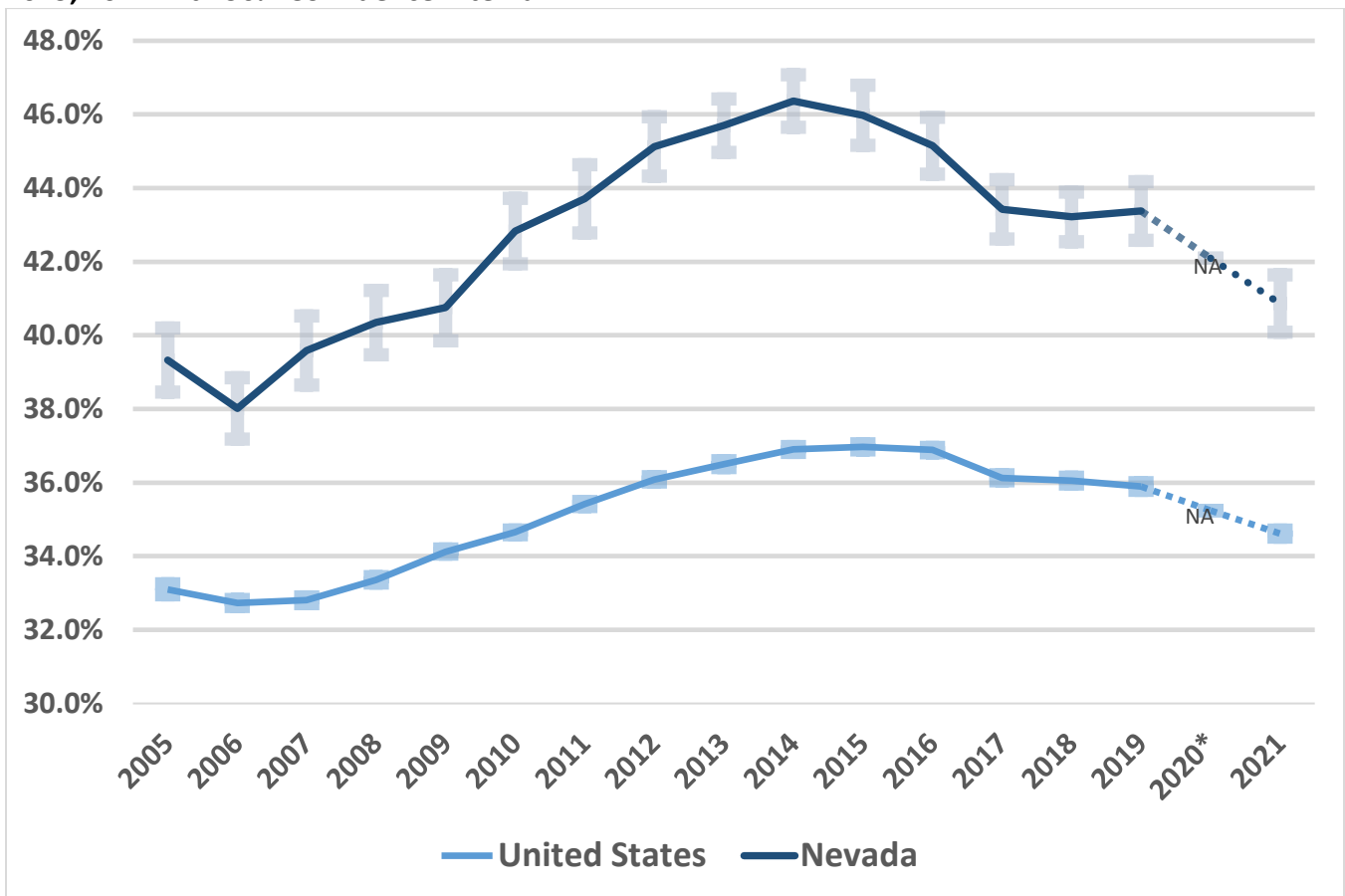


### Tenure and Type of Structure for Nevada Renter Households

For the period from 2005 until 2021, the proportion of Nevada households who rent appears to have been influenced by the Great Recession, starting low before the recession then increasing throughout, finally falling somewhat in the last few years of the recovery. Figure 1 gives the proportion of renters for the U.S. and for Nevada from 2005 to 2019 and for 2021 using 1-year ACS estimates. 2020 1-year estimates are not available due to pandemic related problems with 2020 data collection for the ACS<sup>1</sup>. The 90% confidence interval for the estimates is also shown.

