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Date: August 14, 2026

NRS 278.237 – Additional Reporting on Housing Progress and Plans

The adoption of AB 213 in the 2023 legislative session added an additional reporting requirement for governing bodies required to include a housing element in their master plans pursuant to [NRS 278.150](#). Subject to this requirement are following two counties and seven cities:

- Clark County (Unincorporated)
 - City of Las Vegas
 - City of Henderson
 - City of North Las Vegas
 - City of Mesquite
 - Boulder City
- Washoe County (Unincorporated)
 - City of Reno
 - City of Sparks

Per requirements in [NRS 278.237](#), jurisdictions must submit their reports to the Nevada Housing Division (NHD) by July 15 each year, following which the Division will compile and post the submissions by August 15. The reports must address updates on the following housing elements:

- A. An inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.
- B. An inventory of existing affordable housing in the community, including, without limitation, housing that is available to rent or own, housing that is subsidized either directly or indirectly by

this State, an agency, or a political subdivision of this State, or the Federal Government or an agency of the Federal Government, and housing that is accessible to persons with disabilities.

- C. An analysis of projected growth and the demographic characteristics of the community.
- D. A determination of the present and prospective need for affordable housing in the community.
- E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.
- F. An analysis of the characteristics of the land that is suitable for residential development. The analysis must include, without limitation:
 - i. A determination of whether the existing infrastructure is sufficient to sustain the current needs and projected growth of the community; and
 - ii. An inventory of available parcels that are suitable for residential development and any zoning, environmental and other land use planning restrictions that affect such parcels.
- G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.
- H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.

To further strengthen this reporting and support data- and information-sharing with entities across the State, subsections for the 2026 reporting cycle were completed by a mix of direct reporting from jurisdictions, RCG Economics (consultants for specified subsections), and the Housing Division. The following outline attributes subsections with their corresponding authors:

Subsection A

- Data and Methodology – RCG Economics
- Housing Market Statistics – RCG Economics
- Jurisdiction Plans and Procedures – AB 213 Jurisdictions

Subsection B

- Low-Income Housing Inventory - Nevada Housing Division

Subsection C

- Current Population – RCG Economics
- 2030 Market Projections – RCG Economics

Subsection D

- Housing Gap Assessment Methodology – RCG Economics
- Affordable Housing Unit Shortage Estimate Methodology – RCG Economics
- Housing Gap and Shortage Analysis Results – RCG Economics
- Housing Cost Burden Assessment Results – RCG Economics
- Naturally Occurring Affordable Housing (“NOAH”) – RCG Economics

Subsection E

- Impediments – AB 213 Jurisdictions
- Mitigation Policies – AB 213 Jurisdictions

Subsection F

- Vacant Developable Land Inventory Data and Methodology – RCG Economics
- Additional Processing and Land Use Classification – RCG Economics

Subsection G

- Housing Needs – AB 213 Jurisdictions
- Methods for Construction, Conversion, and Rehabilitation – AB 213 Jurisdictions

Subsection H

- Housing Plans – AB 213 Jurisdictions

Subsections completed by RCG Economics or the Division were reviewed by jurisdictions, who provided feedback as needed. Such feedback has been incorporated within these areas where appropriate.

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Unincorporated Clark County – 2026 AB 215 Report

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AB 213 Clark County Executive Summary

In 2025, Unincorporated Clark County (“Clark County”) had a total population of 1,066,689 persons. Out of the total population, 620,199 people resided in 190,315 owner-occupied units (3.26 persons per household) with a vacancy rate of 1.29 percent. Likewise, 446,490 people resided in 173,058 renter-occupied units (2.58 persons per household) with a vacancy rate of 8.73 percent. In total, Clark County has a homeownership rate of 52 percent. As of the most recent U.S. Census Bureau’s American Community Survey (ACS 2024), Clark County's median household income was \$74,057, and the median home price is \$485,144. Across all owner-households and irrespective of mortgage status, monthly housing costs average \$1,887 per month, resulting in 32.38 percent of households being classified as cost-burdened and 25 percent excessively cost-burdened.

Housing gaps are most prevalent among homeowners in the bottom tiers of the household income distribution. For all households in median annual income groups below \$74,999, there is a shortage of 71,133 owner-occupied affordable housing units.

In terms of renters, the median contract rent in Clark County is \$1,363 per month, resulting in 57.86 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 48.4 percent of renters excessively cost burdened (defined as having housing costs of greater than 35 percent of gross income). For all households with a median annual income of less than \$34,999, there is a shortage of 47,795 renter-occupied affordable housing units. Naturally occurring affordable units (housing units that are affordable, but unsubsidized) range from 0 units for households at or below 30 percent area median income to 80,433 units for households at or below 80 percent area median income. 9,689 of the 173,058 renter-occupied units represent subsidized affordable units, of which the median unit was built in 2008.

Clark County's population is projected to grow by 30,801 people by 2031, with median household income expected to rise to \$92,403. Clark County's expected population growth between 2026 and 2031 will necessitate the construction of an additional 10,493 dwelling units. In addition to the existing need for affordable units, this level of population growth will require the construction of 5,495 for-sale units, 4,997 for-rent units, and 2,201 subsidized units.

To determine the stock of available land able to be developed in Clark County, we have provided multiple scenarios based on less and more restrictive filtering criteria such as private or public ownership, slopes, distance to a freeway, distance to a major street, and distance to an already developed parcel. These scenarios help provide an overview of the total amount of land that could be developed (the least restrictive scenario) and the total amount of land that is most development-ready (most restrictive scenario).

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In the least restrictive land use scenario (which includes vacant parcels that are privately, federally, and municipally owned, have slopes <12 percent, are <10 miles from a freeway, and < five miles from a major street), there is an estimated 48,318 acres of vacant developable residential land in Clark County, but in the most restrictive, more development-ready/feasible scenario (vacant parcels, privately owned, <12 percent average slope, <five miles from a freeway, <.75 miles from a major street, and <.25 miles from a developed parcel), there is an estimated 11,553 acres of vacant developable residential land.

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A. An inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.

Data and Methodology

This report's statistical results, tables, and figures rely on data obtained and analyzed from several distinct primary sources. These include:

- The American Community Survey
- The Clark County Assessor's Office
- The Clark County Community Housing Office
- The Clark County GIS Management Office ("GISMO")
- The Bureau of Land Management ("BLM") Geospatial Business Platform Hub
- The Clark County Comprehensive Planning Department
- LANDFIRE, Earth Resources Observation and Science Center ("EROS"), U.S. Geological Survey

In many cases, variable outputs were obtained directly from the primary data source. In other cases, variable outputs were estimated and derived by statistically and geo-statistically processing raw data obtained from the primary data sources defined above. Descriptions of the processes and relevant data sources for each section are provided below and throughout the report:

Affordable Housing Unit: For renter-occupied households, a unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30 percent of a household's gross income.¹ For owner-occupied households, a unit of owner-occupied housing is considered "affordable" inventory if the implied monthly mortgage payment is less than 30 percent of a household's gross income. For each owner-occupied housing unit in the data, monthly mortgage payments are imputed assuming a down payment of 5 percent, a mortgage interest rate of 6.66 percent, and the use of a 30-year fixed-rate, fully-amortizing loan. This is different from the Nevada Revised Statutes ("NRS") definition. The NRS defines affordable housing in tiers (NRS 278.0105 and the following

¹ This report uses the 30% threshold to maintain consistency with the National Low Income Housing Coalition's Housing Gap Reports. As cited in the methodology section of these reports, "Using the standard definition of affordability, which assumes households should spend no more than 30% of their income on housing, we find that only 7.1 million units are affordable to extremely low-income renters Nationally" (Source: https://nlihc.org/sites/default/files/gap/2024/Gap-Report_2024.pdf, page 4). While some HUD programs may rely on a 35% cutoff, concerns have nonetheless been expressed that even 30% is perhaps too large of a threshold. Per the NLIHC, "The 30% standard is commonly used to estimate the scope of housing affordability problems and serves as the basis for some administrative policies, but some households may struggle even at this level of housing cost (Stone, 2006)" Albeit, Hamidi, Ewin and Renne (2016) note, "According to the HUD measure, total housing costs at or below 30% of gross annual income are affordable." The 30% rule has also been adopted historically by the Nevada Housing Division's housing needs assessments ([https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2\(b,c\)/](https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2(b,c)/)). Per the Nevada Housing Gap Reports, "A unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30% of the renter income group's top threshold."

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sections). Tier One is defined as up to 60 percent AMI, Tier Two is 80 percent to 100 percent AMI, and tier 3 is 100-120 percent AMI. Due to the nature of the ACS data, this report focuses on income brackets as opposed to AMI ranges. However, where possible, estimated AMI thresholds are presented.

Affordable Housing Unit vs. Subsidized Housing Unit: In this study, we use the term “subsidized housing unit” to explicitly refer to a government-subsidized affordable housing unit. However, the housing needs assessments presented herein require an explicit measure of affordability. As defined above, a unit of housing is considered affordable (regardless of whether it is a market-rate unit or a subsidized unit) if rent (or the monthly mortgage payment) is less than 30 percent of a household’s gross income. Along these lines, while every subsidized housing unit is considered affordable, not every unit of housing deemed affordable on the basis of its cost is necessarily subsidized.

Homeownership Rate: The percentage of all households classified as owner-households. This variable is computed by dividing the number of owner-households by the total number of households in the jurisdiction.

Median Annual Income: The median household income in the past 12 months. This variable was obtained from the most recent release of the American Community Survey ("ACS," 2024) (variable B25118) and represents the total money income of all household members during the previous year. However, for purposes of housing affordability calculations, the analysis uses HUD's AMI estimate² as reported at the Metropolitan Statistical Area (MSA) level. For the City of Las Vegas, the appropriate MSA is the Las Vegas-Henderson-Paradise MSA, with an AMI of \$94,900 in FY 2025. In line with the reporting methodology of Fannie Mae's Area Median Income Lookup Tool³, various estimates in this report are shown at the FY2025 AMI level of \$94,900, as well as various percentages of this value (e.g., .6 x 94,900 = \$56,940 or .8 x 94,900 = \$75,920), referring to each as %AMI (e.g., 60% AMI = \$56,940 or 80% AMI = \$75,920). This straight-line percentage application approach, which yields %AMI figures equivalent to the 2025 %AMI figures noted in Clark County's 2025 Maximum Income Limits spreadsheet for households of size 4⁴ is utilized to permit presentation of our findings at a broader array of %AMI increments in a consistent, reproducible manner (namely 30% AMI, 50% AMI, 60% AMI, 80% AMI, 100% AMI, and 120% AMI)."

Median Contract Rent: Also referred to as “rent asked” for vacant units, median contract rent is based on Housing Question 18a in the ACS. In order to capture the prevailing market rate, rent for a specific political jurisdiction, housing units that are renter-occupied without payment of rent are excluded. This variable was obtained directly

² Documentation available here: <https://www.huduser.gov/portal/datasets/il.html#year2025>

³ See e.g., <https://ami-lookup-tool.fanniemae.com/amilookuptool/>

⁴ See e.g., https://www.clarkcountynv.gov/assets/documents/residents/community_land_trust/income-limits-form-2025-website-form-4-1-25.pdf

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from the ACS (variable B25058_001E). To update the data to 2025 economic conditions, contract rent is expressed in 2025 dollars based on HUD's 50 percent percentile rent estimates for 2024 vs. 2025.

Median Housing Value: The estimated market value of a single-family residential home. This variable is computed based on a statistical analysis of the Clark County Assessor's Data File "AOEXTRACT," which contains information about all real property parcels, such as parcel ownership and mailing address, property location, land use, and valuation. While median market prices reflect the typical prices of homes transacting (or selling) in any given time period, median housing value reflects the typical price homes would sell for, regardless of whether they sell or not in any given time period. Viewed this way, median housing value is more in line with the appraised value of a home.

This variable is computed in several steps. Single-family residential housing units are identified in the data. We then focus on housing units that represent the homeowner's primary residence. The data also includes information regarding the assessed value of each property, which represents its taxable value multiplied by a 35 percent assessment ratio. Assessed values are then divided by 35 percent to identify the taxable value of each home.

To ensure that the final estimates of the market value of a home reflect current market conditions, RCG has focused on homes that sold since 2025. We have used a linear regression model with the transaction price of each home as the dependent variable and regressed it against several explanatory variables. The set of parcel-level explanatory variables includes: construction year, a full series of indicators for each property's land use code, a full series of indicators representing the jurisdiction where each parcel is located, lot size, a full series of indicators representing each parcel's tax district, and lastly, estimates of the taxable value of each property defined above.

Our model results use the assessed values for properties from the Clark County Assessor (which are available for all parcels), and the sale prices of these residential properties are estimated, based on the most recent sales data available. This step was necessary because the assessed values of residential units that have not yet entered the for-sale market may not be reflective of current market sale trends. We obtained an estimate of the projected sale price of every home in Clark County by extrapolating our model results to the full set of units in the sample. Median housing values for the jurisdiction are computed as the median of predicted transaction prices for the jurisdiction.

Median Monthly Housing Costs: Median selected monthly owner costs for homeowner housing units with a mortgage. Cost estimates are based on the ACS variable "selected monthly owner costs" for owner-occupied units and represent the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior

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mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (personal property taxes, site rent, registration fees, and license fees). This variable was obtained directly from the ACS (variable B25088_002E).

Median Year Built: The median year of built renter-occupied and owner-occupied units. These variables were obtained from the ACS Profile Table B25037.

Number of Subsidized Housing Units: Represents the number of subsidized housing units for a jurisdiction. This variable was obtained by adding up the number of units set-aside as affordable at each affordable housing development identified in the affordable housing inventory list obtained from the Nevada Housing Division.

#Owner-Occupied Units: The number of residential units within the jurisdiction owned by the occupant. This variable was obtained from the ACS (variable DP04_0046E).

Percent of Cost Burdened Owners (>30%): Represents the percentage of owner-households contributing 30 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

Percent of Excessively Cost Burdened Owners (>35%): Represents the percentage of owner households contributing 35 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

#Renter-Occupied Units: The number of residential units within the jurisdiction where the occupant is classified as a renter. This variable was obtained from the ACS (variable S2505_C05).

Vacancy: Identifies vacant housing units and reports the reason for the vacancy. To be counted as "vacant," a unit has to be in livable condition and intended for residential use. For newly constructed units, all exterior windows and doors must be installed, and usable floors must be in place. Dilapidated, condemned, and non-residential buildings are excluded. The rental vacancy rate (expressed as a percentage of all renter-occupied housing units) was obtained from the ACS (variable DP04_0005E), while the housing vacancy rate (expressed as a percentage of all owner-occupied housing units) was obtained from the ACS (variable DP04_0004E).

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Housing Market Statistics

Table A-1 below provides a comprehensive overview of housing market statistics for Clark County. As previously noted, according to estimates from the NV Demographer, the population of Clark County was 1,066,689 as of 2025. The median annual income for the jurisdiction is \$74,057 and the Homeownership Rate is 52 percent.

As of the most recent ACS survey, Clark County had 190,315 owner-occupied units with a 1.29 percent vacancy rate. The median year built is 1998 and the median home value is \$485,144. This results in a \$1,887 median monthly housing cost. In total, 32.38 percent of Clark County homeowners are Cost Burdened, and 25 percent are Excessively Cost Burdened. This resulted in a 71,133 owner-occupied Affordable Housing Unit Shortage combined across all income brackets.

Clark County also had 173,058 renter-occupied units per the most recent ACS survey, with an 8.73 percent vacancy rate. The median year built is 1994 and the median contract rent is \$1,363. The percentage of Cost Burdened renters is 57.86 percent, and the percentage of Excessively Cost Burdened Renters is 48.40 percent. In total, within Clark County, there are 9,689 subsidized housing units, with the median year of those being 2008. For renters, this led to a 47,795 Affordable Housing Unit Shortage for renters at or below 100 percent AMI as of the most recent data release.

Table A-1: Housing Market Statistics, 2025

Clark County Jurisdiction Characteristics	
Median Annual Income	\$74,057
Homeownership Rate	52%
2025 Population	1,066,689
Homeowner Housing Profile	
#Units	190,315
Vacancy	1.29%
Median Year Built	1998
Median Monthly Housing Costs	\$1,887
Median Housing Value	\$485,144
Percent of Cost Burdened Owners (>30%)	32.38%
Percent of Excessively Cost Burdened Owners (>35%)	25%
Affordable Housing Unit Shortage	71,133
Renter-Occupied Housing Profile	
#Units	173,058
Vacancy	8.73%
Median Year Built	1994
Median Contract Rent	\$1,363
Percent of Cost Burdened Renters (>30%)	57.86%
Percent of Excessively Cost Burdened Renters (>35%)	48.40%
Number of Subsidized Housing Units	9,689
Median Year Built of the Subsidized Housing Stock	2008
Affordable Housing Unit Shortage	47,795

Source: ACS 2024 5-year, NV Demographer RCG. Percentages may not add up exactly to 100% because of rounding.

Table A-2 provides an estimated breakdown of the number of units in structure for Clark County. In total, 66 percent of the housing stock available in Clark County is single-unit detached or attached, 31.2 percent is 2 units or greater, and 2.7 percent is mobile home,⁵ and 0.2 percent is boat, RV, or other.

⁵ According to the ACS, mobile homes are defined as “Both occupied and vacant mobile homes to which no permanent rooms have been added are counted in this category. Towable recreational vehicles, such as travel trailers or fifth-wheel trailers, are considered mobile homes. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer’s lot, at the factory, or in storage are not counted in the housing inventory.” Additionally, Boat, RV, Van, etc. is defined as “This category is for any living quarters occupied as a housing unit that does not fit the previous categories.” (https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2021_ACSSubjectDefinitions.pdf).

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Table A-2: Unincorporated Clark County Units in Structure Occupied Units, 2025

Number of Units in Structure	Number of Occupied Units	Percent of Total
1-unit, detached	218,751	60.2%
1-unit, attached	21,076	5.8%
2 units	3,997	1.1%
3 or 4 units	23,256	6.4%
5 to 9 units	25,799	7.1%
10 to 19 units	18,169	5.0%
20 or more units	42,151	11.6%
Mobile home	9,811	2.7%
Boat, RV, van, etc.	727	0.2%
Total	363,373	100.00%

Source: ACS 2024 5-year percentage of total for all of Clark County; RCG estimates of number of units for unincorporated Clark County. Percentages may not add up exactly to 100% because of rounding.

Table A-3 below provides an estimated breakdown of the percentage of occupied units in Clark County by the year the structure was built. An estimated 16.2 percent of the units were built in 2010 or later; 52.8 percent were built between 1990 and 2009; and 30.9 percent were built in 1980 or earlier.

Table A-3: Unincorporated Clark County Structure Built Occupied Units, 2025

Year Built	Number of Units	Percent of Total
Built 2020 or later	11,991	3.3%
Built 2010 to 2019	46,875	12.9%
Built 2000 to 2009	103,925	28.6%
Built 1990 to 1999	87,936	24.2%
Built 1980 to 1989	49,055	13.5%
Built 1970 to 1979	35,611	9.8%
Built 1960 to 1969	16,715	4.6%
Built 1950 to 1959	7,267	2.0%
Built 1940 to 1949	2,180	0.6%
Built 1939 or earlier	1,453	0.4%
Total	363,373	100.00%

Source: ACS 2024 5-year percentage of total for all of Clark County, RCG estimates of number of units for unincorporated Clark County. Percentages may not add up exactly to 100% because of rounding.

Jurisdiction Plans and Procedures

Below are Unincorporated Clark County’s plans and procedures in relation to increasing overall housing units and reducing the cost of housing units.

Community Housing Fund

In 2022 the County created the Community Housing Fund (CHF), a funding source dedicated to supporting the development of affordable housing in Clark County. The CHF was initially funded at \$160 million, and since then has been augmented to a total of approximately \$280 million. In 2022 the County also created the Community Housing Office (“CHO”), a new unit in the County dedicated to addressing the affordable housing crisis in Southern Nevada. The CHO has created new programs to address the need for affordable housing. The first program was the creation of a housing trust fund, using CHF funds, to provide gap financing to affordable housing developments. Since 2022, approximately \$280 million in CHF funds have been awarded to 47 projects to support the construction or rehab or just under 5,673 rental units for households between 30 percent and 80 percent of AMI. Going forward, the County hopes to have annual CHF funding rounds to support affordable housing development and rehab. The County uses both CHF funds as well as its allocation of HUD HOME and State HOME/AAHTF funds as sources of gap financing for affordable housing in the Southern Nevada region.

Along with the various outlays of gap funding detailed above, the CHO is also utilizing CHF funds to create Nevada’s first subdivision-scale Community Land Trust. The Welcome Home Community Land Trust (“CLT”) is utilizing one

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County-owned parcel, along with one BLM-owned parcel that the County has requested, to support the development of 240 single family homes that will be sold to homeowners below 100 percent of AMI. The CHF will subsidize the purchase of each home to make the sales price affordable at the target income levels. Acting as the CLT, the County will retain ownership of the land underneath the homes and the homeowners will own the home and improvements to each parcel and have a ground lease for the land. Upon resale each home is required to be sold at a sales price affordable to the target AMI level, thereby providing opportunities for homeownership for those priced out of the housing market for generations to come.

In addition to the Welcome Home programs, the County has taken an inventory of County-owned parcels and has also undertaken the purchase of parcels to be used for affordable housing. Along with BLM parcels that the County has requested to use for affordable housing pursuant to Section 7(b) of the Southern Nevada Public Lands Management Act, the County currently has a total of 6 parcels in various stages of the development process that will be used to produce approximately 1330 units of new attainable housing. Each of these parcels is being provided to developers for a minimal cost.

The CHO has also conducted a survey of all existing multifamily rental properties in Southern Nevada with expiring affordability. Outreach to those properties nearing the end of their affordability has begun, and work is currently underway, including offering County incentives and funding for preservation, on the preservation of two large projects that would otherwise be lost from the affordable housing inventory.

Amendment to the Clark County Unified Development Code (Title 30)

The Clark County Development Code, Title 30, establishes zoning districts and regulations governing the subdivision, use, and/or development of land. A rewrite to Title 30 was commissioned in 2020 with the goal of creating a more user-friendly code and improving, and modernizing, standards for development within Unincorporated Clark County. The rewrite to Title 30 was approved by the Clark County Commission in August 2023 and became effective January 1, 2024. Changing to a more user-friendly code allows developers to implement applicable rules and regulations more easily, thereby aiding in the reduction of development costs. The rewrite also included changes to affordable housing regulations. Prior to the rewrite, density bonuses were not available to affordable housing projects unless said project was located in a specific area of the County which allowed density bonuses for market rate and affordable developments. Today, density bonuses are available in all zoning districts where a residential unit is permitted and, in some zoning districts there are no limitations on the maximum density bonus one may request. Additionally, affordable housing projects are now eligible for an automatic parking reduction of 25 percent. Pursuant to AB 396 and AB 241 adopted during the 2025 Legislative Session, Clark County implemented additional amendments to Title 30 to support affordable housing initiatives. These amendments

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expand opportunities for accessory dwelling units across more zoning districts and authorize multi family residential development within commercial zones.

Development Fee Reductions and Expedited Permitting

Since 2020, land use (entitlements) applications required under Title 30 received fee waivers for affordable housing projects. In March 2021, the Clark County Commission directed various County development departments and agencies to adopt fee reductions and provide expedited processing for affordable housing projects. By lowering these fees, the overall cost of development decreases, which can directly reduce the cost of housing units.

As a result of this direction, the Clark County Building Department, Fire Department, Public Works Department and Clark County Water Reclamation District provide fee reductions for applications and permits for affordable housing projects. Projects targeting households earning 60 percent AMI and below can receive a 75 percent reduction in development fees, while those targeting 61 percent to 80 percent AMI are eligible for a 50 percent reduction.

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B. An inventory of existing affordable housing in the community.

Low-Income Housing Inventory

Per statute requirements outlined in [NRS 319.143](#), the Nevada Housing Division (NHD) maintains a Low-Income Housing Database (LIHD). The database provides an inventory of residential housing units in Nevada that have been subsidized at the federal, state, or local level and have deed restrictions or other agreements that restrict the income levels of eligible households and/or restrict unit rents. The majority of properties within the database are complexes of multifamily units, although single-family housing is also included as applicable. The database is sourced from in-house data collected by the Division through the administration of programs such as the Low-Income Housing Tax Credit (LIHTC) program as well as ongoing coordination with jurisdictions through reporting, including the Annual Housing Progress Report.

Table B-1: Unincorporated Clark County Low-Income Housing Inventory, June 2026 comprises the inventory of units recorded within the database for Unincorporated Clark County as of June 2026. Properties within the table are denoted by corresponding project name, street address, city, and zip code. Unit counts for each property are also noted, including restricted units—which have applicable rent or income restrictions—as well as assisted units—which have either full rental assistance or are designated public housing units. Units may be restricted or assisted or have some combination of both restrictions and assistance. Also included within the inventory is a count of total including, which includes both restricted and market-rate units at a given property. A count of all units restricted to senior or senior-disabled households is also included in Table B-1.

The current inventory for Unincorporated Clark County notes a total of 10,095 units, 8,965 restricted units, 1,512 assisted units, and 406 market-rate units. The quantity of total units minus market-rate units for Unincorporated Clark County equals 9,689. Of these units, 5,431 are restricted to senior or senior-disabled households.

Due to data limitations, an inventory of affordable homes for sale is not included within the table. The Homeowner Housing Profile included within Table A-1: Housing Market Statistics, 2025 summarizes estimated cost burden and affordability for homeowners in Unincorporated Clark County. For additional detail on homeowner households in Unincorporated Clark County, refer to the following tables within Subsection D:

- Table D-1: Homeowner Housing Costs and Affordable Unit Shortage by Income Group, 2025
- Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2025
- Table D-5: Housing Cost Burden for Homeowner Households, 2025
- Table D-7: Naturally Occurring Affordable Housing Inventory, 2025

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Table B-1: Unincorporated Washoe County Low-Income Housing Inventory, June 2026

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Market-Rate Units #	Assisted Units #	Senior/Disabled Units #
Acapella	5025 & 5050 Mohave	Las Vegas	89142	142	124	18		142
Acapella Duet	2192 S. Nellis Blvd.	Las Vegas	89142	80	65	15		80
AHPI Walnut Street Apartments	Walnut Rd. & Cecile Ave.		89115	8	8	0		
Allegiance Apartments	3777 Pecos McLeod	Las Vegas	89121	50	49	1	49	0
Apache Pines	9552 W. Tropicana Ave.	Las Vegas	89147	274	272	2		0
Arbor Pointe Apartments	8855 W. Arby Ave.	Las Vegas	89148	180	179	1		0
Arioso Apartments	9270 S. Quarterhorse Ln.	Las Vegas	89178	195	195	0		195
ASI Stepping Stone	S. Mojave Rd. & E. Olive	Las Vegas	89104	10	10			10
Biegger Estates	5701 Missouri Ave.	Las Vegas	89122	119	119	0	119	0
Bob Hogan Supportive Housing	5075 Newport Cove Dr.	Las Vegas	89119	21		1	20	0
Bonnie Lane	2047 Bonnie Ln.	Las Vegas	89156	65	65	0		65
Boulder Pines	4375 Boulder Hwy.	Las Vegas	89121	96	90	6		0
Boulder Pines II	4375 Boulder Hwy.	Las Vegas	89121	168	158	10		0
Brown Homes	3900 Perry St.	Las Vegas	89122	124	124	0		0
Buffalo & Cactus	10589 Buffalo Dr.	Las Vegas	89179	125	125	0		125
Calcaterra Apartments	485-512 Calcaterra Circle	Las Vegas	89119	42	42	0		0
Carol Haynes Apartments	5160 General Miles Wy.	Las Vegas	89122	24	0	0	24	0
Casa Oliva Apartments	1315 S. Mojave Rd.	Las Vegas	89104	9	0	0	9	0
Casa Tiempo Apartments	2850 S. Maryland Pkwy.	Las Vegas	89109	138		65	73	0
Clark Homebuyer Assistance Program	Various	Various		33	33	0		0
Cottonwood Apartments	350 Surprise St.	Searchlight	89046	24	23	1	23	24
Crescendo	9550 W. Russell Rd.	Las Vegas	89148	195	195	0		195
Dina Titus Estates	5050 Missouri Ave.	Las Vegas	89122	19		1	18	0
Dorothy Kidd Mobile Home Park	5380 E. Flamingo Rd.	Las Vegas	89122	112	112	0		112

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Dr. Luther Mack	8158 Giles St.	Las Vegas	89123	48	48	0		48
Dr. Paul Meacham	65 E. Windmill Lane	Las Vegas	89123	57	48	9		57
Ensemble	2675 W. Agate Ave.	Las Vegas	89123	182	181	1		182
Ensemble II	2775 W. Agate Ave.	Las Vegas	89123	188	187	1		188
Escondido Apartments	5258 Maryland Pkwy.	Las Vegas	89119	62	0	0	62	0
Eva Garcia Mendoza	1950 N. Walnut Rd.	Las Vegas	89115	128	128	0		0
Family Promise Navigation Center	3110 East Twain	Las Vegas	89121	10	10	0		190
Flamingo Pines II Senior Apartments	8710 W. Flamingo Rd.	Las Vegas	89147	66	53	13		66
Flamingo Pines III	8710 W. Flamingo Rd.	Las Vegas	89147	43	43	0		43
Flamingo Pines Senior Apartments	8710 W. Flamingo Rd.	Las Vegas	89147	66	53	13		66
Harmon Pines Senior Apartments	6000 W. Harmon	Las Vegas	89103	105	70	35		105
Harrison Pines I & II Senior Apartments	5045 Harrison Dr.	Las Vegas	89120	90	89	1		90
Harrison Pines III	5070 Harrison Dr.	Las Vegas	89120	20	20	0		20
Hullum Homes	4980 E. Owens Ave.	Las Vegas	89115	59	59	0	59	0
Janice Brooks Bay	5201 Walnut Ave.	Las Vegas	89110	100	100	0	50	0
Jaycee Mobile Home Park	5805 Harmon Ave.	Las Vegas	89103	466	466	0		466
John Chambers Apartments	2030 Camel St.	Las Vegas	89115	25		1	24	0
Jones Gardens	1750 Marion Dr.	Las Vegas	89115	90		0	90	0
Lindell Harbor Apts.	3440 Lindell St.	Las Vegas	89148	19	19	0		19
Los Pecos Apts.	5950 S. Pecos Rd.	Las Vegas	89120	192	192	0		192
Lubertha Johnson	3900 Perry Plaza	Las Vegas	89122	112		0	112	112
McFarland Senior Apartments	4988 Jeffreys St.	Las Vegas	89119	47		0	47	47
Melody	8760 W. Patrick Ln.	Las Vegas	89148	201	201	0		201
Mojave Cedar Supportive Housing	2837 Cedar St.	Las Vegas	89104	10		0	10	0
NCEP Spencer Street	4144 Spencer St.	Las Vegas	89119	22	22	0		22
NCEP Spencer Street Phase II	4144 Spencer St.	Las Vegas	89119	22	22	0		22

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NSP 1 County and Henderson	Various	Various		90	90	0		0
NSP 3 County	Various	Various		15	15	0		0
Orchard Club Apartments	1220 Tree Line Dr.	Las Vegas	89142	342	342	0		166
Overton Family/Shadow Creek Apartments	350 W. Ryan Ave.	Overton	89040	24	24	0	21	0
Overton Senior aka CI Overton	130 S. Conley St.	Overton	89040	20	20	0	20	20
Overton Village/Shadow Creek II Apartments	375 W. Ryan Ave.	Overton	89040	24	24	0	24	24
Park Apartments Supportive Housing	2312 Bledsoe Ln.	Las Vegas	89156	22		1	21	0
Parkway at Silverado Ranch	10192 S Maryland Pkwy.	Las Vegas	89123	272	272	0		0
Patriot Place	4245 S. Pecos Rd.	Las Vegas	89121	50	49	1	49	25
Pebble & Eastern	NW. Pebble Rd & Eastern Ave.	Las Vegas		195	195	0		195
Ray Rawson Villa	3420 Lindell Rd.	Las Vegas	89146	24		0	24	0
Reata Condos	3133 N. Walnut Rd.	Las Vegas	89115	32	32	0		0
Riverwood I	1705 Cal Edison Dr.	Laughlin	89029	107	107	0	91	0
Riverwood II	1705 Cal Edison Dr.	Laughlin	89029	100	100	0	100	0
Rochelle Pines	4285 Hildebrand Ave.	Las Vegas	89121	115	113	2		113
Santa Barbara Palms I	4880 Santa Barbara St.	Las Vegas	89121	71	65	6		71
Santa Barbara Palms II	4880 Santa Barbara St.	Las Vegas	89121	42	35	7		42
Schaffer Heights	2901 Schaffer Cir.	Las Vegas	89121	75		0	75	75
Shannon West Homeless Youth Center	1660 E. Flamingo Rd.	Las Vegas	89119	6	6	0		0
Shelbourne Supportive Housing	1235 E. Shelbourne Ave.	Las Vegas	89123	24	0	1	23	0
Sierra Pines	3201 S. Mojave	Las Vegas	89121	90	90	0		90
Sierra Pointe Apartments	1064 Sierra Vista Dr.	Las Vegas	89169	160	160	1	159	0
Simmons Manor	5385 Austin John Cr.	Las Vegas	89122	61		0	61	0
Somerset Commons	2775 E. Fremont St.	Las Vegas	89104	360	245	115		360

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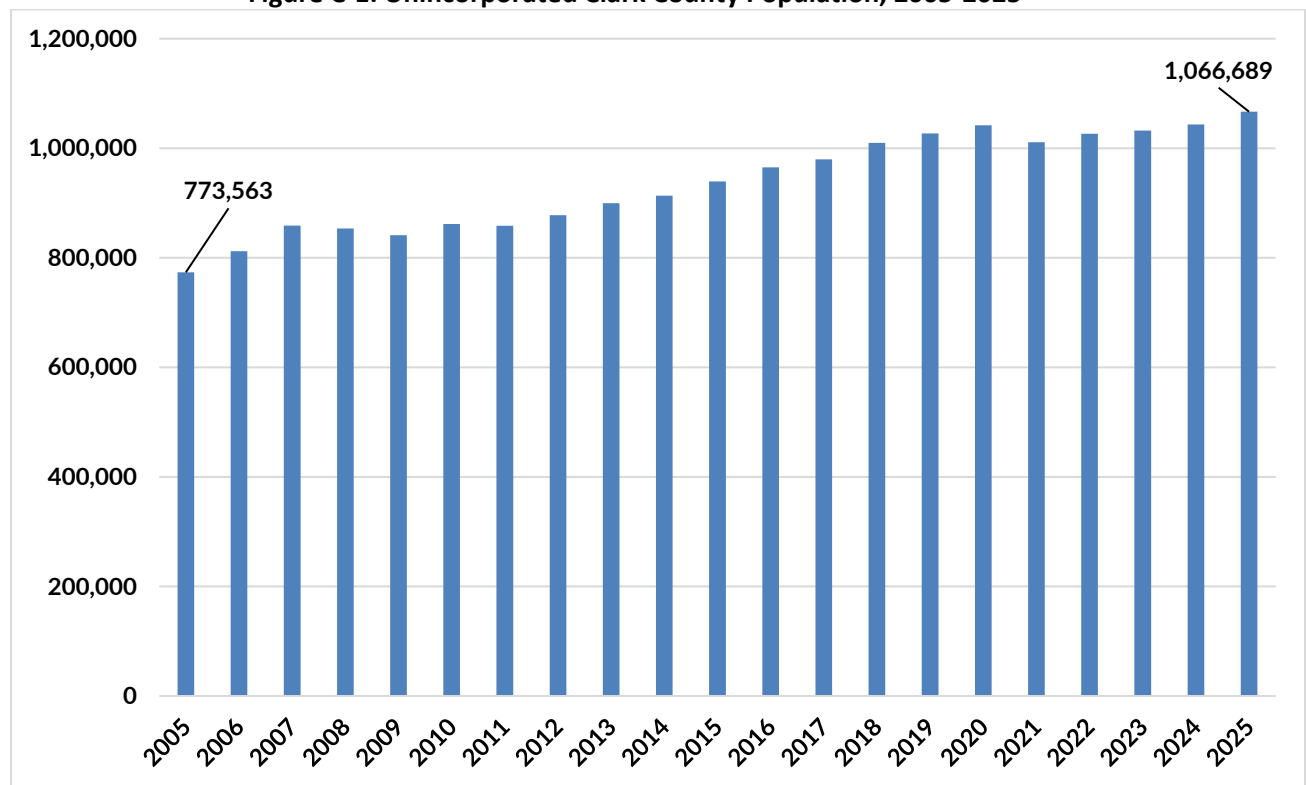
South Nellis Permanent Supportive Housing	2195 S. Nellis Blvd.	Las Vegas	89104	50	50	TBD		
Southern Pines 2/Decatur & Pyle 2	10030 S. Decatur Blvd.	Las Vegas	89141	180	179	1	8	0
Southern Pines aka Decatur Pyle	NE. corner S. Decatur Blvd. & West Pyle Ave.	Las Vegas	89141	60	48	12		0
Summerhill	3630 E. Owens Ave.	Las Vegas	89110	221	221	0		0
Sunset Canyon Apartments	9700 W. Sunset Rd.	Las Vegas	89148	187	187	0		0
Tempo	5625 S. Hollywood Blvd.	Las Vegas	89122	101	100	1		100
Tempo II	5625 S. Hollywood Blvd.	Las Vegas	89122	75	75	0		75
Tempo III	5625 S. Hollywood Blvd.	Las Vegas	89122	105	90	15		105
Tempo IV	E. Russell Rd & Boulder Hwy	Las Vegas	89122	208	208	0		208
The Dresden/Silver Pines	6650 E Russell Rd.	Las Vegas	89122	200	200	0		30
The Radcliff	2566 Sherwood St.	Las Vegas	89109	20	20	0		0
Tonopah Lamb Senior Apartments	4250 E. Tonopah Ave.	Las Vegas	89115	34	0	1	33	34
Torrey Pines	NW. corner W. Arby & Badura Ave.	Las Vegas	89118	190	190	0		
Tropical Pines Senior Living	5030 S. Jeffreys	Las Vegas	89119	60	60	0		60
Villanova Apartments	2815 W. Ford Ave.	Las Vegas	89123	348	348	0		35
Vintage at Laughlin	2250 Cougar Dr.	Laughlin	89029	150	148	2		150
Vista Creek Apartments	2220 Cougar Dr.	Laughlin	89029	300	297	3		0
Vista del Sol (Vegas Valley)	4955 E. Vegas Valley Dr.	Las Vegas	89121	70	69	1	14	69
West Sahara	8007 W. Sahara Ave.	Las Vegas	89117	105	65	41		105
Wigwam and Ft Apache (Capriccio)	W. Wigwam Ave. and S. Fort Apache Rd.	Las Vegas		195	195	0		195
Wood Creek Apartments	4485 Pennwood Ave.	Las Vegas	89102	232	232	0		0
Total Units w/Restrictions or Assistance (Total - Market Rate): 9,689				10,095	8,965	406	1,512	5,431

C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

As noted above, current population estimates were obtained from the Nevada Demographer's most recent release. Unincorporated Clark County is defined as Clark County minus the other incorporated city jurisdictions within the county boundaries. Figure C-1 and Table C-1 provide a historical trend of the population of Clark County. In the 20 years from 2005-2025 Clark County grew by 293,126 individuals, or 38 percent. On average, this comes to a growth of 14,656 persons per year, or an average annual rate of 1.6 percent.

Figure C-1: Unincorporated Clark County Population, 2005-2025



Source: NV Demographer

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Table C-1: Unincorporated Clark County Population and Growth Rate, 2005-2025

Year	Population	Population Growth	YoY Growth Rate
2005	773,563		
2006	812,026	38,463	5.0%
2007	858,715	46,689	5.7%
2008	853,551	(5,164)	-0.6%
2009	841,168	(12,383)	-1.5%
2010	861,744	20,576	2.4%
2011	858,363	(3,381)	-0.4%
2012	877,647	19,284	2.2%
2013	899,622	21,975	2.5%
2014	913,505	13,883	1.5%
2015	939,321	25,816	2.8%
2016	965,176	25,855	2.8%
2017	979,783	14,607	1.5%
2018	1,009,673	29,890	3.1%
2019	1,027,039	17,366	1.7%
2020	1,041,959	14,920	1.5%
2021	1,011,127	(30,832)	-3.0%
2022	1,026,612	15,485	1.5%
2023	1,032,360	5,748	0.6%
2024	1,043,378	11,018	1.1%
2025	1,066,689	23,311	2.2%
Annual Average	—	+14,656	1.6%

Source: NV Demographer, RCG

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2031 Market Projections

Market forecasts for 2031 are based on population estimates obtained from Environmental Systems Research Institute ("ESRI"). ESRI provides estimates on population, demographics, and income for markets based on their models, as well as the most up-to-date ACS data estimates by geography. Unincorporated Clark County's 2031 population was estimated by taking ESRI's total population projection for the county for 2031 multiplied by the Nevada Demographer's historical share of Clark County (43.5 percent).

To convert projected population increases into estimates of the total number of new housing units likely to be demanded by 2031, we used the estimated population increase for Clark County and divide it by estimates of the average number of people occupying each housing unit within the county. This approach creates a relationship between population growth and the total number of housing units required to support the population.

In order to obtain conservative estimates of the number of renter-occupied, owner-occupied, and affordable subsidized housing units required to support Clark County's projected population growth, we computed the proportion of each type of housing unit, based on the county's current data, and apply these proportions to estimates of the total number of new housing units required to support projected 2031 population increases. Lastly, we assume a housing density of 7.5 units per acre to translate projected increases in housing unit demand to projected increases in vacant land demand. For Clark County as a whole, the average number of units per acre is 7.14; to maintain consistency with the type of dwellings per acre limits commonly used in jurisdictional development codes, we adopted a figure of 7.5.

Table C-2: 5-year Clark County Housing Market Projections, 2026-2031

Population and Median Income	
2031 Population	1,097,490
Population Increase	30,801
2031 Median Household Income	\$92,403
Projected Housing Needs & Land Requirements	
Housing Units Required	10,493
Owner-Occupied Units	5,495
Renter-Occupied Units	4,997
Subsidized Units	2,201
Vacant Acreage Required	1,399

Source: RCG, ESRI, NV Demographer

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Table C-3 provides historical, current, and projected estimates of the population of Clark County by race and ethnicity. Of note, the percentage of the population that is categorized as White Alone has decreased from 56.4 percent in 2010 to 36 percent in 2025 and is expected to decrease further to 33.9 percent in 2031. Subsequently, the percentage of all other races, including Two or More, has increased over time and is expected to continue to increase. The percentage of those of Hispanic Origin Ethnicity has increased from 30.8 percent in 2010 to 33.7 percent in 2025.

Table C-3: Unincorporated Clark County Population by Race and Ethnicity, 2010-2031

Population by Race/Ethnicity	2010	2020	2025	2031
Total	861,744	1,041,959	1,066,689	1,097,490
White Alone	56.4%	39.2%	35.9%	33.9%
Black Alone	9.8%	12.6%	13.0%	12.9%
American Indian Alone	0.7%	1.1%	1.1%	1.0%
Asian Alone	12.2%	14.8%	16.2%	17.2%
Pacific Islander Alone	0.8%	1.1%	1.2%	1.2%
Some Other Race Alone	14.7%	16.3%	17.0%	17.7%
Two or More Races	5.3%	15.0%	15.6%	16.1%
Hispanic Origin	30.8%	32.3%	33.7%	34.8%

Source: ESRI. Percentages may not add up exactly to 100% because of rounding.

Table C-4 provides historical, current, and projected estimates of the population of Unincorporated Clark County by age. Of note, the median age has increased from 34.6 in 2010 to 38 in 2025 and is expected to continue to rise slightly to 39.2 in 2031. The age ranges 65 – 74 and 75-85 have increased the most (2.7 percentage points and 2.0 percentage points, respectively), while 25 – 34 and 0 – 4 have decreased the most (-1.6 percentage points and -1.4 percentage points, respectively).

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Table C-4: Unincorporated Clark County Population by Age, 2010-2031

Population by Age	2010	2020	2025	2031
0 - 4	7.2%	5.9%	5.7%	5.6%
5 - 9	6.7%	6.3%	5.9%	5.5%
10 - 14	6.4%	6.5%	6.0%	5.7%
15 - 24	13.7%	12.7%	12.6%	12.3%
25 - 34	16.7%	15.7%	15.1%	14.4%
35 - 44	15.1%	14.6%	15.1%	15.1%
45 - 54	13.5%	13.2%	13.0%	13.3%
55 - 64	10.7%	11.8%	11.4%	11.3%
65 - 74	6.2%	8.5%	8.9%	9.4%
75 - 84	3.0%	3.8%	5.0%	5.8%
85 +	0.9%	1.1%	1.2%	1.7%
18 +	78.9%	80.2%	81.2%	81.5%
Median Age	34.6	36.9	38.0	39.2

Source: ESRI. Percentages may not add up exactly to 100% because of rounding.

D. A determination of the present and prospective need for affordable housing in the community.

Housing Gap Assessment Methodology

The housing gap assessments for the jurisdiction are shown separately for owner-households and renter-households. These illustrate the number of households, by income bracket, and the number of units affordable to households in each income bracket. A shortage of affordable homes is defined when and if the number of households in any given income bracket exceeds the number of homes affordable to them. For example, within Figures D-1 and D-2 if the Number of Occupied Households is greater than the Number of Units Affordable, then there is a gap within that income bracket because those households are living in a unit that is considered affordable for a higher income bracket.

Number of Households, by Income Bracket: Estimates of the number of owner households and renter-households split by income bracket are obtained from the variable B25118 “Tenure by Household Income in the Past 12 Months.” The associated set of income brackets include: <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to \$49,999, \$50,000 to \$74,999, \$75,000 to \$99,999, and \$100,000 to \$149,999. Where possible, this information is presented using estimated percentage AMI brackets as well. It is important to note that there is not a direct match between ACS income brackets and percent AMI brackets. To bypass this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates to an annual income of \$22,000, unit counts associated with the income bracket <\$19,999 are fully counted, while units associated with the income bracket [\$20,000 to \$24,999] are only partially counted. In this case, we would attribute $(22,000 - 20,000) / (24,999 - 20,000) = 40$ percent of the unit counts falling within the [\$20,000 to \$24,999].

Affordable Housing Unit Shortage Estimate Methodology

Number of Units Affordable for Renters: For renter-occupied housing, housing gaps are based on estimates of the number of renter-occupied units split by rental pricing brackets obtained from the variable ACS B25063 “Gross Rent.” Gross rent represents the contract rent plus the estimated average monthly cost of utilities if the renter pays these costs. The ACS provides breakdowns of the number of renter households with gross rent in a full suite of rental pricing brackets.

Estimates of the number of units affordable to households in each income bracket are based on combining the counts of rental units affordable to households within each income bracket. A housing unit is considered affordable to a household in a given income bracket if the monthly rent associated with it does not exceed 30 percent of the household’s gross monthly income.

For renters, the 30-percent threshold is based on the upper bound of the income bracket each household belongs to. As such, housing gaps are estimated conservatively. These calculations take into account that units affordable to

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households in any given income bracket include units that are affordable to households in each of the lower income brackets. This is important to highlight because not every household may choose to spend 30 percent of their gross monthly income on monthly rent. Because of this, those in higher income brackets have more choices than those in lower income brackets. For each income bracket, we estimated the set of affordable homes to be “available” as the sum of (a) the set of homes affordable to households within a given income bracket plus (b) the set of surplus homes affordable to households at lower income levels if surplus exists. The number of units affordable for renters reported reflects this adjustment.

Number of Units Affordable to Owners: For owner-occupied housing units, gaps are based on estimates of the market value of owner-occupied residential housing as described above and based on an analysis of the Clark County Assessor’s Real Property Data. In contrast to the ACS, these data provide unit-level information. Given the data, a unit is deemed affordable to households within a given income bracket if the associated monthly mortgage payment required to purchase the unit does not exceed 30 percent of households’ monthly income.⁶ Similar to the analysis of renter-occupied units, the 30 percent threshold is applied to the upper bound of the income bracket each household belongs to. For the purposes of this analysis, the implicit monthly mortgage payment for each home in the Assessor’s Data assumes that households finance housing with a five percent down payment and a 6.9 percent contract interest rate using a fully amortizing 30-year fixed-rate mortgage.

Similar to the case for renters, the number of units affordable for owners reported reflects the availability adjustment described above. Those in higher income brackets are able to choose to attract supply from the units affordable to lower income brackets if they choose. Units that are affordable for lower tiers are, by definition, affordable for higher income tiers. In this respect, lower income tiers are choice-constrained, and those in higher tiers are less choice-constrained. While households in higher income brackets can afford more expensive units, nothing forces them to live in more expensive units.

As noted, a home is deemed affordable to a household at a given income bracket if the monthly housing costs associated with the home do not exceed 30 percent of the household’s gross monthly income. A shortage of affordable housing units is present when and if the number of households exceeds the number of homes that are affordable and available. The overall affordable housing unit shortage for renter-occupied and owner-households in the jurisdiction is computed by aggregating shortages across all income brackets.

This analysis is focused on how many households are within income ranges and how many existing total housing units are potentially affordable to those ranges. The results presented are based on the total stock of housing within the jurisdiction. It does not consider how many houses are currently available and listed for sale or what the

⁶ As stated previously, 30% is used as the affordability threshold in order to stay consistent with the National Low Income Housing Coalition’s Housing Gap Report as well as the Nevada Housing Division’s housing needs assessment.

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total number of prospective homebuyers is. Shortages are defined when the estimated number of households exceeds the number of total existing units affordable to households in the respective income bracket. The housing shortage results are limited to housing that is affordable rather than housing that is affordable and available.⁷

Housing Gap and Shortage Analysis Results

Table D-1 and Figure D-1 provide the results of the Housing Gap Analysis for owner-occupied housing units.

Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to \$49,999, and \$50,000 to \$74,999 income ranges. In total across these income ranges, there is a 71,133-unit shortage of affordable owner-occupied housing units in Clark County. Table D-2 presents the same data grouped using percent AMI.

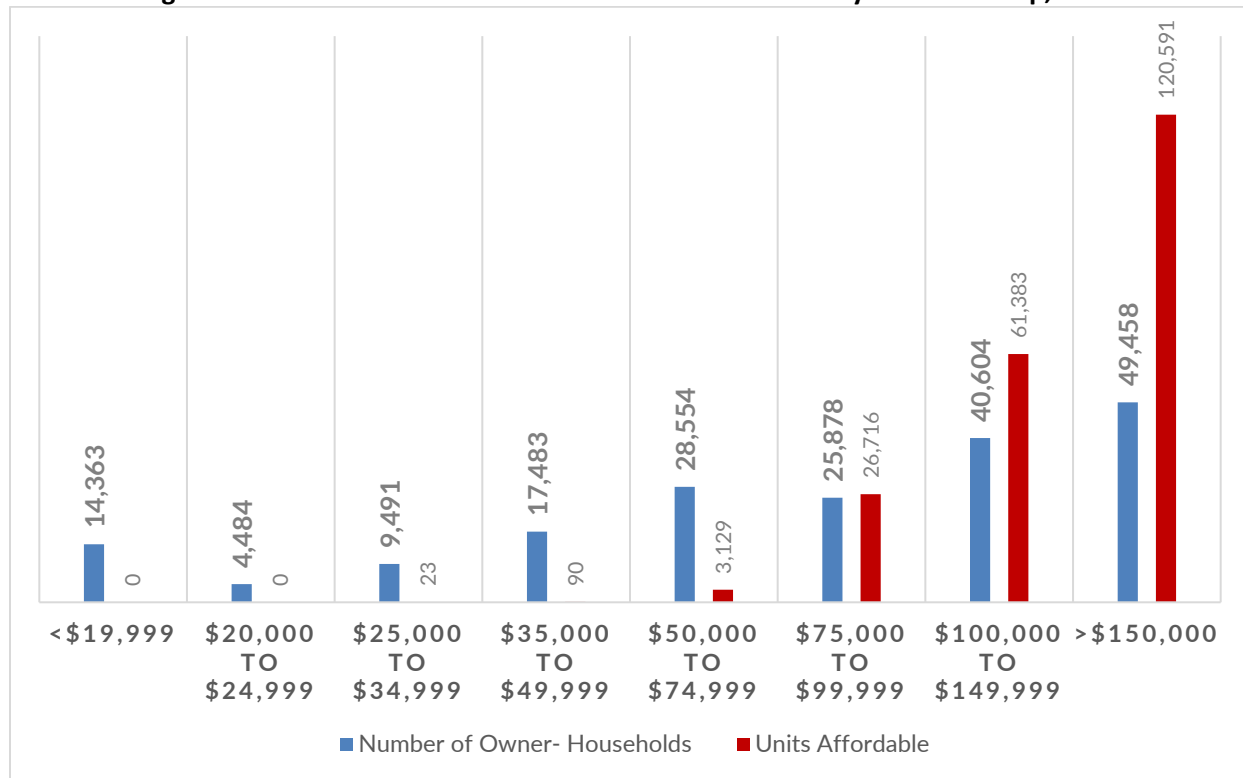
Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2025

Income	Number of Owner- Households	Units Affordable	Shortage
<\$19,999	14,363	0	14,363
\$20,000 to \$24,999	4,484	0	4,484
\$25,000 to \$34,999	9,491	23	9,468
\$35,000 to \$49,999	17,483	90	17,393
\$50,000 to \$74,999	28,554	3,129	25,425
\$75,000 to \$99,999	25,878	26,716	0
\$100,000 to \$149,999	40,604	61,383	0
>\$150,000	49,458	120,591	0
Affordable Housing Unit Shortage			71,133

Source: ACS 2024 5-year, RCG, Clark County Assessor

⁷ Due to data limitations, specifically within the Integrated Public Use Microdata Series ("IPUMS"), we are unable to estimate the number of households both affordable and available. This level of data is only estimated at the MSA level not at the jurisdictional level.

Figure D-1: Homeowner Households vs. Units Affordable by Income Group, 2025



Source: ACS 2024 5-year, RCG, Clark County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2025

Income	Number of Owner-Households	Units Affordable	Shortage
30% AMI (\$28,470/yr)	22,141	8	22,133
50% AMI (\$47,450/yr)	20,709	90	20,619
60% AMI (\$56,940/yr)	10,898	884	10,014
80% AMI (\$75,920/yr)	21,579	3,213	18,367
100% AMI (\$94,900/yr)	19,647	20,284	0
120% AMI (\$113,880/yr)	16,550	22,489	0
120+ AMI	78,790	164,934	0
Affordable Housing Unit Shortage			71,133

Source: ACS 2024 5-year, RCG, Clark County Assessor

Table D-3 and Figure D-2 provide the results of the Housing Gap Analysis for Renter-Occupied Housing Units. Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, and \$25,000 to \$34,999 income ranges. In total across these income ranges, there is a 47,795 -unit shortage of affordable renter-occupied housing units in Clark County. Table D-4 presents the same data grouped using the percent AMI for the jurisdiction.

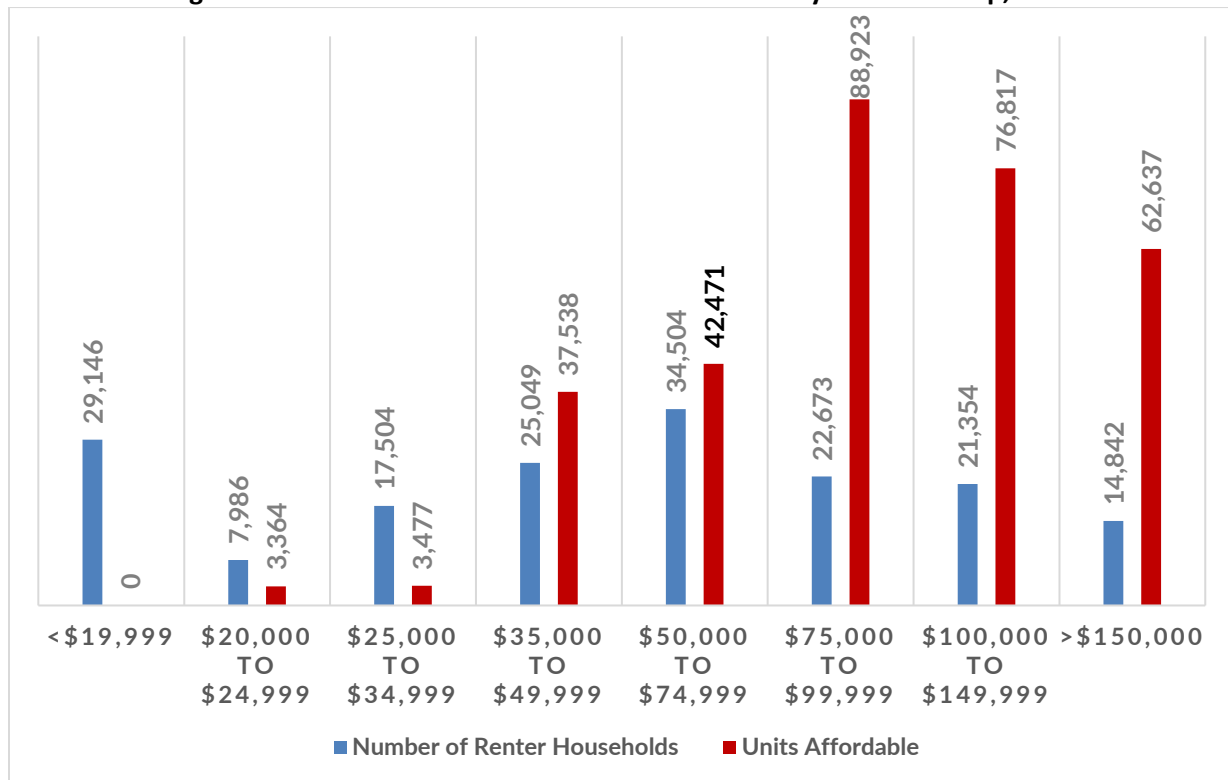
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Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2025

Income	Number of Renter Households	Units Affordable	Shortage
<\$19,999	29,146	0	29,146
\$20,000 to \$24,999	7,986	3,364	4,622
\$25,000 to \$34,999	17,504	3,477	14,027
\$35,000 to \$49,999	25,049	37,538	0
\$50,000 to \$74,999	34,504	42,471	0
\$75,000 to \$99,999	22,673	88,923	0
\$100,000 to \$149,999	21,354	76,817	0
>\$150,000	14,842	62,637	0
Affordable Housing Unit Shortage			47,795

Source: ACS 2024 5-year, RCG, Clark County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2025



Source: ACS 2024 5-year, RCG, Clark County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2025

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI (\$28,470/yr)	43,206	4,571	38,636
50% AMI (\$47,450/yr)	32,222	23,062	9,159
60% AMI (\$56,940/yr)	13,836	18,170	0
80% AMI (\$75,920/yr)	25,760	33,953	0
100% AMI (\$94,900/yr)	17,214	67,513	0
120% AMI (\$113,880/yr)	10,553	39,462	0
120+ AMI	30,268	118,129	0
Affordable Housing Unit Shortage			47,795

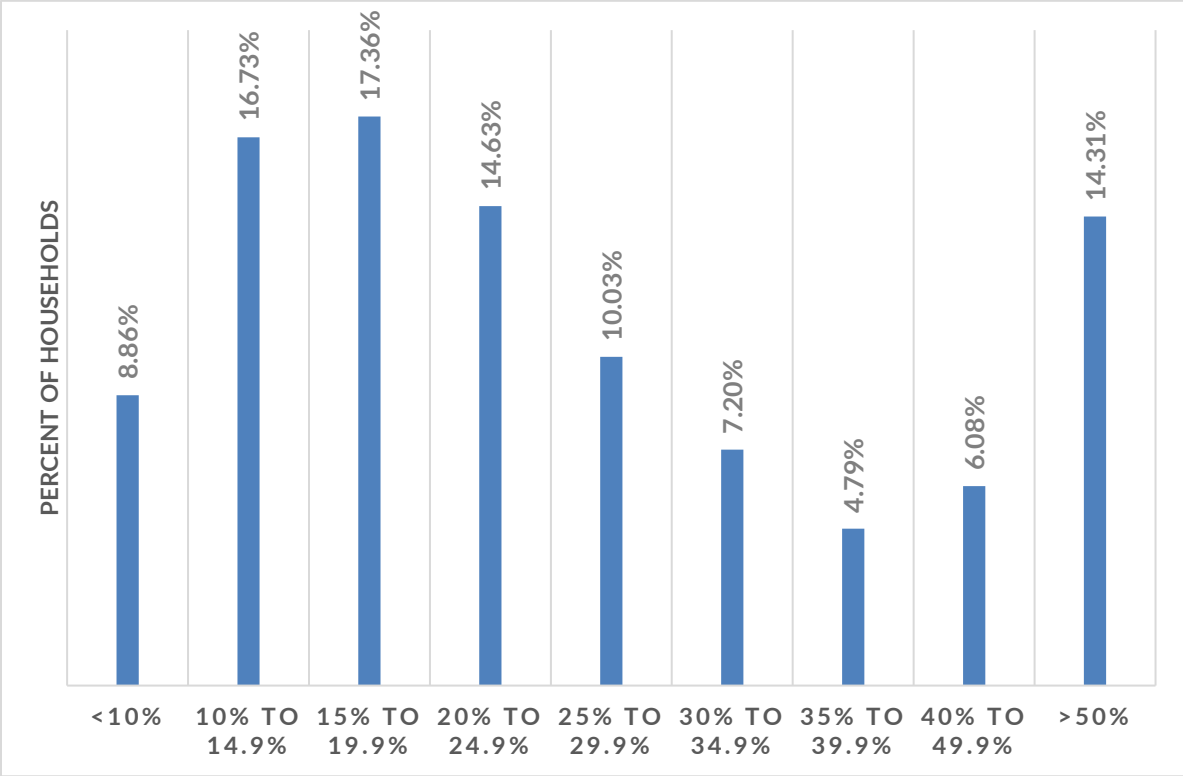
Source: ACS 2024 5-year, RCG, Clark County Assessor

Housing Cost Burden Assessment Results

The housing cost burden assessments are shown separately for owner-households and renter-households. Each figure illustrates the percentage of households broken down by the percentage of their gross household income being utilized to cover housing costs. For renter-households, cost burden assessments are based on the variable B25070 "Gross Rent as a Percentage of Household Income in the Past 12 Months." For owner-households, cost burden assessments are based on the variable B25091 "Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months."

Figure D-3 and Table D-5 provide a breakdown of the percentage of Owner-households by Housing Costs as a percentage of that household's income. 8.86 percent of Households have a <10 percent Housing Cost Burden. In total, 32.38 percent are considered Cost Burdened (>30 percent), and 25 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 14.31 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-3: Homeowner Housing Costs as a Percentage of Income, 2025



Source: ACS 2024 5-year, RCG

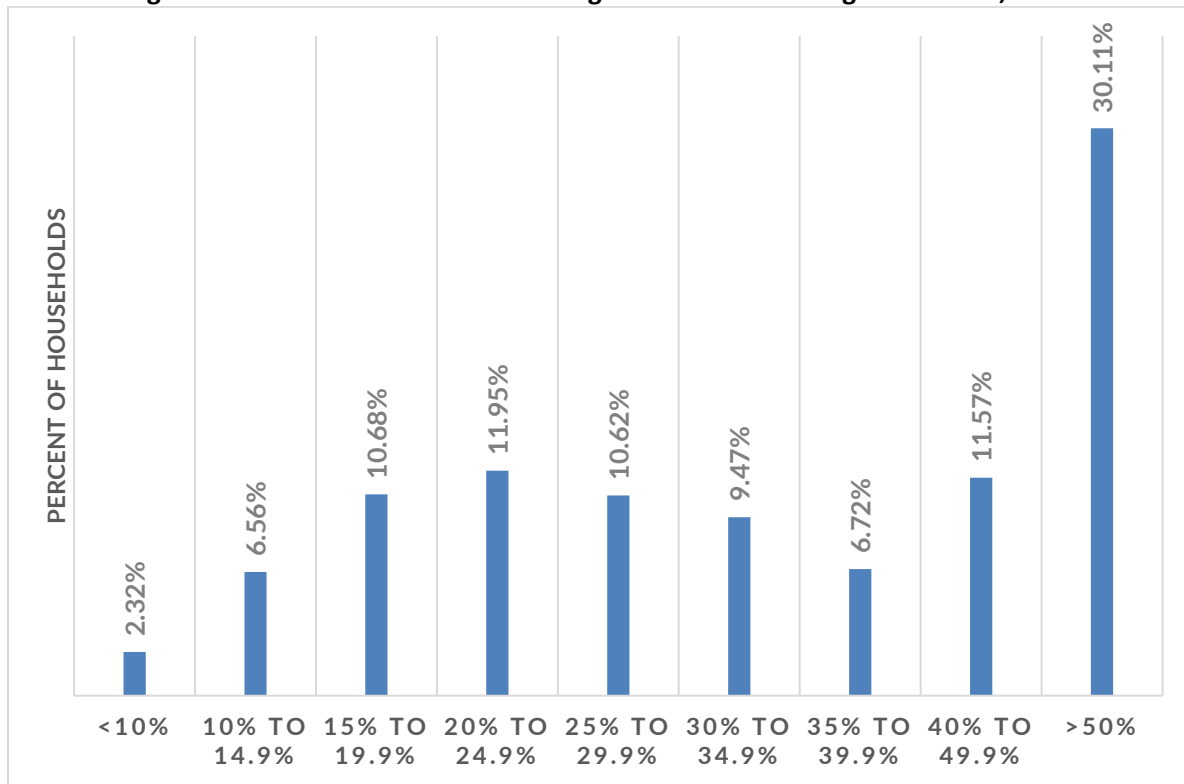
Table D-5: Housing Cost Burden for Homeowner Households, 2025

Housing Cost / Household Income	Percent of Owner-households
<10%	8.86%
10% to 14.9%	16.73%
15% to 19.9%	17.36%
20% to 24.9%	14.63%
25% to 29.9%	10.03%
30% to 34.9%	7.20%
35% to 39.9%	4.79%
40% to 49.9%	6.08%
>50%	14.31%

Source: ACS 2024 5-year, RCG

Figure D-4 and Table D-6 provide a breakdown of the percentage of Renter-households by Housing Costs as a percentage of that household’s income. 2.32 percent of Renter-households have a <10 percent Housing Cost Burden. In total, 57.86 percent are considered Cost Burdened (>30 percent), and 48.4 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 30 percent of renter-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2025



Source: ACS 2024 5-year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2025

Housing Cost / Household Income	Percent of Renter-households
<10%	2.32%
10% to 14.9%	6.56%
15% to 19.9%	10.68%
20% to 24.9%	11.95%
25% to 29.9%	10.62%
30% to 34.9%	9.47%
35% to 39.9%	6.72%
40% to 49.9%	11.57%
>50%	30.11%

Source: ACS 2024 5-year, RCG. Percentages may not add up exactly to 100% because of rounding.

Naturally Occurring Affordable Housing (“NOAH”)

Not all affordable housing available to lower income groups is subsidized. Residential properties that are affordable to households in an income group but are not subsidized by any direct program are defined as naturally occurring affordable housing (“NOAH”).

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To determine the stock of NOAH within Clark County, we employed the above methodology used to estimate affordable housing unit shortages with the exception that housing, and household counts are based on income thresholds expressed as a percentage of area median income (“AMI”) for the jurisdiction. Estimates of the number of renter-occupied and owner-households (as well as the number of units affordable to them) are shown below at 30 percent, 50 percent, 60 percent, and 80 percent of AMI.

The stock of units for the jurisdiction in these estimates includes market-rate units as well as subsidized affordable housing units. For each income level, the number of NOAH units is determined by subtracting the number of subsidized units located within the jurisdiction from the total number of units deemed affordable to households at each income level.

One caveat is the thresholds associated with 30 percent, 50 percent, 60 percent, and 80 percent of AMI do not coincide with the lower- or upper-income brackets available from the ACS. To circumvent this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates to an annual income of \$22,000, unit counts associated with the income bracket <\$19,999 are fully counted, while units associated with the income bracket [\$20,000 to \$24,999] are only partially counted. In this case, we would attribute $(22,000 - 20,000) / (24,999 - 20,000) = 40$ percent of the unit counts falling within the [\$20,000 to \$24,999]. The results of this analysis are found in Table D-7 below. In the 50 percent of AMI range, 74.5 percent of the housing units that are affordable to that income group are NOAH, non-subsidized units. Similarly, for the 60 percent of AMI income range, 82.75 percent of the affordable units are NOAH and 89.25 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory, 2025

Percent AMI	# Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI (\$28,470/yr)	4,571	0	0.00%
50% AMI (\$47,450/yr)	38,000	28,311	74.50%
60% AMI (\$56,940/yr)	56,169	46,480	82.75%
80% AMI (\$75,920/yr)	90,122	80,433	89.25%

Source: ACS 2024 5-year, RCG. Percentages may not add up exactly to 100% because of rounding.

E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.

Clark County has proactively identified impediments to the development of affordable housing and has developed policies to mitigate these impediments.

Impediments

1. Affordable Housing Economics:

- The rents for developing or rehabilitating multifamily affordable housing (specifically for families at 60% AMI and below) do not generate sufficient income to pay the cost of construction debt to cashflow the projects.
- Development fees increase the overall cost of affordable housing developments as do the payment of various fees related to zoning, building permits, and utility connections.
- Market rate developers are seldom interested in affordable housing development, even when reasonable profit margins are ensured. This is not only true for rental housing, where the greatest need is for affordable units to serve households at 50% AMI and below, but it is also true for access to homeownership for households at 100% AMI and below. Additionally, the prices for building homes for families at 80% AMI and below do not generate sufficient income to pay the construction debt needed to cashflow the projects, needing additional incentives/funding to make them pencil.
- Access to homeownership is out of reach for nearly half of the households in Southern Nevada. In 2025, there were very few homes available at prices affordable to families at 100% AMI and below.

2. Land Use Entitlement and Permitting Costs and Processing Timeframes:

- Though development projects may face potentially lengthy land use entitlement and construction permitting processes, which can delay project timelines and increase costs, Clark County has created an expedited permitting process for affordable housing developments and also encourages developers to submit applications and responses to department comments that are timely and complete.

Mitigation Policies

1. Affordable Housing Economics – Subsidies, Incentives, and Land:

- In 2022, Clark County created the Community Housing Fund (CHF), a funding source dedicated to supporting the development of affordable and attainable housing in Clark County. The fund was initially seeded with \$160 million, and since then has been augmented with an additional \$120

million. In 2022, the County also created the Community Housing Office (CHO), a new unit in the County dedicated to addressing the affordable housing crisis in Southern Nevada. The CHO has created new programs to incentivize and subsidize the development of affordable housing.

- i. The County created a housing trust fund, using CHF funds, to provide gap financing to affordable housing developments. Since 2022, approximately \$270 million in CHF funds have been awarded to 47 projects to support the construction or rehab of 5,673 rental units for households between 30% and 80% of AMI. These awards have been made to support projects in all jurisdictions including the Cities of Las Vegas, North Las Vegas, and Henderson. In early 2026 the County awarded \$20M in CHF funding to support the creation of additional units serving households at 50% AMI and below; and to date has incentivized the development of over 700 new units at 30% AMI. .
 - ii. The County has created the Welcome Home Community Land Trust (CLT), which will provide homeownership opportunities for households at or below 100% AMI (240 homes are currently in the pipeline).
 - iii. Finally, since 2023, the County has committed four County-owned parcels, at no cost to developers, to produce both multifamily and single-family affordable housing, totaling over 400 new units. The County will also continue to work with the Bureau of Land Management (BLM) to purchase parcels for \$100/acre for affordable housing. In 2024, the County was awarded a BLM parcel for the development of 210 affordable homes; in 2025 the County submitted an application to the BLM for a parcel that can support approximately 300 new affordable rental units. In 2026 the County will work on one or more BLM nominations for affordable housing.
- The Clark County Commission has implemented policies to reduce development fees and expedite processing for affordable housing projects. Specifically, projects targeting 60% of AMI and below can receive a 75% reduction in development fees, while those targeting 61-80% of AMI can receive a 50% reduction. These fee reductions and expedited process are aimed at lowering the overall cost of affordable housing projects and incentivizing private sector development.
2. Development Fee Reductions and Waivers:
- The Clark County Commission has implemented policies to reduce development fees and expedite processing for affordable housing projects. Specifically, projects targeting 60% of AMI and below can receive a 75% reduction in development fees, while those targeting 61-80% of AMI can receive a 50% reduction. These fee reductions and expedited process are aimed at lowering the overall cost of affordable housing projects and incentivizing private sector development.

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- In 2023, the Clark County Commission approved an update of the County's Unified Development Code, Title 30, which became effective January 1, 2024. The update included a density bonus and parking reduction for affordable housing. These policies can assist project economics by allowing a higher density in exchange for affordable units, enabling developers to build additional units and maximize the footprint of a site.

Figure E-5: Exhibit A From Resolution of Clark County of Clark to Reduce Development Fees to Incentivize the Development of Affordable Housing

EXHIBIT "A"

Clark County Code Chapter/Section	61%-80% of AMI Very Low Income-Low Income	60% AMI and Below Very Low Income-Extremely Low Income
Section 13.04.070 (106.6)	50% Reduction in Adopted Fees	75% Reduction in Adopted Fees
Section 22.02.075		
Section 22.02.280		
Section 22.02.285		
Section 22.02.340		
Section 22.02.345		
Section 22.02.390		
Section 22.02.395		
Section 22.02.400		
Section 22.02.405		
Section 22.02.410		
Section 22.02.415		
Section 22.02.433		
Table 30.80-3		
Table 30.80-5		

Clark County Water Reclamation Wastewater Connection Fee			
Effective Date	Rate per ERU	61%-80% of AMI Very Low Income- Low Income	60% AMI and Below Very Low Income- Extremely Low Income
January 1, 2021	\$2,422 per ERU	50% Reduction in Adopted Fees	75% Reduction in Adopted Fees
July 1, 2021	\$2,876 per ERU		
Note: These fees shall be adjusted from time-to-time by updates to the Clark County Water Reclamation District Services Rules adopted by the Board.			

Source: Clark County Resolution No. 3-16-21-4

F. An analysis of the characteristics of the land that is suitable for residential development.

Vacant Developable Land Inventory Data and Methodology

In this section we describe the vacant developable land inventory data and methodology that is applied to the broadest universe of tax lots spanning Clark County, NV as a whole. After implementing the methodology, the resultant set of vacant parcels and vacant acres situated within the bounds of Clark County are provided in Table F-1 and Figures F-1 and F-2.

Each year, the Clark County Assessor's Office releases an official version of parcel geography along with parcel attributes, including state land use codes. A corresponding geo-spatial copy of this data, called the GILIS database, is maintained by the Clark County Comprehensive Planning Department, which contains verified assessor parcel information as well as additional information used for planning purposes.

The GILIS parcel geographic database links to parcel-level data provided and maintained by the Clark County Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2025 GILIS database available, but as described in more depth below, the data is updated to reflect construction activity as of April 2026. Several adjustments and filters are required to provide accurate and representative estimates of vacant developable land. Each step and filter used are described below.

Parcel Slope: A parcel's average slope, expressed as a percentage. This variable is calculated by analyzing spatial raster data from the U.S. Geological Survey's LANDFIRE Earth Resources Observation and Science Center ("EROS"), which provides the average land slope for all equidistant gridded rectangular cells in Nevada, expressed as a percentage. Each parcel is loaded into ArcGIS, and we then identify all of the gridded cells that intersect it. We then compute the average value of each overlapping cell to determine the average slope of each parcel. Slopes greater than 12 percent were eliminated from the analysis due to their impracticality for residential property development.

Nearest Distance to Major Street: The nearest distance between a parcel's lot boundary and a major street in feet. In order to calculate this variable, we first used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the nearest street. We obtained spatial data describing the centerlines of each major street in Clark County from the Clark County Comprehensive Planning Department. High volumes of motor vehicle traffic, major intersection signalization, and a multimodal street environment are characteristics of major streets. In general, major streets have two official motor vehicle traffic lanes at minimum⁸. Major streets in Southern

⁸ We use the major street GIS shapefile provided by the Comprehensive Planning (and also accessible online) <https://clarkcountygis-cgismo.hub.arcgis.com/datasets/ccgismo::transportation/explore?layer=0&location=36.156142%2C-115.160991%2C10.59>. Major streets generally appear to have two official lanes in each direction but at times (and less commonly) also have two official lanes with one lane in each direction, such as Kyle Canyon Road.

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Nevada's urban core typically form a rectangular grid of roads spaced one mile apart, though there are obviously exceptions. Consequently, developed parcels usually are not located on land farther than ½ mile from a main thoroughfare.

Nearest Distance to Freeway: The nearest distance between a parcel's lot boundary and a freeway in feet. In order to calculate this variable, we used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the closest freeway. We obtained spatial data describing the centerlines of each freeway in Clark County from the Clark County Comprehensive Planning Department.

Disposal Boundary: Each parcel was flagged as belonging or not belonging to the BLM Disposal Boundary (“DB”) obtained from the Clark County Comprehensive Planning Department. Federally-owned lands beyond the disposal boundary are excluded from the analysis, as these lands are not subject to sale through the SNPLMA and are unlikely to be released for development by the federal government without legislative changes.

Zoning: Spatial zoning maps were obtained through Clark County’s GIS Data Repository. Each parcel was zoned by contrasting the centroid of each parcel with where each centroid resides relative to the jurisdiction’s zoning map. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction’s zoning code. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction’s zoning code for the purposes of evaluating the stock of land potentially developable to accommodate housing.

Municipal-Owned Property: Part of the overarching goal of the vacant land inventory is to illustrate the breakdown of developable land by zoning class (residential vs. commercial) and by ownership (private vs. public). We also categorize publicly owned land by identifying land owned by the State or by local jurisdictions / municipalities. To do this, we linked the Clark County Assessor’s secured tax roll data file with the GILIS parcel database using each parcels APN which contains information regarding the owner of each parcel. Given the broadest universe of parcels spanning Clark County, NV as a whole, parcels were flagged as municipally owned parcels if the owner’s name met any of the criteria listed below:

- CITY OF BOULDER CITY
- CITY OF HENDERSON
- CITY OF LAS VEGAS
- CITY OF NORTH LAS VEGAS
- CITY OF LAS VEGAS GOVERNMENT MUN
- CITY OF BOULDER CITY ET AL.
- CITY OF HENDERSON FIRE STATION
- CITY OF HENDERSON FLOOD CONTROL

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- CITY OF LAS VEGAS FIRE DEPT
- CITY OF LAS VEGAS GOVERNMENT MUN
- COUNTY OF CLARK
- COUNTY OF CLARK (PUBLIC WORKS)
- COUNTY OF CLARK (FLOOD CONTROL)
- CLARK COUNTY DESERT CONSERVATION PROGRAM
- CLARK COUNTY
- COUNTY OF CLARK (PK & COMM SERV)
- COUNTY OF CLARK (LIBRARY)
- COUNTY OF CLARK (ADMINISTRATIVE)
- LAS VEGAS CLARK-COUNTY LIBRARY DISTRICT
- CLARK COUNTY SCHOOL DISTRICT
- COUNTY OF CLARK (FLOOD CONTROL)
- CLARK COUNTY WATER RECLAMATION
- COUNTY OF CLARK (PK COMM SERV)
- COUNTY OF CLARK (PK_COMM SERV)
- COUNTY OF CLARK (AVIATION)
- COUNTY OF CLARK (PARKS)
- COUNTY OF CLARK (RTC)
- COUNTY OF CLARK (ADMIN SERVICES)
- COUNTY OF CLARK (FIRE DEPT)
- SCHOOL BOARD OF TRUSTEES
- SOUTHERN NEVADA WATER AUTHORITY
- STATE OF NEVADA
- CITY OF MESQUITE
- STATE OF NEVADA DIV OF LANDS
- STATE OF NEVADA TRANSPORTATION
- UNIVERSITY BOARD OF REGENTS
- LAS VEGAS VALLEY WATER DISTRICT
- CITY OF NORTH LAS VEGAS (PUBLIC WORKS)
- CITY OF NORTH LAS VEGAS DEPT OF PUBLIC WORKS
- CITY OF NORTH LAS VEGAS REDEV

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Federally Owned Property: Federal land ownership status was determined using spatial data describing federally owned land provided by the Bureau of Land Management's Geospatial Business Platform. Parcels identified as belonging to an area under the ownership of the Bureau of Indian Affairs, Bureau of Reclamation, Department of Defense, Department of Energy, Fish and Wildlife Service, Forest Service, or National Park Service were dropped from consideration, while parcels under the purview of the Bureau of Land Management (within the DB) were retained.

Parcel Acreage: Represents the size of a parcel's lot in acres. This variable was obtained directly from the GILIS parcel database. Acknowledging that the size of a parcel may impose a physical constraint on development, residential parcels smaller than three thousand feet and commercial parcels smaller than a half-acre were filtered in the analysis.

Proximity to Developed Site: Represents the nearest distance in feet each parcel is to the nearest developed parcel. This variable was computed by segmenting GILIS parcels into the set of developed and undeveloped parcels and computing the distance from a vacant parcel's lot boundary to the boundary of the nearest developed parcel. This serves as a proxy for the infrastructure requirements needed to develop the parcel. This offers a conservative assumption that sufficient infrastructure may be in place at the nearest developed parcel and can be used for the development of the vacant parcels. Proximity to nearby development is a proxy. In some cases, there may exist vacant parcels *not proximate* to a developed site that do have adequate infrastructure, and in other cases, there may exist vacant parcels that *are proximate* to a developed site that do not have adequate infrastructure. Given this, in the results below we show the reader how estimates of vacant acreage change *with* and *without* the imposition of this proxy to provide a reasonable lower-bound / upper-bound range.

Vacant Land Status: A parcel is classified as vacant if (a) the construction year associated with each parcel is zero or missing and (b) the parcel maintains a vacant state land use code.

Additional Processing and Land Use Classifications

Additional steps were warranted to credibly identify the set of developable vacant parcels. In addition to the filters described above, parcels that were identified as belonging to Coyote Springs were removed from consideration given uncertainty over the establishment of water rights. Additionally, 6,000 acres of lands identified as belonging to the "Ivanpah Supplemental Airport Site" were expressly set aside for construction and management of a supplemental airport and were excluded. Parcels located more than 10 miles from a freeway or more than five miles from a major street were excluded. Parcels were compared against recent satellite imagery to manually correct for development statuses along with the removal of parcels coinciding with flood detention basins. The spatial extent of Unincorporated Clark County's jurisdictional boundary was applied to summarize the inventory of vacant parcels in the results section below.

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The analysis of available vacant lands is presented below across six scenarios. These scenarios are based on different sets of filters based on the above criteria. This is important to provide because it highlights what exists within the region (least restrictive filters) and what exists that has the highest chance of being developed the soonest (most restrictive filters).

The least restrictive scenario is Scenario-1. Here, any vacant parcel (regardless of ownership) is included in the analysis so long as the parcel is less than 10 miles from a freeway and 5 miles from a major street. Scenario-1 parcels include municipally owned land as well as federal land within the DB. In Scenario-2, we restricted parcels by eliminating parcels more than 5 miles from a freeway or 2.5 miles from a major street. Scenario-3 is similar to Scenario-2, but it focuses on parcels with more shallow slopes less than seven percent. In this scenario, proximity to a major street is also restricted to parcels within .75 miles. Scenario-4 replicates the findings in Scenario-3 but excludes federally owned lands within the DB. Scenario-5 replicates Scenario-4 but excludes municipally owned lands. Lastly, Scenario-6 adds the restriction that vacant parcels must be located within .25 miles of developed infrastructure. Scenario-6 provides the most likely development-ready inventory of parcels given current zoning, ownership, and proximity to development. In each scenario the relevant changes from the previous set of filters are **underlined and in bold**.

Scenario-1 (Least restrictive set of filters)

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal-Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway <10 miles
- Distance to Major Street < 5 miles

Scenario-2

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal-Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway **<5 miles**
- Distance to Major Street **< 2.5 miles**

Scenario-3

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal-Owned Land
- Average Parcel Slope **<7 percent**
- Distance to Freeway <5 miles

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- Distance to Major Street < 0.75 miles

Scenario-4

- Land Status: Vacant
- Ownership: Private or Municipal Owned Land
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-5

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-6 (Most restrictive set of filters)

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles
- Distance to Nearest Developed Parcel < 0.25 mile

Table F-1 below provides the Vacant Land Inventory for Clark County. Under the least restrictive set of filters, Scenario-1, there are 1,286 vacant Commercial parcels comprising 6,882 acres. Additionally, there are 6,408 residential parcels comprising 41,436 acres. Under the most restrictive set of filters, Scenario-6, there are 1,125 vacant Commercial parcels comprising 4,567 acres and 4,454 residential parcels comprising 6,986 acres. These vacant parcels and acreage are privately owned, have an average slope of <7 percent, are <5 miles from a freeway, <0.75 miles from a major street, and are <0.25 miles from the nearest developed parcel. Overall, this analysis provides a range of estimates of 48,318 total vacant acres to 11,553 total vacant acres. Additionally, as noted above, the status of a parcel having an average slope *above* 12 percent does not prohibit real estate development. However, at the minimum, parcels with steep slopes impose increased physical challenges to development that translate into higher land development costs and, at the maximum, may exclude the ability to develop. With the policy-oriented goal of identifying land most readily available to address immediate- and short-term housing needs (including immediate needs for the development of affordable housing), the results of the inventory provided herein present the reader with a range of acreage estimates for land more readily prepared to accommodate housing.

