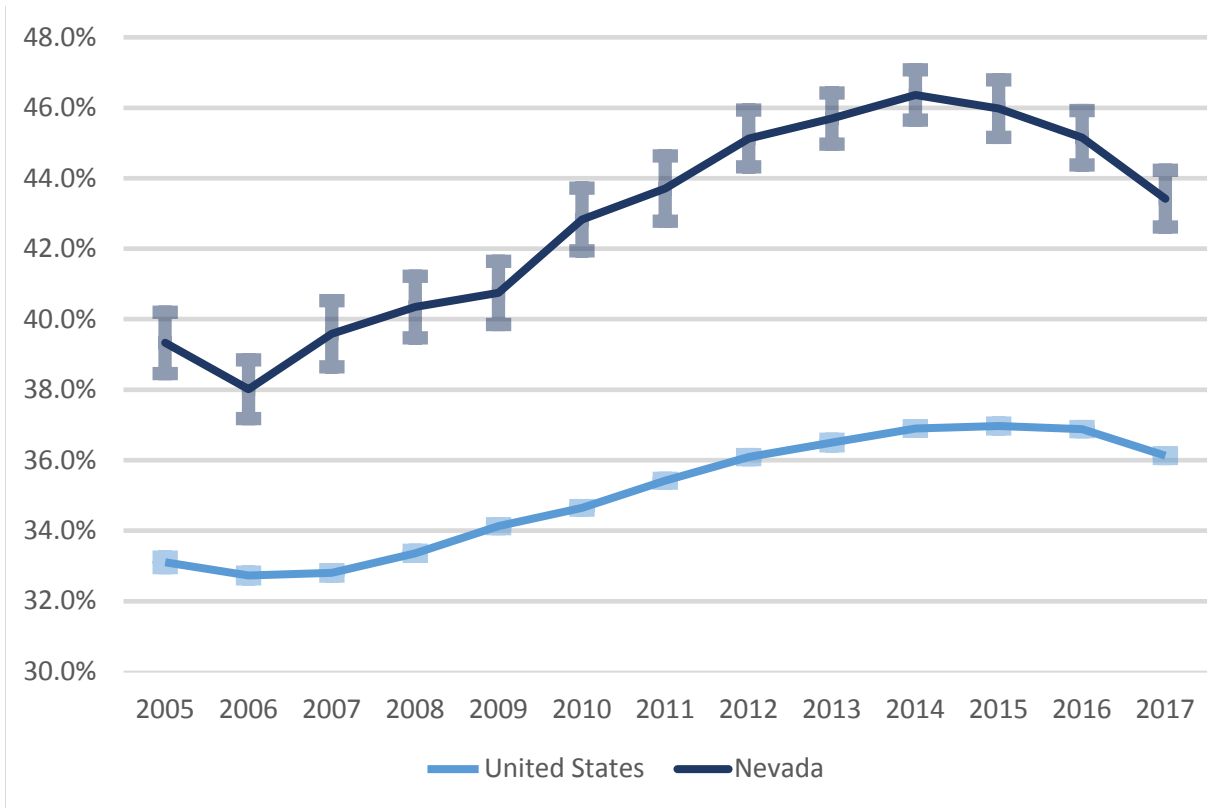


### Tenure and Type of Structure for Nevada Renter Households

For the period from 2005 until 2017, 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 2017 using 1-year ACS estimates. 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: 38% of Nevada’s households rented a home while for the United States as a whole 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% respectively. The last few years the point estimate for percent of households renting has dropped for both regions to 43.4% for Nevada and 36.1% for the United States in 2017.

**Figure 1. Percent of renter-occupied housing units for Nevada and the United States from 2005 to 2017 with 90% Confidence Interval**



