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NRS 278.235 - Annual Housing Progress Report (AHPR)

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

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

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

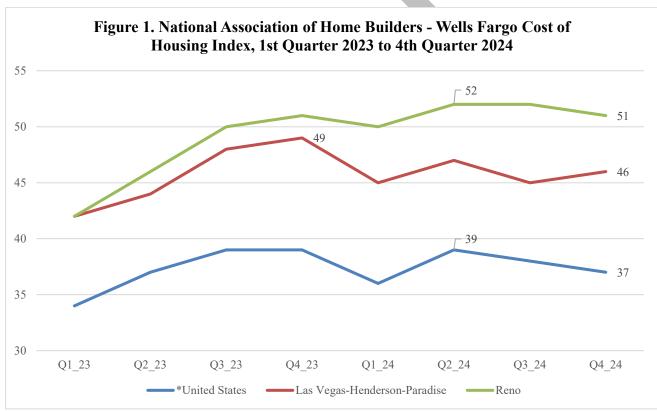
Due to the passage of AB 213 in the 2023 legislative session, the due date for jurisdictions to report to the Housing Division is July 15. This report compiles information contained within the jurisdictional reports, analyzes trends to the degree possible and highlights notable efforts to establish and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

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

Urban Development's (HUD's) Area Median Family Income (HAMFI). Previously it included households up to 80% of HAMFI. In 2023, AB 213 passed into law changing the due date for jurisdictions to submit reports to the Nevada Housing Division from January 15 to July 15, changing the due date for posting the compilation report from Nevada Housing Division from February 15 to August 15 and changing the wording for Measure I to include multi-story housing. 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.

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.

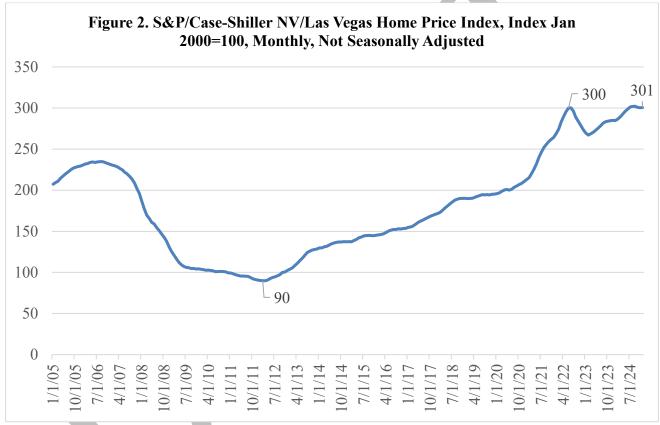


Source: National Association of Home Builders. NAHB-Wells Fargo Cost of Housing Index. https://www.nahb.org/news-and-economics/housing-economics/indices/cost-of-housing-index

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

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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							
	2017 (with additional zoning code								
Reno	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.
- (1) 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

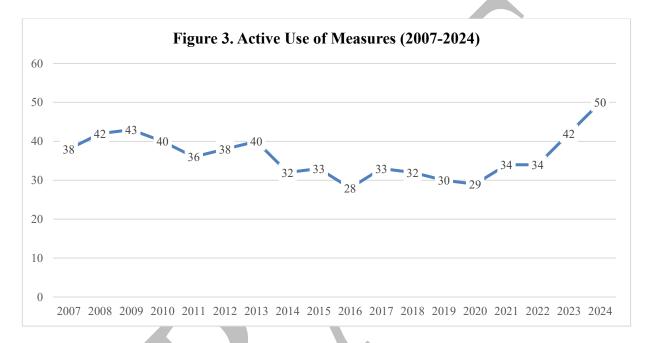
Similar to the measure use reported in the 2023 AHPR, both Clark County and Henderson reported the most diverse measure use, each reporting 9 measures used in 2024. All jurisdictions reported an increase in measure use, except North Las Vegas which reported one less instance of measure use. The least-used 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 form 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	o.	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."

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)

		cu mousing m	Units	,	
	Total		Converted to	Total	
	Units -	Units	Private	Units -	Year over
	End of	Created in	Market in	End of	Year %
Jurisdiction	2023	2024	2024	2024	Change
Clark County U.	8,574	0	0	8,574	0.0%
Las Vegas	9,112	0	39	9,073	-0.4%
Lus vegus	,,11 2	<u> </u>		7,075	0.170
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%
D	7.77	1.011		0.707	12.00/
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.

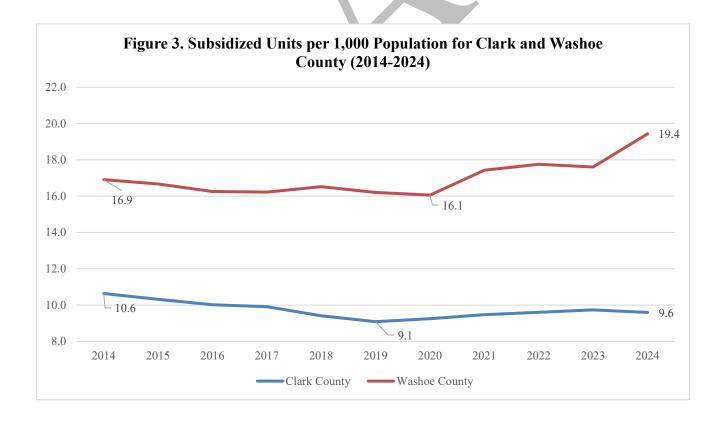


Table 5. Subsidized Housing Inventory with Demographer Population Estimates (2014-2024)

Table 3. Subsidized F		wedly with b	omogrupuer -		250000000000000000000000000000000000000							GI.	%
												Change 2014 -	Change 2014-
Jurisdiction	2014	2015	2016	2017	2018*	2019	2020	2021	2022	2023	2024	2024	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	,	2,351,954	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		508,759	513,854	77,057	18%
Subsidized Units	100,171	111,510	110,010	101,720	100,207	100,002	172,000	100,110	1229011	200,107	010,001	77,007	1070
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). 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. 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)

Table 6. Subsid			,			,		Change 2018-	% Change 2018-
Jurisdiction	2018	2019	2020	2021	2022	2023	2024	2024	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

	% Subsidized Inventory for VLI
Jurisdiction	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

		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.

JURISDICTION PROGRESS IN CREATING AND MAINTAINING AFFORDABLE UNITS

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

Each jurisdiction is required to prepare a five-year Consolidated Plan in order to receive housing funds from HUD. As part of the housing needs analysis contained within the Consolidated Plan, jurisdictions are required to use CHAS data to investigate housing needs for their population. Starting with the 2015 AHPR, the Housing Division has accordingly assigned all jurisdictions "Total Need" using CHAS data. In the realm of affordable housing, "housing need" can be estimated through a variety of methodologies, so it is key to highlight this approach to contextualize the analyses highlighted within Tables 9 and 10 below. Additionally, it should also be noted that CHAS data is reported through lagged 5-year timeframes—reporting for this year comes from CHAS data for the 2017-2021 period.