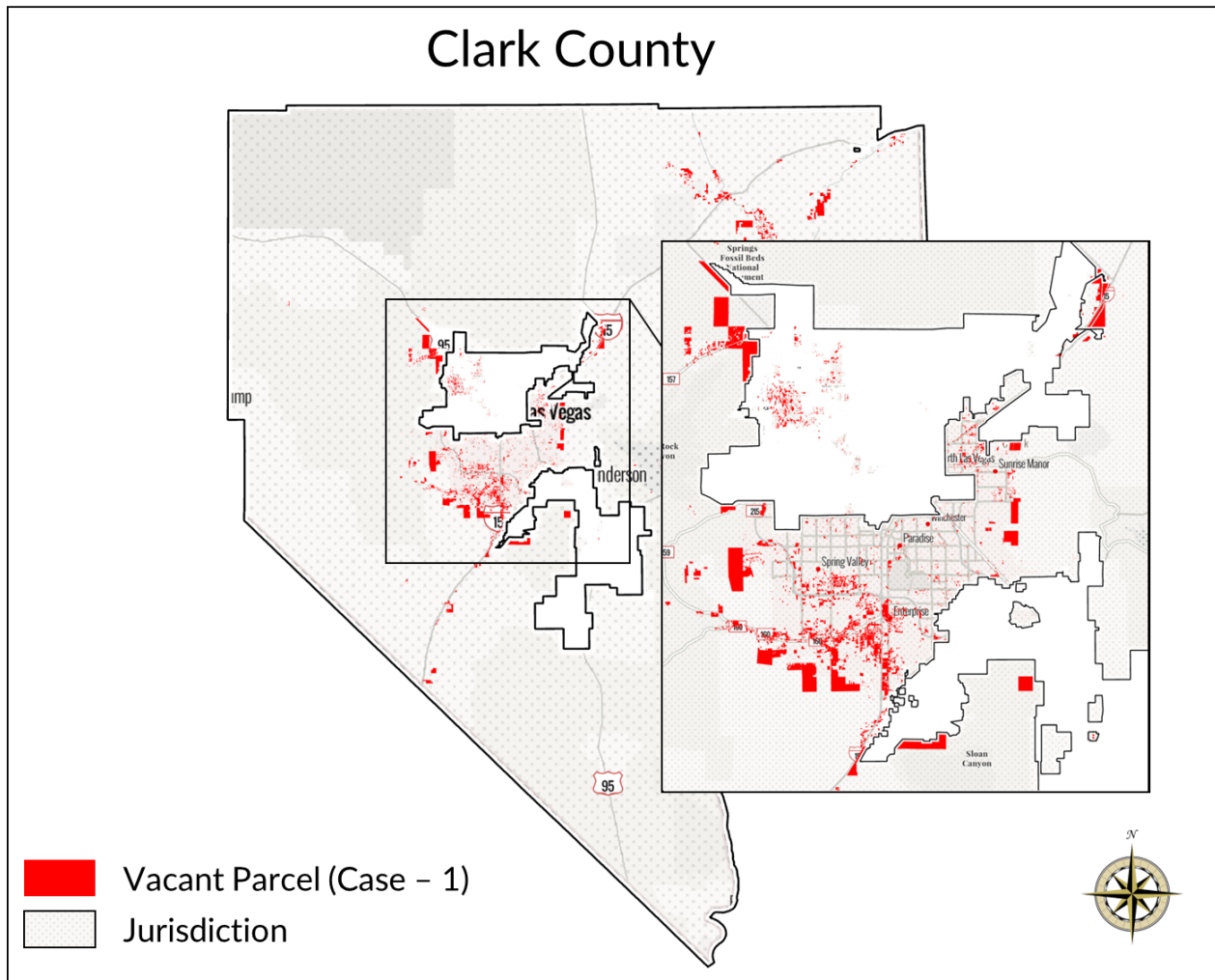
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Table F-1: Vacant Land Inventory for Unincorporated Clark County, 2025

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
	Vacant Parcels	1,286	1,248	1,223	1,200	1,134	1,125
	Vacant Acres	6,882	6,642	5,593	5,137	4,816	4,567
Residential							
	Vacant Parcels	6,408	5,403	4,973	4,788	4,470	4,454
	Vacant Acres	41,436	27,245	17,156	9,040	7,084	6,986
Total Parcels		7,694	6,651	6,196	5,988	5,604	5,579
Total Acres		48,318	33,887	22,749	14,177	11,900	11,553
Category	Parcel Filter Description	Filtering Criteria by Scenario					
Topography	Average Slope of Parcel	<12%	<12%	<7%	<7%	<7%	<7%
Access	Nearest Distance to Freeway	<10 miles	<5 miles	<5 miles	<5 miles	<5 miles	<5 miles
Access	Nearest Distance to Major Street	<5 miles	<2.5 miles	<3/4 mile	<3/4 mile	<3/4 mile	<3/4 mile
Ownership	Includes Federally Owned Parcels within the BLM Disposal Boundary	Yes	Yes	Yes	No	No	No
Ownership	Includes Municipally Owned Parcels	Yes	Yes	Yes	Yes	No	No
Infrastructure Proxy	Nearest Distance to Developed Parcel	No Restriction	No Restriction	No Restriction	No Restriction	No Restriction	<1/4 mile

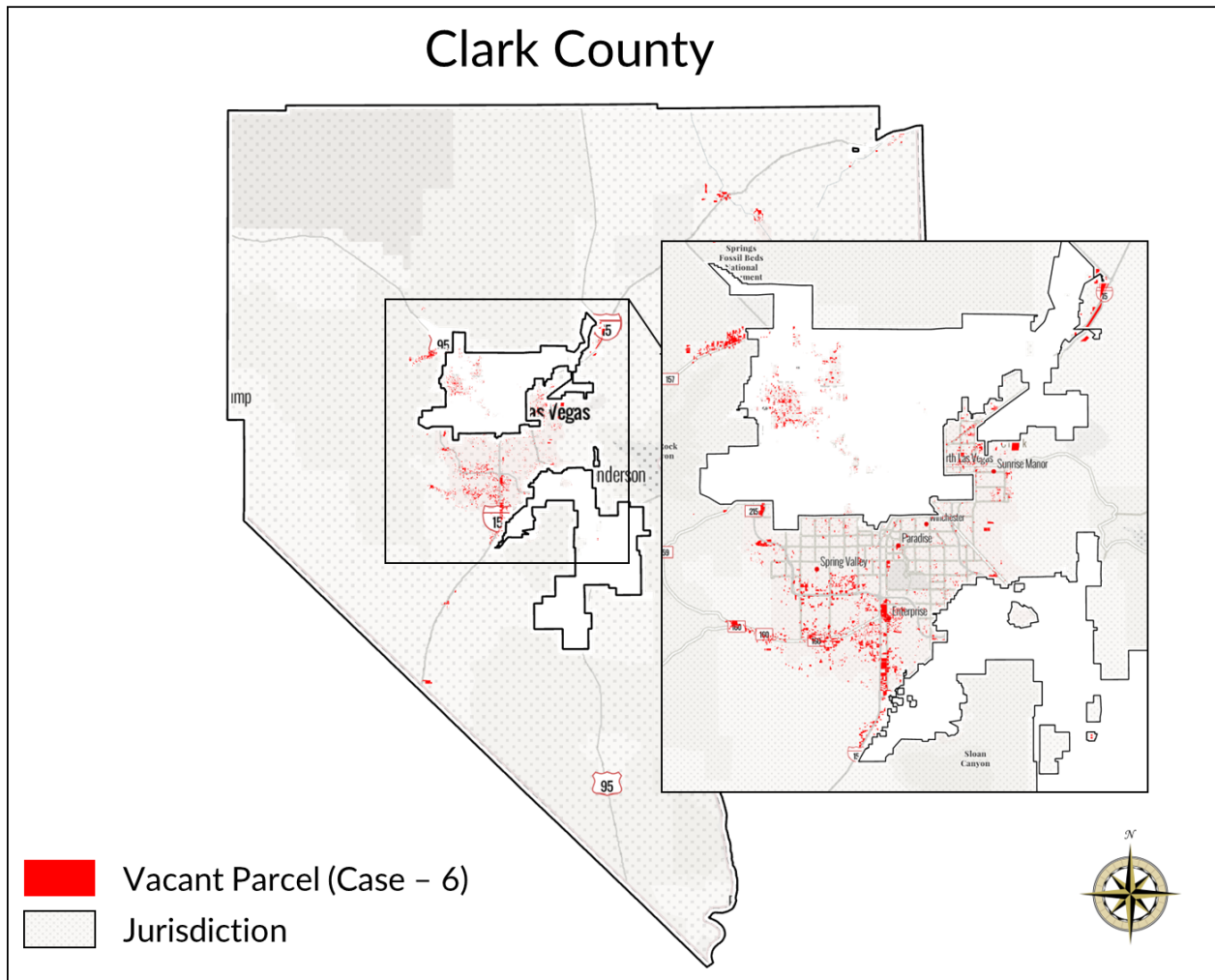
Source: RCG, Clark County Assessor.

Figure F-1: Vacant Land Inventory for Unincorporated Clark County, 2025, Case 1: Least Restrictive



Source: RCG, Clark County Assessor

Figure F-2: Vacant Land Inventory for Unincorporated Clark County, 2025, Case 6: Most Restrictive



Source: RCG, Clark County Assessor

G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.

Addressing affordable housing needs in Clark County requires a multi-faceted approach that includes constructing new units, converting existing structures, and rehabilitating older housing. County officials have recognized this and have proactively enacted policies and methods to help address these existing needs. This includes utilizing density bonuses, public-private partnerships, dedicated funding sources, and a community land trust. The Needs, Methods for Construction, and Methods for Conversion and Rehabilitation can be found below:

Needs

1. Increasing Supply of Affordable Units:
 - Clark County faces a shortage of affordable homes. The high demand for affordable housing units necessitates the construction of new units as well as the conversion and rehabilitation of existing structures to affordable housing where possible.
 - Accessory dwelling units can help address a range of housing issues such as housing diversity and affordability. In an effort to increase the number of housing units made available to residents, on January 1, 2024, the rewrite of Title 30 loosened regulations for accessory dwelling units. Another amendment was adopted in early 2026 after the 2025 Legislative Session, further relaxing development standards. As a result, accessory dwelling units are now allowed when in conjunction with a single-family residence with fewer restrictions.
2. Support for Vulnerable Populations:
 - There is a pressing need for housing options that cater to vulnerable populations, including seniors, individuals with disabilities, and those transitioning out of homelessness. In addition to the extensive efforts of Clark County Social Services to support vulnerable populations, supporting the development of permanent supportive housing is also critical. The County is currently supporting, either through development subsidies or funding for services, 160 new permanent supportive housing units. The County has also supported the development of over 700 new units for households at 30% of AMI through the Community Housing Fund.

Methods for Construction, Conversion, and Rehabilitation

1. Utilizing Density Bonuses and Zoning Adjustments:
 - Clark County's updated Title 30 includes provisions for density bonuses for affordable housing developments. By allowing higher density in exchange for affordable units, developers are incentivized to build more units; thus, increasing the overall supply of affordable housing.

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2. Public-Private Partnerships and Funding Initiatives:

- Public funding sources are the primary source of equity for the construction of income-restricted affordable housing. Public and Private (non-profit and for-profit) affordable housing developers leverage the federal Low-Income Housing Tax Credit (LIHTC) along with other forms of public subsidies to build affordable housing. To help meet the need for gap financing for affordable housing, specifically for projects using the LIHTC, the County uses its allocation of HUD HOME funds, and has also created the CHF fund, which has become an important source of gap financing for affordable housing for the Southern Nevada region.
- The County has provided multiple parcels of County owned land for affordable housing; and the County continues to work with the BLM to secure federal land for the development of affordable housing at a significantly discounted cost.
- The CLT creates a public-private partnership with a developer in Southern Nevada, to build homes for low- to moderate-income homeownership through the Welcome Home Community Land Trust (CLT); the County will also subsidize CLT homebuyer's mortgages using CHF funds, along with assistance for down payments and closing costs. The use of County-owned or BLM land to build CLT homes also acts as a subsidy for this affordable homeownership program.

3. Conversion and Rehabilitation

- All the policies and programs created by Clark County to incentivize the creation of additional affordable rental housing are available for the rehab and preservation of properties as well as for new construction.
- In addition, the County is also prioritizing the preservation of existing affordable housing units by: 1) Providing a funding preference in the CHF fund for existing projects which are close to expiration; and 2) Cataloging expiring units in Southern Nevada and working with the Nevada Housing Division to reach out to developers with expiring units and work towards preservation.

4. Efforts to Reduce and Prevent Homelessness

- As the largest social services provider in Southern Nevada, Clark County Social Services (CCSS) seeks to reduce homelessness and support the unsheltered population in the following ways: 1) providing funding to other agencies to support these populations through housing and services; 2) providing transitional housing with nine non-congregate shelters totaling 2,448 beds; 3) in 2024, Clark County opened its first 70-bed Navigation Center, which houses those coming out of homelessness for up to 30 days, while providing wrap around case management and services that enable individuals to move towards stability and housing; and 4) CCSS provides direct rental, income, utility, case management services to the most vulnerable residents, including seniors, while leading coordinated, person-centered outreach efforts across the region in partnership with local jurisdictions, area commands,

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healthcare providers, and community organizations to engage individuals experiencing unsheltered homelessness and connect them to services, shelter, and housing. Clark County has also provided CHF and County HUD funding to three new permanent supportive housing developments that are currently under development (160 new PSH units targeted to various populations to ensure that vulnerable populations can remain successfully housed).

H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.

Clark County's plan for maintaining and developing affordable and market-rate housing over the next five years is grounded in recent policy updates and initiatives aimed at addressing the housing needs of the community. The plan focuses on expanding the supply of affordable housing, preserving existing units, and promoting balanced development through a combination of incentives and supportive policies.

To increase the supply of affordable housing, the County created the Community Housing Office (CHO) and the Community Housing Fund (CHF) which provides direct funding for the construction and rehab of affordable housing. Since 2022, the County has provided CHF and HOME gap financing to support the construction or rehab of over 5,600 new and rehabbed units in Southern Nevada. The County has also implemented significant updates to Title 30 of the County's Development Code, effective January 1, 2024. These updates include density bonuses for affordable housing developments and 25% reduced parking requirements. Additionally, Clark County offers substantial development fee reductions for affordable housing projects. These fee reductions are designed to lower the overall cost of development and encourage private sector participation.

Preservation of existing affordable housing is supported through CHO initiatives including CHF funding for preservation. The CHF also provides gap financing for affordable housing developments, with recent rounds supporting the funding of numerous projects to build or rehabilitate thousands of units for households between 30% and 80% of AMI.

In addition to providing gap financing for preservation and new development, the CHO is utilizing CHF funds to create Nevada's first subdivision-scale Community Land Trust (CLT). The Welcome Home CLT is utilizing one County-owned parcel, along with one parcel that the County received from the BLM, to support the development of 240 single family homes that will be sold to homeowners at below 100% or 80% of AMI, and which will remain permanently affordable. The CHF will also subsidize the purchase of each home to make the sales price affordable at the target income levels.

To support the balanced development of market-rate and affordable housing, the County's Master Plan includes goals and policies that encourage diverse housing options. The Master Plan aims to provide opportunities for a mix of housing types at varied densities, including middle housing options like duplexes, townhomes, and smaller multi-family complexes. Policies also promote the development of supportive housing and housing for vulnerable populations through collaboration with local and regional partners.

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By leveraging these proactive measures, Clark County is working to address the diverse housing needs of its community over the next five years, ensuring a sustainable balance between affordable and market-rate housing options. The County's Master Plan has the following goals and policies aimed at supporting and providing affordable and market rate housing:

Goal 1.1: Provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities.

§ Policy 1.1.1: MIX OF HOUSING TYPES: Encourage the provision of diverse housing types at varied densities and in numerous locations. In particular, seek opportunities to expand "middle" housing options that are less prevalent in unincorporated parts of Clark County, such as duplexes, townhomes, three- and four-plexes, and smaller multi-family complexes.

§ Policy 1.1.4: SUPPORTIVE HOUSING: Encourage housing options that incorporate universal design and visitability principles to facilitate aging-in place, and accommodation of older residents and others with mobility limitations or disabilities.

§ Policy 1.1.5: HOUSING FOR VULNERABLE POPULATIONS: Collaborate with local and regional partners on development of programs and resources to prevent residents from becoming homeless and facilitate the provision of expanded housing for vulnerable populations, including the elderly and those transitioning away from homelessness.

Goal 1.2: Expand the number of long-term affordable housing units available in Clark County.

§ Policy 1.2.1: EXISTING AFFORDABLE UNITS: Maintain the supply of long-term affordable housing (restricted for 20-50 years) by focusing efforts on rehabilitation and preservation of existing affordable units particularly in areas where redevelopment pressure exists or is likely to occur in the future.

§ Policy 1.2.2: FINANCIAL SUPPORT: Support programs that use state, federal, and local housing program funds to preserve existing affordable housing and provide financial assistance to lower income homeowners to maintain their properties in good condition and improve energy efficiency.

§ Policy 1.2.3: NON-PROFIT OWNERSHIP: Encourage acquisition of housing by non-profit organizations, land trusts, or tenants as a strategy to protect housing from upward pressure on prices and rents.

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§ Policy 1.2.4: REGULATORY TOOLS: Investigate the feasibility of implementing regulatory requirements (e.g., inclusionary zoning), targeted incentives, and public-private partnerships to promote expanded construction of climate resilient affordable housing units throughout the County.

§ Policy 1.2.5: DISPOSAL LAND: Support the implementation of affordable housing development plans on former Bureau of Land Management ("BLM") lands designated for the development of affordable housing.

§ Policy 1.2.6: NEW AFFORDABLE UNITS: Continue to work with community and regional partners to evaluate the feasibility of and pursue a variety of strategies that will expand the number of affordable units, such as, but not limited to activity bonds, housing trust funds, land banks or land trusts, and fee-in-lieu programs.

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In 2025, the City of Las Vegas had a total population of 687,050 persons. Out of the total population, 413,139 people resided in 140,325 owner-occupied units (2.94 persons per household) with a vacancy rate of 1.1 percent. Likewise, 273,911 people resided in 107,416 renter-occupied units (2.55 persons per household) with a vacancy rate of 5 percent. In total, the City of Las Vegas has a homeownership rate of 57 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2024) City of Las Vegas median household income was \$73,877, and the median home price is \$502,666. Across all owner-households and irrespective of mortgage status, monthly housing costs average \$1,933 per month, resulting in 32.45 percent of households being classified as cost-burdened and 26 percent excessively cost-burdened.

Housing gaps are most prevalent among homeowners in the bottom tiers of the household income distribution. For all households in median annual income groups below \$99,999, there is a shortage of 51,537 owner-occupied affordable housing units.

In terms of renters, the median contract rent in City of Las Vegas is \$1,310 per month, resulting in 58.57 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 49.54 percent of renters excessively cost burdened (defined as having housing costs of greater than 35 percent of gross income). For all households with a median annual income of less than \$34,999, there is a shortage of 28,471 renter-occupied affordable housing units. Naturally occurring affordable units (housing units that are affordable but unsubsidized) range from 0 units for households at or below 30 percent area median income to 46,299 units for households at or below 80 percent area median income. 9,166 of the 107,416 renter-occupied units represent subsidized affordable units, of which the median unit was built in 1992.

While the City of Las Vegas population is expected to increase by 7,018 people by 2031, median household income is expected to increase to \$88,746. The City of Las Vegas anticipates a need for an additional 2,531 dwelling units between 2026 and 2031 to accommodate its expected population growth. In addition to the existing need for affordable units, this level of population growth will require the construction of 1,433 for-sale units, 1,097 for-rent units, and 522 subsidized units.

To determine the stock of available land able to be developed in City of Las Vegas, we have provided multiple scenarios based on less and more restrictive filtering criteria such as private or public ownership, slopes, distance to freeway, distance to a major street, and distance to an already developed parcel. These scenarios help provide an overview of the total amount of land that could be developed (the least restrictive scenario) and the total amount of land that is most development-ready (most restrictive scenario).

In the least restrictive land use scenario (which includes vacant parcels that are privately, federally, and municipally owned, have slopes <12 percent, are <10 miles from a freeway, and are < five miles from a major street), there is an estimated 10,925 acres of vacant developable residential land in the City of Las Vegas, but in the most restrictive, more development-ready/feasible scenario (vacant parcels, privately owned, <12 percent average slope, <five miles from a freeway, <.75 miles from a major street, and <.25 miles from a developed parcel), there is an estimated 2,517 acres of vacant developable residential land.

A. An inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.

Data and Methodology

This report's statistical results, tables, and figures rely on data obtained and analyzed from several distinct primary sources. These include:

- The American Community Survey
- The Clark County Assessor's Office
- The Clark County Community Housing Office
- The Clark County GIS Management Office ("GISMO")
- The Bureau of Land Management ("BLM") Geospatial Business Platform Hub
- The Clark County Comprehensive Planning Department
- LANDFIRE, Earth Resources Observation and Science Center ("EROS"), U.S. Geological Survey

In many cases, variable outputs were obtained directly from the primary data source. In other cases, variable outputs were estimated and derived by statistically and geo-statistically processing raw data obtained from the primary data sources defined above. Descriptions of the processes and relevant data sources for each section are provided below and throughout the report:

Affordable Housing Unit: For renter-occupied households, a unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30 percent of a household's gross income.⁹ For owner-occupied households, a unit of owner-occupied housing is considered "affordable" inventory if the implied monthly mortgage payment is less than 30 percent of a household's gross income. For each owner-occupied housing unit in the data, monthly mortgage payments are imputed assuming a down payment of 5 percent, a mortgage interest rate of 6.6 percent, and the use of a 30-year fixed-rate, fully amortizing loan. This is different from the Nevada Revised Statutes ("NRS") definition. The NRS defines affordable housing in tiers (NRS 278.0105 and the following sections). Tier One is defined as up to 60 percent AMI, Tier Two is 80 percent to 100 percent AMI, and tier 3 is 100-

⁹ This report uses the 30% threshold to maintain consistency with the National Low Income Housing Coalition's Housing Gap Reports. As cited in the methodology section of these reports, "Using the standard definition of affordability, which assumes households should spend no more than 30% of their income on housing, we find that only 7.1 million units are affordable to extremely low-income renters Nationally" (Source: https://nlihc.org/sites/default/files/gap/2024/Gap-Report_2024.pdf, page 4). While some HUD programs may rely on a 35% cutoff, concerns have nonetheless been expressed that even 30% is perhaps too large of a threshold. Per the NLIHC, "The 30% standard is commonly used to estimate the scope of housing affordability problems and serves as the basis for some administrative policies, but some households may struggle even at this level of housing cost (Stone, 2006)" Albeit, Hamidi, Ewin and Renne (2016) note, "According to the HUD measure, total housing costs at or below 30% of gross annual income are affordable." The 30% rule has also been adopted historically by the Nevada Housing Division's housing needs assessments ([https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2\(b,c\)/](https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2(b,c)/)). Per the Nevada Housing Gap Reports, "A unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30% of the renter income group's top threshold."

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120 percent AMI. Due to the nature of the ACS data, this report focuses on income brackets as opposed to AMI ranges. However, where possible, estimated AMI thresholds are presented.

Affordable Housing Unit vs. Subsidized Housing Unit: In this study, we use the term “subsidized housing unit” to explicitly refer to a government-subsidized affordable housing unit. However, the housing needs assessments presented herein require an explicit measure of affordability. As defined above, a housing unit is considered affordable (regardless of whether said unit is a market-rate unit or a subsidized unit) if rent (or the monthly mortgage payment) is less than 30 percent of a household’s gross income. Along these lines, while every subsidized housing unit is considered affordable, not every unit of housing deemed affordable on the basis of its cost is necessarily subsidized.

Homeownership Rate: The percentage of all households classified as owner-households. This variable is computed by dividing the number of owner-households by the total number of households in the jurisdiction.

Median Annual Income: The median household income in the past 12 months. This variable was obtained from the most recent release of the American Community Survey (“ACS”, 2024) (variable B25118). This represents the total money income of all household members during the previous year. However, for purposes of housing affordability calculations, the analysis uses Area Median Income (AMI) HUD’s thresholds reported at the Metropolitan Statistical Area (MSA) level. For the City of Las Vegas, the appropriate MSA is the Las Vegas-Henderson-Paradise MSA with an AMI of \$94,900 in 2025.

Median Contract Rent: Also referred to as “rent asked” for vacant units, median contract rent is based on Housing Question 18a in the ACS. In order to capture the prevailing market rate, rent for a specific political jurisdiction, housing units that are renter-occupied without payment of rent are excluded. This variable was obtained directly from the ACS (variable B25058_001E). To update the data to 2025 economic conditions, contract rent is expressed in 2025 dollars based on HUD’s 50 percent percentile rent estimates for 2024 vs. 2025.

Median Housing Value: The estimated market value of a single-family residential home. This variable is computed based on a statistical analysis of the Clark County Assessor’s Data File “AOEXTRACT,” which contains information about all real property parcels, such as parcel ownership and mailing address, property location, land use, and valuation. While median market prices reflect the typical prices of homes transacting (or selling) in any given time period, median housing value reflects the typical price homes would sell for, regardless of whether they sell or not in any given time-period. Viewed this way, median housing value is more in line with the appraised value of a home.

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This variable is computed in several steps. Single-family residential housing units are identified in the data. We then focus on housing units that represent the homeowner's primary residence. The data also includes information regarding the assessed value of each property, which represents its taxable value multiplied by a 35 percent assessment ratio. Assessed values are then divided by 35 percent to identify the taxable value of each home.

To ensure that the final estimates of the market value of a home reflect current market conditions, RCG has focused on homes that sold since 2025. We have used a linear regression model with the transaction price of each home as the dependent variable and regressed it against several explanatory variables. The set of parcel-level explanatory variables includes: construction year, a full series of indicators for each property's land use code, a full series of indicators representing the jurisdiction where each parcel is located, lot size, a full series of indicators representing each parcel's tax district, and lastly, estimates of the taxable value of each property defined above.

Our model results use the assessed values for properties from the Clark County Assessor (which are available for all parcels), and the sale prices of these residential properties are estimated based on the most recent sales data available. This step was necessary because the assessed values of residential units that have not yet entered the for-sale market may not be reflective of current market sale trends. We obtained an estimate of the projected sale price of every home in Clark County by extrapolating our model results to the full set of units in the sample. Median housing values for the jurisdiction are computed as the median of predicted transaction prices for the jurisdiction.

Median Monthly Housing Costs: Median selected monthly owner costs for homeowner housing units with a mortgage. Cost estimates are based on the ACS variable "selected monthly owner costs" for owner-occupied units and represent the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (personal property taxes, site rent, registration fees, and license fees). This variable was obtained directly from the ACS (variable B25088_002E).

Median Year Built: The median year of built renter-occupied and owner-occupied units. These variables were obtained from the ACS Profile Table B25037.

Number of Subsidized Housing Units: Represents the number of subsidized housing units for a jurisdiction. This variable was obtained by adding up the number of units set-aside as affordable at each affordable housing development identified in the affordable housing inventory list obtained from the Nevada Housing Division.

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#Owner-Occupied Units: The number of residential units within the jurisdiction owned by the occupant. This variable was obtained from the ACS (variable DP04_0046E).

Percent of Cost Burdened Owners (>30%): Represents the percentage of owner-households contributing 30 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

Percent of Excessively Cost Burdened Owners (>35%): Represents the percentage of owner households contributing 35 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

#Renter-Occupied Units: The number of residential units within the jurisdiction where the occupant is classified as a renter. This variable was obtained from the ACS (variable S2505_C05).

Vacancy: Identifies vacant housing units and reports the reason for the vacancy. To be counted as "vacant," a unit has to be in livable condition and intended for residential use. For newly constructed units, all exterior windows and doors must be installed, and usable floors must be in place. Dilapidated, condemned, and non-residential buildings are excluded. The rental vacancy rate (expressed as a percentage of all renter-occupied housing units) was obtained from the ACS (variable DP04_0005E), while the housing vacancy rate (expressed as a percentage of all owner-occupied housing units) was obtained from the ACS (variable DP04_0004E).

Housing Market Statistics

Table A-1 below provides a comprehensive overview of the City of Las Vegas housing market statistics. As previously noted, according to estimates from the NV Demographer, the population of City of Las Vegas was 687,050 as of 2025. The median annual income for the jurisdiction is \$73,877 and the Homeownership Rate is 57 percent.

As of the most recent ACS survey, the City of Las Vegas had 140,325 owner-occupied units with a 1.1 percent vacancy rate. The median year built is 1996 and the median home value is \$502,666. This results in a \$1,933 median monthly housing cost. In total, 32.45 percent of City of Las Vegas homeowners are Cost Burdened, and 26 percent are Excessively Cost Burdened. This resulted in a 51,537 owner-occupied Affordable Housing Unit Shortage combined across all income brackets.

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City of Las Vegas also had 107,416 renter-occupied units as of the most recent ACS survey, with a 5 percent vacancy rate. The median year built is 1992 and the median contract rent is \$1,310. The percentage of Cost Burdened renters is 58.57 percent, and the percentage of Excessively Cost Burdened Renters is 49.54 percent. In total, within City of Las Vegas, there are 9,166 subsidized housing units, with the median year of those being 2001. For renters, this led to a 28,471 Affordable Housing Unit Shortage for renters at or below 100 percent AMI as of the most recent data release.

Table A-1: Housing Market Statistics, 2025

City of Las Vegas Jurisdiction Characteristics	
Median Annual Income	\$73,877
Homeownership Rate	57%
2025 Population	687,050
Homeowner Housing Profile	
#Units	140,325
Vacancy	1.10%
Median Year Built	1996
Median Monthly Housing Costs	\$1,933
Median Housing Value	\$502,666
Percent of Cost Burdened Owners (>30%)	32.45%
Percent of Excessively Cost Burdened Owners (>35%)	26%
Affordable Housing Unit Shortage	51,537
Renter-Occupied Housing Profile	
#Units	107,416
Vacancy	5.00%
Median Year Built	1992
Median Contract Rent	\$1,310
Percent of Cost Burdened Renters (>30%)	58.57%
Percent of Excessively Cost Burdened Renters (>35%)	49.54%
Number of Subsidized Housing Units	9,166
Median Year Built of the Subsidized Housing Stock	2001
Affordable Housing Unit Shortage	28,471

Source: ACS 2024 5-year, NV Demographer RCG. Percentages may not add up exactly to 100% because of rounding.

Table A-2 provides an estimated breakdown of the number of units in the structure for the City of Las Vegas. In total, 67.7 percent of the housing stock available in City of Las Vegas is single-unit detached or attached, 30.9 percent is 2 units or greater, 1.3 percent is mobile home,¹⁰ and 0.0 percent is boat, RV, or other.

¹⁰ According to the ACS, mobile homes are defined as “Both occupied and vacant mobile homes to which no permanent rooms have been added are counted in this category. Towable recreational vehicles, such as travel trailers or fifth-wheel trailers, are considered mobile homes. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer’s lot, at the factory, or in storage are not counted in the housing inventory.” Additionally, Boat, RV, Van, etc. is defined as “This category is for any living quarters occupied as a housing unit that does not fit the previous categories.” (https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2021_ACSSubjectDefinitions.pdf).

Table A-2: City of Las Vegas Units in Structure-Occupied Units, 2025

Number of Units in Structure	Number of Occupied Units	Percent of Total
1-unit, detached	153,847	62.1%
1-unit, attached	13,873	5.6%
2 units	2,725	1.1%
3 or 4 units	17,342	7.0%
5 to 9 units	19,572	7.9%
10 to 19 units	11,892	4.8%
20 or more units	25,022	10.1%
Mobile home	3,221	1.3%
Boat, RV, van, etc.	0	0.0%
Total	247,741	100.00%

Source: ACS 2023 5-year. Percents may not add up exactly to 100% because of rounding.

Table A-3 below provides an estimated breakdown of the percentage of occupied units in the City of Las Vegas by the year the structure was built. An estimated 11.9 percent of the units were built in 2010 or later; 49.4 percent were built between 1990 and 2009; and 38.8 percent were built in 1980 or earlier.

Table A-3: City of Las Vegas Structure Built Occupied Units, 2025

Year Built	Number of Units	Percent of Total
Built 2020 or later	153,847	62.1%
Built 2010 to 2019	13,873	5.6%
Built 2000 to 2009	2,725	1.1%
Built 1990 to 1999	17,342	7.0%
Built 1980 to 1989	19,572	7.9%
Built 1970 to 1979	11,892	4.8%
Built 1960 to 1969	25,022	10.1%
Built 1950 to 1959	3,221	1.3%
Built 1940 to 1949	0	0.0%
Built 1939 or earlier	247,741	100.00%
Total	153,847	62.1%

Source: ACS 2023 5-year. Percents may not add up exactly to 100% because of rounding.

Jurisdiction Plans and Procedures

2050 Master Plan and implementation:

The City's overarching approach to improve housing standards and to provide housing to individuals and families in the community, regardless of income level, will be the continued implementation of the land use and housing implementation strategies found within the 2050 Master Plan. A wide range of those are detailed in the 2050 Plan and subsequent annual reports; both directly and indirectly, Planning Commission entitlement approvals and the operation of the City's Department of Neighborhood Services, help implement the plan's strategies and ultimately work to achieve the long-term goal of increasing affordable housing types and choices for all income levels near existing and new employment centers.

Implementation of housing policies described in the plan meets a wide range of outcomes and key actions of the described in the Land Use, Catalytic Sites, Redevelopment, Housing, Complete Streets, Transit, and Water goals of the Land Use and Environment, Economy and Education, and Systems and Services chapters of the 2050 Master Plan. The most applicable include:

- The percentage of all development that occurs within this plan's Regional Centers, Mixed-Use Centers, Corridor Mixed-Use, or Neighborhood Center Mixed-Use place types increases over time.
- Transform zoning regulations for corridors and nodes to encourage a greater mixture of uses and densities to support transit.
- Amend zoning for corridor and mixed-use place types to incorporate stronger design standards and a more flexible mixture of uses.

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- The percentage increase of new residential and non-residential development occurs in designated catalytic sites by 2050
- Over time, an increase of the percentage of all new commercial, residential, mixed-use that occur within RDA-1, RDA-2, and other designated infill or redevelopment areas.
- Develop strategies for integrating “missing middle” housing types into existing neighborhoods.
- Diversify and improve housing stock to include a range of building types and “missing middle” housing appropriate for transit-oriented developments.
- The number of dwelling units within ¼ mile of a public transit route increases over time.
- The number of dwelling units within ½ mile of a station of a high capacity transit route, transit center, park ‘n’ ride, or mobility hub increases over time.
- By 2050, the population density along high capacity transit routes is at least 30 dwelling units per acre for BRT routes and 40 dwelling units per acre for LRT routes. More information can be found for the Land Use and Housing outcomes in the City’s 2025 Annual Report on the implementation of the 2050 Master Plan.

TOD Zoning Ordinance Adoption:

A central element to the City’s implementation of its 2050 Master Plan is transit-oriented development (TOD) – mixed-use, high density development that’s within close proximity to transit lines or facilities. The City’s General Plan identifies a range of opportunities for infill development that’s ripe for TOD. However, a necessary, but absent Key Action described in the Master Plan’s Land Use Tools section, is the addition of TOD zoning districts and standards to the Title 19 Unified Development Code. In early 2026, the City Council adopted the Transit Oriented Development Overlay (TOD-O), codified as LVMC Title 19.10.200. The new zoning scheme enables the integration of complementary residential, commercial, and civic mixed uses, each with height, lot coverage, and dimensional standards that bring buildings closer to the street to facilitate the creation of new “missing middle” housing and higher density housing along major arterial corridors.

The ultimate future vision described in the 2050 Master Plan and its “case for change” is based on the premise of the City of Las Vegas being at an inflection point, in which growth is continuing, while resources such as water, land, housing and transportation infrastructure are facing stresses and reaching capacities. Transit-Oriented Development (TOD), infill, redevelopment reflect a response to “grow up, not out” in order for it to be a resilient community in the future.

Upon adoption of the 2050 Master Plan (Ordinance 6788), the plan created certain transit-oriented land use designations, including Transit Oriented Development 1 (High), Transit Oriented Corridor 1 (High), Transit Oriented

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Development 2 (Low), Transit Oriented Corridor 2 (Low), and Neighborhood Mixed Use Center. However, no corresponding zoning districts were developed or added to LVMC Title 19 at that time.¹¹

Ultimately, these designations were specified to be temporarily allowed in most zoning districts throughout the City until such time as the Planning Commission and City Council authorized corresponding zoning.

As described in the plan, transit-oriented development uses land to facilitate the creation of quality neighborhoods centered around a multi-modal transportation system by directing complementary mixtures of development at major nodes or along corridors. TOD has proven potential to create pedestrian friendly development that increase accessibility for all users, especially transit users, pedestrians, and bicyclists. It provides compact communities that best support transit-friendly sites and building designs, clustered around a transit stop. From an economic development standpoint, TOD can improve the local economy through the increase of transit ridership when buildings are carefully integrated between public rights of way and private land. It often results in more pleasing aesthetic environments that reduce auto-dependency, leading to a host of benefits such as:

- Better management and utilization of land
- Safer pedestrian and bicycle environments
- Increased housing supply
- Increased walk-by traffic for local businesses
- Improved and convenient access to businesses for local residents
- Less congestion and associated fuel consumption
- Creation of a “sense of place” for the community
- Other Improved environmental conditions, such as infill, redevelopment, and air quality

As the overlay was developed, a number of best practices described in the 2050 Master Plan were considered and compared with other communities with adopted TOD zoning districts and overlays. Each were considered and weighed for applicability and inclusion into the overlay that makes use of the City’s existing residential and commercial zoning districts:

- Planning around existing and proposed transit stations or along major corridors in coordination with the Regional Transportation Commission of Southern Nevada’s On Board plan for high capacity transit. Sahara Avenue has a completed and operational Bus Rapid Transit (BRT) route, while BRT infrastructure has been constructed along Grand Central Pkwy, Casino Center Blvd, Las Vegas Blvd, and Fremont St. Two lines (Maryland Pkwy BRT and Boulder Highway BRT) are under construction and a third (Charleston Blvd).

¹¹ For additional information, refer to the City of Las Vegas 2050 Master Plan (<https://files.lasvegasnevada.gov/planning/CLV-2050-Master-Plan.pdf>) as well as the 2025 Annual Report on the Implementation of the Master Plan (https://files.lasvegasnevada.gov/planning/2050-Master-Plan/2025_2050_Master_Plan_Annual_Report.pdf)

Some of this has been achieved through the development and/or adoption of special area plans, such as *Nuestro Futuro Este Las Vegas* and the *Charleston Special Area Plan*.

- Development standards, including bulk, setback and area controls including:
 - Lot coverage requirements.
 - Consideration of lot length, width, and building height requirements, especially at station locations where larger and taller buildings may typically be allowed.
 - Location of buildings in proximity of the street and sidewalk so those on foot, bike or transit can
 - Encouragement of building designs that will engage passersby. First floor uses should include active storefronts that attract customers, pedestrian-scale design, with the primary building entrance oriented to the corridor.
- Use regulations and density:
 - Consideration of existing residential and commercial zoning districts where activity and intensity is greatest within $\frac{1}{4}$ to $\frac{1}{2}$ mile of existing or proposed station locations and most suitable for transit operations.
 - Requirements for transit-supporting uses, especially within $\frac{1}{4}$ to $\frac{1}{2}$ mile of transit stops. This includes commercial and mixed uses that provide activity throughout the day and into the evening, such as retail, restaurants, personal and business services, high-density residential, universities and colleges, civic centers, and upper-story office and residential.
 - Discourage or disincentivize uses that will either dilute the concentration of residents or employees, or those which, by nature of the business, will create activity likely to disrupt the pedestrian and transit-friendly environment. These include uses such as drive-through facilities, automobile dealerships, regional “big box” retailers, and other uses with large surface parking lots.
 - Increasing residential uses and densities in commercial zoning districts.
 - Reconsideration of maximum building heights and encouragement of high floor-to-area ratios, or minimize lot coverage limitations to provide greater development potential.
 - Allow for intensification of uses over time, such as allowing surface parking lots to be gradually
 - Residential adjacency considerations while balancing existing residential and the accommodation of infill and redevelopment. Where such changes will advance the goals of the 2050 Master Plan, proper transitions to residential areas, screening and other site design elements can protect the integrity of nearby neighborhoods.
- Parking management:
 - Reductions of the amount of parking allowed or required, and increasing the amount of building area that may be built.

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- The amount and location of land to be used for buildings rather than surface parking or expansive front yards with no activity. Arrange parking in the rear or side to provide safer pedestrian access the active fronts of buildings.
- Utilization of structured parking over surface lots .
- Application of access management to minimize the number of driveways that pedestrians must cross.
- Consideration of other parking management techniques, such as shared parking or payment in-lieu of parking.
- Amenities for bicyclists, pedestrians and transit riders, including wider sidewalks, bike storage facilities, bus shelters, lighting and landscaping.

When the TOD-O overlay is placed in conjunction with the allowable compatible zoning districts (R-3, R-4, R-TH, C-1, C-2, O, or C-V zoning districts) given the use type and density conditions, each zone is modified from their existing or rezoned base conditions with the TOD development standards. The overlay modifies the zone's building placement, height, setback, design, adjacency and dimensional standards, superseding the standards for the applicable zoning district. Developments may provide any mix of residential and complimentary commercial uses, unless explicitly prohibited; many auto-oriented uses and parking intensive uses may be prohibited or require a special use permit. Residential uses may be permitted on the ground floor fronting on primary arterials, above the ground floor, or at the interior of the site. Commercial uses or civic uses shall be located and accessible at the ground level fronting the primary public rights-of-way, and may extend above the ground floor.

The TOD-O overlay was approved by the Las Vegas Planning Commission and City Council in 2026.

Continue providing incentives for affordable housing and put funds into CLV Affordable Housing Trust Fund

The City has a legislative charge to incentivize the creation and rehabilitation of affordable housing. Upon adoption of Ordinance 6826, which incorporated certain affordable housing incentives into LVMC Title 19 and authorized creation of an affordable housing trust fund, the City Council made its first direct effort to monetarily incentivize affordable housing. Currently available incentives include density bonuses, height bonuses, fee reductions, and prioritized review. An applicant seeking incentives is required to enter into a binding agreement, the Declaration of Special Land Use Restrictions (DSLURS), running with the land, to designate the appropriate dwelling units as 'affordable' as defined for a period of no less than 30 years. While funds were appropriated for this purpose, NRS 278.235 allows for the City's Building Enterprise Fund to be used to offset the building permit fee reductions on an ongoing basis with authorization from City Council. Thus far, two projects have been approved for incentives and eleven more are in various stage of approval. Similarly, the City's Affordable Housing Trust Fund, as allowed under Section 2.147 of the Las Vegas City Charter, was created to finance: the acquisition of land or buildings;

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construction or rehabilitation of housing, including engineering or architectural work, equipment, supplies, or other incidentals; fund operations relating to creating affordable housing; or fund the costs of creating or obtaining financing.

Since its inception through Fiscal Year 2026, the City's affordable housing incentive program through Title 19.17 has reserved approximately \$327,000 for building permit fee reimbursements over ten projects, with additional projects in various stages of the approval process through City Council. This has resulted in 471 designated affordable units that have been created. The City Council adopted Bill 2026-17, codifying updates that include provisions included in Assembly Bill 540 (2025) related to incentives.

With this amendment, definitions, incentives, and housing measures within LVMC Titles 19.17 and 19.18 would be amended for the development of attainable housing in compliance with AB 540 and clarify certain procedural aspects of the reimbursement of fees or taxes for attainable housing projects up to 150% AMI:

- Amend the terms “affordable” to “attainable,” and modifying the definitions of existing tiers, and adding definitions of new tiers:
 - Tier 1 Attainable Housing (0%-30% AMI)
 - Tier 2 Attainable Housing (30%-60% AMI)
 - Tier 3 Attainable Housing (60%-80% AMI)
 - Tier 4 Attainable Housing (80%-120% AMI)
 - Tier 5 Attainable Housing (120%-150% AMI)
- Change the term “affordable” to “attainable” throughout Title 19.17.
- Modifying the Prioritized Review incentive, also allowing tentative maps to be prioritized.
- Amendment to the Fee Reduction incentive, adding additional components for reimbursement, and making other conforming procedural changes:
 - In addition to existing planning and building permit fee reimbursement, also authorizing the reimbursement of sewer connection fees, traffic impact and other impact fees, residential construction taxes, or other identified taxes as may be provided for by the City Charter, statute, or act of the Nevada Legislature.
 - The maximum amount of financial incentive for each eligible project shall be established by the Director of Community Development pursuant to Title 19.17.100.
 - All eligible financial incentives will be reimbursed concurrent with the issuance of a Certificate of Occupancy, unless approved for release by schedule based on project performance milestones.
 - A restructuring of incentive levels and rates based on general plan category and tier, with different ranges of minimum unit counts and incentives ranging on percentage of fees granted.

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Projects that exceed minimum percentage requirements or are exclusively attainable may be evaluated at the discretion of the Director and/or the City Council.

Together, these changes meet the intent of AB 540 and allow for the use of matching funds through the Nevada Attainable Housing Account as directed through the Nevada Housing Division.

B. An inventory of existing affordable housing in the community.

Low-Income Housing Inventory

Per statute requirements outlined in [NRS 319.143](#), the Nevada Housing Division (NHD) maintains a Low-Income Housing Database (LIHD). The database provides an inventory of residential housing units in Nevada that have been subsidized at the federal, state, or local level and have deed restrictions or other agreements that restrict the income levels of eligible households and/or restrict unit rents. The majority of properties within the database are complexes of multifamily units, although single-family housing is also included as applicable. The database is sourced from in-house data collected by the Division through the administration of programs such as the Low-Income Housing Tax Credit (LIHTC) program as well as ongoing coordination with jurisdictions through reporting, including the Annual Housing Progress Report (AHPR).

Table B-1: Las Vegas Low-Income Housing Inventory, June 2026 comprises the inventory of units recorded within the database for Las Vegas as of June 2026. Properties within the table are denoted by corresponding project name, street address, city, and zip code. Unit counts for each property are also noted, including restricted units—which have applicable rent or income restrictions—as well as assisted units—which have either full rental assistance or are designated public housing units. Units may be restricted or assisted or have some combination of both restrictions and assistance. Also included within the inventory is a count of total including, which includes both restricted and market-rate units at a given property. A count of all units restricted to senior or senior-disabled households is also included in Table B-1.

The current inventory for Las Vegas notes a total of 9,481 units, 6,884 restricted units, 3,195 assisted units, and 315 market-rate units. The quantity of total units minus market-rate units for Las Vegas equals 9,166. Of these units, 5,507 are restricted to senior or senior-disabled households.

Due to data limitations, an inventory of affordable homes for sale is not included within the table. The Homeowner Housing Profile included within Table A-1: Housing Market Statistics, 2025 summarizes estimated cost burden and affordability for homeowners in Las Vegas. For additional detail on homeowner households in Las Vegas, refer to the following tables within Subsection D:

- Table D-1: Homeowner Housing Costs and Affordable Unit Shortage by Income Group, 2025
- Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2025
- Table D-5: Housing Cost Burden for Homeowner Households, 2025
- Table D-7: Naturally Occurring Affordable Housing Inventory, 2025

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Table B-1: City of Las Vegas Low-Income Housing Inventory, June 2026

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Market-Rate Units #	Assisted Units #	Senior/Disabled Units #
1501 LLC	1501 N. Decatur Blvd.	Las Vegas	89108	40	33	7		0
500 Jefferson Street Apartments	500 Jefferson St.	Las Vegas	89106	6	6	0		
Aida Brents	2120 Vegas Dr.	Las Vegas	89106	24		0	24	24
Aldene Kline Barlow Senior Apartments	1327 H St.	Las Vegas	89106	39	39	0		39
Archie Grant	1720 E. Searles Ave.	Las Vegas	89101	125	117	0	125	125
Arthur McCants Manor	800 N. Eastern Ave.	Las Vegas	89101	115		0	115	115
Baltimore Gardens	316 Baltimore Ave.	Las Vegas	89102	165	165	0	165	0
Blanchard Arms Apartments	321 N. 9th St.	Las Vegas	89101	16	16	0		0
Bonanza Pines III	4180 E. Bonanza Rd.	Las Vegas	89110	62	62	0		62
Bonanza Pines Senior Apartments	4170 E Bonanza Rd.	Las Vegas	89110	96	95	1		96
Bonanza View Apartments	640 Mcknight St.	Las Vegas	89101	75	75	0		0
Cedar Village Apartments	2850 Cedar Ave.	Las Vegas	89101	154	152	2		0
City Impact Center	978 E. Sahara Ave.	Las Vegas	89104	66	65	1		66
Clark Towers Apartments	2701 Clark Towers Ct.	Las Vegas	89102	134		18	116	134
Cleveland Gardens	316 W. Baltimore Ave.	Las Vegas	89102	36	36	0	36	0
Cordero Pines	499 North Lamb Blvd.	Las Vegas	89110	168	168	0		0
Cordero Pines II	499 North Lamb Blvd.	Las Vegas	89110	60	54	6		0
David Hoggard Family Community	1100 W. Monroe St.	Las Vegas	89106	100	100	0		0
Decatur Commons Senior Apartments	450 S. Decatur Blvd.	Las Vegas	89107	60	59	1		60
Decatur Commons/Decatur/Alta	400 S. Decatur	Las Vegas	89107	420	420	0		180
Decatur Pines	6725 N. Decatur Blvd.	Las Vegas	89131	75	75	0		75
Decatur Pines II	6741 N. Decatur Blvd.	Las Vegas	89131	75	75	0		75
Desert Oasis Apartments	4445 Diamond Head Dr.	Las Vegas	89110	75		1	74	75
Desert Oasis II	4445 Diamond Head Dr.	Las Vegas	89110	43	43	0		43

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Desert Pines I	3750 E. Bonanza Rd.	Las Vegas	89110	72	72	0		36
Desert Pines II	3750 E. Bonanza Rd.	Las Vegas	89110	36	36	0		18
Desert Pines III	3750 E. Bonanza Rd.	Las Vegas	89110	60	60	0		30
Desert Pines IV	3750 E. Bonanza Rd.	Las Vegas	89110	36	36	0		18
Ernie Cragin Terrace	81 N 28th St.	Las Vegas	89101	40		0	40	0
Ethel Mae Fletcher	1503 Laurelhurst Dr.	Las Vegas	89108	42	28	14		0
Ethel Mae Fletcher II	1503 Laurelhurst Dr.	Las Vegas	89108	18	18	0		0
Ethel Mae Robinson Senior Apartments	1327 H St.	Las Vegas	89106	20	20	0		20
Ethel Mae Robinson Senior II	1320 H St.	Las Vegas	89106	18	18	0		18
Golden Rule	832 N. Eastern Ave.	Las Vegas	89101	60	51	9		60
Golden Rule II	832 N. Eastern Ave.	Las Vegas	89101	60	60	0		60
Granada Apartments	316 W. Baltimore Ave.	Las Vegas	89102	16	16	0	16	0
Harmony	4200 Tenaya Wy.	Las Vegas	89129	272	272	0		272
Harry Levy Gardens	2525 W. Washington	Las Vegas	89106	150		0	150	150
Help Genesis at Owens	1559 N. Main St.	Las Vegas	89101	75	75	0		0
Help Renaissance	1455 N. Main St.	Las Vegas	89101	50	50	0		0
Horizon Crest	13 W. Owens Ave.	Las Vegas	89101	78	69	9		0
James Down Towers	5000 Alta Dr.	Las Vegas	89107	200	200	0	200	200
Juan Garcia	2851 Sunrise Ave.	Las Vegas	89101	52	52	0	52	0
L'Octaine Apartments	801 S. Las Vegas Blvd.	Las Vegas	89101	51	51	0		0
Lake Tonopah Apartments	2151 Citrus Heights Ave.	Las Vegas	89102	356	356	0		356
Louise Shell Apartments	2101 N. Martin Luther King Blvd.	Las Vegas	89106	100	100	0		100
Marble Manor 1	Washington & H St.	Las Vegas	89106	100		0	100	0
Marble Manor 2	Washington & J St.	Las Vegas	89106	40		0	40	0
Marble Manor 3	Washington & Down Wy.	Las Vegas	89106	55		0	55	0
Marble Manor 4	1320 Morgan Ave.	Las Vegas	89106	40		0	40	0
Marble Manor Annex	Martin L. King & Wyatt	Las Vegas	89106	20		0	20	0

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Marion D. Bennett, Senior	1818 Balzar Ave.	Las Vegas	89106	65		0	65	65
McKnight Senior Village	651 McKnight St.	Las Vegas	89101	110	90	20		110
McKnight Senior Village II	651 McKnight St.	Las Vegas	89101	78	66	12		77
McKnight Senior Village III	651 McKnight St.	Las Vegas	89101	24	20	4		24
Minuet	4652 N. Rainbow Blvd.	Las Vegas	89108	75	65	10		75
Minuet II	6705 W. Lone Mountain Rd.	Las Vegas	89108	60	50	10		60
Monsignor C.T. Shallow Senior Housing	561 N. Mojave Rd.	Las Vegas	89101	80		0	80	80
NSP 1 Las Vegas	Various	Las Vegas		38	38	0		0
Otto Merida Desert Villas	50 No Honolulu St.	Las Vegas	89101	60	60	0	60	0
Pedregal House	2140 Vegas Dr.	Las Vegas	89106	12		0	12	0
Rayson Manor Apartments	1400 N. Sandhill Rd.	Las Vegas	89110	57		0	57	0
Robert Gordon Plaza	420 N. 10th St.	Las Vegas	89101	249	249	0		249
Ruby Duncan Manor Apartments	500 W. Owens Ave.	Las Vegas	89106	30	0	0	30	30
Rulon Earl Mobile Home Park - I	3903 E. Stewart Ave.	Las Vegas	89110	71	71	0		71
Rulon Earl Mobile Home Park - II	3903 E. Stewart Ave.	Las Vegas	89110	51	51	0		51
Sandy Robinson Apartments	4200 E. Bonanza Rd.	Las Vegas	89110	25	0	1	24	0
Sarann Knight Apartments	900 W. Monroe Ave.	Las Vegas	89106	82	82	0		0
Sartini Plaza	900 Brush St.	Las Vegas	89107	220		0	220	220
Sartini Plaza Annex	5200 Alpine Pl.	Las Vegas	89107	39		0	39	39
Scattered Sites - SNRHA	Various	Las Vegas		346		0	346	0
Sen. Harry Reid Senior Apartments	328 N. 11th St.	Las Vegas	89101	100	100	0		100
Sen. Richard Bryan Apartments	2651 Searles Ave.	Las Vegas	89101	120	120	0		120
Sen. Richard Bryan II	2651 Searles Ave.	Las Vegas	89101	120	120	0		120
Sherman Gardens	1701 N. J St.	Las Vegas	89106	80		0	80	0
Sherman Gardens Annex	909 Doolittle St.	Las Vegas	89106	154		0	154	0
Silver Sky Assisted Living	8220 Silver Sky Cir.	Las Vegas	89145	90	90	0		90
Silver Sky at Deer Springs	4837 W. Deer Springs Wy.	Las Vegas	89131	90	90	0		90

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Sky View Pines Apartments	15 W. Owens Ave.	Las Vegas	89030	144	129	15		0
Sonoma Palms	3050 N Jones Blvd.	Las Vegas	89108	238	238	0		238
St. Vincent H.E.L.P II (B)	1501 N. Las Vegas Blvd.	Las Vegas	89101	54	54	0		17
St. Vincent H.E.L.P. I	1501 N. Las Vegas Blvd.	Las Vegas	89101	66	66	0		20
Stella Fleming Towers	400 Brush St.	Las Vegas	89107	115		0	115	115
Stewart Pines Apartments. II	1391 E. Stewart Ave.	Las Vegas	89101	49	49	0		49
Stewart Pines III Senior Apartments	233 N. 13th	Las Vegas	89101	56	56	0		56
Stewart Pines Senior Living	1351 E. Stewart St.	Las Vegas	89101	72	72	0		72
Sundance Village Apartments	6500 W. Charleston Blvd.	Las Vegas	89146	532	530	2		0
Sunrise Gardens Apartments	3601 El Conlon Ave.	Las Vegas	89102	248		107	141	248
Sunrise Senior Village	571 30th St.	Las Vegas	89101	90	90	0		90
Sunset Palms	1905 H St.	Las Vegas	89106	56	56	0		0
Sunset Park Apartments	1555 Balzar Ave.	Las Vegas	89106	48	48	0		0
Vera Johnson Plaza A	1200 Harris Ave.	Las Vegas	89101	76	76	0	76	0
Vera Johnson Plaza B	503 N. Lamb Blvd.	Las Vegas	89110	112	112	0	104	0
Villa Capri	1801 N. J St.	Las Vegas	89106	60		0	60	0
Vintage Desert Rose Senior Apartments	1701 N. Jones Blvd.	Las Vegas	89108	184	184	0		184
Walker House Apartments	2700 S. Valley View Blvd.	Las Vegas	89102	112	0	35	77	0
Wardelle Street Townhouses	700 Wardelle St.	Las Vegas	89101	57	57	0	37	
Westcliff Heights	8206 Silver Sky Dr.	Las Vegas	89145	80	50	30	50	80
Westcliff Pines	8206 Silver Sky Dr.	Las Vegas	89145	40	40	0		40
Westcliff Pines II	8286 Silver Sky Dr.	Las Vegas	89145	80	80	0		80
Westcliff Pines III	8286 Silver Sky Dr.	Las Vegas	89145	40	40	0		40
Total Units w/Restrictions or Assistance (Total - Market Rate): 9,166				9,481	6,884	315	3,195	5,507

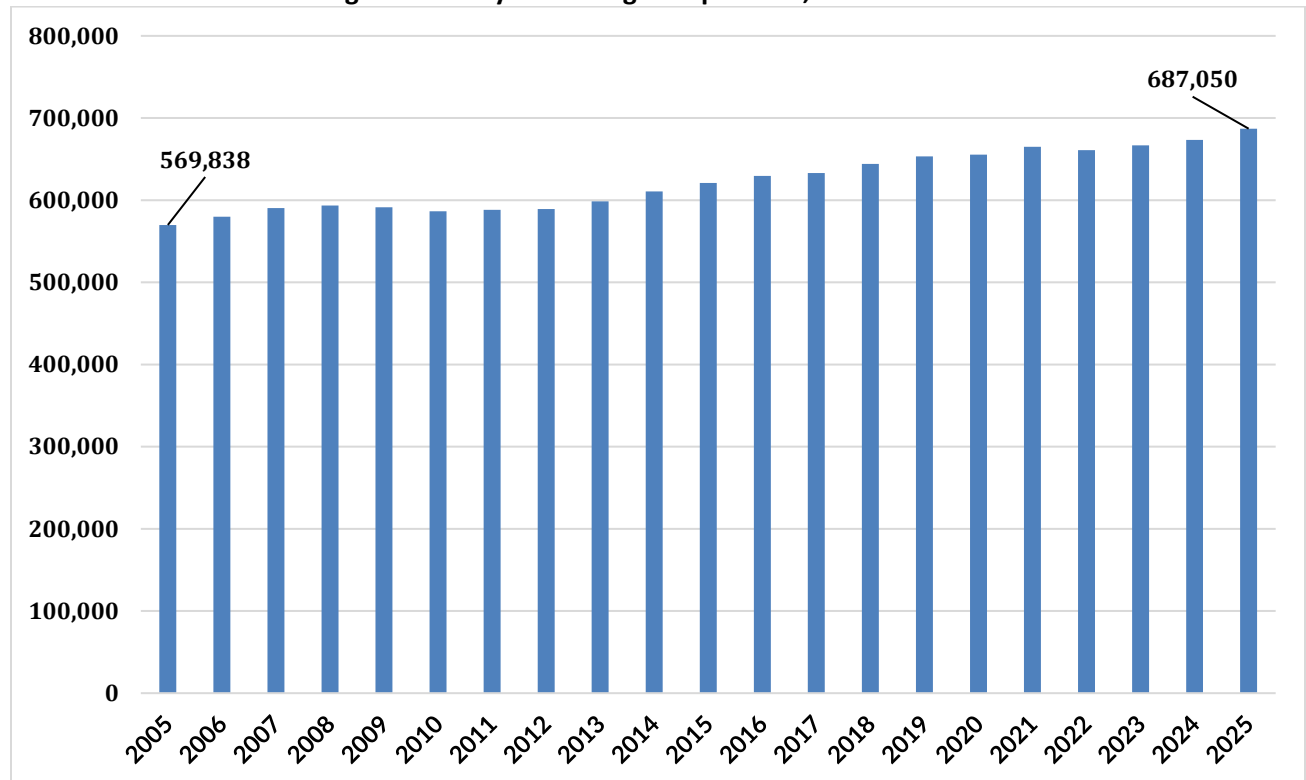
Source: Low-Income Housing Database, NHD

C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

As noted above, current population estimates were obtained from the Nevada Demographer's most recent release. Figure C-1 and Table C-1 provide a historical trend of the population of the City of Las Vegas. In the 20 years from 2005-2025 Las Vegas grew by 117,212 individuals, or 21.0 percent. On average, this comes to a growth of 5,861 persons per year, or an average annual rate of 0.9 percent.

Figure C-1: City of Las Vegas Population, 2005-2025



Source: NV Demographer

Table C-1: City of Las Vegas Population and Growth Rate, 2005-2025

Year	Population	Population Growth	YoY Growth Rate
2005	569,838		
2006	579,840	10,002	1.8%
2007	590,321	10,481	1.8%
2008	593,528	3,207	0.5%
2009	591,422	(2,106)	-0.4%
2010	586,536	(4,886)	-0.8%
2011	588,274	1,738	0.3%
2012	589,156	882	0.1%
2013	598,520	9,364	1.6%
2014	610,637	12,117	2.0%
2015	620,935	10,298	1.7%
2016	629,649	8,714	1.4%
2017	633,028	3,379	0.5%
2018	644,113	11,085	1.8%
2019	653,350	9,237	1.4%
2020	655,489	2,139	0.3%
2021	664,960	9,471	1.4%
2022	660,987	(3,973)	-0.6%
2023	666,780	5,793	0.9%
2024	673,334	6,554	1.0%
2025	687,050	13,716	2.0%
Annual Average		5,861	0.9%

Source: NV Demographer, RCG. Parentheses () mean negative.

2031 Market Projections

Market forecasts for 2031 are based on population estimates obtained from Environmental Systems Research Institute (“ESRI”). ESRI provides estimates on population, demographics, and income for markets based on their models, as well as the most up-to-date ACS data estimates, by geography.

To convert projected population increases into estimates of the total number of new housing units likely to be demanded by 2031, we used the estimated population increase for the City of Las Vegas and divided it by estimates of the average number of people occupying each housing unit within the county. This approach creates a relationship between population growth and the total number of housing units required to support the population.

In order to obtain conservative estimates of the number of renter-occupied, owner-occupied, and affordable subsidized housing units required to support the City of Las Vegas projected population growth, we computed the proportion of each type of housing unit, based on the city’s current data, and apply these proportions to estimates of the total number of new housing units required to support projected 2031 population increases. Lastly, we assume a housing density of 7.5 units per acre to translate projected increases in housing unit demand to projected increases in vacant land demand. For Clark County as a whole, the average number of units per acre is 7.14; to maintain consistency with the type of dwellings per acre limits commonly used in jurisdictional development codes, we adopted a figure of 7.5.

Table C-2: 5-year City of Las Vegas Housing Market Projections, 202602031

Population and Median Income	
2031 Population	694,068
Population Increase	7,018
2031 Median Household Income	\$88,746
Projected Housing Needs & Land Requirements	
Housing Units Required	2,531
Owner-Occupied Units	1,433
Renter-Occupied Units	1,097
Subsidized Units	522
Vacant Acreage Required	337

Source: RCG, ESRI, NV Demographer

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Table C-3 provides historical, current, and projected estimates of the population of the City of Las Vegas by race and ethnicity. Of note, the percentage of the population that is categorized as White Alone has decreased from 62.1 percent in 2010 to 43.4 percent in 2025 and is expected to decrease further to 41.3 percent in 2031. Subsequently, the percentage of all other races, including Two or More, has increased over time and is expected to continue to increase. The percentage of those of Hispanic Origin Ethnicity has increased from 31.5 percent in 2010 to 34.6 percent in 2025.

Table C-3: City of Las Vegas Population by Race and Ethnicity, 2010-2031

Population by Race/Ethnicity	2010	2020	2025	2031
Total	586,536	655,489	687,050	694,068
White Alone	62.1%	46.1%	43.4%	41.3%
Black Alone	11.1%	12.9%	13.2%	13.3%
American Indian Alone	0.7%	1.1%	1.1%	1.2%
Asian Alone	6.1%	7.2%	8.1%	8.6%
Pacific Islander Alone	0.6%	0.7%	0.7%	0.8%
Some Other Race Alone	14.5%	17.0%	17.6%	18.4%
Two or More Races	4.9%	15.0%	15.8%	16.5%
Hispanic Origin	31.5%	33.3%	34.6%	36.1%

Source: ESRI. Percentages may not add up exactly to 100% because of rounding.

Table C-4 provides historical, current, and projected estimates of the population of the City of Las Vegas by age. Of note, the median age has increased from 35.8 in 2010 to 39 in 2025 and is expected to continue to rise slightly to 40 in 2031. The age ranges 65 – 74 and 75-85 have increased the most (2.7 percentage points and 1.9 percentage points, respectively), while 0 – 4 and 5 – 9 have decreased the most (-1.7 percentage points and -1.2 percentage points, respectively).

Table C-4: City of Las Vegas Population by Age, 2010-2031

Population by Age	2010	2020	2025	2031
0 - 4	7.2%	5.7%	5.6%	5.5%
5 - 9	7.1%	6.5%	5.9%	5.5%
10 - 14	7.0%	7.0%	6.3%	5.8%
15 - 24	13.2%	12.7%	12.8%	12.3%
25 - 34	14.2%	13.9%	13.8%	13.9%
35 - 44	14.7%	13.5%	13.8%	14.0%
45 - 54	13.8%	13.1%	12.8%	12.7%
55 - 64	10.8%	12.2%	11.9%	11.6%
65 - 74	7.0%	9.4%	9.7%	10.1%
75 - 84	3.8%	4.7%	5.7%	6.6%
85 +	1.2%	1.5%	1.7%	2.1%
18 +	77.5%	79.4%	80.6%	81.1%
Median Age	35.8	38.1	39.0	40.0

Source: ESRI. Percentages may not add up exactly to 100% because of rounding.

D. A determination of the present and prospective need for affordable housing in the community.***Housing Gap Assessment Methodology***

The housing gap assessments for the jurisdiction are shown separately for owner-households and renter-households. These illustrate the number of households, by income bracket, and the number of units affordable to households in each income bracket. A shortage of affordable homes is defined when and if the number of households in any given income bracket exceeds the number of homes affordable to them. For example, within Figures D-1 and D-2 if the Number of Occupied Households is greater than the Number of Units Affordable, then there is a gap within that income bracket because those households are living in a unit that is considered affordable for a higher income bracket.

Number of Households, by Income Bracket: Estimates of the number of owner households and renter-households split by income bracket are obtained from the variable B25118 “Tenure by Household Income in the Past 12 Months.” The associated set of income brackets include: <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to \$49,999, \$50,000 to \$74,999, \$75,000 to \$99,999, and \$100,000 to \$149,999. Where possible, this information is presented using estimated percentage AMI brackets as well. It is important to note that there is not a direct match between ACS income brackets and percent AMI brackets. To bypass this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates to an annual income of \$22,000, unit counts associated with the income bracket <\$19,999 are fully counted, while units associated with the income bracket [\$20,000 to \$24,999] are only partially counted. In this case, we would attribute $(22,000 - 20,000) / (24,999 - 20,000) = 40$ percent of the unit counts falling within the [\$20,000 to \$24,999].

Affordable Housing Unit Shortage Estimate Methodology

Number of Units Affordable for Renters: For renter-occupied housing, housing gaps are based on estimates of the number of renter-occupied units split by rental pricing brackets obtained from the variable ACS B25063 “Gross Rent.” Gross rent represents the contract rent plus the estimated average monthly cost of utilities if the renter pays these costs. The ACS provides breakdowns of the number of renter households with gross rent in a full suite of rental pricing brackets.

Estimates of the number of units affordable to households in each income bracket are based on combining the counts of rental units affordable to households within each income bracket. A housing unit is considered affordable to a household in a given income bracket if the monthly rent associated with it does not exceed 30 percent of the household’s gross monthly income.

For renters, the 30-percent threshold is based on the upper bound of the income bracket each household belongs to. As such, housing gaps are estimated conservatively. These calculations take into account that units affordable to

households in any given income bracket include units that are affordable to households in each of the lower income brackets. This is important to highlight because not every household may choose to spend 30 percent of their gross monthly income on monthly rent. Because of this, those in higher income brackets have more choices than those in lower income brackets. For each income bracket, we estimated the set of affordable homes to be “available” as the sum of (a) the set of homes affordable to households within a given income bracket plus (b) the set of surplus homes affordable to households at lower income levels if surplus exists. The reported number of affordable units for renters reflects this adjustment.

Number of Units Affordable to Owners: For owner-occupied housing units, gaps are based on estimates of the market value of owner-occupied residential housing as described above and based on an analysis of the Clark County Assessor’s Real Property Data. In contrast to the ACS, these data provide unit-level information. Given the data, a unit is deemed affordable to households within a given income bracket if the associated monthly mortgage payment required to purchase the unit does not exceed 30 percent of households’ monthly income.¹² Similar to the analysis of renter-occupied units, the 30 percent threshold is applied to the upper bound of the income bracket each household belongs to. For the purposes of this analysis, the implicit monthly mortgage payment for each home in the Assessor’s Data assumes that households finance housing with a five percent down payment and a 6.9 percent contract interest rate using a fully amortizing 30-year fixed-rate mortgage.

Similar to the case for renters, the reported number of affordable units for owners reflects the availability adjustment described above. Higher-income individuals can choose to attract supply from units that are affordable to lower-income brackets. Units that are affordable for lower tiers are, by definition, affordable for higher income tiers. In this respect, lower income tiers are choice-constrained, and those in higher tiers are less choice-constrained. While households in higher income brackets can afford more expensive units, nothing forces them to live in more expensive units.

As noted, a home is deemed affordable to a household in a given income bracket if the monthly housing costs associated with it do not exceed 30 percent of the household’s gross monthly income. A shortage of affordable housing units is present when and if the number of households exceeds the number of homes that are affordable and available. The overall affordable housing unit shortage for renter-occupied and owner-households in the jurisdiction is computed by aggregating shortages across all income brackets.

This analysis is focused on how many households are within income ranges and how many existing total housing units are potentially affordable to those ranges. The results presented are based on the total stock of housing within the jurisdiction. It does not consider how many houses are currently available and listed for sale or what the

¹² As stated previously, 30% is used as the affordability threshold in order to stay consistent with the National Low Income Housing Coalition’s Housing Gap Report as well as the Nevada Housing Division’s housing needs assessment.

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total number of prospective homebuyers is. Shortages are defined when the estimated number of households exceeds the number of total existing units affordable to households in the respective income bracket. The housing shortage results are limited to housing that is affordable rather than housing that is affordable and available.¹³

Housing Gap and Shortage Analysis Results

Table D-1 and Figure D-1 provide the results of the Housing Gap Analysis for owner-occupied housing units.

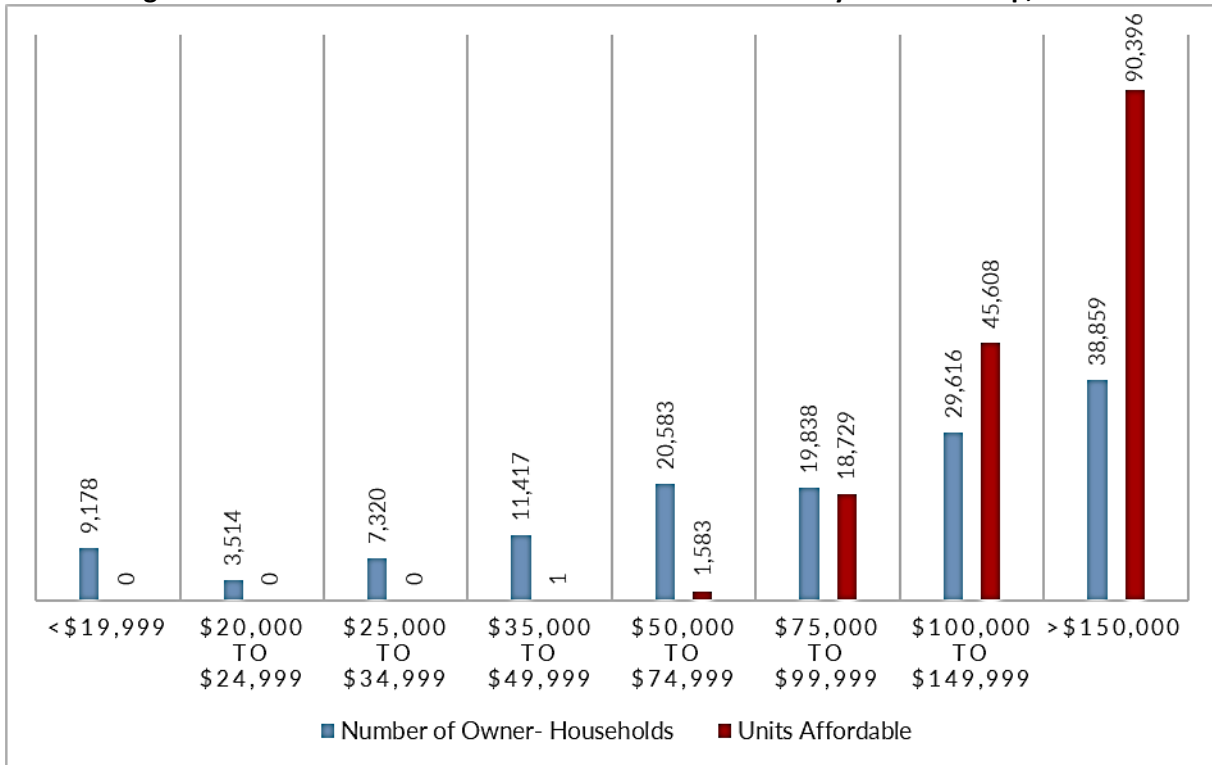
Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to \$49,999, and \$50,000 to \$74,999 income ranges. In total across these income ranges, there is a 51,537 -unit shortage of affordable owner-occupied housing units in City of Las Vegas. Table D-2 presents the same data grouped using percent AMI.

Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2025

Income	Number of Owner Households	Units Affordable	Shortage
<\$19,999	9,178	0	9,178
\$20,000 to \$24,999	3,514	0	3,514
\$25,000 to \$34,999	7,320	0	7,320
\$35,000 to \$49,999	11,417	1	11,416
\$50,000 to \$74,999	20,583	1,583	19,000
\$75,000 to \$99,999	19,838	18,729	1,109
\$100,000 to \$149,999	29,616	45,608	0
>\$150,000	38,859	90,396	0
Affordable Housing Unit Shortage			51,537

Source: ACS 2024 5-year, RCG, Clark County Assessor

¹³ Due to data limitations, specifically within the Integrated Public Use Microdata Series ("IPUMS"), we are unable to estimate the number of households both affordable and available. This level of data is only estimated at the MSA level not at the jurisdictional level.

Figure D-1: Homeowner Households vs. Units Affordable by Income Group, 2025


Source: ACS 2024 5-year, RCG, Clark County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2025

Income	Number of Owner Households	Units Affordable	Shortage
30% AMI (\$28,470/yr)	15,232	0	15,232
50% AMI (\$47,450/yr)	14,256	1	14,256
60% AMI (\$56,940/yr)	7,654	440	7,215
80% AMI (\$75,920/yr)	15,599	1,833	13,766
100% AMI (\$94,900/yr)	15,062	14,220	842
120% AMI (\$113,880/yr)	12,268	12,042	226
120+ AMI	60,253	123,343	0
Affordable Housing Unit Shortage			51,537

Source: ACS 2024 5-year, RCG, Clark County Assessor

Table D-3 and Figure D-2 provide the results of the Housing Gap Analysis for Renter-Occupied Housing Units. Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, and \$25,000 to \$34,999 income ranges. In total across these income ranges, there is a 28,471-unit shortage of affordable renter-occupied housing units in City of Las Vegas. Table D-4 presents the same data grouped using the percent AMI for the jurisdiction.

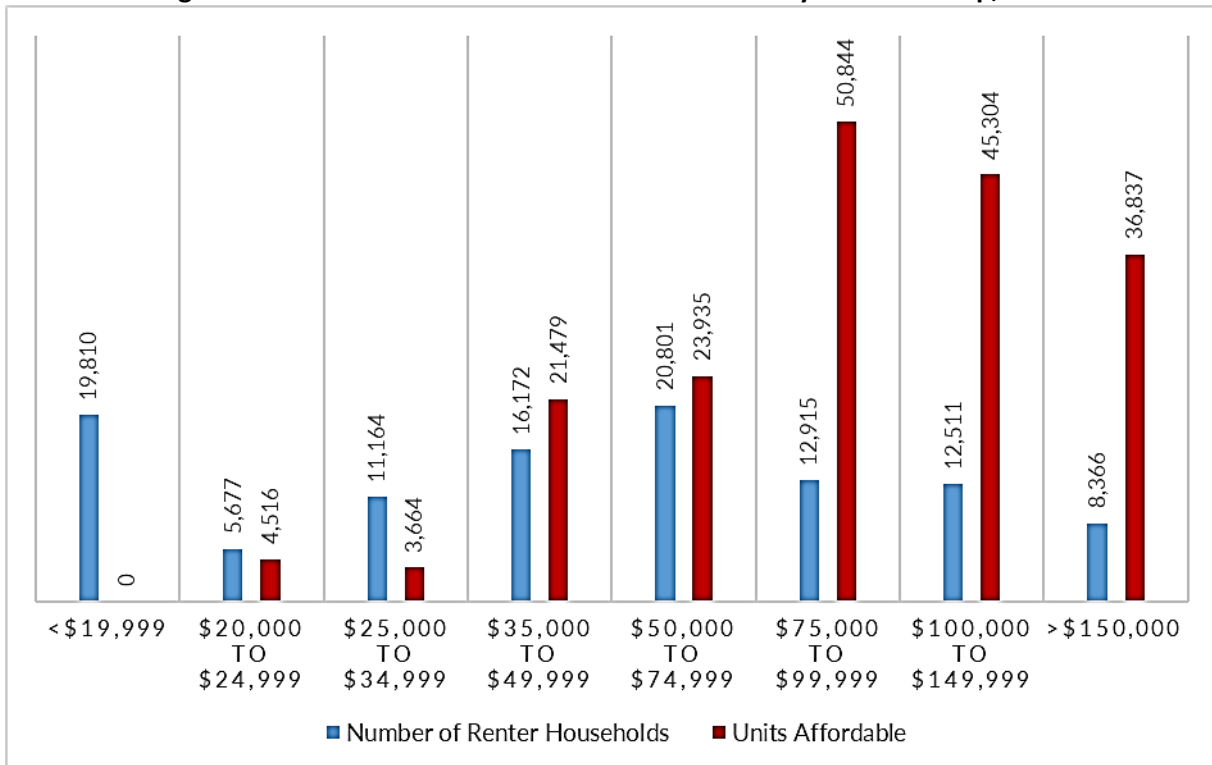
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Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2025

Income	Number of Renter Households	Units Affordable	Shortage
<\$19,999	19,810	0	19,810
\$20,000 to \$24,999	5,677	4,516	1,161
\$25,000 to \$34,999	11,164	3,664	7,500
\$35,000 to \$49,999	16,172	21,479	0
\$50,000 to \$74,999	20,801	23,935	0
\$75,000 to \$99,999	12,915	50,844	0
\$100,000 to \$149,999	12,511	45,304	0
>\$150,000	8,366	36,837	0
Affordable Housing Unit Shortage			28,471

Source: ACS 2024 5-year, RCG, Clark County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2025



Source: ACS 2024 5-year, RCG, Clark County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2025

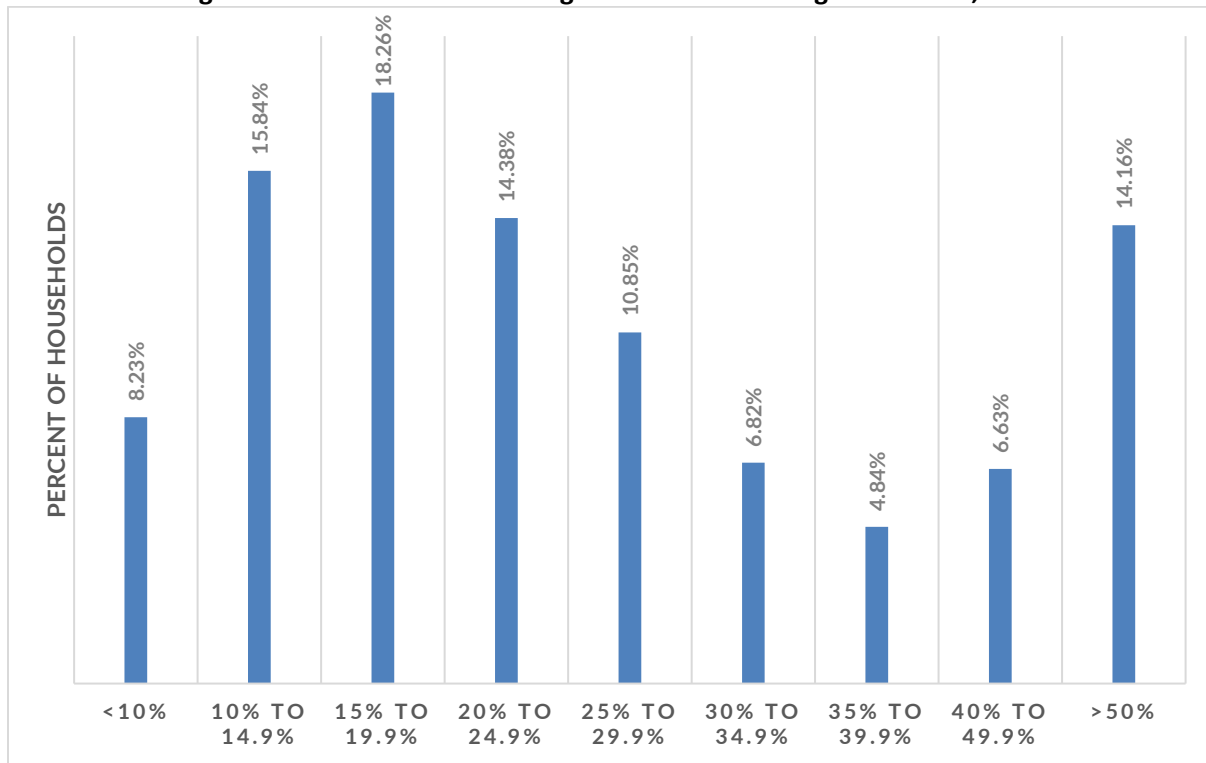
Income	Number of Renter Households	Units Affordable	Shortage
30% AMI (\$28,470/yr)	29,361	5,788	23,574
50% AMI (\$47,450/yr)	20,713	15,816	4,897
60% AMI (\$56,940/yr)	8,523	10,295	0
80% AMI (\$75,920/yr)	15,502	19,162	0
100% AMI (\$94,900/yr)	9,805	38,602	0
120% AMI (\$113,880/yr)	6,107	22,947	0
120+ AMI	17,404	69,564	0
Affordable Housing Unit Shortage			28,471

Source: ACS 2024 RCG, Clark County Assessor

Housing Cost Burden Assessment Results

The housing cost burden assessments are shown separately for owner-households and renter-households. Each figure illustrates the share of households and the percentage of their gross household income being utilized to cover housing costs. For renter-households, cost burden assessments are based on the variable B25070, "Gross Rent as a Percentage of Household Income in the Past 12 Months." For owner-households, cost burden assessments are based on the variable B25091 "Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months."

Figure D-3 and Table D-5 provide a breakdown of the percentage of Owner-households by Housing Costs as a percentage of that household's income. 8.23 percent of Households have a <10 percent Housing Cost Burden. In total, 32.45 percent are considered Cost Burdened (>30 percent), and 26 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 14 percent of Owner-households spend more than 50 percent of their income on housing costs.

Figure D-3: Homeowner Housing Costs as a Percentage of Income, 2025

Source: ACS 2024 5-year, RCG

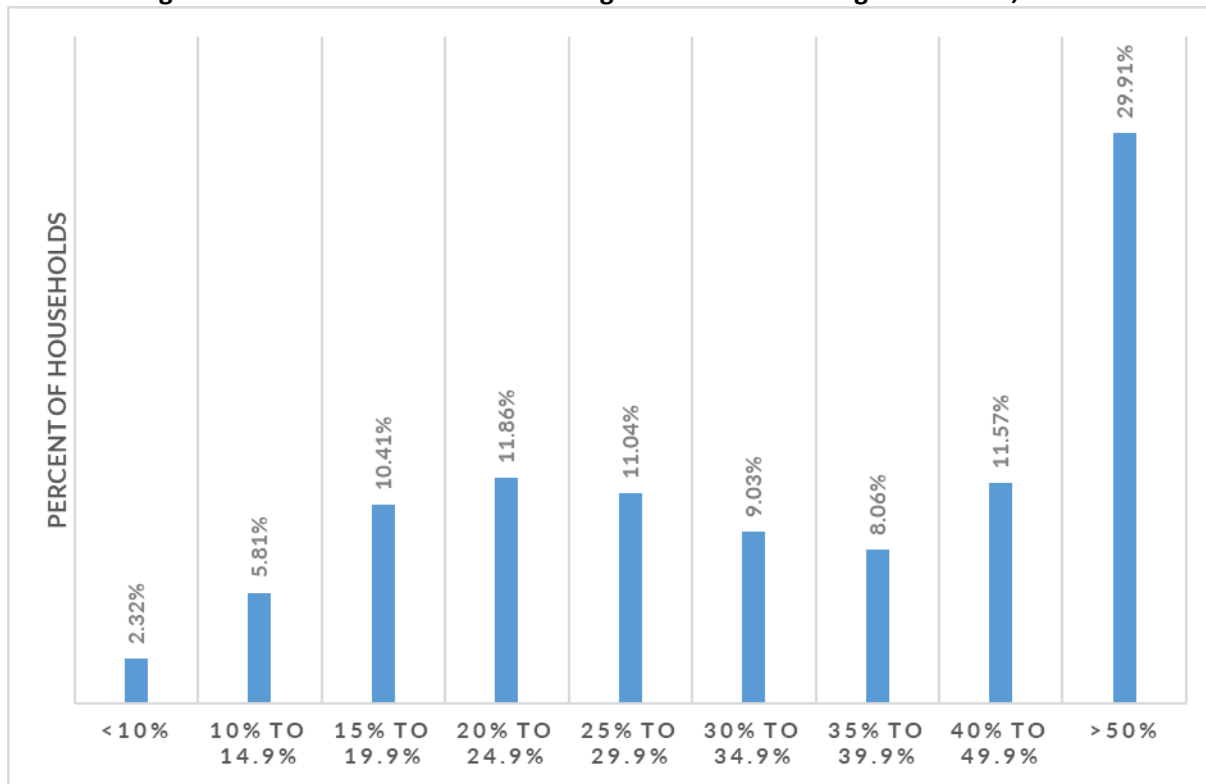
Table D-5: Housing Cost Burden for Homeowner Households, 2025

Housing Cost / Household Income	Percent of Owner-households
<10%	8.23%
10% to 14.9%	15.84%
15% to 19.9%	18.26%
20% to 24.9%	14.38%
25% to 29.9%	10.85%
30% to 34.9%	6.82%
35% to 39.9%	4.84%
40% to 49.9%	6.63%
>50%	14.16%

Source: ACS 2024 5-year, RCG

Figure D-4 and Table D-6 provide a breakdown of the percentage of Renter-households by Housing Costs as a percentage of that household's income. 2.32 percent of Renter-households have a <10 percent Housing Cost Burden. In total, 58.57 percent are considered Cost Burdened (>30 percent), and 49.54 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 29 percent of renter-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2025



Source: ACS 2024 5-year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2025

Housing Cost / Household Income	Percent of Renter-households
<10%	2.32%
10% to 14.9%	5.81%
15% to 19.9%	10.41%
20% to 24.9%	11.86%
25% to 29.9%	11.04%
30% to 34.9%	9.03%
35% to 39.9%	8.06%
40% to 49.9%	11.57%
>50%	29.91%

Source: ACS 2024 5-year, RCG. Percents may not add up exactly to 100% because of rounding.

