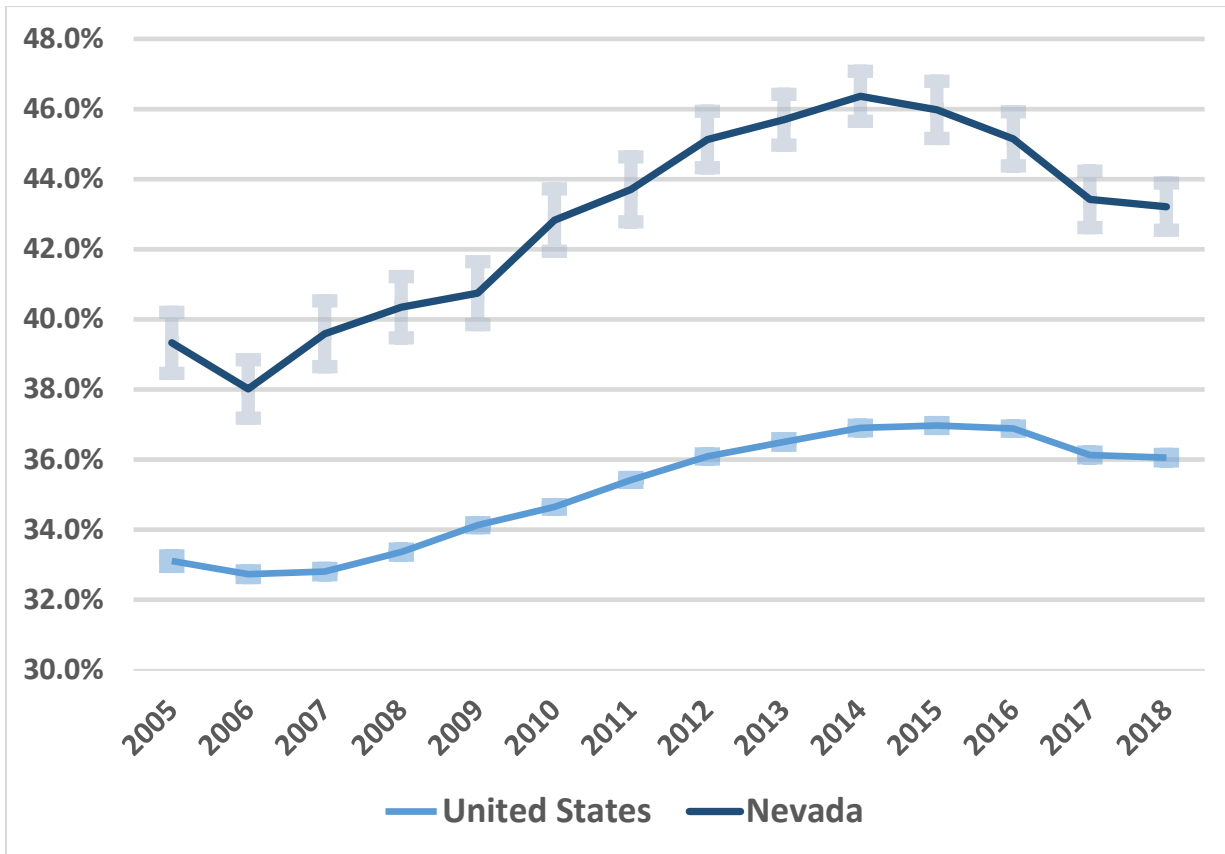


### Tenure and Type of Structure for Nevada Renter Households

For the period from 2005 until 2018, 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 2018 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: 38.0% 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% respectively. The last few years the point estimate for percent of households renting has dropped for both regions to 43.2% for Nevada and 36.1% for the United States in 2018.