The CHAS estimate of households with one or more housing problems and income under 80% of the HUD Area Median Income (AMI)—also broadly considered "low-income"—is used to calculate "Total Need" in column of Table 9. This is a relatively broad and inclusive measure of housing needs. Data from CHAS is unique in that households reported within this dataset, for the most part, already have an adequate housing unit but are facing a significant housing problem, including at least one of the following:

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

This estimate was adjusted downward by subtracting out CHAS estimates of housing units that are affordable to low-income households and vacant. This helps to account for private market units that are both affordable and available. The Division assigns this estimate to ensure results are comparable across jurisdictions. While this approach has been used in historical AHPR reporting, jurisdictions may coordinate with the Division to provide an alternate estimate for inclusion within future years.

Moving beyond total need, column three in Table 9 ("Total Units") summarizes the total inventory of units at the end of 2024, as noted in Table 4 above. Column four, "Additional Households Assisted" notes households assisted as reported by jurisdictions via Form 2. This includes housing activities such as tenant-based rental assistance provided through jurisdictions, as well as down-payment assistance for single-family owners. These activities helped to provide additional individuals or families with affordable housing during 2024. As these activities support housing affordability but do not create long-term affordable units, they are included within reporting but tracked separately from the subsidized inventory.

The final column calculates assistance and subsidized units as a percentage of remaining need, contextualizing reporting from jurisdictions with need as identified via the CHAS dataset. This column compares total subsidized low-income housing units, rental assistance, and other housing assistance to total need for affordable units, expressed as a percentage of total need. This provides a consistent way to compare the scale of low-income housing activity across jurisdictions to the need for assistance.

Additionally, it is important to note that adjustments to account for federal Housing Choice Vouchers (HCV) are also included within Table 9. This type of assistance is not accounted for in the reporting noted in column four, "Additional Households Assisted," but is available at the Housing Authority level and is included accordingly. Voucher numbers have been adjusted following methodology established in previous reporting years, informed by the Division's 2020 Taking Stock report, to account for any potential overlap of units with tax credits and Project Based Vouchers (PBVs).

Summary of Remaining Need

Following this methodology, Table 9 below provides an analysis of remaining need for affordable housing within AHPR jurisdictions. The calculated total ratio of assistance to need for jurisdictions has continued a downward trend for at least the third year in a row, down to 14% from 17% reported in 2023, which was a reported decrease from 23% in 2022. Additionally, total households assisted decreased by nearly half from 10,812 to 5,208. Both total need and total units increased between 2023 and 2024, so this trend is attributable to decreased overall households assisted during the time period. The jurisdictional totals adjusted for HCVs, noted in the final row of the table, also note a downward trend, with a ratio of 19% in 2024 down from a reported 22% in 2023. As noted, this downward trend is driven by decreased assistance, including—in part—a reduction in assistance funds by programs post-Covid-19. Multiple projects that provided assistance in 2023 did not do so in 2024, especially in Clark County. This includes projects funded by the Emergency Solutions Grant (ESG), including Rapid Re-Housing (RRH) and Homeless Prevention (HP) initiatives, as well as other programs led by CARES funding. Future AHPR reporting may see a continuation of this downward trend as time Covid-era funding continues to be expended.

Table 9. Remaining Need for Subsidized Housing

Jurisdiction	Total Need	Total Units - End of 2024	Additional Households Assisted in 2024	Assistance and Subsidized Units as % of Existing Need
Clark County U.	99,700	8,574	567	9%
Las Vegas	67,145	9,073	1,475	16%
Henderson	24,090	2,960	90	13%
North Las Vegas	22,505	2,134	55	10%
Mesquite	1,580	159	0	10%
Boulder City	1,165	59	0	5%
Washoe County U.	7,780	0	518	7%
Reno	29,460	8,786	1,242	34%
Sparks	10,480	1,199	1,261	23%
Total	263,905	32,944	5,208	14%
Total - Clark County Without Vouchers	216,185	22,959	2,187	12%
Total - Clark County with Vouchers	216,185	33,474	2,187	16%
Total - Washoe County Without Vouchers	47,720	9,985	3,021	27%
Total - Washoe County with Vouchers	47,720	12,149	3,021	32%
AHPR Totals with Housing Choice Vouchers	263,905	45,623	5,208	19%

*Note: "Total Need" numbers are calculated from 2017-2021 CHAS data which contains pandemic-era data; however, "Households Assisted" includes Covid-related program participants. Voucher numbers have been adjusted for overlap (vouchers are often used in tax credit units)

At the county level, Clark County (total) reported a noticeable decrease in additional households assisted from 8,940 in 2023 to 2,187 in 2024, and Washoe reported a slight increase from 1,872 to 2,187 during the same time period. In line with previous AHPR reporting is a noticeable increase in the ratio of assistance to need after the inclusion of HCVs in 2024, with an increase from 12% to 16% in Clark County, and 27% to 32% in Washoe County.

Analysis of Remaining Need for VLI Households

Remaining need based on assistance can be further contextualized through analyzing need for Very Low-Income (VLI) and Low-Income (LI) households. VLI households have incomes at or below 50% of the HUD Area Median Income (AMI), and LI households range between 50% to 80% AMI. Table 10 below completes an analysis similar to Table 9 for these household subsets, with columns two and five noting unit inventories, columns three and six noting additional households assisted, and ratio calculations of assistance to need included in columns four and seven.

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

Jurisdiction	VLI Units	Additional VLI Households Assisted	Ratio of VLI Assistance to VLI Need	LI Units	Additional LI Households Assisted	Ratio of LI Assistance to LI Need
Clark County U.	3,686	567	6%	4,888	0	15%
Las Vegas	6,078	1,463	17%	3,034	12	14%
Henderson	1,270	45	9%	1,690	45	17%
North Las Vegas	946	55	7%	1,188	0	13%
Mesquite	156	0	17%	34	0	5%
Boulder City	59	0	8%	0	0	0%
Total - Clark County	12,195	2,130	10%	10,834	57	15%
Washoe County U.	0	446	10%	0	72	2%
Reno	3,790	1,242	24%	4,597	0	58%
Sparks	556	1,180	28%	643	81	19%
Total - Washoe County	4,346	2,868	23%	5,240	153	36%
Total	16,541	4,998	12%	16,074	210	18%

The ratio of total assistance to need, across all jurisdictions, for both VLI and LI households continued a declining trend from recent AHPR reporting. The 2022 AHPR reported a ratio for VLI units of 24%, with 16% reported in 2023 to a recent low of 12% reported in 2024. The ratio for LI units noted a lesser decline during this time period, from 20% in 2022, 19% in 2023, to 18% in 2024. Similar trends can be noted for Clark County (total), with the ratio for LI remaining at the same 15% reported in 2023, but noting a decrease in the VLI ratio from 15% in 2023 to 10% in 2024. Washoe County deviated from this trend and noted an increased ratio from 18% in 2023 to 23% in 2024 for VLI households as well as an increase from 34% in 2023 to 36% in 2024 for LI households. Sparks in particular reported a noticeable increase in additional VLI households assisted from 122 to 1,180 during this time period, resulting in an increased ratio of assistance to need from 10% to 28%.