Naturally Occurring Affordable Housing (“NOAH”)

Not all affordable housing available to lower income groups is subsidized. Residential properties that are affordable to households in an income group but are not subsidized by any direct program are defined as naturally occurring affordable housing (“NOAH”).

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To determine the stock of NOAH within the City of Las Vegas, we employed the above methodology used to estimate affordable housing unit shortages, with the exception that housing and household counts are based on income thresholds expressed as a percentage of area median income (“AMI”) for the jurisdiction. Estimates of the number of renter-occupied and owner-households (as well as the number of units affordable to them) are shown below at 30 percent, 50 percent, 60 percent, and 80 percent of AMI.

The stock of units for the jurisdiction in these estimates includes market-rate units as well as subsidized affordable housing units. For each income level, the number of NOAH units is determined by subtracting the number of subsidized units located within the jurisdiction from the total number of units deemed affordable to households at each income level.

One caveat is the thresholds associated with 30 percent, 50 percent, 60 percent, and 80 percent of AMI do not coincide with the lower- or upper-income brackets available from the ACS. To circumvent this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates to an annual income of \$22,000, unit counts associated with the income bracket <\$19,999 are fully counted, while units associated with the income bracket [\$20,000 to \$24,999] are only partially counted. In this case, we would attribute $(22,000 - 20,000)/(24,999 - 20,000) = 40$ percent of the unit counts falling within the [\$20,000 to \$24,999].

The results of this analysis are found in Table D-7 below. In the 50 percent of AMI range, 64.76 percent of the housing units that are affordable to that income group are NOAH, non-subsidized units. Similarly, for the 60 percent of AMI income range, 74.75 percent of the affordable units are NOAH and 83.47 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory, 2025

Percent AMI	# Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI (\$28,470/yr)	5,788	0	0.00%
50% AMI (\$47,450/yr)	26,009	16,843	64.76%
60% AMI (\$56,940/yr)	36,304	27,138	74.75%
80% AMI (\$75,920/yr)	55,465	46,299	83.47%

Source: ACS 2024 5-year, RCG. Percents may not add up exactly to 100% because of rounding.

E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.

The City of Las Vegas 2050 Master Plan provides a general overview of housing pursuant to NRS 278.160(1)(c), with a goal to “Increase affordable housing types and choices for all income levels near existing and new employment centers.” Building upon previous studies that identified housing impediments derived from the Southern Nevada Strong Regional Plan and the Regional Analysis of Impediments to Fair Housing, the 2050 Plan identifies the following factors as the general community impediments to affordable housing, while outlining a number of mitigating Key Actions.

Impediments

1. Income and means to financing homeownership
2. Affordable Housing Inventory

Mitigation Policies

Policies that are mitigating these impediments include developer incentives (LVMC Title 19.17) and homeowner assistance programs. Other policy changes affecting housing development include partnerships between City and private sector in making underused sites available for affording housing as well as zoning changes that allow for smaller housing. For homeowners, policies pertaining to the use of rent control and transit-oriented development by locating housing near public transportation in an effort to reduce transportation costs aim to address these impediments.

Other Key Actions identified by the Master Plan include:

- Diversify and improve housing stock to include a range of building types and “missing middle” housing appropriate for transit-oriented developments.
- Integrate affordable housing into the place types identified in the Land Use Chapter through the use of zoning regulations and other enabled policies.
- Amend LVMC Title 19 to remove affordability barriers and to allow more mixed residential dwelling unit types in areas of transformation and enhancement, including accessory dwelling units, garage conversions, casitas, or granny flats, with select applications in areas of preservation.
- Accommodate a population increase of approximately 309,000 new residents by constructing approximately 110,000 new dwelling units, of which 121,000 of the City’s total 366,535 projected units must be affordable or meet HUD’s affordability criteria.

Please see pages 3-52 to 3-65, 2050 Master Plan.

F. An analysis of the characteristics of the land that is suitable for residential development.

Vacant Developable Land Inventory Data and Methodology

In this section we describe the vacant developable land inventory data and methodology that is applied to the broadest universe of tax lots spanning Clark County, NV as a whole. After implementing the methodology, the resultant set of vacant parcels and vacant acres situated within the bounds of the City of Las Vegas is provided in Table F-1 and Figures F-1 and F-2.

Each year, the Clark County Assessor's Office releases an official version of parcel geography along with parcel attributes, including state land use codes. A corresponding geo-spatial copy of this data, called the GILIS database, is maintained by the Clark County Comprehensive Planning Department, which contains verified assessor parcel information as well as additional information used for planning purposes.

The GILIS parcel geographic database links to parcel-level data provided and maintained by the Clark County Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2025 GILIS database available, but as described in more depth below, the data is updated to reflect construction activity as of April 2026. Several adjustments and filters are required to provide accurate and representative estimates of vacant developable land. Each step and filter used are described below.

Parcel Slope: A parcel's average slope, expressed as a percentage. This variable is calculated by analyzing spatial raster data from the U.S. Geological Survey's LANDFIRE Earth Resources Observation and Science Center ("EROS"), which provides the average land slope for all equidistant gridded rectangular cells in Nevada, expressed as a percentage. Each parcel is loaded into ArcGIS, and we then identify all of the gridded cells that intersect it. We then compute the average value of each overlapping cell to determine the average slope of each parcel. Slopes greater than 12 percent were eliminated from the analysis due to their impracticality for residential property development.

Nearest Distance to Major Street: The nearest distance between a parcel's lot boundary and a major street in feet. In order to calculate this variable, we first used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the nearest street. We obtained spatial data describing the centerlines of each major street in Clark County from the Clark County Comprehensive Planning Department. High volumes of motor vehicle traffic, major intersection signalization, and a multimodal street environment are characteristics of major streets. In general, major streets have at least two designated lanes for motor vehicle traffic¹⁴. Major streets in Southern

¹⁴ We use the major street GIS shapefile provided by the Comprehensive Planning (and also accessible online) <https://clarkcountygis-cgismo.hub.arcgis.com/datasets/ccgismo::transportation/explore?layer=0&location=36.156142%2C-115.160991%2C10.59>. Major streets generally appear to have two official lanes in each direction but at times (and less commonly) also have two official lanes with one lane in each direction, such as Kyle Canyon Road.

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Nevada's urban core typically form a rectangular grid of roads spaced one mile apart, though there are obviously exceptions. Consequently, developed parcels usually are not located on land farther than ½ mile from a main thoroughfare.

Nearest Distance to Freeway: The nearest distance between a parcel's lot boundary and a freeway in feet. In order to calculate this variable, we used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the closest freeway. We obtained spatial data describing the centerlines of each freeway in Clark County from the Clark County Comprehensive Planning Department.

Disposal Boundary: Each parcel was flagged as belonging or not belonging to the BLM Disposal Boundary (“DB”) obtained from the Clark County Comprehensive Planning Department. Federally-owned lands beyond the disposal boundary are excluded from the analysis, as these lands are not subject to sale through the SNPLMA and are unlikely to be released for development by the federal government without legislative changes.

Zoning: Spatial zoning maps were obtained through Clark County’s GIS Data Repository. Each parcel was zoned by contrasting the centroid of each parcel with where each centroid resides relative to the jurisdiction’s zoning map. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction’s zoning code. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction’s zoning code for the purposes of evaluating the stock of land potentially developable to accommodate housing.

Municipal-Owned Property: Part of the overarching goal of the vacant land inventory is to illustrate the breakdown of developable land by zoning class (residential vs. commercial) and by ownership (private vs. public). We also categorize publicly owned land by identifying land owned by the State or by local jurisdictions / municipalities. To do this, we linked the Clark County Assessor’s secured tax roll data file with the GILIS parcel database using each parcels APN which contains information regarding the owner of each parcel. Given the broadest universe of parcels spanning Clark County, NV as a whole, parcels were flagged as municipally owned parcels if the owner’s name met any of the criteria listed below:

- CITY OF BOULDER CITY
- CITY OF HENDERSON
- CITY OF LAS VEGAS
- CITY OF NORTH LAS VEGAS
- CITY OF LAS VEGAS GOVERNMENT MUN
- CITY OF BOULDER CITY ET AL.
- CITY OF HENDERSON FIRE STATION
- CITY OF HENDERSON FLOOD CONTROL

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- CITY OF LAS VEGAS FIRE DEPT
- CITY OF LAS VEGAS GOVERNMENT MUN
- COUNTY OF CLARK
- COUNTY OF CLARK (PUBLIC WORKS)
- COUNTY OF CLARK (FLOOD CONTROL)
- CLARK COUNTY DESERT CONSERVATION PROGRAM
- CLARK COUNTY
- COUNTY OF CLARK (PK & COMM SERV)
- COUNTY OF CLARK (LIBRARY)
- COUNTY OF CLARK (ADMINISTRATIVE)
- LAS VEGAS CLARK-COUNTY LIBRARY DISTRICT
- CLARK COUNTY SCHOOL DISTRICT
- COUNTY OF CLARK (FLOOD CONTROL)
- CLARK COUNTY WATER RECLAMATION
- COUNTY OF CLARK (PK COMM SERV)
- COUNTY OF CLARK (PK_COMM SERV)
- COUNTY OF CLARK (AVIATION)
- COUNTY OF CLARK (PARKS)
- COUNTY OF CLARK (RTC)
- COUNTY OF CLARK (ADMIN SERVICES)
- COUNTY OF CLARK (FIRE DEPT)
- SCHOOL BOARD OF TRUSTEES
- SOUTHERN NEVADA WATER AUTHORITY
- STATE OF NEVADA
- CITY OF MESQUITE
- STATE OF NEVADA DIV OF LANDS
- STATE OF NEVADA TRANSPORTATION
- UNIVERSITY BOARD OF REGENTS
- LAS VEGAS VALLEY WATER DISTRICT
- CITY OF NORTH LAS VEGAS (PUBLIC WORKS)
- CITY OF NORTH LAS VEGAS DEPT OF PUBLIC WORKS
- CITY OF NORTH LAS VEGAS REDEV

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Federally Owned Property: Federal land ownership status was determined using spatial data describing federally owned land provided by the Bureau of Land Management's Geospatial Business Platform. Parcels identified as belonging to an area under the ownership of the Bureau of Indian Affairs, Bureau of Reclamation, Department of Defense, Department of Energy, Fish and Wildlife Service, Forest Service, or National Park Service were dropped from consideration while parcels under the purview of the Bureau of Land Management (within the DB) were retained.

Parcel Acreage: Represents the size of a parcel's lot in acres. This variable was obtained directly from the GILIS parcel database. Acknowledging that the size of a parcel may impose a physical constraint on development, residential parcels smaller than 3,000 square feet and commercial parcels smaller than a half-acre were filtered in the analysis.

Proximity to Developed Site: This variable indicates the closest distance, in feet, from each parcel to the nearest developed parcel. This variable was computed by segmenting GILIS parcels into the set of developed and undeveloped parcels and computing the distance from a vacant parcel's lot boundary to the boundary of the nearest developed parcel. This serves as a proxy for the infrastructure requirements needed to develop the parcel. This analysis offers a conservative assumption that sufficient infrastructure may be in place at the nearest developed parcel and can be used for the development of the vacant parcels. Proximity to nearby development is a proxy. Some vacant parcels not near developed sites may have adequate infrastructure, while others near developed sites may lack it. Given this, in the results below we show the reader how estimates of vacant acreage change *with* and *without* the imposition of this proxy to provide a reasonable lower-bound / upper-bound range.

Vacant Land Status: A parcel is classified as vacant if (a) the construction year associated with each parcel is zero or missing and (b) the parcel maintains a vacant state land use code.

Additional Processing and Land Use Classifications

Additional steps were warranted to credibly identify the set of developable vacant parcels. In addition to the filters described above, parcels that were identified as belonging to Coyote Springs were removed from consideration given uncertainty over the establishment of water rights. Additionally, 6,000 acres of lands identified as belonging to the "Ivanpah Supplemental Airport Site" were expressly set aside for construction and management of a supplemental airport and were excluded. Parcels located more than 10 miles from a freeway or more than five miles from a major street were excluded. Parcels were compared against recent satellite imagery to manually correct for development statuses along with the removal of parcels coinciding with flood detention basins. The spatial extent of the City of Las Vegas' jurisdictional boundary was applied to summarize the inventory of vacant parcels in the results section below.

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The analysis of available vacant lands is presented below across six scenarios. These scenarios are based on different sets of filters based on the above criteria. This is important to provide because it highlights what exists within the region (least restrictive filters) and what exists that has the highest chance of being developed the soonest (most restrictive filters).

The least restrictive scenario is Scenario-1. Here, any vacant parcel (regardless of ownership) is included in the analysis so long as the parcel is less than 10 miles from a freeway and 5 miles from a major street. Scenario-1 parcels include municipal-owned land as well as federal land within the DB. In Scenario-2, we restricted parcels by eliminating parcels more than 5 miles from a freeway or 2.5 miles from a major street. Scenario-3 is similar to Scenario-2, but it focuses on parcels with more shallow slopes less than seven percent. In this scenario, proximity to a major street is also restricted to parcels within .75 miles. Scenario-4 replicates the findings in Scenario-3 but excludes federally owned lands within the DB. Scenario-5 replicates Scenario-4 but excludes municipally owned lands. Lastly, Scenario-6 adds the restriction that vacant parcels must be located within .25 miles of developed infrastructure. Scenario-6 provides the most likely development-ready inventory of parcels given current zoning, ownership, and proximity to development. In each scenario the relevant changes from the previous set of filters are **underlined and in bold.**

Scenario-1 (Least restrictive set of filters)

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal-Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway <10 miles
- Distance to Major Street < 5 miles

Scenario-2

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal-Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway **<5 miles**
- Distance to Major Street **< 2.5 miles**

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Scenario-3

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal-Owned Land
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-4

- Land Status: Vacant
- Ownership: Private or Municipal Owned Land
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-5

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-6 (Most restrictive set of filters)

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles
- Distance to Nearest Developed Parcel < 0.25 mile

Table F-1 below provides the Vacant Land Inventory for City of Las Vegas. Under the least restrictive set of filters, Scenario-1, there are 341 vacant Commercial parcels comprising 2,224 acres. Additionally, there are 2,205 residential parcels comprising 8,701 acres. Under the most restrictive set of filters, Scenario-6, there are 269 vacant Commercial parcels comprising 944 acres and 1,405 residential parcels comprising 1,573 acres. These vacant parcels and acreage are privately owned, have an average slope of <7 percent, are <5 miles from a freeway, <0.75 miles from a major street, and are <0.25 miles from the nearest developed parcel. Overall, this analysis provides a range of estimates of 10,925 total vacant acres to 2,517 total vacant acres. Additionally, as noted above, a parcel with an average slope above 12 percent does not prohibit real estate development. However, at the minimum, parcels with steep slopes impose increased physical challenges to development that translate into higher land

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development costs and, at the maximum, may exclude the ability to develop. With the policy-oriented goal of identifying land most readily available to address immediate- and short-term housing needs (including immediate needs for the development of affordable housing), the results of the inventory provided herein present the reader with a range of acreage estimates for land more readily prepared to accommodate housing.

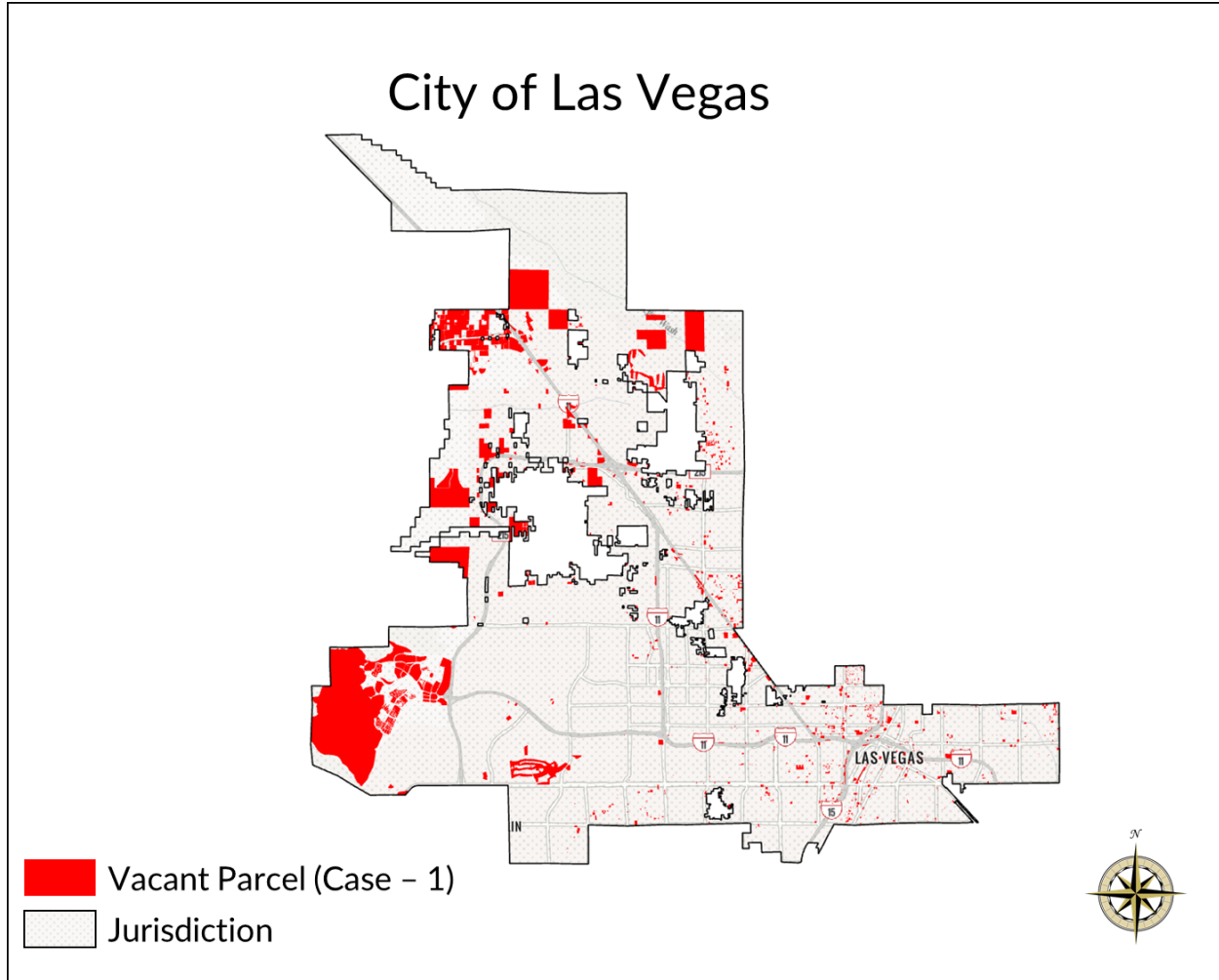
Table F-1: Vacant Land Inventory for the City of Las Vegas, 2025

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
	Vacant Parcels	341	341	324	310	269	269
	Vacant Acres	2,224	2,224	1,935	1,125	944	944
Residential							
	Vacant Parcels	2,205	2,205	1,534	1,504	1,407	1,405
	Vacant Acres	8,701	8,701	4,248	1,644	1,578	1,573
Total Parcels		2,546	2,546	1,858	1,814	1,676	1,674
Total Acres		10,925	10,925	6,183	2,769	2,522	2,517
Category	Parcel Filter Description	Filtering Criteria by Scenario					
Topography	Average Slope of Parcel	<12%	<12%	<7%	<7%	<7%	<7%
Access	Nearest Distance to Freeway	<10 miles	<5 miles	<5 miles	<5 miles	<5 miles	<5 miles
Access	Nearest Distance to Major Street	<5 miles	<2.5 miles	<3/4 mile	<3/4 mile	<3/4 mile	<3/4 mile
Ownership	Includes Federally Owned Parcels within the BLM Disposal Boundary	Yes	Yes	Yes	No	No	No
Ownership	Includes Municipally Owned Parcels	Yes	Yes	Yes	Yes	No	No
Infrastructure Proxy	Nearest Distance to Developed Parcel	No Restriction	No Restriction	No Restriction	No Restriction	No Restriction	<1/4 mile

Source: RCG, Clark County Assessor.

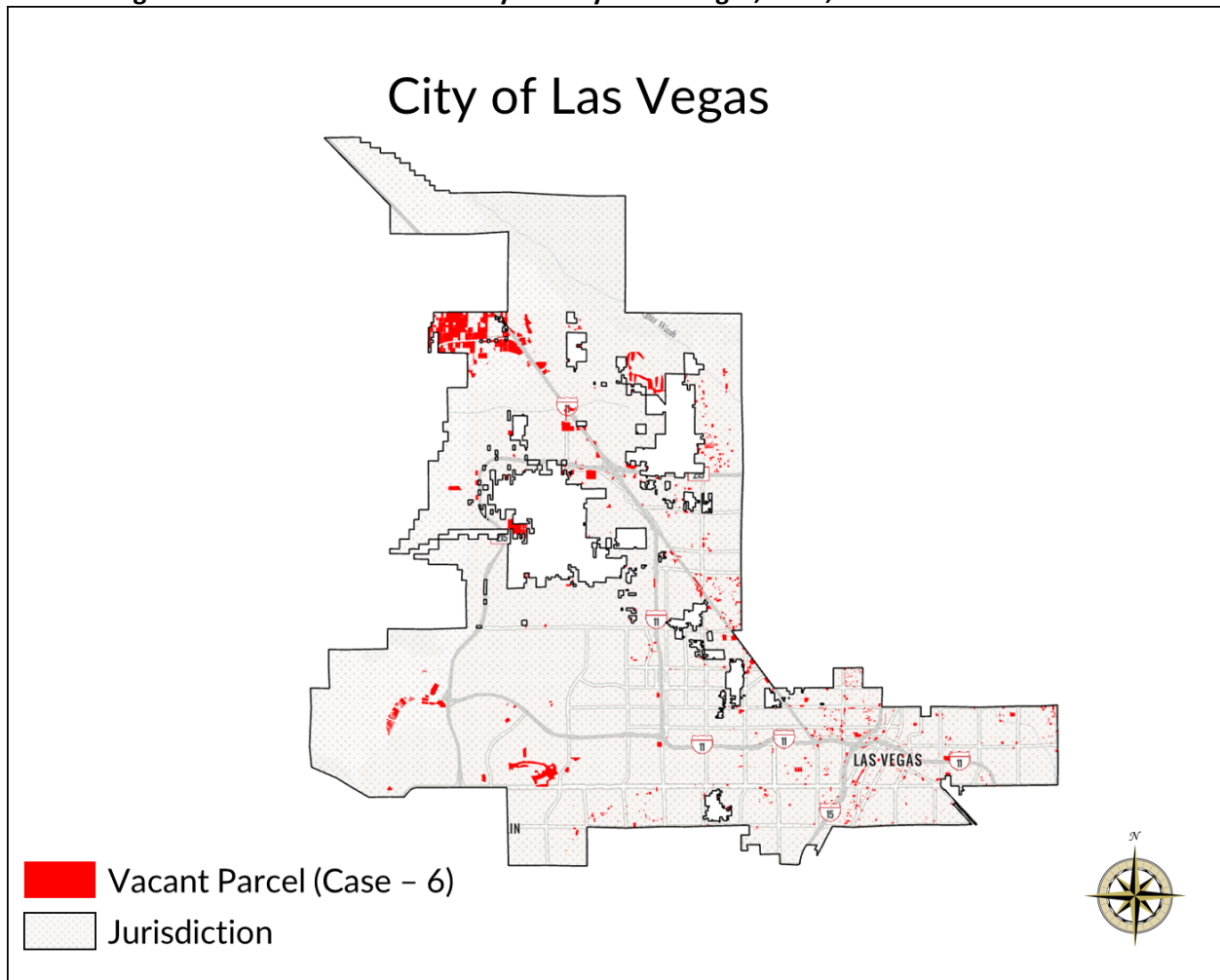
Note: Parcels in the City of Las Vegas, north of the Las Vegas Paiute Tribe area, were included in the tables above, specifically Case 1, but not present in the map below.

Figure F-1: Vacant Land Inventory for the City of Las Vegas, 2025, Case 1 Least Restrictive



Source: RCG, Clark County Assessor

Figure F-2: Vacant Land Inventory for City of Las Vegas, 2025, Case 6 Most Restrictive



Source: RCG, Clark County Assessor

G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.

Housing Needs

Housing in the Las Vegas metropolitan area is predominantly single-family, detached residential construction. Diversifying housing to include a range of building types is a necessary strategy to implement. Based on the zoning barriers to affordability, such as lot-size and parking requirements, height and density limitations, and the allowance of pre-fabricated housing and other non-traditional development models, amending land use policy is needed for the construction of affordable housing, and will continue to take place with the passage of the housing bills from the Nevada Legislature's 2025 session. A few examples include the City's amendments to LVMC Title 19 pursuant to Assembly Bills 241, 396, and 540 to allow more mixed residential dwelling unit types and TOD zoning. This includes tiny homes, accessory dwelling units, garage conversions, or casitas. It should be noted, however, that unlike other cities and metro areas across the country, amendments to zoning requirements alone will likely have little impact on adding additional density or units – notably, lot sizes and single-family zoning requirements are already considerably compact and “right-sized” due to the constraints of Federal lands within the SNPLMA boundary, unless housing policies under consideration by Congress in 2026 are made.

Mitigating the financial barriers to affordable housing has led to the City incentivizing affordable housing construction, development and rehabilitation. The City complies with and offers every measure required pursuant to NRS 278.235 (1) and (2) and amended its zoning code (LVMC Title 19.17) in January 2023 and in 2026 (incorporating Assembly Bill 540 changes) to offer:

- Expediting planning entitlement approval and plans checks
- Density bonuses for both affordable units and transit-oriented development
- Height bonuses (Downtown Las Vegas)
- Building permit fee reductions
- Establishment of a trust fund for the acquisition, construction or rehabilitation of affordable housing. That trust fund, however, is reliant on funding and appropriation authorized by the City Council, pursuant to the City Charter.

In 2025-26, \$300,000 was dedicated for the Title 19.17 incentives as match for Assembly Bill 540 incentives. Additional housing incentives and requirements beyond those approved at the 2025 session, which would need to be authorized by Legislature in 2027 and enabled to be offered for local governments, may include, but not be limited to:

- Removal of funding or City Council policy limitations on affordable housing language contained in the Las Vegas City Charter (Section 2.147)

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- Property tax incentives and/or abatements
- Inclusionary zoning (enabled, but additional clarification required)
- Linkage fees
- Other tax incentives

H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.

Housing Plans

With an estimated 310,000 new residents expected by 2050, the importance of diversifying and improving housing stock cannot be understated, and the City will need more tools to not only develop new affordable housing (subsidized, for sale/for rent, City/SNRHA owned, market-rate), but also maintain its existing inventory. The City's Plan for the following five years, as well as an updated Strategic Plan that focuses on affordable and attainable housing stock, generally includes implementation strategies that align with the 2050 Master Plan.

Key Actions for Housing:

- Routinely update and adopt the HUD Consolidated Housing Plan and provide annual assessments to the Nevada Division of Housing, pursuant to NRS 278.235, determining how many housing units are needed, how many are constructed, how many are affordable, and how many affordable units are lost.
- Progressively adopt new building codes that ensure the construction of quality housing.
- Develop and offer a housing rehabilitation and upgrade program to improve the quality of neighborhood building stock.
- Exercise and enable linkage fees and inclusionary zoning policies
- Purchase or reserve SNPLMA land at a reduced price, provided that the land is within ¼ mile walking distance of an established RTC Transit route.
- Leverage major employers and anchor institutions to create residential market demand incentives in target development areas.
- Partner with nonprofit or faith-based organization(s) to provide, education, counseling, and financial assistance to homebuyers or renters, particularly minorities, the elderly, and the disabled.

In addition, the City has updated its zoning code to include updates to tiny house regulations and TOD zoning, incorporating strategies and will adopt any required residential zoning amendments, housing policy, or updated incentives that are approved by the Nevada Legislature and Governor such as Assembly Bills 241, 396, and 540, or any Federal policy that has been under consideration for approval by Congress.

Please see pages 3-52 to 3-65, 2050 Master Plan.

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AB 213 City of Henderson Executive Summary

In 2025, the City of Henderson had a total population of 363,568 persons. Out of the total population, 257,879 people resided in 87,599 owner-occupied units (2.94 persons per household) with a vacancy rate of 1.2 percent. Likewise, 105,689 people resided in 44,974 renter-occupied units (2.35 persons per household) with a vacancy rate of 4.7 percent. In total, the City of Henderson has a homeownership rate of 66 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2024), the City of Henderson's median household income was \$90,138, and the median home price in 2025 is \$554,859. Across all owner-households and irrespective of mortgage status, monthly housing costs average \$2,079 per month, resulting in 30 percent of households being classified as cost burdened and 24 percent excessively cost burdened.

Housing gaps are most prevalent among homeowners in the bottom tiers of the household income distribution. For all households in median annual income groups below \$74,999, there is a shortage of 33,189 owner-occupied affordable housing units.

In terms of renters, the median contract rent in the City of Henderson is \$1,608 per month, resulting in 56 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 47 percent of renters excessively cost burdened (defined as having housing costs of greater than 35 percent of gross income). For all households with a median annual income of less than \$49,999, there is a shortage of 14,933 renter-occupied affordable housing units. Naturally occurring affordable units (housing units that are affordable, but unsubsidized) range from 0 units for households at or below 30 percent area median income to 8,879 units for households at or below 80 percent area median income. 2,960 of the 44,974 renter-occupied units represent subsidized affordable units, of which the median unit was built in 2004.

The City of Henderson anticipates a population increase of 6,004 people by 2031, along with a projected rise in median household income to \$112,943. Between 2026 and 2031, an additional 2,189 dwelling units are projected to be required to support the City of Henderson's expected population growth. In addition to the existing need for affordable units, this level of population growth will require the construction of 1,447 for-sale units, 743 for-rent units, and 408 subsidized units.

To determine the stock of available land able to be developed in the City of Henderson, we have provided multiple scenarios based on less and more restrictive filtering criteria such as private or public ownership, slopes, distance to a freeway, distance to a major street, and distance to an already developed parcel. These scenarios help provide an overview of the total amount of land that could be developed (the least restrictive scenario) and the total amount of land that is most development-ready (most restrictive scenario).

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In the least restrictive land use scenario (which includes vacant parcels that are privately, federally, and municipally owned, have slopes <12 percent, are <10 miles from a freeway, and are < five miles from a major street), there is an estimated 7,229 acres of vacant developable residential land in the City of Henderson, but in the most restrictive, more development-ready/feasible scenario (vacant parcels, privately owned, <12 percent average slope, <five miles from a freeway, <.75 miles from a major street, and <.25 miles from a developed parcel), there is an estimated 2,784 acres of vacant developable residential land.

A. An inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.

Data and Methodology

This report's statistical results, tables, and figures rely on data obtained and analyzed from several distinct primary sources. These include:

- The American Community Survey
- The Clark County Assessor's Office
- The Clark County Community Housing Office
- The Clark County GIS Management Office ("GISMO")
- The Bureau of Land Management ("BLM") Geospatial Business Platform Hub
- The Clark County Comprehensive Planning Department
- LANDFIRE, Earth Resources Observation and Science Center ("EROS"), U.S. Geological Survey

In many cases, variable outputs were obtained directly from the primary data source. In other cases, variable outputs were estimated and derived by statistically and geo-statistically processing raw data obtained from the primary data sources defined above. Descriptions of the processes and relevant data sources for each section are provided below and throughout the report:

Affordable Housing Unit: For renter-occupied households, a unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30 percent of a household's gross income.¹⁵ For owner-occupied households, a unit of owner-occupied housing is considered "affordable" inventory if the implied monthly mortgage payment is less than 30 percent of a household's gross income. For each owner-occupied housing unit in the data, monthly mortgage payments are imputed assuming a down payment of 5 percent, a mortgage interest rate of 6.6 percent, and the use of a 30-year fixed-rate, fully-amortizing loan. This is different from the Nevada Revised Statutes ("NRS") definition. The NRS defines affordable housing in tiers (NRS 278.0105 and the following sections). Tier One is defined as up to 60 percent AMI, Tier Two is 80 percent to 100 percent AMI, and tier 3 is 100-

¹⁵ This report uses the 30% threshold to maintain consistency with the National Low Income Housing Coalition's Housing Gap Reports. As cited in the methodology section of these reports, "Using the standard definition of affordability, which assumes households should spend no more than 30% of their income on housing, we find that only 7.1 million units are affordable to extremely low-income renters Nationally" (Source: https://nlihc.org/sites/default/files/gap/2024/Gap-Report_2024.pdf, page 4). While some HUD programs may rely on a 35% cutoff, concerns have nonetheless been expressed that even 30% is perhaps too large of a threshold. Per the NLIHC, "The 30% standard is commonly used to estimate the scope of housing affordability problems and serves as the basis for some administrative policies, but some households may struggle even at this level of housing cost (Stone, 2006)" Albeit, Hamidi, Ewin and Renne (2016) note, "According to the HUD measure, total housing costs at or below 30% of gross annual income are affordable." The 30% rule has also been adopted historically by the Nevada Housing Division's housing needs assessments ([https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2\(b,c\)/](https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2(b,c)/)). Per the Nevada Housing Gap Reports, "A unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30% of the renter income group's top threshold."

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120 percent AMI. Due to the nature of the ACS data, this report focuses on income brackets as opposed to AMI ranges. However, where possible, estimated AMI thresholds are presented.

Affordable Housing Unit vs. Subsidized Housing Unit: In this study, we use the term “subsidized housing unit” to explicitly refer to a government-subsidized affordable housing unit. However, the housing needs assessments presented herein require an explicit measure of affordability. As defined above, a unit of housing is considered affordable (regardless of whether said unit is a market-rate unit or subsidized unit) if rent (or the monthly mortgage payment) is less than 30 percent of a household’s gross income. Along these lines, while every subsidized housing unit is considered affordable, not every unit of housing deemed affordable on the basis of its cost is necessarily subsidized.

Homeownership Rate: The percentage of all households classified as owner-households. This variable is computed by dividing the number of owner-households by the total number of households in the jurisdiction.

Median Annual Income: The median household income in the past 12 months. This variable was obtained from the most recent release of the American Community Survey (“ACS”, 2024) (variable B25118). This represents the total money income of all household members during the previous year. However, for purposes of housing affordability calculations, the analysis uses Area Median Income (AMI) HUD’s thresholds reported at the Metropolitan Statistical Area (MSA) level. For the city of Henderson, the appropriate MSA is the Las Vegas-Henderson-Paradise MSA with an AMI of \$94,900 in 2025.

Median Contract Rent: Also referred to as “rent asked” for vacant units, median contract rent is based on Housing Question 18a in the ACS. In order to capture the prevailing market rate, rent for a specific political jurisdiction, housing units that are renter-occupied without payment of rent are excluded. This variable was obtained directly from the ACS (variable B25058_001E). To update the data to 2025 economic conditions, contract rent is expressed in 2025 dollars based on HUD’s 50 percent percentile rent estimates for 2024 vs. 2025.

Median Housing Value: The estimated market value of a single-family residential home. This variable is computed based on a statistical analysis of the Clark County Assessor’s Data File “AOEXTRACT,” which contains information about all real property parcels, such as parcel ownership and mailing address, property location, land use, and valuation. While median market prices reflect the typical prices of homes transacting (or selling) in any given time period, median housing value reflects the typical price homes would sell for, regardless of whether they sell or not in any given time period. Viewed this way, median housing value is more in line with the appraised value of a home.

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This variable is computed in several steps. Single-family residential housing units are identified in the data. We then focus on housing units that represent the homeowner's primary residence. The data also includes information regarding the assessed value of each property, which represents the taxable value of a property multiplied by a 35 percent assessment ratio. Assessed values are then divided by 35 percent to identify the taxable value of each home.

To ensure that the final estimates of the market value of a home reflect current market conditions, RCG has focused on homes that sold since 2025. We have used a linear regression model with the transaction price of each home as the dependent variable and regressed it against several explanatory variables. The set of parcel-level explanatory variables includes: construction year, a full series of indicators for each property's land use code, a full series of indicators representing the jurisdiction where each parcel is located, lot size, a full series of indicators representing each parcel's tax district, and lastly, estimates of the taxable value of each property defined above.

Our model results use the assessed values for properties from the Clark County Assessor (which are available for all parcels), and the sale prices of these residential properties are estimated, based on the most recent sales data available. This step was necessary because the assessed values of residential units that have not yet entered the for-sale market may not be reflective of current market sale trends. We obtained an estimate of the projected sale price of every home in Clark County by extrapolating our model results to the full set of units in the sample. Median housing values for the jurisdiction are computed as the median of predicted transaction prices for the jurisdiction.

Median Monthly Housing Costs: Median selected monthly owner costs for homeowner housing units with a mortgage. Cost estimates are based on the ACS variable "selected monthly owner costs" for owner-occupied units and represent the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (personal property taxes, site rent, registration fees, and license fees). This variable was obtained directly from the ACS (variable B25088_002E).

Median Year Built: The median year of built renter-occupied and owner-occupied units. These variables were obtained from the ACS Profile Table B25037.

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Number of Subsidized Housing Units: Represents the number of subsidized housing units for a jurisdiction. This variable was obtained by adding up the number of units set-aside as affordable at each affordable housing development identified in the affordable housing inventory list obtained from the Nevada Housing Division.

#Owner-Occupied Units: The number of residential units within the jurisdiction owned by the occupant. This variable was obtained from the ACS (variable DP04_0046E).

Percent of Cost Burdened Owners (>30%): Represents the percentage of owner-households contributing 30 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

Percent of Excessively Cost Burdened Owners (>35%): Represents the percentage of owner households contributing 35 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

#Renter-Occupied Units: The number of residential units within the jurisdiction where the occupant is classified as a renter. This variable was obtained from the ACS (variable S2505_C05).

Vacancy: Identifies vacant housing units and reports the reason for the vacancy. To be counted as "vacant," a unit has to be in livable condition and intended for residential use. For newly constructed units, all exterior windows and doors must be installed, and usable floors must be in place. Dilapidated, condemned, and non-residential buildings are excluded. The rental vacancy rate (expressed as a percentage of all renter-occupied housing units) was obtained from the ACS (variable DP04_0005E), while the housing vacancy rate (expressed as a percentage of all owner-occupied housing units) was obtained from the ACS (variable DP04_0004E).

Housing Market Statistics

Table A-1 below provides a comprehensive overview of the City of Henderson housing market statistics. As previously noted, according to estimates from the NV Demographer, the population of the City of Henderson was 363,568 as of 2025. The median annual income for the jurisdiction is \$90,138 and the Homeownership Rate is 66 percent.

As of the most recent ACS survey, the City of Henderson had 87,599 owner-occupied units with a 1.2 percent vacancy rate. The median year built is 2001 and the median home value is \$554,859. This results in a \$2,079 median monthly housing cost. In total, 30 percent of the City of Henderson homeowners are Cost Burdened, and

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24 percent are Excessively Cost Burdened. This resulted in a 33,189 owner-occupied Affordable Housing Unit Shortage combined across all income brackets.

The City of Henderson also had 44,974 renter-occupied units, according to the most recent ACS survey, with a 4.7 percent vacancy rate. The median year built is 2001 and the median contract rent is \$1,608. The percentage of Cost Burdened renters is 56 percent, and the percentage of Excessively Cost Burdened Renters is 47 percent. In total, within the City of Henderson, there are 2,960 subsidized housing units, with the median year of those being 2004. For renters, this led to a 14,933 Affordable Housing Unit Shortage for renters at or below 100 percent AMI as of the most recent data release.

Table A-1: Housing Market Statistics, 2025

City of Henderson Jurisdiction Characteristics	
Median Annual Income	\$90,138
Homeownership Rate	66%
2025 Population	363,568
Homeowner Housing Profile	
#Units	87,599
Vacancy	1.20%
Median Year Built	2001
Median Monthly Housing Costs	\$2,079
Median Housing Value	\$554,859
Percent of Cost Burdened Owners (>30%)	30.01%
Percent of Excessively Cost Burdened Owners (>35%)	24%
Affordable Housing Unit Shortage	33,189
Renter-Occupied Housing Profile	
#Units	44,974
Vacancy	4.70%
Median Year Built	2001
Median Contract Rent	\$1,608
Percent of Cost Burdened Renters (>30%)	56.47%
Percent of Excessively Cost Burdened Renters (>35%)	47.00%
Number of Subsidized Housing Units	2,960
Median Year Built of the Subsidized Housing Stock	2004
Affordable Housing Unit Shortage	14,933

Source: ACS 2024 5-year, NV Demographer RCG. Percentages may not add up exactly to 100% because of rounding.

Table A-2 provides an estimated breakdown of the number of units in structure for the City of Henderson. In total, 75.9 percent of the housing stock available in the City of Henderson is single-unit detached or attached, 22.4 percent is 2 units or greater, and 1.5 percent is mobile home,¹⁶ and 0.1 percent is boat, RV, or other.

¹⁶ According to the ACS, mobile homes are defined as “Both occupied and vacant mobile homes to which no permanent rooms have been added are counted in this category. Towable recreational vehicles, such as travel trailers or fifth-wheel trailers, are considered mobile homes. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer’s lot, at the factory, or in storage are not counted in the housing inventory.” Additionally, Boat, RV, Van, etc. is defined as “This category is for any living quarters occupied as a housing unit that does not fit the previous categories.” (https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2021_ACSSubjectDefinitions.pdf).

Table A-2: City of Henderson Units in Structure: Occupied Units, 2025

Number of Units in Structure	Number of Occupied Units	Percent of Total
1-unit, detached	91,078	68.7%
1-unit, attached	9,545	7.2%
2 units	928	0.7%
3 or 4 units	6,098	4.6%
5 to 9 units	8,220	6.2%
10 to 19 units	5,038	3.8%
20 or more units	9,413	7.1%
Mobile home	1,989	1.5%
Boat, RV, van, etc.	133	0.1%
Total	132,573	100.00%

Source: ACS 2024 Percents may not add up exactly to 100% because of rounding.

Table A-3 below provides an estimated breakdown of the percentage of occupied units in the City of Henderson, by the year the structure was built. An estimated 21.9 percent of the units were built in 2010 or later, 60.2 percent of the units were built between 1990 and 2009, and 17.9 percent of the units were built in 1980 or earlier.

Table A-3: City of Henderson Structure Built: Occupied Units, 2025

Year Built	Number of Units	Percent of Total
Built 2020 or later	6,098	4.6%
Built 2010 to 2019	22,935	17.3%
Built 2000 to 2009	40,700	30.7%
Built 1990 to 1999	39,109	29.5%
Built 1980 to 1989	14,185	10.7%
Built 1970 to 1979	5,435	4.1%
Built 1960 to 1969	1,591	1.2%
Built 1950 to 1959	1,458	1.1%
Built 1940 to 1949	663	0.5%
Built 1939 or earlier	398	0.3%
Total	132,573	100.00%

Source: ACS 2024 5-year Percents may not add up exactly to 100% because of rounding.

Jurisdiction Plans and Procedures

For additional information on current housing plans and procedures by the City of Henderson, please refer to the following documents:

Henderson Housing and Community Development Strategy Plan

- <https://www.cityofhenderson.com/home/showpublisheddocument/982/637383552843230000>

Henderson Strong Comprehensive Plan

- <https://www.cityofhenderson.com/government/departments/community-development-and-services/land-use-plans/comprehensive-plan>

B. An inventory of existing affordable housing in the community.

Low-Income Housing Inventory

Per statute requirements outlined in [NRS 319.143](#), the Nevada Housing Division (NHD) maintains a Low-Income Housing Database (LIHD). The database provides an inventory of residential housing units in Nevada that have been subsidized at the federal, state, or local level and have deed restrictions or other agreements that restrict the income levels of eligible households and/or restrict unit rents. The majority of properties within the database are complexes of multifamily units, although single-family housing is also included as applicable. The database is sourced from in-house data collected by the Division through the administration of programs such as the Low-Income Housing Tax Credit (LIHTC) program as well as ongoing coordination with jurisdictions through reporting, including the Annual Housing Progress Report (AHPR).

Table B-1: Henderson Low-Income Housing Inventory, June 2026 comprises the inventory of units recorded within the database for Henderson as of June 2026. Properties within the table are denoted by corresponding project name, street address, city, and zip code. Unit counts for each property are also noted, including restricted units—which have applicable rent or income restrictions—as well as assisted units—which have either full rental assistance or are designated public housing units. Units may be restricted or assisted or have some combination of both restrictions and assistance. Also included within the inventory is a count of total including, which includes both restricted and market-rate units at a given property. A count of all units restricted to senior or senior-disabled households is also included in Table B-1.

The current inventory for Henderson notes a total of 3,082 units, 2,715 restricted units, 575 assisted units, and 122 market-rate units. The quantity of total units minus market-rate units for Henderson equals 2,960. Of these units, 2,045 are restricted to senior or senior-disabled households.

Due to data limitations, an inventory of affordable homes for sale is not included within the table. The Homeowner Housing Profile included within Table A-1: Housing Market Statistics, 2025 summarizes estimated cost burden and affordability for homeowners in Henderson. For additional detail on homeowner households in Henderson, refer to the following tables within Subsection D:

- Table D-1: Homeowner Housing Costs and Affordable Unit Shortage by Income Group, 2025
- Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2025
- Table D-5: Housing Cost Burden for Homeowner Households, 2025
- Table D-7: Naturally Occurring Affordable Housing Inventory, 2025

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Table B-1: City of Henderson Low-Income Housing Inventory, June 2026

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Market-Rate Units #	Assisted Units #	Senior/Disabled Units #
Annabelle Pines	310 Annabelle Ln.	Henderson	89014	106	104	2		106
Annabelle Pines II	320 Annabelle Ln.	Henderson	89014	50	50	0		50
Boulder Pointe	993 Equestrian Dr.	Henderson	89110	210	210	0		0
Capistrano Pines Apartments	400 N. Major Ave.	Henderson	89015	184	184	0		184
College Villas	511 College Dr.	Henderson	89015	226	226	0		226
Coronado Dr. Senior Housing	500 N. Major Ave.	Henderson	89015	60	59	1	30	59
Espinoza Terrace	171 Van Wagenen	Henderson	89015	100	80	0	100	100
George & Lois Brown Estates	429 E. Van Wagenen St.	Henderson	89015	22		1	21	0
Habitat for Humanity Merze-Ward Purchase	Various	Henderson	0	10	10	0		0
Hampton Court	1030 Center St.	Henderson	89015	100		0	100	0
Henderson Manor Apartments	435 E. Van Wagenen	Henderson	89015	60	60	0		60
Highland Village	301 Taylor St.	Henderson	89015	120	120	0	120	0
Horizon Pines Senior Apartments	2570 Horizon Ridge Pkwy.	Henderson	89052	156	155	1		156
Horizon Seniors Apartments	990 Equestrian Dr.	Henderson	89015	228	228	0		228
Housing Rehab Program	Various	Henderson	0	13	13	0		0
Imagine Phase II (Aspire at Paseo)	1490 Paseo Verde Pkwy.	Henderson	89012	123	11	112		0
Landsman Gardens	750 Major Ave.	Henderson	89015	100	100	0	100	0
Major Avenue Apartments	600 N. Major Ave.	Henderson	89015	25		1	24	0
NSP 3 Henderson	Various	Henderson		8	8	0		0
Pacific Pines	132 E. Pacific Ave.	Henderson	89015	84	83	1		83
Pacific Pines 4	27 Texas Ave.	Henderson	89015	62	62	0		62
Pacific Pines II Apartments	130 E. Pacific Ave.	Henderson	89015	51	51	0		51
Pacific Pines III Senior Apartments	134 E. Pacific Ave.	Henderson	89015	51	50	1		51
Palo Verde I	101 Palo Verde Dr.	Henderson	89015	40		0	40	40

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Palo Verde II Apartments	101 Palo Verde Dr.	Henderson	89015	60	60	0		60
Paseo Del Prado	740 E. Warm Springs Rd.	Henderson	89015	120	119	1		0
Portofino	1001 Las Palmas Entrada	Henderson	89012	205	205	0		205
Scattered Sites - SNRHA	Various	Henderson		40		0	40	0
Smith Williams Apartments	575 E. Lake Mead	Henderson	89015	80	80	0		80
Terracina Henderson Apartments I & II	510 College Dr.	Henderson	89015	144	143	1		0
Vintage At 7 Hills	845 Seven Hills Dr.	Henderson	89052	244	244	0		244
Total Units w/Restrictions or Assistance (Total - Market Rate): 2,960				3,082	2,715	122	575	2,045

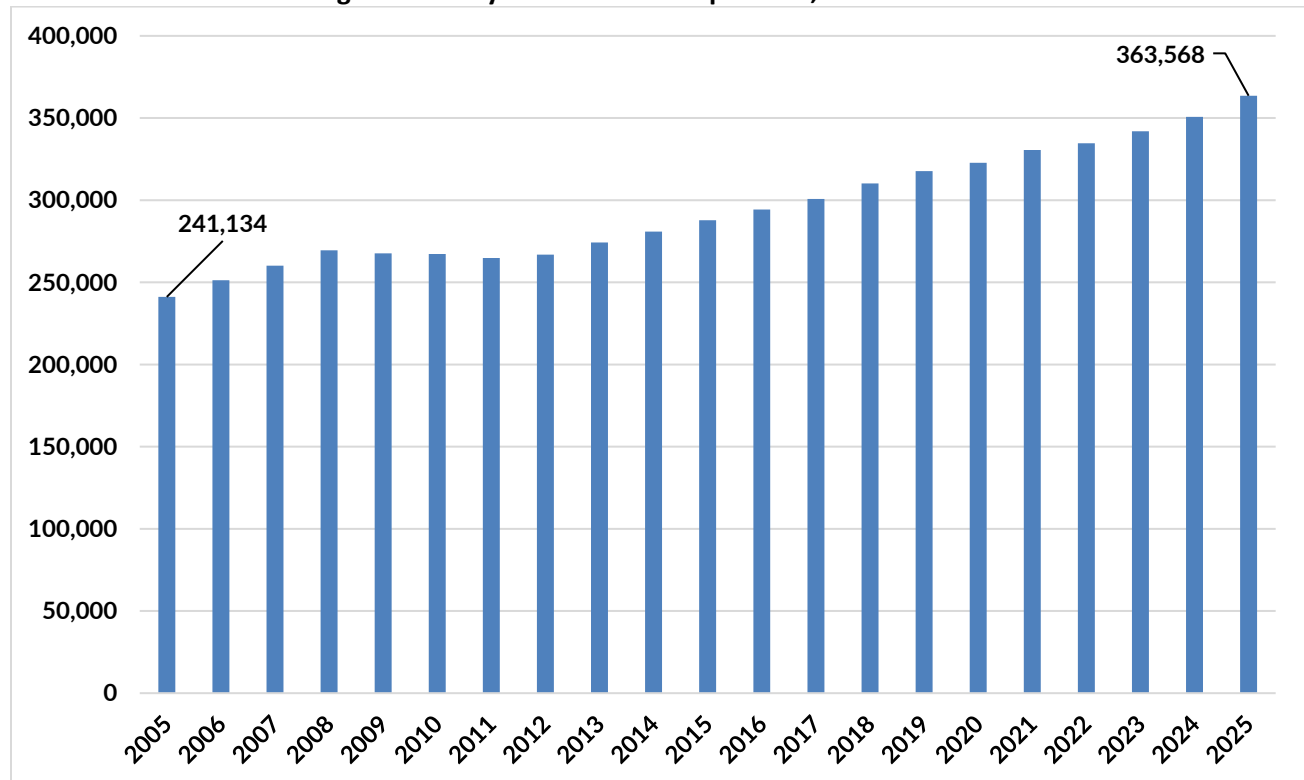
Source: Low-Income Housing Database, NHD

C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

As noted above, current population estimates were obtained from the Nevada Demographer's most recent release. Figure C-1 and Table C-1 provide a historical trend of the population of the City of Henderson. In the 20 years from 2005-2025 Henderson grew by 122,434 individuals, or 51.0 percent. On average, this comes to a growth of 6,122 persons per year, or an average annual rate of 2.1 percent.

Figure C-1: City of Henderson Population, 2005-2025



Source: NV Demographer

Table C-1: City of Henderson Population and Growth Rate, 2005-2025

Year	Population	Population Growth	YoY Growth Rate
2005	241,134		
2006	251,321	10,187	4.2%
2007	260,161	8,840	3.5%
2008	269,538	9,377	3.6%
2009	267,687	(1,851)	-0.7%
2010	267,270	(417)	-0.2%
2011	264,839	(2,431)	-0.9%
2012	266,846	2,007	0.8%
2013	274,270	7,424	2.8%
2014	280,928	6,658	2.4%
2015	287,828	6,900	2.5%
2016	294,359	6,531	2.3%
2017	300,709	6,350	2.2%
2018	310,244	9,535	3.2%
2019	317,660	7,416	2.4%
2020	322,800	5,140	1.6%
2021	330,561	7,761	2.4%
2022	334,640	4,079	1.2%
2023	341,980	7,340	2.2%
2024	350,706	8,726	2.6%
2025	363,568	12,862	3.7%
Annual Average		6,122	2.1%

Source: NV Demographer, RCG. Parentheses () mean negative.

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2031 Market Projections

Market forecasts for 2031 are based on population estimates obtained from Environmental Systems Research Institute ("ESRI"). ESRI provides estimates on population, demographics, and income for markets based on their models, as well as the most up-to-date ACS data estimates by geography.

To convert projected population increases into estimates of the total number of new housing units likely to be demanded by 2031, we used the estimated population increase for the City of Henderson and divide it by estimates of the average number of people occupying each housing unit within the county. This approach creates a relationship between population growth and the total number of housing units required to support the population.

In order to obtain conservative estimates of the number of renter-occupied, owner-occupied, and affordable subsidized housing units required to support the City of Henderson's projected population growth, we computed the proportion of each type of housing unit, based on the City's current data, and apply these proportions to estimates of the total number of new housing units required to support projected 2031 population increases. Lastly, we assume a housing density of 7.5 units per acre to translate projected increases in housing unit demand to projected increases in vacant land demand. For Clark County as a whole, the average number of units per acre is 7.14; to maintain consistency with the type of dwellings per acre limits commonly used in jurisdictional development codes, we adopted a figure of 7.5.

Table C-2: 5-year City of Henderson Housing Market Projections, 2026-2031

Population and Median Income	
2031 Population	369,572
Population Increase	6,004
2031 Median Household Income	\$112,943
Projected Housing Needs & Land Requirements	
Housing Units Required	2,189
Owner-Occupied Units	1,447
Renter-Occupied Units	743
Subsidized Units	408
Vacant Acreage Required	292

Source: RCG, ESRI, NV Demographer

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Table C-3 provides historical, current, and projected estimates of the population of the City of Henderson by race and ethnicity. The percentage of the population that is classified as White Alone has dropped from 76.9% in 2010 to 58.9% in 2025 and is expected to drop even more to 56.3% in 2031. Subsequently, the percentage of all other races, including Two or More, has increased over time and is expected to continue to increase. The percentage of those of Hispanic Origin Ethnicity has increased from 14.9 percent in 2010 to 20.1 percent in 2025.

Table C-3: City of Henderson Population by Race and Ethnicity, 2010-2031

Population by Race/Ethnicity	2010	2020	2025	2031
Total	267,270	322,800	363,568	369,572
White Alone	76.9%	63.2%	58.9%	56.3%
Black Alone	5.1%	6.7%	7.4%	7.6%
American Indian Alone	0.7%	0.7%	0.8%	0.8%
Asian Alone	7.2%	9.4%	10.7%	11.6%
Pacific Islander Alone	0.6%	0.8%	0.8%	0.9%
Some Other Race Alone	4.8%	6.1%	6.9%	7.4%
Two or More Races	4.8%	13.2%	14.6%	15.5%
Hispanic Origin	14.9%	17.9%	20.1%	21.5%

Source: ESRI. Percentages may not add up exactly to 100% because of rounding.

Table C-4 provides historical, current, and projected estimates of the population of the City of Henderson by age. Of note, the median age has increased from 39.6 in 2010 to 43.2 in 2025 and is expected to continue to rise slightly to 44.2 in 2031. The age ranges 65 – 74 and 75-85 have increased the most (3.1 percentage points and 3.7 percentage points, respectively), while 45 – 54 and 0 – 4 have decreased the most (both -1.2 percentage points).

Table C-4: City of Henderson Population by Age, 2010-2031

Population by Age	2010	2020	2025	2031
0 - 4	5.9%	4.8%	4.7%	4.6%
5 - 9	6.3%	5.7%	5.3%	4.9%
10 - 14	6.5%	6.4%	5.8%	5.4%
15 - 24	11.7%	10.9%	11.2%	10.6%
25 - 34	13.0%	12.1%	12.1%	12.3%
35 - 44	14.5%	13.3%	13.4%	13.2%
45 - 54	14.3%	13.5%	13.1%	13.0%
55 - 64	13.5%	13.2%	12.7%	12.3%
65 - 74	9.1%	12.2%	12.1%	12.3%
75 - 84	4.1%	6.3%	7.8%	8.9%
85 +	1.2%	1.6%	1.8%	2.4%
18 +	80.1%	81.6%	82.4%	82.7%
Median Age	39.6	42.6	43.2	44.2

Source: ESRI. Percentages may not add up exactly to 100% because of rounding.

D. A determination of the present and prospective need for affordable housing in the community.

Housing Gap Assessment Methodology

The housing gap assessments for the jurisdiction are shown separately for owner-households and renter-households. These illustrate the number of households, by income bracket, and the number of units affordable to households in each income bracket. A shortage of affordable homes is defined when and if the number of households in any given income bracket exceeds the number of homes affordable to them. For example, within Figures D-1 and D-2 if the Number of Occupied Households is greater than the Number of Units Affordable, then there is a gap within that income bracket because those households are living in a unit that is considered affordable for a higher income bracket.

Number of Households, by Income Bracket: Estimates of the number of owner households and renter-households split by income bracket are obtained from the variable B25118 “Tenure by Household Income in the Past 12 Months.” The associated set of income brackets include: <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to \$49,999, \$50,000 to \$74,999, \$75,000 to \$99,999, and \$100,000 to \$149,999. Where possible, this information is presented using estimated percentage AMI brackets as well. It is important to note that there is not a direct match between ACS income brackets and percent AMI brackets. To bypass this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates to an annual income of \$22,000, unit counts associated with the income bracket <\$19,999 are fully counted, while units associated with the income bracket [\$20,000 to \$24,999] are only partially counted. In this case, we would attribute $(22,000 - 20,000) / (24,999 - 20,000) = 40$ percent of the unit counts falling within the [\$20,000 to \$24,999].

Affordable Housing Unit Shortage Estimate Methodology

Number of Units Affordable for Renters: For renter-occupied housing, housing gaps are based on estimates of the number of renter-occupied units split by rental pricing brackets obtained from the variable ACS B25063 “Gross Rent.” Gross rent represents the contract rent plus the estimated average monthly cost of utilities if the renter pays these costs. The ACS provides breakdowns of the number of renter households with gross rent in a full suite of rental pricing brackets.

Estimates of the number of units affordable to households in each income bracket are based on combining the counts of rental units affordable to households within each income bracket. A housing unit is considered affordable to a household in a given income bracket if the monthly rent associated with it does not exceed 30 percent of the household’s gross monthly income.

For renters, the 30-percent threshold is based on the upper bound of the income bracket each household belongs to. As such, housing gaps are estimated conservatively. These calculations take into account that units affordable to

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households in any given income bracket include units that are affordable to households in each of the lower income brackets. This is important to highlight because not every household may choose to spend 30 percent of their gross monthly income on monthly rent. Because of this, those in higher income brackets have more choices than those in lower income brackets. For each income bracket, we estimated the set of affordable homes to be “available” as the sum of (a) the set of homes affordable to households within a given income bracket plus (b) the set of surplus homes affordable to households at lower income levels if surplus exists. The reported number of affordable units for renters reflects this adjustment.

Number of Units Affordable to Owners: For owner-occupied housing units, gaps are based on estimates of the market value of owner-occupied residential housing as described above and based on an analysis of the Clark County Assessor’s Real Property Data. In contrast to the ACS, these data provide unit-level information. Given the data, a unit is deemed affordable to households within a given income bracket if the associated monthly mortgage payment required to purchase the unit does not exceed 30 percent of households’ monthly income.¹⁷ Similar to the analysis of renter-occupied units, the 30 percent threshold is applied to the upper bound of the income bracket each household belongs to. For the purposes of this analysis, the implicit monthly mortgage payment for each home in the Assessor’s Data assumes that households finance housing with a five percent down payment and a 6.9 percent contract interest rate using a fully amortizing 30-year fixed-rate mortgage.

Similar to the case for renters, the number of units affordable for owners reported reflects the availability adjustment described above. Higher-income individuals can choose to attract supply from units that are affordable to lower-income brackets. Units that are affordable for lower tiers are, by definition, affordable for higher income tiers. In this respect, lower income tiers are choice constrained, and those in higher tiers are less choice constrained. While households in higher income brackets can afford more expensive units, nothing forces them to live in more expensive units.

As noted, a home is deemed affordable to a household in a given income bracket if the monthly housing costs associated with it do not exceed 30 percent of the household’s gross monthly income. A shortage of affordable housing units is present when and if the number of households exceeds the number of homes that are affordable and available. The overall affordable housing unit shortage for renter-occupied and owner-households in the jurisdiction is computed by aggregating shortages across all income brackets.

This analysis is focused on how many households are within income ranges and how many existing total housing units are potentially affordable to those ranges. The results presented are based on the total stock of housing within the jurisdiction. It does not consider how many houses are currently available and listed for sale or what the

¹⁷ As stated previously, 30% is used as the affordability threshold in order to stay consistent with the National Low Income Housing Coalition’s Housing Gap Report as well as the Nevada Housing Division’s housing needs assessment.

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total number of prospective homebuyers is. Shortages are defined when the estimated number of households exceeds the number of total existing units affordable to households in the respective income bracket. The housing shortage results are limited to housing that is affordable rather than housing that is affordable and available.¹⁸

Housing Gap and Shortage Analysis Results

Table D-1 and Figure D-1 provide the results of the Housing Gap Analysis for owner-occupied housing units.

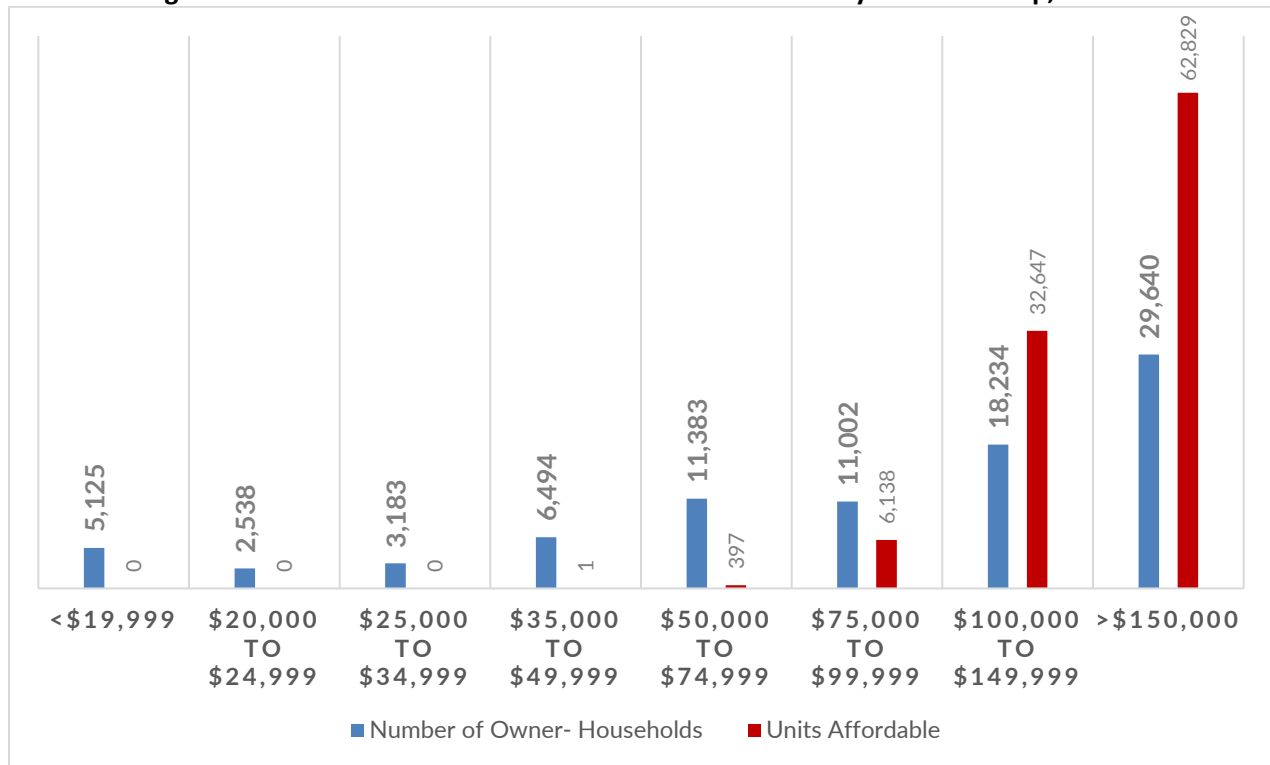
Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to \$49,999, and \$50,000 to \$74,999 income ranges. In total across these income ranges, there is a 33,189 -unit shortage of affordable owner-occupied housing units in the City of Henderson. Table D-2 presents the same data grouped using percent AMI.

Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2025

Income	Number of Owner- Households	Units Affordable	Shortage
<\$19,999	5,125	0	5,125
\$20,000 to \$24,999	2,538	0	2,538
\$25,000 to \$34,999	3,183	0	3,183
\$35,000 to \$49,999	6,494	1	6,493
\$50,000 to \$74,999	11,383	397	10,986
\$75,000 to \$99,999	11,002	6,138	4,864
\$100,000 to \$149,999	18,234	32,647	0
>\$150,000	29,640	62,829	0
Affordable Housing Unit Shortage			33,189

Source: ACS 2024 5-year, RCG, Clark County Assessor

¹⁸ Due to data limitations, specifically within the Integrated Public Use Microdata Series ("IPUMS"), we are unable to estimate the number of households both affordable and available. This level of data is only estimated at the MSA level not at the jurisdictional level.

Figure D-1: Homeowner Households vs. Units Affordable by Income Group, 2025


Source: ACS 2024 5-year, RCG, Clark County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2025

Income	Number of Owner- Households	Units Affordable	Shortage
30% AMI (\$28,470/yr)	8,768	0	8,768
50% AMI (\$47,450/yr)	7,469	1	7,468
60% AMI (\$56,940/yr)	4,264	110	4,153
80% AMI (\$75,920/yr)	8,628	513	8,115
100% AMI (\$94,900/yr)	8,353	4,660	3,693
120% AMI (\$113,880/yr)	7,306	6,314	992
120+ AMI	42,812	86,413	0
Affordable Housing Unit Shortage			33,189

Source: ACS 2024 5-year, RCG, Clark County Assessor

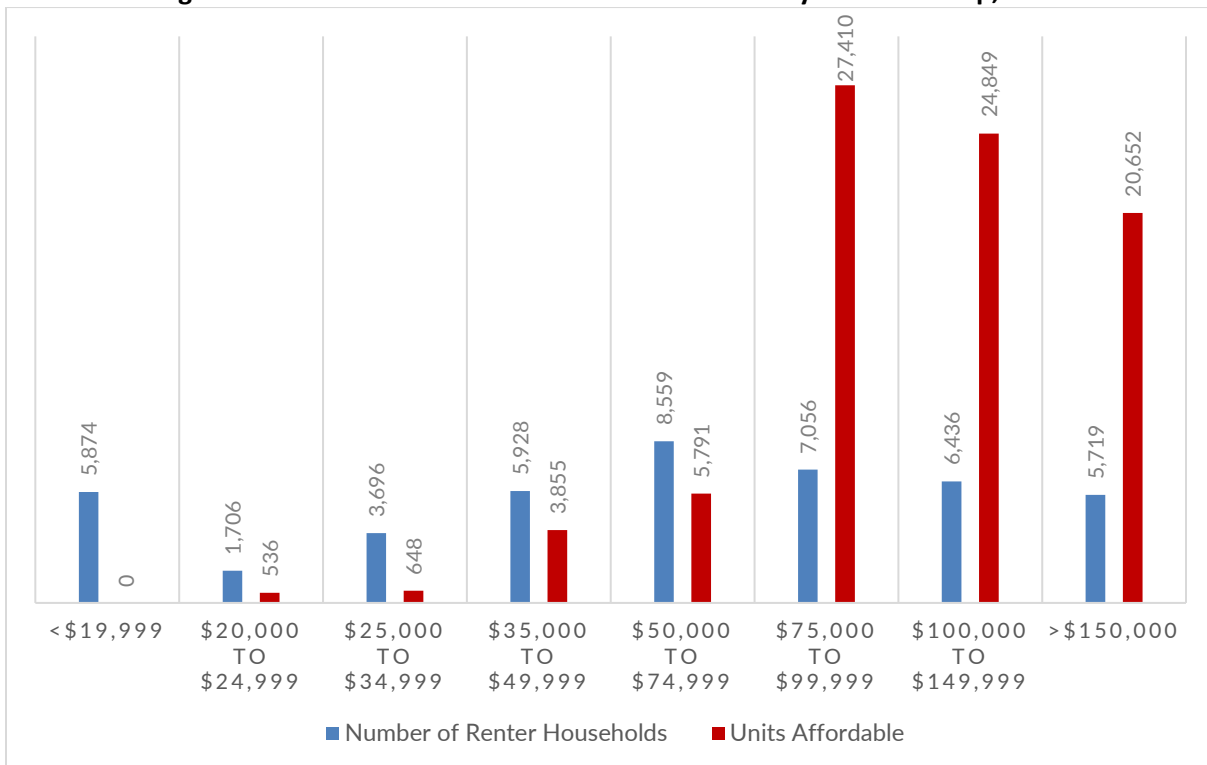
Table D-3 and Figure D-2 provide the results of the Housing Gap Analysis for Renter-Occupied Housing Units. Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, and \$25,000 to \$34,999 income ranges. In total across these income ranges, there is a 14,933-unit shortage of affordable renter-occupied housing units in the City of Henderson. Table D-4 presents the same data grouped using the percent AMI for the jurisdiction.

Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2025

Income	Number of Renter Households	Units Affordable	Shortage
<\$19,999	5,874	0	5,874
\$20,000 to \$24,999	1,706	536	1,170
\$25,000 to \$34,999	3,696	648	3,048
\$35,000 to \$49,999	5,928	3,855	2,073
\$50,000 to \$74,999	8,559	5,791	2,768
\$75,000 to \$99,999	7,056	27,410	0
\$100,000 to \$149,999	6,436	24,849	0
>\$150,000	5,719	20,652	0
Affordable Housing Unit Shortage			14,933

Source: ACS 2024 5-year, RCG, Clark County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2025



Source: ACS 2024 5-year, RCG, Clark County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2025

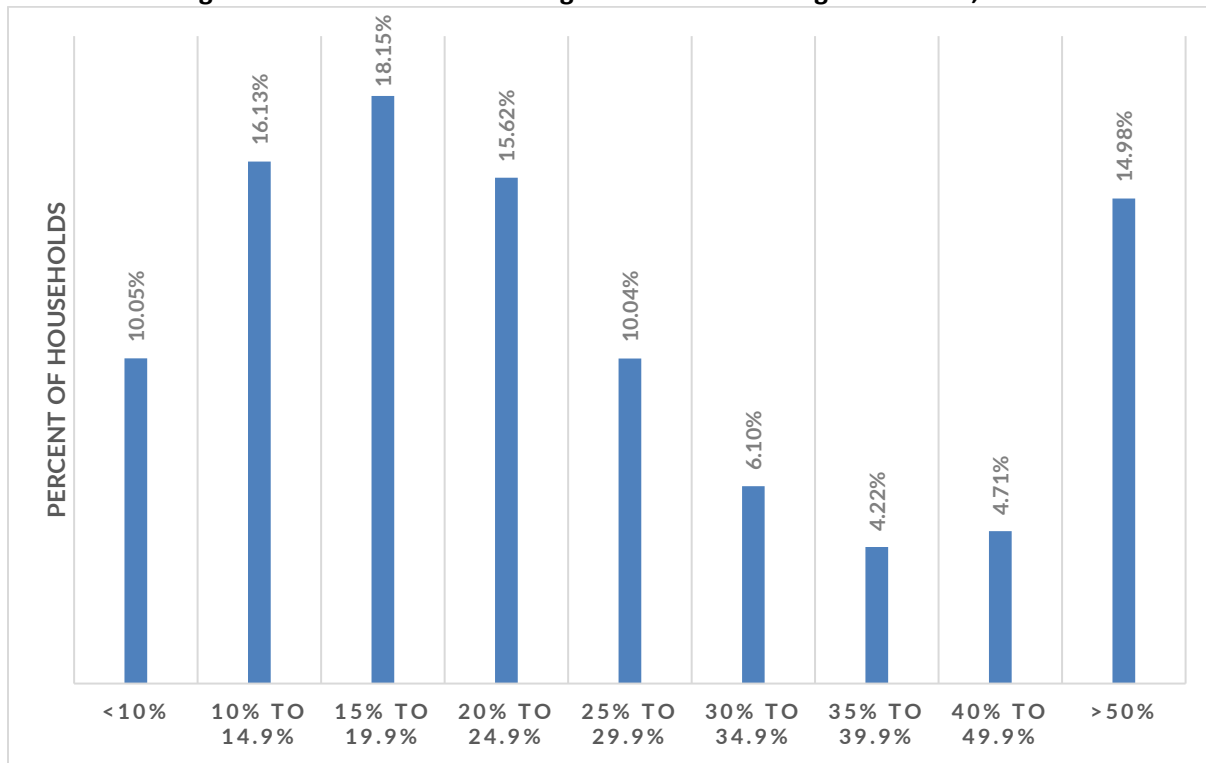
Income	Number of Renter Households	Units Affordable	Shortage
30% AMI (\$28,470/yr)	8,863	761	8,102
50% AMI (\$47,450/yr)	7,334	3,623	3,711
60% AMI (\$56,940/yr)	3,384	2,263	1,121
80% AMI (\$75,920/yr)	6,443	4,443	2,000
100% AMI (\$94,900/yr)	5,357	20,811	0
120% AMI (\$113,880/yr)	3,226	12,489	0
120+ AMI	10,368	38,603	0
Affordable Housing Unit Shortage			14,933

Source: ACS 2024 5-year, RCG, Clark County Assessor

Housing Cost Burden Assessment Results

The housing cost burden assessments are shown separately for owner-households and renter-households. Each figure illustrates the percentage of households broken down by the percentage of their gross household income being utilized to cover housing costs. For renter-households, cost burden assessments are based on the variable B25070, "Gross Rent as a Percentage of Household Income in the Past 12 Months." For owner-households, cost burden assessments are based on the variable B25091 "Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months."

Figure D-3 and Table D-5 provide a breakdown of the percentage of Owner-households by Housing Costs as a percentage of that household's income. 10 percent of Households have a <10 percent Housing Cost Burden. In total, 30 percent are considered Cost Burdened (>30 percent), and 24 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 14 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-3: Homeowner Housing Costs as a Percentage of Income, 2025

Source: ACS 2024 5-year, RCG

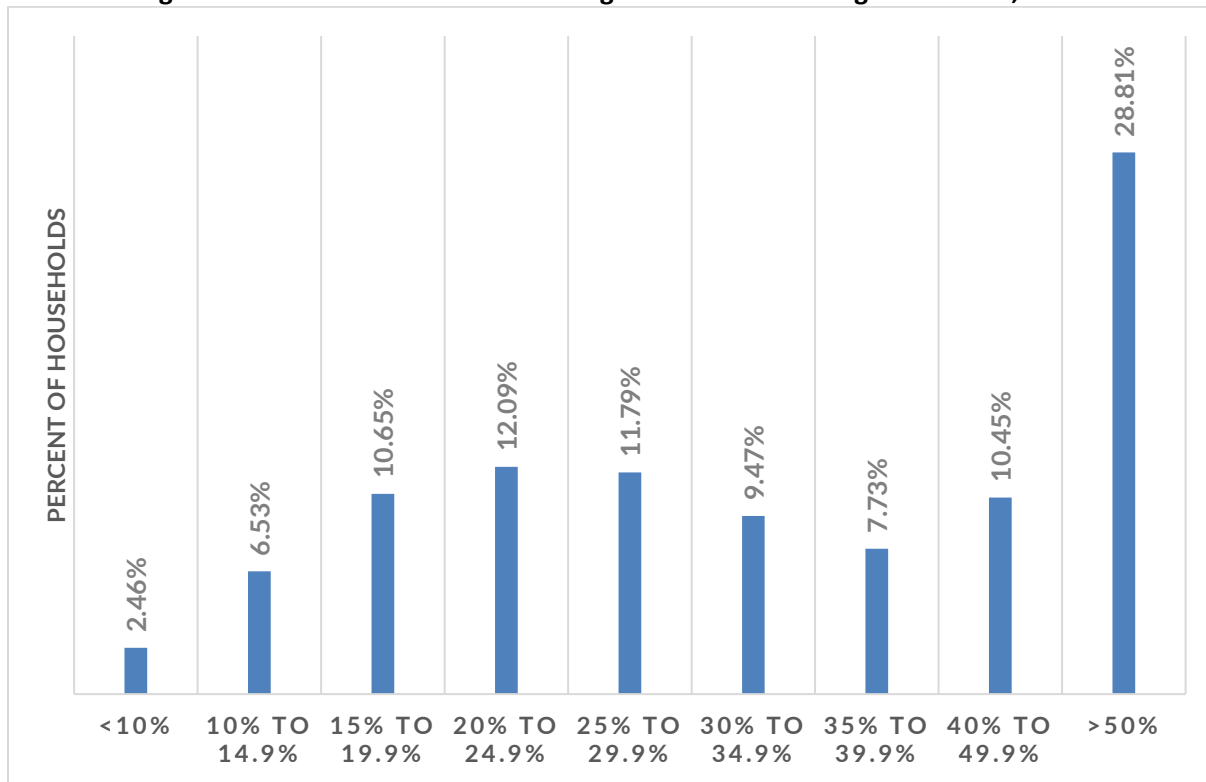
Table D-5: Housing Cost Burden for Homeowner Households, 2025

Housing Cost / Household Income	Percent of Owner-households
<10%	10.05%
10% to 14.9%	16.13%
15% to 19.9%	18.15%
20% to 24.9%	15.62%
25% to 29.9%	10.04%
30% to 34.9%	6.10%
35% to 39.9%	4.22%
40% to 49.9%	4.71%
>50%	14.98%

Source: ACS 2024 5-year, RCG

Figure D-4 and Table D-6 provide a breakdown of the percentage of Renter-households by Housing Costs as a percentage of that household's income. 2.5 percent of Renter-households have a <10 percent Housing Cost Burden. In total, 56.47 percent are considered Cost Burdened (>30 percent), and 47 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 28 percent of renter-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2025



Source: ACS 2024 5-year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2025

Housing Cost / Household Income	Percent of Renter-households
<10%	2.46%
10% to 14.9%	6.53%
15% to 19.9%	10.65%
20% to 24.9%	12.09%
25% to 29.9%	11.79%
30% to 34.9%	9.47%
35% to 39.9%	7.73%
40% to 49.9%	10.45%
>50%	28.81%

Source: ACS 2024 5-year, RCG. Percents may not add up exactly to 100% because of rounding.

Naturally Occurring Affordable Housing (“NOAH”)

Not all affordable housing available to lower income groups is subsidized. Residential properties that are affordable to households in an income group but are not subsidized by any direct program are defined as naturally occurring affordable housing (“NOAH”).

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To determine the stock of NOAH within the City of Henderson, we employed the above methodology used to estimate affordable housing unit shortages with the exception that housing, and household counts are based on income thresholds expressed as a percentage of area median income ("AMI") for the jurisdiction. Estimates of the number of renter-occupied and owner-households (as well as the number of units affordable to them) are shown below at 30 percent, 50 percent, 60 percent, and 80 percent of AMI.

The stock of units for the jurisdiction in these estimates includes market-rate units as well as subsidized affordable housing units. For each income level, the number of NOAH units is determined by subtracting the number of subsidized units located within the jurisdiction from the total number of units deemed affordable to households at each income level.

One caveat is the thresholds associated with 30 percent, 50 percent, 60 percent, and 80 percent of AMI do not coincide with the lower- or upper-income brackets available from the ACS. To circumvent this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates to an annual income of \$22,000, unit counts associated with the income bracket <\$19,999 are fully counted, while units associated with the income bracket [\$20,000 to \$24,999] are only partially counted. In this case, we would attribute $(22,000 - 20,000) / (24,999 - 20,000) = 40$ percent of the unit counts falling within the [\$20,000 to \$24,999].

The results of this analysis are found in Table D-7 below. In the 50 percent of AMI range, 32.48 percent of the housing units that are affordable to that income group are NOAH, non-subsidized units. Similarly, for the 60 percent of AMI income range, 55.47 percent of the affordable units are NOAH and 75 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory, 2025

Percent AMI	# Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI (\$28,470/yr)	761	0	0.00%
50% AMI (\$47,450/yr)	4,384	1,424	32.48%
60% AMI (\$56,940/yr)	6,647	3,687	55.47%
80% AMI (\$75,920/yr)	11,839	8,879	75.00%

Source: ACS 2024 5-year, RCG. Percents may not add up exactly to 100% because of rounding.

E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.

The City of Henderson (COH) is bordered by Unincorporated Clark County to the City of Las Vegas to the north and west, and public land to the east and the south. The city supports the following goals, which are part of the Clark County Analysis of Impediments to Fair Housing.

GOAL ONE: PROMOTE FAIR HOUSING ENFORCEMENT AND EDUCATION THROUGH INTERAGENCY COLLABORATION

Impediments

- Barriers to accessing housing opportunities exist for those with credit history, eviction history, and criminal background concerns.
- Residents, homebuyers, and landlords have insufficient understanding of fair housing requirements and protections.
- Navigating resources and affordable housing options is challenging and prevents residents from accessing housing opportunities.
- Coordinated approaches are needed to address the housing affordability concerns in the County

Actions

- Continue to contract with housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders through trainings and material development regarding fair housing law and recommended practices, including the importance of reasonable accommodation under ADA, protections for protected classes, and the impact of using credit, criminal, and eviction history to assess tenant applications.
- Explore the creation of tenant advocacy materials that will provide easy-to-understand summaries of tenant rights and information on resources that can help with housing challenges, including where to find housing assistance, where to report housing concerns, and how to manage background checks that may result in rental application rejection. These materials should be available in multiple languages as well as digitally and on paper for those who do not regularly access the internet.
- Seek ways to increase resident access to fair housing services, such as improved marketing of services, strategies for bringing opportunities into the community through partnership with service organizations and incorporating fair housing considerations as a routine practice of program administration.

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GOAL TWO: CONTINUE TO SUPPORT THE CREATION OF NEW AFFORDABLE HOUSING OPPORTUNITIES

Impediments

- The region lacks the number of affordable housing units needed to meet the demands of low- to moderate-income households.
- Increasing rent costs are pushing residents out of communities where they wish to live and where they have connections to support systems and opportunities.
- Property turnover is resulting in displacement of residents, and high costs of housing leave few options for accessing new housing that is safe, decent, affordable, and near opportunity areas.

Actions

- Continuing to encourage construction and rehabilitation of affordable housing throughout the region, for example using public land and enhanced coordination with nonprofit developers.
- Explore the promotion of new housing strategies to create new opportunities and enhance affordable housing preservation efforts, for example through the use of accessory dwelling units.
- Continue to provide and explore additional incentives for developers of affordable housing, including incentives such as reduced fees, expedited processing, and regulatory streamlining.
- Explore incentive opportunities for landlords willing to participate in affordable housing programs to expand available rental units.