**Figure 1. Percent of renter-occupied housing units for Nevada and the United States from 2005 to 2018 with 90% Confidence Interval**



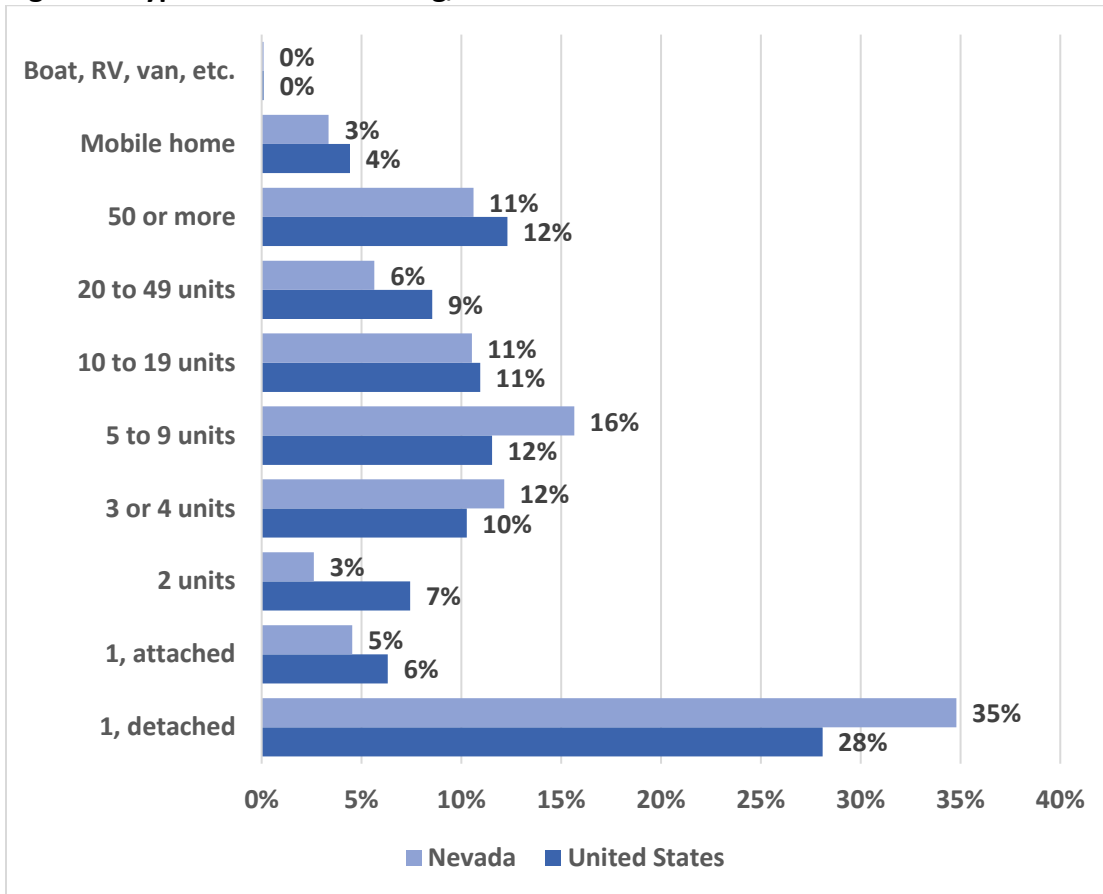
Source: American Community Survey One Year Estimates 2005 to 2018, B25003 Tenure (Universe: Occupied Housing Units) with NHD calculations.

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 2014 to 2018, 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 2014-2018 five-year estimates from the American Community Survey (ACS) about 475,000 of a total estimated 1,076,000 Nevada households are renters. This means about 44% of Nevada households rented their home on average over the years 2014 to 2018.

Figure 2 illustrates the type of structures rental units were in for both the United States and for Nevada. About 35% of Nevada renters 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>i</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 2014-2018**



Source: American Community Survey Five Year Estimates for 2014 to 2018, 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 52% 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	1,598	200	13%
Lander	2,087	407	20%
Humboldt	6,271	1,548	25%
White Pine	3,529	921	26%
Pershing	1,933	510	26%
Lincoln	2,041	539	26%
Eureka	750	201	27%
Elko	17,688	4,895	28%
Mesquite	7,889	2,287	29%
Nye	18,668	5,416	29%
Lyon	20,528	6,004	29%
Douglas	20,579	6,203	30%
Boulder City	6,481	1,993	31%
Mineral	1,938	616	32%
Churchill	9,819	3,363	34%
<b>United States</b>	<b>119,730,128</b>	<b>43,285,318</b>	<b>36%</b>
Henderson	113,901	42,459	37%
Esmeralda	454	190	42%
Washoe	177,632	74,540	42%
Sparks	38,056	16,176	43%
North Las Vegas	72,532	31,183	43%
<b>Nevada</b>	<b>1,075,930</b>	<b>475,410</b>	<b>44%</b>
Carson City	22,461	9,950	44%
Clark	767,954	359,907	47%
Las Vegas	226,396	107,615	48%
Reno	98,844	51,711	52%