NOTABLE HOUSING INITIATIVES AND FUNDING SOURCES IN 2024

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

In addition to the Community Land Trust (CLT) noted in the analysis of Table 2 (noted as two projects in Form 2—Cactus Trails and Rebecca Street), Clark County also reported the South Nellis Permanent Supportive Housing (PSH) project for the first time in the 2024 reporting. Permanent supportive housing differs from other forms of housing assistance as these projects focus on providing long-term housing and supportive services to households with disabilities, differing from transitional housing or supportive services alone. While not the only PSH project

in the County, this addition to the pipeline is notable. Also included within Clark County's reporting for 2024 is the addition of a senior project to the pipeline—McKnight Senior Village—as well as the new Ogden Pines, which will replace the recently-demolished former Ogden Pines. Additionally, Phase II of Hafen Village in Mesquite was reported complete in 2024, following-up from the completion of Phase I in 2023.

Notable updates within Washoe County for 2024 include the newly-reported 2026 I Street and 306 10th Street projects in Sparks, which were purchased with Home Means Nevada Initiative (HMNI) funding noted in 2023, as well as the completion of Railyard Flats—also a HMNI project. Additional projects funded by HMNI are also included within the subsidized housing pipeline for 2024. While assistance over time for post-Covid has respectively decreased, as noted in Tables 9 and 10 above, continued reporting on projects funded through related initiatives such as HMNI (funded through the American Rescue Plan Act, or ARPA) denotes longevity of these funds in supporting the long-term development of affordable housing in the State. Also included within total reporting for Washoe County in 2024 is the addition of the Eddy House Transitional Living and Empowerment Center II projects to the pipeline, which focus on transitional housing for at-risk youth and women recovering from substance abuse, respectively.

CONCLUSION

Despite broad decreased housing assistance as funds post-Covid are expended, as well as the loss of some affordable units, 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.

Beyond these data points, notable housing initiatives in 2024 included new reporting on Clark County's Community Land Trust (CLT), as well as the development of new permanent supportive housing and transitional housing in both Clark County and Washoe County. Additionally, progress on ongoing projects funded through the Home Means Nevada Initiative (HMNI) as well as updates on newly-funded projects were reported by jurisdictions in 2024.

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 (56) 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 <u>2023</u> <u>Statutes of Nevada, Pages 1161-1286 (state.nv.us)</u> 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)



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	В	С
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

J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		granted in 2024 but expect some in 2025. 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.

	A	В	С
MEASURE	INCORPORATED INTO HOUSING PLAN	USED IN 2024 (PLEASE "X" TO DENOTE)	NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	X		
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	Х		
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	В	С
		USED IN	NARRATIVE
	INCORPORATED	2024	REGARDING
MEASURE	INTO HOUSING	(PLEASE	BENEFITS OR
	PLAN	"X" TO	BARRIERS TO USE OF
		DENOTE)	MEASURE
G) Establishing a process that expedites			
the approval of plans and specifications	X		
relating to maintaining and developing	Λ		
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	X		
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	X		
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 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.

Development (1101) for each jurisdiction.	A	В	С
		USED IN	NARRATIVE
	INCORPORATED	2024	REGARDING
MEASURE	INTO HOUSING	(PLEASE	BENEFITS OR
WENSCHE	PLAN	"X" TO	BARRIERS TO USE OF
	I LIIIV	DENOTE)	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 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	В	С
MEASURE	INCORPORATED INTO HOUSING PLAN	USED IN 2024 (PLEASE "X" TO DENOTE)	NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE
acquisition, construction or rehabilitation of affordable housing.			
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X	X	2 instances: Sunrise Ranch Apartments & West Henderson Family Apartments. In 2023 the City has approved modified standards to parking and other required specifications for developing affordable housing. The City does not have a process to expedite the approval of plans, but rather has created stream- lining processes for plan reviews. Some of these process improvements include allowing for staff-level review versus the need to take such reviews to committee or council. This staff review allows for the administrative process to move more quickly and avoid a public review.
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	The City works with developers of affordable housing during the planning process to provide density bonuses for affordable housing constructed for residents who are 80% or below the area median income. Density units are based upon total units constructed on an acre of land.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component.	X	X	The City works with developers of affordable housing during the planning process to provide density bonuses for affordable housing constructed for residents who are 80% or below the area median income. Density units are based upon total units constructed on an acre of land.

	A	В	С
MEASURE	INCORPORATED INTO HOUSING PLAN	USED IN 2024 (PLEASE "X" TO DENOTE)	NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE
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	В	С
		USED IN	NARRATIVE
	INCORPORATED	2024	REGARDING
MEASURE	INTO HOUSING	(PLEASE	BENEFITS OR
	PLAN	"X" TO	BARRIERS TO USE OF
		DENOTE)	MEASURE

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.

	A	В	С
MEASURE	INCORPORATED INTO HOUSING PLAN	USED IN 2024 (PLEASE "X" TO DENOTE)	NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	X	X	4 instances in progress (Golden Rule Phase II, Marrion Bennett Phase II, Visions Park, Ogden Pines)
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X	X	1 instance in progress (Westside Flats)
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		
D) Leasing land by the city or county to be used for affordable housing.	X		
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X	X	1 instance in progress (Silver Desert Estates)
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X		Affordable housing Trust Fund established 1-18-2023.
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X	X	4 instances in progress (Golden Rule Phase II, Marrion Bennett Phase II, Visions Park, Ogden Pines)

	A	В	С
		USED IN	NARRATIVE
	INCORPORATED	2024	REGARDING
MEASURE	INTO HOUSING	(PLEASE	BENEFITS OR
	PLAN	"X" TO	BARRIERS TO USE OF
		DENOTE)	MEASURE
H) Providing money, support or density			4 instances (1501 LLC, James
bonuses for affordable housing			Down Towers, Golden Rule
developments that are financed, wholly			Phase II, 7 th Street Apartments)
or in part, with low-income housing tax			,
credits, private activity bonds or money	X	X	
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	X		
developments that would include an			
affordable housing component.			
J) Offering density bonuses or other			1 instance in progress (Marrion
incentives to encourage the development	X	X	Bennett Phase II)
of affordable housing.			
K) Providing direct financial assistance			4 instances reported assisting
to qualified applicants for the purchase or	X	X	175 households.
rental of affordable housing.			
L) Providing money for supportive			2 instances with 1307
services necessary to enable persons with			households assisted, some
supportive housing needs to reside in	X	X	overlap with households
affordable housing in accordance with the	A	A	helped with rental assistance.
need identified in the jurisdiction's			
Consolidated Plan.			