GOAL THREE: PROMOTE ASSISTANCE FOR THOSE FACING HOUSING INSTABILITY OR AT RISK OF HOMELESSNESS

Impediments

- Increasing rent costs are pushing residents out of communities where they wish to live and where they have connections to support systems and opportunities.
- Property turnover is resulting in displacement of residents, and high costs of housing leave few options for accessing new housing that is safe, decent, affordable, and near opportunity areas.

Actions

- Explore ways to coordinate with local service providers to connect people at risk of eviction or displacement with services that stabilize housing.
- Monitor the status of affordable housing units at risk of conversion and work proactively with property owners to identify strategies that will allow units to remain affordable to prevent turnover and decrease in affordable housing stock.
- Coordinate with the social service agencies and nonprofit partners to provide support for programs that provide tenant rental assistance, such as rent support, utility payments, and late fees, including for those facing the greatest housing instability (e.g., those on fixed incomes and those exiting facilities of care or incarceration)

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GOAL FOUR: EXPAND HOUSING OPPORTUNITIES FOR PEOPLE WITH SPECIAL NEEDS

Impediments

- The region lacks the accessible units and supportive housing units needed to meet the demands of special needs households.
- Increasing rent costs have disparate impacts on special needs households that tend to have fixed incomes and fewer options for housing that accommodate their needs.

Actions

- Provide accessibility improvements in rehabilitation activities to increase opportunities for people with physical disabilities to obtain and retain appropriate housing and live independently.
- Facilitate housing development and assistance programs for special needs households, including seniors, working families, people with disabilities, and the unhoused.

GOAL FIVE: EXPAND ECONOMIC OPPORTUNITIES, PARTICULARLY FOR LOW INCOME AND HISTORICALLY MARGINALIZED POPULATIONS

Impediments

- Lack of economic mobility further intensifies the increasing housing cost burden, particularly for renters.

Actions

- Provide services or support agencies that assist those exiting homelessness to increase housing and economic stability, for example through transportation assistance, assistance with accessing vital documents like identification, birth certificates, and Social Security cards, and referral to community services that might include provision of job training and placement.

Source: 2025 Clark County RFHEA

- https://www.clarkcountynv.gov/assets/documents/residents/assistance_programs/community_resources_management/federal-reports/clark-county-rfhea-2025-final-with-appendices.pdf

F. An analysis of the characteristics of the land that is suitable for residential development.

Vacant Developable Land Inventory Data and Methodology

In this section we describe the vacant developable land inventory data and methodology that is applied to the broadest universe of tax lots spanning Clark County, NV as a whole. After implementing the methodology, the resultant set of vacant parcels and vacant acres situated within the bounds of the City of Henderson are provided in Table F-1 and Figures F-1 and F-2.

Each year, the Clark County Assessor's Office releases an official version of parcel geography along with parcel attributes, including state land use codes. A corresponding geo-spatial copy of this data, called the GILIS database, is maintained by the Clark County Comprehensive Planning Department, which contains verified assessor parcel information as well as additional information used for planning purposes.

The GILIS parcel geographic database links to parcel-level data provided and maintained by the Clark County Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2025 GILIS database available, but as described in more depth below, the data is updated to reflect construction activity as of April 2026. Several adjustments and filters are required to provide accurate and representative estimates of vacant developable land. Each step and filter used are described below.

Parcel Slope: A parcel's average slope, expressed as a percentage. This variable is calculated by analyzing spatial raster data from the U.S. Geological Survey's LANDFIRE Earth Resources Observation and Science Center ("EROS"), which provides the average land slope for all equidistant gridded rectangular cells in Nevada, expressed as a percentage. Each parcel is loaded into ArcGIS, and we then identify all of the gridded cells that intersect it. We then compute the average value of each overlapping cell to determine the average slope of each parcel. Slopes greater than 12 percent were eliminated from the analysis due to their impracticality for residential property development.

Nearest Distance to Major Street: The nearest distance between a parcel's lot boundary and a major street in feet. In order to calculate this variable, we first used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the nearest street. We obtained spatial data describing the centerlines of each major street in Clark County from the Clark County Comprehensive Planning Department. High volumes of motor vehicle traffic, major intersection signalization, and a multimodal street environment are characteristics of major streets. In general, major streets have two official motor vehicle traffic lanes at minimum¹⁹. Major streets in Southern

¹⁹ We use the major street GIS shapefile provided by the Comprehensive Planning (and also accessible online) <https://clarkcountygis-cgismo.hub.arcgis.com/datasets/ccgismo::transportation/explore?layer=0&location=36.156142%2C-115.160991%2C10.59>. Major streets generally appear to have two official lanes in each direction but at times (and less commonly) also have two official lanes with one lane in each direction, such as Kyle Canyon Road.

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Nevada's urban core typically form a rectangular grid of roads spaced one mile apart, though there are obviously exceptions. Consequently, developed parcels usually are not located on land farther than ½ mile from a main thoroughfare.

Nearest Distance to Freeway: The nearest distance between a parcel's lot boundary and a freeway in feet. In order to calculate this variable, we used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the closest freeway. We obtained spatial data describing the centerlines of each freeway in Clark County from the Clark County Comprehensive Planning Department.

Disposal Boundary: Each parcel was flagged as belonging or not belonging to the BLM Disposal Boundary (“DB”) obtained from the Clark County Comprehensive Planning Department. Federally-owned lands beyond the disposal boundary are excluded from the analysis, as these lands are not subject to sale through the SNPLMA and are unlikely to be released for development by the federal government without legislative changes.

Zoning: Spatial zoning maps were obtained through Clark County’s GIS Data Repository. Each parcel was zoned by contrasting the centroid of each parcel with where each centroid resides relative to the jurisdiction’s zoning map. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction’s zoning code. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction’s zoning code for the purposes of evaluating the stock of land potentially developable to accommodate housing.

Municipal-Owned Property: Part of the overarching goal of the vacant land inventory is to illustrate the breakdown of developable land by zoning class (residential vs. commercial) and by ownership (private vs. public). We also categorize publicly owned land by identifying land owned by the State or by local jurisdictions / municipalities. To do this, we linked the Clark County Assessor’s secured tax roll data file with the GILIS parcel database using each parcels APN which contains information regarding the owner of each parcel. Given the broadest universe of parcels spanning Clark County, NV as a whole, parcels were flagged as municipally owned parcels if the owner’s name met any of the criteria listed below:

- CITY OF BOULDER CITY
- CITY OF HENDERSON
- CITY OF LAS VEGAS
- CITY OF NORTH LAS VEGAS
- CITY OF LAS VEGAS GOVERNMENT MUN
- CITY OF BOULDER CITY ET AL.
- CITY OF HENDERSON FIRE STATION
- CITY OF HENDERSON FLOOD CONTROL

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- CITY OF LAS VEGAS FIRE DEPT
- CITY OF LAS VEGAS GOVERNMENT MUN
- COUNTY OF CLARK
- COUNTY OF CLARK (PUBLIC WORKS)
- COUNTY OF CLARK (FLOOD CONTROL)
- CLARK COUNTY DESERT CONSERVATION PROGRAM
- CLARK COUNTY
- COUNTY OF CLARK (PK & COMM SERV)
- COUNTY OF CLARK (LIBRARY)
- COUNTY OF CLARK (ADMINISTRATIVE)
- LAS VEGAS CLARK-COUNTY LIBRARY DISTRICT
- CLARK COUNTY SCHOOL DISTRICT
- COUNTY OF CLARK (FLOOD CONTROL)
- CLARK COUNTY WATER RECLAMATION
- COUNTY OF CLARK (PK COMM SERV)
- COUNTY OF CLARK (PK_COMM SERV)
- COUNTY OF CLARK (AVIATION)
- COUNTY OF CLARK (PARKS)
- COUNTY OF CLARK (RTC)
- COUNTY OF CLARK (ADMIN SERVICES)
- COUNTY OF CLARK (FIRE DEPT)
- SCHOOL BOARD OF TRUSTEES
- SOUTHERN NEVADA WATER AUTHORITY
- STATE OF NEVADA
- CITY OF MESQUITE
- STATE OF NEVADA DIV OF LANDS
- STATE OF NEVADA TRANSPORTATION
- UNIVERSITY BOARD OF REGENTS
- LAS VEGAS VALLEY WATER DISTRICT
- CITY OF NORTH LAS VEGAS (PUBLIC WORKS)
- CITY OF NORTH LAS VEGAS DEPT OF PUBLIC WORKS
- CITY OF NORTH LAS VEGAS REDEV

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Federally Owned Property: Federal land ownership status was determined using spatial data describing federally owned land provided by the Bureau of Land Management's Geospatial Business Platform. Parcels identified as belonging to an area under the ownership of the Bureau of Indian Affairs, Bureau of Reclamation, Department of Defense, Department of Energy, Fish and Wildlife Service, Forest Service, or National Park Service were dropped from consideration while parcels under the purview of the Bureau of Land Management (within the DB) were retained.

Parcel Acreage: Represents the size of a parcel's lot in acres. This variable was obtained directly from the GILIS parcel database. The analysis filtered out residential parcels smaller than three thousand feet and commercial parcels smaller than a half-acre, acknowledging that the size of a parcel may impose a physical constraint on development.

Proximity to Developed Site: Represents the nearest distance in feet each parcel is to the nearest developed parcel. This variable was computed by segmenting GILIS parcels into the set of developed and undeveloped parcels and computing the distance from a vacant parcel's lot boundary to the boundary of the nearest developed parcel. This serves as a proxy for the infrastructure requirements needed to develop the parcel. This offers a conservative assumption that sufficient infrastructure may be in place at the nearest developed parcel and can be used for the development of the vacant parcels. Proximity to nearby development is a proxy. In some cases, there may exist vacant parcels *not proximate* to a developed site that do have adequate infrastructure, and in other cases, there may exist vacant parcels that *are proximate* to a developed site that do not have adequate infrastructure. Given this, in the results below we show the reader how estimates of vacant acreage change *with* and *without* the imposition of this proxy to provide a reasonable lower-bound / upper-bound range.

Vacant Land Status: A parcel is classified as vacant if (a) the construction year associated with each parcel is zero or missing and (b) the parcel maintains a vacant state land use code.

Additional Processing and Land Use Classifications

Additional steps were warranted to credibly identify the set of developable vacant parcels. In addition to the filters described above, parcels that were identified as belonging to Coyote Springs were removed from consideration given uncertainty over the establishment of water rights. Additionally, 6,000 acres of lands identified as belonging to the "Ivanpah Supplemental Airport Site" were expressly set aside for construction and management of a supplemental airport and were excluded. Parcels located more than 10 miles from a freeway or more than five miles from a major street were excluded. Parcels were compared against recent satellite imagery to manually correct for development statuses along with the removal of parcels coinciding with flood detention basins. The spatial extent of the City of Henderson's jurisdictional boundary was applied to summarize the inventory of vacant parcels in the results section below.

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The analysis of available vacant lands is presented below across six scenarios. These scenarios are based on different sets of filters based on the above criteria. This is important to provide because it highlights what exists within the region (least restrictive filters) and what exists that has the highest chance of being developed the soonest (most restrictive filters).

The least restrictive scenario is Scenario-1. Here, any vacant parcel (regardless of ownership) is included in the analysis so long as the parcel is less than 10 miles from a freeway and 5 miles from a major street. Scenario-1 parcels include municipal-owned land as well as federal land within the DB. In Scenario-2, we restricted parcels by eliminating parcels more than 5 miles from a freeway or 2.5 miles from a major street. Scenario-3 is similar to Scenario-2, but it focuses on parcels with more shallow slopes less than seven percent. In this scenario, proximity to a major street is also restricted to parcels within .75 miles. Scenario-4 replicates the findings in Scenario-3 but excludes federally owned lands within the DB. Scenario-5 replicates Scenario-4 but excludes municipally owned lands. Lastly, Scenario-6 adds the restriction that vacant parcels must be located within .25 miles of developed infrastructure. Scenario-6 provides the most likely development-ready inventory of parcels given current zoning, ownership, and proximity to development. In each scenario the relevant changes from the previous set of filters are **underlined and in bold**.

Scenario-1 (Least restrictive set of filters)

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal-Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway <10 miles
- Distance to Major Street < 5 miles

Scenario-2

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal-Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway **<5 miles**
- Distance to Major Street **< 2.5 miles**

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Scenario-3

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal-Owned Land
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-4

- Land Status: Vacant
- Ownership: Private or Municipal Owned Land
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-5

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-6 (Most restrictive set of filters)

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles
- Distance to Nearest Developed Parcel < 0.25 mile

Table F-1 below provides the Vacant Land Inventory for the City of Henderson. Under the least restrictive set of filters, Scenario-1, there are 277 vacant Commercial parcels comprising 2,396 acres. Additionally, there are 2,895 residential parcels comprising 4,833 acres. Under the most restrictive set of filters, Scenario-6, there are 213 vacant Commercial parcels comprising 1,338 acres and 1,847 residential parcels comprising 1,446 acres. These vacant parcels and acreage are privately owned, have an average slope of <7 percent, are <5 miles from a freeway, <0.75 miles from a major street, and are <0.25 miles from the nearest developed parcel. Overall, this analysis provides a range of estimates of 7,229 total vacant acres to 2,784 total vacant acres. Additionally, as noted above, a parcel with an average slope above 12 percent does not prohibit real estate development. However, at the minimum, parcels with steep slopes impose increased physical challenges to development that translate into higher land

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development costs and, at the maximum, may exclude the ability to develop. With the policy-oriented goal of identifying land most readily available to address immediate- and short-term housing needs (including immediate needs for the development of affordable housing), the results of the inventory provided herein present the reader with a range of acreage estimates for land more readily prepared to accommodate housing.

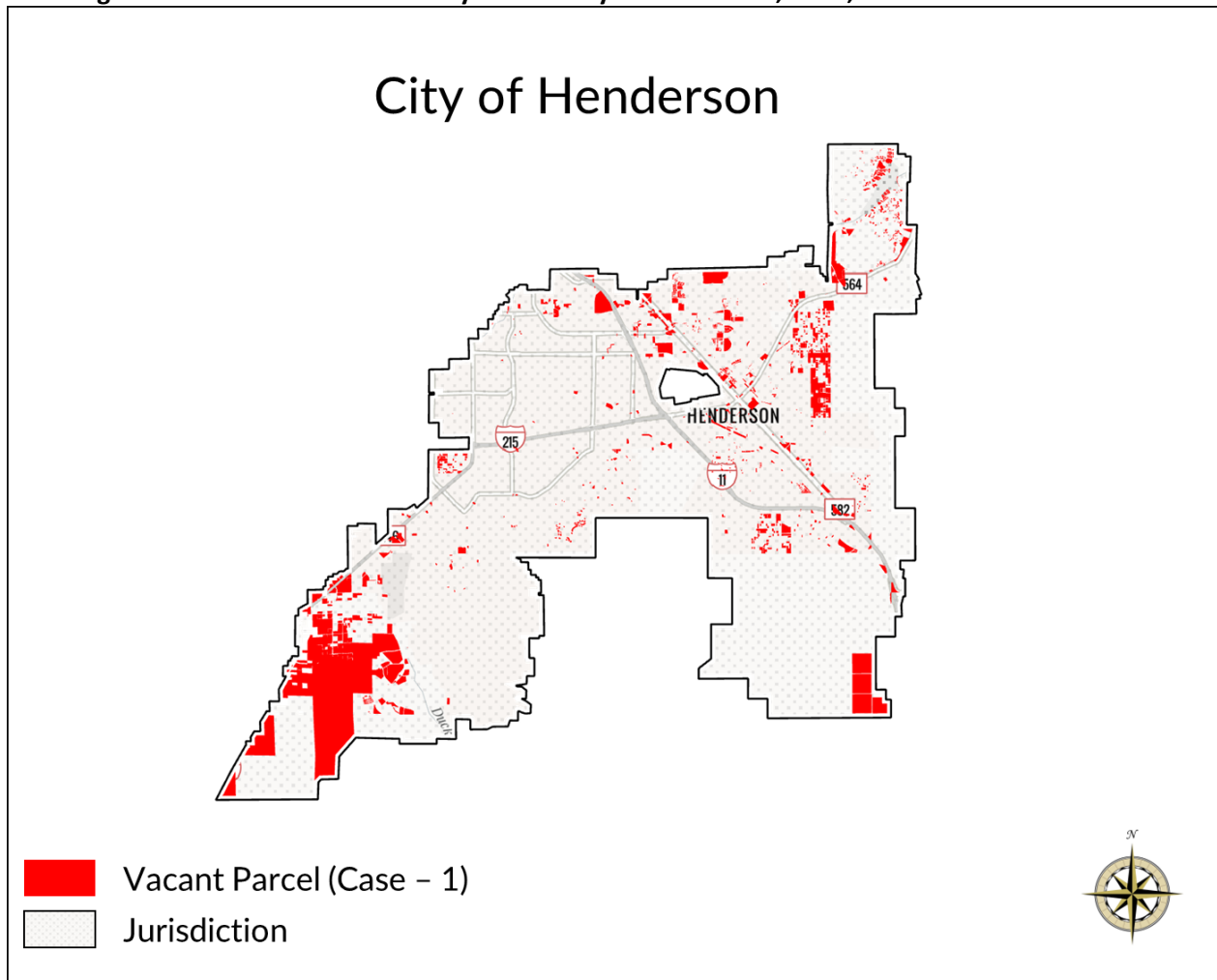
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Table F-1: Vacant Land Inventory for City of Henderson, 2025

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
	Vacant Parcels	277	265	249	248	213	213
	Vacant Acres	2,396	2,275	1,858	1,531	1,338	1,338
Residential							
	Vacant Parcels	2,895	2,259	1,940	1,909	1,855	1,847
	Vacant Acres	4,833	4,562	2,656	1,588	1,479	1,446
Total Parcels		3,172	2,524	2,189	2,157	2,068	2,060
Total Acres		7,229	6,837	4,514	3,119	2,817	2,784
Category	Parcel Filter Description	Filtering Criteria by Scenario					
Topography	Average Slope of Parcel	<12%	<12%	<7%	<7%	<7%	<7%
Access	Nearest Distance to Freeway	<10 miles	<5 miles	<5 miles	<5 miles	<5 miles	<5 miles
Access	Nearest Distance to Major Street	<5 miles	<2.5 miles	<3/4 mile	<3/4 mile	<3/4 mile	<3/4 mile
Ownership	Includes Federally Owned Parcels within BLM Disposal Boundary	Yes	Yes	Yes	No	No	No
Ownership	Includes Municipally Owned Parcels	Yes	Yes	Yes	Yes	No	No
Infrastructure Proxy	Nearest Distance to Developed Parcel	No Restriction	No Restriction	No Restriction	No Restriction	No Restriction	<1/4 mile

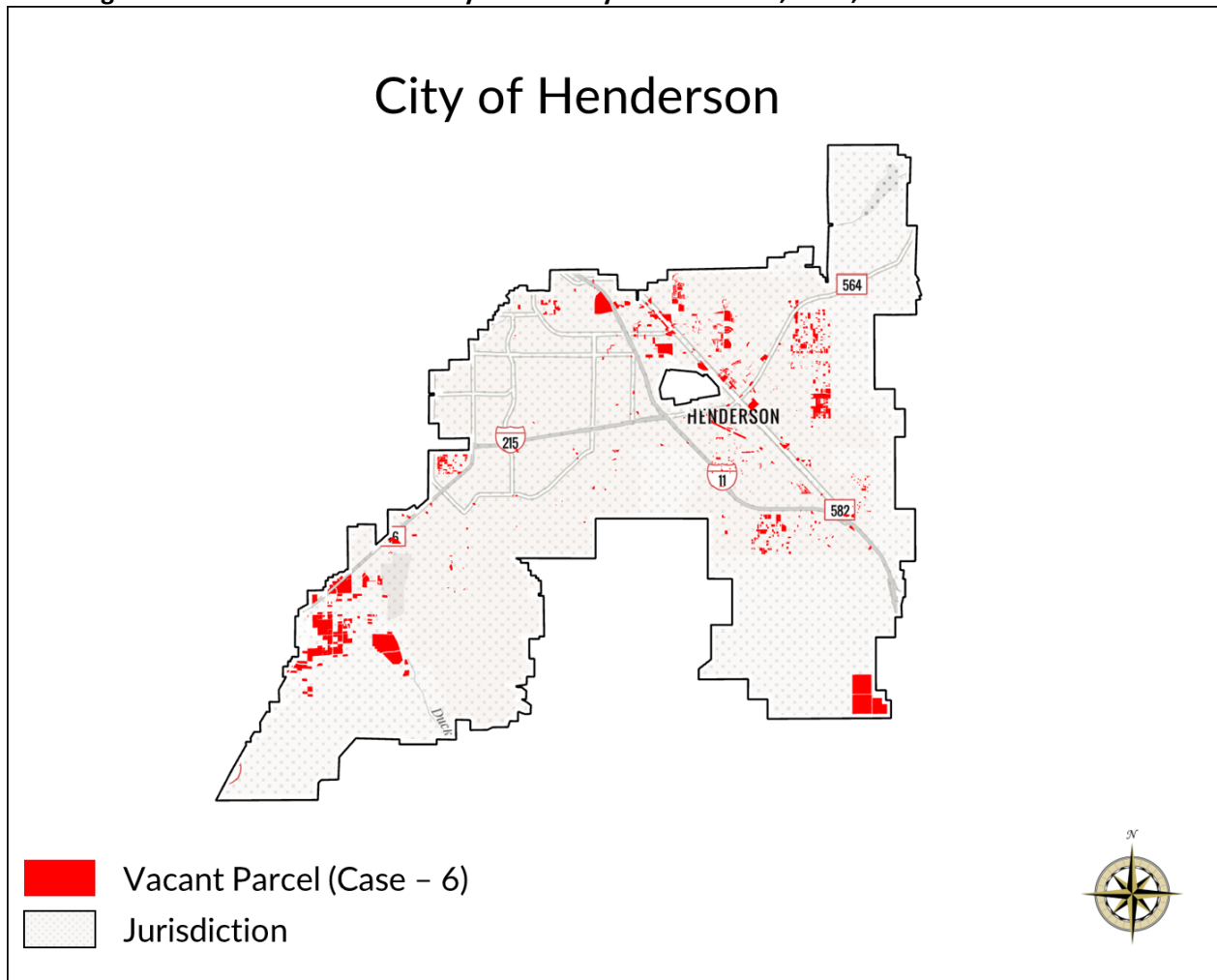
Source: RCG, Clark County Assessor.

Figure F-1: Vacant Land Inventory for the City of Henderson, 2025, Case 1: Least Restrictive



Source: RCG, Clark County Assessor

Figure F-2: Vacant Land Inventory for the City of Henderson, 2025, Case 6 Most Restrictive



G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.

1. Needs and Opportunities

The landscape of affordable housing in the City of Henderson continuously evolves, driven by emerging evidence, modern best practices, and community feedback. To meet growing demands, the city focuses on four strategic opportunities:

- **Density and Diversification:** Developing high-density multi-family apartments and mixed-use buildings.
- **Transit-Oriented Development:** Locating large-scale projects near existing public infrastructure to reduce reliance on private transportation.
- **Housing Stock Conversion:** Transforming existing market-rate housing into dedicated, long-term affordable units.
- **Public-Private Partnerships:** Collaborating with local nonprofits and private owners to acquire and rehabilitate apartment complexes facing sale, securing funding to lock in long-term affordability for low-income households.

2. Regulatory and Community Challenges

- To accelerate housing production, the city actively addresses historical administrative and societal hurdles:
- **Streamlining Approvals:** Ongoing City Code updates have shifted routine project reviews from multi-level planning commissions to efficient administrative staff approvals.
- **Modernizing Building Codes:** The city continuously updates development standards to safely accommodate innovative building materials and alternative housing methodologies.
- **Preserving Perpetuity:** When partnering with mission-aligned organizations, the City actively pursues affordability covenants that extend into perpetuity.

3. Methods for Construction, Conversion, and Rehabilitation

- The City of Henderson maximizes efficiency by empowering local housing experts and specialized developers to act as lead agencies on projects. Because construction, conversion, and rehabilitation each demand distinct technical skill sets and separate funding streams, the city adopts a collaborative, partnership-based approach. By aligning resources across nonprofits, private developers, landlords, and state and local government entities, the City effectively scales its affordable housing inventory.

H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.

The City of Henderson maintains a comprehensive, five-year strategic plan managed by the Community Development Services and Community & Neighborhood Programs Departments. This framework balances the preservation of existing housing stock with the development of new market-rate and affordable units. By aligning community needs with annual fiscal resources, the city ensures a sustainable, long-term approach to local housing challenges.

1. Multifamily Portfolio Management and Asset Preservation

- The city monitors a multifamily housing portfolio tracking all developments built or subsidized through state and federal funding. To protect units nearing the end of their mandated tax credit or affordability compliance windows, the Community & Neighborhood Programs Department proactively executes preservation strategies:
- Affordability Extensions: Engaging current property owners early to negotiate extensions on expiring affordability periods.
- Strategic Acquisitions: Identifying and facilitating transitions to mission-aligned buyers dedicated to maintaining long-term or perpetual affordability.

2. Neighborhood Stabilization and Homeowner Rehabilitation

- To maintain the structural integrity of established neighborhoods and help vulnerable populations, the city invests heavily in asset stabilization:
- Aging-in-Place Initiatives: Partnering with local nonprofit organizations to administer critical repairs and large-scale rehabilitations.
- Senior Support: Tailoring home modifications specifically for senior citizens, ensuring they can safely age in place while preserving the quality of local housing stock.

3. Inter-Agency Alignment and Resource Allocation

Henderson's broader housing strategy focuses on a four-pillar approach: preserving current stock, acquiring new assets, extending existing covenants, and partnering with developers for new construction. These initiatives are institutionalized and tracked through key municipal frameworks:

- HUD 5- Year Consolidated Plan/Annual Action Plans
- Henderson Strong Comprehensive Plan
- Henderson Housing and Community Development Strategy Plan

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On an annual basis, City staff and executive leadership evaluate these initiatives, prioritize municipal efforts, and allocate the necessary financial and administrative resources to scale the city's overall housing inventory.

City of North Las Vegas – 2026 AB 215 Report

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AB 213 City of North Las Vegas Executive Summary

In 2025, the City of North Las Vegas had a total population of 292,114 persons. Out of the total population, 193,203 people resided in 56,585 owner-occupied units (3.41 persons per household) with a vacancy rate of .4 percent. Likewise, 98,911 people resided in 32,324 renter-occupied units (3.06 persons per household) with a vacancy rate of 6.1 percent. In total, the City of North Las Vegas has a homeownership rate of 64 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2024), the City of North Las Vegas median household income was \$79,542, and the median home price in 2025 is \$438,191. Across all owner-households and irrespective of mortgage status, monthly housing costs average \$1,847 per month, resulting in 35.25 percent of households being classified as cost burdened and 28 percent excessively cost burdened.

Housing gaps are most prevalent among homeowners in the bottom tiers of the household income distribution. For all households in median annual income groups below \$99,999, there is a shortage of 21,037 owner-occupied affordable housing units.

In terms of renters, the median contract rent in the City of North Las Vegas is \$1,419 per month, resulting in 57.38 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 47.76 percent of renters excessively cost burdened (defined as having housing costs of greater than 35 percent of gross income). For all households with a median annual income of less than \$74,999, there is a shortage of 8,949 renter-occupied affordable housing units. Naturally occurring affordable units (housing units that are affordable, but unsubsidized) range from 0 units for households at or below 30 percent area median income to 10,991 units for households at or below 80 percent area median income. 2,390 of the 32,324 renter-occupied units represent subsidized affordable units, of which the median unit was built in 2004.

While the City of North Las Vegas population is expected to increase by 12,993 people by 2031, median household income is expected to increase to \$95,211. Between 2026 and 2031, an additional 3,955 dwelling units are projected to be required to support the City of North Las Vegas' expected population growth. In addition to the existing need for affordable units, this level of population growth will require the construction of 2,517 for-sale units, 1,438 for-rent units, and 747 subsidized units.

To determine the stock of available land able to be developed in the North Las Vegas, we have provided multiple scenarios based on less and more restrictive filtering criteria such as private or public ownership, slopes, distance to freeway, distance to a major street, and distance to an already developed parcel. These scenarios help provide an overview of the total amount of land that could be developed (the least restrictive scenario) and the total amount of land that is most development-ready (most restrictive scenario).

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In the least restrictive land use scenario (which includes vacant parcels that are privately, federally, and municipally owned parcels that have slopes <12 percent, are <10 miles from a freeway, and are < five miles from a major street), there is an estimated 16,462 acres of vacant developable residential land in the City of North Las Vegas, but in the most restrictive, more development-ready/feasible scenario (vacant parcels, privately owned, <12 percent average slope, <five miles from a freeway, <.75 miles from a major street, and <.25 miles from a developed parcel), there is an estimated 4,552 acres of vacant developable residential land.

A. An inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.

Data and Methodology

This report's statistical results, tables, and figures rely on data obtained and analyzed from several distinct primary sources. These include:

- The American Community Survey
- The Clark County Assessor's Office
- The Clark County Community Housing Office
- The Clark County GIS Management Office ("GISMO")
- The Bureau of Land Management ("BLM") Geospatial Business Platform Hub
- The Clark County Comprehensive Planning Department
- LANDFIRE, Earth Resources Observation and Science Center ("EROS"), U.S. Geological Survey

In many cases, variable outputs were obtained directly from the primary data source. In other cases, variable outputs were estimated and derived by statistically and geo-statistically processing raw data obtained from the primary data sources defined above. Descriptions of the processes and relevant data sources for each section are provided below and throughout the report:

Affordable Housing Unit: For renter-occupied households, a unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30 percent of a household's gross income.²⁰ For owner-occupied households, a unit of owner-occupied housing is considered "affordable" inventory if the implied monthly mortgage payment is less than 30 percent of a household's gross income. For each owner-occupied housing unit in the data, monthly mortgage payments are imputed assuming a down payment of 5 percent, a mortgage interest rate of 6.6 percent, and the use of a 30-year fixed-rate, fully-amortizing loan. This is different from the Nevada Revised Statutes ("NRS") definition. The NRS defines affordable housing in tiers (NRS 278.0105 and the following sections). Tier One is defined as up to 60 percent AMI, Tier Two is 80 percent to 100 percent AMI, and tier 3 is 100-

²⁰ This report uses the 30% threshold to maintain consistency with the National Low Income Housing Coalition's Housing Gap Reports. As cited in the methodology section of these reports, "Using the standard definition of affordability, which assumes households should spend no more than 30% of their income on housing, we find that only 7.1 million units are affordable to extremely low-income renters Nationally" (Source: https://nlihc.org/sites/default/files/gap/2024/Gap-Report_2024.pdf, page 4). While some HUD programs may rely on a 35% cutoff, concerns have nonetheless been expressed that even 30% is perhaps too large of a threshold. Per the NLIHC, "The 30% standard is commonly used to estimate the scope of housing affordability problems and serves as the basis for some administrative policies, but some households may struggle even at this level of housing cost (Stone, 2006)" Albeit, Hamidi, Ewin and Renne (2016) note, "According to the HUD measure, total housing costs at or below 30% of gross annual income are affordable." The 30% rule has also been adopted historically by the Nevada Housing Division's housing needs assessments ([https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2\(b,c\)/](https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2(b,c)/)). Per the Nevada Housing Gap Reports, "A unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30% of the renter income group's top threshold."

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120 percent AMI. Due to the nature of the ACS data, this report focuses on income brackets as opposed to AMI ranges. However, where possible, estimated AMI thresholds are presented.

Affordable Housing Unit vs. Subsidized Housing Unit: In this study, we use the term “subsidized housing unit” to explicitly refer to a government-subsidized affordable housing unit. However, the housing needs assessments presented herein require an explicit measure of affordability. As defined above, a unit of housing is considered affordable (regardless of whether said unit is a market-rate unit or subsidized unit) if rent (or the monthly mortgage payment) is less than 30 percent of a household’s gross income. Along these lines, while every subsidized housing unit is considered affordable, not every unit of housing deemed affordable on the basis of its cost is necessarily subsidized.

Homeownership Rate: The percentage of all households classified as owner-households. This variable is computed by dividing the number of owner-households by the total number of households in the jurisdiction.

Median Annual Income: The median household income in the past 12 months. This variable was obtained from the most recent release of the American Community Survey (“ACS”, 2024) (variable B25118). This represents the total money income of all household members during the previous year. However, for purposes of housing affordability calculations, the analysis uses Area Median Income (AMI) HUD’s thresholds reported at the Metropolitan Statistical Area (MSA) level. For the City of North Las Vegas, the appropriate MSA is the Las Vegas-Henderson-Paradise MSA with an AMI of \$94,900 in 2025.

Median Contract Rent: Also referred to as “rent asked” for vacant units, median contract rent is based on Housing Question 18a in the ACS. In order to capture the prevailing market rate, rent for a specific political jurisdiction, housing units that are renter-occupied without payment of rent are excluded. This variable was obtained directly from the ACS (variable B25058_001E). To update the data to 2025 economic conditions, contract rent is expressed in 2025 dollars based on HUD’s 50 percent percentile rent estimates for 2024 vs. 2025.

Median Housing Value: The estimated market value of a single-family residential home. This variable is computed based on a statistical analysis of the Clark County Assessor’s Data File “AOEXTRACT,” which contains information about all real property parcels, such as parcel ownership and mailing address, property location, land use, and valuation, while median market prices reflect the typical prices of homes transacting (or selling) in any given time period; median housing value reflects the typical price homes would sell for, regardless of whether they sell or not in any given time period. Viewed this way, median housing value is more in line with the appraised value of a home.

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This variable is computed in several steps. Single-family residential housing units are identified in the data. We then focus on housing units that represent the homeowner's primary residence. The data also includes information regarding the assessed value of each property,, which represents the taxable value of a property multiplied by a 35 percent assessment ratio. Assessed values are then divided by 35 percent to identify the taxable value of each home.

To ensure that the final estimates of the market value of a home reflect current market conditions, RCG has focused on homes that sold since 2025. We have used a linear regression model with the transaction price of each home as the dependent variable and regressed it against several explanatory variables. The set of parcel-level explanatory variables includes: construction year, a full series of indicators for each property's land use code, a full series of indicators representing the jurisdiction where each parcel is located, lot size, a full series of indicators representing each parcel's tax district, and lastly, estimates of the taxable value of each property defined above.

Our model results use the assessed values for properties from the Clark County Assessor (which are available for all parcels), and the sale prices of these residential properties are estimated based on the most recent sales data available. This step was necessary because the assessed values of residential units that have not yet entered the for-sale market may not be reflective of current market sale trends. We obtained an estimate of the projected sale price of every home in Clark County by extrapolating our model results to the full set of units in the sample. Median housing values for the jurisdiction are computed as the median of predicted transaction prices for the jurisdiction.

Median Monthly Housing Costs: Median selected monthly owner costs for homeowner housing units with a mortgage. Cost estimates are based on the ACS variable "selected monthly owner costs" for owner-occupied units and represent the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (personal property taxes, site rent, registration fees, and license fees). This variable was obtained directly from the ACS (variable B25088_002E).

Median Year Built: The median year of built renter-occupied and owner-occupied units. These variables were obtained from the ACS Profile Table B25037.

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Number of Subsidized Housing Units: Represents the number of subsidized housing units for a jurisdiction. This variable was obtained by adding up the number of units set-aside as affordable at each affordable housing development identified in the affordable housing inventory list obtained from the Nevada Housing Division.

#Owner-Occupied Units: The number of residential units within the jurisdiction owned by the occupant. This variable was obtained from the ACS (variable DP04_0046E).

Percent of Cost Burdened Owners (>30%): Represents the percentage of owner-households contributing 30 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

Percent of Excessively Cost Burdened Owners (>35%): Represents the percentage of owner-households contributing 35 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

#Renter-Occupied Units: The number of residential units within the jurisdiction where the occupant is classified as a renter. This variable was obtained from the ACS (variable S2505_C05).

Vacancy: Identifies vacant housing units and reports the reason for the vacancy. To be counted as "vacant," a unit has to be in livable condition and intended for residential use. For newly constructed units, all exterior windows and doors must be installed, and usable floors must be in place. Dilapidated, condemned, and non-residential buildings are excluded. The rental vacancy rate (expressed as a percentage of all renter-occupied housing units) was obtained from the ACS (variable DP04_0005E), while the housing vacancy rate (expressed as a percentage of all owner-occupied housing units) was obtained from the ACS (variable DP04_0004E).

Housing Market Statistics

Table A-1 below provides a comprehensive overview of the City of North Las Vegas housing market statistics. As previously noted, according to estimates from the NV Demographer, the population of the City of North Las Vegas was 292,114 as of 2025. The median annual income for the jurisdiction is \$79,542 and the Homeownership Rate is 64 percent.

As of the most recent ACS survey, the City of North Las Vegas had 56,585 owner-occupied units with a 0.4 percent vacancy rate. The median year built is 2004 and the median home value is \$438,191. This results in a \$1,847 median monthly housing cost. In total, 32.25 percent of the City of North Las Vegas homeowners are Cost

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Burdened, and 28 percent are Excessively Cost Burdened. This resulted in a 21,037 owner-occupied Affordable Housing Unit Shortage combined across all income brackets.

The City of North Las Vegas also had 32,324 renter-occupied units, according to the most recent ACS survey, with a 6.1 percent vacancy rate. The median year built is 2001 and the median contract rent is \$1,419. The percentage of Cost Burdened renters is 57.38 percent, and the percentage of Excessively Cost Burdened Renters is 47.76 percent. In total, within the City of North Las Vegas, there are 2,390 subsidized housing units, with the median year of those being 2004. For renters, this led to an 8,949 Affordable Housing Unit Shortage for renters at or below 100 percent AMI as of the most recent data release.

Table A-1: Housing Market Statistics, 2025

City of North Las Vegas Jurisdiction Characteristics	
Median Annual Income	\$79,542
Homeownership Rate	64%
2025 Population	292,114
Homeowner Housing Profile	
#Units	56,585
Vacancy	0.40%
Median Year Built	2004
Median Monthly Housing Costs	\$1,847
Median Housing Value	\$438,191
Percent of Cost Burdened Owners (>30%)	35.25%
Percent of Excessively Cost Burdened Owners (>35%)	28%
Affordable Housing Unit Shortage	21,037
Renter-Occupied Housing Profile	
#Units	32,324
Vacancy	6.10%
Median Year Built	2001
Median Contract Rent	\$1,419
Percent of Cost Burdened Renters (>30%)	57.38%
Percent of Excessively Cost Burdened Renters (>35%)	47.76%
Number of Subsidized Housing Units	2,390
Median Year Built of the Subsidized Housing Stock	2004
Affordable Housing Unit Shortage	8,949

Source: ACS 2024 5-year, NV Demographer RCG. Percentages may not add up exactly to 100% because of rounding.

Table A-2 provides an estimated breakdown of the number of units in structure for the City of North Las Vegas. In total, 79.3 percent of the housing stock available in the City of North Las Vegas is single-unit detached or attached, 19.4 percent is 2 units or greater, 1.3 percent is mobile home,²¹ and 0.1 percent is boat, RV, or other.

²¹ According to the ACS, mobile homes are defined as “Both occupied and vacant mobile homes to, which no permanent rooms have been added are counted in this category. Towable recreational vehicles, such as travel trailers or fifth-wheel trailers, are considered mobile homes. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer’s lot, at the factory, or in storage are not counted in the housing inventory.” Additionally, Boat, RV, Van, etc. is defined as “This category is for any living quarters occupied as a housing unit that does not fit the previous categories.” (https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2021_ACSSubjectDefinitions.pdf).

Table A-2: City of North Las Vegas Units in Structure-Occupied Units, 2025

Number of Units in Structure	Number of Occupied Units	Percent of Total
1-unit, detached	66,860	75.2%
1-unit, attached	3,645	4.1%
2 units	1,511	1.7%
3 or 4 units	4,268	4.8%
5 to 9 units	3,823	4.3%
10 to 19 units	3,023	3.4%
20 or more units	4,623	5.2%
Mobile home	1,156	1.3%
Boat, RV, van, etc.	89	0.1%
Total	88,909	100.00%

Source: ACS 2024 5-year. Percents may not add up exactly to 100% because of rounding.

Table A-3 below provides an estimated breakdown of the percentage of occupied units in the City of North Las Vegas, by the year the structure was built. An estimated 20.4 percent of the units were built in 2010 or later, 61.9 percent of the units were built between 1990 and 2009, and 17.7 percent of the units were built in 1980 or earlier.

Table A-3: City of North Las Vegas Structure Built Occupied Units, 2025

Year Built	Number of Units	Percent of Total
Built 2020 or later	5,423	6.1%
Built 2010 to 2019	12,714	14.3%
Built 2000 to 2009	37,164	41.8%
Built 1990 to 1999	17,871	20.1%
Built 1980 to 1989	4,712	5.3%
Built 1970 to 1979	4,179	4.7%
Built 1960 to 1969	4,001	4.5%
Built 1950 to 1959	2,223	2.5%
Built 1940 to 1949	445	0.5%
Built 1939 or earlier	178	0.2%
Total	88,909	100.00%

Source: ACS 2024 5. Percents may not add up exactly to 100% because of rounding.

Jurisdiction Plans and Procedures

1. Continued investment into affordable housing development.

- North Las Vegas has continued to provide investment into affordable housing development. Within calendar year 2025 construction started or continued 6 large scale rental developments that will bring more than 550 units to the market.

2. Investment into rehabilitation and single-family homes.

- North Las Vegas invested in the Acquisition, Rehabilitation, Rental (ARR) program with more than \$1.3 million in funds going towards acquisition and rehabilitation efforts to rent these single-family homes (SFH) to income eligible families.

3. Ongoing research into limiting factors for development.

- As part of its 2026–2027 Master Plan update, the City of North Las Vegas will assess existing land use and development regulations to identify opportunities to remove barriers to affordable housing. This includes evaluating zoning regulations, parking requirements, and minimum unit size standards that may limit the development of diverse and attainable housing options.

B. An inventory of existing affordable housing in the community.

Low-Income Housing Inventory

Per statute requirements outlined in [NRS 319.143](#), the Nevada Housing Division (NHD) maintains a Low-Income Housing Database (LIHD). The database provides an inventory of residential housing units in Nevada that have been subsidized at the federal, state, or local level and have deed restrictions or other agreements that restrict the income levels of eligible households and/or restrict unit rents. The majority of properties within the database are complexes of multifamily units, although single-family housing is also included as applicable. The database is sourced from in-house data collected by the Division through the administration of programs such as the Low-Income Housing Tax Credit (LIHTC) program as well as ongoing coordination with jurisdictions through reporting, including the Annual Housing Progress Report (AHPR).

Table B-1: North Las Vegas Low-Income Housing Inventory, June 2026 comprises the inventory of units recorded within the database for North Las Vegas as of June 2026. Properties within the table are denoted by corresponding project name, street address, city, and zip code. Unit counts for each property are also noted, including restricted units—which have applicable rent or income restrictions—as well as assisted units—which have either full rental assistance or are designated public housing units. Units may be restricted or assisted or have some combination of both restrictions and assistance. Also included within the inventory is a count of total including, which includes both restricted and market-rate units at a given property. A count of all units restricted to senior or senior-disabled households is also included in Table B-1.

The current inventory for North Las Vegas notes a total of 2,469 units, 2,329 restricted units, 480 assisted units, and 79 market-rate units. The quantity of total units minus market-rate units for North Las Vegas equals 2,390. Of these units, 996 are restricted to senior or senior-disabled households.

Due to data limitations, an inventory of affordable homes for sale is not included within the table. The Homeowner Housing Profile included within Table A-1: Housing Market Statistics, 2025 summarizes estimated cost burden and affordability for homeowners in North Las Vegas. For additional detail on homeowner households in North Las Vegas, refer to the following tables within Subsection D:

- Table D-1: Homeowner Housing Costs and Affordable Unit Shortage by Income Group, 2025
- Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2025
- Table D-5: Housing Cost Burden for Homeowner Households, 2025
- Table D-7: Naturally Occurring Affordable Housing Inventory, 2025

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Table B-1: City of North Las Vegas Low-Income Housing Inventory, June 2026

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Market-Rate Units #	Assisted Units #	Senior/Disabled Units #
Bassler/McCarran/Statz	2411 Bassler	N. Las Vegas	89030	20	20	0		0
Buena Vista Springs III	2510 Morton Ave.	N. Las Vegas	89030	58	58	0		58
Centennial Park Apartments	2627 Donna St.	N. Las Vegas	89030	156	154	0	156	0
Cheyenne Crossing	2630 E. Cheyenne	N. Las Vegas	89030	176	176	0		0
Donna Louise	6225 Donna St.	N. Las Vegas	89081	48	39	9		0
Glenbrook Terrace Apartments	6551 McCarran St.	N. Las Vegas	89032	272	270	2		0
Habitat for Humanity NLV	Various	N. Las Vegas		6	6	0		0
Holy Trinity CDC	Various	N. Las Vegas	89030	8	8	0		0
Home Buyer Down Payment Asst.	Various	N. Las Vegas		179	179	0		0
Lake Mead West	Lake Mead Blvd & Simmons St.	N. Las Vegas	89032	156	156	0		0
Madison Palms	3150 West Ann Rd.	N. Las Vegas	89122	128	127	1		128
Neighborhood Housing Services	2100 and 2106 Daley	N. Las Vegas	89030	8	8	0		0
Neighborhood Housing Services	2157 Carroll Street	N. Las Vegas	89030	7	7	0		0
NSP 3 N. Las Vegas	Various	N. Las Vegas		2	2	0		0
Owens Seniors	1626 Davis Pl.	N. Las Vegas	89030	72	71	1		72
Pearson Pines	2510 Morton Ave.	N. Las Vegas	89032	60	60	0	30	60
Rome Pines aka Rome South	Rome Blvd & N. 5th	N. Las Vegas	89084	150	134	16		150
Rome Pines Family	140 E. Rome Blvd.	N. Las Vegas	89084	176	152	24		0
Rome Pines Family II	501 E. Rome Blvd.	N. Las Vegas	89084	116	105	11		0
Rome Pines II aka Rome South II	SE corner E. Rome and N. 5th	N. Las Vegas	89084	70	62	8		70

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Rose Garden Townhouses	16 E. Webb Ave./1608 Stocker St.	N. Las Vegas	89030	115	115	0	115	0
Rose Gardens RAD	1731 Yale St.	N. Las Vegas	89030	120	120	0	120	120
Scattered Site - NLV SNRHA unaided	Various	N. Las Vegas		6	6	0		0
Silvercrest Apartments	2801 Equador Ave.	N. Las Vegas	89030	60		1	59	60
SNRHA Acquisition, Rehab and Rent 2015	Various	N. Las Vegas		3	3	0		0
West Owens	8 & 10 W. Owens	N. Las Vegas	89030	17	11	6		0
Whispering Palms	2655 W. Lake Mead Blvd.	N. Las Vegas	89030	208	208	0		208
Women's Development Center	Various	N. Las Vegas	89030	2	2	0		0
Yale Keyes Senior Apartments	1705 Yale St.	N. Las Vegas	89030	70	70	0		70
Total Units w/Restrictions or Assistance (Total - Market Rate): 2,390				2,469	2,329	79	480	996

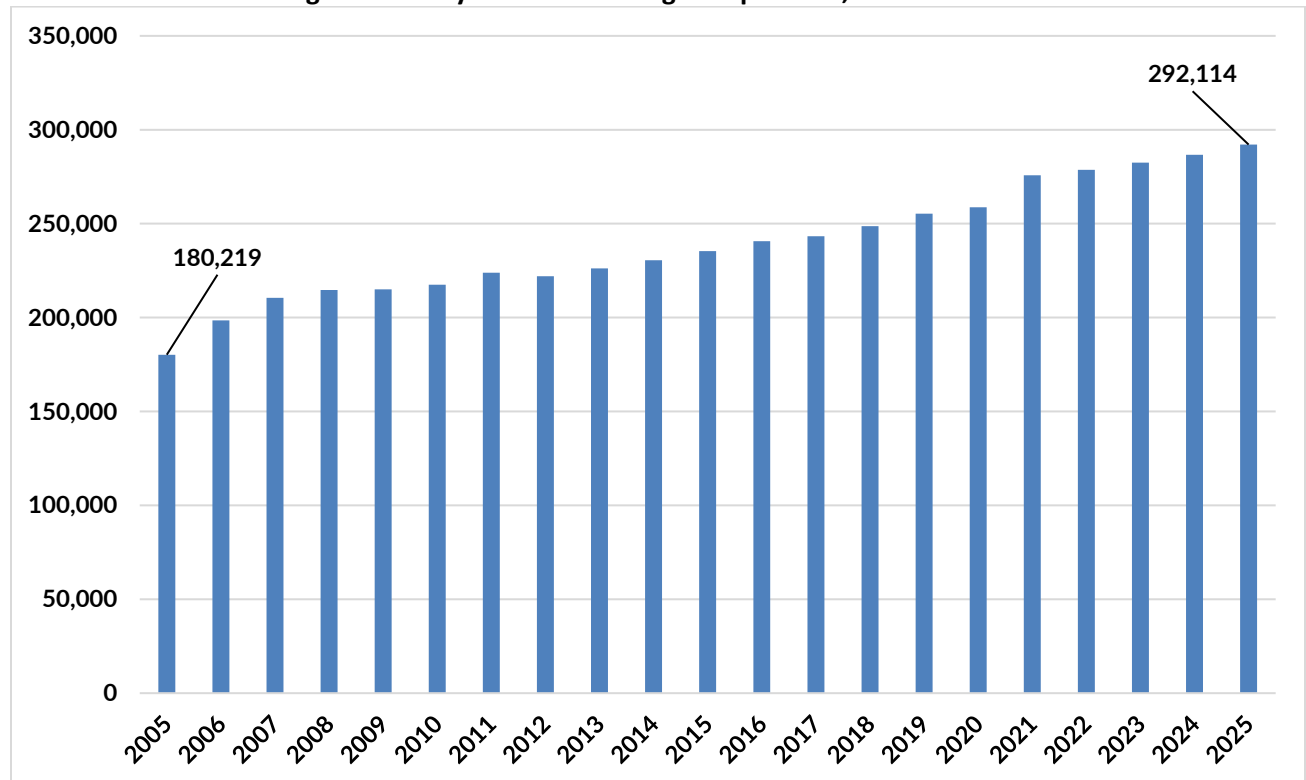
Source: Low-Income Housing Database, NHD

C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

As noted above, current population estimates were obtained from the Nevada Demographer's most recent release. Figure C-1 and Table C-1 provide a historical trend of the population of the City of North Las Vegas. In the 20 years from 2005-2025 North Las Vegas grew by 111,895 individuals, or 62.0 percent. On average, this comes to a growth of 5,595 persons per year, or an average annual rate of 2.5 percent.

Figure C-1: City of North Las Vegas Population, 2005-2025



Source: NV Demographer

Table C-1: City of North Las Vegas Population and Growth Rate, 2005-2025

Year	Population	Population Growth	YoY Growth Rate
2005	180,219		
2006	198,516	18,297	10.2%
2007	210,472	11,956	6.0%
2008	214,661	4,189	2.0%
2009	215,022	361	0.2%
2010	217,482	2,460	1.1%
2011	223,873	6,391	2.9%
2012	222,009	(1,864)	-0.8%
2013	226,199	4,190	1.9%
2014	230,491	4,292	1.9%
2015	235,395	4,904	2.1%
2016	240,708	5,313	2.3%
2017	243,339	2,631	1.1%
2018	248,701	5,362	2.2%
2019	255,327	6,626	2.7%
2020	258,761	3,434	1.3%
2021	275,733	16,972	6.6%
2022	278,671	2,938	1.1%
2023	282,496	3,825	1.4%
2024	286,666	4,170	1.5%
2025	292,114	5,448	1.9%
Annual Average		5,595	2.5%

Source: NV Demographer, RCG. Parentheses () mean negative.

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2031 Market Projections

Market forecasts for 2031 are based on population estimates obtained from Environmental Systems Research Institute ("ESRI"). ESRI provides estimates on population, demographics, and income for markets based on their models, as well as the most up-to-date ACS data estimates by geography.

To convert projected population increases into estimates of the total number of new housing units likely to be demanded by 2031, we used the estimated population increase for the City of North Las Vegas and divide it by estimates of the average number of people occupying each housing unit within the county. This approach creates a relationship between population growth and the total number of housing units required to support the population.

In order to obtain conservative estimates of the number of renter-occupied, owner-occupied, and affordable subsidized housing units required to support the City of North Las Vegas projected population growth; we computed the proportion of each type of housing unit, based on the City's current data, and apply these proportions to estimates of the total number of new housing units required to support projected 2031 population increases. Lastly, we assume a housing density of 7.5 units per acre to translate projected increases in housing unit demand to projected increases in vacant land demand. For Clark County as a whole, the average number of units per acre is 7.14; to maintain consistency with the type of dwellings per acre limits commonly used in jurisdictional development codes, we adopted a figure of 7.5.

Table C-2: 5-year City of North Las Vegas Housing Market Projections, 2026-2031

Population and Median Income	
2031 Population	305,107
Population Increase	12,993
2031 Median Household Income	\$95,211
Projected Housing Needs & Land Requirements	
Housing Units Required	3,955
Owner-Occupied Units	2,517
Renter-Occupied Units	1,438
Subsidized Units	747
Vacant Acreage Required	527

Source: RCG, ESRI, NV Demographer

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Table C-3 provides historical, current, and projected estimates of the population of the City of North Las Vegas by race and ethnicity. Of note, the percentage of the population that is categorized as White Alone has decreased from 47.4 percent in 2010 to 28.7 percent in 2025 and is expected to decrease further to 27.1 percent in 2031. Subsequently, the percentage of all other races, including Two or More, has increased over time and is expected to continue to increase. The percentage of those of Hispanic Origin Ethnicity has increased from 38.8 percent in 2010 to 41.4 percent in 2025.

Table C-3: City of North Las Vegas Population by Race and Ethnicity, 2010-2031

Population by Race/Ethnicity	2010	2020	2025	2031
Total	217,482	258,761	292,114	305,107
White Alone	47.4%	31.0%	28.7%	27.1%
Black Alone	19.9%	22.1%	22.9%	22.8%
American Indian Alone	0.8%	1.2%	1.2%	1.2%
Asian Alone	6.3%	6.7%	7.2%	7.6%
Pacific Islander Alone	0.8%	1.0%	1.1%	1.1%
Some Other Race Alone	19.0%	21.9%	22.2%	23.0%
Two or More Races	5.8%	16.2%	16.8%	17.3%
Hispanic Origin	38.8%	40.7%	41.4%	42.9%

Source: ESRI. Percentages may not add up exactly to 100% because of rounding.

Table C-4 provides historical, current, and projected estimates of the population of the City of North Las Vegas by age. Of note, the median age has increased from 30.4 in 2010 to 34.4 in 2025 and is expected to continue to rise to 35.6 in 2031. The age ranges 65 – 74 and 75-84 have increased the most (3.1 percentage points and 2.1 percentage points, respectively), while 0 – 4 and 5 – 9 have decreased the most (-2.6 percentage points and -2.2 percentage points, respectively).

Table C-4: City of North Las Vegas Population by Age, 2010-2031

Population by Age	2010	2020	2025	2031
0 - 4	9.0%	6.5%	6.5%	6.4%
5 - 9	8.8%	7.4%	6.7%	6.3%
10 - 14	8.7%	8.1%	7.1%	6.4%
15 - 24	14.7%	14.8%	14.5%	13.5%
25 - 34	15.9%	15.1%	16.2%	16.5%
35 - 44	15.3%	13.6%	14.1%	14.6%
45 - 54	12.0%	12.5%	12.0%	11.9%
55 - 64	8.5%	10.5%	10.3%	10.2%
65 - 74	4.7%	7.5%	7.9%	8.2%
75 - 84	1.9%	3.2%	4.0%	4.7%
85 +	0.5%	0.8%	0.9%	1.2%
18 +	73.0%	77.1%	78.9%	79.8%
Median Age	30.6	33.7	34.4	35.6

Source: ESRI. Percentages may not add up exactly to 100% because of rounding.

D. A determination of the present and prospective need for affordable housing in the community.

Housing Gap Assessment Methodology

The housing gap assessments for the jurisdiction are shown separately for owner-households and renter-households. These illustrate the number of households, by income bracket, and the number of units affordable to households in each income bracket. A shortage of affordable homes is defined when and if the number of households in any given income bracket exceeds the number of homes affordable to them. For example, within Figures D-1 and D-2 if the Number of Occupied Households is greater than the Number of Units Affordable, then there is a gap within that income bracket because those households are living in a unit that is considered affordable for a higher income bracket.

Number of Households, by Income Bracket: Estimates of the number of owner-households and renter-households split by income bracket are obtained from the variable B25118 “Tenure by Household Income in the Past 12 Months.” The associated set of income brackets include: <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to \$49,999, \$50,000 to \$74,999, \$75,000 to \$99,999, and \$100,000 to \$149,999. Where possible, this information is presented using estimated percentage AMI brackets as well. It is important to note that there is not a direct match between ACS income brackets and percent AMI brackets. To bypass this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates to an annual income of \$22,000, unit counts associated with the income bracket <\$19,999 are fully counted, while units associated with the income bracket [\$20,000 to \$24,999] are only partially counted. In this case, we would attribute $(22,000 - 20,000) / (24,999 - 20,000) = 40$ percent of the unit counts falling within the [\$20,000 to \$24,999].

Affordable Housing Unit Shortage Estimate Methodology

Number of Units Affordable for Renters: For renter-occupied housing, housing gaps are based on estimates of the number of renter-occupied units split by rental pricing brackets obtained from the variable ACS B25063 “Gross Rent.” Gross rent represents the contract rent plus the estimated average monthly cost of utilities if the renter pays these costs. The ACS provides breakdowns of the number of renter households with gross rent in a full suite of rental pricing brackets.

Estimates of the number of units affordable to households in each income bracket are based on combining the counts of rental units affordable to households within each income bracket. A housing unit is considered affordable to a household in a given income bracket if the monthly rent associated with it does not exceed 30 percent of the household’s gross monthly income.

For renters, the 30-percent threshold is based on the upper bound of the income bracket each household belongs to. As such, housing gaps are estimated conservatively. These calculations take into account that units affordable to

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households in any given income bracket include units that are affordable to households in each of the lower income brackets. This is important to highlight because not every household may choose to spend 30 percent of their gross monthly income on monthly rent. Because of this, those in higher income brackets have more choices than those in lower income brackets. For each income bracket, we estimated the set of affordable homes to be “available” as the sum of (a) the set of homes affordable to households within a given income bracket plus (b) the set of surplus homes affordable to households at lower income levels if surplus exists. The reported number of affordable units for renters reflects this adjustment.

Number of Units Affordable to Owners: For owner-occupied housing units, gaps are based on estimates of the market value of owner-occupied residential housing as described above and based on an analysis of the Clark County Assessor’s Real Property Data. In contrast to the ACS, these data provide unit-level information. Given the data, a unit is deemed affordable to households within a given income bracket if the associated monthly mortgage payment required to purchase the unit does not exceed 30 percent of households’ monthly income.²² Similar to the analysis of renter-occupied units, the 30 percent threshold is applied to the upper bound of the income bracket each household belongs to. For the purposes of this analysis, the implicit monthly mortgage payment for each home in the Assessor’s Data assumes that households finance housing with a five percent down payment and a 6.9 percent contract interest rate using a fully amortizing 30-year fixed-rate mortgage.

Similar to the case for renters, the reported number of affordable units for owners reflects the availability adjustment described above. Higher-income individuals can choose to attract supply from units that are affordable to lower-income brackets. Units that are affordable for lower tiers are, by definition, affordable for higher income tiers. In this respect, lower income tiers are choice constrained, and those in higher tiers are less choice constrained, while households in higher income brackets can afford more expensive units, nothing forces them to live in more expensive units.

As noted, a home is deemed affordable to a household in a given income bracket if the monthly housing costs associated with it do not exceed 30 percent of the household’s gross monthly income. A shortage of affordable housing units is present when and if the number of households exceeds the number of homes that are affordable and available. The overall affordable housing unit shortage for renter-occupied and owner-households in the jurisdiction is computed by aggregating shortages across all income brackets.

This analysis is focused on how many households are within income ranges and how many existing total housing units are potentially affordable to those ranges. The results presented are based on the total stock of housing within the jurisdiction. It does not consider how many houses are currently available and listed for sale or what the

²² As stated previously, 30% is used as the affordability threshold in order to stay consistent with the National Low Income Housing Coalition’s Housing Gap Report as well as the Nevada Housing Division’s housing needs assessment.

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total number of prospective homebuyers is. Shortages are defined when the estimated number of households exceeds the number of total existing units affordable to households in the respective income bracket. The housing shortage results are limited to housing that is affordable rather than housing that is affordable and available.²³

Housing Gap and Shortage Analysis Results

Table D-1 and Figure D-1 provide the results of the Housing Gap Analysis for owner-occupied housing units.

Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to \$49,999, and \$50,000 to \$74,999 income ranges. In total across these income ranges, there is a 21,037 -unit shortage of affordable owner-occupied housing units in the City of North Las Vegas. Table D-2 presents the same data grouped using percent AMI.

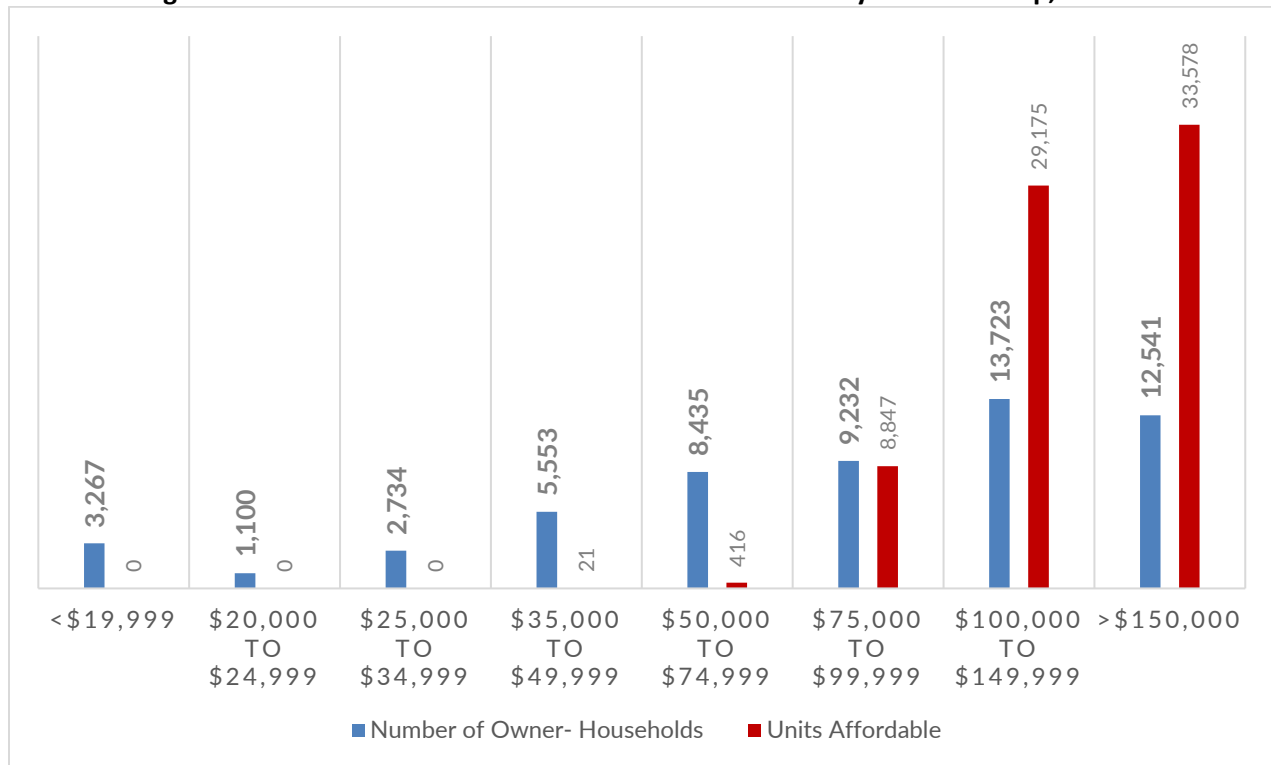
Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2025

Income	Number of Owner-Households	Units Affordable	Shortage
<\$19,999	3,267	0	3,267
\$20,000 to \$24,999	1,100	0	1,100
\$25,000 to \$34,999	2,734	0	2,734
\$35,000 to \$49,999	5,553	21	5,532
\$50,000 to \$74,999	8,435	416	8,019
\$75,000 to \$99,999	9,232	8,847	385
\$100,000 to \$149,999	13,723	29,175	0
>\$150,000	12,541	33,578	0
Affordable Housing Unit Shortage			21,037

Source: ACS 2024 5-year, RCG, Clark County Assessor

²³ Due to data limitations, specifically within the Integrated Public Use Microdata Series ("IPUMS"), we are unable to estimate the number of households both affordable and available. This level of data is only estimated at the MSA level not at the jurisdictional level.

Figure D-1: Homeowner-Households vs. Units Affordable by Income Group, 2025



Source: ACS 2024 5-year, RCG, Clark County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2025

Income	Number of Owner-Households	Units Affordable	Shortage
30% AMI (\$28,470/yr)	5,316	0	5,316
50% AMI (\$47,450/yr)	6,395	17	6,377
60% AMI (\$56,940/yr)	3,285	119	3,166
80% AMI (\$75,920/yr)	6,433	626	5,807
100% AMI (\$94,900/yr)	7,009	6,717	292
120% AMI (\$113,880/yr)	5,693	5,614	79
120+ AMI	22,454	54,654	0
Affordable Housing Unit Shortage			21,037

Source: ACS 2024 5-year, RCG, Clark County Assessor

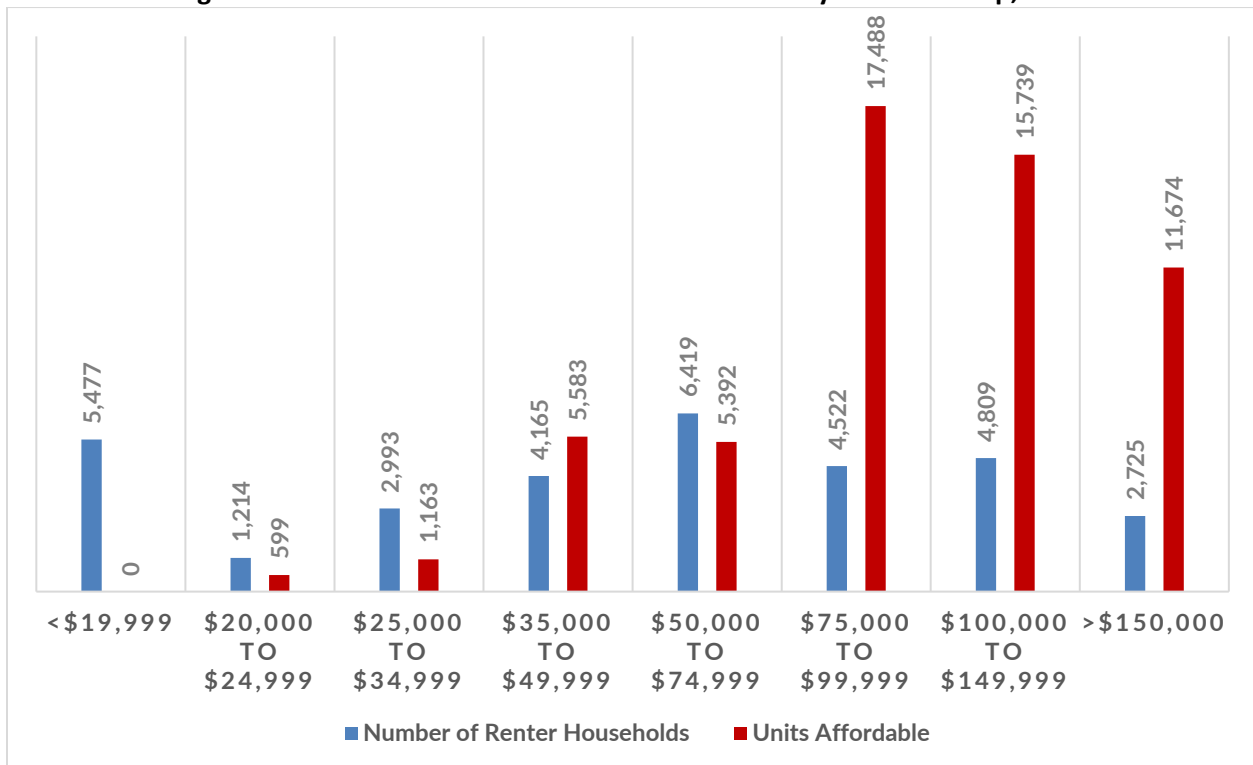
Table D-3 and Figure D-2 provide the results of the Housing Gap Analysis for Renter-Occupied Housing Units. Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999 and \$50,000 to \$74,999 income ranges. In total across these income ranges, there is a 8,949 -unit shortage of affordable renter-occupied housing units in the City of North Las Vegas. Table D-4 presents the same data grouped using the percent AMI for the jurisdiction.

Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2025

Income	Number of Renter Households	Units Affordable	Shortage
<\$19,999	5,477	0	5,477
\$20,000 to \$24,999	1,214	599	615
\$25,000 to \$34,999	2,993	1,163	1,830
\$35,000 to \$49,999	4,165	5,583	0
\$50,000 to \$74,999	6,419	5,392	1,027
\$75,000 to \$99,999	4,522	17,488	0
\$100,000 to \$149,999	4,809	15,739	0
>\$150,000	2,725	11,674	0
Affordable Housing Unit Shortage			8,949

Source: ACS 2024 5-year, RCG, Clark County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2025



Source: ACS 2024 5-year, RCG, Clark County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2025

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI (\$28,470/yr)	7,730	1,003	6,727
50% AMI (\$47,450/yr)	5,412	4,217	1,195
60% AMI (\$56,940/yr)	2,490	2,205	285
80% AMI (\$75,920/yr)	4,803	4,062	742
100% AMI (\$94,900/yr)	3,433	13,277	0
120% AMI (\$113,880/yr)	2,257	7,936	0
120+ AMI	6,199	23,044	0
Affordable Housing Unit Shortage			8,949

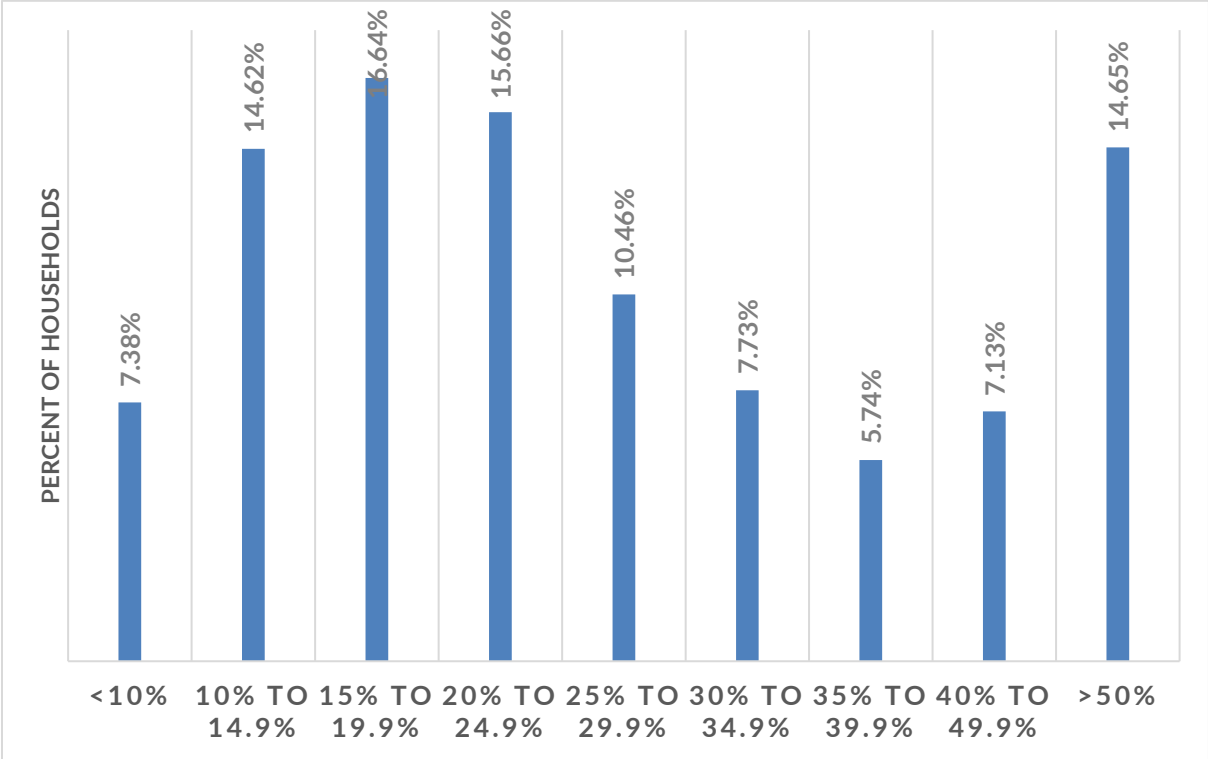
Source: ACS 2024 5-year, RCG, Clark County Assessor

Housing Cost Burden Assessment Results

The housing cost burden assessments are shown separately for owner-households and renter-households. Each figure illustrates the percentage of households broken down by the percentage of their gross household income being utilized to cover housing costs. For renter-households, cost burden assessments are based on the variable B25070, "Gross Rent as a Percentage of Household Income in the Past 12 Months." For owner-households, cost burden assessments are based on the variable B25091 "Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months."

Figure D-3 and Table D-5 provide a breakdown of the percentage of Owner-households by Housing Costs as a percentage of that household's income. 7.38 percent of Households have a <10 percent Housing Cost Burden. In total, 35.25 percent are considered Cost Burdened (>30 percent), and 28 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 14 percent of Owner-households spend more than 50 percent of their income on housing costs.

Figure D-3: Homeowner Housing Costs as a Percentage of Income, 2025



Source: ACS 2024 5-year, RCG

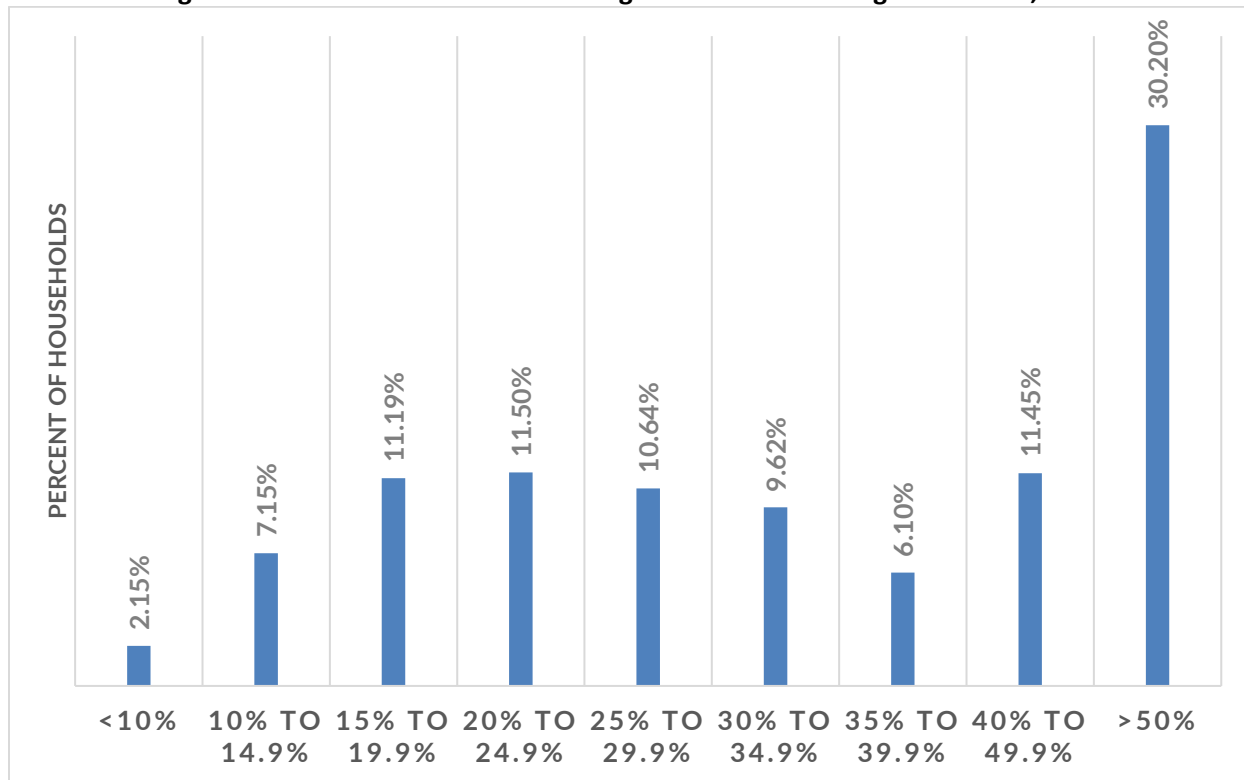
Table D-5: Housing Cost Burden for Homeowner-Households, 2025

Housing Cost / Household Income	Percent of Owner-households
<10%	7.38%
10% to 14.9%	14.62%
15% to 19.9%	16.64%
20% to 24.9%	15.66%
25% to 29.9%	10.46%
30% to 34.9%	7.73%
35% to 39.9%	5.74%
40% to 49.9%	7.13%
>50%	14.65%

Source: ACS 2024 5-year, RCG

Figure D-4 and Table D-6 provide a breakdown of the percentage of Renter-households by Housing Costs as a percentage of that household’s income. 2.15 percent of Renter-households have a <10 percent Housing Cost Burden. In total, 57.38 percent are considered Cost Burdened (>30 percent), and 47.76 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 30 percent of renter-households spend more than 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2025



Source: ACS 2024 5-year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2025

Housing Cost / Household Income	Percent of Renter-Households
<10%	2.15%
10% to 14.9%	7.15%
15% to 19.9%	11.19%
20% to 24.9%	11.50%
25% to 29.9%	10.64%
30% to 34.9%	9.62%
35% to 39.9%	6.10%
40% to 49.9%	11.45%
>50%	30.20%

Source: ACS 2024 5-year, RCG. Percents may not add up exactly to 100% because of rounding.

Naturally Occurring Affordable Housing ("NOAH")

Not all affordable housing available to lower income groups is subsidized. Residential properties that are affordable to households in an income group but are not subsidized by any direct program are defined as naturally occurring affordable housing ("NOAH").

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To determine the stock of NOAH within the City of North Las Vegas, we employed the above methodology used to estimate affordable housing unit shortages with the exception that housing, and household counts are based on income thresholds expressed as a percentage of area median income (“AMI”) for the jurisdiction. Estimates of the number of renter-occupied and owner-households (as well as the number of units affordable to them) are shown below at 30 percent, 50 percent, 60 percent, and 80 percent of AMI.

The stock of units for the jurisdiction in these estimates includes market-rate units as well as subsidized affordable housing units. For each income level, the number of NOAH units is determined by subtracting the number of subsidized units located within the jurisdiction from the total number of units deemed affordable to households at each income level.

One caveat is the thresholds associated with 30 percent, 50 percent, 60 percent, and 80 percent of AMI do not coincide with the lower- or upper-income brackets available from the ACS. To circumvent this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates to an annual income of \$22,000, unit counts associated with the income bracket <\$19,999 are fully counted, while units associated with the income bracket [\$20,000 to \$24,999] are only partially counted. In this case, we would attribute $(22,000 - 20,000) / (24,999 - 20,000) = 40$ percent of the unit counts falling within the [\$20,000 to \$24,999].

The results of this analysis are found in Table D-7 below. In the 50 percent of AMI range, 62.63 percent of the housing units that are affordable to that income group are NOAH, non-subsidized units. Similarly, for the 60 percent of AMI income range, 72.97 percent of the affordable units are NOAH and 82 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory, 2025

Percent AMI	# Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI (\$28,470/yr)	1,003	0	0.00%
50% AMI (\$47,450/yr)	6,396	4,006	62.63%
60% AMI (\$56,940/yr)	8,842	6,452	72.97%
80% AMI (\$75,920/yr)	13,381	10,991	82.14%

Source: ACS 2024 5-year, RCG. Percents may not add up exactly to 100% because of rounding.

E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.

Impediments

The City of North Las Vegas, alongside Clark County, had identified the following impediments within the 2020 Regional Analysis of Impediments to Fair Housing:

1. Inflation has created an affordability issue within the valley. Increased land valuation, material, and labor cost impedes affordable housing development.
2. Lack of available land aids to high land and development prices.
3. Lack of available low-income affordable inventory.
4. Lack of adequate funding (public/private).

Mitigation Policies

The following are the steps that North Las Vegas either has previously or is currently taking to address these impediments:

1. Inflation
 - The City of North Las Vegas has proactively aligned federal, state, and local funding resources to strengthen investments in affordable housing, enhancing the effectiveness of public dollars and helping offset the rising development costs driven by inflation. – Ongoing
2. Lack of Available Land
 - North Las Vegas has petitioned the Bureau of Land Management (BLM) to release parcels of land for the express utilization of housing development. – Ongoing
3. Lack of Available Low-Income Affordable Inventory
 - The City of North Las Vegas has made significant investments in the development of affordable rental housing, supporting several projects throughout the community. Collectively, these developments included 559 affordable housing units under construction in 2025, expanding housing opportunities for North Las Vegas residents. Construction will continue and plans to finish into 2026 on some of these projects. – Ongoing
 - The City of North Las Vegas has invested in single family affordable rentals with 6 new properties being purchased with grant funds in calendar year 2025. – Completed
4. Lack of Adequate Funding (Public/Private)

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- The City of North Las Vegas recently updated its Private Activity Bond (PAB) allocation process to better support the financing needs of affordable housing developments. Starting in 2025 and going forward, the City plans to dedicate 50% of its annual PAB allocation to eligible affordable housing projects, demonstrating its long-term commitment to expanding affordable housing opportunities. – Complete
- The City of North Las Vegas has taken steps to leverage our various federal, state, and local funds to be more effective in investing in affordable housing. Additionally utilizing traditionally non-affordable housing focused funds towards affordable housing. – Ongoing

F. An analysis of the characteristics of the land that is suitable for residential development.

Vacant Developable Land Inventory Data and Methodology

In this section we describe the vacant developable land inventory data and methodology that is applied to the broadest universe of tax lots spanning Clark County, NV as a whole. After implementing the methodology, the resultant set of vacant parcels and vacant acres situated within the bounds of the City of North Las Vegas are provided in Table F-1 and Figures F-1 and F-2.

Each year, the Clark County Assessor's Office releases an official version of parcel geography along with parcel attributes, including state land use codes. A corresponding geo-spatial copy of this data, called the GILIS database, is maintained by the Clark County Comprehensive Planning Department, which contains verified assessor parcel information as well as additional information used for planning purposes.

The GILIS parcel geographic database links to parcel-level data provided and maintained by the Clark County Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2025 GILIS database available, but as described in more depth below, the data is updated to reflect construction activity as of April 2026. Several adjustments and filters are required to provide accurate and representative estimates of vacant developable land. Each step and filter used are described below.

Parcel Slope: A parcel's average slope, expressed as a percentage. This variable is calculated by analyzing spatial raster data from the U.S. Geological Survey's LANDFIRE Earth Resources Observation and Science Center ("EROS"), which provides the average land slope for all equidistant gridded rectangular cells in Nevada, expressed as a percentage. Each parcel is loaded into ArcGIS, and we then identify all of the gridded cells that intersect it. We then compute the average value of each overlapping cell to determine the average slope of each parcel. Slopes greater than 12 percent were eliminated from the analysis due to their impracticality for residential property development.

Nearest Distance to Major Street: The nearest distance between a parcel's lot boundary and a major street in feet. In order to calculate this variable, we first used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the nearest street. We obtained spatial data describing the centerlines of each major street in Clark County from the Clark County Comprehensive Planning Department. High volumes of motor vehicle traffic, major intersection signalization, and a multimodal street environment are characteristics of major streets. In general, major streets have at least two designated lanes for motor vehicle traffic²⁴. Major streets in Southern

²⁴ We use the major street GIS shapefile provided by the Comprehensive Planning (and also accessible online) <https://clarkcountygis-cgismo.hub.arcgis.com/datasets/ccgismo::transportation/explore?layer=0&location=36.156142%2C-115.160991%2C10.59>. Major streets generally appear to have two official lanes in each direction but at times (and less commonly) also have two official lanes with one lane in each direction, such as Kyle Canyon Road.

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Nevada's urban core typically form a rectangular grid of roads spaced one mile apart, though there are obviously exceptions. Consequently, developed parcels usually are not located on land farther than ½ mile from a main thoroughfare.

Nearest Distance to Freeway: The nearest distance between a parcel's lot boundary and a freeway in feet. In order to calculate this variable, we used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the closest freeway. We obtained spatial data describing the centerlines of each freeway in Clark County from the Clark County Comprehensive Planning Department.

Disposal Boundary: Each parcel was flagged as belonging or not belonging to the BLM Disposal Boundary (“DB”) obtained from the Clark County Comprehensive Planning Department. Federally-owned lands beyond the disposal boundary are excluded from the analysis, as these lands are not subject to sale through the SNPLMA and are unlikely to be released for development by the federal government without legislative changes.

Zoning: Spatial zoning maps were obtained through Clark County’s GIS Data Repository. Each parcel was zoned by contrasting the centroid of each parcel with where each centroid resides relative to the jurisdiction’s zoning map. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction’s zoning code. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction’s zoning code for the purposes of evaluating the stock of land potentially developable to accommodate housing.