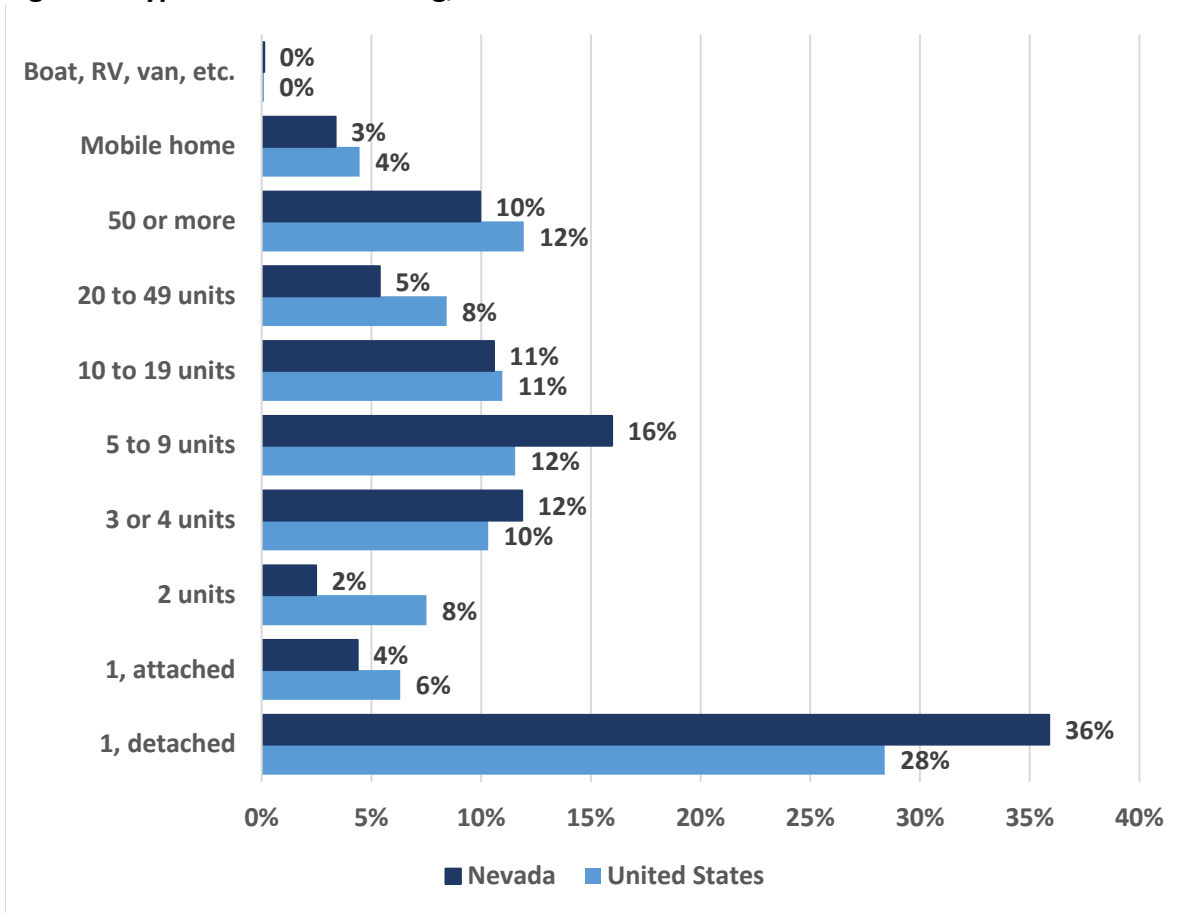
Source: American Community Survey One Year Estimates 2005 to 2017, B25003 Tenure (Universe: Occupied Housing Units), NHD calculations

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 2013 to 2017, so are not as timely, but have smaller confidence intervals and allow better estimates for smaller populations such as counties. According to 2013-2017 five-year estimates

from the American Community Survey (ACS) about 470,000 of a total estimated 1,052,000 Nevada households are renters. This means about 45% of Nevada households rented their home on average over the years 2013 to 2017.

Figure 2 illustrates the type of structure rental units were in for both the United States and for Nevada. About 36% of Nevada renter households lived in single family detached homes, as compared to 28% nationwide. A recent northern Nevada study of housing emphasized increasing the stock of single family attached housing such as townhouses, duplexes, triplexes, quadplexes and smaller multi-family structures (5 to 20 units) as one strategy to increase housing affordability.<sup>1</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.

**Figure 2. Types of Rental Housing, Nevada and United States 2013-2017**



Source: American Community Survey Five Year Estimates for 2013 to 2017, B25032 Tenure by Units in Structure (Universe: Occupied Housing Units), NHD calculations

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 53% and 48% respectively. Most rural counties' proportion of renter occupied units were lower than the national average proportion of renter occupied housing units (36%).

**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	1,665	285	17%
Lander	2,183	407	19%
Humboldt	6,261	1,449	23%
White Pine	3,343	792	24%
Lyon	20,127	5,879	29%
Elko	17,882	5,255	29%
Pershing	2,018	603	30%
Mesquite	7,729	2,320	30%
Douglas	20,376	6,233	31%
Nye	18,077	5,548	31%
Lincoln	1,930	594	31%
Eureka	765	237	31%
Boulder City	6,403	2,097	33%
Mineral	1,859	649	35%
Churchill	9,734	3,473	36%
<b>United States</b>	<b>118,825,921</b>	<b>42,992,786</b>	<b>36%</b>
Henderson	110,569	41,492	38%
Washoe	173,519	73,382	42%
Sparks	37,030	15,906	43%
North Las Vegas	70,121	31,083	44%
<b>Nevada</b>	<b>1,052,249</b>	<b>469,635</b>	<b>45%</b>
Carson City	22,158	9,967	45%
Esmeralda	494	225	46%
Clark	749,858	354,657	47%
Las Vegas	221,584	106,876	48%
Reno	96,411	50,662	53%