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.

perenopment (170B) for each jurisdiction.	A	В	С
MEASURE	INCORPORATED INTO HOUSING PLAN	UTILIZED IN 2024 (PLEASE "X" TO DENOTE)	NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	X	X	Waived all impact fees and collected a flat \$420 permit fee only from manufactured home developments.
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X	X	In the process of selling 401 Falcon Ridge Pkwy to a senior affordable housing developer, and considering the sales of 46.5-ac property to a local residential developer to build workforce housing.
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X	X	2 instances, for Hafen Vlg Phase I, 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	Х	X	Approved rezoning (ZCM-23-004) of the 16-acre city- owned property from Single

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	A	В	С
MEASURE	INCORPORATED INTO HOUSING PLAN	UTILIZED IN 2024 (PLEASE "X" TO DENOTE)	NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE
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.	Х		
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.

bevelopment (110b) for each jurisdiction.		Б	- C
	A	В	С
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	В	С
MEASURE	INCORPORATED INTO HOUSING PLAN	USED IN 2024 (PLEASE "X" TO DENOTE)	NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF 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, 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 transitoriented or multi-story housing developments that would include an affordable housing component. J) Offering density bonuses or other incentives to encourage the development.			
incentives to encourage the development of affordable housing. K) Providing direct financial assistance to qualified applicants for the purchase or	X	X	Rental assistance program assisting 57 people
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.	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.

Croan Development (HOD) for each jurisdic	A A	В	С
	Λ	USED IN	NARRATIVE
	INICODDOD ATED		
MEAGLIDE	INCORPORATED	2024	REGARDING
MEASURE	INTO HOUSING	(PLEASE	BENEFITS OR
	PLAN	"X" TO	BARRIERS TO USE OF
		DENOTE)	MEASURE
A) Reducing or subsidizing in whole or in			
part impact fees, fees for the issuance of			
building permits collected pursuant to	X		
NRS 278.580 and fees imposed for the	Λ		
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,	X		
and requiring that any such savings,			
subsidy or reduction in price be passed on			
to the purchaser of housing in such a			
development.			
C) Donating land owned by the city or			
county to a nonprofit organization to be		X	
used for affordable housing.		71	
D) Leasing land by the city or county to			Washoe County 2024
be used for affordable housing.			Response: Land was purchased
be used for affordable flousing.			
			to provide the location for the
			CC PSH project and ASI's
			Line Drive Project. This
			conveyance will add to the
		X	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	X		
housing pursuant to the provisions of			
section 7(b) of the Southern Nevada			

	A	В	С
	11	USED IN	NARRATIVE
	INCORPORATED	2024	REGARDING
MEASURE	INTO HOUSING	(PLEASE	BENEFITS OR
WEASORE	PLAN	"X" TO	BARRIERS TO USE OF
	I LAIV		MEASURE
Dublic Land Management Act of 1000		DENOTE)	MEASURE
Public Land Management Act of 1998, Public Law 105-263.			
F) Establishing a trust fund for affordable			Washoe County 2024
housing that must be used for the			Response: A funding
acquisition, construction or rehabilitation			agreement with American
of affordable housing.			Covenant for \$1,000,000 was
			executed 11/21/2024. This
			project will create 170 units for
	X	X	low and very low-income
	Λ	Λ	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	X		
relating to maintaining and developing	Λ		
affordable housing.			
H) Providing money, support or density			Washoe County participates in
bonuses for affordable housing			the Washoe County HOME
developments that are financed, wholly or			Consortium. The Ridge Sun
in part, with low-income housing tax			Valley opened in 2025.
credits, private activity bonds or money		X	The Cares Campus Permanent
from a governmental entity for affordable			Supportive Housing was 75%
housing, including, without limitation,			completed as of 12/2024
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	X		
developments that would include an			
affordable housing component.			
J) Offering density bonuses or other			
incentives to encourage the development	X		
of affordable housing.			
K) Providing direct financial assistance to			Four programs used this
qualified applicants for the purchase or		X	measure in 2024 assisting 517
rental of affordable housing.			households.
L) Providing money for supportive			The same four programs used
services necessary to enable persons with	X	X	this measure in 2024 with the
supportive housing needs to reside in	A	A	same 517 assisted.
affordable housing in accordance with the			

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

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF RENO

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

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

	A	В	С
		USED IN	NARRATIVE
	INCORPORATED	2024	REGARDING
MEASURE	INTO HOUSING	(PLEASE	BENEFITS OR
	PLAN	`"X" TO	BARRIERS TO USE OF
		DENOTE)	MEASURE
relating to maintaining and developing		,	
affordable housing.			
H) Providing money, support or density			6 projects funded
bonuses for affordable housing			
developments that are financed, wholly			
or in part, with low-income housing tax			
credits, private activity bonds or money	X	X	
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	X		
developments that would include an			
affordable housing component.			
J) Offering density bonuses or other			
incentives to encourage the development	X		
of affordable housing.			
K) Providing direct financial assistance			Used in 3 projects to help
to qualified applicants for the purchase or	X	X	1,242 households.
rental of affordable housing.			
L) Providing money for supportive			Used in 2 projects for same
services necessary to enable persons with			households helped with rental
supportive housing needs to reside in	X	X	
affordable housing in accordance with the	A	Λ	
need identified in the jurisdiction's			
Consolidated Plan.			

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.

Development (110D) for each jurisdiction.	A	В	С
MEASURE	INCORPORATED INTO HOUSING PLAN	USED IN 2024 (PLEASE "X" TO DENOTE)	NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created			
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X	X	The City of Sparks was awarded HMNI funding for the purpose of purchasing vacant land for the future use of affordable housing (two parcels purchased in 2024). • 2026 I Street (purchased February 2024): Request for Proposal released in May and October 2024 soliciting the development of affordable housing on the site. Project selected in 2025. 306 10 th Street (purchased April 2024)— Request for Proposal released in 2025.

	A	В	C
MEASURE	INCORPORATED INTO HOUSING PLAN	USED IN 2024 (PLEASE "X" TO DENOTE)	NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE
D) Leasing land by the city or county to be used for affordable housing.	X	Ź	
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	В	С
MEASURE	INCORPORATED INTO HOUSING PLAN	USED IN 2024 (PLEASE "X" TO DENOTE)	NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE
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