Municipal-Owned Property: Part of the overarching goal of the vacant land inventory is to illustrate the breakdown of developable land by zoning class (residential vs. commercial) and by ownership (private vs. public). We also categorize publicly owned land by identifying land owned by the State or by local jurisdictions / municipalities. To do this, we linked the Clark County Assessor’s secured tax roll data file with the GILIS parcel database using each parcels APN, which contains information regarding the owner of each parcel. Given the broadest universe of parcels spanning Clark County, NV as a whole, parcels were flagged as municipally owned parcels if the owner’s name met any of the criteria listed below:

- THE CITY OF BOULDER CITY
- THE CITY OF HENDERSON
- THE CITY OF LAS VEGAS
- THE CITY OF NORTH LAS VEGAS
- THE CITY OF LAS VEGAS GOVERNMENT MUN
- THE CITY OF BOULDER CITY ET AL.
- THE CITY OF HENDERSON FIRE STATION
- THE CITY OF HENDERSON FLOOD CONTROL

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- THE CITY OF LAS VEGAS FIRE DEPT
- THE CITY OF LAS VEGAS GOVERNMENT MUN
- COUNTY OF CLARK
- COUNTY OF CLARK (PUBLIC WORKS)
- COUNTY OF CLARK (FLOOD CONTROL)
- CLARK COUNTY DESERT CONSERVATION PROGRAM
- CLARK COUNTY
- COUNTY OF CLARK (PK & COMM SERV)
- COUNTY OF CLARK (LIBRARY)
- COUNTY OF CLARK (ADMINISTRATIVE)
- LAS VEGAS CLARK-COUNTY LIBRARY DISTRICT
- CLARK COUNTY SCHOOL DISTRICT
- COUNTY OF CLARK (FLOOD CONTROL)
- CLARK COUNTY WATER RECLAMATION
- COUNTY OF CLARK (PK COMM SERV)
- COUNTY OF CLARK (PK_COMM SERV)
- COUNTY OF CLARK (AVIATION)
- COUNTY OF CLARK (PARKS)
- COUNTY OF CLARK (RTC)
- COUNTY OF CLARK (ADMIN SERVICES)
- COUNTY OF CLARK (FIRE DEPT)
- SCHOOL BOARD OF TRUSTEES
- SOUTHERN NEVADA WATER AUTHORITY
- STATE OF NEVADA
- THE CITY OF MESQUITE
- STATE OF NEVADA DIV OF LANDS
- STATE OF NEVADA TRANSPORTATION
- UNIVERSITY BOARD OF REGENTS
- LAS VEGAS VALLEY WATER DISTRICT
- THE CITY OF NORTH LAS VEGAS (PUBLIC WORKS)
- THE CITY OF NORTH LAS VEGAS DEPT OF PUBLIC WORKS
- THE CITY OF NORTH LAS VEGAS REDEV

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Federally Owned Property: Federal land ownership status was determined using spatial data describing federally owned land provided by the Bureau of Land Management's Geospatial Business Platform. Parcels identified as belonging to an area under the ownership of the Bureau of Indian Affairs, Bureau of Reclamation, Department of Defense, Department of Energy, Fish and Wildlife Service, Forest Service, or National Park Service were dropped from consideration, while parcels under the purview of the Bureau of Land Management (within the DB) were retained.

Parcel Acreage: Represents the size of a parcel's lot in acres. This variable was obtained directly from the GILIS parcel database. Acknowledging that the size of a parcel may impose a physical constraint on development, residential parcels smaller than 3,000 square feet and commercial parcels smaller than a half-acre were filtered in the analysis.

Proximity to Developed Site: Represents the nearest distance in feet each parcel is to the nearest developed parcel. This variable was computed by segmenting GILIS parcels into the set of developed and undeveloped parcels and computing the distance from a vacant parcel's lot boundary to the boundary of the nearest developed parcel. This serves as a proxy for the infrastructure requirements needed to develop the parcel. This analysis offers a conservative assumption that sufficient infrastructure may be in place at the nearest developed parcel and can be used for the development of the vacant parcels. Proximity to nearby development is a proxy. In some cases, there may exist vacant parcels *not proximate* to a developed site that do have adequate infrastructure, and in other cases, there may exist vacant parcels that *are proximate* to a developed site that do not have adequate infrastructure. Given this, in the results below we show the reader how estimates of vacant acreage change *with* and *without* the imposition of this proxy to provide a reasonable lower-bound / upper-bound range.

Vacant Land Status: A parcel is classified as vacant if (a) the construction year associated with each parcel is zero or missing and (b) the parcel maintains a vacant state land use code.

Additional Processing and Land Use Classifications

Additional steps were warranted to credibly identify the set of developable vacant parcels. In addition to the filters described above, parcels that were identified as belonging to Coyote Springs were removed from consideration given uncertainty over the establishment of water rights. Additionally, 6,000 acres of lands identified as belonging to the "Ivanpah Supplemental Airport Site" were expressly set aside for construction and management of a supplemental airport and were excluded. Parcels located more than 10 miles from a freeway or more than five miles from a major street were excluded. Parcels were compared against recent satellite imagery to manually correct for development statuses along with the removal of parcels coinciding with flood detention basins. The spatial extent of the City of North Las Vegas' jurisdictional boundary was applied to summarize the inventory of vacant parcels in the results section below.

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The analysis of available vacant lands is presented below across six scenarios. These scenarios are based on different sets of filters based on the above criteria. This is important to provide because it highlights what exists within the region (least restrictive filters) and what exists that has the highest chance of being developed the soonest (most restrictive filters).

The least restrictive scenario is Scenario-1. Here, any vacant parcel (regardless of ownership) is included in the analysis so long as the parcel is less than 10 miles from a freeway and 5 miles from a major street. Scenario-1 parcels include municipal-owned land as well as federal land within the DB. In Scenario-2, we restricted parcels by eliminating parcels more than 5 miles from a freeway or 2.5 miles from a major street. Scenario-3 is similar to Scenario-2, but it focuses on parcels with more shallow slopes less than seven percent. In this scenario, proximity to a major street is also restricted to parcels within .75 miles. Scenario-4 replicates the findings in Scenario-3 but excludes federally owned lands within the DB. Scenario-5 replicates Scenario-4 but excludes municipally owned lands. Lastly, Scenario-6 adds the restriction that vacant parcels must be located within .25 miles of developed infrastructure. Scenario-6 provides the most likely development-ready inventory of parcels given current zoning, ownership, and proximity to development. In each scenario the relevant changes from the previous set of filters are **underlined and in bold**.

Scenario-1 (Least restrictive set of filters)

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal-Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway <10 miles
- Distance to Major Street < 5 miles

Scenario-2

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal-Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway **<5 miles**
- Distance to Major Street **< 2.5 miles**

Scenario-3

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal-Owned Land
- Average Parcel Slope **<7 percent**
- Distance to Freeway <5 miles

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- Distance to Major Street < 0.75 miles

Scenario-4

- Land Status: Vacant
- Ownership: Private or Municipal Owned Land
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-5

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-6 (Most restrictive set of filters)

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles
- Distance to Nearest Developed Parcel < 0.25 mile

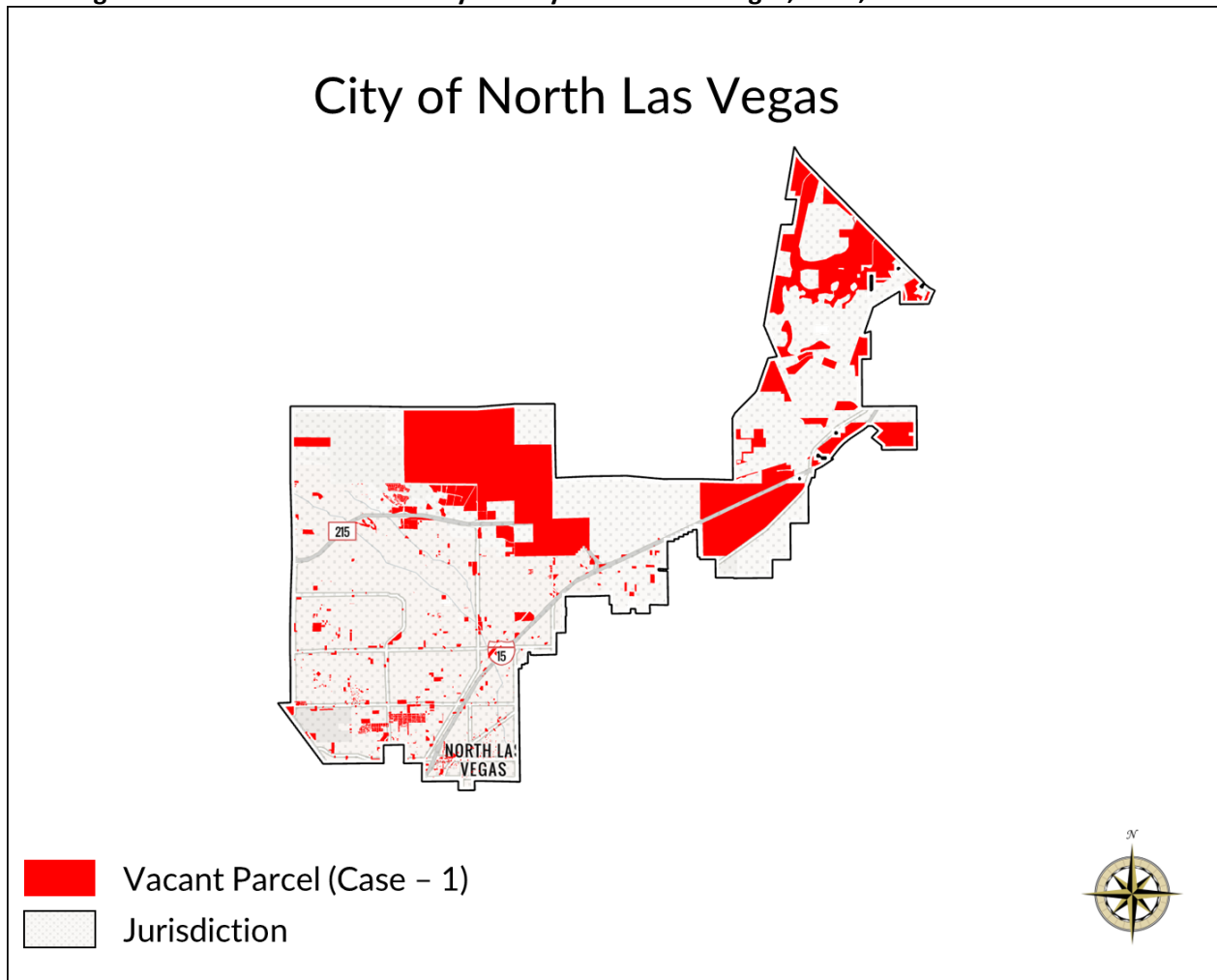
Table F-1 below provides the Vacant Land Inventory for the City of North Las Vegas. Under the least restrictive set of filters, Scenario-1, there are 398 vacant Commercial parcels comprising 5,855 acres. Additionally, there are 2,669 residential parcels comprising 10,607 acres. Under the most restrictive set of filters, Scenario-6, there are 259 vacant Commercial parcels comprising 3,573 acres and 1,791 residential parcels comprising 979 acres. These vacant parcels and acreage are privately owned, have an average slope of <7 percent, are <5 miles from a freeway, <0.75 miles from a major street, and are <0.25 miles from the nearest developed parcel. Overall, this analysis estimates a range of total vacant acres from 4,552 to 16,462. Additionally, as noted above, a parcel having an average slope *above 12 percent* does not prohibit real estate development. However, at the minimum, parcels with steep slopes impose increased physical challenges to development that translate into higher land development costs and, at the maximum, may exclude the ability to develop. With the policy-oriented goal of identifying land most readily available to address immediate- and short-term housing needs (including immediate needs for the development of affordable housing), the results of the inventory provided herein present the reader with a range of acreage estimates for land more readily prepared to accommodate housing.

Table F-1: Vacant Land Inventory for City of North Las Vegas, 2025

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
	Vacant Parcels	398	398	313	313	286	259
	Vacant Acres	5,855	5,855	4,068	4,068	3,944	3,573
Residential							
	Vacant Parcels	2,699	2,699	2,077	2,065	1,791	1,791
	Vacant Acres	10,607	10,607	5,279	1,350	979	979
Total Parcels		3,097	3,097	2,390	2,378	2,077	2,050
Total Acres		16,462	16,462	9,347	5,418	4,923	4,552
Category	Parcel Filter Description	Filtering Criteria by Scenario					
Topography	Average Slope of Parcel	<12%	<12%	<7%	<7%	<7%	<7%
Access	Nearest Distance to Freeway	<10 miles	<5 miles	<5 miles	<5 miles	<5 miles	<5 miles
Access	Nearest Distance to Major Street	<5 miles	<2.5 miles	<3/4 mile	<3/4 mile	<3/4 mile	<3/4 mile
Ownership	Includes Federally Owned Parcels within the BLM Disposal Boundary	Yes	Yes	Yes	No	No	No
Ownership	Includes Municipally Owned Parcels	Yes	Yes	Yes	Yes	No	No
Infrastructure Proxy	Nearest Distance to Developed Parcel	No Restriction	No Restriction	No Restriction	No Restriction	No Restriction	<1/4 mile

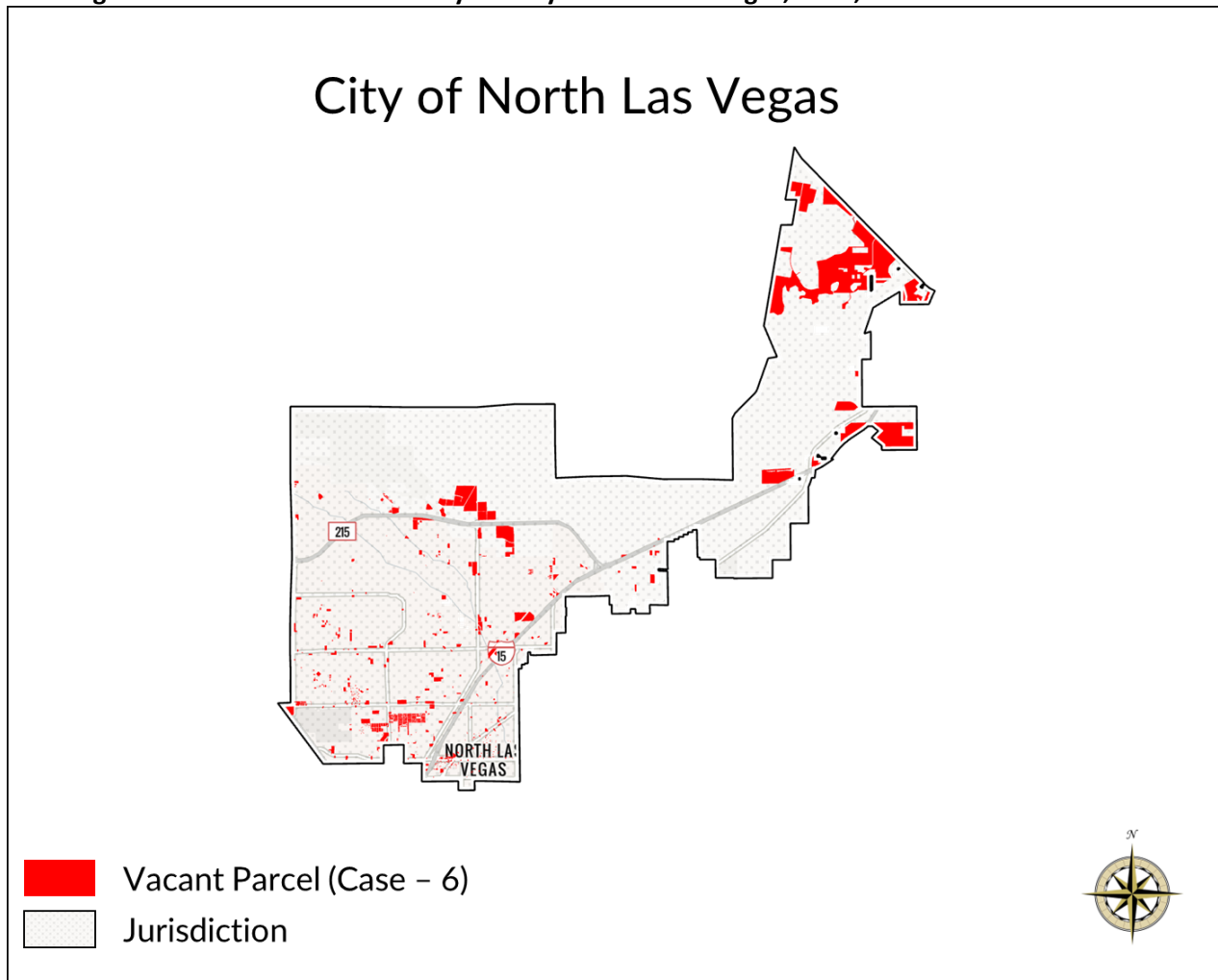
Source: RCG, Clark County Assessor.

Figure F-1: Vacant Land Inventory for City of North Las Vegas, 2025, Case 1 Least Restrictive



Source: RCG, Clark County Assessor

Figure F-2: Vacant Land Inventory for City of North Las Vegas, 2025, Case 6 Most Restrictive



Source: RCG, Clark County Assessor

G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.

Supporting the Construction of Affordable Housing

- City of North Las Vegas is continuing to provide investment towards development of construction. In calendar year 2025, 6 affordable housing projects with more than 550 units were under construction. – Ongoing
- North Las Vegas has been continuing work on developing and offering affordable housing fee waiver programs to eligible developers. This could possibly include zoning style waivers for affordable developments. – Ongoing
- The City of North Las Vegas is revising zoning and other rules to allow for tiny homes per SB 150. – Ongoing
- As part of its 2026–2027 Master Plan update, the City of North Las Vegas will assess existing land use and development regulations to identify opportunities to remove barriers to affordable housing. This includes evaluating zoning regulations, parking requirements, and minimum unit size standards that may limit the development of diverse and attainable housing options. – Ongoing

Supporting the Rehabilitation of Affordable Housing

- City of North Las Vegas is continuing to provide investment towards development through rehabilitation. In calendar year 2025, an Acquisition, Rehabilitation, Rental (ARR) program was created and opened. This program allowed for the purchase and possible rehabilitation of 6 properties. – Completed
- North Las Vegas plans to provide another ARR program in calendar year 2026. – Ongoing
- As part of its 2026–2027 Master Plan update, the City of North Las Vegas will assess existing land use and development regulations to identify opportunities to remove barriers to affordable housing. This includes evaluating zoning regulations, parking requirements, and minimum unit size standards that may limit the development of diverse and attainable housing options. – Ongoing

H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.

The City of North Las Vegas has made significant changes to our affordable housing investment model in recent years. Previously we were focused on single-family rehabilitation projects and single-family homeownership programs. This was accomplished through our Single-Family Owner-Occupied Rehabilitation program (SFOOR) and Homebuyer Assistance Programs (HAP), both of which have been put on hold for now. The City has instead focused our support to develop and maintain active income restricted rental developments within our portfolio.

- Total number of housing units in development within calendar year 2026 – 605 total units (both apartments and SFH).
- Total number of housing units rehabilitated – 6 total units (SFH).
- Different types of housing units in progress (multifamily, single family, etc.) – 559 apartments, 6 single family homes.
- Affordable housing programs – Rental development (income restricted units for rent) and Acquisition, Rehabilitation, Rental (ARR) (income restricted units for rent).
- Funding allocations for housing projects and programs – In calendar year 2025, the City invested \$1.3 million into the ARR program.
- Target populations served by housing developments, rehabilitations, and related programs – North Las Vegas supports 7 ongoing or under construction senior development projects. The City supports 1 veteran focused development project that is under construction.

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AB 213 City of Mesquite Executive Summary

In 2025, the City of Mesquite had a total population of 24,270 persons. Out of the total population, 20,085 people resided in 8,156 owner-occupied units (2.46 persons per household) with a vacancy rate of .7 percent. Likewise, 4,185 people resided in 1,860 renter-occupied units (2.25 persons per household) with a vacancy rate of 8.3 percent. In total, the City of Mesquite has a homeownership rate of 81 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2024) the City of Mesquite median household income was \$75,227, and the median home price in 2025 is \$432,535. Across all owner-households and irrespective of mortgage-status, monthly housing costs average \$1,615 per month, resulting in 32.9 percent of households being classified as cost burdened and 24 percent excessively cost burdened.

Housing gaps are most prevalent among homeowners in the bottom tiers of the household income distribution. For all households in median annual income groups below \$74,999, there is a shortage of 3,518 owner-occupied affordable housing units.

In terms of renters, the median contract rent in the City of Mesquite is \$1,030 per month resulting in 46.56 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 38.11 percent of renters excessively cost burdened (defined as having housing costs of greater than 35 percent of gross income). For all households with median annual income of less than \$34,999, there is a shortage of 521 renter-occupied affordable housing units. Naturally occurring affordable units (housing units that are affordable, but unsubsidized) range from 0 units for households at or below 30 percent area median income to 1,752 units for households at or below 80 percent area median income. 190 of the 1,860 renter-occupied units represent subsidized affordable units of, which the median unit was built in 1999.

While the City of Mesquite population is expected to increase by 1,321 people by 2031, median household income is expected to increase to \$87,406. Between 2026 and 2031, an additional 545 dwelling units are projected to be required to support the City of Mesquite expected population growth. In addition to the existing need for affordable units, this level of population growth will require the construction of 444 for-sale units, 101 for-rent units and 73 subsidized units.

To determine the stock of available land able to be developed in the City of Mesquite, we have provided multiple scenarios based on less and more restrictive filtering criteria such as private or public ownership, slopes, distance to freeway, distance to a major street, and distance to an already developed parcel. These scenarios help provide an overview of the total amount of land that could be developed (the least restrictive scenario) and the total amount of land that is most development-ready (most restrictive scenario).

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In the least restrictive land use scenario (which includes vacant parcels that are privately, federally, and municipally owned, have slopes <12 percent, are <10 miles from a freeway, and < five miles from a major street), there is an estimated 2,757 acres of vacant developable residential land in the City of Mesquite, but in the most restrictive, more development ready/feasible scenario (vacant parcels, privately owned, <12 percent average slope, <five miles from a freeway, <.75 miles from a major street, and <.25 miles from a developed parcel) there is an estimated 464 acres of vacant developable residential land.

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A. An inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.

Data and Methodology

This report's statistical results, tables, and figures rely on data obtained and analyzed from several distinct primary sources. These include:

- The American Community Survey
- The Clark County Assessor's Office
- The Clark County Community Housing Office
- The Clark County GIS Management Office ("GISMO")
- The Bureau of Land Management ("BLM") Geospatial Business Platform Hub
- The Clark County Comprehensive Planning Department
- LANDFIRE, Earth Resources Observation and Science Center ("EROS"), U.S. Geological Survey

In many cases, variable outputs were obtained directly from the primary data source. In other cases, variable outputs were estimated and derived by statistically and geo-statistically processing raw data obtained from the primary data sources defined above. Descriptions of the processes and relevant data sources for each section are provided below and throughout the report:

Affordable Housing Unit: For renter-occupied households, a unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30 percent of a household's gross income.²⁵ For owner-occupied households, a unit of owner-occupied housing is considered "affordable" inventory if the implied monthly mortgage payment is less than 30 percent of a household's gross income. For each owner-occupied housing unit in the data, monthly mortgage payments are imputed assuming a down payment of 5 percent, a mortgage interest rate of 6.6 percent, and the use of a 30-year fixed-rate, fully-amortizing loan. This is different from the Nevada Revised Statutes ("NRS") definition. The NRS defines affordable housing in tiers (NRS 278.0105 and the following sections). Tier One is defined as up to 60 percent AMI, Tier Two is 80 percent to 100 percent AMI, and tier 3 is 100-

²⁵ This report uses the 30% threshold to maintain consistency with the National Low Income Housing Coalition's Housing Gap Reports. As cited in the methodology section of these reports, "Using the standard definition of affordability, which assumes households should spend no more than 30% of their income on housing, we find that only 7.1 million units are affordable to extremely low-income renters Nationally" (Source: https://nlihc.org/sites/default/files/gap/2024/Gap-Report_2024.pdf, page 4). While some HUD programs may rely on a 35% cutoff, concerns have nonetheless been expressed that even 30% is perhaps too large of a threshold. Per the NLIHC, "The 30% standard is commonly used to estimate the scope of housing affordability problems and serves as the basis for some administrative policies, but some households may struggle even at this level of housing cost (Stone, 2006)" Albeit, Hamidi, Ewin and Renne (2016) note, "According to the HUD measure, total housing costs at or below 30% of gross annual income are affordable." The 30% rule has also been adopted historically by the Nevada Housing Division's housing needs assessments ([https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2\(b,c\)](https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2(b,c))). Per the Nevada Housing Gap Reports, "A unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30% of the renter income group's top threshold."

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120 percent AMI. Due to the nature of the ACS data, this report focuses on income brackets as opposed to AMI ranges. However, where possible, estimated AMI thresholds are presented.

Affordable Housing Unit vs. Subsidized Housing Unit: In this study, we use the term “subsidized housing unit” to explicitly refer to a government-subsidized affordable housing unit. However, the housing needs assessments presented herein require an explicit measure of affordability. As defined above, a unit of housing is considered affordable (regardless of whether said unit is a market-rate unit or subsidized unit) if rent (or the monthly mortgage payment) is less than 30 percent of a household’s gross income. Along these lines, while every subsidized housing unit is considered affordable, not every unit of housing deemed affordable on the basis of its cost is necessarily subsidized.

Homeownership Rate: The percentage of all households classified as owner-households. This variable is computed by dividing the number of owner-households by the total number of households in the jurisdiction.

Median Annual Income: The median household income in the past 12 months. This variable was obtained from the most recent release of the American Community Survey (“ACS”, 2024) (variable B25118). This represents the total money income of all household members during the previous year. However, for purposes of housing affordability calculations, the analysis uses Area Median Income (AMI) HUD’s thresholds reported at the Metropolitan Statistical Area (MSA) level. For the City of Mesquite, the appropriate MSA is the Las Vegas-Henderson-Paradise MSA with an AMI of \$94,900 in 2025.

Median Contract Rent: Also referred to as “rent asked” for vacant units, median contract rent is based on Housing Question 18a in the ACS. In order to capture the prevailing market rate, rent for a specific political jurisdiction, housing units that are renter-occupied without payment of rent are excluded. This variable was obtained directly from the ACS (variable B25058_001E). To update the data to 2025 economic conditions, contract rent is expressed in 2025 dollars based on HUD’s 50 percent percentile rent estimates for 2024 vs. 2025.

Median Housing Value: The estimated market value of a single-family residential home. This variable is computed based on a statistical analysis of the Clark County Assessor’s Data File “AOEXTRACT,” which contains information about all real property parcels, such as parcel ownership and mailing address, property location, land use, and valuation. While median market prices reflect the typical prices of homes transacting (or selling) in any given time period, median housing value reflects the typical price homes would sell for, regardless of whether they sell or not in any given time period. Viewed this way, median housing value is more in line with the appraised value of a home.

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This variable is computed in several steps. Single-family residential housing units are identified in the data. We then focus on housing units that represent the homeowner's primary residence. The data also includes information regarding the assessed value of each property,, which represents the taxable value of a property multiplied by a 35 percent assessment ratio. Assessed values are then divided by 35 percent to identify the taxable value of each home.

To ensure that the final estimates of the market value of a home reflect current market conditions, RCG has focused on homes that sold since 2025. We have used a linear regression model with the transaction price of each home as the dependent variable and regressed it against several explanatory variables. The set of parcel-level explanatory variables includes: construction year, a full series of indicators for each property's land use code, a full series of indicators representing the jurisdiction where each parcel is located, lot size, a full series of indicators representing each parcel's tax district, and lastly, estimates of the taxable value of each property defined above.

Our model results use the assessed values for properties from the Clark County Assessor (which are available for all parcels), and the sale prices of these residential properties are estimated, based on the most recent sales data available. This step was necessary because the assessed values of residential units that have not yet entered the for-sale market may not be reflective of current market sale trends. We obtained an estimate of the projected sale price of every home in Clark County by extrapolating our model results to the full set of units in the sample. Median housing values for the jurisdiction are computed as the median of predicted transaction prices for the jurisdiction.

Median Monthly Housing Costs: Median selected monthly owner costs for homeowner housing units with a mortgage. Cost estimates are based on the ACS variable "selected monthly owner costs" for owner-occupied units and represent the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (personal property taxes, site rent, registration fees, and license fees). This variable was obtained directly from the ACS (variable B25088_002E).

Median Year Built: The median year of built renter-occupied and owner-occupied units. These variables were obtained from the ACS Profile Table B25037.

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Number of Subsidized Housing Units: Represents the number of subsidized housing units for a jurisdiction. This variable was obtained by adding up the number of units set-aside as affordable at each affordable housing development identified in the affordable housing inventory list obtained from the Nevada Housing Division.

#Owner-Occupied Units: The number of residential units within the jurisdiction owned by the occupant. This variable was obtained from the ACS (variable DP04_0046E).

Percent of Cost Burdened Owners (>30%): Represents the percentage of owner-households contributing 30 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

Percent of Excessively Cost Burdened Owners (>35%): Represents the percentage of owner households contributing 35 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

#Renter-Occupied Units: The number of residential units within the jurisdiction where the occupant is classified as a renter. This variable was obtained from the ACS (variable S2505_C05).

Vacancy: Identifies vacant housing units and reports the reason for the vacancy. To be counted as "vacant," a unit has to be in livable condition and intended for residential use. For newly constructed units, all exterior windows and doors must be installed, and usable floors must be in place. Dilapidated, condemned, and non-residential buildings are excluded. The rental vacancy rate (expressed as a percentage of all renter-occupied housing units) was obtained from the ACS (variable DP04_0005E), while the housing vacancy rate (expressed as a percentage of all owner-occupied housing units) was obtained from the ACS (variable DP04_0004E).

Housing Market Statistics

Table A-1 below provides a comprehensive overview of the City of Mesquite housing market statistics. As previously noted, according to estimates from the NV Demographer, the population of the City of Mesquite was 24,270 as of 2025. The median annual income for the jurisdiction is \$75,227 and the Homeownership Rate is 81 percent.

As of the most recent ACS survey, the City of Mesquite had 8,156 owner-occupied units with a .7 percent vacancy rate. The median year built is 1997 and the median home value is \$432,535. This results in a \$1,615 median monthly housing cost. In total, 32 percent of the City of Mesquite homeowners are Cost Burdened, and 24 percent

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are Excessively Cost Burdened. This resulted in a 3,518 owner-occupied Affordable Housing Unit Shortage combined across all income brackets.

The City of Mesquite also had 1,860 renter-occupied units as of the most recent ACS survey, with an 8.3 percent vacancy rate. The median year built is 1997 and the median contract rent is \$1,030. The percentage of Cost Burdened renters is 46.56 percent, and the percentage of Excessively Cost Burdened Renters is 38.11 percent. In total, within the City of Mesquite, there are 190 subsidized housing units, with the median year of those being 1999. For renters, this led to a 521 Affordable Housing Unit Shortage for renters at or below 100 percent AMI as of the most recent data release.

Table A-1: Housing Market Statistics, 2025

City of Mesquite Jurisdiction Characteristics	
Median Annual Income	\$75,227
Homeownership Rate	81%
2025 Population	24,270
Homeowner Housing Profile	
#Units	8,156
Vacancy	0.70%
Median Year Built	1997
Median Monthly Housing Costs	\$1,615
Median Housing Value	\$432,535
Percent of Cost Burdened Owners (>30%)	32.90%
Percent of Excessively Cost Burdened Owners (>35%)	24%
Affordable Housing Unit Shortage	3,518
Renter-Occupied Housing Profile	
#Units	1,860
Vacancy	8.30%
Median Year Built	1997
Median Contract Rent	\$1,030
Percent of Cost Burdened Renters (>30%)	46.56%
Percent of Excessively Cost Burdened Renters (>35%)	38.11%
Number of Subsidized Housing Units	190
Median Year Built of the Subsidized Housing Stock	1999
Affordable Housing Unit Shortage	521

Source: ACS 2024 5-year, NV Demographer RCG. Percentages may not add up exactly to 100% because of rounding.

Table A-2 provides an estimated breakdown of the number of units in structure for the City of Mesquite. In total, 77.5 percent of the housing stock available in the City of Mesquite is single-unit detached or attached, 19.5 percent is 2 units or greater, and 3.0 percent is mobile home²⁶ and 0 percent is boat, RV, or other.

²⁶ According to the ACS, mobile homes are defined as “Both occupied and vacant mobile homes to, which no permanent rooms have been added are counted in this category. Towable recreational vehicles, such as travel trailers or fifth-wheel trailers, are considered mobile homes. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer’s lot, at the factory, or in storage are not counted in the housing inventory.” Additionally, Boat, RV, Van, etc. is defined as “This category is for any living quarters occupied as a housing unit that does not fit the previous categories.” (https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2021_ACSSubjectDefinitions.pdf).

Table A-2: City of Mesquite Units in Structure Occupied Units, 2025

Number of Units in Structure	Number of Occupied Units	Percent of Total
1-unit, detached	6,280	62.7%
1-unit, attached	1,482	14.8%
2 units	140	1.4%
3 or 4 units	1,192	11.9%
5 to 9 units	270	2.7%
10 to 19 units	150	1.5%
20 or more units	200	2.0%
Mobile home	300	3.0%
Boat, RV, van, etc.	0	0.0%
Total	10,016	100.00%

Source: ACS 2024 5-. Percentages may not add up exactly to 100% because of rounding.

Table A-3 below provides an estimated breakdown of the percentage of occupied units in the City of Mesquite, by the year the structure was built. An estimated 28.2 percent of the units were built in 2010 or later, 63.0 percent of the units were built between 1990 and 2009, and 8.9 percent of the units were built 1980 or earlier.

Table A-3: City of Mesquite Structure Built Occupied Units, 2025

Year Built	Number of Units	Percent of Total
Built 2020 or later	681	6.8%
Built 2010 to 2019	2,143	21.4%
Built 2000 to 2009	3,696	36.9%
Built 1990 to 1999	2,614	26.1%
Built 1980 to 1989	501	5.0%
Built 1970 to 1979	260	2.6%
Built 1960 to 1969	50	0.5%
Built 1950 to 1959	30	0.3%
Built 1940 to 1949	0	0.0%
Built 1939 or earlier	50	0.5%
Total	10,016	100.00%

Source: ACS 2024 5-. Percentages may not add up exactly to 100% because of rounding.

Jurisdiction Plans and Procedures

The basic housing conditions in the City of Mesquite are “generally good and sound” as described in the Mesquite Annual Housing Report dated May 15, 2024. In the past five years the City has “opened up” its’ commercial zoning districts to allow residential land uses in commercial zones. The City is seeking to encourage mixed-use developments with residential over retail, especially in the Downtown area, however only one development has taken advantage of this mixed use allowance (Mesquite Heritage Park). That development required financial and regulatory assistance from the City, and did not result in the production of any “affordable” units.

Another 10-unit development (Mountain View Apartments, 541 West Mesquite Boulevard) was constructed on a one-acre parcel in the CR-2 zone. This is not an “affordable” development, however the units are modest and may qualify as “workforce housing”. No commercial uses were included in this project.

The City has also amended the development standards in some zoning districts (primarily MF-4, High-Density Multi-family Residential) to allow for additional density and building height through a discretionary planned unit development (PUD) or conditional use permit process. There is no hard cap on density for these projects. Density would be limited by other constraints such as parking.

To ensure that housing standards are maintained, the City has adopted the most recent versions of uniform building codes (including energy, building, plumbing, electrical, fire, etc.) while providing developers and builders with time to adjust to new codes. The City is currently using the 2024 code versions (2023 for the Electrical code).

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The City also retains a full-time code enforcement officer and maintains a redevelopment agency to help prevent and mitigate blighted conditions and maintain housing standards.

B. An inventory of existing affordable housing in the community.

Low-Income Housing Inventory

Per statute requirements outlined in [NRS 319.143](#), the Nevada Housing Division (NHD) maintains a Low-Income Housing Database (LIHD). The database provides an inventory of residential housing units in Nevada that have been subsidized at the federal, state, or local level and have deed restrictions or other agreements that restrict the income levels of eligible households and/or restrict unit rents. The majority of properties within the database are complexes of multifamily units, although single-family housing is also included as applicable. The database is sourced from in-house data collected by the Division through the administration of programs such as the Low-Income Housing Tax Credit (LIHTC) program as well as ongoing coordination with jurisdictions through reporting, including the Annual Housing Progress Report (AHPR).

Table B-1: Mesquite Low-Income Housing Inventory, June 2026 comprises the inventory of units recorded within the database for Mesquite as of June 2026. Properties within the table are denoted by corresponding project name, street address, city, and zip code. Unit counts for each property are also noted, including restricted units—which have applicable rent or income restrictions—as well as assisted units—which have either full rental assistance or are designated public housing units. Units may be restricted or assisted or have some combination of both restrictions and assistance. Also included within the inventory is a count of total including, which includes both restricted and market-rate units at a given property. A count of all units restricted to senior or senior-disabled households is also included in Table B-1.

The current inventory for Mesquite notes a total of 383 units, 155 restricted units, 60 assisted units, and 244 market-rate units. The quantity of total units minus market-rate units for Mesquite equals 159. Of these units, 24 are restricted to senior or senior-disabled households.

Due to data limitations, an inventory of affordable homes for sale is not included within the table. The Homeowner Housing Profile included within Table A-1: Housing Market Statistics, 2025 summarizes estimated cost burden and affordability for homeowners in Mesquite. For additional detail on homeowner households in Mesquite, refer to the following tables within Subsection D:

- Table D-1: Homeowner Housing Costs and Affordable Unit Shortage by Income Group, 2025
- Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2025
- Table D-5: Housing Cost Burden for Homeowner Households, 2025
- Table D-7: Naturally Occurring Affordable Housing Inventory, 2025

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Table B-1: City of Mesquite Low-Income Housing Inventory, June 2026

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Market-Rate Units #	Assisted Units #	Senior/Disabled Units #
Hafen Village	850 W. Hafen Ln.	Mesquite	89027	60	60	0		0
Hafen Village II	851 W. Hafen Ln.	Mesquite	89027	36	36			
Mesquite Bluffs	100 N. Grapevine Rd.	Mesquite	89027	176		176		
Old Mill Village (Millstream Apartments)	302 E. Old Mill Rd.	Mesquite	89028	39	35	0	36	0
Rivers Bend	704 Pinnacle Ct.	Mesquite	89027	48		48		
Sun River Apartments	61 N. Arrowhead Ln.	Mesquite	89027	24	24	0	24	24
Total Units w/Restrictions or Assistance (Total - Market Rate): 159				383	155	224	60	24

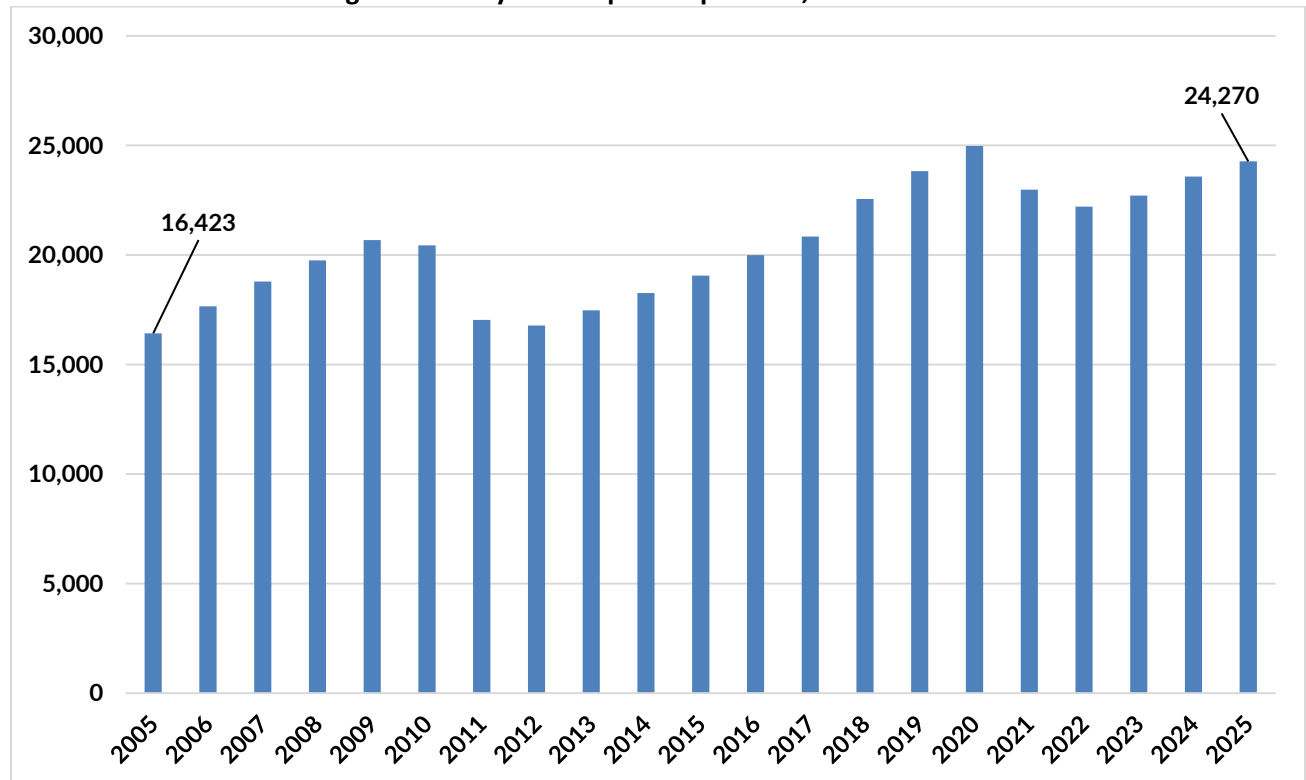
Source: Low-Income Housing Database, NHD

C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

As noted above, current population estimates were obtained from the Nevada Demographer’s most recent release. Figure C-1 and Table C-1 provide a historical trend of the population of the City of Mesquite. In the 20 years from 2005-2025 Mesquite grew by 7,847 individuals, or 48.0 percent. On average, this comes to a growth of 392 persons per year, or an average annual rate of 2.1 percent.

Figure C-1: City of Mesquite Population, 2005-2025



Source: NV Demographer

Table C-1: City of Mesquite Population and Growth Rate, 2005-2025

Year	Population	Population Growth	YoY Growth Rate
2005	16,423		
2006	17,656	1,233	7.5%
2007	18,787	1,131	6.4%
2008	19,754	967	5.1%
2009	20,677	923	4.7%
2010	20,440	(237)	-1.1%
2011	17,038	(3,402)	-16.6%
2012	16,778	(260)	-1.5%
2013	17,477	699	4.2%
2014	18,262	785	4.5%
2015	19,061	799	4.4%
2016	19,991	930	4.9%
2017	20,838	847	4.2%
2018	22,557	1,719	8.2%
2019	23,827	1,270	5.6%
2020	24,971	1,144	4.8%
2021	22,981	(1,990)	-8.0%
2022	22,205	(776)	-3.4%
2023	22,711	506	2.3%
2024	23,576	865	3.8%
2025	24,270	694	2.9%
Annual Average		392	2.1%

Source: NV Demographer, RCG, Parentheses () mean negative

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2031 Market Projections

Market forecasts for 2031 are based on population estimates obtained from Environmental Systems Research Institute ("ESRI"). ESRI provides estimates on population, demographics, and income for markets based on their models, as well as the most up-to-date ACS data estimates by geography.

To convert projected population increases into estimates of the total number of new housing units likely to be demanded by 2031, we used the estimated population increase for the City of Mesquite and divide it by estimates of the average number of people occupying each housing unit within the county. This approach creates a relationship between population growth and the total number of housing units required to support the population.

In order to obtain conservative estimates of the number of renter-occupied, owner-occupied, and affordable subsidized housing units required to support the City of Mesquite projected population growth, we computed the proportion of each type of housing unit, based on the City's current data and apply these proportions to estimates of the total number of new housing units required to support projected 2031 population increases. Lastly, we assume a housing density of 7.5 units per acre to translate projected increases in housing unit demand to projected increases in vacant land demand. For Clark County as a whole, the average number of units per acre is 7.14; to maintain consistency with the type of dwellings per acre limits commonly used in jurisdictional development codes, we adopted a figure of 7.5.

Table C-2: 5-year City of Mesquite Housing Market Projections, 2026-2031

Population and Median Income	
2031 Population	25,591
Population Increase	1,321
2031 Median Household Income	\$87,406
Projected Housing Needs & Land Requirements	
Housing Units Required	545
Owner-Occupied Units	444
Renter-Occupied Units	101
Subsidized Units	73
Vacant Acreage Required	73

Source: RCG, ESRI, NV Demographer

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Table C-3 provides historical, current, and projected estimates of the population of the City of Mesquite by race and ethnicity. Of note, the percentage of the population that is categorized as White Alone has decreased from 83.5 percent in 2010 to 73.5 percent in 2025 and is expected to decrease further to 71.9 percent in 2031. Subsequently, the percentage of all other races, including Two or More, has increased over time and is expected to continue to increase. The percentage of those of Hispanic Origin Ethnicity has decreased from 23.9 percent in 2010 to 23.1 percent in 2025.

Table C-3: City of Mesquite Population by Race and Ethnicity, 2010-2031

Population by Race/Ethnicity	2010	2020	2025	2031
Total	20,440	24,971	24,270	25,591
White Alone	83.5%	75.5%	73.5%	71.9%
Black Alone	1.0%	1.1%	1.2%	1.3%
American Indian Alone	0.9%	1.0%	1.0%	1.0%
Asian Alone	1.8%	1.8%	2.1%	2.3%
Pacific Islander Alone	0.2%	0.2%	0.2%	0.2%
Some Other Race Alone	10.6%	11.8%	12.7%	13.4%
Two or More Races	2.0%	8.5%	9.3%	10.0%
Hispanic Origin	23.9%	21.6%	23.1%	24.4%

Source: ESRI. Percentages made not add up exactly to 100% because of rounding.

Table C-4 provides historical, current, and projected estimates of the population of the City of Mesquite by age. Of note, the median age has increased from 52.2 in 2010 to 63.9 in 2025 and is expected to continue to rise to 65 in 2031. The age ranges 75 – 84 and 65-74 have increased the most (9.9 percentage points and 7.9 percentage points respectively) while 55 - 65 and 45 - 54 have decreased the most (-4.1 percentage points and -3.4 percentage points respectively).

Table C-4: City of Mesquite Population by Age, 2010-2031

Population by Age	2010	2020	2025	2031
0 - 4	6.2%	3.3%	3.1%	3.0%
5 - 9	5.4%	3.6%	3.4%	3.1%
10 - 14	5.4%	4.3%	3.5%	3.3%
15 - 24	8.9%	7.5%	7.3%	6.6%
25 - 34	8.0%	6.0%	6.6%	6.6%
35 - 44	8.3%	7.0%	6.4%	6.8%
45 - 54	11.2%	7.7%	7.7%	7.6%
55 - 64	18.0%	16.0%	14.0%	13.0%
65 - 74	19.1%	27.4%	26.9%	25.6%
75 - 84	7.8%	14.4%	17.7%	19.5%
85 +	1.7%	2.7%	3.5%	4.9%
18 +	81.3%	86.0%	86.6%	85.7%
Median Age	52.2	62.5	63.9	65.0

Source: ESRI. Percentages made not add up exactly to 100% because of rounding.

D. A determination of the present and prospective need for affordable housing in the community.

Housing Gap Assessment Methodology

The housing gap assessments for the jurisdiction are shown separately for owner-households and renter-households. These illustrate the number of households, by income bracket, and the number of units affordable to households in each income bracket. A shortage of affordable homes is defined when and if the number of households in any given income bracket exceeds the number of homes affordable to them. For example, within Figures D-1 and D-2 if the Number of Occupied Households is greater than the Number of Units Affordable, then there is a gap within that income bracket because those households are living in a unit that is considered affordable for a higher income bracket.

Number of Households, by Income Bracket: Estimates of the number of owner households and renter-households split by income bracket are obtained from the variable B25118 “Tenure by Household Income in the Past 12 Months.” The associated set of income brackets include: <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to \$49,999, \$50,000 to \$74,999, \$75,000 to \$99,999, and \$100,000 to \$149,999. Where possible this information is presented using estimated percentage AMI brackets as well. It is important to note that there is not a direct match between ACS income brackets and percent AMI brackets. To bypass this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates an annual income of \$22,000, unit counts associated with the income bracket <\$19,999 are fully counted while units associated with the income bracket [\$20,000 to \$24,999] are only partially counted. In this case, we would attribute $(22,000 - 20,000) / (24,999 - 20,000) = 40$ percent of the unit counts falling within the [\$20,000 to \$24,999].

Affordable Housing Unit Shortage Estimate Methodology

Number of Units Affordable for Renters: For renter-occupied housing, housing gaps are based on estimates of the number of renter-occupied units split by rental pricing brackets obtained from the variable ACS B25063 “Gross Rent.” Gross rent represents the contract rent plus the estimated average monthly cost of utilities if the renter pays these costs. The ACS provides breakdowns of the number of renter households with gross rent in a full suite of rental pricing brackets.

Estimates of the number of units affordable to households in each income bracket are based on combining the counts of rental units affordable to households within each income bracket. A housing unit is considered to be affordable to a household at a given income bracket if the monthly rent associated with the housing unit does not exceed 30 percent of the household’s gross monthly income.

For renters, the 30-percent threshold is based on the upper bound of the income bracket each household belongs to. As such, housing gaps are estimated conservatively. These calculations take into account that units affordable to

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households in any given income bracket include units that are affordable to households in each of the lower income brackets. This is important to highlight because not every household may choose to spend 30 percent of their gross monthly income on monthly rent. Because of this, those in higher income brackets have more choices than those in lower income brackets. For each income bracket, we estimated the set of affordable homes to be “available” as the sum of (a) the set of homes affordable to households within a given income bracket plus (b) the set of surplus homes affordable to households at lower income levels if surplus exists. The number of units affordable for renters reported reflects this adjustment.

Number of Units Affordable to Owners: For owner-occupied housing units, gaps are based on estimates of the market value of owner-occupied residential housing as described above and based on an analysis of the Clark County Assessor’s Real Property Data. In contrast to the ACS, these data provide unit-level information. Given the data, a unit is deemed affordable to households within a given income bracket if the associated monthly mortgage payment required to purchase the unit does not exceed 30 percent of households’ monthly income.²⁷ Similar to the analysis of renter-occupied units, the 30 percent threshold is applied to the upper bound of the income bracket each household belongs to. For the purposes of this analysis, the implicit monthly mortgage payment for each home in the Assessor’s Data assumes that households finance housing with a five percent down payment and a 6.9 percent contract interest rate using a fully amortizing 30-year fixed-rate mortgage.

Similar to the case for renters, the number of units affordable for owners reported reflects the availability adjustment described above. Those in higher income brackets are able to choose to attract supply from the units affordable to lower income brackets if they choose. Units that are affordable for lower tiers are, by definition, affordable for higher income tiers. In this respect, lower income tiers are choice constrained and those in higher tiers are less choice constrained. While households in higher income brackets can afford more expensive units, nothing forces them to live in more expensive units.

As noted, a home is deemed affordable to a household at a given income bracket if the monthly housing costs associated with the home do not exceed 30 percent of the household’s gross monthly income. A shortage of affordable housing units is present when and if the number of households exceeds the number of homes affordable and available. The overall affordable housing unit shortage for renter-occupied and owner-households in the jurisdiction is computed by aggregating shortages across all income-brackets.

This analysis is focused on how many households are within income ranges and how many existing total housing units are potentially affordable to those ranges. The results presented are based on the total stock of housing within the jurisdiction. It does not consider how many houses are currently available and listed for sale or what the

²⁷ As stated previously, 30% is used as the affordability threshold in order to stay consistent with the National Low Income Housing Coalition’s Housing Gap Report as well as the Nevada Housing Division’s housing needs assessment.

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total number of prospective homebuyers is. Shortages are defined when the estimated number households exceed the number of total existing units affordable to households in the respective income bracket. The housing shortage results are limited to housing that is affordable rather than housing that is affordable and available.²⁸

Housing Gap and Shortage Analysis Results

Table D-1 and Figure D-1 provide the results of the Housing Gap Analysis for owner-occupied housing units.

Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to \$49,999, and \$50,000 to \$74,999 income ranges. In total across these income ranges, there is a 3,518 -unit shortage of affordable owner-occupied housing units in the City of Mesquite. Table D-2 presents the same data grouped using percent AMI.

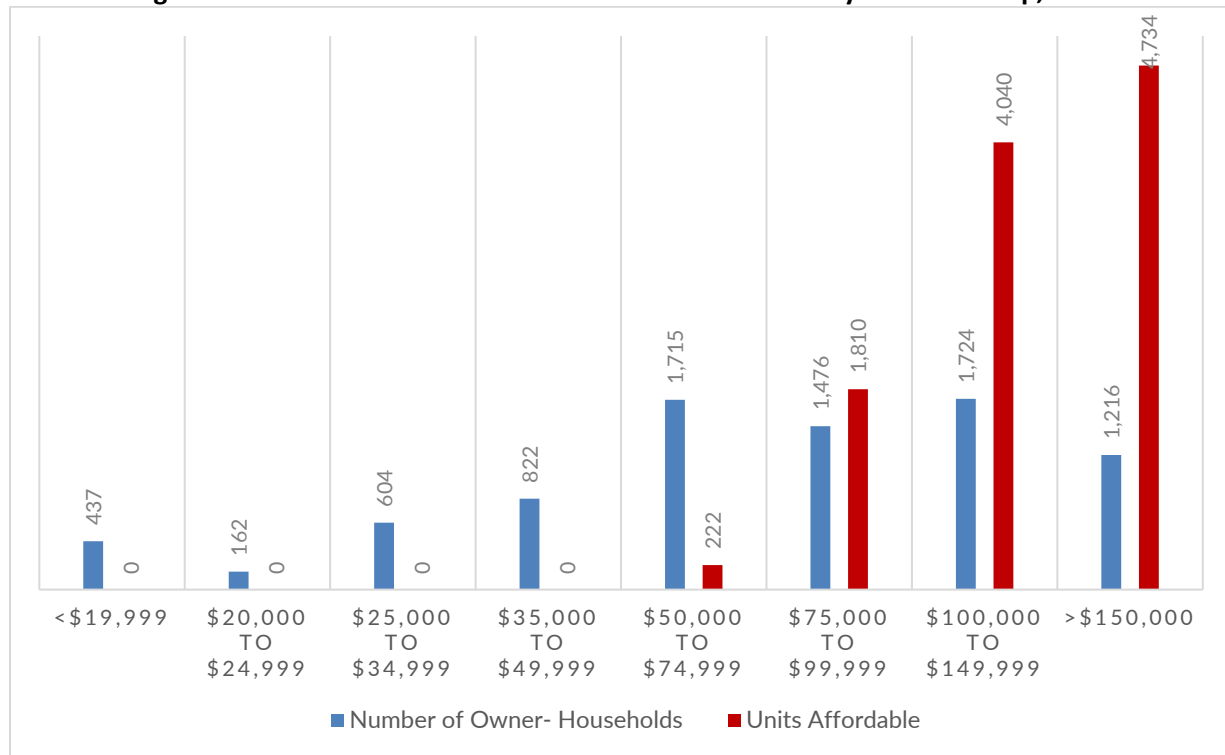
Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2025

Income	Number of Owner- Households	Units Affordable	Shortage
<\$19,999	437	0	437
\$20,000 to \$24,999	162	0	162
\$25,000 to \$34,999	604	0	604
\$35,000 to \$49,999	822	0	822
\$50,000 to \$74,999	1,715	222	1,493
\$75,000 to \$99,999	1,476	1,810	0
\$100,000 to \$149,999	1,724	4,040	0
>\$150,000	1,216	4,734	0
Affordable Housing Unit Shortage			3,518

Source: ACS 2024 5-year, RCG, Clark County Assessor

²⁸ Due to data limitations, specifically within the Integrated Public Use Microdata Series ("IPUMS"), we are unable to estimate the number of households both affordable and available. This level of data is only estimated at the MSA level not at the jurisdictional level.

Figure D-1: Homeowner Households vs. Units Affordable by Income Group, 2025



Source: ACS 2024 5-year, RCG, Clark County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2025

Income	Number of Owner- Households	Units Affordable	Shortage
30% AMI (\$28,470/yr)	809	0	809
50% AMI (\$47,450/yr)	1,077	0	1,077
60% AMI (\$56,940/yr)	616	62	554
80% AMI (\$75,920/yr)	1,293	215	1,079
100% AMI (\$94,900/yr)	1,121	1,374	0
120% AMI (\$113,880/yr)	780	1,491	0
120+ AMI	2,461	7,652	0
Affordable Housing Unit Shortage			3,518

Source: ACS 2024 5-year, RCG, Clark County Assessor

Table D-3 and Figure D-2 provide the results of the Housing Gap Analysis for Renter-Occupied Housing Units. Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999 income ranges. In total across these income ranges, there is a 521 -unit shortage of affordable renter-occupied housing units in the City of Mesquite. Table D-4 presents the same data grouped using the percent AMI for the jurisdiction.

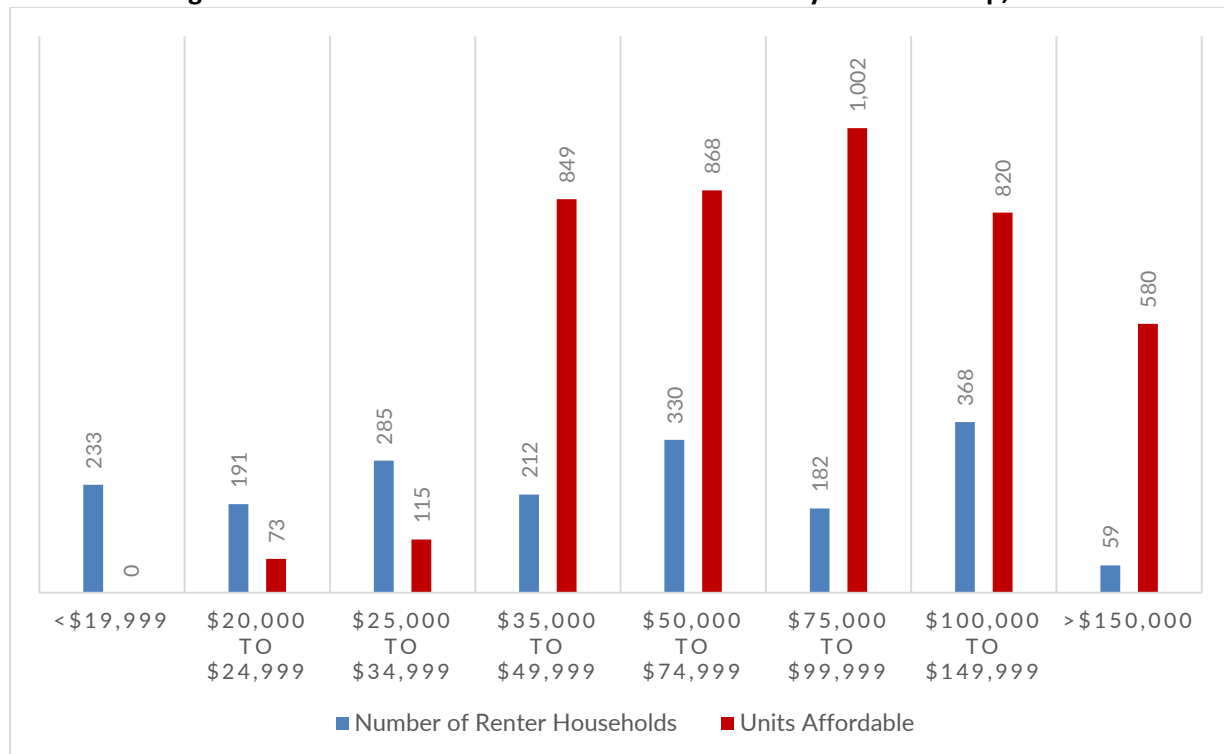
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Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2025

Income	Number of Renter Households	Units Affordable	Shortage
<\$19,999	233	0	233
\$20,000 to \$24,999	191	73	118
\$25,000 to \$34,999	285	115	170
\$35,000 to \$49,999	212	849	0
\$50,000 to \$74,999	330	868	0
\$75,000 to \$99,999	182	1,002	0
\$100,000 to \$149,999	368	820	0
>\$150,000	59	580	0
Affordable Housing Unit Shortage			521

Source: ACS 2024 5-year, RCG, Clark County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2025



Source: ACS 2024 5-year, RCG, Clark County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2025

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI (\$28,470/yr)	523	113	410
50% AMI (\$47,450/yr)	362	251	111
60% AMI (\$56,940/yr)	128	385	0
80% AMI (\$75,920/yr)	245	664	0
100% AMI (\$94,900/yr)	138	761	0
120% AMI (\$113,880/yr)	139	432	0
120+ AMI	325	1,172	0
Affordable Housing Unit Shortage			521

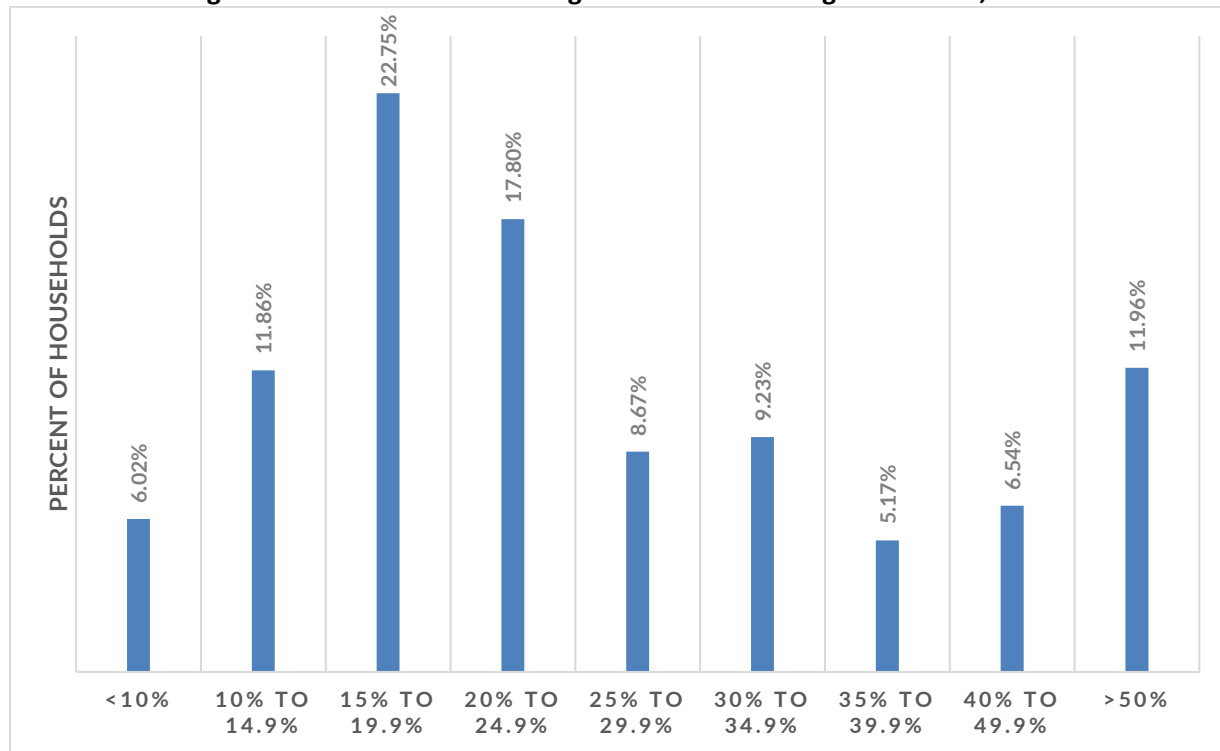
Source: ACS 2024 5-year, RCG, Clark County Assessor

Housing Cost Burden Assessment Results

The housing cost burden assessments are shown separately for owner-households and renter-households. Each figure illustrates the percentage of households broken down by the percentage of their gross household income being utilized to cover housing costs. For renter-households, cost burden assessments are based on the variable B25070 "Gross Rent as a Percentage of Household Income in the Past 12 Months." For owner-households, cost burden assessments are based on the variable B25091 "Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months."

Figure D-3 and Table D-5 provide a breakdown of the percentage of Owner-households by Housing Costs as a percentage of that household's income. 6 percent of Households have a <10 percent Housing Cost Burden. In total 32 percent are considered Cost Burdened (>30 percent) and 24 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 11 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-3: Homeowner Housing Costs as a Percentage of Income, 2025



Source: ACS 2024 5-year, RCG

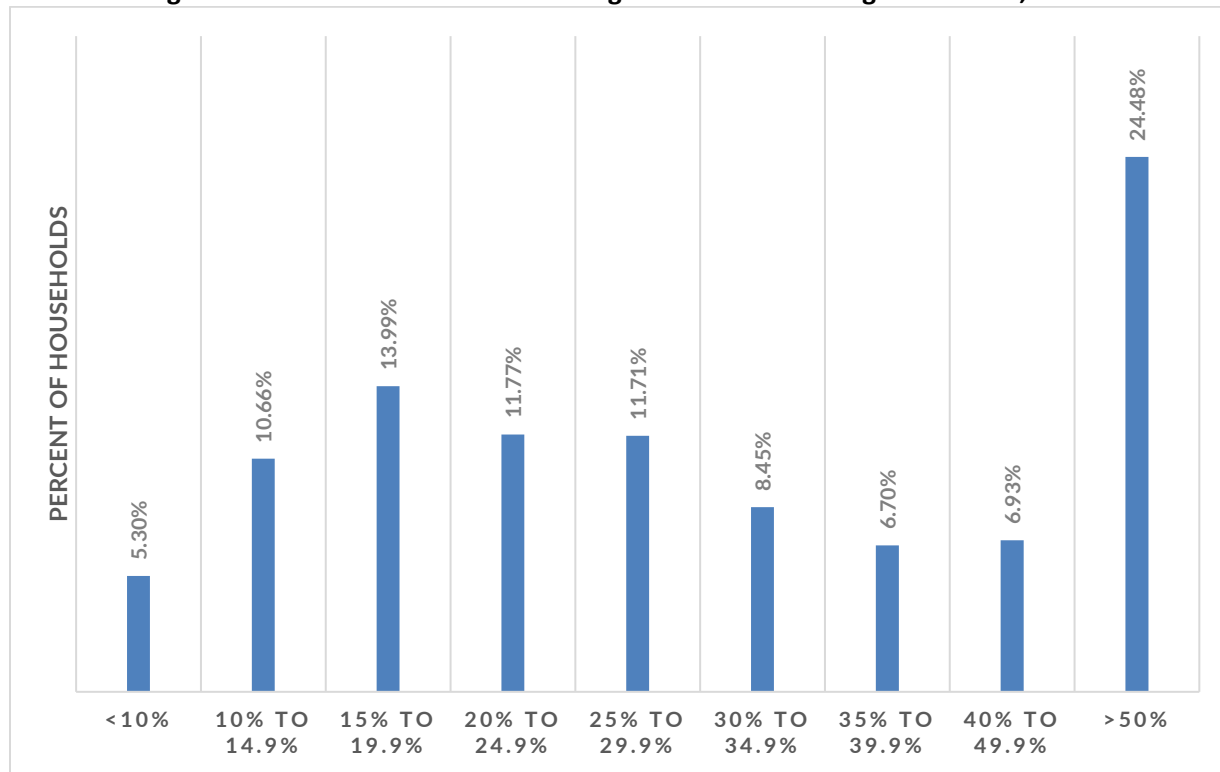
Table D-5: Housing Cost Burden for Homeowner Households, 2025

Housing Cost / Household Income	Percent of Owner-households
<10%	6.02%
10% to 14.9%	11.86%
15% to 19.9%	22.75%
20% to 24.9%	17.80%
25% to 29.9%	8.67%
30% to 34.9%	9.23%
35% to 39.9%	5.17%
40% to 49.9%	6.54%
>50%	11.96%

Source: ACS 2024 5-year, RCG

Figure D-4 and Table D-6 provide a breakdown of the percentage of Renter-households by Housing Costs as a percentage of that household's income. 5.3 percent of Renter-households have a <10 percent Housing Cost Burden. In total 46 percent are considered Cost Burdened (>30 percent) and 38 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 24 percent of renter-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2025



Source: ACS 2024 5-year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2025

Housing Cost / Household Income	Percent of Renter-households
<10%	5.30%
10% to 14.9%	10.66%
15% to 19.9%	13.99%
20% to 24.9%	11.77%
25% to 29.9%	11.71%
30% to 34.9%	8.45%
35% to 39.9%	6.70%
40% to 49.9%	6.93%
>50%	24.48%

Source: ACS 2024 5-year, RCG. Percentages may not add up exactly to 100% because of rounding.

Naturally Occurring Affordable Housing (“NOAH”)

Not all affordable housing available to lower income groups is subsidized. Residential properties that are affordable to households in an income group but are not subsidized by any direct program are defined as naturally occurring affordable housing (“NOAH”).

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To determine the stock of NOAH within the City of Mesquite, we employed the above methodology used to estimate affordable housing unit shortages with the exception that housing, and household counts are based on income thresholds expressed as a percentage of area median income ("AMI") for the jurisdiction. Estimates of the number of renter-occupied and owner-households (as well as the number of units affordable to them) are shown below at 30 percent, 50 percent, 60 percent and 80 percent of AMI.

The stock of units for the jurisdiction in these estimates includes market-rate units as well as subsidized affordable housing units. For each income level, the number of NOAH units is determined by subtracting the number of subsidized units located within the jurisdiction from the total number of units deemed affordable to households at each income level.

One caveat is the thresholds associated with 30 percent, 50 percent, 60 percent and 80 percent of AMI do not coincide with the lower- or upper-income brackets available from the ACS. To circumvent this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates an annual income of \$22,000, unit counts associated with the income bracket <\$19,999 are fully counted while units associated with the income bracket [\$20,000 to \$24,999] are only partially counted. In this case, we would attribute $(22,000 - 20,000) / (24,999 - 20,000) = 40$ percent of the unit counts falling within the [\$20,000 to \$24,999].

The results of this analysis are found in Table D-7 below. In the 50 percent of AMI range, 78.72 percent of the housing units that are affordable to that income group are NOAH, non-subsidized units. Similarly, for the 60 percent of AMI income range, 85.13 percent of the affordable units are NOAH and 90 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory, 2025

Percent AMI	#Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI (\$28,470/yr)	113	0	0.00%
50% AMI (\$47,450/yr)	893	703	78.72%
60% AMI (\$56,940/yr)	1,278	1,088	85.13%
80% AMI (\$75,920/yr)	1,942	1,752	90.22%

Source: ACS 2024 5-year, RCG. Percentages may not add up exactly to 100% because of rounding.

E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.

The City of Mesquite is currently focused on providing “workforce housing”- housing affordable to working persons in the community. The City owns several hundred acres on the west side of town that it sells as appropriate to meet economic development and housing goals. Recently the City has sold property it owns (34 acres) in the Mesquite Technology and Commerce Center (an area planned for light-industrial development) to Nevada Residential Construction (NRC), a local development company, for workforce housing. The purchase price was dropped from \$632,105 to \$175,228 when NRC agreed to increase the minimum proportion of affordable housing units to be constructed on the site from 10% to 25%. The applicant then submitted an application to develop 183 single family homes on small 3,600 sq. ft. lots. The City has recently declined to process the application until a change of zone is approved because the proposed residential use is not allowed under the current light industrial zoning. The City Council is willing to reconsider the light-industrial zoning and development in this area in favor of residential development. (However, it should be noted that residential projects recently constructed in this area have not sold. See description in Section H below).

Residential development in Mesquite is based on market forces. Job opportunities are limited by the lack of manufacturing or other job-creating activity in the City; and, in turn, increased job-creating activity is limited by a lack of workforce housing. Jobs and housing must develop together, and the City Council is wrestling with that balance. The fact that the City is offering its own land to developers at steep discounts for development of workforce housing demonstrates that the City recognizes the need. However, because of its small size and isolation, job creation and workforce affordable housing are closely linked in Mesquite. It is difficult for one sector to develop without specific concurrent development in the other sector. Developments in Mesquite generally do not proceed based on regional trends, but rather on specific developments in the complimentary sector within Mesquite itself. Income-constrained persons generally would not move to Mesquite without specific employment in mind. More likely, persons moving to Mesquite are often retired and move to Mesquite for recreational, aesthetic, or reasons other than employment. Higher end residential development marketed to retirees is the primary residential product in Mesquite with steady demand. Additional affordable housing in Mesquite must generally be correlated with a specific increased demand for workers in Mesquite itself. Because of the significant commuting distances involved, there is not a significant demand for workforce housing in Mesquite to support workers that then commute to other communities.

F. An analysis of the characteristics of the land that is suitable for residential development.

Vacant Developable Land Inventory Data and Methodology

In this section we describe the vacant developable land inventory data and methodology that is applied to the broadest universe of tax lots spanning Clark County, NV as whole. After implementing the methodology, the resultant set of vacant parcels and vacant acres situated within the bounds of the City of Mesquite are provided in Table F-1 and Figures F-1 and F-2.

Each year, the Clark County Assessor's Office releases an official version of parcel geography along with parcel attributes including state land use codes. A corresponding geo-spatial copy of this data, called the GILIS database, is maintained by the Clark County Comprehensive Planning Department,, which contains verified assessor parcel information as well as additional information used for planning purposes.

The GILIS parcel geographic database links to parcel-level data provided maintained by the Clark County Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2025 GILIS database available, but as described in more depth below, the data is updated to reflect construction activity as of April 2026. Several adjustments and filters are required to provide accurate and representative estimates of vacant developable land. Each step and filter used are described below.

Parcel Slope: A parcel's average slope, expressed as a percentage. This variable is calculated by analyzing spatial raster data from the U.S. Geological Survey's LANDFIRE Earth Resources Observation and Science Center ("EROS"),, which provides the average land slope for all equidistant gridded rectangular cells in Nevada, expressed as a percentage. Each parcel is loaded into ArcGIS, and we then identify all of the gridded cells that intersect it. We then compute the average value of each overlapping cell to determine the average slope of each parcel. Slopes greater than 12 percent were eliminated from the analysis due to their impracticality for residential property development.

Nearest Distance to Major Street: The nearest distance between a parcels lot boundary and a major street in feet. In order to calculate this variable, we first used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the nearest street. We obtained spatial data describing the centerlines of each major street in Clark County from the Clark County Comprehensive Planning Department. High volumes of motor vehicle traffic, major intersection signalization, and a multimodal street environment are characteristics of major streets. In general, major streets have two official motor vehicle traffic lanes at minimum²⁹. Major streets in Southern

²⁹ We use the major street GIS shapefile provided by the Comprehensive Planning (and also accessible online) <https://clarkcountygis-cgismo.hub.arcgis.com/datasets/ccgismo::transportation/explore?layer=0&location=36.156142%2C-115.160991%2C10.59>. Major streets generally appear to have two official lanes in each direction but at times (and less commonly) also have two official lanes with one lane in each direction, such as Kyle Canyon Road.

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Nevada's urban core typically form a rectangular grid of roads spaced one mile apart, though there are obviously exceptions. Consequently, developed parcels usually are not located on land farther than ½ mile from a main thoroughfare.

Nearest Distance to Freeway: The nearest distance between a parcels lot boundary and a freeway in feet. In order to calculate this variable, we used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the closest freeway. We obtained spatial data describing the centerlines of each freeway in Clark County from the Clark County Comprehensive Planning Department.

Disposal Boundary: Each parcel was flagged as belonging or not belonging to the BLM Disposal Boundary (“DB”) obtained from the Clark County Comprehensive Planning Department. Federally-owned lands beyond the disposal boundary are excluded from the analysis as these lands are not subject to sale through the SNPLMA and are unlikely to be released for development by the federal government without legislative changes.

Zoning: Spatial zoning maps were obtained through Clark County’s GIS Data Repository. Each parcel was zoned by contrasting the centroid of each parcel with where each centroid resides relative to the jurisdiction’s zoning map. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction’s zoning code. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction’s zoning code for the purposes of evaluating the stock of land potentially developable to accommodate housing.

Municipal Owned Property: Part of the overarching goal of the vacant land inventory is to illustrate the breakdown of developable land by zoning class (residential vs. commercial) and by ownership (private vs. public). We also categorize publicly owned land by identifying land owned by the State or by local jurisdictions / municipalities. To do this, we linked the Clark County Assessor’s secured tax roll data file with the GILIS parcel database using each parcels APN, which contains information regarding the owner of each parcel. Given the broadest universe of parcels spanning Clark County, NV as a whole, parcels were flagged as municipally owned parcels if the owner’s name met any of the criteria listed below:

- CITY OF BOULDER CITY
- CITY OF HENDERSON
- CITY OF LAS VEGAS
- CITY OF NORTH LAS VEGAS
- CITY OF LAS VEGAS GOVERMENT MUN
- CITY OF BOULDER CITY ETAL
- CITY OF HENDERSON FIRE STATION
- CITY OF HENDERSON FLOOD CONTROL

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- CITY OF LAS VEGAS FIRE DEPT
- CITY OF LAS VEGAS GOVERNMENT MUN
- COUNTY OF CLARK
- COUNTY OF CLARK (PUBLIC WORKS)
- COUNTY OF CLARK (FLOOD CONTR)
- CLARK COUNTY DESERT CONSERVATION PROGRAM
- CLARK COUNTY
- COUNTY OF CLARK (PK & COMM SERV)
- COUNTY OF CLARK(LIBRARY)
- COUNTY OF CLARK(ADMINISTRATIVE)
- LAS VEGAS CLARK-COUNTY LIBRARY DISTRICT
- CLARK COUNTY SCHOOL DISTRICT
- COUNTY OF CLARK (FLOOD CONTROL)
- CLARK COUNTY WATER RECLAMATION
- COUNTY OF CLARK (PK COMM SERV)
- COUNTY OF CLARK (PK_COMM SERV)
- COUNTY OF CLARK (AVIATION)
- COUNTY OF CLARK(PARKS)
- COUNTY OF CLARK(RTC)
- COUNTY OF CLARK (ADMIN SERVICES)
- COUNTY OF CLARK (FIRE DEPT)
- SCHOOL BOARD OF TRUSTEES
- SOUTHERN NEVADA WATER AUTHORITY
- STATE OF NEVADA
- CITY OF MESQUITE
- STATE OF NEVADA DIV OF LANDS
- STATE OF NEVADA TRANSPORTATION
- UNIVERSITY BOARD OF REGENTS
- LAS VEGAS VALLEY WATER DISTRICT
- CITY OF NORTH LAS VEGAS (PUBLIC WORKS)
- CITY OF NORTH LAS VEGAS DEPT OF PUBLIC WORKS
- CITY OF NORTH LAS VEGAS REDEV

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Federally Owned Property: Federal land ownership status was determined using spatial data describing federally owned land provided by the Bureau of Land Management's Geospatial Business Platform. Parcels identified as belonging to an area under the ownership of the Bureau of Indian Affairs, Bureau of Reclamation, Department of Defense, Department of Energy, Fish and Wildlife Service, Forest Service, or National Park Service were dropped from consideration while parcels under the purview of the Bureau of Land Management (within the DB) were retained.

Parcel Acreage: Represents the size of a parcel's lot in acres. This variable was obtained directly from the GILIS parcel database. Acknowledging that the size of a parcel may impose a physical constraint on development, residential parcels smaller than three thousand feet and commercial parcels smaller than a half-acre were filtered in the analysis.

Proximity to Developed Site: Represents the nearest distance in feet each parcel is to the nearest developed parcel. This variable was computed by segmenting GILIS parcels into the set of developed and undeveloped parcels and computing the distance from a vacant parcels lot boundary to the boundary of the nearest developed parcel. This serves as a proxy for the infrastructure requirements needed to develop the parcel. This offers a conservative assumption that sufficient infrastructure may be in place at the nearest developed parcel and can be used for the development of the vacant parcels. Proximity to nearby development is a proxy. In some cases, there may exist vacant parcels *not proximate* to a developed site that do have adequate infrastructure and in other cases, there may exist vacant parcels that *are proximate* to a developed site that do not have adequate infrastructure. Given this, in the results below we show the reader how estimates of vacant acreage change *with* and *without* the imposition of this proxy to provide a reasonable lower-bound / upper-bound range.

Vacant Land Status: A parcel is classified as vacant if (a) the construction year associated with each parcel is zero or missing and (b) the parcel maintains a vacant state land use code.

Additional Processing and Land Use Classifications

Additional steps were warranted to credibly identify the set of developable vacant parcels. In addition to the filters described above, parcels that were identified as belonging to Coyote Springs were removed from consideration given uncertainty over the establishment of water rights. Additionally, 6,000 acres of lands identified as belonging to the "Ivanpah Supplemental Airport Site" were expressly set aside for construction and management of a supplemental airport and were excluded. Parcels located more than 10 miles from a freeway or more than five miles from a major street were excluded. Parcels were compared against recent satellite imagery to manually correct for development statuses along with the removal of parcels coinciding with flood detention basins. The spatial extent of the City of Mesquite's jurisdictional boundary was applied to summarize the inventory of vacant parcels in the results section below.

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The analysis of available vacant lands is presented below across six scenarios. These scenarios are based on different sets of filters based on the above criteria. This is important to provide because it highlights what exists within the region (least restrictive filters) and what exists that has the highest chance of being developed the soonest (most restrictive filters).

The least restrictive scenario is Scenario-1. Here, any vacant parcel (regardless of ownership) is included in the analysis so long as the parcel is less than 10 miles from a freeway and 5 miles from a major street. Scenario-1 parcels include municipal owned land as well as federal land within the DB. In Scenario-2, we restricted parcels by eliminating parcels more than 5 miles from a freeway or 2.5 miles from a major street. Scenario-3 is similar to Scenario-2, but it focuses on parcels with more shallow slopes less than seven percent. In this scenario, proximity to a major street is also restricted to parcels within .75 miles. Scenario-4 replicates the findings in Scenario-3 but excludes federally owned lands within the DB. Scenario-5 replicates Scenario-4 but excludes municipally owned lands. Lastly, Scenario-6 adds the restriction that vacant parcels must be located within .25 miles of developed infrastructure. Scenario-6 provides the most likely development ready inventory of parcels given current zoning, ownership, and proximity to development. In each scenario the relevant changes from the previous set of filters are **underlined and in bold**.

Scenario-1 (Least restrictive set of filters)

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway <10 miles
- Distance to Major Street < 5 miles

Scenario-2

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway **<5 miles**
- Distance to Major Street **< 2.5 miles**

Scenario-3

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal Owned Land
- Average Parcel Slope **<7 percent**
- Distance to Freeway <5 miles

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- Distance to Major Street < 0.75 miles

Scenario-4

- Land Status: Vacant
- Ownership: Private or Municipal Owned Land
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-5

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-6 (Most restrictive set of filters)

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles
- Distance to Nearest Developed Parcel < 0.25 mile

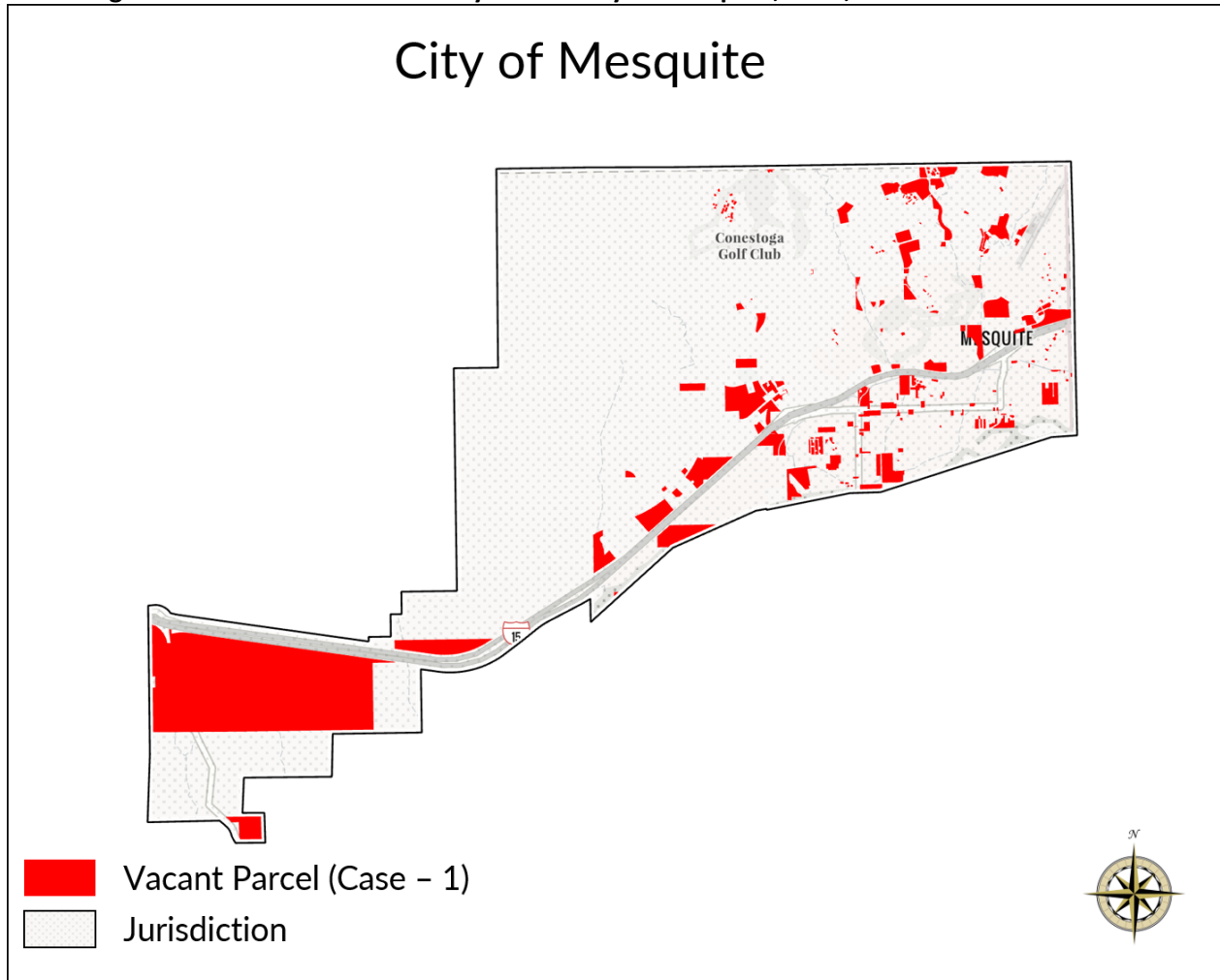
Table F-1 below provides the Vacant Land Inventory for the City of Mesquite. Under the least restrictive set of filters, Scenario-1, there are 99 vacant Commercial parcels comprising 568 acres. Additionally, there are 384 residential parcels comprising 2,188 acres. Under the most restrictive set of filters, Scenario-6, there are 52 vacant Commercial parcels comprising 220 acres and 245 residential parcels comprising 244 acres. These vacant parcels and acreage are privately owned, have an average slope of <7 percent, are <5 miles from a freeway, <0.75 miles from a major street, and are <0.25 miles from the nearest developed parcel. Overall, this analysis provides a range of estimates of 2,757 total vacant acres to 464 total vacant acres. Additionally, as noted above, the status of a parcel having an average slope *above* twelve percent does not prohibit real estate development. However, at the minimum, parcels with steep slopes impose increased physical challenges to development that translate into higher land development costs and at the maximum, may exclude the ability to develop. With the policy-oriented goal of identifying land most readily available to address immediate- and short-term housing needs (including immediate needs for the development of affordable housing), the results of the inventory provided herein present the reader with a range of acreage estimates for land more readily prepared to accommodate housing.