The lowest point estimate for both the U.S. and Nevada occurred in 2006 at the height of the housing bubble: Note that the percentage of renter households is the inverse of the homeownership rate, i.e., low percentages of renter households correspond to high percentages of homeowners. 38.0% of Nevada’s households rented a home while for the United States 32.7% rented. From 2006 the point estimate for the percentage of households renting a home increased until 2014 for Nevada and 2015 for the United States when it reached a high of 46.4% and 37.0%.

**Figure 1. Percent of renter-occupied housing units for Nevada and the United States from 2005 to 2019, 2021 with 90% Confidence Interval**



Source: U.S. Census Bureau American Community Survey One Year Estimates 2005 to 2019,2021.

\*1 year estimates for 2020 are not available due to Covid-related disruptions to the ACS.

B25003 Tenure (Universe: Occupied Housing Units) with NHD tabulations and chart.

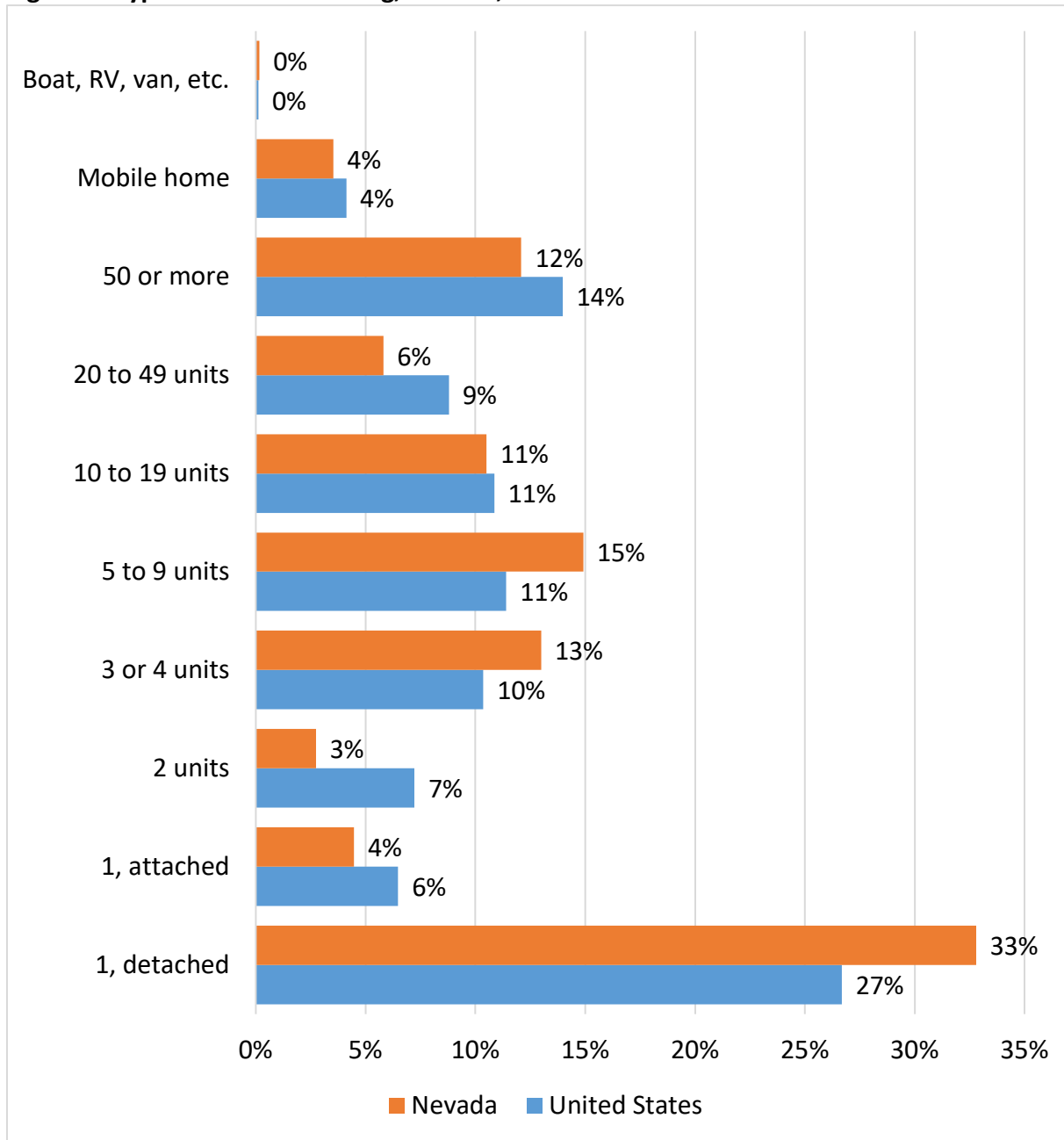
respectively. Since 2015 the percentage of households renting has trended downwards for both regions, perhaps surprisingly including a sizable drop from the pre-pandemic 2019 estimate to the 2021 estimate during the pandemic indicating that homeownership actually increased during the pandemic. The percentage of households renting went down to 34.6% for the U.S. and 40.9% for Nevada, the lowest rates in over a decade. Unfortunately, since the 2021 ACS data was gathered there has been a sharp rise in home prices in addition to a sharp rise in interest rates that decreased affordability greatly for prospective homeowners and potentially increasing renter households.