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained (80-100% AMI)	K #Low Income Maintaine d (50-80% AMI)	L # Very Low Income Maintaine d (under 50% AMI)	units Funded/ Develope	N Middle Income Units Only (80- 100% AMI)	O Low Income Units Only (50- 80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenur e	R # Units Restricted	S Ter (yr
1	Н	1501 LLC (joint with LV, HOME units with 20 year restrictions, 9%, CHF award) 1501 LLC (joint with LV, HOME	1502 Laurelhurst Drive	89108	U							40		7	33	MFR	40	50
2		units with 20 year restrictions) Phase 2 A Place to Call Home (located in	Boulevard	89108	U							50	7	20	33	MFR	33	50
4	F, H	CLV, 2023 9% TC) Bledsoe (minor renovations,	Rancho 2306 Bledsoe Ln.	89130 89156	U						23	24		30	20	MFR	23	TE
5	F, H	Bob Hogan (minor renovations, Bonnie Ln (minor	5075 Newport Cove Dr. 2047 Bonnie Ln.	89119 89156	U						20 65	65				MFR MFR	20 65	TH
7	A, F, H, G	Bruner Senior Apartments (CHF) (2024) (Measure H) Buffalo & Cactus	191-05-801-015	89183	F							194		174	20	MFR	194	TE
8	A, F, G, H	Apartments (CHF award, 4% &PAB) Cactus Trails	10589 Buffalo Drive	89179	U							125		112	13	MFR	125	5
9	A, D, E,	(Welcome Home CLT) Coming 2025 using measures Carol Haynes	176-27-401-013		F							1				SFS	1	9
10		Apartments (CHF award, HOME/AAHTF) CCSS - CRF -	5160 General Miles Way Various	89122	U						24	24				Other/ MFR		2
12	K, L	CC Rent Assistance CCSS - CRF - CCSS - ERA2 CCSS - CRF - FI-	Addresses Various Addresses	N/A N/A	NP-C							15			15	Other	N/A N/A	N.
13	K, L	Rental Assistance Program Clark County Social Service -	Addresses	N/A	NP-C							66			66	Other	N/A	N.
14		(CCSS-SN) Eviction Prevention Coronado Dr.	Various Addresses	N/A	NP-C							347			347	Other	N/A	N
15		(minor renovations, CHF) located in Henderson Decatur Rome	500 N. Major Ave. 4850 W. Rome	89015	U					11	48	60				MFR	59	TI
16	F. H	(CHF) located in LV Dina Titus (minor	Blvd. 5050 Missouri Ave.	89131 89122	U						18	19		96	180	MFR MFR	18	TI
18	г, п	with CNLV, CHF award, 9%	6275 Donna Street	89081	U							48	6		42	MFR	42	5
19	F, H	DP (Desert Pines) Parcel 3 (CHF) (2024) (Measure H) Eastern Land	Pecos & Bonanza	89101	F							136		107	28	MFR	135	T
20		Senior	832 N. Eastern Avenue	89107	U-LV							60			51	MFR	51	5
		9%, HOME with 20 year Economic Opportunity																
21	K, L	Board of Clark County - EOB - (EOBCC) Economic	Various Addresses	N/A	NP-C							36			36	Other	N/A	N
		Opportunity Board of Clark County Family Promise Navigation																
22	N/A	Center	3110 East Twain	89121	U							10	1	9		MFR	10	
23		FirstMed Health and Wellness Center - (FirstMed)	Various	N/A	NP-C							11			11	Other	N/A	N
در	K,L	FirstMed Unsheltered Homeless Program	Addresses	IV/A	AT-C							11			11	Juler	N/A	N
24		George and Lois Brown (minor renovations, CHF) located in Henderson	429 E. Van Wagenen St.	89015	U						21	22				MFR	21	T
25		Hafen Village (Nevada Rural Housing Authority, joint	850 West Hafen Lane	89027	C-M							36			36	MFR	36	
26		with Mesquite, 9% TC) phase 2 HELP of Southern Nevada -	Various	N/A	NP-C							2			2	Other	N/A	N
27	K,L	AB396 Rental Assistance Hopelink - (Hopelink) FRC Program	Addresses Various Addresses	N/A	NP-C							55			55	Other	N/A	N
28	K,L	Hopelink - AB396 Rental Assistance Program	Various Addresses	N/A	NP-C							1			1	Other	N/A	N
29	N/A	Hullum Homes	4980 E. Owens Ave.	89115	U						59	59				MFR	59	
20		no measure use) James Down Towers (CHF funding	5000 Alk- D	90107														
30		transferred to Marion Bennett, project located in CLV and John Chambers	5000 Alta Dr.	89107														
31		(minor renovations, Kline Veterans Fund - (Kline)	2030 Camel St.	89115	U						24	25				MFR	24	T
32		Edward Kline Memorial Homeless Veterans Fund	Various Addresses	N/A	NP-C							11			11	Other	N/A	N
33	Н	with 20 year	3286 Coran Lane North	89106	U-NLV							156		152	4	MFR	156	3
34	N/A	restrictions, 4% &PAB) Laughlin Senior Apartments (CHF) (2024)	Needles Hwy (Laughlni)		W							36		7	29	MFR		
35	ЕН	(Measure H) Marble Manor -	1320 Morgan	89106	F							138	70	TBD	TBD	MFR	108	
36		H) Marion Bennett Plaza Phase II (CHF and HMNI	1818 Balzar Ave.	89106	U							59		28	31	MFR	46	4
37	H H		651 McKnight	89101	F							60		54	6	MFR	60	T
38		(2024) (Measure H) Microbusiness Park (Other County Funds,	139-22-201-005	89030	U							76		76		MFR	76	9
39		located in NLV, retail & housing) Nevada Partners Inc (NP) [CC]	Various Addresses	N/A	NP-C							17			17	Other	N/A	N
		ESG Program Nevada Partnership for Homeless Youth																
40		(NPHY) - (NPHY) CCHIP Youth TH-RRH Transitional Housing	Various Addresses	N/A	NP-C							2			2	Other	N/A	N
41	г, п 	Park Apts (minor Pearson Pines (FKA Buena	2312 Bledsoe Ln. 2530 Morton	89156 89032	U						21	60		29	31	MFR MFR	21	T
	A, F, G, H	Vista Springs) (CHF) Pebble and Eastern Pecos	Avenue 2325 E. Torino Ave.	89123	U							195		175	20	MFR	195	2
44	F, H	Apartments (CHF) (2024) Pura Vida (joint	6555 N. Pecos Rd 3165 Lake Mead Blvd.	89086 89032	F U							105 74		105	74	MFR MFR	105 74	T1
46	F, H	Ray Rawson (minor renovations, Rebecca Street	3420 Lindell Rd.	89146	U						24	24				MFR	24	T
47		(Welcome Home CLT) Coming 2024 using measures D,H	125-26-204-003		F							1				SFS	1	ğ
49	N/A	Robindale Rochelle Pines rehab (no measure used, 4%	1280 Millidukes Ave. 4285 Hildebrand Ave.	89123	U					5	108	363		304	59	MFR MFR	113	t
50	н	Rome South (joint with NLV, HOME from	325 E. Rome Blvd.	89084	U							150		132	2	MFR	134	3
		Co. 20 year restrictions, 9%) Rome South Phase 2 (joint																
51	Н	with Clark Co,	345 E. Rome Blvd.,	89084	U							70		52	10	MFR	62	4
52	F, H, L	Manor (CHF award, HOME/AAHTF) located in LV	500 West Owens Avenue	89106	U						30	30				Other/ MFR	30	2
53		Russell Senior (FKA Tempo IV Senior Apartments)	6460 E. Russell Road	89122	U							208		208		MFR	208	
		(combined phase 1 and 2, 4% &PAB) (CHF) Sandy Robinson																
	F, H, L	HOME/AAHTF, located in LV) Sartini Plaza	4200 E. Bonanza Road								25	25				Other/ MFR	25	SN
55 56	F, H	(located in CLV) Senator Joseph Neal/Old Rose Gardens (CHF)	900 Brush Street 1632 Yale St	89107 89030	U F						220	192		112	80	MFR MFR	192	SN
57	нт	(coming in 2024) (M easure H) South Nellis Permanent	2195 S. Nellis	89104	F							50		TBD	TBD	MFR	50	T
		Housing Southern Pines 2	Blvd 10030 S. Decatur Blvd	89104	F							180		161	18	MFR	179	1.
		Southern Pines fka Decatur Pines 9% (CHF award) St. Jude s Ranch -	10030 S. Decatur Blvd	89141	U							60	12		48	MFR	48	
60	K, L	(ST JUDE) Title I HOPE ARP Sunrise Ranch aka Boulder &	Various Addresses 960 Broadbent	N/A	NP-C							2			2	Other	N/A	N
61	F, H, L	Gibson Apts./St. Jude's Ranch (CHF, joint with The Salvation	Blvd	89011	U							144		93	49	MFR	142	
62	K, L	Army EFSP PH 39/ARPA-R - EFSP Phase 39 Torrey Pines (FKA Arby)	Various Addresses 6450 W. Arby	N/A 89118	NP-C							190		190	1	Other	N/A 190	N
64	A, F, H, L, G	(CHF) Tropicana Trails Vegas Valley	Avenue 161-28-510-024		U							50		16	33	MFR	49	Т
65	A, G, H, L	Supportive Housing/Vista del Sol (Clark Co HOME with 20	4955 E. Vegas Valley Drive	89121	U							70			69	MFR	69	2
66	F, H	year restrictions, 9% TC) Visions Park (CHF) Welcome Home	1401 E. Washington Ave	89101	U							100			99	MFR	99	4
		Welcome Home Community Housing Fund (CHF) was continued, with																
67	r	direct gap financing available for new development and	NA	NA	NP-C											NA	NA	N
		rehab/aquisition. Over \$66M was awarded in 2024 West Henderson																
		Affordable Apartments (CHF) (2024) (Joint with	191-17-501-010,															
68		Henderson, Measure H support planned but was not yet	191-116-101- 005	89044	U							390		390		MFR	390	Т
		carried out in 2023) West Sahara Apartments (combined phase	8007 West	0.7												3		
70	A, G, fi	1 and 2, received CHF award, 9% TC) Westside Flats	Sahara Avenue 600 Van Buren	89117	U F							171		166	4	MFR	170	T.
70	F, H	(2024) Woodcreek (4% &PAB) (Correction - not	Avenue 4485 Pennwood	89106 89102	F					40	192	222		18	4	MFR MFR	222	Т
1	N/A	a Clark County project, no measure use) Note: Column M	Ave.	102						rU	.12	LJL				ar K	LJL	
		to P sum only status "C" items which are new completed residential units																
	Total	residential units with long-term	1	1	1	0	0	0	0	56	922	0	0	0	0	1	5,219	1