Table F-1: Vacant Land Inventory for the City of Mesquite, 2025

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
	Vacant Parcels	99	99	56	56	52	52
	Vacant Acres	568	568	228	228	220	220
Residential							
	Vacant Parcels	384	384	261	261	245	245
	Vacant Acres	2,188	2,188	366	366	244	244
Total Parcels		483	483	317	317	297	297
Total Acres		2,757	2,757	594	594	464	464
Category	Parcel Filter Description	Filtering Criteria by Scenario					
Topography	Average Slope of Parcel	<12%	<12%	<7%	<7%	<7%	<7%
Access	Nearest Distance to Freeway	<10 miles	<5 miles	<5 miles	<5 miles	<5 miles	<5 miles
Access	Nearest Distance to Major Street	<5 miles	<2.5 miles	<3/4 mile	<3/4 mile	<3/4 mile	<3/4 mile
Ownership	Includes Federally Owned Parcels	No Restriction	No	No	No	No	No
Ownership	Includes Municipally Owned Parcels	Yes	Yes	Yes	Yes	No	No
Infrastructure Proxy	Nearest Distance to Developed Parcel	No Restriction	No Restriction	No Restriction	No Restriction	No Restriction	<1/4 mile

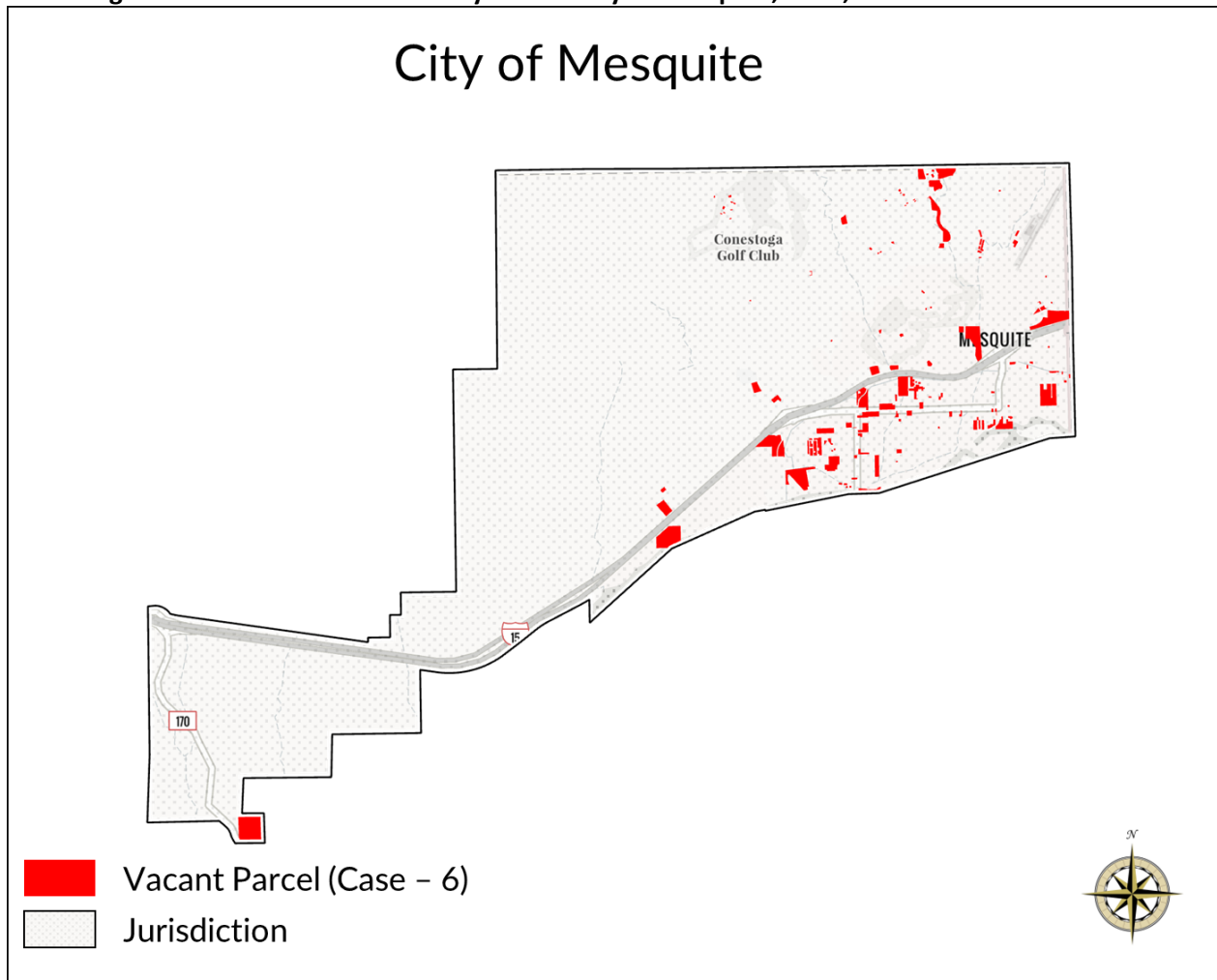
Source: RCG, Clark County Assessor.

Figure F-1: Vacant Land Inventory for the City of Mesquite, 2025, Case 1 Least Restrictive



Source: RCG, Clark County Assessor

Figure F-2: Vacant Land Inventory for the City of Mesquite, 2025, Case 6 Most Restrictive



Source: RCG, Clark County Assessor

G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.

As noted elsewhere, persons in the workforce generally have no incentive to relocate to Mesquite if they do not have secured employment. The need for additional workforce and affordable housing is tied to persons already living in the City, or to a specific emerging employment need (such as the opening of the Crown Cork and Seal manufacturing facility in 2023 which employs approximately 125 persons.) The City has approved numerous multi-family projects in the past few years that were never built, or have suspended construction before the project was complete. This illustrates the difficulty in gauging demand for different levels of housing in Mesquite. Higher-level housing for retirees seems to enjoy steady demand. A large RV Park (Mesquite Trails RV Park) with 191 spaces has been developing over the past few years and offers spaces for long-term occupancy in RVs.

H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.

In June, 2026, the City has only two (2) multi-family residential projects under development:

- The Vista Horizon Apartments at 785 Kitty Hawk Drive. This is a 30-unit apartment complex currently under construction.
- The Vista del Luna Condominiums. This development has been approved for 220 multi-family housing units- 196 townhome condominium units, and 36 rental apartment units. A final map was approved in December 2024 and approximately 24 condominium units have been constructed. However, construction is currently suspended by the developer, no units have been sold, and the timing of further development of the site is uncertain. Building permits for the remainder of the project have been allowed to lapse, and will need to be resubmitted and reissued before construction can resume.

Several other substantial multi-family projects have been approved in the last several years, but were never constructed and their development approvals (generally with a two-year expiration period) have since expired. 2025 figures have not been compiled yet, but in 2024, the City issued 426 building permits for new single-family dwellings.

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AB 213 Boulder City Executive Summary

In 2025, Boulder City had a total population of 14,885 persons. Out of the total population, 11,507 people resided in 5,118 owner-occupied units (2.25 persons per household) with a vacancy rate of 2.3 percent. Likewise, 3,378 people resided in 1,456 renter-occupied units (2.32 persons per household) with a vacancy rate of 2.3 percent. In total, Boulder City has a homeownership rate of 78 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2024), Boulder City's median household income was \$74,757 and the median home price in 2025 is \$566,234. Across all owner-households and irrespective of mortgage status, monthly housing costs average \$2,189 per month, resulting in 30 percent of households being classified as cost burdened and 22 percent excessively cost burdened.

Housing gaps are most prevalent among homeowners in the bottom tiers of the household income distribution. For all households in median annual income groups below \$99,999, there is a shortage of 2,765 owner-occupied affordable housing units.

In terms of renters, the median contract rent in Boulder City is \$1,243 per month, resulting in 53.18 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 42.88 percent of renters excessively cost burdened (defined as having housing costs of greater than 35 percent of gross income). For all households with a median annual income of less than \$34,999, there is a shortage of 408 renter-occupied affordable housing units. Naturally occurring affordable units (housing units that are affordable, but unsubsidized) range from 31 units for households at or below 30 percent area median income to 921 units for households at or below 80 percent area median income. 59 of the 1,456 renter-occupied units represent subsidized affordable units, of which the median unit was built in 1995.

While Boulder City's population is expected to increase by 47 people by 2031, median household income is expected to increase to \$100,812. Between 2026 and 2031, an additional 21 dwelling units are projected to be required to support Boulder City's expected population growth. In addition to the existing need for affordable units, this level of population growth will require the construction of 16 for-sale units, 5 for-rent units, and 3 subsidized units.

To determine the stock of available land able to be developed in Boulder City, we have provided multiple scenarios based on less and more restrictive filtering criteria such as private or public ownership, slopes, distance to a freeway, distance to a major street, and distance to an already developed parcel. These scenarios help provide an overview of the total amount of land that could be developed (the least restrictive scenario) and the total amount of land that is most development-ready (most restrictive scenario).

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In the least restrictive land use scenario (which includes vacant parcels that are privately, federally, and municipally owned, have slopes <12 percent, are <10 miles from a freeway, and are < five miles from a major street), there is an estimated 328 acres of vacant developable residential land in Boulder City, but in the most restrictive, more development-ready/feasible scenario (vacant parcels, privately owned, <12 percent average slope, <five miles from a freeway, <.75 miles from a major street, and <.25 miles from a developed parcel), there is an estimated 36 acres of vacant developable residential land.

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A. An inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.

Data and Methodology

This report's statistical results, tables, and figures rely on data obtained and analyzed from several distinct primary sources. These include:

- The American Community Survey
- The Clark County Assessor's Office
- The Clark County Community Housing Office
- The Clark County GIS Management Office ("GISMO")
- The Bureau of Land Management ("BLM") Geospatial Business Platform Hub
- The Clark County Comprehensive Planning Department
- LANDFIRE, Earth Resources Observation and Science Center ("EROS"), U.S. Geological Survey

In many cases, variable outputs were obtained directly from the primary data source. In other cases, variable outputs were estimated and derived by statistically and geo-statistically processing raw data obtained from the primary data sources defined above. Descriptions of the processes and relevant data sources for each section are provided below and throughout the report:

Affordable Housing Unit: For renter-occupied households, a unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30 percent of a household's gross income.³⁰ For owner-occupied households, a unit of owner-occupied housing is considered "affordable" inventory if the implied monthly mortgage payment is less than 30 percent of a household's gross income. For each owner-occupied housing unit in the data, monthly mortgage payments are imputed assuming a down payment of 5 percent, a mortgage interest rate of 6.6 percent, and the use of a 30-year fixed-rate, fully-amortizing loan. This is different from the Nevada Revised Statutes ("NRS") definition. The NRS defines affordable housing in tiers (NRS 278.0105 and the following sections). Tier One is defined as up to 60 percent AMI, Tier Two is 80 percent to 100 percent AMI, and tier 3 is 100-

³⁰ This report uses the 30% threshold to maintain consistency with the National Low Income Housing Coalition's Housing Gap Reports. As cited in the methodology section of these reports, "Using the standard definition of affordability, which assumes households should spend no more than 30% of their income on housing, we find that only 7.1 million units are affordable to extremely low-income renters Nationally" (Source: https://nlihc.org/sites/default/files/gap/2024/Gap-Report_2024.pdf, page 4). While some HUD programs may rely on a 35% cutoff, concerns have nonetheless been expressed that even 30% is perhaps too large of a threshold. Per the NLIHC, "The 30% standard is commonly used to estimate the scope of housing affordability problems and serves as the basis for some administrative policies, but some households may struggle even at this level of housing cost (Stone, 2006)" Albeit, Hamidi, Ewin and Renne (2016) note, "According to the HUD measure, total housing costs at or below 30% of gross annual income are affordable." The 30% rule has also been adopted historically by the Nevada Housing Division's housing needs assessments ([https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2\(b,c\)/](https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2(b,c)/)). Per the Nevada Housing Gap Reports, "A unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30% of the renter income group's top threshold."

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120 percent AMI. Due to the nature of the ACS data, this report focuses on income brackets as opposed to AMI ranges. However, where possible, estimated AMI thresholds are presented.

Affordable Housing Unit vs. Subsidized Housing Unit: In this study, we use the term “subsidized housing unit” to explicitly refer to a government-subsidized affordable housing unit. However, the housing needs assessments presented herein require an explicit measure of affordability. As defined above, a unit of housing is considered affordable (regardless of whether said unit is a market-rate unit or subsidized unit) if rent (or the monthly mortgage payment) is less than 30 percent of a household’s gross income. Along these lines, while every subsidized housing unit is considered affordable, not every unit of housing deemed affordable on the basis of its cost is necessarily subsidized.

Homeownership Rate: The percentage of all households classified as owner-households. This variable is computed by dividing the number of owner-households by the total number of households in the jurisdiction.

Median Annual Income: The median household income in the past 12 months. This variable was obtained from the most recent release of the American Community Survey (“ACS”, 2024) (variable B25118). This represents the total money income of all household members during the previous year. However, for purposes of housing affordability calculations, the analysis uses Area Median Income (AMI) HUD’s thresholds reported at the Metropolitan Statistical Area (MSA) level. For Boulder City, the appropriate MSA is the Las Vegas-Henderson-Paradise MSA with an AMI of \$94,900 in 2025.

Median Contract Rent: Also referred to as “rent asked” for vacant units, median contract rent is based on Housing Question 18a in the ACS. In order to capture the prevailing market rate, rent for a specific political jurisdiction, housing units that are renter-occupied without payment of rent are excluded. This variable was obtained directly from the ACS (variable B25058_001E). To update the data to 2025 economic conditions, contract rent is expressed in 2025 dollars based on HUD’s 50 percent percentile rent estimates for 2024 vs. 2025.

Median Housing Value: The estimated market value of a single-family residential home. This variable is computed based on a statistical analysis of the Clark County Assessor’s Data File “AOEXTRACT,” which contains information about all real property parcels, such as parcel ownership and mailing address, property location, land use, and valuation. While median market prices reflect the typical prices of homes transacting (or selling) in any given time period, median housing value reflects the typical price homes would sell for, regardless of whether they sell or not in any given time period. Viewed this way, median housing value is more in line with the appraised value of a home.

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This variable is computed in several steps. Single-family residential housing units are identified in the data. We then focus on housing units that represent the homeowner's primary residence. The data also includes information regarding the assessed value of each property, which represents the taxable value of a property multiplied by a 35 percent assessment ratio. Assessed values are then divided by 35 percent to identify the taxable value of each home.

To ensure that the final estimates of the market value of a home reflect current market conditions, RCG has focused on homes that sold since 2025. We have used a linear regression model with the transaction price of each home as the dependent variable and regressed it against several explanatory variables. The set of parcel-level explanatory variables includes: construction year, a full series of indicators for each property's land use code, a full series of indicators representing the jurisdiction where each parcel is located, lot size, a full series of indicators representing each parcel's tax district, and lastly, estimates of the taxable value of each property defined above.

Our model results use the assessed values for properties from the Clark County Assessor (which are available for all parcels), and the sale prices of these residential properties are estimated, based on the most recent sales data available. This step was necessary because the assessed values of residential units that have not yet entered the for-sale market may not be reflective of current market sale trends. We obtained an estimate of the projected sale price of every home in Clark County by extrapolating our model results to the full set of units in the sample. Median housing values for the jurisdiction are computed as the median of predicted transaction prices for the jurisdiction.

Median Monthly Housing Costs: Median selected monthly owner costs for homeowner housing units with a mortgage. Cost estimates are based on the ACS variable "selected monthly owner costs" for owner-occupied units and represent the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (personal property taxes, site rent, registration fees, and license fees). This variable was obtained directly from the ACS (variable B25088_002E).

Median Year Built: The median year of built renter-occupied and owner-occupied units. These variables were obtained from the ACS Profile Table B25037.

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Number of Subsidized Housing Units: Represents the number of subsidized housing units for a jurisdiction. This variable was obtained by adding up the number of units set-aside as affordable at each affordable housing development identified in the affordable housing inventory list obtained from the Nevada Housing Division.

#Owner-Occupied Units: The number of residential units within the jurisdiction owned by the occupant. This variable was obtained from the ACS (variable DP04_0046E).

Percent of Cost Burdened Owners (>30%): Represents the percentage of owner-households contributing 30 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

Percent of Excessively Cost Burdened Owners (>35%): Represents the percentage of owner households contributing 35 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

#Renter-Occupied Units: The number of residential units within the jurisdiction where the occupant is classified as a renter. This variable was obtained from the ACS (variable S2505_C05).

Vacancy: Identifies vacant housing units and reports the reason for the vacancy. To be counted as "vacant," a unit has to be in livable condition and intended for residential use. For newly constructed units, all exterior windows and doors must be installed, and usable floors must be in place. Dilapidated, condemned, and non-residential buildings are excluded. The rental vacancy rate (expressed as a percentage of all renter-occupied housing units) was obtained from the ACS (variable DP04_0005E), while the housing vacancy rate (expressed as a percentage of all owner-occupied housing units) was obtained from the ACS (variable DP04_0004E).

Housing Market Statistics

Table A-1 below provides a comprehensive overview of housing market statistics for Boulder City. As previously noted, according to estimates from the NV Demographer, the population of Boulder City was 14,885 as of 2025. The median annual income for the jurisdiction is \$74,757 and the Homeownership Rate is 78 percent.

As of the most recent ACS survey, Boulder City had 5,118 owner-occupied units with a 2.3 percent vacancy rate. The median year built is 1982 and the median home value is \$566,234. This results in a \$2,189 median monthly housing cost. In total, 30 percent of Boulder City homeowners are Cost Burdened, and 22 percent are Excessively Cost Burdened. This resulted in a 2,765 owner-occupied Affordable Housing Unit Shortage combined across all income brackets.

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Boulder City also had 1,456 renter-occupied units per the most recent ACS survey, with a 2.3 percent vacancy rate. The median year built is 1978 and the median contract rent is \$1,243. The percentage of Cost Burdened renters is 53.18 percent, and the percentage of Excessively Cost Burdened Renters is 42.88 percent. In total, within Boulder City, there are 59 subsidized housing units, with the median year of those being 1995. For renters, this led to a 408 Affordable Housing Unit Shortage for renters at or below 100 percent AMI as of the most recent data release.

Table A-1: Housing Market Statistics, 2025

Boulder City Jurisdiction Characteristics	
Median Annual Income	\$74,757
Homeownership Rate	78%
2025 Population	14,885
Homeowner Housing Profile	
#Units	5,118
Vacancy	2.30%
Median Year Built	1982
Median Monthly Housing Costs	\$2,189
Median Housing Value	\$566,234
Percent of Cost Burdened Owners (>30%)	30.00%
Percent of Excessively Cost Burdened Owners (>35%)	22%
Affordable Housing Unit Shortage	2,765
Renter-Occupied Housing Profile	
#Units	1,456
Vacancy	2.30%
Median Year Built	1978
Median Contract Rent	\$1,243.2
Percent of Cost Burdened Renters (>30%)	53.18%
Percent of Excessively Cost Burdened Renters (>35%)	42.88%
Number of Subsidized Housing Units	59
Median Year Built of the Subsidized Housing Stock	1995
Affordable Housing Unit Shortage	408

Source: ACS 2024 5-year, NV Demographer RCG. Percentages may not add up exactly to 100% because of rounding.

Table A-2 provides an estimated breakdown of the number of units in a structure for Boulder City. In total, 71.6 percent of the housing stock available in Boulder City is single-unit detached or attached, 15.1 percent is 2 units or greater, and 10.1 percent is mobile home,³¹ and 3.3 percent is boat, RV, or other.

³¹ According to the ACS, mobile homes are defined as “Both occupied and vacant mobile homes to, which no permanent rooms have been added are counted in this category. Towable recreational vehicles, such as travel trailers or fifth-wheel trailers, are considered mobile homes. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer’s lot, at the factory, or in storage are not counted in the housing inventory.” Additionally, Boat, RV, Van, etc. is defined as “This category is for any living quarters occupied as a housing unit that does not fit the previous categories.” (https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2021_ACSSubjectDefinitions.pdf).

Table A-2: Boulder City Units in Structure Occupied Units, 2025

Number of Units in Structure	Number of Occupied Units	Percent of Total
1-unit, detached	4,523	68.8%
1-unit, attached	184	2.8%
2 units	131	2.0%
3 or 4 units	270	4.1%
5 to 9 units	217	3.3%
10 to 19 units	230	3.5%
20 or more units	145	2.2%
Mobile home	664	10.1%
Boat, RV, van, etc.	217	3.3%
Total	6,574	100.00%

Source: ACS 2024 5- Percentages may not add up exactly to 100% because of rounding.

Table A-3 below provides an estimated breakdown of the percentage of occupied units in Boulder City, by the year the structure was built. An estimated 6.5 percent of the units were built in 2010 or later, 21.6 percent of the units were built between 1990 and 2009, and 71.9 percent of the units were built in 1980 or earlier.

Table A-3: Boulder City Structure Built Occupied Units, 2025

Year Built	Number of Units	Percent of Total
Built 2020 or later	131	2.0%
Built 2010 to 2019	296	4.5%
Built 2000 to 2009	618	9.4%
Built 1990 to 1999	802	12.2%
Built 1980 to 1989	1,545	23.5%
Built 1970 to 1979	1,630	24.8%
Built 1960 to 1969	500	7.6%
Built 1950 to 1959	263	4.0%
Built 1940 to 1949	224	3.4%
Built 1939 or earlier	565	8.6%
Total	6,574	100.00%

Source: ACS 2024 5-year Percents may not add up exactly to 100% because of rounding.

Jurisdiction Plans and Procedures

The City of Boulder City has adopted several mechanisms to aid in improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level. These mechanisms include:

Adoption of the Strategic Plan for 2025 to 2030 which includes housing goals such as:

- Goal 3: Maintain Community Character Through the Growth Control Ordinance
 - Strategy 1: Reduce barriers to achieving diverse housing types, consistent with the Growth Control Ordinance by identifying and implementing policies that improve permitting and construction process. As needed, the City will consider modifications to current policies and zoning to promote diverse growth, such as townhouses, consistent with the current Growth Control Ordinance
 - Strategy 2: Identify and consider external funding sources that could facilitate the development of affordable housing through public-private partnerships. The City will identify potential funding and partnership opportunities for expanding affordable housing, and identify suitable City land for future affordable housing development opportunities.

Dedicated Funding for Housing Study and Zoning Code Comprehensive Update

- The City has budgeted for FY26-27 approximately \$60,000 to conduct a housing study/assessment focused on the demand and need for family and middle-income housing within our community. This housing study/assessment would help inform future policy decisions and facilitate the development of housing

options that better support families and the middle class within our community. As Boulder City has experienced a gradual population decline, with related impacts on community sustainability (including school enrollment), City leadership would like to understand how housing availability and affordability factor into those trends. This housing study/assessment will:

- Establish population trends, housing inventory, and affordable housing needs for comparison with existing studies done on a regional and state level, including caretaker residences or similar housing types.
 - Evaluate demand for family and middle-income housing, and barriers for these demographics including competition between seniors and families for existing housing stock (e.g., cash offers, cost, etc).
 - Identify gaps in housing supply and clarify who additional housing is needed for.
 - Provide recommendations and implementation strategies, which may include options such as ADUs, land trusts, mobile home conversions, or other tools.
 - Consider local regulatory and physical constraints, including the City's Controlled Growth Ordinance, avoidance of leapfrog development, and site limitations related to power corridors, airport influences, topography, and the landfill.
- The City has budgeted for FY26-27 approximately \$225,000 to conduct a major overhaul of Title 11 – Zoning and Subdivision of the City's Municipal Code. With the last comprehensive revision occurring in the 1980s, Lisa Wise Consulting, Inc. (LWC) conducted a comprehensive evaluation and diagnosis of Title 11 in June 2025, who performed a Code Diagnosis and Recommendations Report to identify key issues, assess opportunities for improvement, and determine how closely the existing Code aligns with the City's Master Plan, Strategic Plan (2025–2030), and other adopted policies. Many of the recommendations directly target housing diversity, affordability, and access as core objectives, within the framework of the City's Growth Control Ordinance. The recommendations identified in this report will advise the comprehensive update and in terms of housing will focus on the following:
 - **New housing types.** Establishing accessory dwelling units (ADUs) as a new use citywide, with tailored standards (setbacks, height, parking), and adding townhouse and other "missing middle" housing types (fourplexes, courtyard buildings, etc.) to the residential framework.
 - **Consolidated and modernized residential zones.** Merging the MP and ME zones into a single Mobile Home zone addressing both park and subdivision configurations, and revising residential dimensional standards to better accommodate infill while respecting neighborhood character.
 - **Mainstreaming senior housing.** Incorporating senior housing as a use-specific standard available within residential and mixed-use zones generally, rather than confining it to a single specialized zone.

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- **New zones supporting housing in mixed-use/commercial areas.** Creating a Central Business District zone and a Mixed-Use zone with clear standards for integrating housing with compatible commercial uses, including encouraging conversion of upper floors to residential use downtown.
- **Fair housing compliance.** Reviewing and updating group home use classifications and standards to ensure compliance with state and federal fair housing laws.
- **Reduced discretionary barriers.** Converting many currently conditional residential uses to permitted uses with objective standards, reducing case-by-case review and improving predictability and timeliness for housing development.
- **Streamlined administration.** Consolidating permitting procedures, expanding the administrative variance process, and creating a minor revisions process — all intended to reduce processing time and cost for housing (and other) permits, along with cross-references to state-law timelines for application review.
- **Context-sensitive open space standards.** Scaling common open space requirements based on project density, with alternative compliance options for urban infill.
- **Exceptions for Low-Income or Senior Housing – Chapter 41, Controlled Growth Management Plan**
 - Sec. 11-41-14.B denotes allows up to 50 dwelling units in a 5 year period for low income or seniors to be excepted from the allotment process and shall not be counted or included as part of the total number of allotments for that construction year or for any construction year in the five (5) year period.

B. An inventory of existing affordable housing in the community.

Low-Income Housing Inventory

Per statute requirements outlined in NRS 319.143, the Nevada Housing Division (NHD) maintains a Low-Income Housing Database (LIHD). The database provides an inventory of residential housing units in Nevada that have been subsidized at the federal, state, or local level and have deed restrictions or other agreements that restrict the income levels of eligible households and/or restrict unit rents. The majority of properties within the database are complexes of multifamily units, although single-family housing is also included as applicable. The database is sourced from in-house data collected by the Division through the administration of programs such as the Low-Income Housing Tax Credit (LIHTC) program as well as ongoing coordination with jurisdictions through reporting, including the Annual Housing Progress Report (AHPR).

Table B-1: Boulder City Low-Income Housing Inventory, June 2026 comprises the inventory of units recorded within the database for Boulder City as of June 2026. Properties within the table are denoted by corresponding project name, street address, city, and zip code. Unit counts for each property are also noted, including restricted units—which have applicable rent or income restrictions—as well as assisted units—which have either full rental assistance or are designated public housing units. Units may be restricted or assisted or have some combination of both restrictions and assistance. Also included within the inventory is a count of total including, which includes both restricted and market-rate units at a given property. A count of all units restricted to senior or senior-disabled households is also included in Table B-1.

The current inventory for Boulder City notes a total of 60 units, no restricted units, 60 assisted units, and one market-rate unit. The quantity of total units minus market-rate units for Boulder City equals 59. All 60 units at the property are restricted to senior or senior-disabled households. Of these units, 2,045 are restricted to senior or senior-disabled households.

Due to data limitations, an inventory of affordable homes for sale is not included within the table. The Homeowner Housing Profile included within Table A-1: Housing Market Statistics, 2025 summarizes estimated cost burden and affordability for homeowners in Boulder City. For additional detail on homeowner households in Boulder City, refer to the following tables within Subsection D:

- Table D-1: Homeowner Housing Costs and Affordable Unit Shortage by Income Group, 2025
- Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2025
- Table D-5: Housing Cost Burden for Homeowner Households, 2025
- Table D-7: Naturally Occurring Affordable Housing Inventory, 2025

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Table B-1: Boulder City Low-Income Housing Inventory, June 2026

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Market-Rate Units #	Assisted Units #	Senior/Disabled Units #
Quail Ridge Apartments	1499 Medical Park Dr.	Boulder City	89005	60		1	59	60
Total Units w/Restrictions or Assistance (Total - Market Rate): 59				60	0	1	59	60

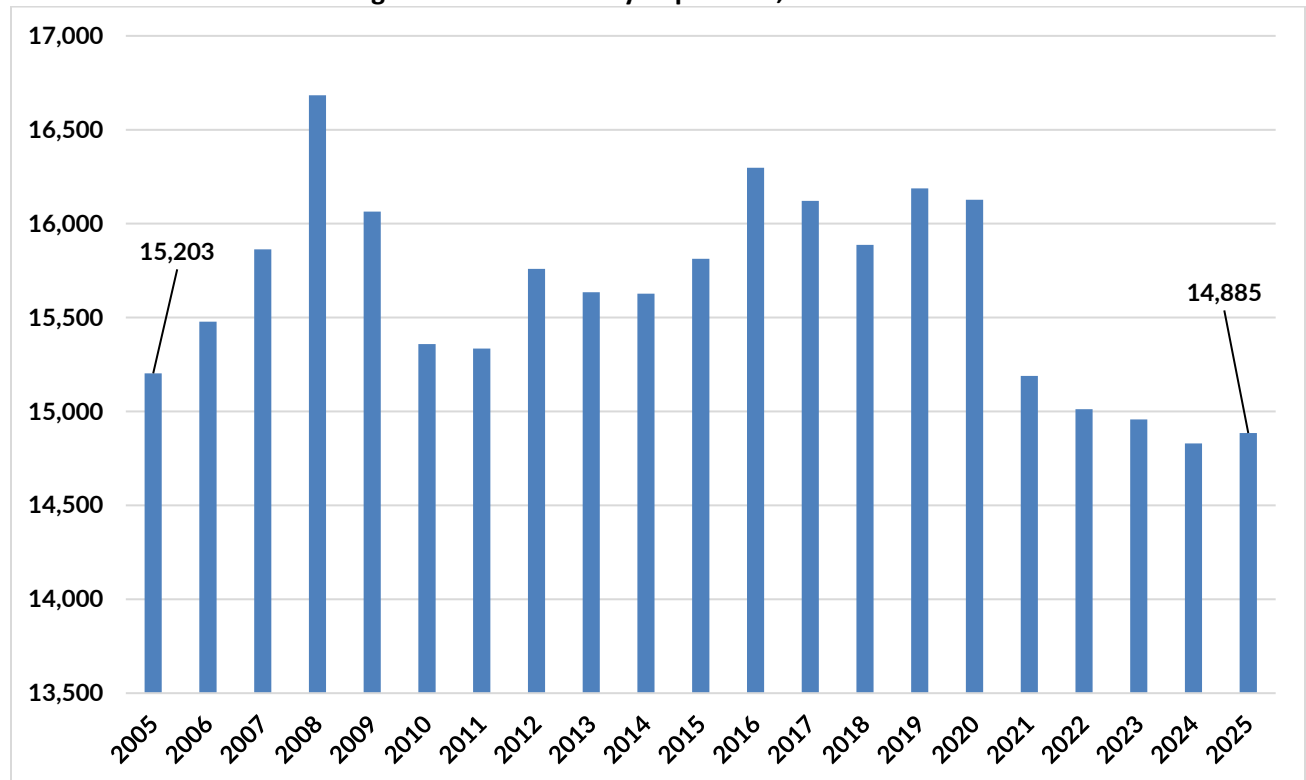
Source: Low-Income Housing Database, NHD

C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

As noted above, current population estimates were obtained from the Nevada Demographer's most recent release. Figure C-1 and Table C-1 provide a historical trend of the population of Boulder City. In the 20 years from 2005-2025 Boulder City grew by negative 318 individuals, or -2.0 percent. On average, this comes to a growth of negative 16 persons per year, or an average annual rate of -0.1 percent.

Figure C-1: Boulder City Population, 2005-2025



Source: NV Demographer

Table C-1: Boulder City Population and Growth Rate, 2005-2025

Year	Population	Population Growth	YoY Growth Rate
2005	15,203		
2006	15,478	275	1.8%
2007	15,863	385	2.5%
2008	16,684	821	5.2%
2009	16,064	(620)	-3.7%
2010	15,359	(705)	-4.4%
2011	15,335	(24)	-0.2%
2012	15,759	424	2.8%
2013	15,635	(124)	-0.8%
2014	15,627	(8)	-0.1%
2015	15,813	186	1.2%
2016	16,298	485	3.1%
2017	16,121	(177)	-1.1%
2018	15,887	(234)	-1.5%
2019	16,188	301	1.9%
2020	16,127	(61)	-0.4%
2021	15,189	(938)	-5.8%
2022	15,012	(177)	-1.2%
2023	14,958	(54)	-0.4%
2024	14,830	(128)	-0.9%
2025	14,885	55	0.4%
Annual Average	—	(16)	-0.1%

Source: NV Demographer, RCG. Parentheses () mean negative.

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2031 Market Projections

Market forecasts for 2031 are based on population estimates obtained from Environmental Systems Research Institute ("ESRI"). ESRI provides estimates on population, demographics, and income for markets based on their models, as well as the most up-to-date ACS data estimates by geography.

To convert projected population increases into estimates of the total number of new housing units likely to be demanded by 2031, we used the estimated population increase for Boulder City and divide it by estimates of the average number of people occupying each housing unit within the county. This approach creates a relationship between population growth and the total number of housing units required to support the population.

In order to obtain conservative estimates of the number of renter-occupied, owner-occupied, and affordable subsidized housing units required to support Boulder City's projected population growth, we computed the proportion of each type of housing unit, based on the City's current data, and apply these proportions to estimates of the total number of new housing units required to support projected 2031 population increases. Lastly, we assume a housing density of 7.5 units per acre to translate projected increases in housing unit demand to projected increases in vacant land demand. For Clark County as a whole, the average number of units per acre is 7.14; to maintain consistency with the type of dwellings per acre limits commonly used in jurisdictional development codes, we adopted a figure of 7.5.

Table C-2: 5-year Boulder City Housing Market Projections, 2026-2031

Population and Median Income	
2031 Population	14,932
Population Increase	47
2031 Median Household Income	\$100,812
Projected Housing Needs & Land Requirements	
Housing Units Required	21
Owner-Occupied Units	16
Renter-Occupied Units	5
Subsidized Units	3
Vacant Acreage Required	3

Source: RCG, ESRI, NV Demographer

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Table C-3 provides historical, current, and projected estimates of the population of Boulder City by race and ethnicity. Of note, the percentage of the population that is categorized as White Alone has decreased from 92.3 percent in 2010 to 83.7 percent in 2025 and is expected to decrease further to 82.2 percent in 2031. Subsequently, the percentage of all other races, including Two or More, has increased over time and is expected to continue to increase. The percentage of those of Hispanic Origin Ethnicity has increased from 7.1 percent in 2010 to 10.6 percent in 2025.

Table C-3: Boulder City Population by Race and Ethnicity, 2010-2031

Population by Race/Ethnicity	2010	2020	2025	2031
Total	15,359	16,127	14,885	14,932
White Alone	92.3%	85.8%	83.7%	82.2%
Black Alone	0.9%	1.1%	1.2%	1.3%
American Indian Alone	0.8%	0.7%	0.8%	0.8%
Asian Alone	1.1%	1.5%	1.8%	2.0%
Pacific Islander Alone	0.3%	0.1%	0.1%	0.1%
Some Other Race Alone	1.6%	2.2%	2.6%	2.9%
Two or More Races	3.0%	8.6%	9.8%	10.8%
Hispanic Origin	7.1%	9.1%	10.6%	11.7%

Source: ESRI. Percentages may not add up exactly to 100% because of rounding.

Table C-4 provides historical, current, and projected estimates of the population of Boulder City by age. Of note, the median age has increased from 49.9 in 2010 to 55.2 in 2025 and is expected to continue to rise slightly to 56.1 in 2031. The age ranges 65 – 74 and 75-85 have increased the most (5.3 percentage points and 3.3 percentage points, respectively), while 45 – 54 and 5 – 9 have decreased the most (-4.3 percentage points and -1.5 percentage points, respectively).

Table C-4: Boulder City Population by Age, 2010-2031

Population by Age	2010	2020	2025	2031
0 - 4	4.2%	3.3%	3.3%	3.2%
5 - 9	4.9%	4.3%	3.4%	3.3%
10 - 14	5.7%	5.1%	4.5%	3.7%
15 - 24	9.9%	8.8%	9.2%	8.9%
25 - 34	7.6%	8.0%	8.2%	8.6%
35 - 44	10.2%	9.8%	9.4%	9.1%
45 - 54	15.9%	11.9%	11.6%	11.7%
55 - 64	16.4%	18.0%	16.3%	14.0%
65 - 74	12.4%	17.3%	17.8%	18.3%
75 - 84	8.8%	9.9%	12.2%	14.2%
85 +	4.0%	3.7%	4.2%	5.0%
18 +	81.2%	83.6%	84.6%	84.7%
Median Age	49.9	54.2	55.2	56.1

Source: ESRI. Percentages may not add up exactly to 100% because of rounding.

D. A determination of the present and prospective need for affordable housing in the community.

Housing Gap Assessment Methodology

The housing gap assessments for the jurisdiction are shown separately for owner-households and renter-households. These illustrate the number of households, by income bracket, and the number of units affordable to households in each income bracket. A shortage of affordable homes is defined when and if the number of households in any given income bracket exceeds the number of homes affordable to them. For example, within Figures D-1 and D-2 if the Number of Occupied Households is greater than the Number of Units Affordable, then there is a gap within that income bracket because those households are living in a unit that is considered affordable for a higher income bracket.

Number of Households, by Income Bracket: Estimates of the number of owner households and renter-households split by income bracket are obtained from the variable B25118 “Tenure by Household Income in the Past 12 Months.” The associated set of income brackets include: <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to \$49,999, \$50,000 to \$74,999, \$75,000 to \$99,999, and \$100,000 to \$149,999. Where possible, this information is presented using estimated percentage AMI brackets as well. It is important to note that there is not a direct match between ACS income brackets and percent AMI brackets. To bypass this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates to an annual income of \$22,000, unit counts associated with the income bracket <\$19,999 are fully counted, while units associated with the income bracket [\$20,000 to \$24,999] are only partially counted. In this case, we would attribute $(22,000 - 20,000) / (24,999 - 20,000) = 40$ percent of the unit counts falling within the [\$20,000 to \$24,999].

Affordable Housing Unit Shortage Estimate Methodology

Number of Units Affordable for Renters: For renter-occupied housing, housing gaps are based on estimates of the number of renter-occupied units split by rental pricing brackets obtained from the variable ACS B25063 “Gross Rent.” Gross rent represents the contract rent plus the estimated average monthly cost of utilities if the renter pays these costs. The ACS provides breakdowns of the number of renter households with gross rent in a full suite of rental pricing brackets.

Estimates of the number of units affordable to households in each income bracket are based on combining the counts of rental units affordable to households within each income bracket. A housing unit is considered affordable to a household in a given income bracket if the monthly rent associated with it does not exceed 30 percent of the household’s gross monthly income.

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For renters, the 30-percent threshold is based on the upper bound of the income bracket each household belongs to. As such, housing gaps are estimated conservatively. These calculations take into account that units affordable to households in any given income bracket include units that are affordable to households in each of the lower income brackets. This is important to highlight because not every household may choose to spend 30 percent of their gross monthly income on monthly rent. Because of this, those in higher income brackets have more choices than those in lower income brackets. For each income bracket, we estimated the set of affordable homes to be “available” as the sum of (a) the set of homes affordable to households within a given income bracket plus (b) the set of surplus homes affordable to households at lower income levels if surplus exists. The reported number of affordable units for renters reflects this adjustment.

Number of Units Affordable to Owners: For owner-occupied housing units, gaps are based on estimates of the market value of owner-occupied residential housing as described above and based on an analysis of the Clark County Assessor’s Real Property Data. In contrast to the ACS, these data provide unit-level information. Given the data, a unit is deemed affordable to households within a given income bracket if the associated monthly mortgage payment required to purchase the unit does not exceed 30 percent of households’ monthly income.³² Similar to the analysis of renter-occupied units, the 30 percent threshold is applied to the upper bound of the income bracket each household belongs to. For the purposes of this analysis, the implicit monthly mortgage payment for each home in the Assessor’s Data assumes that households finance housing with a five percent down payment and a 6.9 percent contract interest rate using a fully amortizing 30-year fixed-rate mortgage.

Similar to the case for renters, the reported number of affordable units for owners reflects the availability adjustment described above. Higher-income individuals can choose to attract supply from units that are affordable to lower-income brackets. Units that are affordable for lower tiers are, by definition, affordable for higher income tiers. In this respect, lower income tiers are choice constrained, and those in higher tiers are less choice constrained. While households in higher income brackets can afford more expensive units, nothing forces them to live in more expensive units.

As noted, a home is deemed affordable to a household in a given income bracket if the monthly housing costs associated with it do not exceed 30 percent of the household’s gross monthly income. A shortage of affordable housing units is present when and if the number of households exceeds the number of homes that are affordable and available. The overall affordable housing unit shortage for renter-occupied and owner-households in the jurisdiction is computed by aggregating shortages across all income brackets.

³² As stated previously, 30% is used as the affordability threshold in order to stay consistent with the National Low Income Housing Coalition’s Housing Gap Report as well as the Nevada Housing Division’s housing needs assessment.

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This analysis is focused on how many households are within income ranges and how many existing total housing units are potentially affordable to those ranges. The results presented are based on the total stock of housing within the jurisdiction. It does not consider how many houses are currently available and listed for sale or what the total number of prospective homebuyers is. Shortages are defined when the estimated number of households exceeds the number of total existing units affordable to households in the respective income bracket. The housing shortage results are limited to housing that is affordable rather than housing that is affordable and available.³³

Housing Gap and Shortage Analysis Results

Table D-1 and Figure D-1 provide the results of the Housing Gap Analysis for owner-occupied housing units.

Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to \$49,999, and \$50,000 to \$74,999 income ranges. In total across these income ranges, there is a 2,765-unit shortage of affordable owner-occupied housing units in Boulder City. Table D-2 presents the same data grouped using percent AMI.

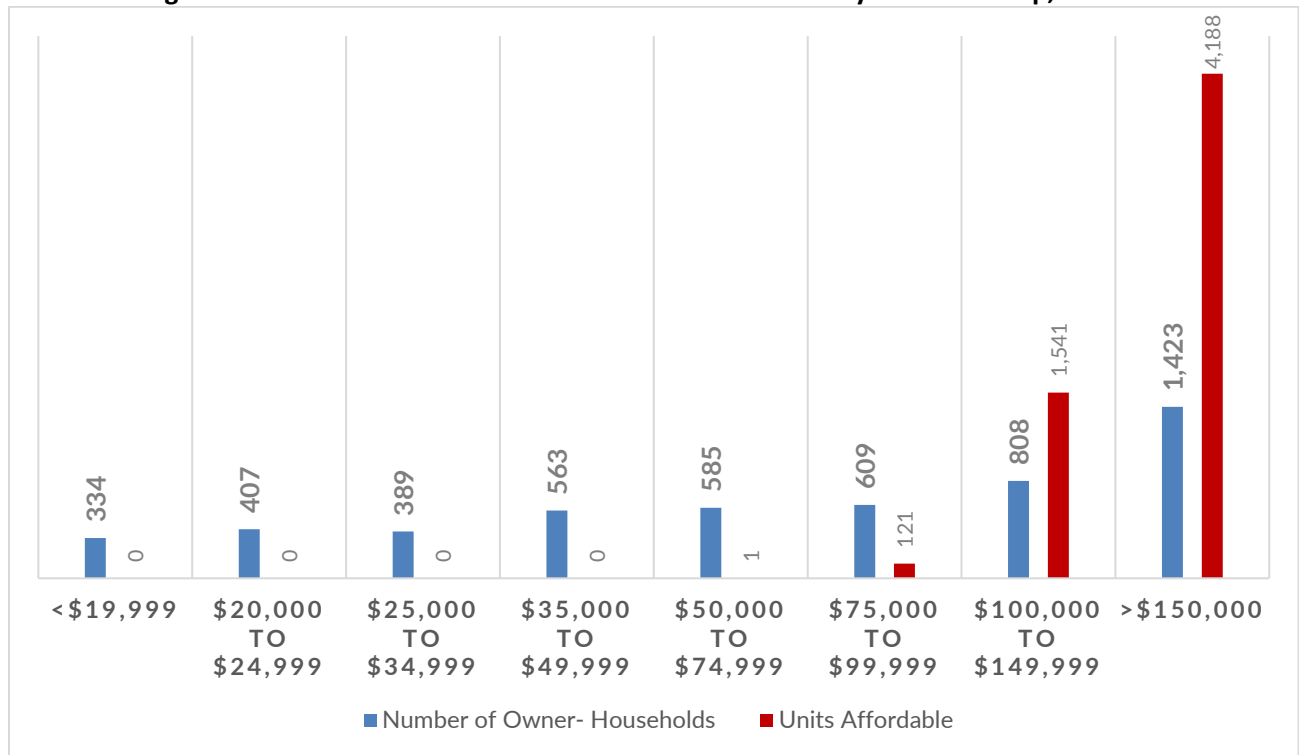
Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2025

Income	Number of Owner-Households	Units Affordable	Shortage
<\$19,999	334	0	334
\$20,000 to \$24,999	407	0	407
\$25,000 to \$34,999	389	0	389
\$35,000 to \$49,999	563	0	563
\$50,000 to \$74,999	585	1	584
\$75,000 to \$99,999	609	121	488
\$100,000 to \$149,999	808	1,541	0
>\$150,000	1,423	4,188	0
Affordable Housing Unit Shortage			2,765

Source: ACS 2024 5-year, RCG, Clark County Assessor

³³ Due to data limitations, specifically within the Integrated Public Use Microdata Series ("IPUMS"), we are unable to estimate the number of households both affordable and available. This level of data is only estimated at the MSA level not at the jurisdictional level.

Figure D-1: Homeowner Households vs. Units Affordable by Income Group, 2025



Source: ACS 2024 5-year, RCG, Clark County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2025

Income	Number of Owner-Households	Units Affordable	Shortage
30% AMI (\$28,470/yr)	876	0	876
50% AMI (\$47,450/yr)	721	0	721
60% AMI (\$56,940/yr)	258	0	258
80% AMI (\$75,920/yr)	445	5	440
100% AMI (\$94,900/yr)	462	92	371
120% AMI (\$113,880/yr)	349	249	100
120+ AMI	2,007	5,301	0
Affordable Housing Unit Shortage			2,765

Source: ACS 2024 5-year, RCG, Clark County Assessor

Table D-3 and Figure D-2 provide the results of the Housing Gap Analysis for Renter-Occupied Housing Units. Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, and \$25,000 to \$34,999 income ranges. In total across these income ranges, there is a 408-unit shortage of affordable renter-occupied housing units in Boulder City. Table D-4 presents the same data grouped using the percent AMI for the jurisdiction.

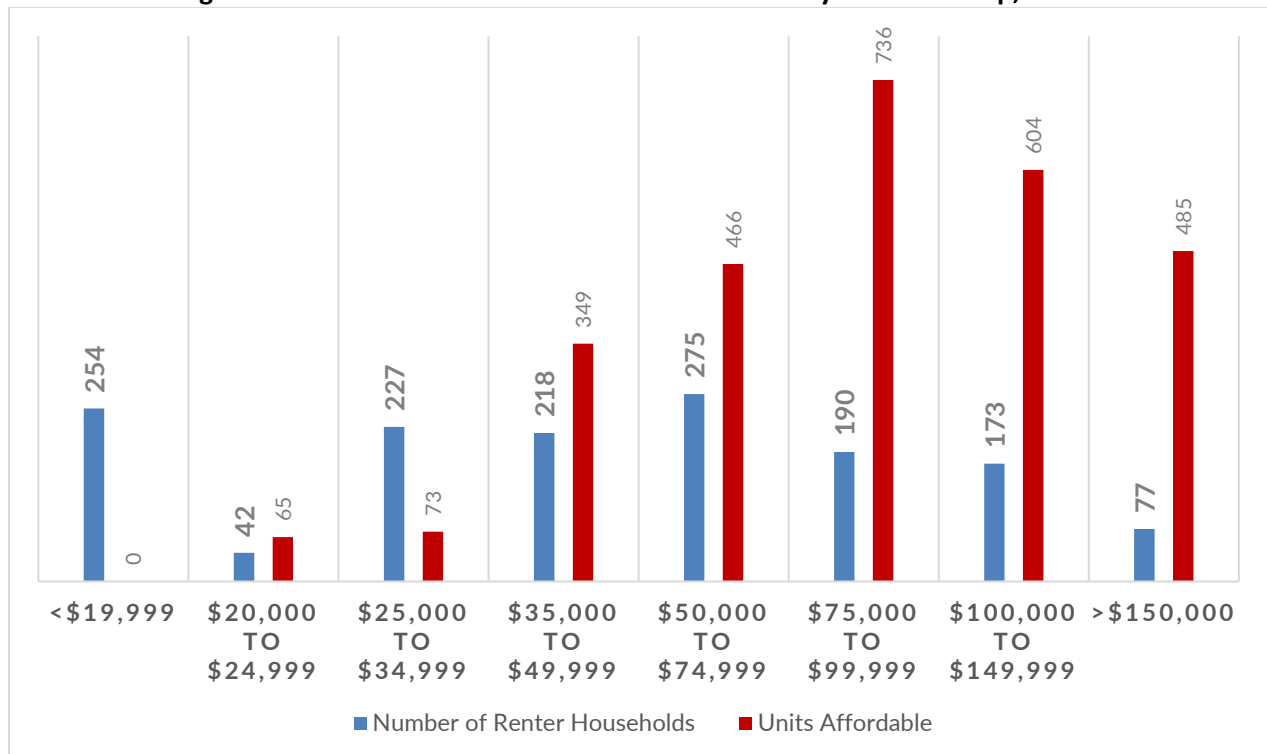
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Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2025

Income	Number of Renter Households	Units Affordable	Shortage
<\$19,999	254	0	254
\$20,000 to \$24,999	42	65	0
\$25,000 to \$34,999	227	73	154
\$35,000 to \$49,999	218	349	0
\$50,000 to \$74,999	275	466	0
\$75,000 to \$99,999	190	736	0
\$100,000 to \$149,999	173	604	0
>\$150,000	77	485	0
Affordable Housing Unit Shortage			408

Source: ACS 2024 5-year, RCG, Clark County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2025



Source: ACS 2024 5-year, RCG, Clark County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2025

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI (\$28,470/yr)	375	67	307
50% AMI (\$47,450/yr)	329	229	101
60% AMI (\$56,940/yr)	113	189	0
80% AMI (\$75,920/yr)	206	364	0
100% AMI (\$94,900/yr)	144	559	0
120% AMI (\$113,880/yr)	87	318	0
120+ AMI	202	921	0
Affordable Housing Unit Shortage			408

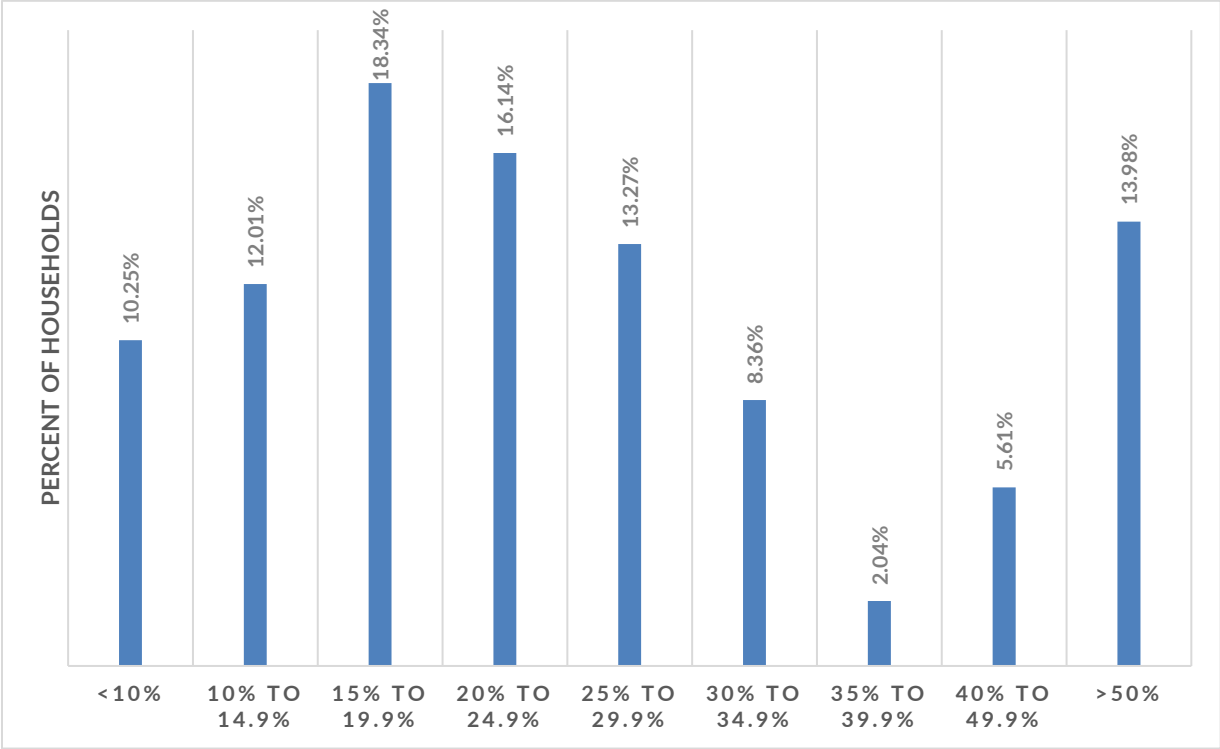
Source: ACS 2024 5-year, RCG, Clark County Assessor

Housing Cost Burden Assessment Results

The housing cost burden assessments are shown separately for owner-households and renter-households. Each figure illustrates the percentage of households broken down by the percentage of their gross household income being utilized to cover housing costs. For renter-households, cost burden assessments are based on the variable B25070, "Gross Rent as a Percentage of Household Income in the Past 12 Months." For owner-households, cost burden assessments are based on the variable B25091 "Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months."

Figure D-3 and Table D-5 provide a breakdown of the percentage of Owner-households by Housing Costs as a percentage of that household's income. 10.25 percent of Households have a <10 percent Housing Cost Burden. In total, 30 percent are considered to be Cost Burdened (>30 percent),, and 22 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 13 percent of Owner-households spend more than 50 percent of their income on housing costs.

Figure D-3: Homeowner Housing Costs as a Percentage of Income, 2025



Source: ACS 2024 5-year, RCG

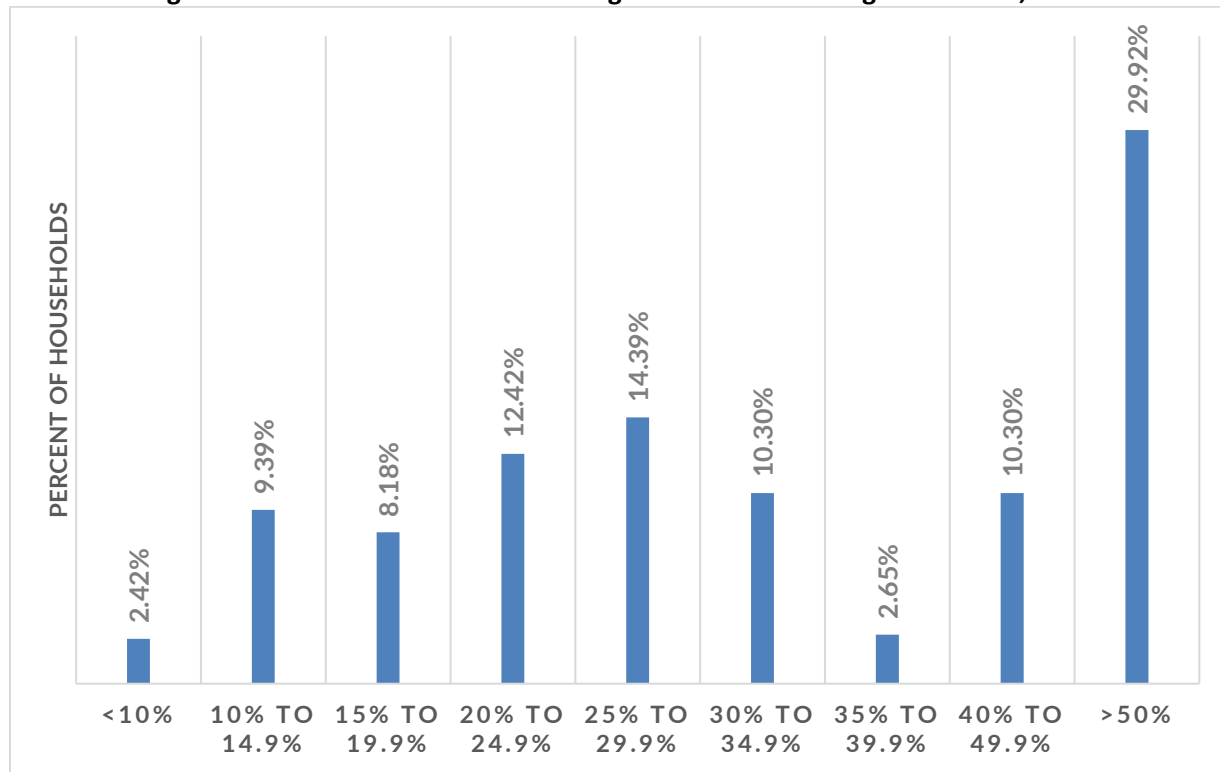
Table D-5: Housing Cost Burden for Homeowner Households, 2025

Housing Cost / Household Income	Percent of Owner-households
<10%	10.25%
10% to 14.9%	12.01%
15% to 19.9%	18.34%
20% to 24.9%	16.14%
25% to 29.9%	13.27%
30% to 34.9%	8.36%
35% to 39.9%	2.04%
40% to 49.9%	5.61%
>50%	13.98%

Source: ACS 2024 5-year, RCG

Figure D-4 and Table D-6 provide a breakdown of the percentage of Renter-households by Housing Costs as a percentage of that household’s income. 2.42 percent of Renter-households have a <10 percent Housing Cost Burden. In total, 53 percent are considered Cost Burdened (>30 percent), and 42 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 29 percent of renter-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2025



Source: ACS 2024 5-year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2025

Housing Cost / Household Income	Percent of Renter-households
<10%	2.42%
10% to 14.9%	9.39%
15% to 19.9%	8.18%
20% to 24.9%	12.42%
25% to 29.9%	14.39%
30% to 34.9%	10.30%
35% to 39.9%	2.65%
40% to 49.9%	10.30%
>50%	29.92%

Source: ACS 2024 5-year, RCG. Percents may not add up exactly to 100% because of rounding.

Naturally Occurring Affordable Housing (“NOAH”)

Not all affordable housing available to lower income groups is subsidized. Residential properties that are affordable to households in an income group but are not subsidized by any direct program are defined as naturally occurring affordable housing (“NOAH”).

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To determine the stock of NOAH within Boulder City, we employed the above methodology used to estimate affordable housing unit shortages with the exception that housing, and household counts are based on income thresholds expressed as a percentage of area median income (“AMI”) for the jurisdiction. Estimates of the number of renter-occupied and owner-households (as well as the number of units affordable to them) are shown below at 30 percent, 50 percent, 60 percent, and 80 percent of AMI.

The stock of units for the jurisdiction in these estimates includes market-rate units as well as subsidized affordable housing units. For each income level, the number of NOAH units is determined by subtracting the number of subsidized units located within the jurisdiction from the total number of units deemed affordable to households at each income level.

One caveat is the thresholds associated with 30 percent, 50 percent, 60 percent, and 80 percent of AMI do not coincide with the lower- or upper-income brackets available from the ACS. To circumvent this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates to an annual income of \$22,000, unit counts associated with the income bracket <\$19,999 are fully counted, while units associated with the income bracket [\$20,000 to \$24,999] are only partially counted. In this case, we would attribute $(22,000 - 20,000) / (24,999 - 20,000) = 40$ percent of the unit counts falling within the [\$20,000 to \$24,999].

The results of this analysis are found in Table D-7 below. In the 50 percent of AMI range, 86 percent of the housing units that are affordable to that income group are NOAH, non-subsidized units. Similarly, for the 60 percent of AMI income range, 90 percent of the affordable units are NOAH and 93 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory, 2025

Percent AMI	# Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI (\$28,470/yr)	90	31	34.69%
50% AMI (\$47,450/yr)	428	369	86.20%
60% AMI (\$56,940/yr)	616	557	90.43%
80% AMI (\$75,920/yr)	980	921	93.98%

Source: ACS 2024 5-year, RCG. Percents may not add up exactly to 100% because of rounding.

E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.

Impediments

Boulder City has proactively identified impediments to the development of affordable housing and has developed policies to mitigate these impediments.

1. Constraints within the [Boulder City Zoning Ordinance, Title 11](#)
 - Limitations within [Chapter 41, Controlled Growth Management Plan](#) (i.e. 120 maximum dwelling units per construction year, allotment limitations for future growth and per developer basis, etc.)
 - Restrictive density allowances (i.e. maximum density of 11 dwelling units per acre for our [R-3, Multiple Family Residential Zone](#), conditional use permit requirement for densities up the 18 dwelling units, no more than one dwelling unit for [R-1, Single Family Residential Zone](#) regardless of form and intensity standards being met to accommodate more, maximum height limitation of 25 feet, etc.)
 - Limited flexibility in form and intensity standards, requiring formal variance requests due to the lack of administrative discretion.
 - Absence of standards for more diverse housing options (i.e. prohibition of accessory dwelling units, lack of provisions regarding missing middle housing, and limited affordable housing incentives)
2. Restrictive Processes with the sale of City-owned land
 - The City owns the majority of the remaining vacant land within its jurisdiction.
 - Prior to the lease or sale of City-owned land, the property must go through the Land Management Process, a multi-step evaluation by the public, Planning Commission and City Council.
 - This process includes two public hearings and can take upwards of six months.
 - Additionally, the sale of City-owned land exceeding one acre must be approved by voters through a ballot measure.

Mitigation Policies

Potential solutions to promote the creation of affordable housing based on the impediments listed above include:

3. Amending the Zoning Ordinance to allow for diverse housing opportunities and suitable density bonuses
4. Expedited entitlement processes
5. Evaluation of existing residential zones for greater density allowances

F. An analysis of the characteristics of the land that is suitable for residential development.

Vacant Developable Land Inventory Data and Methodology

In this section we describe the vacant developable land inventory data and methodology that is applied to the broadest universe of tax lots spanning Clark County, NV as a whole. After implementing the methodology, the resultant set of vacant parcels and vacant acres situated within the bounds of Boulder City are provided in Table F-1 and Figures F-1 and F-2.

Each year, the Clark County Assessor's Office releases an official version of parcel geography along with parcel attributes, including state land use codes. A corresponding geo-spatial copy of this data, called the GILIS database, is maintained by the Clark County Comprehensive Planning Department, which contains verified assessor parcel information as well as additional information used for planning purposes.

The GILIS parcel geographic database links to parcel-level data provided and maintained by the Clark County Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2025 GILIS database available, but as described in more depth below, the data is updated to reflect construction activity as of April 2026. Several adjustments and filters are required to provide accurate and representative estimates of vacant developable land. Each step and filter used are described below.

Parcel Slope: A parcel's average slope, expressed as a percentage. This variable is calculated by analyzing spatial raster data from the U.S. Geological Survey's LANDFIRE Earth Resources Observation and Science Center ("EROS"), which provides the average land slope for all equidistant gridded rectangular cells in Nevada, expressed as a percentage. Each parcel is loaded into ArcGIS, and we then identify all of the gridded cells that intersect it. We then compute the average value of each overlapping cell to determine the average slope of each parcel. Slopes greater than 12 percent were eliminated from the analysis due to their impracticality for residential property development.

Nearest Distance to Major Street: The nearest distance between a parcel's lot boundary and a major street in feet. In order to calculate this variable, we first used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the nearest street. We obtained spatial data describing the centerlines of each major street in Clark County from the Clark County Comprehensive Planning Department. High volumes of motor vehicle traffic, major intersection signalization, and a multimodal street environment are characteristics of major streets. In general, major streets have two official motor vehicle traffic lanes at minimum³⁴. Major streets in Southern

³⁴ We use the major street GIS shapefile provided by the Comprehensive Planning (and also accessible online) <https://clarkcountygis-ccgismo.hub.arcgis.com/datasets/ccgismo::transportation/explore?layer=0&location>

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Nevada's urban core typically form a rectangular grid of roads spaced one mile apart, though there are obviously exceptions. Consequently, developed parcels usually are not located on land farther than ½ mile from a main thoroughfare.

Nearest Distance to Freeway: The nearest distance between a parcel's lot boundary and a freeway in feet. In order to calculate this variable, we used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the closest freeway. We obtained spatial data describing the centerlines of each freeway in Clark County from the Clark County Comprehensive Planning Department.

Disposal Boundary: Each parcel was flagged as belonging or not belonging to the BLM Disposal Boundary (“DB”) obtained from the Clark County Comprehensive Planning Department. Federally-owned lands beyond the disposal boundary are excluded from the analysis, as these lands are not subject to sale through the SNPLMA and are unlikely to be released for development by the federal government without legislative changes.

Zoning: Spatial zoning maps were obtained through Clark County’s GIS Data Repository. Each parcel was zoned by contrasting the centroid of each parcel with where each centroid resides relative to the jurisdiction’s zoning map. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction’s zoning code. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction’s zoning code for the purposes of evaluating the stock of land potentially developable to accommodate housing.

Municipal-Owned Property: Part of the overarching goal of the vacant land inventory is to illustrate the breakdown of developable land by zoning class (residential vs. commercial) and by ownership (private vs. public). We also categorize publicly owned land by identifying land owned by the State or by local jurisdictions / municipalities. To do this, we linked the Clark County Assessor’s secured tax roll data file with the GILIS parcel database using each parcels APN which contains information regarding the owner of each parcel. Given the broadest universe of parcels spanning Clark County, NV as a whole, parcels were flagged as municipally owned parcels if the owner’s name met any of the criteria listed below:

- CITY OF BOULDER CITY
- CITY OF HENDERSON
- CITY OF LAS VEGAS
- CITY OF NORTH LAS VEGAS
- CITY OF LAS VEGAS GOVERNMENT MUN

[=36.156142%2C-115.160991%2C10.59](#). Major streets generally appear to have two official lanes in each direction but at times (and less commonly) also have two official lanes with one lane in each direction, such as Kyle Canyon Road.

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- CITY OF BOULDER CITY ET AL.
- CITY OF HENDERSON FIRE STATION
- CITY OF HENDERSON FLOOD CONTROL
- CITY OF LAS VEGAS FIRE DEPT
- CITY OF LAS VEGAS GOVERNMENT MUN
- COUNTY OF CLARK
- COUNTY OF CLARK (PUBLIC WORKS)
- COUNTY OF CLARK (FLOOD CONTROL)
- CLARK COUNTY DESERT CONSERVATION PROGRAM
- CLARK COUNTY
- COUNTY OF CLARK (PK & COMM SERV)
- COUNTY OF CLARK (LIBRARY)
- COUNTY OF CLARK (ADMINISTRATIVE)
- LAS VEGAS CLARK-COUNTY LIBRARY DISTRICT
- CLARK COUNTY SCHOOL DISTRICT
- COUNTY OF CLARK (FLOOD CONTROL)
- CLARK COUNTY WATER RECLAMATION
- COUNTY OF CLARK (PK COMM SERV)
- COUNTY OF CLARK (PK_COMM SERV)
- COUNTY OF CLARK (AVIATION)
- COUNTY OF CLARK (PARKS)
- COUNTY OF CLARK (RTC)
- COUNTY OF CLARK (ADMIN SERVICES)
- COUNTY OF CLARK (FIRE DEPT)
- SCHOOL BOARD OF TRUSTEES
- SOUTHERN NEVADA WATER AUTHORITY
- STATE OF NEVADA
- CITY OF MESQUITE
- STATE OF NEVADA DIV OF LANDS
- STATE OF NEVADA TRANSPORTATION
- UNIVERSITY BOARD OF REGENTS
- LAS VEGAS VALLEY WATER DISTRICT
- CITY OF NORTH LAS VEGAS (PUBLIC WORKS)
- CITY OF NORTH LAS VEGAS DEPT OF PUBLIC WORKS

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- CITY OF NORTH LAS VEGAS REDEV

Federally Owned Property: Federal land ownership status was determined using spatial data describing federally owned land provided by the Bureau of Land Management's Geospatial Business Platform. Parcels identified as belonging to an area under the ownership of the Bureau of Indian Affairs, Bureau of Reclamation, Department of Defense, Department of Energy, Fish and Wildlife Service, Forest Service, or National Park Service were dropped from consideration while parcels under the purview of the Bureau of Land Management (within the DB) were retained.

Parcel Acreage: Represents the size of a parcel's lot in acres. This variable was obtained directly from the GILIS parcel database. Acknowledging that the size of a parcel may impose a physical constraint on development, residential parcels smaller than three thousand feet and commercial parcels smaller than a half-acre were filtered in the analysis.

Proximity to Developed Site: Represents the nearest distance in feet each parcel is to the nearest developed parcel. This variable was computed by segmenting GILIS parcels into the set of developed and undeveloped parcels and computing the distance from a vacant parcel's lot boundary to the boundary of the nearest developed parcel. This serves as a proxy for the infrastructure requirements needed to develop the parcel. This offers a conservative assumption that sufficient infrastructure may be in place at the nearest developed parcel and can be used for the development of the vacant parcels. Proximity to nearby development is a proxy. In some cases, there may exist vacant parcels *not proximate* to a developed site that do have adequate infrastructure, and in other cases, there may exist vacant parcels that *are proximate* to a developed site that do not have adequate infrastructure. Given this, in the results below we show the reader how estimates of vacant acreage change *with* and *without* the imposition of this proxy to provide a reasonable lower-bound / upper-bound range.

Vacant Land Status: A parcel is classified as vacant if (a) the construction year associated with each parcel is zero or missing and (b) the parcel maintains a vacant state land use code.

Additional Processing and Land Use Classifications

Additional steps were warranted to credibly identify the set of developable vacant parcels. In addition to the filters described above, parcels that were identified as belonging to Coyote Springs were removed from consideration given uncertainty over the establishment of water rights. Additionally, 6,000 acres of lands identified as belonging to the "Ivanpah Supplemental Airport Site" were expressly set aside for construction and management of a supplemental airport and were excluded. Parcels located more than 10 miles from a freeway or more than five miles from a major street were excluded. Parcels were compared against recent satellite imagery to manually

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correct for development statuses along with the removal of parcels coinciding with flood detention basins. The spatial extent of Boulder City's jurisdictional boundary was applied to summarize the inventory of vacant parcels in the results section below.

The analysis of available vacant lands is presented below across six scenarios. These scenarios are based on different sets of filters based on the above criteria. This is important to provide because it highlights what exists within the region (least restrictive filters) and what exists that has the highest chance of being developed the soonest (most restrictive filters).

The least restrictive scenario is Scenario-1. Here, any vacant parcel (regardless of ownership) is included in the analysis so long as the parcel is less than 10 miles from a freeway and 5 miles from a major street. Scenario-1 parcels include municipal-owned land as well as federal land within the DB. In Scenario-2, we restricted parcels by eliminating parcels more than 5 miles from a freeway or 2.5 miles from a major street. Scenario-3 is similar to Scenario-2, but it focuses on parcels with more shallow slopes less than seven percent. In this scenario, proximity to a major street is also restricted to parcels within .75 miles. Scenario-4 replicates the findings in Scenario-3 but excludes federally owned lands within the DB. Scenario-5 replicates Scenario-4 but excludes municipally owned lands. Lastly, Scenario-6 adds the restriction that vacant parcels must be located within .25 miles of developed infrastructure. Scenario-6 provides the most likely development-ready inventory of parcels given current zoning, ownership, and proximity to development. In each scenario the relevant changes from the previous set of filters are **underlined and in bold**.

Scenario-1 (Least restrictive set of filters)

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal-Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway <10 miles
- Distance to Major Street < 5 miles

Scenario-2

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal-Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway **<5 miles**
- Distance to Major Street **< 2.5 miles**

Scenario-3

- Land Status: Vacant

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- Ownership: Private, Federal Land within the DB, Municipal-Owned Land
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-4

- Land Status: Vacant
- Ownership: Private or Municipal Owned Land
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-5

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-6 (Most restrictive set of filters)

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles
- Distance to Nearest Developed Parcel < 0.25 mile

Table F-1 below provides the Vacant Land Inventory for Boulder City. Under the least restrictive set of filters, Scenario-1, there are 32 vacant Commercial parcels comprising 172 acres. Additionally, there are 112 residential parcels comprising 157 acres. Under the most restrictive set of filters, Scenario-6, there are 20 vacant Commercial parcels comprising 26 acres and 30 residential parcels comprising 10 acres. These vacant parcels and acreage are privately owned, have an average slope of <7 percent, are <5 miles from a freeway, <0.75 miles from a major street, and are <0.25 miles from the nearest developed parcel. Overall, this analysis provides a range of estimates of 328 total vacant acres to 36 total vacant acres. Additionally, as noted above, the status of a parcel having an average slope *above* 12 percent does not prohibit real estate development. However, at the minimum, parcels with steep slopes impose increased physical challenges to development that translate into higher land development costs and, at the maximum, may exclude the ability to develop. With the policy-oriented goal of identifying land most readily

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available to address immediate- and short-term housing needs (including immediate needs for the development of affordable housing), the results of the inventory provided herein present the reader with a range of acreage estimates for land more readily prepared to accommodate housing.

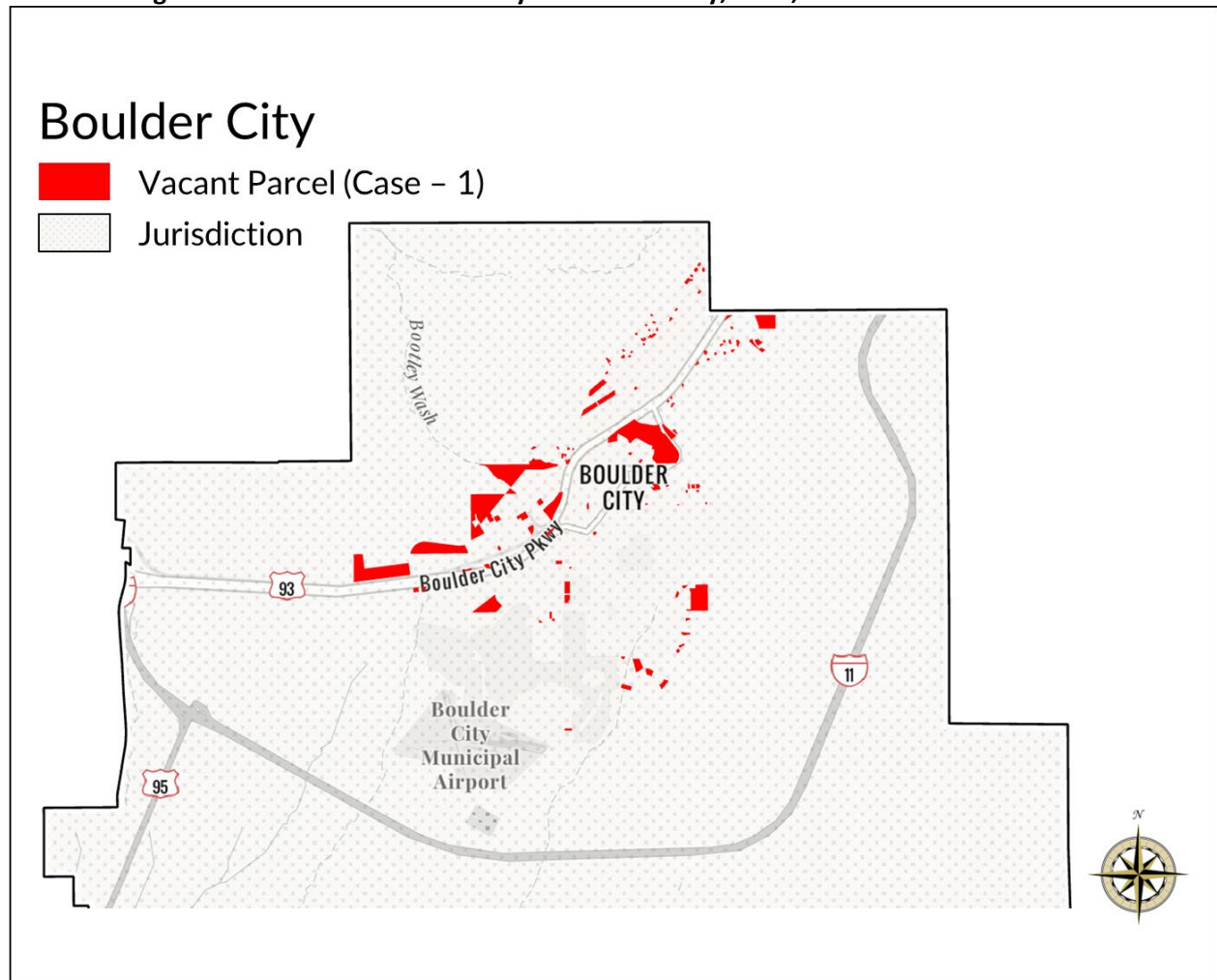
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Table F-1: Vacant Land Inventory for Boulder City, 2025

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
	Vacant Parcels	32	32	30	30	20	20
	Vacant Acres	172	172	155	155	26	26
Residential							
	Vacant Parcels	112	112	39	39	30	30
	Vacant Acres	157	157	40	40	10	10
Total Parcels		144	144	69	69	50	50
Total Acres		328	328	195	195	36	36
Category	Parcel Filter Description	Filtering Criteria by Scenario					
Topography	Average Slope of Parcel	<12%	<12%	<7%	<7%	<7%	<7%
Access	Nearest Distance to Freeway	<10 miles	<5 miles	<5 miles	<5 miles	<5 miles	<5 miles
Access	Nearest Distance to Major Street	<5 miles	<2.5 miles	<3/4 mile	<3/4 mile	<3/4 mile	<3/4 mile
Ownership	Includes Federally Owned Parcels within BLM Disposal Boundary	Yes	Yes	Yes	No	No	No
Ownership	Includes Municipally Owned Parcels	Yes	Yes	Yes	Yes	No	No
Infrastructure Proxy	Nearest Distance to Developed Parcel	No Restriction	No Restriction	No Restriction	No Restriction	No Restriction	<1/4 mile

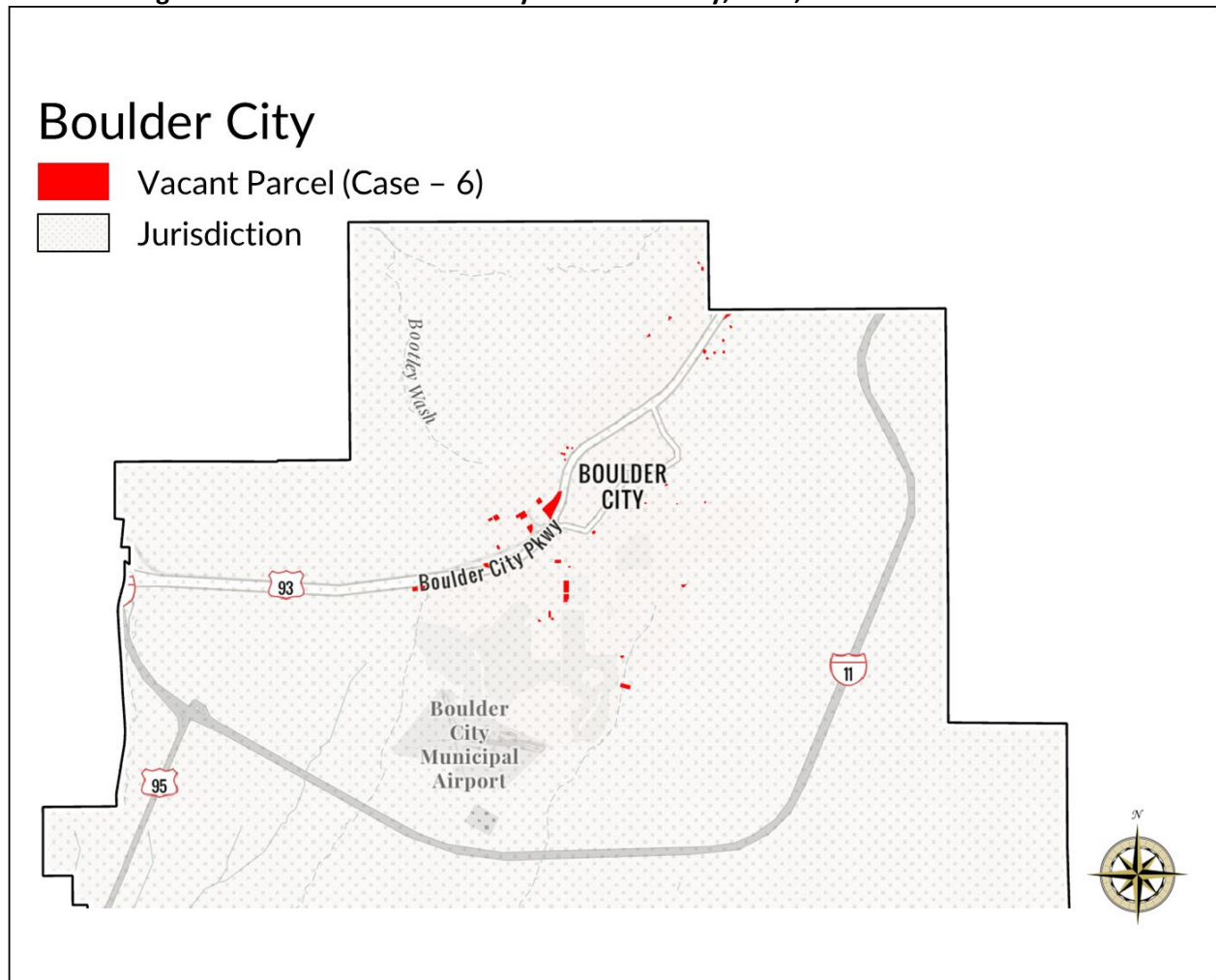
Source: RCG, Clark County Assessor.

Figure F-1: Vacant Land Inventory for Boulder City, 2025, Case 1: Least Restrictive



Source: RCG, Clark County Assessor

Figure F-2: Vacant Land Inventory for Boulder City, 2025, Case 6 Most Restrictive



Source: RCG, Clark County Assessor

G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.

Boulder City can promote affordable housing development by:

- City initiated Land Management Processing and entitlements to have certain parcels of land available for developers.
- Provisions for accessory dwelling units in conjunction with pre-approved model plans, fee waivers, and other mechanisms to expedite approval and decrease project design and administrative costs.
- Zoning code evaluation for appropriate live/work and small-scale mixed-use opportunities suitable for our community.

H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years

The only existing plan or policy mechanisms for promoting the creation of affordable housing within Boulder City includes:

1. Exceptions for Low-Income or Senior Housing – Chapter 41, Controlled Growth Management Plan

- Sec. 11-41-14.B denotes allows up to 50 dwelling units in a 5 year period for low income or seniors to be excepted from the allotment process and shall not be counted or included as part of the total number of allotments for that construction year or for any construction year in the five (5) year period.

2. Boulder City Master Plan

- Policy R1: Variety of Housing Styles
 - The incorporation of a variety of housing types and models, sizes, and price ranges in new neighborhoods is strongly encouraged to provide diverse housing options for Boulder City residents and avoid monotonous streetscapes.
- Policy CDB 5: Conversion or Addition of Upper Floors
 - Where second floors above retail storefronts exist, conversion of these floors to office or residential uses is strongly encouraged to reinforce the variety and vitality of the downtown environment and increase housing options. The addition of second floors to existing one-story structures is also encouraged. Second floor additions should incorporate porticos at the ground level, where appropriate, to provide shade for pedestrians and add visual interest to the streetscape. Porticos also help minimize the bulk and height of the additional story at the street level, helping preserve the traditional, pedestrian-friendly scale of the downtown.
- Policy HN 2: Promote Residential Infill Development
 - The city should encourage residential infill development and redevelopment as a means of increasing the variety of housing types available. Infill and redevelopment may be appropriate on vacant or underutilized parcels where infrastructure and services are readily available, within the Redevelopment Area Boundary, or where it would foster the stabilization or revitalization of an existing neighborhood. Infill and redevelopment should be sensitive to the established character of the surrounding neighborhood. Infill means the development of new housing or other buildings on scattered vacant sites in a built-up area. Redevelopment means the replacement or reconstruction of buildings that are in substandard physical condition, or that do not make effective use of the land on which they

are located. The city shall consider revision of its development code to remove impediments to infill and redevelopment where appropriate, through adjustments to parking requirements, setbacks, lot size, and other regulations to facilitate more intense development patterns. The city shall amend the policies of this Master Plan as appropriate to comply with future infill policies adopted by the Regional Planning Coalition.