For the remainder of this report five-year ACS estimates are used rather than the one-year estimates. Five-year estimates represent an average over the entire five-year period, in this case from 2017 to 2021, so are not as timely, but have smaller confidence intervals and allow better estimates for smaller populations such as those in rural counties. According to 2017-2021 five-year estimates from the American Community Survey (ACS) about 482,000 of a total estimated 1,141,952 Nevada households are renters. This means about 42% of Nevada households rented their home on average over the years 2017 to 2021.

Figure 2 illustrates the type of structures rented for both the United States and for Nevada. About 33% of Nevada renters lived in single family detached homes, as compared to 27% nationwide. A recent northern Nevada study of housing emphasized increasing the stock of single family attached housing (e.g., townhouses), duplexes, triplexes, quadplexes and smaller multi-family structures (5 to 20 units) as one strategy to increase housing affordability.<sup>ii</sup> In Figure 2 Nevada's proportion of single family attached rentals and duplexes were especially low compared to the national average. Units in larger multi-family structures with 20 units and up also were a lower percentage of rental housing than the national average, while rentals in structures with three to nine units were a greater proportion.

Table 1 shows the total occupied housing unit estimate by county for Nevada along with the number and percentage of units that are renter occupied. Also included are incorporated cities in Washoe and Clark County, the state of Nevada and the United States. The cities' housing units are a subset of the counties' they are contained within. Reno and Las Vegas have the highest percentage of renter occupied units at 52% and 46% respectively. Most rural counties' proportion of renter occupied units were lower than the national average proportion of renter occupied housing units (36%). Esmeralda County also has a high estimate but because of the low population in the county, the sample size for it is so small, it can't be considered a reliable estimate.

**Figure 2. Types of Rental Housing, Nevada, and United States 2017-2021**



Source: U.S. Census Bureau American Community Survey Five Year Estimates for 2017 to 2021, B25032 Tenure by Units in Structure (Universe: Occupied Housing Units), NHD calculations

**Table 1. Renter occupied housing units by region, 5-year ACS estimates**

County	Total occupied housing units:	Renter-occupied housing units:	Percent renter occupied
Storey	1,611	56	3%
Eureka	555	125	23%
Mesquite	8,522	1,964	23%
Lander	2,298	531	23%
Douglas	20,911	4,973	24%
Lyon	22,342	5,350	24%
Mineral	1,737	456	26%
Lincoln	1,728	470	27%
Nye	21,411	5,870	27%
White Pine	3,482	958	28%
Boulder City	6,156	1,715	28%
Pershing	1,857	555	30%
Humboldt	6,804	2,049	30%
Elko	18,614	5,955	32%
Churchill	9,753	3,169	32%
<b>United States</b>	<b>124,010,992</b>	<b>43,858,831</b>	<b>35%</b>
Henderson	121,325	42,976	35%
North Las Vegas	80,930	32,111	40%
Carson City	23,191	9,320	40%
Sparks	40,034	16,603	41%
Washoe	188,878	78,521	42%
<b>Nevada</b>	<b>1,141,952</b>	<b>482,281</b>	<b>42%</b>
Clark	816,296	363,672	45%
Las Vegas	236,410	109,523	46%
Reno	107,304	55,502	52%
Esmeralda	484	251	52%

Source: U.S. Census Bureau American Community Survey Five Year Estimates for 2017 to 2021, B25032 Tenure by Units in Structure (Universe: Occupied Housing Units), NHD calculations