Form 2: Selected Specified Measures

City or County Name: Las Vegas

Reporting Period: Calendar Year 2024

		City or County N Reporting Period																
A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Z ip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained (80-100% AMI)	Maintained	L # Very Low Income Maintained (under 50% AMI)	units Funded/	Units Only (80-	O Low Income Units Only (50- 80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	Н		1501 N. Decatur Blvd.	89108	U							40			33	MFR	33	50
2	N/A	1501 N. Decatur phase 2 (reported by Clark County, 2024 9% TC app)	Blvd.	89108	U							40			33	MFR	33	50
3	N/A	With 7074 hrivate	2601 Sunrise Ave	89101	F							121		67	54	MFR	121	
4		7th Street Apartments (3 AAHTF units)	524 N7th Street	89101	U							8		3		MFR	3	30
5	N/A	A Place To Call Home (2023 9%	3460 N. Ranch Dr.	89130	U							50		50	20	MFR	50	50
6	N/A		800 N Eastern Ave	89101	F					116		116				MFR	116	
7	K	CDBG Single Family Rehabilitation Program (occupant owned, ongoing program)	various	various	NP-C					12	16	28				SFS	0	NA
8	K, L	City of Las Vegas Flexible Housing (CLVC) Flexible Housing	Various	N/A	NP-C										7	Other	N/A	N/A
9	С		6635 N Decatur Blvd	89131	U							276		100	176	MFR	276	50
10	N/A	Edwards (CLV supported with 2023 private activity bond allocation)	5901 W. Duncan Drive	89108	F							60		6	54	MFR	60	
11	F	Establishment of Affordable Housing Trust Fund 1-18-2023		NA	U											NA		
12	A, G, H		820 N Eastern Ave	89101	U							60		28	32	MFR	60	35
13	L	HOPWA related supportive services	various	NA	NP-C										1300	Other	NA	NA
14	K	Housing Assistance Program - ESG	various	NA	NP-C										26	Other	NA	NA
15	Н	James Down Towers (SNRHA RAD conversion of public housing, rehab, federal HOME funds, 6 HOME units with 15 year restrictions, PAB & 4% TC 30 year restrictions)	5000 Alta Dr.	89107	U						200	200				MFR	200	30 & TBD
16	A, G, J	award, HMNI award)	1818 Balzar Ave.	89106	U							46			46	MFR	46	TBD
17	п	McKnight Senior Village IV Ogden Pines Apts	731 Effinger St 1200 E. Ogden	89101	F F							60		14	46	MFR	60	30
18	N/A	(new) Ogden Pines Apts	Ave.	89101 89101	L L	39						51		12	39	MFR MFR	39	30
20	N/A	Ruby Duncan Manor (additional minor renovation		89106	U						30	30				Other/ MFR	30	20
21	N/A		4200 E. Bonanza Road	89110	U						25	25				Other/ MFR	25	20
22	N/A	Sartini Plaza rehab (measure use reported by Clark Co., located in CLV)	900 Brush Street	89107	U						220	220				MFR	220	SNRHA
23	K	Tenant Based Rental Assistance - HOPWA	various	NA	NP-C										114	Other	NA	NA
24	A, G	Visions Park (CHF) multi-	1401 E Washington Ave	89101	U							100			100	MFR	100	40
	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	128	491	0	0	0	0		1,523	

Form 2: Selected Specified Measures
City or County Name: Henderson
Reporting Period: Calendar Year 2024

		Reporting Period	: Calendar Year 20)24														
A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained (80-100% AMI)	K #Low Income Maintained (50-80% AMI)	Maintained	Developed		O Low Income Units Only (50- 80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1		(101nt with Clark	100 N Bruce Street, Las Vegas	89101	U							100			100	MFR	100	40
2	N/A	Coronado Dr. (minor renovations,	500 N. Major Ave.	89015	U					11	48	60				NFR	59	TBD
3	K	Critical Home Repair (CDBG)	Various	various	NP-C					30	0	30				SFS	41	1
4	N/A	George and Lois Brown (minor renovations,	429 E. Van Wagenen St.	89015	U						21	22				MFR	21	TBD
5	K	Homeowner Occupied Rehabilitation (HOME)	Various	various	NP-C					3		3				SFS	5	1
6	K, L	Nevada Partners Inc (NP) [CoH] CDBG Program (added from Bifocus report)	Various Addresses	N/A	NP-C							12			12	Other	N/A	N/A
7	K		178 Westminster Ave	89015	NP-C					0	0	0				NA	NA	NA
8	K, L	Assistance (ERAP 2)	178 Westminster Ave	89015	NP-C				0	0	0	0				NA	NA	NA
9	A, I, G, H, J	Sunrise Ranch Affordable Housing (Broadbent & Boulder Hwy) FKA St. Jude's Ranch FKA Boulder & Gibson	APN #161-35- 302-007	89011	U							144			144	MFR	150	TBD
10	K	Tenant-Based Rental Assistance	Ave	89015	NP-C					12	3	15				NA	NA	NA
11		Rental and	178 Westminster Ave	89015	NP-C					0	30	30				NA	NA	NA
12	E, G, H, J	West Henderson Affordable Housing (Larson	APN# 191-17- 501-010	89044	U							390		390		MFR	390	30
	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	56	102	0	0	0	0		766	