- Policy HN 3: Mixture Of Housing Types
 - New neighborhoods should include varied price ranges and densities in order to meet the needs of a broader segment of the community. The city shall encourage the incorporation of a mixture of housing types within new developments through its land use regulations and incentive programs. This Plan also supports the concept of mixed-use development in new neighborhoods. This pattern may be characterized by a mix of mutually supportive and integrated residential and nonresidential land uses, and a network of interconnected streets with good pedestrian and bicycle access and connections.
- Policy HN 6: Affordable Housing
 - Boulder City does hereby adopt the following policies pursuant to AB 439:
 1. The City shall subsidize, at its own expense, in whole or in part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.580.
 2. The City shall establish a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.
 3. The City shall provide density bonuses for affordable housing developments that are financed, wholly or in part, with low income 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 (federal programs for housing for the elderly and disabled).
 4. The City shall offer density bonuses or other incentives to encourage the development of affordable housing.
 5. 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.
 6. Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.
 7. Leasing land by the city or county to be used for affordable housing.
- OAS-GSP 2: Land Use Mix

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- The Old Airport Subarea shall contain a mix of housing types and price ranges to serve a broad segment of the community. Appropriate housing types range from detached, large-lot single family homes along the golf course, to senior housing, small-lot single-family, town homes, and other attached housing alternatives.
- OAS-GSP 7: Flexible Development Standards
 - In order to ensure that development of the area occurs in a creative manner that can best meet the needs of city residents, a flexible approach to development standards shall be applied. This should include provisions for flexibility in lot sizes, housing types, mix of land uses, and building setbacks. Although lot sizes and other standards may be reduced through a Planned Unit Development process, permitted densities in underlying zoning districts should not be exceeded.

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AB 213 Unincorporated Washoe County Executive Summary

In 2025, Unincorporated Washoe County had a total population of 118,977 persons. According to 2024 ACS data, 105,964 people resided in 36,975 owner-occupied units (2.87 persons per household) with a vacancy rate of 2.0 percent. Likewise, 13,013 people resided in 5,585 renter-occupied units (2.33 persons per household) with a vacancy rate of 9.9 percent. In total, Unincorporated Washoe County has a homeownership rate of 86.9 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2024), Washoe County median household income was \$122,403, and the median home price in 2025 is \$725,000. Across all owner households and irrespective of mortgage status, monthly housing costs average \$2,425 per month, resulting in 31.3 percent of households being classified as cost-burdened and 25.6 percent excessively cost-burdened.

Housing gaps are most prevalent among homeowners in the bottom tiers of the household income distribution. For all households in median annual income groups below \$149,999, there is a shortage of 16,542 owner-occupied affordable housing units.

In terms of renters, the median contract rent in the Unincorporated Washoe County is \$1,812 per month, resulting in 29.2 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 27.4 percent of renters excessively cost burdened (defined as having housing costs of greater than 35 percent of gross income). For households with a median annual income of less than \$74,999, there is a shortage of 530 renter-occupied affordable housing units. Naturally occurring affordable units (housing units that are affordable, but unsubsidized) range from 0 units for households at or below 30 percent area median income to 2,639 units for households at or below 80 percent area median income. In total, 485 of the 5,585 renter-occupied units represent subsidized affordable units, of which the median unit was built in 2025.

Unincorporated Washoe County population is expected to increase by 10,955 people by 2031, and the median household income is expected to increase from \$122,403 to \$137,097. Between 2026 and 2031, an additional 3,919 dwelling units are projected to be required to support Unincorporated Washoe County's expected population growth. In addition to the existing need for affordable units, this level of population growth will require the construction of 3,405 for-sale units, 514 for-rent units with 398 subsidized units.

To determine the stock of available land able to be developed in Unincorporated Washoe County, we have provided multiple scenarios based on less and more restrictive filtering criteria such as private or public ownership, slopes, distance to highway, distance to a road, and distance to an already developed parcel. These scenarios help provide an overview of the total amount of land that could be developed (the least restrictive scenario) and the total amount of land that is most development-ready (most restrictive scenario).

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In the least restrictive land use scenario (which includes vacant parcels that are privately, federally, and municipally owned, have slopes <12 percent, are <10 miles from a highway; and < five miles from a road), there is an estimated 6,363 acres of vacant developable residential land in Unincorporated Washoe County, but in the most restrictive, more development-ready/feasible scenario (vacant parcels, privately owned, <7 percent average slope, <five miles from a highway, <.75 miles from a road, and <.25 miles from a developed parcel), there is an estimated 3,716 acres of vacant developable residential land.

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A. An inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.

Data and Methodology

This report's statistical results, tables, and figures rely on data obtained and analyzed from several distinct primary sources. These include:

- American Community Survey
- Washoe County Assessor's Office
- Truckee Meadows Regional Planning Agency
- Washoe County Geographic Information Systems
- The Bureau of Land Management ("BLM") Geospatial Business Platform Hub
- LANDFIRE, Earth Resources Observation and Science Center ("EROS"), U.S. Geological Survey

In many cases, variable outputs were obtained directly from the primary data source. In other cases, variable outputs were estimated and derived by statistically and geo-statistically processing raw data obtained from the primary data sources defined above. Descriptions of the processes and relevant data sources for each section are provided below and throughout the report:

Affordable Housing Unit: For renter-occupied households, a unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30 percent of a household's gross income.³⁵ For owner-occupied households, a unit of owner-occupied housing is considered "affordable" inventory if the implied monthly mortgage payment is less than 30 percent of a household's gross income. For each owner-occupied housing unit in the data, monthly mortgage payments are imputed assuming a down payment of 5 percent, a mortgage interest rate of 6.7 percent, and the use of a 30-year fixed-rate, fully-amortizing loan. This is different from the Nevada Revised Statutes ("NRS") definition. The NRS defines affordable housing in tiers (NRS 278.0105 and the following sections). Tier One is defined as up to 60 percent AMI, Tier Two is 80 percent to 100 percent AMI, and tier 3 is 100-

³⁵ This report uses the 30% threshold to maintain consistency with the National Low Income Housing Coalition's Housing Gap Reports. As cited in the methodology section of these reports, "Using the standard definition of affordability, which assumes households should spend no more than 30% of their income on housing, we find that only 7.1 million units are affordable to extremely low-income renters Nationally" (Source: https://nlihc.org/sites/default/files/gap/2024/Gap-Report_2024.pdf, page 4), while some HUD programs may rely on a 35% cutoff, concerns have nonetheless been expressed that even 30% is perhaps too large of a threshold. Per the NLIHC, "The 30% standard is commonly used to estimate the scope of housing affordability problems and serves as the basis for some administrative policies, but some households may struggle even at this level of housing cost (Stone, 2006)" Albeit, Hamidi, Ewin and Renne (2016) note, "According to the HUD measure, total housing costs at or below 30% of gross annual income are affordable." The 30% rule has also been adopted historically by the Nevada Housing Division's housing needs assessments ([https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2\(b,c\)](https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2(b,c))). Per the Nevada Housing Gap Reports, "A unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30% of the renter income group's top threshold."

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120 percent AMI. Due to the nature of the ACS data, this report focuses on income brackets as opposed to AMI ranges. However, where possible, estimated AMI thresholds are presented.

Affordable Housing Unit vs. Subsidized Housing Unit: In this study, we use the term “subsidized housing unit” to explicitly refer to a government-subsidized affordable housing unit. However, the housing needs assessments presented herein require an explicit measure of affordability. As defined above, a unit of housing is considered affordable (regardless of whether it is a market-rate unit or a subsidized unit) if rent (or the monthly mortgage payment) is less than 30 percent of a household’s gross income. Along these lines, while every subsidized housing unit is considered affordable, not every unit of housing deemed affordable on the basis of its cost is necessarily subsidized.

Homeownership Rate: The percentage of all households classified as owner-households. This variable is computed by dividing the number of owner-households by the total number of households in the jurisdiction.

Median Annual Income: The median household income in the past 12 months. This variable was obtained from the most recent release of the American Community Survey (“ACS”, 2023) (variable B25118). This represents the total money income of all household members during the previous year. However, for purposes of housing affordability calculations, the analysis uses Area Median Income (AMI) HUD’s thresholds reported at the Metropolitan Statistical Area (MSA) level. For Washoe County, the appropriate MSA is the Reno-Sparks MSA with an AMI of \$111,800 in 2025.

Median Contract Rent: Also referred to as “rent asked” for vacant units, median contract rent is based on Housing Question 18a in the ACS. In order to capture the prevailing market rate, rent for a specific political jurisdiction, housing units that are renter-occupied without payment of rent are excluded. This variable was obtained directly from the ACS (variable B25058). To update the data to 2026 economic conditions, contract rent is expressed in 2026 dollars based on HUD’s 50 percent percentile rent estimates for 2024 vs. 2026³⁶.

Median Housing Value: The estimated market value of a single-family residential home. This variable is computed based on a statistical analysis of the Washoe County Assessor’s Data File “QuickInfo” file, which contains information about all real property parcels, such as parcel ownership and mailing address, property location, land use, and valuation, while median market prices reflect the typical prices of homes transacting (or selling) in any given time period; median housing value reflects the typical price homes would sell for, regardless of if they sell or not in any given time period. Viewed this way, median housing value is more in line with the appraised value of a home.

³⁶ <https://www.huduser.gov/portal/datasets/50per.html#year2025>

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This variable is computed in several steps. Single-family residential housing units are identified in the data. We then focus on housing units that represent the homeowner's primary residence. The data also includes information regarding the taxable value of each property.

To ensure that the final estimates of the market value of a home reflect current market conditions, RCG has focused on homes that sold since 2025. We have used a linear regression model with the transaction price of each home as the dependent variable regressed against several explanatory variables. The set of parcel-level explanatory variables includes: construction year, land use code, a full series of indicators representing the jurisdiction where each parcel is located, lot size, each parcel's tax district, and lastly, estimates of the taxable value of each property.

Our model results use taxable values for properties from the Washoe County Assessor (which are available for all parcels), and the sale price of these residential properties is estimated based on the most recent sales data available. This was necessary because taxable values of residential units that have not yet entered the for-sale market might fail to reflect current market sale trends. We obtained an estimate of the projected sale price of every home in Unincorporated Washoe County by extrapolating our model results to the full set of units in the sample. Median housing values for the jurisdiction are computed as the median of predicted transaction prices for the jurisdiction.

Median Monthly Housing Costs: Median selected monthly owner costs for homeowner housing units with a mortgage. Cost estimates are based on the ACS variable "selected monthly owner costs" for owner-occupied units and represent the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (personal property taxes, site rent, registration fees, and license fees). This variable was obtained directly from the ACS (variable B25088).

Median Year Built: The median year of built renter-occupied and owner-occupied units. These variables were obtained from the ACS Profile Table B25037.

Number of Subsidized Housing Units: Represents the number of subsidized housing units for a jurisdiction. This variable was obtained by adding up the number of units set-aside as affordable at each affordable housing development identified in the affordable housing inventory list obtained from the Nevada Housing Division. Parcel

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numbers are contrasted with the property-level information obtained from the Washoe County Assessor's Data to construct the median year built amongst the set of subsidized affordable housing developments.

#Owner-Occupied Units: The number of residential units within the jurisdiction owned by the occupant. This variable was obtained from the ACS (variable DP04).

Percent of Cost Burdened Owners (>30%): Represents the percentage of owner-households contributing 30 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

Percent of Excessively Cost Burdened Owners (>35%): Represents the percentage of owner households contributing 35 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

#Renter-Occupied Units: The number of residential units within the jurisdiction where the occupant is classified as a renter. This variable was obtained from the ACS (variable DP04).

Vacancy: Identifies vacant housing units and reports the reason for the vacancy. To be counted as "vacant," a unit has to be in livable condition and intended for residential use. For newly constructed units, all exterior windows and doors must be installed, and usable floors must be in place. Dilapidated, condemned, and non-residential buildings are excluded. Both the rental vacancy rate (expressed as a percentage of all renter-occupied housing units) and the housing vacancy rate (expressed as a percentage of all owner-occupied housing units) were obtained from the ACS (variable DP04).

Housing Market Statistics

Table A-1 below provides a comprehensive overview of Unincorporated Washoe County housing market statistics. As previously noted, according to estimates from the NV Demographer, the population of the Unincorporated Washoe County was 118,977 as of 2025. The median annual income for the jurisdiction is \$122,403 and the Homeownership Rate is 86.9 percent.

As of the most recent ACS survey, Unincorporated Washoe County had 36,975 owner-occupied units with a 2.0 percent vacancy rate. The median year built is 1995 and the median home value is \$725,000. This results in a \$2,425 median monthly housing cost. In total, 31.3 percent of Unincorporated Washoe County homeowners are Cost Burdened, and 25.6 percent are Excessively Cost Burdened. This resulted in a 16,542 owner-occupied Affordable Housing Unit Shortage combined across all income brackets and AMI levels.

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Unincorporated Washoe County also had 5,585 renter-occupied units per the most recent ACS survey, with a 9.9 percent vacancy rate. The median year built is 1995 and the median contract rent is \$1,812. The percentage of Cost Burdened renters is 29.2 percent, and the percentage of Excessively Cost Burdened Renters is 27.4 percent. In total, within Unincorporated Washoe County, there are 485 subsidized housing units, with the median year of those being 2025. For renters, this led to a 530 Affordable Housing Unit Shortage for renters at or below 100 percent AMI as of the most recent data release.

Table A-1: Housing Market Statistics, 2025

Unincorporated Washoe County Characteristics	
Median Annual Income	\$122,403
Homeownership Rate	86.9%
2025 Population	118,977
Homeowner Housing Profile	
#Units	36,975
Vacancy	2.0%
Median Year Built	1995
Median Monthly Housing Costs	\$2,425
Median Housing Value	\$725,000
Percent of Cost Burdened Owners (>30%)	31.3%
Percent of Excessively Cost Burdened Owners (>35%)	25.6%
Affordable Housing Unit Shortage	16,542
Renter-Occupied Housing Profile	
#Units	5,585
Vacancy	9.9%
Median Year Built	1995
Median Contract Rent	\$1,812
Percent of Cost Burdened Renters (>30%)	29.2%
Percent of Excessively Cost Burdened Renters (>35%)	27.4%
Number of Subsidized Housing Units	485
Median Year Built of the Subsidized Housing Stock	2025
Affordable Housing Unit Shortage	530

Source: ACS 2024 5-year, NV Demographer RCG. Percentages may not add up exactly to 100% because of rounding.

Table A-2 provides an estimated breakdown of the number of units in structure for the Unincorporated Washoe County. In total, 79.8 percent of the housing stock available in the Unincorporated Washoe County is single-unit detached or attached, 7.3 percent is 2 units or greater, 12.8 percent is mobile home,³⁷ and 0.06 percent is boat, RV, or other.

³⁷ According to the ACS, mobile homes are defined as “Both occupied and vacant mobile homes to, which no permanent rooms have been added are counted in this category. Towable recreational vehicles, such as travel trailers or fifth-wheel trailers, are considered mobile homes. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.” Additionally, Boat, RV, Van, etc. is

Table A-2: Unincorporated Washoe County Units in Structure Occupied Units, 2025

Number of Units in Structure	Number of Units	Percent of Total
1-unit, detached	37,776	77.9%
1-unit, attached	958	2.0%
2 units	506	1.0%
3 or 4 units	1,311	2.7%
5 to 9 units	734	1.5%
10 to 19 units	300	0.6%
20 or more units	706	1.5%
Mobile home	6,190	12.8%
Boat, RV, van, etc.	30	0.06%
Total	48,511	100.0%

Source: ACS 2024 5-year percentage of total for unincorporated Washoe County, RCG estimates of number of units for unincorporated Washoe County. Percentages may not add up exactly to 100% because of rounding.

Table A-3 below provides an estimated breakdown of the percentage of occupied units in the Unincorporated Washoe County by the year the structure was built. An estimated 9.3 percent of the units were built in 2010 or later; 42.7 percent were built between 1990 and 2009; and 47.9 percent were built in 1980 or earlier.

defined as "This category is for any living quarters occupied as a housing unit that does not fit the previous categories."
https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2021_ACSSubjectDefinitions.pdf.

Table A-3: Unincorporated Washoe County Year Structure Built: Occupied Units, 2025

Year Built	Number of Units	Percent of Total
Built 2020 or later	1,029	2.1%
Built 2010 to 2019	3,503	7.2%
Built 2000 to 2009	9,982	20.6%
Built 1990 to 1999	10,748	22.2%
Built 1980 to 1989	8,738	18.0%
Built 1970 to 1979	9,684	20.0%
Built 1960 to 1969	3,303	6.8%
Built 1950 to 1959	750	1.5%
Built 1940 to 1949	416	0.9%
Built 1939 or earlier	358	0.7%
Total	48,511	100.0%

Source: ACS 2024 5-year percentage of unincorporated Washoe County, RCG estimates of the number of units for unincorporated Washoe County. Percentages may not add up exactly to 100% because of rounding.

Jurisdiction Plans and Procedures

Currently Washoe County has an inventory of 60% single family detached housing, 5% single family attached housing, 7% small multifamily (2-4 units), 13% midsize multifamily (5-19 units), and 9% large multifamily (20+ units). This includes the cities and the Tahoe Basin. The unincorporated county contains primarily single-family detached housing, multifamily housing being more prevalent in the Tahoe Basin. The 2022 Washoe County Consensus Forecast anticipates a population increase of over 100,000 persons in Washoe County by the year 2042 (refer to the, WC Consensus Forecast). According to the Washoe County Population and Housing Element, a component of the Washoe County Master Plan, unincorporated Washoe County will need to absorb up to a 16,824 person population increase between 2022 and 2042.

The Population and Housing Element includes a number of policies that Washoe County is working towards to support ongoing affordable housing initiatives and promote a set of tools to increase and maintain a diversity of housing types. The Washoe County Planning and Building Division has already begun a series of affordable housing code amendment packages in support of the addressing the principles of the Population and Housing Element. Washoe County continues to work with our regional partners. The City of Reno, City of Sparks and Washoe County staff have worked cooperatively to develop a consolidated plan. The development of the Consolidated Plan included significant community involvement in order to establish a needs assessment, a list of the number of households and a demographic makeup, a list of housing problems, etc.

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For additional information on plans and procedures for Washoe County, refer to the following documents:

- City of Reno Consolidated Plan, Program Years 2020-2025 (p. 29)
 - <https://www.reno.gov/home/showpublisheddocument/89777/638114465700700000>
- Envision Washoe 2040
 - https://www.washoecounty.gov/csd/planning_and_development/files-planning_and_development/Files-MP_Update/EnvisionWashoe.pdf

B. An inventory of existing affordable housing.

Low-Income Housing Inventory

Per statute requirements outlined in [NRS 319.143](#), the Nevada Housing Division (NHD) maintains a Low-Income Housing Database (LIHD). The database provides an inventory of residential housing units in Nevada that have been subsidized at the federal, state, or local level and have deed restrictions or other agreements that restrict the income levels of eligible households and/or restrict unit rents. The majority of properties within the database are complexes of multifamily units, although single-family housing is also included as applicable. The database is sourced from in-house data collected by the Division through the administration of programs such as the Low-Income Housing Tax Credit (LIHTC) program as well as ongoing coordination with jurisdictions through reporting, including the Annual Housing Progress Report.

Table B-1: Unincorporated Washoe County Low-Income Housing Inventory, June 2026 comprises the inventory of units recorded within the database for Unincorporated Washoe County as of June 2026. Properties within the table are denoted by corresponding project name, street address, city, and zip code. Unit counts for each property are also noted, including restricted units—which have applicable rent or income restrictions—as well as assisted units—which have either full rental assistance or are designated public housing units. Units may be restricted or assisted or have some combination of both restrictions and assistance. Also included within the inventory is a count of total including, which includes both restricted and market-rate units at a given property. A count of all units restricted to senior or senior-disabled households is also included in Table B-1.

The current inventory for Unincorporated Washoe County notes a total of 452 units, 452 restricted units, no assisted units, and no market-rate units. The quantity of total units minus market-rate units for Unincorporated Washoe County equals 452. Of these units, 257 are restricted to senior or senior-disabled households.

Due to data limitations, an inventory of affordable homes for sale is not included within the table. The Homeowner Housing Profile included within Table A-1: Housing Market Statistics, 2025 summarizes estimated cost burden and affordability for homeowners in Unincorporated Washoe County. For additional detail on homeowner households in Unincorporated Washoe County, refer to the following tables within Subsection D:

- Table D-1: Homeowner Housing Costs and Affordable Unit Shortage by Income Group, 2025
- Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2025
- Table D-5: Housing Cost Burden for Homeowner Households, 2025
- Table D-7: Naturally Occurring Affordable Housing Inventory, 2025

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Table B-1: Unincorporated Washoe County Low-Income Housing Inventory, June 2026

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Market-Rate Units #	Assisted Units #	Senior/Disabled Units #
The Ridge at Sun Valley	5100 West First Ave.	Sun Valley	89433	195	195	0		0
Vintage at Spanish Springs	Eagle Canyon Dr. & Neighborhood Wy.	Spanish Springs	89441	257	257	0		257
Total Units w/Restrictions or Assistance (Total - Market Rate): 452				452	452	0	0	257

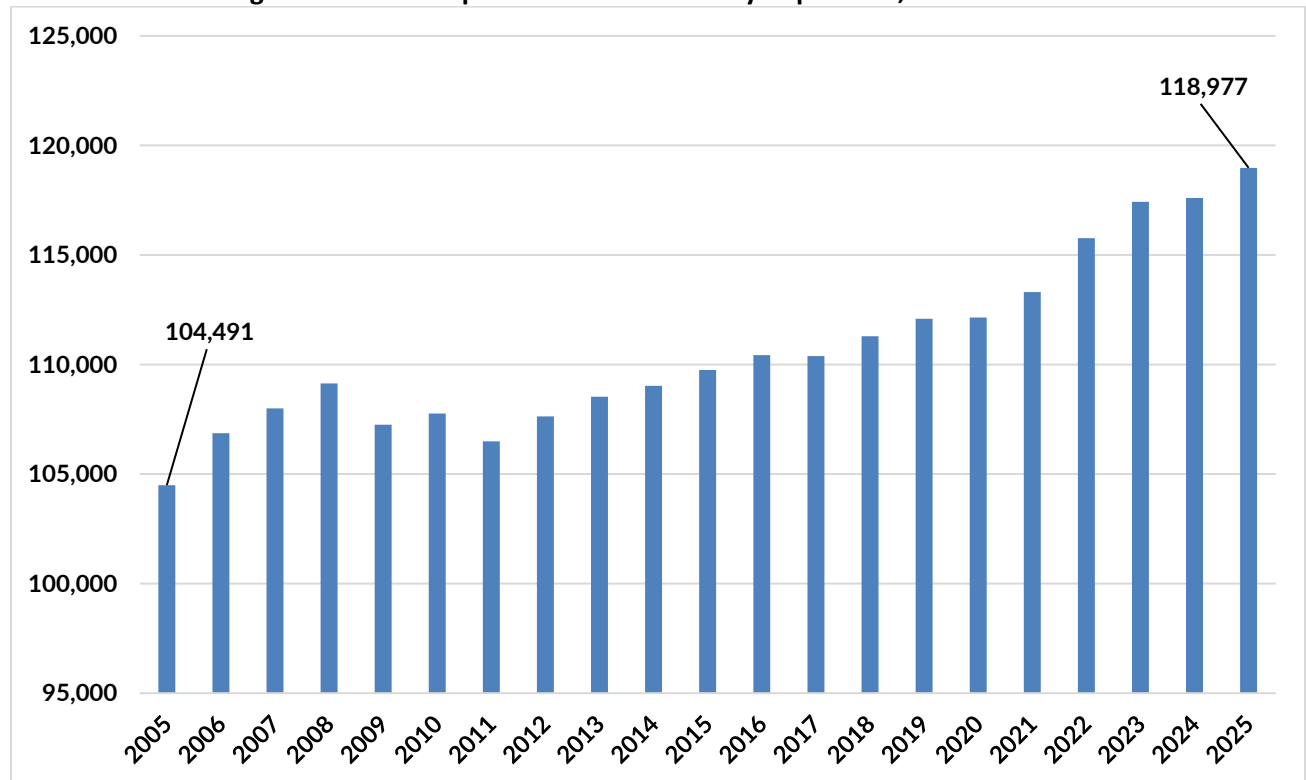
Source: Low-Income Housing Database, NHD

C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

As noted above, current population estimates were obtained from the Nevada Demographer's most recent release. Figure C-1 and Table C-1 provide a historical trend of the population of the Unincorporated Washoe County. In the 20 years from 2005-2025 Unincorporated Washoe County grew by 14,486 individuals, or 13.8 percent. On average, this comes to a growth of 724 persons per year, or an average annual rate of 0.7 percent.

Figure C-1: Unincorporated Washoe County Population, 2005-2025



Source: NV Demographer

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Table C-1: Unincorporated Washoe County Population and Growth Rate, 2005-2025

Year	Population	Population Growth	YoY Growth Rate
2005	104,491		
2006	106,868	2,377	2.3%
2007	107,999	1,131	1.1%
2008	109,137	1,138	1.1%
2009	107,252	(1,885)	-1.7%
2010	107,766	514	0.5%
2011	106,490	(1,276)	-1.2%
2012	107,631	1,141	1.1%
2013	108,530	899	0.8%
2014	109,030	500	0.5%
2015	109,750	720	0.7%
2016	110,432	682	0.6%
2017	110,383	(49)	0.0%
2018	111,291	908	0.8%
2019	112,088	797	0.7%
2020	112,146	58	0.1%
2021	113,306	1,160	1.0%
2022	115,771	2,465	2.2%
2023	117,426	1,655	1.4%
2024	117,599	173	0.1%
2025	118,977	1,378	1.2%
Annual Average		724	0.7%

Source: NV Demographer, RCG. Parentheses () mean negative.

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2031 Market Projections

Market forecasts for 2031 are based on population estimates obtained from Environmental Systems Research Institute ("ESRI"). ESRI provides estimates on population, demographics, and income for markets based on their models, as well as the most up-to-date ACS data estimates by geography. Unincorporated Washoe County's 2031 population was estimated by taking ESRI's total population projection for the county for 2031 multiplied by the Nevada Demographer's historical share of Washoe County (23 percent).

To convert projected population increases into estimates of the total number of new housing units likely to be demanded by 2031, we used the estimated population increase for the Unincorporated Washoe County and divide it by estimates of the average number of people occupying each housing unit within the county. This approach creates a relationship between population growth and the total number of housing units required to support the population.

In order to obtain conservative estimates of the number of renter-occupied, owner-occupied, and affordable subsidized housing units required to support Unincorporated Washoe County's projected population growth, we computed the proportion of each type of housing unit, based on the county's current data, and apply these proportions to estimates of the total number of new housing units required to support projected 2031 population increases. Lastly, we assume a housing density of 4.0 units per acre to translate projected increases in housing unit demand to projected increases in vacant land demand. For Unincorporated Washoe County as a whole, the adjusted³⁸ average number of units per acre is 3.89; to maintain consistency with the type of dwellings per acre limits commonly used in jurisdictional development codes, we adopted a figure of 4.0.

³⁸ Ratio adjusts any parcel over 5 acres to 5 acres, as it is unlikely future development will be for properties larger than 5 acres. Actual density figures may vary based on the County's planning goals and policies.

Table C-2: 5-Year Unincorporated Washoe County Housing Market Projections, 2026-2031

Population and Median Income	
2031 Population	129,932
Population Increase	10,955
2031 Median Household Income	\$137,097
Projected Housing Needs & Land Requirements	
Housing Units Required	3,919
Owner-Occupied Units	3,405
Renter-Occupied Units	514
Subsidized Units	398
Vacant Acreage Required	980

Source: RCG, ESRI, NV Demographer

Table C-3 provides historical, current, and projected estimates of the population of Unincorporated Washoe County by race and ethnicity. Of note, the percentage of the population that is categorized as White Alone has decreased from 84.7 percent in 2010 to 71.2 percent in 2025 and is expected to decrease further to 69.3 percent in 2031. Subsequently, the percentage of all other races, including Two or More, has increased over time and is expected to continue to increase. The percentage of those of Hispanic Origin Ethnicity has increased from 13.8 percent in 2010 to 19.2 percent in 2025.

Table C-3: Unincorporated Washoe County Population by Race and Ethnicity, 2010-2031

Population by Race/Ethnicity	2010	2020	2025	2031
Total	107,766	112,146	118,977	129,932
White Alone	84.7%	73.1%	71.2%	69.3%
Black Alone	1.0%	1.1%	1.2%	1.2%
American Indian Alone	2.7%	2.8%	2.6%	2.5%
Asian Alone	2.8%	3.5%	3.8%	4.2%
Pacific Islander Alone	0.3%	0.4%	0.4%	0.4%
Some Other Race Alone	5.6%	7.5%	8.1%	8.8%
Two or More Races	2.9%	11.7%	12.7%	13.6%
Hispanic Origin	13.8%	17.7%	19.2%	20.6%

Source: ESRI. Percentages may not add up exactly to 100% because of rounding.

Table C-4 provides historical, current, and projected estimates of the population of the City of North Las Vegas by age. Of note, the median age has increased from 42.1 in 2010 to 44.5 in 2025 and is expected to continue to rise to 45.0 in 2031. The age ranges 65 – 74 and 75-84 have increased the most (4.8 percentage points and 4.5 percentage

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points, respectively), while 45 – 54 and 55 – 64 have decreased the most (-4.9 percentage points and -1.8 percentage points, respectively).

Table C-4: Unincorporated Washoe County Population by Age, 2010-2031

Population by Age	2010	2020	2025	2031
0 - 4	5.7%	5.0%	5.0%	4.9%
5 - 9	6.6%	5.9%	5.6%	5.4%
10 - 14	7.2%	6.6%	6.2%	6.0%
15 - 24	11.7%	11.1%	11.0%	10.6%
25 - 34	9.8%	10.0%	10.7%	11.1%
35 - 44	13.2%	11.7%	12.2%	12.1%
45 - 54	16.9%	12.9%	12.0%	12.4%
55 - 64	15.9%	16.1%	14.1%	12.4%
65 - 74	8.8%	13.6%	13.6%	13.4%
75 - 84	3.4%	5.9%	7.9%	9.4%
85 +	0.9%	1.4%	1.8%	2.5%
18 +	79.6%	81.1%	81.5%	81.3%
Median Age	42.1	44.9	44.5	45.0

Source: ESRI. Percentages may not add up exactly to 100% because of rounding.

D. A determination of the present and prospective need for affordable housing in the community.

Housing Gap Assessment Methodology

The housing gap assessments for the jurisdiction are shown separately for owner-households and renter-households. These illustrate the number of households, by income bracket, and the number of units affordable to households in each income bracket. A shortage of affordable homes is defined when and if the number of households in any given income bracket exceeds the number of homes affordable to them. For example, within Figures D-1 and D-2 if the Number of Occupied Households is greater than the Number of Units Affordable, then there is a gap within that income bracket because those households are living in a unit that is considered affordable for a higher income bracket.

Number of Households, by Income Bracket: Estimates of the number of owner households and renter-households split by income bracket are obtained from the variable B25118 “Tenure by Household Income in the Past 12 Months.” The associated set of income brackets include: <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to \$49,999, \$50,000 to \$74,999, \$75,000 to \$99,999, and \$100,000 to \$149,999. Where possible, this information is presented using estimated percent AMI brackets as well. It is important to note that there is not a direct match between ACS income brackets and percent AMI brackets. To bypass this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates to an annual income of \$33,540, unit counts associated with the income brackets <\$19,999 and \$20,000 to \$24,999 are fully counted, while units associated with the income bracket [\$25,000 to \$34,999] are only partially counted. In this case, we would attribute $(33,540 - 25,000) / (34,999 - 25,000) = 85.41$ percent of the unit counts falling within the [\$25,000 to \$34,999].

Affordable Housing Unit Shortage Estimate Methodology

Number of Units Affordable for Renters: For renter-occupied housing, housing gaps are based on estimates of the number of renter-occupied units split by rental pricing brackets obtained from the variable ACS B25063 “Gross Rent.” Gross rent represents the contract rent plus the estimated average monthly cost of utilities if the renter pays these costs. The ACS provides breakdowns of the number of renter households with gross rent in a full suite of rental pricing brackets.

Estimates of the number of units affordable to households in each income bracket are based on combining the counts of rental units affordable to households within each income bracket. A housing unit is considered to be affordable to a household at a given income bracket if the monthly rent associated with the housing unit does not exceed 30 percent of the household’s gross monthly income.

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For renters, the 30-percent threshold is based on the upper bound of the income bracket each household belongs to. As such, housing gaps are estimated conservatively. These calculations take into account that units affordable to households in any given income bracket include units that are affordable to households in each of the lower income brackets. This is important to highlight because not every household may choose to spend 30 percent of their gross monthly income on monthly rent. Because of this, those in higher income brackets have more choices than those in lower income brackets. For each income bracket, we estimated the set of affordable homes to be “available” as the sum of (a) the set of homes affordable to households within a given income bracket plus (b) the set of surplus homes affordable to households at lower income levels if surplus exists. The number of units affordable for renters reported reflects this adjustment.

Number of Units Affordable to Owners: For owner-occupied housing units, gaps are based on estimates of the market value of owner-occupied residential housing as described above and based on an analysis of the Washoe County Assessor’s Real Property Data. In contrast to the ACS, these data provide unit-level information. Given the data, a unit is deemed affordable to households within a given income bracket if the associated monthly mortgage payment required to purchase the unit does not exceed 30 percent of households’ monthly income.³⁹ Similar to the analysis of renter-occupied units, the 30 percent threshold is applied to the upper bound of the income bracket each household belongs to. For the purposes of this analysis, the implicit monthly mortgage payment for each home in the Assessor’s Data assumes that households finance housing with a five percent down payment and a 6.9 percent contract interest rate using a fully amortizing 30-year fixed-rate mortgage.

Similar to the case for renters, the number of units affordable for owners reported reflects the availability adjustment described above. Those in higher income brackets are able to choose to attract supply from the units affordable to lower income brackets if they choose. Units that are affordable for lower tiers are, by definition, affordable for higher income tiers. In this respect, lower income tiers are choice-constrained, and those in higher tiers are less choice-constrained. While households in higher income brackets can afford more expensive units, they are not obligated to choose them as their residence.

As noted, a home is deemed affordable to a household at a given income bracket if the monthly housing costs associated with the home do not exceed 30 percent of the household’s gross monthly income. A shortage of affordable housing units is present when and if the number of households exceeds the number of homes that are affordable and available. The overall affordable housing unit shortage for renter-occupied and owner-households in the jurisdiction is computed by aggregating shortages across all income brackets.

³⁹ As stated previously, 30% is used as the affordability threshold in order to stay consistent with the National Low Income Housing Coalition’s Housing Gap Report as well as the Nevada Housing Division’s housing needs assessment.

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This analysis is focused on how many households are within income ranges and how many existing total housing units are potentially affordable to those ranges. The results presented are based on the total stock of housing within the jurisdiction. It does not consider how many houses are currently available and listed for sale or what the total number of prospective homebuyers is. Shortages are defined when the estimated number of households exceeds the number of total existing units affordable to households in the respective income bracket. The housing shortage results are limited to housing that is affordable rather than housing that is affordable and available.⁴⁰

Housing Gap and Shortage Analysis Results

Table D-1 and Figure D-1 provide the results of the Housing Gap Analysis for owner-occupied housing units.

Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to \$49,999, \$50,000 to \$74,999, \$75,000 to \$99,999, and \$100,000 to \$149,999 income ranges. In total across these income ranges, there is a 16,542-unit shortage of affordable owner-occupied housing units in the Unincorporated Washoe County. Table D-2 presents the same data grouped using the percent AMI for the jurisdiction.

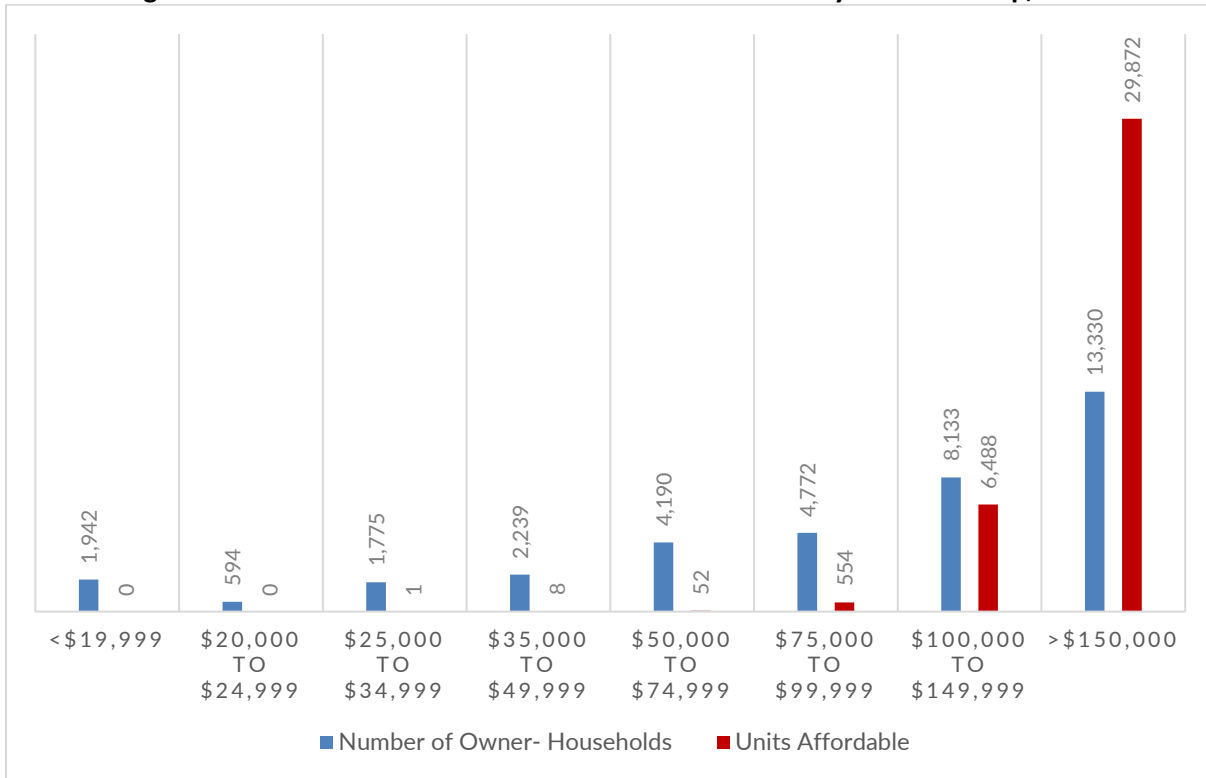
Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2025

Income	Number of Owner-households	Units Affordable	Shortage
<\$19,999	1,942	0	1,942
\$20,000 to \$24,999	594	0	594
\$25,000 to \$34,999	1,775	1	1,774
\$35,000 to \$49,999	2,239	8	2,231
\$50,000 to \$74,999	4,190	52	4,138
\$75,000 to \$99,999	4,772	554	4,218
\$100,000 to \$149,999	8,133	6,488	1,645
>\$150,000	13,330	29,872	0
Affordable Housing Unit Shortage			16,542

Source: ACS 2024 5-year, RCG, Washoe County Assessor

⁴⁰ Due to data limitations, specifically within the Integrated Public Use Microdata Series ("IPUMS"), we are unable to estimate the number of households both affordable and available. This level of data is only estimated at the MSA level not at the jurisdictional level.

Figure D-1: Homeowner Households vs. Units Affordable by Income Group, 2025



Source: ACS 2024 5-year, RCG, Washoe County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2025

Income	Number of Owner-households	Units Affordable	Shortage
30% AMI (\$33,540/yr)	4,052	1	3,487
50% AMI (\$55,900/yr)	3,487	20	3,153
60% AMI (\$67,080/yr)	1,874	23	1,675
80% AMI (\$89,440/yr)	4,084	336	3,369
100% AMI (\$111,800/yr)	3,974	1,796	3,253
120% AMI (\$134,160/yr)	3,711	2,961	679
120+ AMI	15,793	31,837	925
Affordable Housing Unit Shortage			16,542

Source: ACS 2024 5-year, RCG, Washoe County Assessor

Table D-3 and Figure D-2 provide the results of the Housing Gap Analysis for Renter-Occupied Housing Units.

Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, and \$50,000 to \$74,999 income ranges. In total across these income ranges, there is a 530-unit shortage of affordable renter-occupied housing units in the Unincorporated Washoe County. Table D-4 presents the same data grouped using the percent AMI for the jurisdiction.

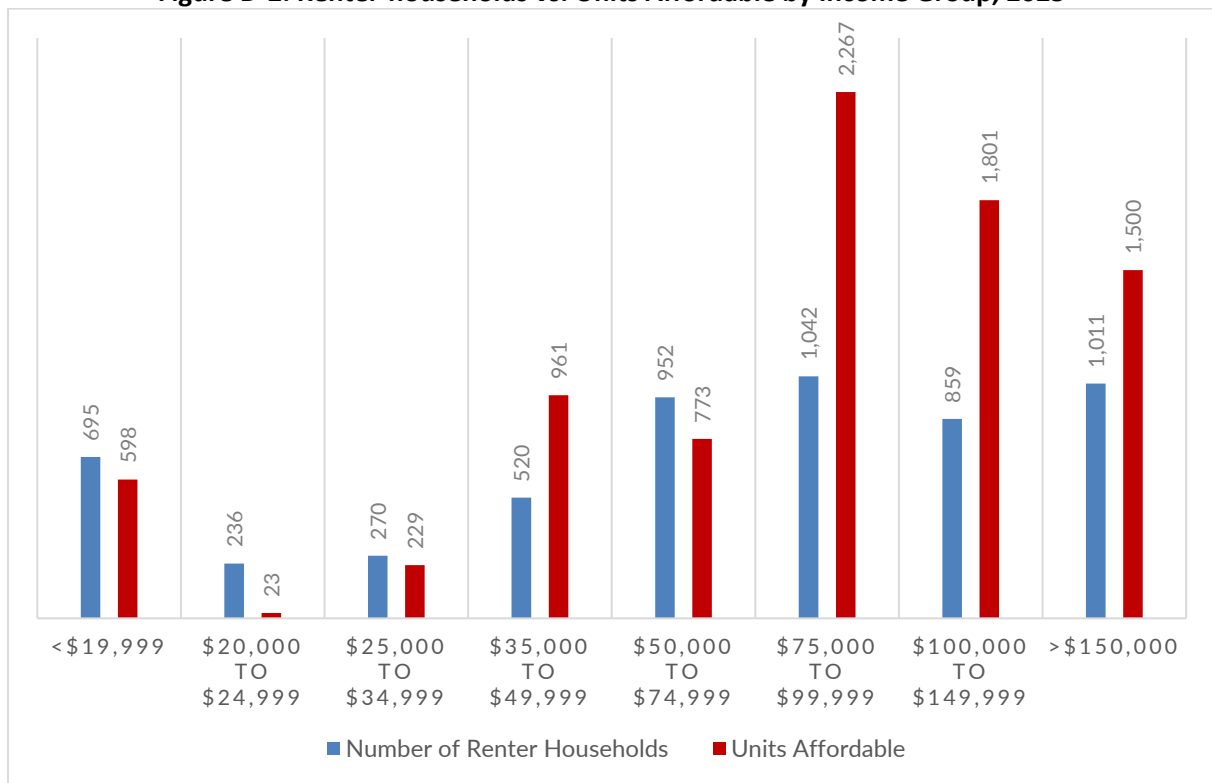
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Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2025

Income	Number of Renter Households	Units Affordable	Shortage
<\$19,999	695	598	97
\$20,000 to \$24,999	236	23	213
\$25,000 to \$34,999	270	229	41
\$35,000 to \$49,999	520	961	0
\$50,000 to \$74,999	952	773	179
\$75,000 to \$99,999	1,042	2,267	0
\$100,000 to \$149,999	859	1,801	0
>\$150,000	1,011	1,500	0
Affordable Housing Unit Shortage			530

Source: ACS 2024 5-year, RCG, Washoe County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2025



Source: ACS 2024 5-year, RCG, Washoe County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2025

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI (\$33,540/yr)	1,162	817	332
50% AMI (\$55,900/yr)	784	1,177	23
60% AMI (\$67,080/yr)	426	346	72
80% AMI (\$89,440/yr)	903	1,554	102
100% AMI (\$111,800/yr)	647	1,391	0
120% AMI (\$134,160/yr)	392	822	0
120+ AMI	1,271	2,045	0
Affordable Housing Unit Shortage			530

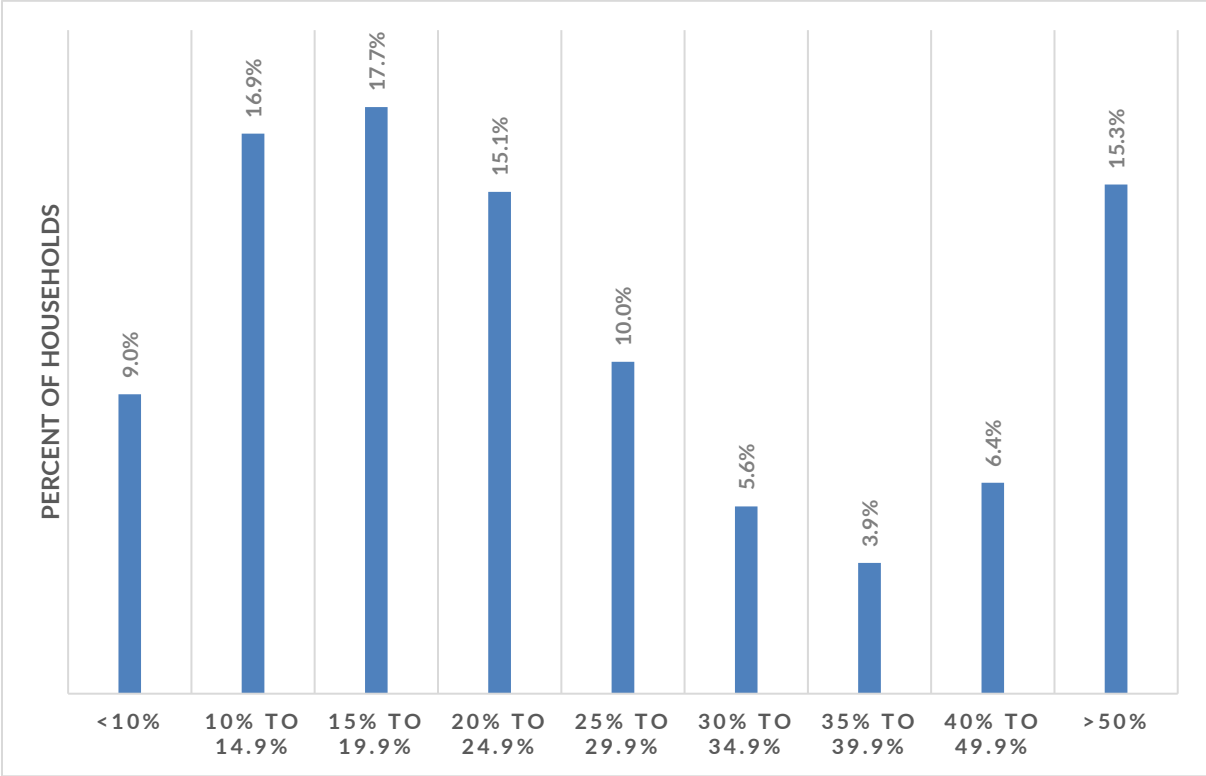
Source: ACS 2024 5-year, RCG, Washoe County Assessor

Housing Cost Burden Assessment Results

The housing cost burden assessments are shown separately for owner-households and renter-households. Each figure illustrates the percentage of households broken down by the percentage of their gross household income being utilized to cover housing costs. For renter-households, cost burden assessments are based on the variable B25070 "Gross Rent as a Percentage of Household Income in the Past 12 Months." For owner-households, cost burden assessments are based on the variable B25091 "Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months."

Figure D-3 and Table D-5 provide a breakdown of the percentage of Owner-households by Housing Costs as a percentage of that household's income. Data shows 9.0 percent of Households have a <10 percent Housing Cost Burden. In total, 31.3 percent are considered Cost Burdened (>30 percent), and 25.6 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 15 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-3: Homeowner Housing Costs as a Percentage of Income, 2025



Source: ACS 2024 5-year, RCG

Table D-5: Housing Cost Burden for Homeowner Households, 2025

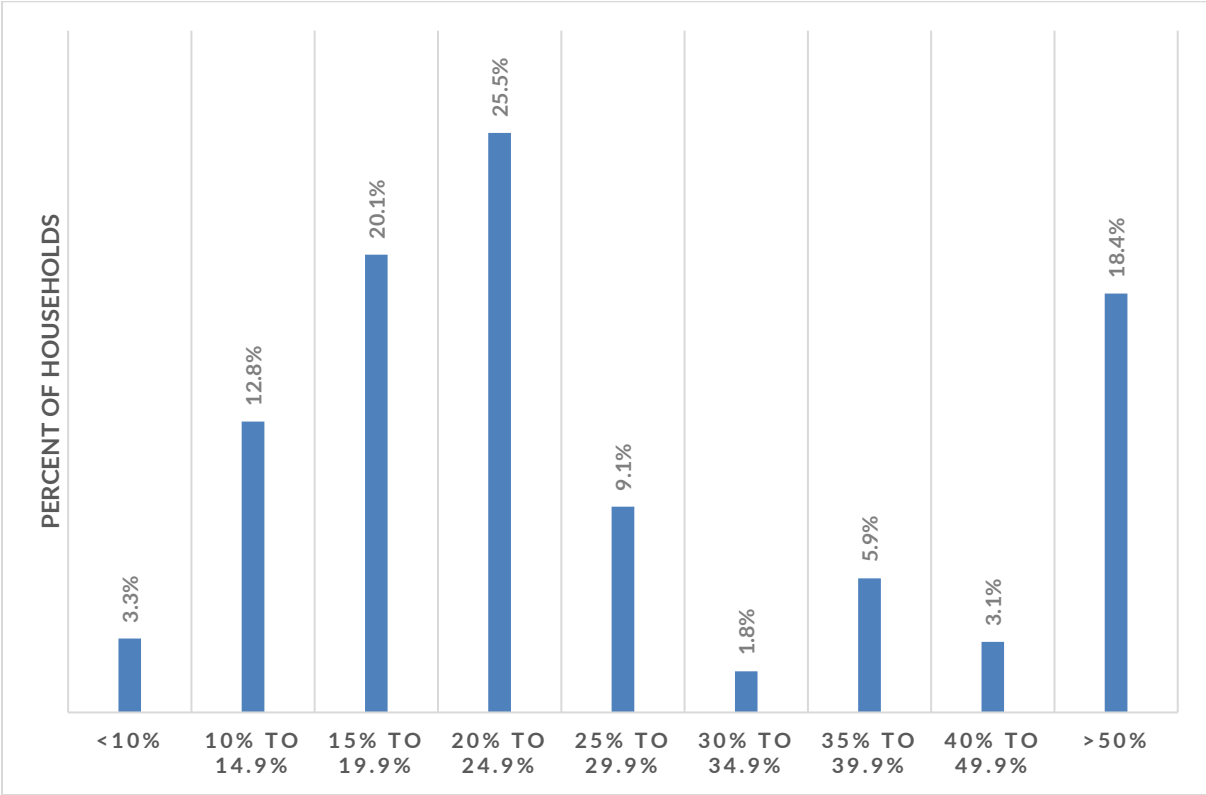
Housing Cost / Household Income	Percent of Owner-households
<10%	9.0%
10% to 14.9%	16.9%
15% to 19.9%	17.7%
20% to 24.9%	15.1%
25% to 29.9%	10.0%
30% to 34.9%	5.6%
35% to 39.9%	3.9%
40% to 49.9%	6.4%
>50%	15.3%

Source: ACS 2024 5-year, RCG

Figure D-4 and Table D-6 provide a breakdown of the percentage of Renter-households by Housing Costs as a percentage of that household’s income. Data shows 3.3 percent of Renter-households have a <10 percent Housing Cost Burden. In total 29.2 percent are considered Cost Burdened (>30 percent) and 27.4 percent are considered to

be Excessively Cost Burdened (> 35 percent). Over 18 percent of Renter-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2025



Source: ACS 2024 5-year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2025

Housing Cost / Household Income	Percent of Renter-households
<10%	3.3%
10% to 14.9%	12.8%
15% to 19.9%	20.1%
20% to 24.9%	25.5%
25% to 29.9%	9.1%
30% to 34.9%	1.8%
35% to 39.9%	5.9%
40% to 49.9%	3.1%
>50%	18.4%

Source: ACS 2024 5-year, RCG. Percentages may not add up exactly to 100% because of rounding.

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Naturally Occurring Affordable Housing (“NOAH”)

Not all affordable housing available to lower income groups is subsidized. Residential properties that are affordable to households in an income group but are not subsidized by any direct program are defined as naturally occurring affordable housing (“NOAH”).

To determine the stock of NOAH within the Unincorporated Washoe County, we employed the above methodology (found on page 15) used to estimate affordable housing unit shortages with the exception that housing, and household counts are based on income thresholds expressed as a percentage of area median income (“AMI”) for the jurisdiction. It is important to note that these AMI thresholds may differ from the US Department of Housing and Urban Development (“HUD”) due to the focus on the specific political jurisdiction rather than the MSA, which HUD uses.

Estimates of the number of renter-occupied and owner-households (as well as the number of units affordable to them) are shown below at 30 percent, 50 percent, 60 percent, and 80 percent of AMI.

The stock of units for the jurisdiction in these estimates includes market-rate units as well as subsidized affordable housing units. For each income level, the number of NOAH units is determined by subtracting the number of subsidized units located within the jurisdiction from the total number of units deemed affordable to households at each income level.

One caveat is the thresholds associated with 30 percent, 50 percent, 60 percent, and 80 percent of AMI do not coincide with the lower- or upper-income brackets available from the ACS. To circumvent this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates to an annual income of \$22,000, unit counts associated with the income bracket <\$19,999 are fully counted, while units associated with the income bracket [\$20,000 to \$24,999] are only partially counted. In this case, we would attribute $(22,000 - 20,000) / (24,999 - 20,000) = 40$ percent of the unit counts falling within the [\$20,000 to \$24,999].

The results of this analysis are found in Table D-7 below. In the 50 percent of AMI range, 75.7 percent of the housing units that are affordable to that income group are NOAH, non-subsidized, units. Similarly, for the 60 percent of AMI income range, 79.3 percent of the affordable units are NOAH and 87.5 percent of the affordable units for 80 percent AMI are NOAH.

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Table D-7: Naturally Occurring Affordable Housing Inventory, 2025

Reno-Sparks MSA AMI*	# Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI (\$33,540/yr)	817	817	100.0%
50% AMI (\$55,900/yr)	1,993	1,508	75.7%
60% AMI (\$67,080/yr)	2,339	1,854	79.3%
80% AMI (\$89,440/yr)	3,893	3,408	87.5%

Source: ACS 2024 5-year, RCG. Percentages may not add up exactly to 100% because of rounding.

E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.

Washoe County continues to experience the same impediments to affordable housing as identified in previous reports. The development of policies to mitigate those impediments is unchanged as well. Unlike the Cities of Reno and Sparks, Washoe County does not prepare a consolidated plan. However, as a single region for housing purposes, the findings and data found in the consolidated plans of Reno and Sparks are largely informative of conditions throughout Washoe County. Through our partnership in the Washoe County HOME Consortium and implementation of the Washoe County Affordable Housing Trust Fund, the county supports regionwide efforts to develop affordable housing.

Washoe County continues to look to a similar set of documents to guide its ongoing policy making regarding housing. The 2019 Truckee Meadows Regional Strategy for Housing Affordability (TMRSHA) continues to provide a comprehensive analysis of challenges for affordable housing and potential solutions to those challenges. However, the County is directing its resources on continuing to implement the population and housing element of the Envision Washoe 2040 master plan. This plan contains the policies and the actions that the county is focused on implementing. The county continues to address barriers identified in the master plan such as limited utilization of accessory dwelling units, a lack of flexibility for housing types, regulatory barriers, and the overarching issue of cost burden. Washoe county has identified housing cost burden as the one overarching impediment to the development of all housing in the region. As identified in the cities' consolidated plans, the TM Regional Plan, and Washoe County's master plan, the cost burden can be traced back to a variety of sources. Infrastructure costs, land costs, regulatory burdens from zoning to design requirements are all identified as increasing the cost burden.

In response, the County identified housing affordability as a top priority. The series of housing initiatives launched in 2024 to address housing costs was largely completed in 2026. Washoe County has established policies for dedicated affordable housing projects, but primarily the county's approach is focused on the "affordable by design" concept. This concept supports the development of smaller units, alternative construction materials, and diverse housing types. The specific steps the county is taking are addressed further in subsection H below.

F. An analysis of the characteristics of the land that is suitable for residential development.

Vacant Developable Land Inventory Data and Methodology

Each year, the Washoe County Assessor's Office releases an official version of parcel geography along with parcel attributes, including state land use codes. A corresponding data table, called the QuickInfo database, is also maintained by the Washoe County Assessor's Office, which contains verified assessor parcel information as well as additional information used for planning purposes.

The QuickInfo database links to parcel-level data provided and maintained by the Washoe County Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2026 QuickInfo database available, but as described in more depth below, the data is updated to reflect construction activity as of June 2026. Several adjustments and filters are required to provide accurate and representative estimates of vacant developable land. Each step and filter used are described below:

It should be noted that representatives of Cities of Reno and Sparks provided comments regarding the use of this methodology in last year's (2024) report. Our team met with representatives of these jurisdictions, as well as those of Washoe County and Truckee Meadows Regional Planning Agency (TMRPA). During our meeting we discussed the following changes to the future vacant land methodology:

1. In addition to slope limitations of 7% and 12%, slopes of 15% and 30% are needed to align current slope restrictions used by these jurisdictions in their planning process. This information is currently created and maintained by TMRPA.
2. Create a standardized bridge of Assessor zoning codes to potential residential and commercial use assumptions.
3. Utilize data provided by the TMRPA regarding limitations to land development associated with unique uses and restrictions, such as planned unit developments, to ensure only land readily available for development is included in the analysis.

According to TMRPA, they are working on finalizing models incorporating this information for future use. Unfortunately, the data necessary for these methodology adjustments was not available as of the date of this report and should be utilized, as available, in future analyses.

Parcel Slope: A parcel's average slope, expressed as a percentage. This variable was calculated by Truckee Meadows Regional Planning Agency using 10-meter DEM mosaics created by UNR's Keck Library. Each vacant parcel is loaded into ArcGIS and is then generated an average slope from the raster (slope) cells that intersect it. Slopes

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greater than 12 percent were eliminated from the analysis due to their impracticality for residential property development.

Nearest Distance to Road: The nearest distance between a parcels lot boundary and a road in feet. In order to calculate this variable, we first used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the road. We obtained street centerlines of all roads in Washoe County from Washoe County's Geographic Information Systems. These street centerlines that are maintained by the County do not provide detailed attributes that classify roads based on use, construction, or lanes. Consequently, all roads maintained in the GIS layer are assumed to be accessible by vehicles of all types.

Nearest Distance to Highways: The nearest distance between a parcel's lot boundary and a highway in feet. In order to calculate this variable, we used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the closest highway. We obtained street centerlines from Washoe County's Geographic Information Systems and used the CLASS field to differentiate between roads and highways.

Disposal Boundary: Each parcel was flagged as belonging or not belonging to the Truckee Meadows Public Lands Management Act ("Lands Bill") obtained from Lands Bill representatives. Federally owned lands beyond the disposal boundary are excluded from the analysis, as these lands are not subject to sale through the Lands Bill and are unlikely to be released for development by the federal government without legislative changes.

Zoning: Zoning for each vacant parcel was identified using Washoe County Assessor's Office QuickInfo file. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction's zoning code for the purposes of evaluating the stock of land potentially developable to accommodate housing. Zoning codes that can include both residential and commercial (i.e., PUDs and mixed-use) were arbitrarily assigned a residential zoning code due to the objective of this study.

Municipal Owned Property: Part of the overarching goal of the vacant land inventory is to illustrate the breakdown of developable land by zoning class (residential vs. commercial) and by ownership (private vs. public). We also categorize publicly owned land by identifying land owned by the State or by local jurisdictions / municipalities. To do this, we queried the ownership field maintained in Washoe County's parcel base attributes. Parcels were flagged as municipally owned parcels if the owner's name met any of the criteria listed below:

- BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION
- CITY OF RENO
- CITY OF RENO et al

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- CITY OF SPARKS
- CITY OF SPARKS REDEVELOPMENT AGENCY
- HOUSING AUTHORITY CITY OF RENO
- INCLINE VILLAGE GENERAL IMPROVEMENT DIST
- NEVADA DEPT OF TRANSPORTATION
- NEVADA STATE OF
- NEVADA STATE PARK SYSTEM
- PYRAMID LAKE PAIUTE TRIBE
- REDEVELOPMENT AGENCY CITY OF RENO
- REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY
- SPARKS CITY OF
- STATE OF NEVADA
- SUN VALLEY GENERAL IMPR DIST
- TMFPD BOARD OF FIRE COMMISSIONERS
- TRUCKEE MEADOWS WATER AUTHORITY
- TRUCKEE RIVER FLOOD MGMT AUTH
- UNIVERSITY & COMMUNITY COLLEGE SYSTEM NV
- UNIVERSITY NEVADA LAS VEGAS FOUNDATION
- UNIVERSITY OF NEVADA RENO
- WASHOE COUNTY
- WASHOE COUNTY REGIONAL OPEN SPACE PROGRAM
- WASHOE COUNTY SCHOOL DISTRICT
- WASHOE COUNTY SCHOOL DISTRICT BOARD

Federally Owned Property: Federal land ownership status was determined using the ownership field maintained in Washoe County's parcel base attributes. Parcels identified as belonging to area under the ownership of the Bureau of Indian Affairs, Bureau of Land Management, Bureau of Reclamation, Department of Defense, Department of Energy, Fish and Wildlife Service, Forest Service, National Park Service, or United States of America were dropped from consideration, while parcels under the purview of the Truckee Meadows Public Lands Management Act were retained.

Parcel Acreage: Represents the size of a parcel's lot in acres. This variable was obtained directly from Washoe County's parcel base attributes.

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Proximity to Developed Site: Represents the nearest distance in feet each parcel is to the nearest developed parcel. This variable was computed by segmenting Washoe County parcels into the set of developed and undeveloped parcels and computing the distance from a vacant parcels lot boundary to the boundary of the nearest developed parcel. This serves as a proxy for the infrastructure requirements needed to develop the parcel. This offers a conservative assumption that sufficient infrastructure is likely in place at the nearest developed parcel and can be used for the development of the vacant parcels.

Vacant Land Status: A parcel is classified as vacant if (a) the construction year associated with each parcel is zero or missing and (b) the parcel maintains a vacant state land use code.

The analysis of available vacant lands is presented below across six scenarios. These scenarios are based on different sets of filters based on the above criteria. This is important to provide because it highlights what exists within the region (least restrictive filters) and what exists that has the highest chance of being developed the soonest (most restrictive filters).

The least restrictive scenario is Scenario-1. Here, any vacant parcel (regardless of ownership) is included in the analysis so long as the parcel is less than 10 miles from a highway and 5 miles from a road. Scenario-1 parcels include municipal owned land as well as federal land within the Lands Bill. In Scenario-2, we restricted parcels by eliminating parcels more than 5 miles from a highway or 2.5 miles from a road. Scenario-3 is similar to Scenario-2, but it focuses on parcels with more shallow slopes less than seven percent. In this scenario, proximity to a road is also restricted to parcels within .75 miles. Scenario-4 replicates the findings in Scenario-3 but excludes federally owned lands within the Lands Bill. Scenario-5 replicates Scenario-4 but excludes municipally owned lands. Lastly, Scenario-6 adds the restriction that vacant parcels must be located within .25 miles of developed infrastructure. Scenario-6 provides the most likely development ready inventory of parcels given current zoning, ownership, and proximity to development. In each scenario the relevant changes from the previous set of filters are underlined and in bold.

Scenario-1 (Least restrictive set of filters)

- Land Status: Vacant
- Ownership: Private, Federal Land within the Lands Bill, Municipal Owned Land
- Average Parcel Slope <12 percent
- Distance to Highway <10 miles
- Distance to Road < 5 miles

Scenario-2

- Land Status: Vacant
- Ownership: Private, Federal Land within the Lands Bill, Municipal Owned Land

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- Average Parcel Slope <12 percent
- Distance to Highway <5 miles
- Distance to Road < 2.5 miles

Scenario-3

- Land Status: Vacant
- Ownership: Private, Federal Land within the Lands Bill, Municipal Owned Land
- Average Parcel Slope <7 percent
- Distance to Highway <5 miles
- Distance to Road < 0.75 miles

Scenario-4

- Land Status: Vacant
- Ownership: Private or Municipal Owned Land
- Average Parcel Slope <7 percent
- Distance to Highway <5 miles
- Distance to Road < 0.75 miles

Scenario-5

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Highway <5 miles
- Distance to Road < 0.75 miles

Scenario-6 (Most restrictive set of filters)

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Highway <5 miles
- Distance to Road < 0.75 miles
- Distance to Nearest Developed Parcel < 0.25 mile

Table F-1 below provides the Vacant Land Inventory for the Unincorporated Washoe County. Under the most restrictive set of filters, Scenario-6, there are 89 vacant Commercial parcels comprising 332 acres. Additionally, there are 1,043 vacant residential parcels comprising 3,716 acres. These vacant parcels and acreage are privately owned, have an average slope of <7 percent, are <5 miles from a freeway, <0.75 miles from a road, and are <0.25 miles from the nearest developed parcel.

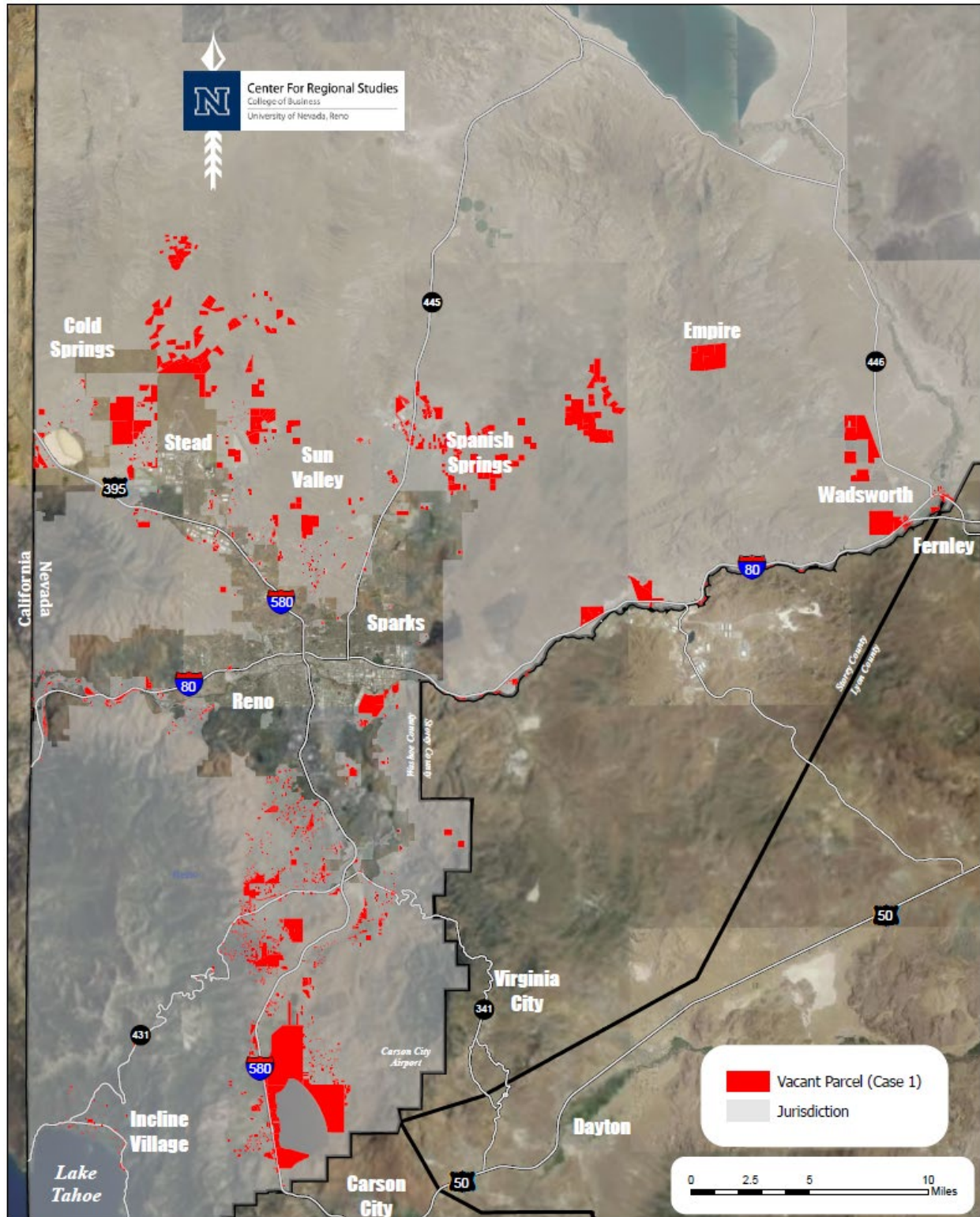
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Table F-1: Vacant Land Inventory for Unincorporated Washoe County, 2026

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
	Vacant Parcels	250	128	98	98	92	89
	Vacant Acres	1,449	1,128	448	448	444	332
Residential							
	Vacant Parcels	2,113	1,661	1,080	1,077	1,052	1,043
	Vacant Acres	6,363	5,369	4,009	3,966	3,873	3,716
Total Parcels		2,363	1,789	1,178	1,175	1,144	1,132
Total Acres		7,812	6,497	4,457	4,414	4,317	4,048
Category	Parcel Filter Description	Filtering Criteria by Scenario					
Topography	Average Slope of Parcel	<12%	<12%	<7%	<7%	<7%	<7%
Access	Nearest Distance to Highway	<10 miles	<5 miles	<5 miles	<5 miles	<5 miles	<5 miles
Access	Nearest Distance to Road	<5 miles	<2.5 miles	<3/4 mile	<3/4 mile	<3/4 mile	<3/4 mile
Ownership	Includes Federally Owned Parcels w/in Lands Bill	Yes	Yes	Yes	No	No	No
Ownership	Includes Municipally Owned Parcels	Yes	Yes	Yes	Yes	No	No
Infrastructure Proxy	Nearest Distance to Developed Parcel	No Restriction	No Restriction	No Restriction	No Restriction	No Restriction	<1/4 mile

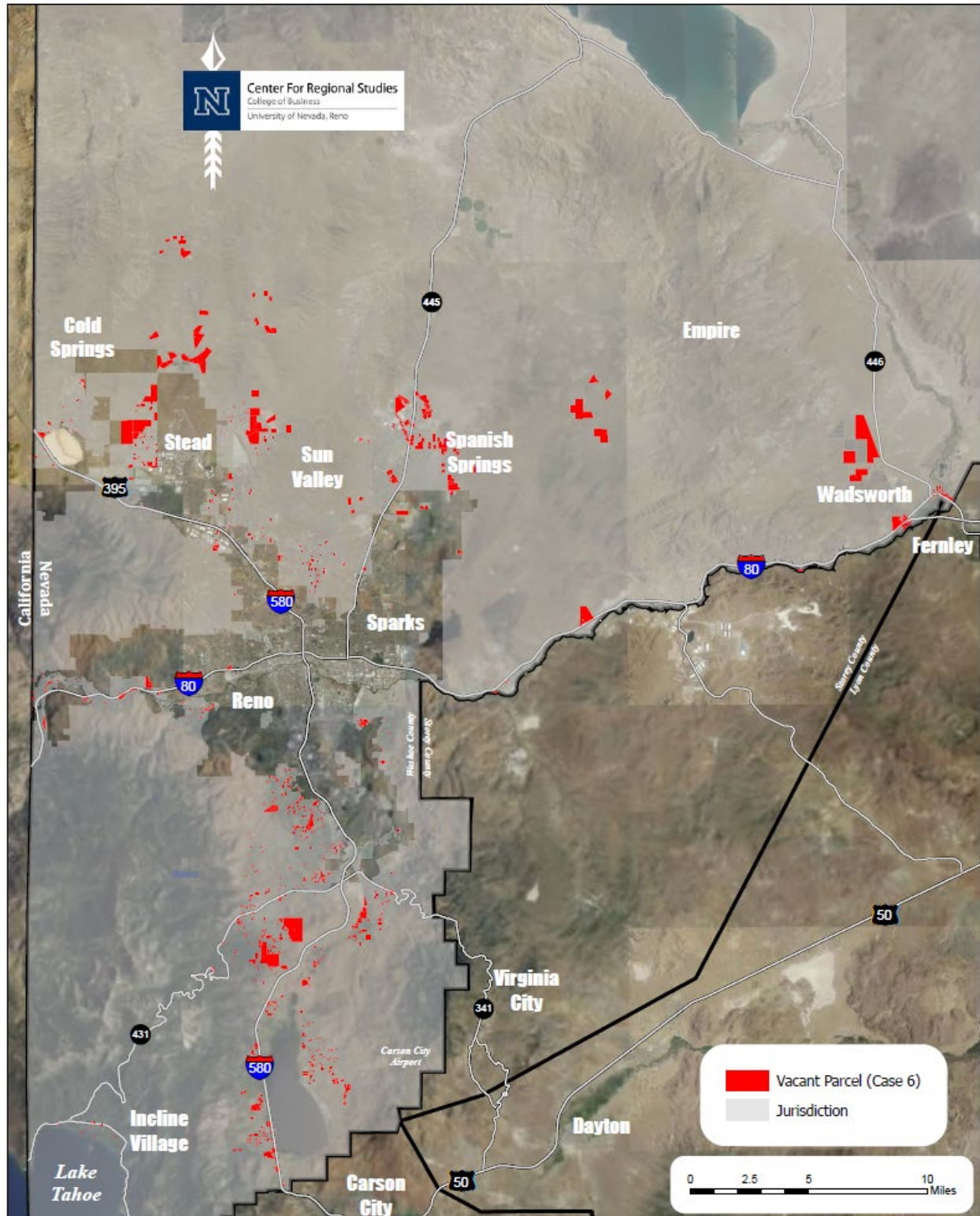
Source: Center for Regional Studies, UNR.

Figure F-1: Vacant Land Inventory for Unincorporated Washoe County, 2026,
Case 1 Least Restrictive



Source: Center for Regional Studies, UNR.

Figure F-2: Vacant Land Inventory for Unincorporated Washoe County, 2026,
Case 6 Most Restrictive



Source: Center for Regional Studies, UNR.

G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.

The needs and appropriate methods for the construction of all housing are components of both consolidated plans, the Truckee Meadows Regional Strategy for Housing Affordability, and the Washoe County Master Plan. Chapter Three, Implementation, of the WC Master Plan identifies multiple priorities for action centered around increasing housing supply. The conversion and rehabilitation of existing housing to affordable housing requires significant subsidy. Washoe County supports the regional use of the HOME consortium for the distribution of all regional housing funds. While HOME funds may not always be in the mix, our current regional approach to the distribution of funds for these purposes is the appropriate method.

H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.

The documents cited throughout this report comprise Washoe County's current and long-range plans to meet the housing needs of the community. Washoe looks to these reports, plans, and strategies to inform and guide its efforts to support and maintain a healthy regional housing market. In particular, the county looks to its Master Plan policies and maps. Within the master plan, all of the elements and chapters work together to identify and pursue measures that support increased housing supply. However, it is the Housing and Population Element and Chapter Three, Implementation that solidify housing as a strategic priority for the county. These sections of the Master Plan prioritize the diversification of housing types and the removal of unnecessary regulatory barriers. This focus on housing is now guiding a reimagining of how the Washoe County Development Code approaches housing and development review for housing related projects. The Master Plan and Regulatory Zone Maps reflect an overall regional plan to distribute housing, employment and services within the region in a manner that supports efficient infrastructure and resource use.

The county's strategic plan and the strategic priorities it identifies represent the more immediate plan to implement the master plan. The pursuit of these priorities resulted in a comprehensive update of the housing related provisions of the County's development code. This effort was taken in a series of steps referred to as the "housing amendment series." These efforts are largely complete. The identified next steps are to monitor the impact of these amendments by developing measuring tools to track the effectiveness of this effort. The housing amendment series is described below.

Housing Amendment Series

To do our part to help alleviate the high cost of housing in the region, Washoe County is working on several housing-related amendments. These amendments focus on all dimensions of housing, from housing type, to overall supply, to deed restricted affordable housing. Below see the latest on the housing amendments.

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Project Name	Summary	Related EV2040 Policies/Actions	Start Date	Completion Date
Small Unit Density Incentive	A set of development code amendments to establish a density incentive for dwelling units with a maximum size of 1,200 square feet.	Population and Housing Policy PH3.1 and PH3.5	February 2026	6/16/26
Affordable Housing Incentives	A set of development code amendments to establish regulatory incentives for deed-restricted affordable housing.	Population and Housing Policy PH2.1 & PH3.2; Ongoing/Immediate Action Item to, "Update the Development Code to remove barriers to the provision of affordable and workforce housing..."	Fall 2025	6/16/26
Mixed-Use Development	A set of development code amendments to expand opportunities for mixed-use development in commercial zones and to comply with Assembly Bill (AB) 241 by allowing multifamily housing by right in commercial zones.	Population and Housing Policy PH2.1; Land Use Policy LU6.2; Transportation Policy TR1.4	Fall 2025	5/12/26
Attainable Housing Expedited Process	A set of development code amendments to establish an expedited process for qualified attainable housing projects and affordable housing types, in compliance with Assembly Bill (AB) 540.	Population and Housing Policy PH3.1 and PH3.2	Dec 2025	4/14/26
Small Housing and Infill Development	A set of development code amendments to incentivize small housing developments—including mixed housing type developments, cottage courts, and accessory dwelling units—and to facilitate infill development.	Population and Housing Policy PH3.1, PH3.2, PH3.4, & PH3.5; Ongoing/Immediate Action Items to, "Revise the accessory dwelling units section of the Development Code to expand options and	Fall 2025	1/13/26

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		reduce regulatory barriers," and, "Update the Development Code to remove barriers to the provision of affordable and workforce housing..."		
Senior Housing	A set of development code amendments to create a senior housing type and incentivize senior housing.	Land Use Policy LU4.6	9/1/25	12/16/25
ADU HUB Site	Create a user-friendly webpage to support accessory dwelling unit development through clear information and pre-approved plans.	Population and Housing Policy PH3.4	Summer 2025	HUB Site created; pre-approved plans in progress
Housing Package 2.5a	A set of development code amendments expanding opportunities for "missing middle" housing (e.g. duplexes, triplexes, quadplexes, and cottage courts).	Population and Housing Policies PH2.1, PH3.1, PH3.2, & PH3.4; Ongoing and Immediate Action Items to, "consider removing discretionary permit requirements and expand the types of housing allowed by-right in all zones where appropriate," and, "update the development code to remove barriers to the provision of affordable and workforce housing..."	June 2024	4/8/25

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Housing Package 2	A set of development code amendments to lower barriers to different types of housing in Washoe County, focusing on multifamily. They made modifications to reduce some costs of development while maintaining the regulations that are important to quality of life and housing.	Population and Housing Policies PH2.1, PH3.1, PH3.2, & PH3.4; Adaptation and Resiliency Policy 3.3; Transportation Policy TR1.4; Ongoing and Immediate Action Item to, "Update the Development Code to remove barriers to the provision of affordable and workforce housing..."	March 2024	7/16/24
Housing Package 1	A set of development code amendments to lower barriers to accessory dwelling units by reducing discretionary review requirements and increasing consistency between regulations for attached and detached accessory dwelling units.	Population and Housing Policy PH3.4; Ongoing and Immediate Action Item to, "Revise the accessory dwelling units section of the Development Code to expand options and reduce regulatory barriers."	November 2023	3/19/24

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AB 213 City of Reno Executive Summary

In 2025, the City of Reno had a total population of 283,378 persons. According to 2024 ACS data, 155,454 people resided in 56,957 owner-occupied units (2.73 persons per household) with a vacancy rate of 1.7 percent. Likewise, 127,924 people resided in 57,365 renter-occupied units (2.23 persons per household) with a vacancy rate of 5.7 percent. In total, the City of Reno has a homeownership rate of 49.8 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2024), the City of Reno median household income was \$80,760, and the median home price in 2025 is \$595,000. Across all owner households and irrespective of mortgage status, monthly housing costs average \$2,113 per month, resulting in 26.8 percent of households being classified as cost-burdened and 19.8 percent excessively cost-burdened.

Housing gaps are most prevalent among homeowners in the bottom tiers of the household income distribution. For all households in median annual income groups below \$99,999, there is a shortage of 21,435 owner-occupied affordable housing units.

In terms of renters, the median contract rent in the City of Reno is \$1,559 per month, resulting in 50.4 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 41.4 percent of renters excessively cost burdened (defined as having housing costs of greater than 35 percent of gross income). For households with a median annual income of less than \$34,999, there is a shortage of 11,140 renter-occupied affordable housing units. Naturally occurring affordable units (housing units that are affordable, but unsubsidized) range from 0 units for households at or below 30 percent area median income to 29,212 units for households at or below 80 percent area median income. In total, 9,221 of the 57,365 renter-occupied units represent subsidized affordable units, of which the median unit was built in 2000.

The population is expected to increase by 9,828 people by 2031, and the median household income is expected to increase from \$80,760 to \$92,206. The City of Reno's expected population growth between 2026 and 2031 will necessitate the construction of an additional 3,965 dwelling units. In addition to the existing need for affordable units, this level of population growth will require the construction of 1,975 for-sale units and 1,990 for-rent units with 925 subsidized units.

To determine the stock of available land able to be developed in the City of Reno, we have provided multiple scenarios based on less and more restrictive filtering criteria such as private or public ownership, slopes, distance to a highway, distance to a road, and distance to an already developed parcel. These scenarios help provide an overview of the total amount of land that could be developed (the least restrictive scenario) and the total amount of land that is most development-ready (most restrictive scenario).

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In the least restrictive land use scenario (which includes vacant parcels that are privately, federally, and municipally owned, have slopes <12 percent, are <10 miles from a highway; and < five miles from a road), there is an estimated 5,172 acres of vacant developable residential land in the City of Reno, but in the most restrictive, more development-ready/feasible scenario (vacant parcels, privately owned, <7 percent average slope, <five miles from a highway, <.75 miles from a road, and <.25 miles from a developed parcel), there is an estimated 3,139 acres of vacant developable residential land.

A. An inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.

Data and Methodology

This report's statistical results, tables, and figures rely on data obtained and analyzed from several distinct primary sources. These include:

- American Community Survey
- Washoe County Assessor's Office
- Truckee Meadows Regional Planning Agency
- Washoe County Geographic Information Systems
- The Bureau of Land Management ("BLM") Geospatial Business Platform Hub
- LANDFIRE, Earth Resources Observation and Science Center ("EROS"), U.S. Geological Survey

In many cases, variable outputs were obtained directly from the primary data source. In other cases, variable outputs were estimated and derived by statistically and geo-statistically processing raw data obtained from the primary data sources defined above. Descriptions of the processes and relevant data sources for each section are provided below and throughout the report:

Affordable Housing Unit: For renter-occupied households, a unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30 percent of a household's gross income.⁴¹ For owner-occupied households, a unit of owner-occupied housing is considered "affordable" inventory if the implied monthly mortgage payment is less than 30 percent of a household's gross income. For each owner-occupied housing unit in the data, monthly mortgage payments are imputed assuming a down payment of 5 percent, a mortgage interest rate of 6.7 percent, and the use of a 30-year fixed-rate, fully-amortizing loan. This is different from the Nevada Revised Statutes ("NRS") definition. The NRS defines affordable housing in tiers (NRS 278.0105 and the following sections). Tier One is defined as up to 60 percent AMI, Tier Two is 80 percent to 100 percent AMI, and tier 3 is 100-

⁴¹ This report uses the 30% threshold to maintain consistency with the National Low Income Housing Coalition's Housing Gap Reports. As cited in the methodology section of these reports, "Using the standard definition of affordability, which assumes households should spend no more than 30% of their income on housing, we find that only 7.1 million units are affordable to extremely low-income renters Nationally" (Source: https://nlihc.org/sites/default/files/gap/2024/Gap-Report_2024.pdf, page 4), while some HUD programs may rely on a 35% cutoff, concerns have nonetheless been expressed that even 30% is perhaps too large of a threshold. Per the NLIHC, "The 30% standard is commonly used to estimate the scope of housing affordability problems and serves as the basis for some administrative policies, but some households may struggle even at this level of housing cost (Stone, 2006)" Albeit, Hamidi, Ewin and Renne (2016) note, "According to the HUD measure, total housing costs at or below 30% of gross annual income are affordable." The 30% rule has also been adopted historically by the Nevada Housing Division's housing needs assessments ([https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2\(b,c\)](https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2(b,c))). Per the Nevada Housing Gap Reports, "A unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30% of the renter income group's top threshold."

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120 percent AMI. Due to the nature of the ACS data, this report focuses on income brackets as opposed to AMI ranges. However, where possible, estimated AMI thresholds are presented.

Affordable Housing Unit vs. Subsidized Housing Unit: In this study, we use the term “subsidized housing unit” to explicitly refer to a government-subsidized affordable housing unit. However, the housing needs assessments presented herein require an explicit measure of affordability. As defined above, a unit of housing is considered affordable (regardless of whether it is a market-rate unit or a subsidized unit) if rent (or the monthly mortgage payment) is less than 30 percent of a household’s gross income. Along these lines, while every subsidized housing unit is considered affordable, not every unit of housing deemed affordable on the basis of its cost is necessarily subsidized.

Homeownership Rate: The percentage of all households classified as owner-households. This variable is computed by dividing the number of owner-households by the total number of households in the jurisdiction.