Source: American Community Survey Five Year Estimates for 2013 to 2017, 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	42,992,786	12,209,333	2,715,565	7,669,162	18,435,704	1,919,728	43,294
Nevada	469,635	168,555	20,574	67,395	196,775	15,815	521
Churchill	3,473	1,746	171	488	701	367	-
Clark	354,657	128,137	15,438	50,283	153,917	6,650	232
Douglas	6,233	3,015	595	1,109	1,088	425	1
Elko	5,255	2,017	58	1,236	1,090	854	-
Esmeralda	225	28	-	28	50	119	-
Eureka	237	126	-	43	-	68	-
Humboldt	1,449	535	48	163	242	451	10
Lander	407	207	3	77	29	91	-
Lincoln	594	358	78	47	43	55	13
Lyon	5,879	3,652	174	680	677	696	-
Mineral	649	381	18	78	68	104	-
Nye	5,548	1,574	287	783	621	2,196	87
Pershing	603	317	-	47	113	126	-
Storey	285	122	-	70	-	93	-
Washoe	73,382	22,717	3,239	10,280	34,050	2,945	151
White Pine	792	454	16	189	46	87	-
Carson City	9,967	3,169	449	1,794	4,040	488	27
Boulder City	2,097	837	194	409	455	202	-
Henderson	41,492	16,260	2,580	5,336	16,785	531	-
Las Vegas	106,876	39,643	4,613	16,008	45,496	1,044	72
Mesquite	2,320	420	488	644	713	55	-
North Las Vegas	31,083	17,507	1,036	3,941	8,203	391	5
Reno	50,662	13,410	2,218	7,410	26,303	1,251	70
Sparks	15,906	5,639	863	2,219	6,796	308	81

Source: American Community Survey Five Year Estimates for 2013 to 2017, B25032 Tenure by Units in Structure (Universe: Occupied Housing Units), NHD calculations

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 counties except Esmeralda and Nye. In some rural counties such as Churchill, Eureka, Lander, Lincoln, Lyon, Mineral, Pershing and White Pine, single family detached housing may be up to or 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. Keep in mind that these are estimates. For the smaller counties and cities there is a sizable margin of error.

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

Region	Total Renter-occupied units:	Single Family detached	Single family attached	2, 3, or 4 units	Multi-family	Mobile Homes	Other
United States	100%	28%	6%	18%	43%	4%	0%
Nevada	100%	36%	4%	14%	42%	3%	0%
Churchill	100%	50%	5%	14%	20%	11%	0%
Clark	100%	36%	4%	14%	43%	2%	0%
Douglas	100%	48%	10%	18%	17%	7%	0%
Elko	100%	38%	1%	24%	21%	16%	0%
Esmeralda	100%	12%	0%	12%	22%	53%	0%
Eureka	100%	53%	0%	18%	0%	29%	0%
Humboldt	100%	37%	3%	11%	17%	31%	1%
Lander	100%	51%	1%	19%	7%	22%	0%
Lincoln	100%	60%	13%	8%	7%	9%	2%
Lyon	100%	62%	3%	12%	12%	12%	0%
Mineral	100%	59%	3%	12%	10%	16%	0%
Nye	100%	28%	5%	14%	11%	40%	2%
Pershing	100%	53%	0%	8%	19%	21%	0%
Storey	100%	43%	0%	25%	0%	33%	0%
Washoe	100%	31%	4%	14%	46%	4%	0%
White Pine	100%	57%	2%	24%	6%	11%	0%
Carson City	100%	32%	5%	18%	41%	5%	0%
Boulder City	100%	40%	9%	20%	22%	10%	0%
Henderson	100%	39%	6%	13%	40%	1%	0%
Las Vegas	100%	37%	4%	15%	43%	1%	0%
Mesquite	100%	18%	21%	28%	31%	2%	0%
North Las Vegas	100%	56%	3%	13%	26%	1%	0%
Reno	100%	26%	4%	15%	52%	2%	0%
Sparks	100%	35%	5%	14%	43%	2%	1%

Source: American Community Survey Five Year Estimates for 2013 to 2017, B25032 Tenure by Units in Structure (Universe: Occupied Housing Units), NHD calculations

<sup>i</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.