Form 2: Selected Specified Measures

City or County Name: North Las Vegas

Reporting Period: Calendar Year 2024

		Reporting Period:	: Calendar Year 20)24														
A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained (80-100% AMI)	K #Low Income Maintained (50-80% AMI)	L # Very Low Income Maintained (under 50% AMI)	Developed	N Middle Income Units Only (80- 100% AMI)	O Low Income Units Only (50- 80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	A, H	Donna Louise Phase 2 (Joint with Clark County, 4 CNLV HOME unit with 20 year affordability restriction, CHF awardClark County HOME)	6275 Donna St.	89081	U							48	6		42	MFR	42	20
2	А, Н	Joseph Neal Ats	Southeast corner of N 5th and Yale St.	89084	U							192		13	179	MFR	192	20
3	A, H	Microbusiness Park (Other County Funds, located in NLV & reported by Clark Co, retail & housing)	Lake Mead and		U							76		76		MFR	76	20
4	K		690 W Lake Mead Blvd	89030	NP-C										27			NA
5	ΛИ	Pearson Pines (FKA Buena Vista Springs) (CHF) located in NLV, reported by Clark Co.		89032	U							60		29	31	MFR	60	20
6	A, H	Pecos Apartments	Southwest corner of Pecos and Rome Blvd.	89086	U							105		99	6	MFR	105	20
7	A, H		3286 Coran Lane North	89106	U							74		45	29	MFR	74	20
8	K	Salvation Army - Homelessness	211 Judson Ave	89030	NP-C										28			NA
	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	0	0	0	0	0	0		179	

Form 2: Selected Specified Measures
City or County Name: Mesquite
Reporting Period: Calendar Year 2024

	Reporting Period: Calendar Year 2024																	
A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained (80-100% AMI)	K #Low Income Maintained (50-80% AMI)	Maintained	Developed	N Middle Income Units Only (80- 100% AMI)	O Low Income Units Only (50- 80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	C, H	Hafen Village, Phase II (join with Clark Co. & NRHA)	850 Hafen Ln	89027	С							36			36	MFR	36	50
2	A	Manufactured Home Construction	various	various	NP-C							2				SFS	NA	NA
3	АСт		100 N Grapevine Rd.	89027	NP-C							176				MFR	NA	NA
4	Н	Private Activity Bond Cap to NRHA Down Payment	various	various	NP-C							NA				SFS	NA	NA
5	G	Rezoning of the 16-acre city-owned property from Single Family & Public Facilities to Multi-Family Medium Density (MF-3) to have it available for future affordable housing	Way; 800 Horizon Blvd; 870 Horizon	89027	NP-C							TBD				SFR/S FS	333	NA
6			704 Pinnacle Ct.	89027	NP-C							48				SFS	NA	NA
7	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).		89027	L	0	0	0	0	0	0	36	0	0	36	MFR	400	NA

Form 2: Selected Specified Measures

City or County Name: Boulder City

Reporting Period: Calendar Year 2024

		reporting remous	Calcilual I cal 20															
A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Z ip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained (80-100% AMI)	K #Low Income Maintained (50-80% AMI)	L # Very Low Income Maintained (under 50% AMI)	Developed	N Middle Income Units Only (80- 100% AMI)	O Low Income Units Only (50- 80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1																		
2																		
3																		
5																		
6																		
7																		
8																		
9																		
10																		
	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	0	0	0	0	0	0		0	

Form 2: Selected Specified Measures

City or County Name: Unincorporated Washoe County

Reporting Period: Calendar Year 2024

		Reporting Period	ame: Unincorporate: Calendar Year 20															
A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	# Middle Income	Income	L # Very Low Income Maintained (under 50% AMI)	units		O Low Income Units Only (50- 80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	Н	supportive housing, HMNI)	1800 Threikel St.	89512	U							50			50	MFR	50	TBD
2	K, L	Emergency Rental Assistance 2		NA	NP-C									11	378	NA	NA	NA
3	H	Line Drive Apartments	1775 E. 4th Street	89512	F							50			50	MFR	50	TBD
4	K, L	Low Income Housing Trust Fund TBRA, security deposit assistance and case management (AHTF)		NA	NP-C									61	38	NA	NA	NA
5	K, L	Permanent Supportive Housing (HUD CoC grant, County General Fund used as match)		NA	NP-C										30	NA	NA	NA
6	K, L	Shelter Plus Care (HUD CoC grant, County General Fund used as match)		NA	W										0	NA	NA	NA
7	Δ		696 & 839 Sutro St	89512	F							170		149	21	MFR	170	30
8	N/A		5100 West First Ave.	89433	Ŭ							195		187	8	MFR	195	30
9	N/A	4%TC/Bond,	Eagle Cnyn. Dr. & Neighborhood Wy.	89441	U							257		252	5	MFR	257	30
10	F	Washoe Co. Affordable Housing Trust Fund update: two funding agreements for \$1,750,000 were signed. The RFP for remaining funds was not released in 2024.		NA	NP-C											NA	NA	NA
11	N/A	Washoe County HOME Consortium participation including HOME funds to The Ridge and Vintage at Spanish Springs Correction - not a Washoe County project, no measure use)		NA	NP-C											NA	NA	NA
	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	0	0	0	0	0	0		722	