**Table 2. Types of renter occupied housing units by region**

Region	Total Renter-occupied units:	Single Family detached	Single family attached	2, 3, or 4 units	Multi-family	Mobile Homes	Other
United States	43,858,831	11,700,289	2,842,592	7,709,168	19,747,257	1,806,185	53,340
Nevada	482,281	158,191	21,593	75,848	208,822	17,017	810
Churchill	3,169	1,492	200	781	372	309	15
Clark	363,672	121,611	15,772	57,267	161,414	7,083	525
Douglas	4,973	2,388	396	854	1,018	294	23
Elko	5,955	1,843	128	1,370	1,414	1,189	11
Esmeralda	251	47	-	20	125	59	-
Eureka	125	42	-	20	-	63	-
Humboldt	2,049	710	72	436	270	561	-
Lander	531	130	-	190	-	211	-
Lincoln	470	312	10	44	49	47	8
Lyon	5,350	2,920	237	608	598	986	1
Mineral	456	279	-	8	68	101	-
Nye	5,870	1,666	223	1,044	684	2,166	87
Pershing	555	225	18	41	99	172	-
Storey	56	20	-	-	-	36	-
Washoe	78,521	21,434	3,753	11,357	38,677	3,160	140
White Pine	958	489	39	216	24	190	-
Carson City	9,320	2,583	745	1,592	4,010	390	-
Boulder City	1,715	652	132	317	520	94	-
Henderson	42,976	14,976	2,532	6,158	19,012	277	21
Las Vegas	109,523	38,926	4,741	17,192	47,192	1,359	113
Mesquite	1,964	596	298	510	535	25	-
North Las Vegas	32,111	15,895	1,156	4,801	9,680	559	20
Reno	55,502	12,897	2,572	8,693	29,927	1,311	102
Sparks	16,603	5,417	1,053	2,012	7,913	170	38

Source: U.S. Census Bureau American Community Survey Five Year Estimates for 2017 to 2021, B25032 Tenure by Units in Structure (Universe: Occupied Housing Units), NHD tabulations

Table 2 gives the number of occupied rental housing units by type of structure for the United States, Nevada, Nevada counties, and cities within Clark and Washoe County. Table 3 gives the percentage of occupied rental units by type of structure for the same regions. From the table we can see that single-family detached homes make up 30% or more of occupied rental housing in all but five counties (Esmeralda, Lander, Nye, Washoe, and Carson City). In some rural counties such as Lincoln, Lyon, Mineral, and White Pine, single family detached housing may be over half of the occupied rental housing. Large multi-family structures are most important in the urban counties of Washoe and Clark and in Carson City. Mobile homes are a very important rental

housing option in many rural counties. For the smaller counties and cities there is a sizable margin of error.

**Table 3. Percentage of rental housing by type by region.**

Region	Total Renter-occupied units:	Single Family detached	Single family attached	2, 3, or 4 units	Multi-family	Mobile Homes	Other
United States	100%	27%	6%	18%	45%	4%	0%
Nevada	100%	33%	4%	16%	43%	4%	0%
Churchill	100%	47%	6%	25%	12%	10%	0%
Clark	100%	33%	4%	16%	44%	2%	0%
Douglas	100%	48%	8%	17%	20%	6%	0%
Elko	100%	31%	2%	23%	24%	20%	0%
Esmeralda	100%	19%	0%	8%	50%	24%	0%
Eureka	100%	34%	0%	16%	0%	50%	0%
Humboldt	100%	35%	4%	21%	13%	27%	0%
Lander	100%	24%	0%	36%	0%	40%	0%
Lincoln	100%	66%	2%	9%	10%	10%	2%
Lyon	100%	55%	4%	11%	11%	18%	0%
Mineral	100%	61%	0%	2%	15%	22%	0%
Nye	100%	28%	4%	18%	12%	37%	1%
Pershing	100%	41%	3%	7%	18%	31%	0%
Storey	100%	36%	0%	0%	0%	64%	0%
Washoe	100%	27%	5%	14%	49%	4%	0%
White Pine	100%	51%	4%	23%	3%	20%	0%
Carson City	100%	28%	8%	17%	43%	4%	0%
Boulder City	100%	38%	8%	18%	30%	5%	0%
Henderson	100%	35%	6%	14%	44%	1%	0%
Las Vegas	100%	36%	4%	16%	43%	1%	0%
Mesquite	100%	30%	15%	26%	27%	1%	0%
North Las Vegas	100%	50%	4%	15%	30%	2%	0%
Reno	100%	23%	5%	16%	54%	2%	0%
Sparks	100%	33%	6%	12%	48%	1%	0%