Source: American Community Survey Five Year Estimates for 2014 to 2018, 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	43,285,318	12,160,628	2,733,695	7,668,689	18,763,368	1,914,030	44,908
Nevada	475,410	165,414	21,591	70,181	201,790	15,962	472
Churchill	3,363	1,588	184	575	596	415	5
Clark	359,907	126,804	15,970	52,689	157,683	6,516	245
Douglas	6,203	2,688	857	1,040	1,242	375	1
Elko	4,895	1,831	88	1,184	964	828	-
Esmeralda	190	39	-	27	29	95	-
Eureka	201	101	-	39	-	61	-
Humboldt	1,548	647	41	158	201	501	-
Lander	407	181	3	67	50	106	-
Lincoln	539	311	79	60	25	64	-
Lyon	6,004	3,686	160	660	812	686	-
Mineral	616	331	17	107	65	96	-
Nye	5,416	1,476	213	910	706	2,050	61
Pershing	510	213	20	57	109	111	-
Storey	200	72	-	39	-	89	-
Washoe	74,540	22,276	3,448	10,286	35,103	3,277	150
White Pine	921	473	11	295	37	105	-
Carson City	9,950	2,697	500	1,988	4,168	587	10
Boulder City	1,993	783	247	355	459	149	-
Henderson	42,459	16,167	2,707	5,660	17,398	515	12
Las Vegas	107,615	39,344	4,754	16,085	46,312	1,053	67
Mesquite	2,287	609	444	538	667	29	-
North Las Vegas	31,183	16,802	1,136	4,146	8,704	391	4
Reno	51,711	13,292	2,298	7,483	27,129	1,447	62
Sparks	16,176	5,312	970	2,168	7,254	384	88

Source: American Community Survey Five Year Estimates for 2014 to 2018, 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 but four counties (Esmeralda, Nye, Washoe, and Carson City). In some rural counties such as Eureka, Lincoln, Lyon, Mineral, 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. 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%	28%	6%	18%	43%	4%	0%
Nevada	100%	35%	5%	15%	42%	3%	0%
Churchill	100%	47%	5%	17%	18%	12%	0%
Clark	100%	35%	4%	15%	44%	2%	0%
Douglas	100%	43%	14%	17%	20%	6%	0%
Elko	100%	37%	2%	24%	20%	17%	0%
Esmeralda	100%	21%	0%	14%	15%	50%	0%
Eureka	100%	50%	0%	19%	0%	30%	0%
Humboldt	100%	42%	3%	10%	13%	32%	0%
Lander	100%	44%	1%	16%	12%	26%	0%
Lincoln	100%	58%	15%	11%	5%	12%	0%
Lyon	100%	61%	3%	11%	14%	11%	0%
Mineral	100%	54%	3%	17%	11%	16%	0%
Nye	100%	27%	4%	17%	13%	38%	1%
Pershing	100%	42%	4%	11%	21%	22%	0%
Storey	100%	36%	0%	20%	0%	45%	0%
Washoe	100%	30%	5%	14%	47%	4%	0%
White Pine	100%	51%	1%	32%	4%	11%	0%
Carson City	100%	27%	5%	20%	42%	6%	0%
Boulder City	100%	39%	12%	18%	23%	7%	0%
Henderson	100%	38%	6%	13%	41%	1%	0%
Las Vegas	100%	37%	4%	15%	43%	1%	0%
Mesquite	100%	27%	19%	24%	29%	1%	0%
North Las Vegas	100%	54%	4%	13%	28%	1%	0%
Reno	100%	26%	4%	14%	52%	3%	0%
Sparks	100%	33%	6%	13%	45%	2%	1%

Source: American Community Survey Five Year Estimates for 2014 to 2018, 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.