						G	Н	I Very Low	J	K	L		N Milal	0	P Very			
A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	Middle Income Units Lost (80 to 100% AMI)	Low Income Units Lost (50 to 80% AMI)	Income Units Lost (under 50% AMI)	# Middle Income Maintained (80-100% AMI)	#Low Income	# Very Low Income Maintained	units Funded/	Units Only (80-	Low Income Units Only (50- 80% AMI)	Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1		units)	1550-1590 Sky Valley Dr	89503	С									60	5	MFR	NA	NA
2			1550-1590 Sky Valley Dr	89503	С					192	101	293				MFR	293	30
3		Arrowleaf on	Harvard Way, Reno, NV (TBD)	89502	F							168		157	11	MFR	168	30
4	NA	supportive housing (within City Reno and reported by Washoe Co)	1800 Threikel St.	89512	U							50			50	MFR	50	TBD
5	NA	Carville Park (rehab and reconfiguration)	1244 Carville Dr	89512	U						209	209				MFR	209	30
6			Red Rock Rd & Silver Lake Rd	89506	С							290		286	4	MFR	290	30
7	NA	Carriage Stone rehab Dick Scott	695 S. Center St.	89502; 89501	С						131	132				MFR	131	30
8	A, C, K	Mnr/Reno Housing Authority (ARPA funds from City of Reno, will have PBRA from VASH, HMDI award) DVRC (HOME	1035 E. 8th St.	89512	С							12			12	MFR	12	20
9	K, L	ARP - funded status) Transitional	66 people served 888 Willow St, Reno, NV	NA 89502	NP-C							36			36	NA MFR	NA 36	NA 30
11	C	Homes (land donation to Community Housing Land Trust for	various	various	W							20		20		SFS	20	
12	н	affordable single family) Hawk View Apartments	1546 Steelwood Ln, Reno, NV	89512	F				100			99				MFR	30	
13	Н	Hi-way 40 VOA rehab (City of Reno ARPA funds, HMNI award, purchase and rehab of 35 unit motel - units will be new to the subsidized inventory so adding as new units)	1750 E. 4th St.	89512	U							35			35	MFR	35 or TBD	TBD
14	A, H	Line Drive Apartments Marvel Way II	1775 E. 4th Street SW of McCarran		U							50			50	MFR	50	TBD
15 16		WCHC HOME)	Blvd & Airway Dr. Orovada St. &	89502 89512	U C							44			44	MFR MFR	44	50
17	A, H	Orovada Sr.	Silverada Blvd. 2580 Orovada St.	89512								34			34	MFR	34	50
18	Н	Phase II will include 200 affordable units deed restricted to 60% AMI. An assessment bond helped finance infrastructure costs for the project (see 2021			U							200		200		Not yet specifie d		20
19	А, Н	(HMNI award)	near Moana Lane and Neil Road 419 10th St,	89502 89431	U C-S							250		245	5	MFR MFR	250	30
21	K, L	RenoWorks TBRA (HOME	Sparks, NV 13 households served	NA	NP-C										0	NA	NA	NA
22	K, L	application fees (AHTF), assume all households served are VLI	554 households servied	NA	NP-C										554	NA	NA	NA
23	K, L	Rental Assistance, AB396, ESG, assume all	688 households served	NA	NP-C										688	NA	NA	NA
24	А, Н	Sagebrush Place II Apts aka	500 Stoker Ave.	89503	F							180		180		MFR	180	30
25	NA	Centennial Annex rehab (HOME funds withdrawn; however, project continues)	Rd. and 2090	89512	С					2	38					MFR	40	30
26	п	Apartments	0 Summit Ridge Drive (TBD) 696 & 839 Sutro	89523	F							40	1		39	MFR	39	30
27			St St	89512	U							170		149	21	MFR	170	30
28	F	requirement of an affordable housing fee contribution for two projects in 2022. Although not held in a Trust Fund, this represents a dedicated source of funding for affordable	NA	NA	NP-C											NA	NA	NA
20		housing. Projected use of funding in 2024. The	1500 81620	20502	F							42			42	MED	42	20
29		-		89502								43			43	MFR	43	30
30		unincorporated Washoe County) Truckee Meadows	Ave. West Fourth St	89433	U							195		192	8	MFR	195	30
31	С, Н	Solutions (City of Reno donation of land and additional funds) Vintage at	and Keystone Ave. Baker Lane and	89502	U							9			9	MFR	NA	NA
32		Redfield Vintage at Spanish Springs -	Redfield Parkway 0 Eagle Canyon Dr. and 505	89502	U							230		225	5	MFR	230	30
33	Н	Apartments (located in unincorporated Washoe County) Vintage at	Dr. and 505 Neighborhood Way 260 Winter St.	89441 89503	U C							257		252	5	MFR MFR	257	30
54		Station Note: Column M to P sum only status "C" items which are new completed residential units	, met St.	0,003								200		200		Jan K		30
	Total	with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	100	194	479	-	0	0	66		3,231	

Form 2: Selected Specified Measures

City or County Name: Sparks

Reporting Period: Calendar Year 2024

		Reporting Period	: Calendar Year 20	024														
A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained (80-100% AMI)	K #Low Income Maintained (50-80% AMI)	L # Very Low Income Maintained (under 50% AMI)	Developed	N Middle Income Units Only (80- 100% AMI)	O Low Income Units Only (50- 80% AMI)	P Very Low Income Units Only (Under 50% AMI)	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	С	2026 I Street (purchased with HMNI funding)	2026 I Street	89431	F											MFR		
2	С	306 10th Street (purchased with HMNI funding)	306 10th Street	89431	F											MFR		
3	L	CDBG funding to suport the operations of the Eddy House			NP-C										1021			
4	Н	City of Sparks Bond Cap transferred to NRHA and NHD for home buyer or multifamily programs			NP-C													
5	K	City of Sparks received \$1.5M through AB396 to provide rental assistance. (Eviction Prevention Fund & Short-term Senior Rental Assistance) 306 households assisted			NP-C	N/A	N/A	N/A	N/A	N/A	N/A	306	65	81	159	NA	NA	NA
6	Н	Railyard Flats (HMNI, 3 WCHC HOME- ARP units)	419 10th Street	89431	С							15		11	4	MFR	15	50
7	Н	Silver Sage Manor (5 WCHC HOME units) Rehabilitation	2455 Orvada Street	89431	U						16					MFR	16	30
	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	0	16	15	0	11	4		31	

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.

Endnotes

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https://fred.stlouisfed.org/series/MORTGAGE30US.

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

iv "Community Land Trust | Official Clark County Website,"

https://www.clarkcountynv.gov/residents/community_housing_fund/wh-community-land-trust.

- ^v "About the LIHTC," Novogradac, https://www.novoco.com/resource-centers/affordable-housing-tax-credits/about-lihtc.
- vi "FINAL-Pop-Nevada-Counties-Incorp-Cities-Unincorp-Towns-2024.Pdf," Nevada State Demographer, https://tax.nv.gov/wp-content/uploads/2025/02/FINAL-Pop-Nevada-Counties-Incorp-Cities-Unincorp-Towns-2024.pdf.
- vii "What You Need to Know About Income Limits," Novogradac, https://www.novoco.com/notes-from-novogradac/what-you-need-know-about-income-limits.
- viii "Nevada | National Low Income Housing Coalition," https://nlihc.org/housing-needs-by-state/nevada.
- ix "Consolidated Planning/CHAS Data | HUD USER," https://www.huduser.gov/portal/datasets/cp.html.
- x HUD CHAS data query tool: "CHAS: Background | HUD USER,"
- https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html. Accessed in 2018 and 2025 with tabulations by the author.
- xi U.S. Housing and Urban Development Housing Choice Voucher Data Dashboard. "Current Reported Leasing" for the Reno Housing Authority and Southern Nevada Regional Housing Authority for May 2024, with adjustments for overlap with LIHTC units. https://www.hud.gov/helping-americans/public-indian-housing-hcv-dashboard
- xii "Taking Stock 2020: 2020 Annual Affordable Apartment Survey," Fadali, Elizabeth. April 13, 2021., https://housing.nv.gov/uploadedFiles/housingnewnvgov/Content/Programs/HDB/Taking%20Stock%202020.pd f.

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,"