Source: U.S. Census Bureau American Community Survey Five Year Estimates for 2017 to 2021, B25032 Tenure by Units in Structure (Universe: Occupied Housing Units), NHD tabulations

### Trends in Type of Structure for All Housing Units

How much has the inventory of housing units in Nevada grown over the last ten years? Did it keep up with growth in the number of households? And looking at the structure of housing units for both owners and renters combined, have proportions of different types of structures in the housing inventory been changing over time? For example, is there now a greater proportion of single family housing than there was ten years ago? To answer this question, we look at American Community Survey data for 2007 to 2011 and the most recent five-year estimates from 2017 to 2021.

Including all types of housing units there were an average 1,160,680 units of housing in Nevada during the period from 2007 to 2011. The number of housing units grew by nine percent to 1,141,952 on average in the 2017 to 2021 period. However, housing units did not keep up with the estimated number of households which grew by 16% over the same period.

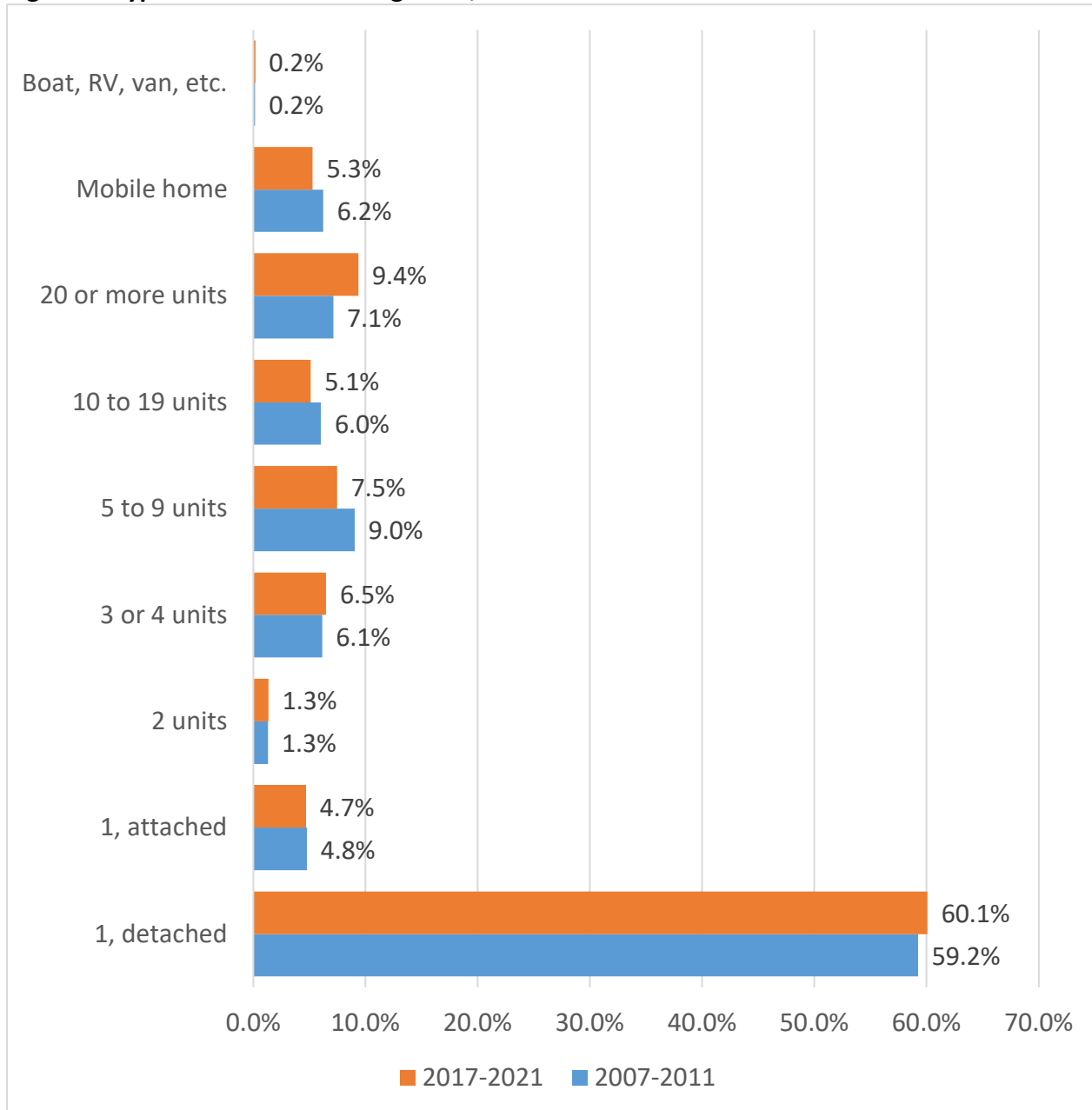
We can also see that the number of units in different types of structures increased at different rates. In some cases, the estimated number of units actually decreased: units in structures with 5 to 9 units, 10 to 19 units and mobile homes. It is possible that these types of units were demolished to make way for newer structures. These types of structures are associated with more affordable housing options so the loss of these units may correspond to a decrease in affordable units. The fastest increase was estimated to be housing in structures with 20 or more units which added an estimated 36,315 units or 44% over its estimated base in the 2007 to 2011 period. The number of triplexes and quadplexes also grew faster than average with a 16% increase, which could potentially have increased affordable options.

