.gov/wp-content/uploads/2025/02/FINAL-Pop-Nevada-Counties-Incorp-Cities-Unincorp-Towns-2024.pdf>.

^{vii} “What You Need to Know About Income Limits,” Novogradac, <https://www.novoco.com/notes-from-novogradac/what-you-need-know-about-income-limits>.

^{viii} “Nevada | National Low Income Housing Coalition,” <https://nlihc.org/housing-needs-by-state/nevada>.