**Table 4. Comparison of Nevada's Housing Structures, 2007-2011 and 2017-2021 5-Yr ACS.**

Type of Structure	2007-2011 estimate	2017-2021 estimate	Change 2011 to 2021	Percent change
Households	986,741	1,141,952	155,211	16%
Total housing units	1,160,680	1,269,846	109,166	9%
Single-family units	742,879	822,377	79,498	11%
Single unit, detached	687,525	762,970	75,445	11%
Single unit, attached	55,354	59,407	4,053	7%
Duplexes	15,227	17,110	1,883	12%
3 or 4 units	71,200	82,324	11,124	16%
5 to 9 units	104,836	94,785	-10,051	-10%
10 to 19 units	69,871	64,918	-4,953	-7%
20 or more units	82,540	118,855	36,315	44%
Mobile home	72,229	67,207	-5,022	-7%
Boat, RV, van, etc.	1,898	2,270	372	20%

Source: U.S. Census Bureau American Community Survey Five Year Estimates for 2017 to 2021 and 2007 to 2011, B25024, Units in Structure (Universe: Housing Units), and B25002 (Universe: Housing Units), Occupancy Status as presented in Missouri Data Center ACS Profile Reports with chart and tabulations by Nevada Housing Division.

**Figure 3. Types of Nevada Housing Units, 2017-2021 and 2007 to 2011**



Source: U.S. Census Bureau American Community Survey Five Year Estimates for 2017 to 2021 and 2007 to 2011, B25024, Units in Structure (Universe: Housing Units) as presented in Missouri Data Center ACS Profile Reports with chart and tabulations by Nevada Housing Division.

Figure 3 compares the proportion of Nevada housing units estimated to be in the different types of structures in 2007 to 2011 and 2017 to 2021. Statistically significant<sup>iii</sup> changes include the decrease in proportion of mobile homes, units in structures with 5 to 9 units and 10 to 19 units, and single family attached units (e.g., townhouses) and an increase in proportion of multifamily units in structures with 20 or more units. There were also increases in single family detached units and the triplexes and quadplexes category, but these were not statistically



significant at the 90% level. From the point of view of housing affordability, decreases in mobile homes/manufactured housing, smaller apartment complexes and townhouses would likely decrease affordable housing stock. Increases in multifamily units in buildings with 20 or more units could potentially be favorable to affordability.

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<sup>i</sup> See the Census Bureau's discussion on the pandemic and 2020 ACS estimates here:

<https://www.census.gov/newsroom/blogs/random-samplings/2021/10/pandemic-impact-on-2020-acs-1-year-data.html>

<sup>ii</sup> See for example "Truckee Meadows Housing Study" prepared by ECONorthwest and the Truckee Meadows Regional Planning Agency, December 2016. <https://www.tmrpa.org/wp-content/uploads/TMRPA-Executive-Summary.pdf> accessed 3-21-2018 or Hildalgo, Jason. March 7, 2019. Housing Crisis: Does Reno need to think like a big city? Reno Gazette Journal.

<https://www.rgj.com/story/money/business/2019/03/07/missing-middle-renos-housing-crisis/3056400002/> accessed 3-21-2019. "Missing middle" has been variously defined as ranging from townhouses to structures with 20, 30 or even up to 50 units.

<sup>iii</sup> Significance tested at the 90% level using margins of error provided in the Missouri Data Center tables using ACS data from the U.S. Census Bureau.