Median Annual Income: The median household income in the past 12 months. This variable was obtained from the most recent release of the American Community Survey (“ACS”, 2023) (variable B25118). This represents the total money income of all household members during the previous year. However, for purposes of housing affordability calculations, the analysis uses Area Median Income (AMI) HUD’s thresholds reported at the Metropolitan Statistical Area (MSA) level. For Washoe County, the appropriate MSA is the Reno-Sparks MSA with an AMI of \$111,800 in 2025.

Median Contract Rent: Also referred to as “rent asked” for vacant units, median contract rent is based on Housing Question 18a in the ACS. In order to capture the prevailing market rate, rent for a specific political jurisdiction, housing units that are renter-occupied without payment of rent are excluded. This variable was obtained directly from the ACS (variable B25058). To update the data to 2026 economic conditions, contract rent is expressed in 2026 dollars based on HUD’s 50 percent percentile rent estimates for 2024 vs. 2026⁴².

Median Housing Value: The estimated market value of a single-family residential home. This variable is computed based on a statistical analysis of the Washoe County Assessor’s Data File “QuickInfo” file, which contains information about all real property parcels, such as parcel ownership and mailing address, property location, land use, and valuation, while median market prices reflect the typical prices of homes transacting (or selling) in any given time period; median housing value reflects the typical price homes would sell for, regardless of if they sell or not in any given time period. Viewed this way, median housing value is more in line with the appraised value of a home.

⁴² <https://www.huduser.gov/portal/datasets/50per.html#year2025>

This variable is computed in several steps. Single-family residential housing units are identified in the data. We then focus on housing units that represent the homeowner's primary residence. The data also includes information regarding the taxable value of each property.

To ensure that the final estimates of the market value of a home reflect current market conditions, RCG has focused on homes that sold since 2025. We have used a linear regression model with the transaction price of each home as the dependent variable regressed against several explanatory variables. The set of parcel-level explanatory variables includes: construction year, land use code, a full series of indicators representing the jurisdiction where each parcel is located, lot size, each parcel's tax district, and lastly, estimates of the taxable value of each property.

Our model results use taxable values for properties from the Washoe County Assessor (which are available for all parcels), and the sale price of these residential properties is estimated based on the most recent sales data available. This was necessary because the taxable values of residential units that have not yet entered the for-sale market might lag behind current market sale trends. We obtained an estimate of the projected sale price of every home in Washoe County by extrapolating our model results to the full set of units in the sample. Median housing values for the jurisdiction are computed as the median of predicted transaction prices for the jurisdiction.

Median Monthly Housing Costs: Median selected monthly owner costs for homeowner housing units with a mortgage. Cost estimates are based on the ACS variable "selected monthly owner costs" for owner-occupied units and represent the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (personal property taxes, site rent, registration fees, and license fees). This variable was obtained directly from the ACS (variable B25088).

Median Year Built: The median year of built renter-occupied and owner-occupied units. These variables were obtained from the ACS Profile Table B25037.

Number of Subsidized Housing Units: Represents the number of subsidized housing units for a jurisdiction. This variable was obtained by adding up the number of units set-aside as affordable at each affordable housing development identified in the affordable housing inventory list obtained from the Nevada Housing Division. Parcel numbers are contrasted with the property-level information obtained from the Washoe County Assessor's Data to construct the median year built amongst the set of subsidized affordable housing developments.

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#Owner-Occupied Units: The number of residential units within the jurisdiction owned by the occupant. This variable was obtained from the ACS (variable DP04).

Percent of Cost Burdened Owners (>30%): Represents the percentage of owner-households contributing 30 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

Percent of Excessively Cost Burdened Owners (>35%): Represents the percentage of owner households contributing 35 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

#Renter-Occupied Units: The number of residential units within the jurisdiction where the occupant is classified as a renter. This variable was obtained from the ACS (variable DP04).

Vacancy: Identifies vacant housing units and reports the reason for the vacancy. To be counted as "vacant," a unit has to be in livable condition and intended for residential use. For newly constructed units, all exterior windows and doors must be installed, and usable floors must be in place. Dilapidated, condemned, and non-residential buildings are excluded. Both the rental vacancy rate (expressed as a percentage of all renter-occupied housing units) and the housing vacancy rate (expressed as a percentage of all owner-occupied housing units) were obtained from the ACS (variable DP04).

Housing Market Statistics

Table A-1 below provides a comprehensive overview of the City of Reno housing market statistics. As previously noted, according to estimates from the NV Demographer, the population of the City of Reno was 283,378 as of 2025. The median annual income for the jurisdiction is \$80,760 and the Homeownership Rate is 49.8 percent.

As of the most recent ACS survey, the City of Reno had 56,957 owner-occupied units with a 1.7 percent vacancy rate. The median year built is 1993 and the median home value is \$595,000. This results in a \$2,113 median monthly housing cost. In total, 26.8 percent of the City of Reno homeowners are Cost Burdened, and 19.8 percent are Excessively Cost Burdened. This resulted in a 21,435 owner-occupied Affordable Housing Unit Shortage combined across all income brackets and AMI levels.

The City of Reno also had 57,365 renter-occupied units, per the most recent ACS survey, with a 5.7 percent vacancy rate. The median year built is 1987 and the median contract rent is \$1,559. The percentage of Cost Burdened

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renters is 50.4 percent, and the percentage of Excessively Cost Burdened Renters is 41.4 percent. In total, within the City of Reno, there are 9,221 subsidized housing units, with the median year of those being 2000. For renters, this led to an 11,140 Affordable Housing Unit Shortage for renters at or below 100 percent AMI as of the most recent data release.

Table A-1: Housing Market Statistics, 2025

City of Reno Characteristics	
Median Annual Income	\$80,760
Homeownership Rate	49.8%
2025 Population	283,378
Homeowner Housing Profile	
#Units	56,957
Vacancy	1.7%
Median Year Built	1993
Median Monthly Housing Costs	\$2,113
Median Housing Value	\$595,000
Percent of Cost Burdened Owners (>30%)	26.8%
Percent of Excessively Cost Burdened Owners (>35%)	19.8%
Affordable Housing Unit Shortage	21,435
Renter-Occupied Housing Profile	
#Units	57,365
Vacancy	5.7%
Median Year Built	1987
Median Contract Rent	\$ 1,559
Percent of Cost Burdened Renters (>30%)	50.4%
Percent of Excessively Cost Burdened Renters (>35%)	41.4%
Number of Subsidized Housing Units	9,221
Median Year Built of the Subsidized Housing Stock	2000
Affordable Housing Unit Shortage	11,140

Source: ACS 2024 5-year, NV Demographer RCG. Percentages may not add up exactly to 100% because of rounding.

Table A-2 provides an estimated breakdown of the number of units in structure for the City of Reno. In total, 55.5 percent of the housing stock available in the City of Reno is single-unit detached or attached, 40.6 percent is 2 units or greater, 3.6 percent is mobile home,⁴³ and 0.3 percent is boat, RV, or other.

⁴³ According to the ACS, mobile homes are defined as “Both occupied and vacant mobile homes to, which no permanent rooms have been added are counted in this category. Towable recreational vehicles, such as travel trailers or fifth-wheel trailers, are considered mobile homes. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.” Additionally, Boat, RV, Van, etc. is

Table A-2: City of Reno Units in Structure Occupied Units, 2025

Number of Units in Structure	Number of Units	Percent of Total
1-unit, detached	57,275	50.1%
1-unit, attached	6,288	5.5%
2 units	1,715	1.5%
3 or 4 units	7,888	6.9%
5 to 9 units	10,975	9.6%
10 to 19 units	8,231	7.2%
20 or more units	17,606	15.4%
Mobile home	4,116	3.6%
Boat, RV, van, etc.	343	0.3%
Total	114,322	100.0%

Source: ACS 2024 5-year. Percents may not add up exactly to 100% because of rounding.

Table A-3 below provides an estimated breakdown of the percentage of occupied units in the City of Reno by the year the structure was built. An estimated 17.1 percent of the units were built in 2010 or later, 32.6 percent of the units were built between 1990 and 2009, and 50.3 percent of the units were built in 1980 or earlier.

defined as "This category is for any living quarters occupied as a housing unit that does not fit the previous categories."
https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2021_ACSSubjectDefinitions.pdf.

Table A-3: City of Reno Year Structure Built: Occupied Units, 2025

Year Built	Number of Units	Percent of Total
Built 2020 or later	5,373	4.7%
Built 2010 to 2019	14,176	12.4%
Built 2000 to 2009	21,264	18.6%
Built 1990 to 1999	16,119	14.1%
Built 1980 to 1989	14,748	12.9%
Built 1970 to 1979	19,778	17.3%
Built 1960 to 1969	9,603	8.4%
Built 1950 to 1959	6,631	5.8%
Built 1940 to 1949	3,430	3.0%
Built 1939 or earlier	3,315	2.9%
Total	114,322	100.0%

Source: ACS 2024 5-year. Percents may not add up exactly to 100% because of rounding.

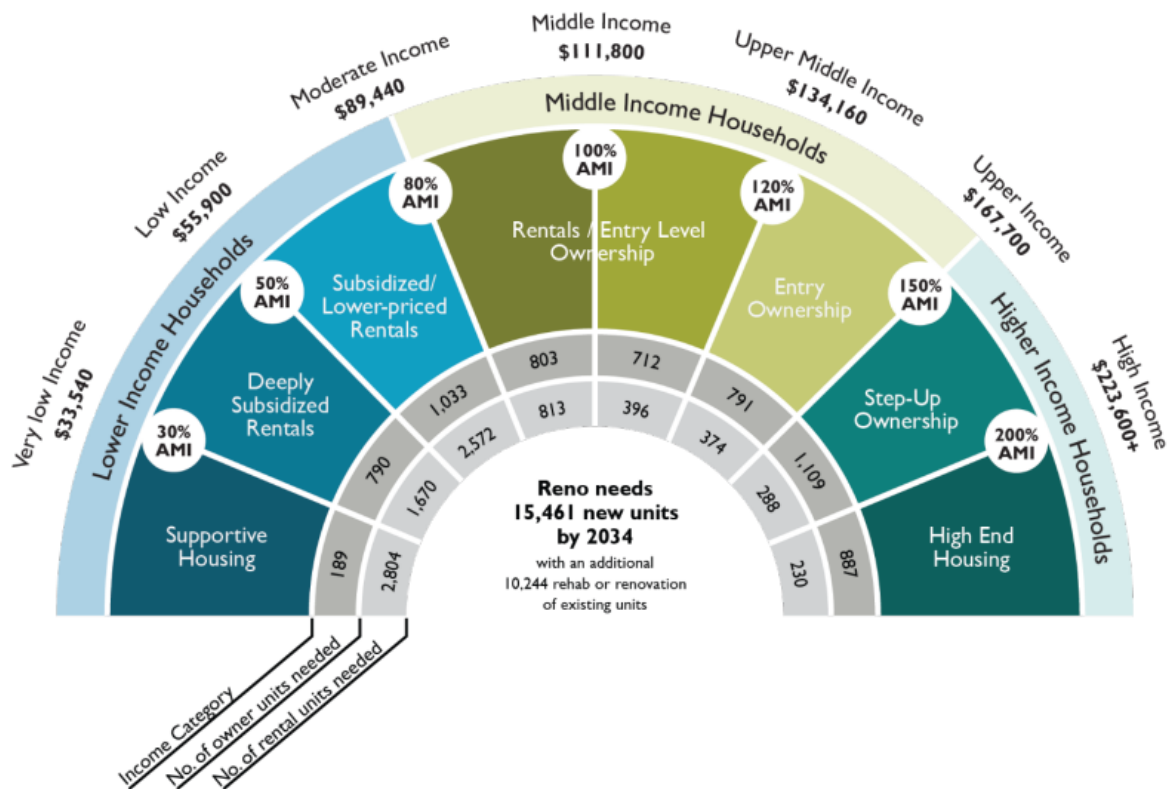
Jurisdiction Plans and Procedures

In 2025, the City developed an updated Housing Needs Assessment. There is a substantial amount of housing-related information included in the assessment, however the following discussion contains information that is pertinent to this section of the report.

The Needs Assessment found that there is a need for roughly 15,500 new housing units over the next 10 years within the City of Reno. This includes new units needed due to population growth, and new units needed for overcrowding. Additionally, the Assessment identified that approximately 10,000 units will need rehabilitation or renovation in the same timeframe.

The Needs Assessment also found that housing needs are not distributed evenly across the income spectrum. The following figure is from the Needs Assessment and describes the need by household income level:

Figure A-1: City of Reno Housing Needs from 2025 Needs Assessment



The Housing Needs Assessment identifies that there are units within the development pipeline that could help address some of the forecasted need, however, affordable housing development is not keeping pace with demand.

While the City does not develop affordable housing, there are a number of things that the City does to support housing, including affordable and attainable housing. Operationally, the City strives to review building permits with a ten-day turnaround for initial review. Additionally, the City meets current Nevada Revised Statutes regulations for land use approvals that require discretionary review. Furthermore, specific to affordable housing, the Reno Municipal Code (RMC) section 18.04.1503 describes incentives for affordable housing, including the expediting of building permit processing.

Below is a list of plans prepared for the City of Reno that address housing, including conditions and needs:

- The 2025 City of Reno Housing Needs Assessment provides an understanding the existing housing inventory and market conditions in Reno and forecasted demand for new housing units and preservation of existing housing units over the next 10 years. The assessment provides a detailed discussion on housing needs, population and demographic information, housing occupancy and characteristics, and market trends, employment, and cost of living.

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- The 2025 Consolidated Plan, which was recently updated, addresses impacts and housing needs.
- Additionally, Guiding Principle 4 found in Chapter 2 of the ReImagine Reno Master Plan contains Citywide Policies, which discusses exploring new housing development to meet the changing needs of the community and to diversify the City's housing portfolio. Appendix C of the Master Plan also contains referenced housing resources. This was established to help serve as the plan for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.

B. An inventory of existing affordable housing in the community.

Low-Income Housing Inventory

Per statute requirements outlined in [NRS 319.143](#), the Nevada Housing Division (NHD) maintains a Low-Income Housing Database (LIHD). The database provides an inventory of residential housing units in Nevada that have been subsidized at the federal, state, or local level and have deed restrictions or other agreements that restrict the income levels of eligible households and/or restrict unit rents. The majority of properties within the database are complexes of multifamily units, although single-family housing is also included as applicable. The database is sourced from in-house data collected by the Division through the administration of programs such as the Low-Income Housing Tax Credit (LIHTC) program as well as ongoing coordination with jurisdictions through reporting, including the Annual Housing Progress Report (AHPR).

Table B-1: Reno Low-Income Housing Inventory, June 2026 comprises the inventory of units recorded within the database for Reno as of June 2026. Properties within the table are denoted by corresponding project name, street address, city, and zip code. Unit counts for each property are also noted, including restricted units—which have applicable rent or income restrictions—as well as assisted units—which have either full rental assistance or are designated public housing units. Units may be restricted or assisted or have some combination of both restrictions and assistance. Also included within the inventory is a count of total including, which includes both restricted and market-rate units at a given property. A count of all units restricted to senior or senior-disabled households is also included in Table B-1.

The current inventory for Reno notes a total of 9,921 units, 8,507 restricted units, 2,208 assisted units, and 700 market-rate units. The quantity of total units minus market-rate units for Reno equals 9,221. Of these units, 2,239 are restricted to senior or senior-disabled households.

Due to data limitations, an inventory of affordable homes for sale is not included within the table. The Homeowner Housing Profile included within Table A-1: Housing Market Statistics, 2025 summarizes estimated cost burden and affordability for homeowners in Reno. For additional detail on homeowner households in Reno, refer to the following tables within Subsection D:

- Table D-1: Homeowner Housing Costs and Affordable Unit Shortage by Income Group, 2025
- Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2025
- Table D-5: Housing Cost Burden for Homeowner Households, 2025
- Table D-7: Naturally Occurring Affordable Housing Inventory, 2025

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Table B-1: City of Reno Low-Income Housing Inventory, June 2026

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Market-Rate Units #	Assisted Units #	Senior/Disabled Units #
1800 Threikel St. CARES Campus IV	1800 Threikel St.	Reno	89512	50	50	0		0
Ala Moana	3300 Kauai Ct.	Reno	89509	156	156	0		0
Altitude (additional units)	1550-1590 Sky Valley Dr.	Reno	89513	65	65	0		
Altitude by Vintage (Skyline Aptartments)	1570 Sky Valley Dr.	Reno	89503	100	80	20		0
Altitude by Vintage (Skyview Aptartments)	1590 Sky Valley Dr.	Reno	89503	100	55	45		0
Altitude by Vintage (Southridge Aptartments. I)	1550 Sky Valley Dr.	Reno	89503	92	92	0		0
Arbor Cove at Virginia Lake	2350 Lymbery St.	Reno	89509	66	66	0		66
Aspen Terrace Aptartments	355 Kirman Ave.	Reno	89502	42	42	0		0
Austin Crest Aptartments	1295 Grand Summit Dr.	Reno	89523	268	266	2		13
Autumn Village Aptartments	195 Gentry Way	Reno	89502	43	43	0	3	0
Butterworth Estates	430 Linden St	Reno	89502	24		0	24	0
Carriage Stone Senior Aptartments.	695 S. Center St.	Reno	89501	84	84	0		84
Carville Court	1257 Carville Dr.	Reno	89512	6	6	0	0	0
Carville Park Aptartments	1244 Carville Dr	Reno	89512	209	209	1	208	0
Centennial Park Annex (Sagebrush Place II)	1652 Wedekind Rd.	Reno	89512	40	40	0	38	0
City Cottage	Various	Reno		1	1	0		0
Colonial Court	205 2nd St.	Sparks	89501	12	12	0		0
Community Gardens	2338 Wedekind Rd.	Reno	89512	181	181	0	181	0
Copper Mesa	Red Rock Rd. & Silver Lake Rd.	Reno	89508	290	290	0		0

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Cottonwood Village	2655 Yori Ave.	Reno	89502	44	43	1		0
D Street/ Maple Leaves	2555 D St.	Sparks	89431	16	16	0		0
D&K Horizons Aptartments	1225 Carville Dr.	Reno	89512	4	4	0		0
Dakota Crest Aptartments	446 Kirman St.	Reno	89502	48	47	1		24
Dick Scott Manor	1035 E. 8th St.	Reno	89512	12	12	0	12	
Eddy House Transitional Living	888 Willow St.	Reno	89502	36	36	0		0
El Centro	101 State St.	Reno	89501	26	26	0	22	0
Essex Manor Aptartments	7760 Carlyle Dr.	Reno	89506	106		0	106	0
Golden Aptartments	520 Brinkby Ave.	Reno	89509	159	159	0	159	0
Hawk View Aptartments	1542 Steelwood Ln.	Reno	89512	100		0	100	0
Hillside Meadows	2757 Beck St.	Reno	89509	44	44	0		0
Idlewild Townhouse Aptartments	1810 Idlewild Dr.	Reno	89509	34	34	0		0
Inova	1660 White's Creek Ln.	Reno	89511	581	155	426		0
Juniper Village	525 Morrill Ave.	Reno	89512	44	44	0	3	0
Lighthouse Of the Sierra	3700 Safe Harbor Wy.	Reno	89512	26	25	0	26	0
Line Drive Apartments	1775 E. 4th St.	Reno	89512	50	50	0		
Manhattan Place Aptartments	930 Manhattan St.	Reno	89512	10	10	0		0
Marvel Way	1555 Marvel Wy.	Reno	89502	42	42	0	8	
Marvel Way 2	1555 Marvel Wy.	Reno	89502	44	44			
Metropolitan Gardens	325/726 7th St.	Reno	89512	83	83	0	83	83
Mineral Manor	1525 E. Ninth St.	Reno	89506	144		0	144	0
Moran Street	435 Moran St.	Reno	89502	8	8	0	5	8
Myra Birch Manor	3585 Mazzone Ave.	Reno	89502	56		0	56	0
Oak Tree / Oak Wood Aptartments	3410 Neil Rd.	Reno	89502	25	11	14		0
Orovada	Orovada St. & Silverada Blvd.	Reno	89512	40	40	0		40

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ParcOne60 aka City Center Aptartments	160 Sinclair St.	Reno	89501	258	258	0		0
Park Manor	33 Park St.	Reno	89502	85	85	0	10	0
Park on Virginia	3295 S. Virginia St.	Reno	89502	332	332	0	66	0
Parkway Lodge	49 S. Park St.	Reno	89502	51	11	40		0
Pilgrims Rest Senior	1325 Hillboro Pl.	Reno	89512	7	7	0	7	7
Pinewood Terrace	1455 Evelyn Way	Reno	89502	50	50	0	50	0
Pinyon	Moana Ln. & Neil Rd.	Reno		252	252	0	8	0
Plaza at 4th Street	450 N. Wells Ave.	Reno	89512	44	43	1		0
Plaza at 4th Street	450 N. Wells Ave.	Reno	89512	30	30	0		0
Reno Silvercrest Aptartments	1690 Wedekind Rd.	Reno	89512	57		1	56	57
RHA Scattered Site Affordable Units	Various	Reno		166	110	56	56	0
Ridgeview	4050 Gardella Ave.	Reno	89512	300	300	0		0
River Seniors	895 Kuenzli St.	Reno	89502	55	55	0		55
Riverside Artist Lofts	17 S. Virginia	Reno	89501	35	35	0		0
Sage by Vintage	500 Stoker Ave.	Reno	89503	180	180	0		0
Sarrazin Arms Aptartments	541 W. 3rd St.	Reno	89503	57	57	0		0
Sierra Manor Aptartments	2350 Paradise Dr.	Reno	89512	147	147	0	147	147
Sierra Manor II Aptartments	2360 Paradise Dr.	Reno	89513	40		1	39	40
Sierra West Aptartments	1380 Riley Ave.	Reno	89502	26	26	0		0
Silver Sage at Neil Road	3870 Neil Rd.	Reno	89502	58	58	0		58
Silver Sage Senior Residence	4885 S. McCarran Blvd.	Reno	89502	41	41	0		41
Silver Terrace Aptartments aka Sagebrush Place I	1611 Wedekind Rd.	Reno	89512	126	126	0	97	0
Silverada Manor	1402 Silverada Blvd.	Reno	89512	150	149	1	149	0
Sky Mountain Vintage	4855 Sky Mountain Dr.	Reno	89523	288	288	0		0
South Peak	1205 S. Meadows Pkwy.	Reno	89521	288	288	0		0
Spokane Street	Various	Reno		4	4	0		0

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Springview	2355 Clearacre Ln.	Reno	89512	180	180	0		0
Stead Manor	5068 Cocoa Ave.	Reno	89506	68		0	68	0
Steamboat by Vintage	600 Geiger Grade Rd.	Reno	89521	360	360	0		0
Sunset Ridge Aptartments	2141 Centennial Wy.	Reno	89512	100	11	89	11	0
Terracina Reno	2175 Sierra Highlands Dr.	Reno	89511	142	142	0		0
Tom Sawyer Village	2565 Tom Sawyer Dr.	Reno	89512	100		0	100	100
Trembling Leaves Aptartments	115 Booth St.	Reno	89509	27	26	1	1	0
Village at North	925 N. Virginia St.	Reno	89503	25	25	0	1	0
Village on Sage Street	250 Sage St.	Reno	89512	225	225	0	0	0
Vintage at Citi Vista/Citivista Senior/Citi Aptartments	650 Record St.	Reno	89512	152	152	0		152
Vintage at Redfield	Redfield Pkwy. & Baker Ln.	Reno		223	223	0		223
Vintage at the Crossing	11565 Old Virginia Rd.	Reno	89521	230	230	0		230
Vintage at the Sanctuary	301 Gentry Wy.	Reno	89502	208	208	0		208
Vintage at Washington Station	275 Vine St./260 Winter St.	Reno	89503	205	205	0		205
Vintage Hills Senior Aptartments	4195 W. 7Th St.	Reno	89503	201	201	0		200
Vista Point Aptartments	250 Talus Way	Reno	89503	44	44	0		0
Washoe Mills Aptartments	1375 Mill St.	Reno	89502	115	115	0	115	115
Whittell Pointe Aptartments	1855 Selmi Dr.	Reno	89512	120	120	0		0
Whittell Pointe II Aptartments	1855 Selmi Dr.	Reno	89512	108	108	0		0
William Raggio Plaza	48 S. Park St.	Reno	89502	21		0	21	0
Willie J. Wynn	1202 Hillboro Ave.	Reno	89512	44	44	0	12	44
Willows At Wells Senior Aptartments	201 S. Wells Ave.	Reno	89501	39	39	0		39
Yorkshire Terrace Aptartments	7900 Chapman Pl.	Reno	89506	30	30	0	16	0
Zephyr Pointe Aptartments	10640 N. McCarran Blvd.	Reno	89503	216	216	0		0
Total Units w/Restrictions or Assistance (Total - Market Rate): 9,221				9,921	8,507	700	2,208	2,239

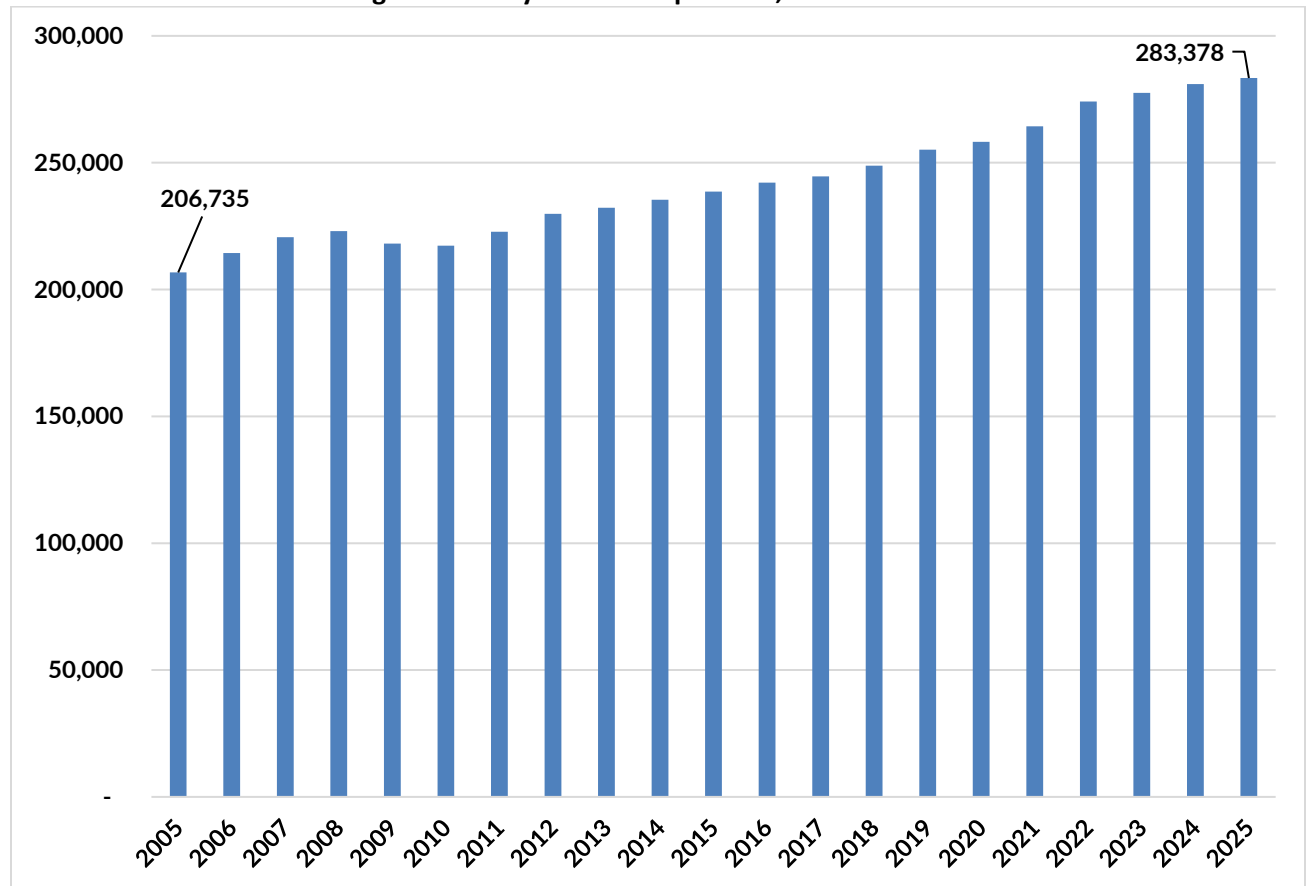
Source: Low-Income Housing Database, NHD

C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

As noted above, current population estimates were obtained from the Nevada Demographer’s most recent release. Figure C-1 and Table C-1 provide a historical trend of the population of the City of Reno. In the 20 years from 2005-2025 Reno grew by 76,643 individuals, or 37.1 percent. On average, this comes to a growth of 3,832 persons per year, or an average annual rate of 1.6 percent.

Figure C-1: City of Reno Population, 2005-2025



Source: NV Demographer

Table C-1: City of Reno Population and Growth Rate, 2005-2025

Year	Population	Population Growth	YoY Growth Rate
2005	206,735		
2006	214,371	7,636	3.7%
2007	220,613	6,242	2.9%
2008	223,012	2,399	1.1%
2009	218,143	(4,869)	-2.2%
2010	217,282	(861)	-0.4%
2011	222,801	5,519	2.5%
2012	229,859	7,058	3.2%
2013	232,243	2,384	1.0%
2014	235,371	3,128	1.3%
2015	238,615	3,244	1.4%
2016	242,158	3,543	1.5%
2017	244,612	2,454	1.0%
2018	248,806	4,194	1.7%
2019	255,170	6,364	2.6%
2020	258,230	3,060	1.2%
2021	264,318	6,088	2.4%
2022	274,129	9,811	3.7%
2023	277,517	3,388	1.2%
2024	281,015	3,498	1.3%
2025	283,378	2,363	0.8%
Annual Average		3,832	1.6%

Source: NV Demographer, RCG. Parentheses () mean negative.

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2031 Market Projections

Market forecasts for 2031 are based on population estimates obtained from Environmental Systems Research Institute ("ESRI"). ESRI provides estimates on population, demographics, and income for markets based on their models, as well as the most up-to-date ACS data estimates by geography.

To convert projected population increases into estimates of the total number of new housing units likely to be demanded by 2031, we used the estimated population increase for the City of Reno and divide it by estimates of the average number of people occupying each housing unit within the county. This approach creates a relationship between population growth and the total number of housing units required to support the population.

In order to obtain conservative estimates of the number of renter-occupied, owner-occupied, and affordable subsidized housing units required to support the City of Reno's projected population growth, we computed the proportion of each type of housing unit, based on the county's current data, and apply these proportions to estimates of the total number of new housing units required to support projected 2031 population increases. Lastly, we assume a housing density of 4.0 units per acre to translate projected increases in housing unit demand to projected increases in vacant land demand. For Washoe County as a whole, the adjusted⁴⁴ average number of units per acre is 3.89; to maintain consistency with the type of dwellings per acre limits commonly used in jurisdictional development codes, we adopted a figure of 4.0.

Table C-2: 5-Year City of Reno Housing Market Projections, 2026-2031

Population and Median Income	
2031 Population	293,206
Population Increase	9,828
2031 Median Household Income	\$92,206
Projected Housing Needs & Land Requirements	
Housing Units Required	3,965
Owner-Occupied Units	1,975
Renter-Occupied Units	1,990
Subsidized Units	925
Vacant Acreage Required	991

Source: RCG, ESRI, NV Demographer

⁴⁴ Ratio adjusts any parcel over 5 acres to 5 acres, as it is unlikely future development will be for properties larger than 5 acres. Actual density figures may vary based on the County's planning goals and policies.

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Table C-3 provides historical, current, and projected estimates of the population of the City of Reno by race and ethnicity. Of note, the percentage of the population that is categorized as White Alone has decreased from 74.4 percent in 2010 to 60.3 percent in 2025 and is expected to decrease further to 58.0 percent in 2031. Subsequently, the percentage of all other races, including Two or More, has increased over time and is expected to continue to increase. The percentage of those of Hispanic Origin Ethnicity has increased from 24.1 percent in 2010 to 27.0 percent in 2025.

Table C-3: City of Reno Population by Race and Ethnicity, 2010-2031

Population by Race/Ethnicity	2010	2020	2025	2031
Total	217,282	258,230	283,378	129,932
White Alone	74.4%	62.7%	60.3%	58.0%
Black Alone	2.8%	3.1%	3.2%	3.3%
American Indian Alone	1.3%	1.4%	1.5%	1.5%
Asian Alone	6.3%	7.1%	7.7%	8.4%
Pacific Islander Alone	0.7%	0.8%	0.8%	0.8%
Some Other Race Alone	10.4%	12.0%	12.8%	13.6%
Two or More Races	4.1%	13.0%	13.8%	14.5%
Hispanic Origin	24.1%	25.4%	27.0%	28.5%

Source: ESRI. Percentages may not add up exactly to 100% because of rounding.

Table C-4 provides historical, current, and projected estimates of the population of the City Reno by age. Of note, the median age has increased from 34.7 in 2010 to 37.4 in 2025 and is expected to continue to rise to 38.5 in 2031. The age ranges 65 – 74 and 75-84 have increased the most (3.4 percentage points and 2.2 percentage points, respectively), while 45 – 54 and 15 – 24 have decreased the most (-2.3 percentage points and -1.9 percentage points, respectively).

Table C-4: City of Reno Population by Age, 2010-2031

Population by Age	2010	2020	2025	2031
0 - 4	7.0%	5.5%	5.4%	5.3%
5 - 9	6.2%	5.7%	5.5%	5.2%
10 - 14	6.0%	5.7%	5.5%	5.3%
15 - 24	16.1%	15.3%	14.2%	14.0%
25 - 34	15.2%	15.8%	16.1%	15.0%
35 - 44	13.0%	12.8%	13.7%	14.1%
45 - 54	13.4%	11.3%	11.1%	11.9%
55 - 64	11.5%	11.9%	11.0%	10.3%
65 - 74	6.7%	9.9%	10.1%	10.0%
75 - 84	3.6%	4.6%	5.9%	6.9%
85 +	1.5%	1.5%	1.6%	2.1%
18 +	79.5%	81.5%	82.0%	82.2%
Median Age	34.7	36.4	37.4	38.5

Source: ESRI. Percentages may not add up exactly to 100% because of rounding.

D. A determination of the present and prospective need for affordable housing in the community.***Housing Gap Assessment Methodology***

The housing gap assessments for the jurisdiction are shown separately for owner-households and renter-households. These illustrate the number of households, by income bracket, and the number of units affordable to households in each income bracket. A shortage of affordable homes is defined when and if the number of households in any given income bracket exceeds the number of homes affordable to them. For example, within Figures D-1 and D-2 if the Number of Occupied Households is greater than the Number of Units Affordable, then there is a gap within that income bracket because those households are living in a unit that is considered affordable for a higher income bracket.

Number of Households, by Income Bracket: Estimates of the number of owner households and renter-households split by income bracket are obtained from the variable B25118 “Tenure by Household Income in the Past 12 Months.” The associated set of income brackets include: <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to \$49,999, \$50,000 to \$74,999, \$75,000 to \$99,999, and \$100,000 to \$149,999. Where possible, this information is presented using estimated percent AMI brackets as well. It is important to note that there is not a direct match between ACS income brackets and percent AMI brackets. To bypass this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates to an annual income of \$33,540, unit counts associated with the income brackets <\$19,999 and \$20,000 to \$24,999 are fully counted, while units associated with the income bracket [\$25,000 to \$34,999] are only partially counted. In this case, we would attribute $(33,540 - 25,000) / (34,999 - 25,000) = 85.41$ percent of the unit counts falling within the [\$25,000 to \$34,999].

Affordable Housing Unit Shortage Estimate Methodology

Number of Units Affordable for Renters: For renter-occupied housing, housing gaps are based on estimates of the number of renter-occupied units split by rental pricing brackets obtained from the variable ACS B25063 “Gross Rent.” Gross rent represents the contract rent plus the estimated average monthly cost of utilities if the renter pays these costs. The ACS provides breakdowns of the number of renter households with gross rent in a full suite of rental pricing brackets.

Estimates of the number of units affordable to households in each income bracket are based on combining the counts of rental units affordable to households within each income bracket. A housing unit is considered affordable to a household in a given income bracket if the monthly rent associated with it does not exceed 30 percent of the household’s gross monthly income.

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For renters, the 30-percent threshold is based on the upper bound of the income bracket each household belongs to. As such, housing gaps are estimated conservatively. These calculations take into account that units affordable to households in any given income bracket include units that are affordable to households in each of the lower income brackets. This is important to highlight because not every household may choose to spend 30 percent of their gross monthly income on monthly rent. Because of this, those in higher income brackets have more choices than those in lower income brackets. For each income bracket, we estimated the set of affordable homes to be “available” as the sum of (a) the set of homes affordable to households within a given income bracket plus (b) the set of surplus homes affordable to households at lower income levels if surplus exists. The number of units affordable for renters reported reflects this adjustment.

Number of Units Affordable to Owners: For owner-occupied housing units, gaps are based on estimates of the market value of owner-occupied residential housing as described above and based on an analysis of the Washoe County Assessor’s Real Property Data. In contrast to the ACS, these data provide unit-level information. Given the data, a unit is deemed affordable to households within a given income bracket if the associated monthly mortgage payment required to purchase the unit does not exceed 30 percent of households’ monthly income.⁴⁵ Similar to the analysis of renter-occupied units, the 30 percent threshold is applied to the upper bound of the income bracket each household belongs to. For the purposes of this analysis, the implicit monthly mortgage payment for each home in the Assessor’s Data assumes that households finance housing with a five percent down payment and a 6.9 percent contract interest rate using a fully amortizing 30-year fixed-rate mortgage.

Similar to the case for renters, the number of units affordable for owners reported reflects the availability adjustment described above. Those in higher income brackets are able to choose to attract supply from the units affordable to lower income brackets if they choose. Units that are affordable for lower tiers are, by definition, affordable for higher income tiers. In this respect, lower income tiers are choice constrained, and those in higher tiers are less choice constrained, while households in higher income brackets can afford more expensive units, nothing forces them to live in more expensive units.

As noted, a home is deemed affordable to a household at a given income bracket if the monthly housing costs associated with the home do not exceed 30 percent of the household’s gross monthly income. A shortage of affordable housing units is present when and if the number of households exceeds the number of homes that are affordable and available. The overall affordable housing unit shortage for renter-occupied and owner-households in the jurisdiction is computed by aggregating shortages across all income brackets.

⁴⁵ As stated previously, 30% is used as the affordability threshold in order to stay consistent with the National Low Income Housing Coalition’s Housing Gap Report as well as the Nevada Housing Division’s housing needs assessment.

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This analysis is focused on how many households are within income ranges and how many existing total housing units are potentially affordable to those ranges. The results presented are based on the total stock of housing within the jurisdiction. It does not consider how many houses are currently available and listed for sale or what the total number of prospective homebuyers is. Shortages are defined when the estimated number of households exceeds the number of total existing units affordable to households in the respective income bracket. The housing shortage results are limited to housing that is affordable rather than housing that is affordable and available.⁴⁶

Housing Gap and Shortage Analysis Results

Table D-1 and Figure D-1 provide the results of the Housing Gap Analysis for owner-occupied housing units.

Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to \$49,999, \$50,000 to \$74,999, and \$75,000 to \$99,999 income ranges. In total across these income ranges, there is a 21,435-unit shortage of affordable owner-occupied housing units in the City of Reno. Table D-2 presents the same data grouped using the percent AMI for the jurisdiction.

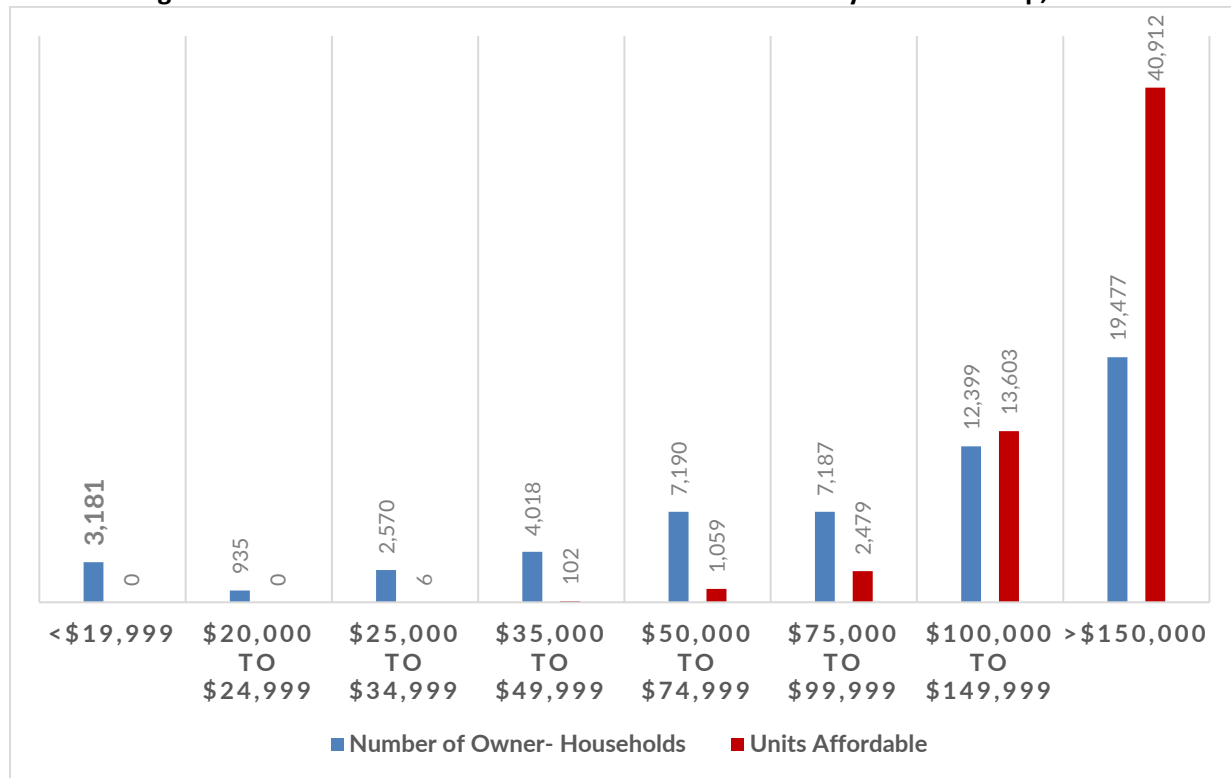
Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2025

Income	Number of Owner-households	Units Affordable	Shortage
<\$19,999	3,181	0	3,181
\$20,000 to \$24,999	935	0	935
\$25,000 to \$34,999	2,570	6	2,564
\$35,000 to \$49,999	4,018	102	3,916
\$50,000 to \$74,999	7,190	1,059	6,131
\$75,000 to \$99,999	7,187	2,479	4,708
\$100,000 to \$149,999	12,399	13,603	0
>\$150,000	19,477	40,912	0
Affordable Housing Unit Shortage			21,435

Source: ACS 2024 5-year, RCG, Washoe County Assessor

⁴⁶ Due to data limitations, specifically within the Integrated Public Use Microdata Series ("IPUMS"), we are unable to estimate the number of households both affordable and available. This level of data is only estimated at the MSA level not at the jurisdictional level.

Figure D-1: Homeowner Households vs. Units Affordable by Income Group, 2025



Source: ACS 2024 5-year, RCG, Washoe County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2025

Income	Number of Owner-households	Units Affordable	Shortage
30% AMI (\$33,540/yr)	6,311	5	5,490
50% AMI (\$55,900/yr)	6,090	353	5,253
60% AMI (\$67,080/yr)	3,215	474	2,482
80% AMI (\$89,440/yr)	6,429	1,767	4,624
100% AMI (\$111,800/yr)	6,022	4,323	3,586
120% AMI (\$134,160/yr)	5,658	6,207	0
120+ AMI	23,232	45,032	0
Affordable Housing Unit Shortage			21,435

Source: ACS 2024 5-year, RCG, Washoe County Assessor

Table D-3 and Figure D-2 provide the results of the Housing Gap Analysis for Renter-Occupied Housing Units.

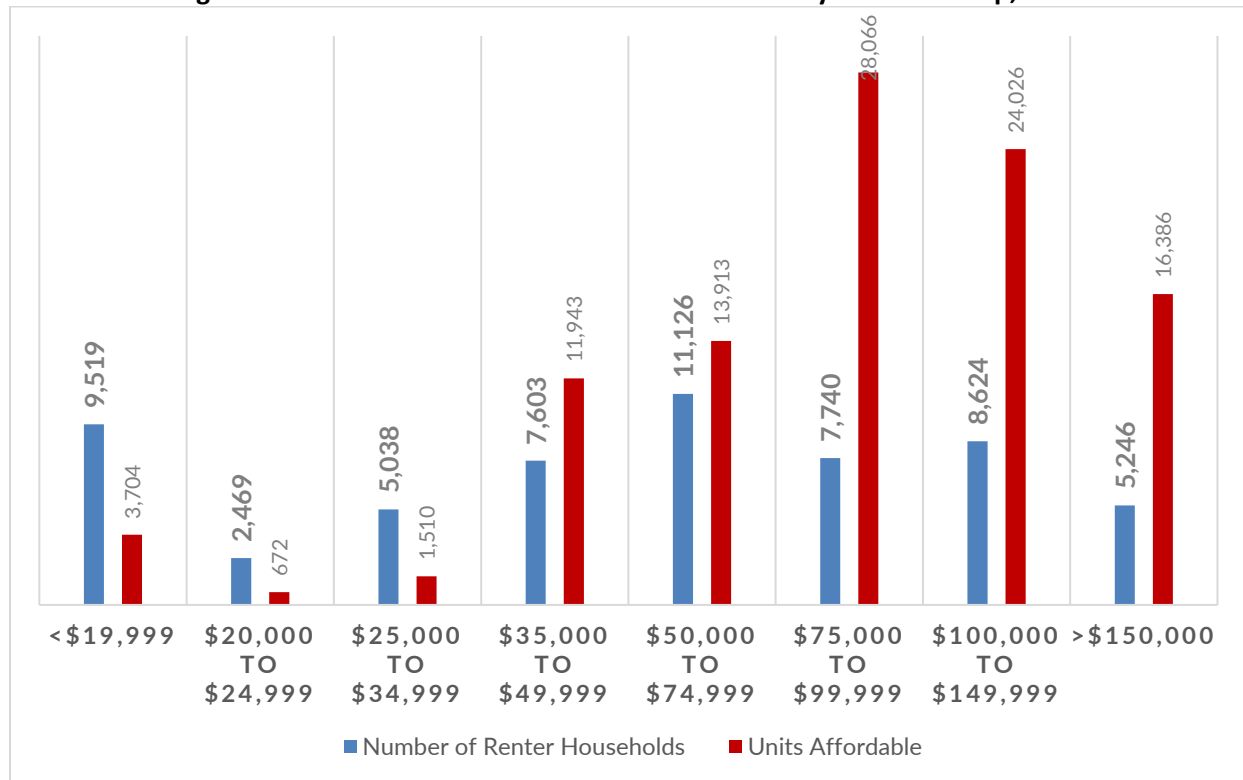
Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, and \$25,000 to \$34,999 income ranges. In total across these income ranges, there is an 11,140-unit shortage of affordable renter-occupied housing units in the City of Reno. Table D-4 presents the same data grouped using the percent AMI for the jurisdiction.

Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2025

Income	Number of Renter Households	Units Affordable	Shortage
<\$19,999	9,519	3,704	5,815
\$20,000 to \$24,999	2,469	672	1,797
\$25,000 to \$34,999	5,038	1,510	3,528
\$35,000 to \$49,999	7,603	11,943	0
\$50,000 to \$74,999	11,126	13,913	0
\$75,000 to \$99,999	7,740	28,066	0
\$100,000 to \$149,999	8,624	24,026	0
>\$150,000	5,246	16,386	0
Affordable Housing Unit Shortage			11,140

Source: ACS 2024 5-year, RCG, Washoe County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2025



Source: ACS 2024 5-year, RCG, Washoe County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2025

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI (\$33,540/yr)	16,291	5,666	9,503
50% AMI (\$55,900/yr)	10,964	15,447	1,637
60% AMI (\$67,080/yr)	4,976	6,222	0
80% AMI (\$89,440/yr)	7,995	20,619	0
100% AMI (\$111,800/yr)	5,346	17,640	0
120% AMI (\$134,160/yr)	3,935	10,964	0
120+ AMI	7,858	23,662	0
Affordable Housing Unit Shortage			11,140

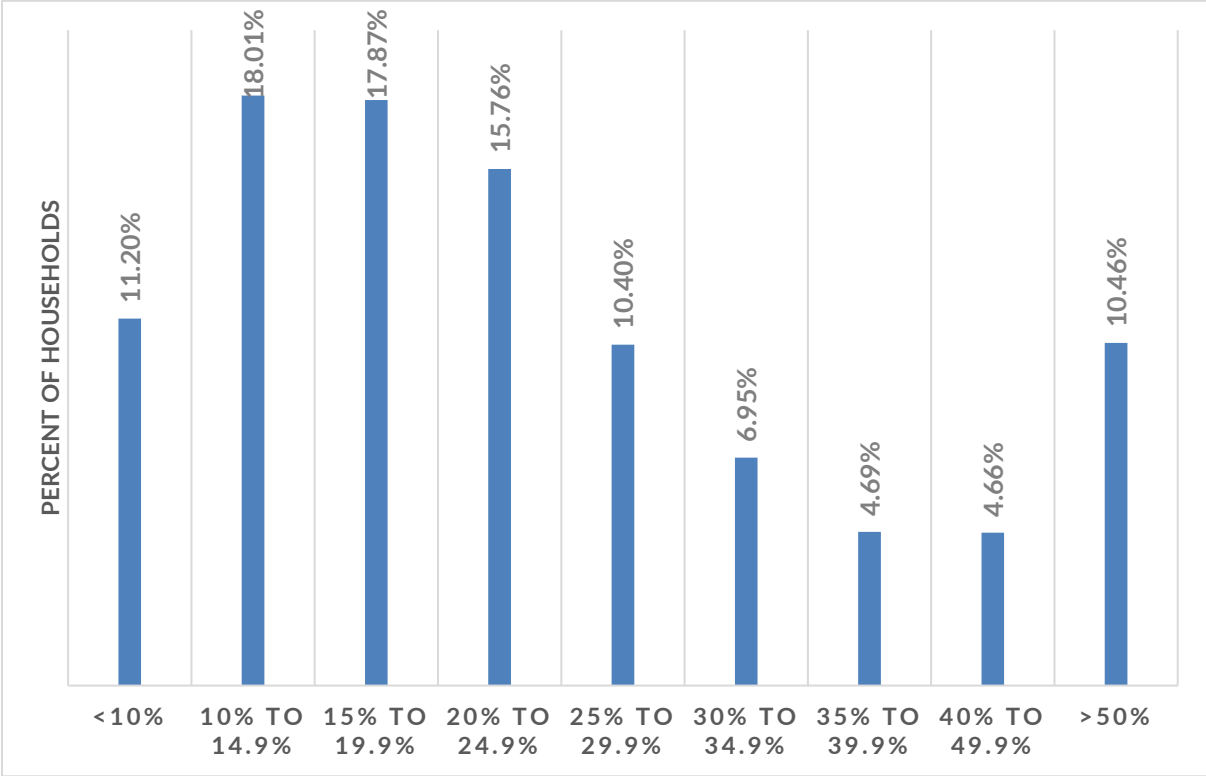
Source: ACS 2024 5-year, RCG, Washoe County Assessor

Housing Cost Burden Assessment Results

The housing cost burden assessments are shown separately for owner-households and renter-households. Each figure illustrates the percentage of households broken down by the percentage of their gross household income being utilized to cover housing costs. For renter-households, cost burden assessments are based on the variable B25070 "Gross Rent as a Percentage of Household Income in the Past 12 Months." For owner-households, cost burden assessments are based on the variable B25091 "Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months."

Figure D-3 and Table D-5 provide a breakdown of the percentage of Owner-households by Housing Costs as a percentage of that household's income. Data shows 11.2 percent of Households have a <10 percent Housing Cost Burden. In total, 26.8 percent are considered Cost Burdened (>30 percent), and 19.8 percent are considered to be Excessively Cost Burdened (> 35 percent). Almost 11 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-3: Homeowner Housing Costs as a Percentage of Income, 2025



Source: ACS 2024 5-year, RCG

Table D-5: Housing Cost Burden for Homeowner Households, 2025

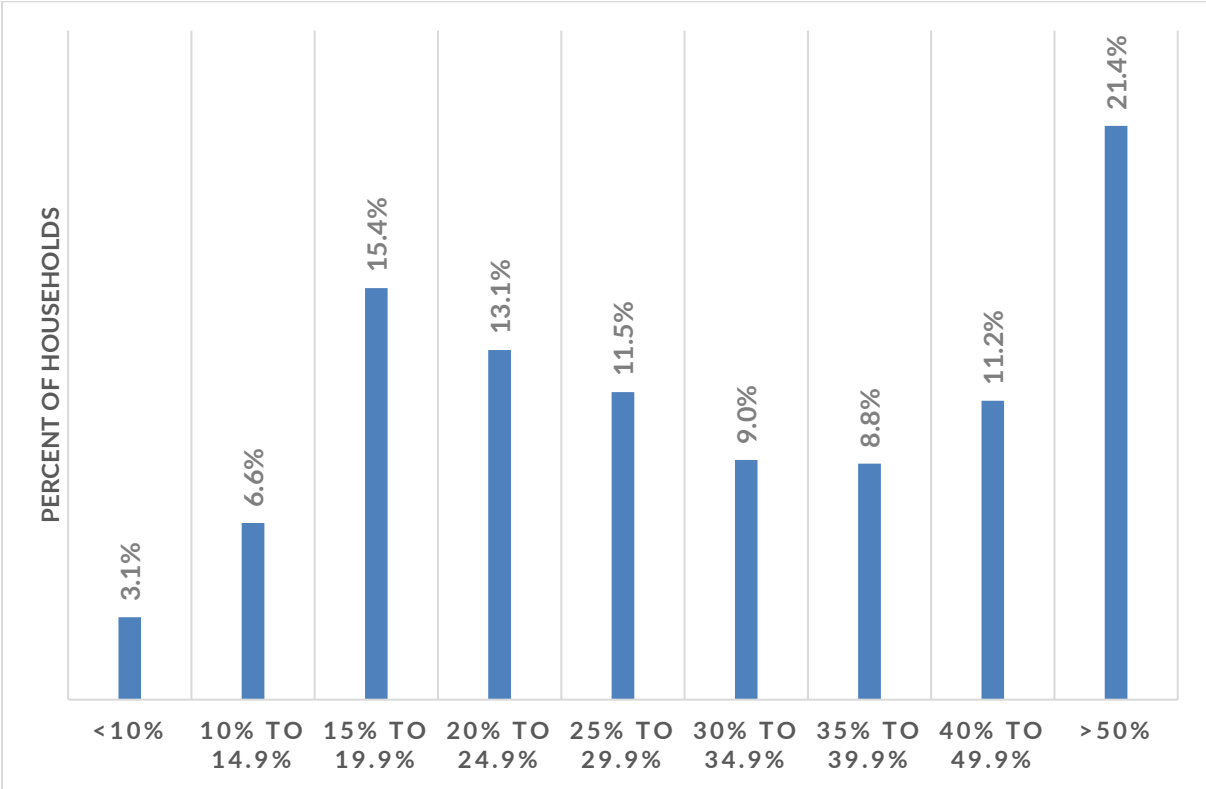
Housing Cost/Household Income	Percent of Owner-households
<10%	11.2%
10% to 14.9%	18.0%
15% to 19.9%	17.9%
20% to 24.9%	15.8%
25% to 29.9%	10.4%
30% to 34.9%	7.0%
35% to 39.9%	4.7%
40% to 49.9%	4.7%
>50%	10.5%

Source: ACS 2024 5-year, RCG

Figure D-4 and Table D-6 provide a breakdown of the percentage of Renter-households by Housing Costs as a percentage of that household’s income. Data shows 3.1 percent of Renter-households have a <10 percent Housing Cost Burden. In total, 50.4 percent are considered Cost Burdened (>30 percent), and 41.4 percent are considered to

be Excessively Cost Burdened (> 35 percent). Over 21 percent of Renter-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2025



Source: ACS 2024 5-year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2025

Housing Cost/Household Income	Percent of Renter-households
<10%	3.1%
10% to 14.9%	6.6%
15% to 19.9%	15.4%
20% to 24.9%	13.1%
25% to 29.9%	11.5%
30% to 34.9%	9.0%
35% to 39.9%	8.8%
40% to 49.9%	11.2%
>50%	21.4%

Source: ACS 2024 5-year, RCG. Percents may not add up exactly to 100% because of rounding.

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Naturally Occurring Affordable Housing (“NOAH”)

Not all affordable housing available to lower income groups is subsidized. Residential properties that are affordable to households in an income group but are not subsidized by any direct program are defined as naturally occurring affordable housing (“NOAH”).

To determine the stock of NOAH within the City of Reno, we employed the above methodology (found on page 15) used to estimate affordable housing unit shortages with the exception that housing, and household counts are based on income thresholds expressed as a percentage of area median income (“AMI”) for the jurisdiction. It is important to note that these AMI thresholds may differ from the US Department of Housing and Urban Development (“HUD”) due to the focus on the specific political jurisdiction rather than the MSA, which HUD uses.

Estimates of the number of renter-occupied and owner-households (as well as the number of units affordable to them) are shown below at 30 percent, 50 percent, 60 percent, and 80 percent of AMI.

The stock of units for the jurisdiction in these estimates includes market-rate units as well as subsidized affordable housing units. For each income level, the number of NOAH units is determined by subtracting the number of subsidized units located within the jurisdiction from the total number of units deemed affordable to households at each income level.

One caveat is the thresholds associated with 30 percent, 50 percent, 60 percent, and 80 percent of AMI do not coincide with the lower- or upper-income brackets available from the ACS. To circumvent this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates to an annual income of \$22,000, unit counts associated with the income bracket <\$19,999 are fully counted, while units associated with the income bracket [\$20,000 to \$24,999] are only partially counted. In this case, we would attribute $(22,000 - 20,000) / (24,999 - 20,000) = 40$ percent of the unit counts falling within the [\$20,000 to \$24,999].

The results of this analysis are found in Table D-7 below. In the 50 percent of AMI range, 56.3 percent of the housing units that are affordable to that income group are NOAH, non-subsidized, units. Similarly, for the 60 percent of AMI income range, 66.3 percent of the affordable units are NOAH and 80.8 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory, 2025

Reno-Sparks MSA AMI*	# Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI (\$33,540/yr)	5,666	0	0.0%
50% AMI (\$55,900/yr)	21,113	11,892	56.3%
60% AMI (\$67,080/yr)	27,335	18,114	66.3%
80% AMI (\$89,440/yr)	47,954	38,733	80.8%

Source: ACS 2024 5-year, RCG. Percentages may not add up exactly to 100% because of rounding

E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.

Impediments

Much like the rest of the Country, the City of Reno faces several impediments when it comes to developing affordable housing. Based on the consolidated plan drafted for 2025-2029 these impediments include: Cost burden, low vacancy rates, overcrowding, aging housing stock, and housing instability. These impediments will be further analyzed below with an explanation of the policies that are being put into place to help mitigate those impediments.

1. Cost Burden

- A household is considered cost burdened if they spend more than 30% of their gross monthly income on housing costs. Based on the consolidated plan for 2025-2029, 24.8% of residents in the Reno area are cost burdened and 13.1% are severely cost burdened. This data comes from a combination of the 5-year American Community Survey (ACS) and the comprehensive housing affordability strategy. Additionally, the cost of housing has increased exponentially. In 2013 the median home value in Reno was \$203,300 and in 2023 the median home value was \$496,600. This is an increase of 144.3%. Rent increased 75.4% over the same timeframe from an average of \$783 per month to \$1,373 per month. For additional context, based on the most recent City of Reno Housing Needs Assessment, adopted in September of 2025, the median sale price increased nearly 93% between 2016 (\$287,823) and 2024 (\$554,504).
- The graphs below demonstrate the breakdown of renters and homeowners in the Reno area and what percentage of their income they spend on housing. This is based on the 2024 ACS 1-year data to better inform this report. In 2024 there were 29,397 renters that were considered cost burdened, and 10,727 homeowners that were considered cost burdened. It is worth noting the percentage of renters that are severely cost burdened spending over 50% of their income on housing. Additionally, we see that renters are more cost burdened than homeowners making it even more difficult for them to enter the housing market.
- This is the second year of tracking this information. Since the previous report, the number of cost burdened renters increased by 1,685 and the number of cost burdened homeowners increased by 623. In comparison to the 2023 ACS 1-year data that was used in last year's report, for renters who are cost burdened, there are less renters in the 50% or more cost burdened range, and more in the

30-49.9% range. Conversely, for the cost-burdened homeowner group, there are more in the 50% range and in the 30-34.9% range, but less in the 35-49% ranges.

Figure E-5: City of Reno Renters from 2024 ACS

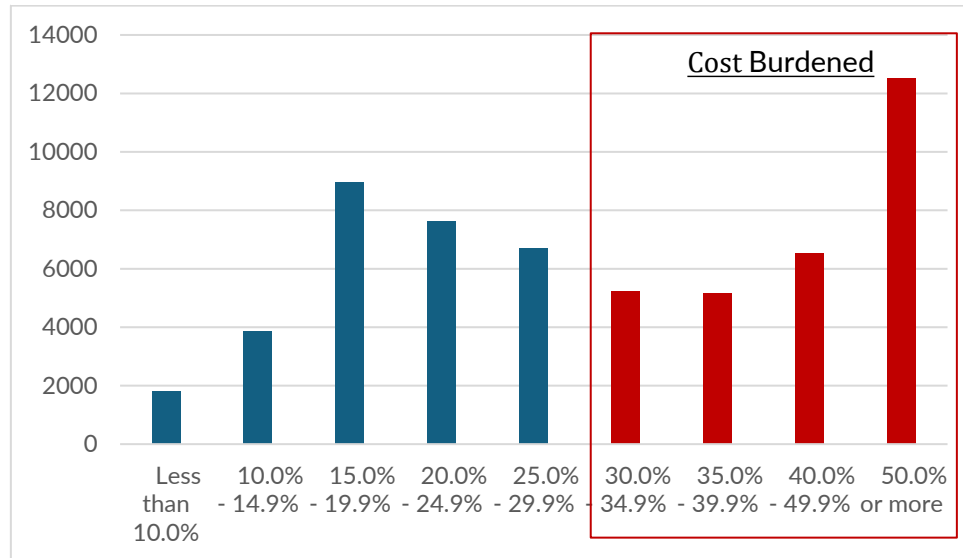
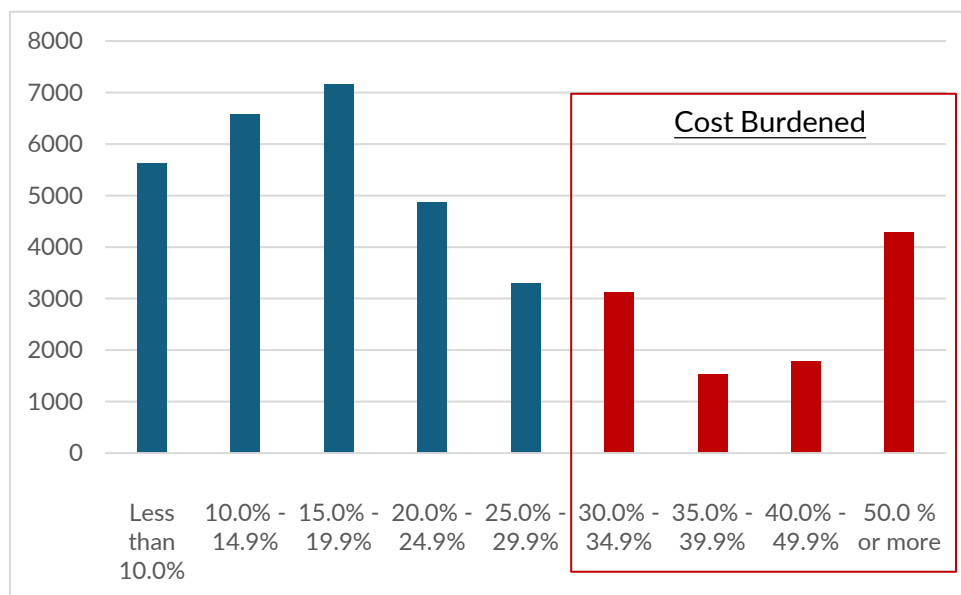


Figure E-2: City of Reno Homeowners from 2024 ACS

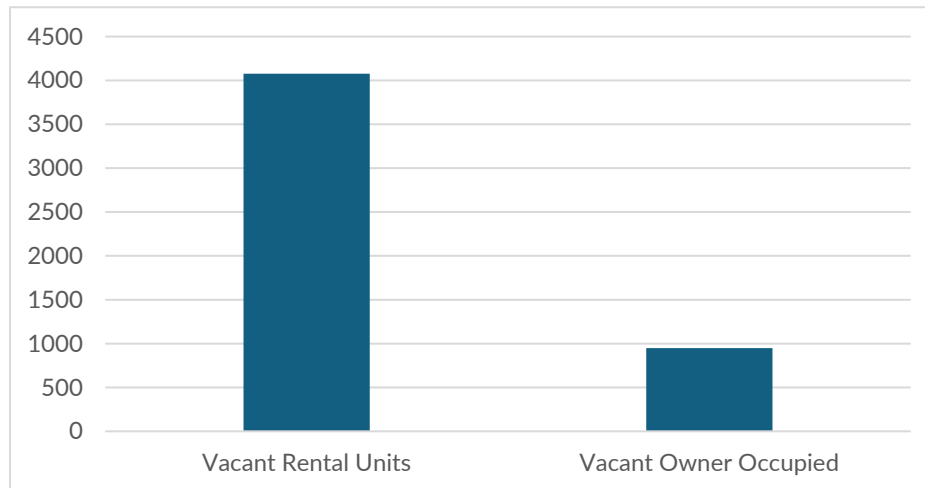


2. Low Vacancy Rates

- According to the 2025 consolidated plan, the City of Reno has a homeowner vacancy rate of 1.5% and a rental vacancy rate of 5.8%. Although this still represents a scarcity of housing, it does show that the rental vacancy rate has improved

- Based on the 2024 1-year ACS data, there is about a 10% vacancy rate with rental units and just a 1% vacancy rate for homeowner units. This again shows the scarcity of homeowner units and the difficulty for renters to enter the market. The graph below demonstrates the number of vacant rental units vs owner units. We saw the total vacant units decrease in 2024 from 12,297 total vacant units to 11,459 vacant units.

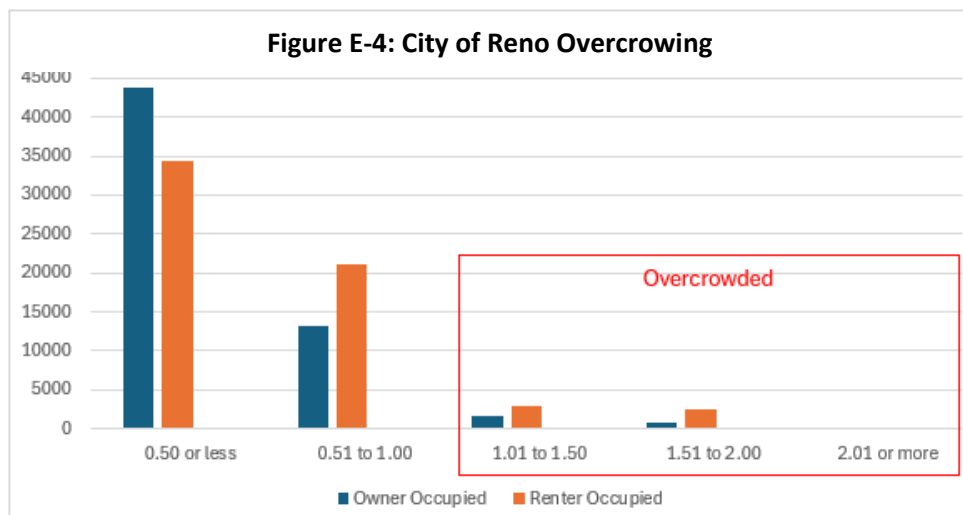
Figure E-3: City of Reno Vacancy Rates from 2024 ACS



3. Overcrowding

- Approximately 9 percent of renters and 2 percent of homeowners live with 1.01 persons or more per room which would qualify as overcrowding per HUD's definition of more than one occupant per room. Due to the increase in cost of housing, more people are living in smaller units, often with more occupants per room, to compensate for the cost. The graph below indicates the breakdown of units by occupants per room for both owner occupied, and renter occupied unit:

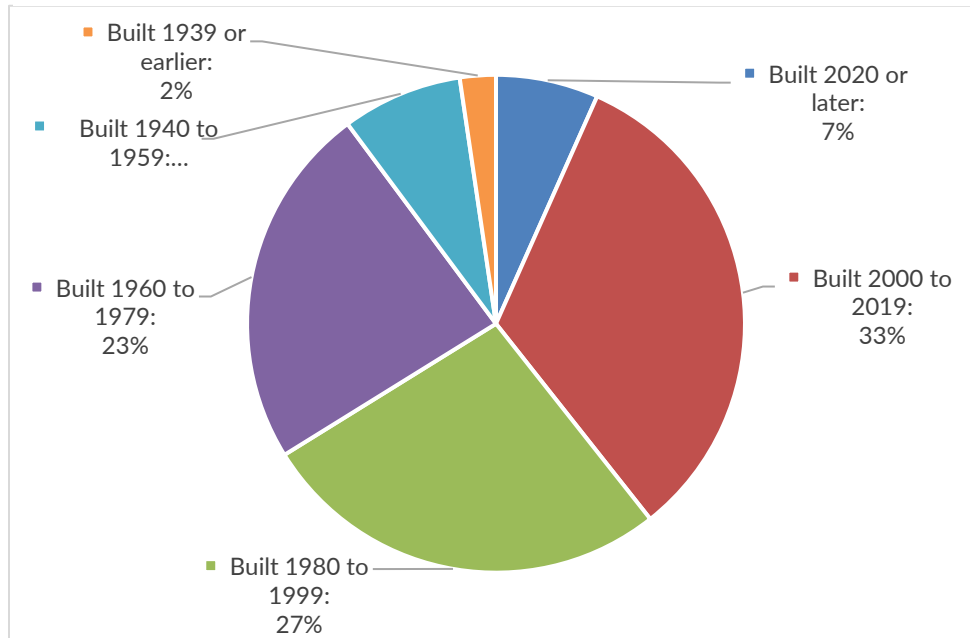
Figure E-4: City of Reno Overcrowding



4. Aging Housing Stock

- In the City of Reno, 36 percent of the units were built before 1980. These homes are a challenge because they are associated with certain environmental hazards like asbestos, and they require ongoing maintenance. Financial constraints often prevent these residents from making essential repairs, leading to potential safety hazards and deteriorating living conditions. Addressing this need is essential for preserving the housing stock and ensuring long-term livability for residents.

Figure E-6: City of Reno Age of Housing Stock



5. Housing Instability

- All of the issues listed above increase the percentage of people with housing instability. There are an increasing amount of people paying more than 30% of their income towards housing, and with the aging housing stock, many of these individuals cannot afford repairs, rising utility rates, or maintenance.

Mitigation Measures

Although the City cannot directly regulate the cost of a house, there have been policies implemented to help relieve the impediments listed above. Overall, these mitigation measures attempt to increase the supply of housing, which in turn assists with reducing the cost burden of housing due to more unit availability and less demand which often leads to higher home prices, addresses the low vacancy rates through more unit availability, creates more varied unit types that can better accommodate family sizes, encourage rehabilitation and improvements made to housing units through development incentives to address the issues surrounding aging housing stock, and overall address the area's housing instability.

The mitigation measures include changes to the Reno Municipal Code, Title 18, as follows:

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- a) Expedited building permit review for affordable housing projects
- b) Density bonuses for affordable housing projects and smaller units
- c) Reduced parking for affordable housing

F. An analysis of the characteristics of the land that is suitable for residential development.

Vacant Developable Land Inventory Data and Methodology

Each year, the Washoe County Assessor's Office releases an official version of parcel geography along with parcel attributes, including state land use codes. A corresponding data table, called the QuickInfo database, is also maintained by the Washoe County Assessor's Office, which contains verified assessor parcel information as well as additional information used for planning purposes.

The QuickInfo database links to parcel-level data provided and maintained by the Washoe County Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2026 QuickInfo database available, but as described in more depth below, the data is updated to reflect construction activity as of June 2026. Several adjustments and filters are required to provide accurate and representative estimates of vacant developable land. Each step and filter used are described below:

It should be noted that representatives of the Cities of Reno and Sparks provided comments regarding the use of this methodology in last year's (2024) report. Our team met with representatives of these jurisdictions, as well as those of Washoe County and Truckee Meadows Regional Planning Agency (TMRPA). During our meeting we discussed the following changes to the future vacant land methodology:

1. In addition to slope limitations of 7% and 12%, slopes of 15% and 30% are needed to align current slope restrictions used by these jurisdictions in their planning process. This information is currently created and maintained by TMRPA.
2. Create a standardized bridge of Assessor zoning codes to potential residential and commercial use assumptions.
3. Utilize data provided by the TMRPA regarding limitations to land development associated with unique uses and restrictions, such as planned unit developments, to ensure only land readily available for development is included in the analysis.

According to TMRPA, they are working on finalizing models incorporating this information for future use. Unfortunately, the data necessary for these methodology adjustments was not available as of the date of this report and should be utilized, as available, in future analyses.

Parcel Slope: A parcel's average slope, expressed as a percentage. This variable was calculated by Truckee Meadows Regional Planning Agency using 10-meter DEM mosaics created by UNR's Keck Library. Each vacant parcel is loaded into ArcGIS and is then generated with an average slope from the raster (slope) cells that intersect it.

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Slopes greater than 12 percent were eliminated from the analysis due to their impracticality for residential property development.

Nearest Distance to Road: The nearest distance between a parcel's lot boundary and a road in feet. In order to calculate this variable, we first used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the road. We obtained street centerlines of all roads in Washoe County from Washoe County's Geographic Information Systems. These street centerlines that are maintained by the County do not provide detailed attributes that classify roads based on use, construction, or lanes. Consequently, all roads maintained in the GIS layer are assumed to be accessible by vehicles of all types.

Nearest Distance to Highways: The nearest distance between a parcel's lot boundary and a highway in feet. In order to calculate this variable, we used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the closest highway. We obtained street centerlines from Washoe County's Geographic Information Systems and used the CLASS field to differentiate between roads and highways.

Disposal Boundary: Each parcel was flagged as belonging or not to the Truckee Meadows Public Lands Management Act ("Lands Bill"), obtained from Lands Bill representatives. Federally owned lands beyond the disposal boundary are excluded from the analysis, as these lands are not subject to sale through the Lands Bill and are unlikely to be released for development by the federal government without legislative changes.

Zoning: The zoning for each vacant parcel was identified using the Washoe County Assessor's Office QuickInfo file. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction's zoning code for the purposes of evaluating the stock of land potentially developable to accommodate housing. Zoning codes that can include both residential and commercial (i.e., PUDs and mixed-use) were arbitrarily assigned a residential zoning code due to the objective of this study.

Municipal-Owned Property: Part of the overarching goal of the vacant land inventory is to illustrate the breakdown of developable land by zoning class (residential vs. commercial) and by ownership (private vs. public). We also categorize publicly owned land by identifying land owned by the State or by local jurisdictions / municipalities. To do this, we queried the ownership field maintained in Washoe County's parcel base attributes. Parcels were flagged as municipally owned parcels if the owner's name met any of the criteria listed below:

- BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION
- CITY OF RENO
- CITY OF RENO et al.
- CITY OF SPARKS

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- CITY OF SPARKS REDEVELOPMENT AGENCY
- HOUSING AUTHORITY CITY OF RENO
- INCLINE VILLAGE GENERAL IMPROVEMENT DIST.
- NEVADA DEPT OF TRANSPORTATION
- NEVADA STATE OF
- NEVADA STATE PARK SYSTEM
- PYRAMID LAKE PAIUTE TRIBE
- REDEVELOPMENT AGENCY CITY OF RENO
- REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY
- SPARKS CITY OF
- STATE OF NEVADA
- SUN VALLEY GENERAL IMPR DIST
- TMFPD BOARD OF FIRE COMMISSIONERS
- TRUCKEE MEADOWS WATER AUTHORITY
- TRUCKEE RIVER FLOOD MGMT AUTH
- UNIVERSITY & COMMUNITY COLLEGE SYSTEM NV
- UNIVERSITY NEVADA LAS VEGAS FOUNDATION
- UNIVERSITY OF NEVADA RENO
- WASHOE COUNTY
- WASHOE COUNTY REGIONAL OPEN SPACE PROGRAM
- WASHOE COUNTY SCHOOL DISTRICT
- WASHOE COUNTY SCHOOL DISTRICT BOARD

Federally Owned Property: Federal land ownership status was determined using the ownership field maintained in Washoe County's parcel base attributes. Parcels identified as belonging to an area under the ownership of the Bureau of Indian Affairs, Bureau of Land Management, Bureau of Reclamation, Department of Defense, Department of Energy, Fish and Wildlife Service, Forest Service, National Park Service, or United States of America were dropped from consideration, while parcels under the purview of the Truckee Meadows Public Lands Management Act were retained.

Parcel Acreage: Represents the size of a parcel's lot in acres. This variable was obtained directly from Washoe County's parcel base attributes.

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Proximity to Developed Site: Represents the nearest distance in feet each parcel is to the nearest developed parcel. This variable was computed by segmenting Washoe County parcels into the set of developed and undeveloped parcels and computing the distance from a vacant parcel's lot boundary to the boundary of the nearest developed parcel. This serves as a proxy for the infrastructure requirements needed to develop the parcel. This offers a conservative assumption that sufficient infrastructure is likely in place at the nearest developed parcel and can be used for the development of the vacant parcels.

Vacant Land Status: A parcel is classified as vacant if (a) the construction year associated with each parcel is zero or missing and (b) the parcel maintains a vacant state land use code.

The analysis of available vacant lands is presented below across six scenarios. These scenarios are based on different sets of filters based on the above criteria. This is important to provide because it highlights what exists within the region (least restrictive filters) and what exists that has the highest chance of being developed the soonest (most restrictive filters).

The least restrictive scenario is Scenario-1. Here, any vacant parcel (regardless of ownership) is included in the analysis so long as the parcel is less than 10 miles from a highway and 5 miles from a road. Scenario-1 parcels include municipal owned land as well as federal land within the Lands Bill. In Scenario-2, we restricted parcels by eliminating parcels more than 5 miles from a highway or 2.5 miles from a road. Scenario-3 is similar to Scenario-2, but it focuses on parcels with more shallow slopes less than seven percent. In this scenario, proximity to a road is also restricted to parcels within .75 miles. Scenario-4 replicates the findings in Scenario-3 but excludes federally owned lands within the Lands Bill. Scenario-5 replicates Scenario-4 but excludes municipally owned lands. Lastly, Scenario-6 adds the restriction that vacant parcels must be located within .25 miles of developed infrastructure. Scenario-6 provides the most likely development ready inventory of parcels given current zoning, ownership, and proximity to development. In each scenario the relevant changes from the previous set of filters are **underlined and in bold.**

Scenario-1 (Least restrictive set of filters)

- Land Status: Vacant
- Ownership: Private, Federal Land within the Lands Bill, Municipal-Owned Land
- Average Parcel Slope <12 percent
- Distance to Highway <10 miles
- Distance to Road < 5 miles

Scenario-2

- Land Status: Vacant
- Ownership: Private, Federal Land within the Lands Bill, Municipal-Owned Land

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- Average Parcel Slope <12 percent
- Distance to Highway <5 miles
- Distance to Road < 2.5 miles

Scenario-3

- Land Status: Vacant
- Ownership: Private, Federal Land within the Lands Bill, Municipal-Owned Land
- Average Parcel Slope <7 percent
- Distance to Highway <5 miles
- Distance to Road < 0.75 miles

Scenario-4

- Land Status: Vacant
- Ownership: Private or Municipal Owned Land
- Average Parcel Slope <7 percent
- Distance to Highway <5 miles
- Distance to Road < 0.75 miles

Scenario-5

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Highway <5 miles
- Distance to Road < 0.75 miles

Scenario-6 (Most restrictive set of filters)

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Highway <5 miles
- Distance to Road < 0.75 miles
- Distance to Nearest Developed Parcel < 0.25 mile

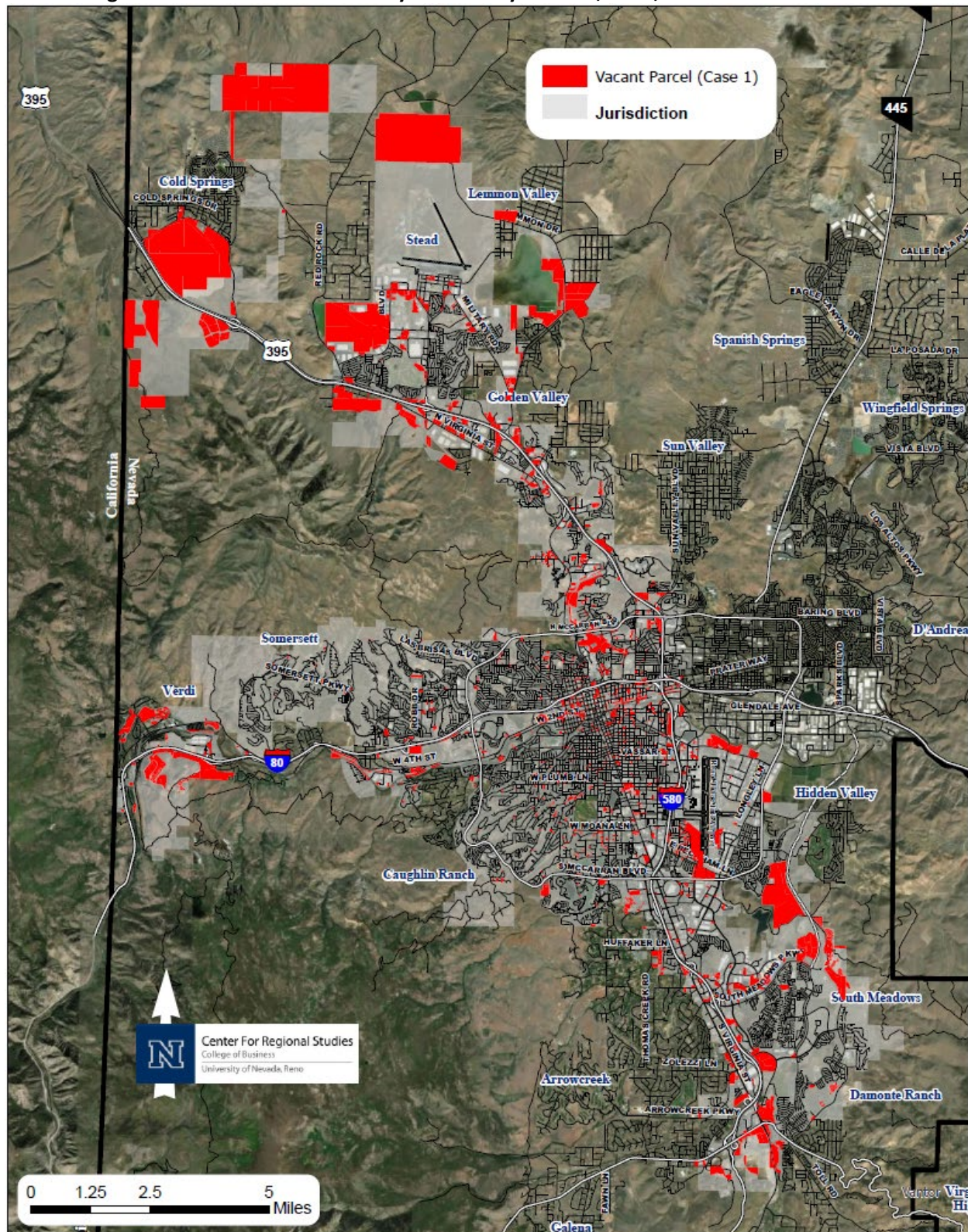
Table F-1 below provides the Vacant Land Inventory for the City of Reno. Under the most restrictive set of filters, Scenario-6, there are 320 vacant Commercial parcels comprising 705 acres. Additionally, there are 1,548 vacant residential parcels comprising 3,139 acres. These vacant parcels and acreage are privately owned, have an average slope of <7 percent, are <5 miles from a freeway, <0.75 miles from a road, and are <0.25 miles from the nearest developed parcel.

Table F-1: Vacant Land Inventory for the City of Reno, 2026

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
	Vacant Parcels	415	415	368	368	325	320
	Vacant Acres	2,458	2,458	2,207	2,207	745	705
Residential							
	Vacant Parcels	1,979	1,979	1,693	1,693	1,560	1,548
	Vacant Acres	5,172	5,172	3,609	3,609	3,460	3,139
Total Parcels		2,394	2,394	2,061	2,061	1,885	1,868
Total Acres		7,630	7,630	5,816	5,816	4,205	3,844
Category	Parcel Filter Description	Filtering Criteria by Scenario					
Topography	Average Slope of Parcel	<12%	<12%	<7%	<7%	<7%	<7%
Access	Nearest Distance to Highway	<10 miles	<5 miles	<5 miles	<5 miles	<5 miles	<5 miles
Access	Nearest Distance to Road	<5 miles	<2.5 miles	<3/4 mile	<3/4 mile	<3/4 mile	<3/4 mile
Ownership	Includes Federally Owned Parcels w/in Lands Bill	Yes	Yes	Yes	No	No	No
Ownership	Includes Municipally Owned Parcels	Yes	Yes	Yes	Yes	No	No
Infrastructure Proxy	Nearest Distance to Developed Parcel	No Restriction	No Restriction	No Restriction	No Restriction	No Restriction	<1/4 mile

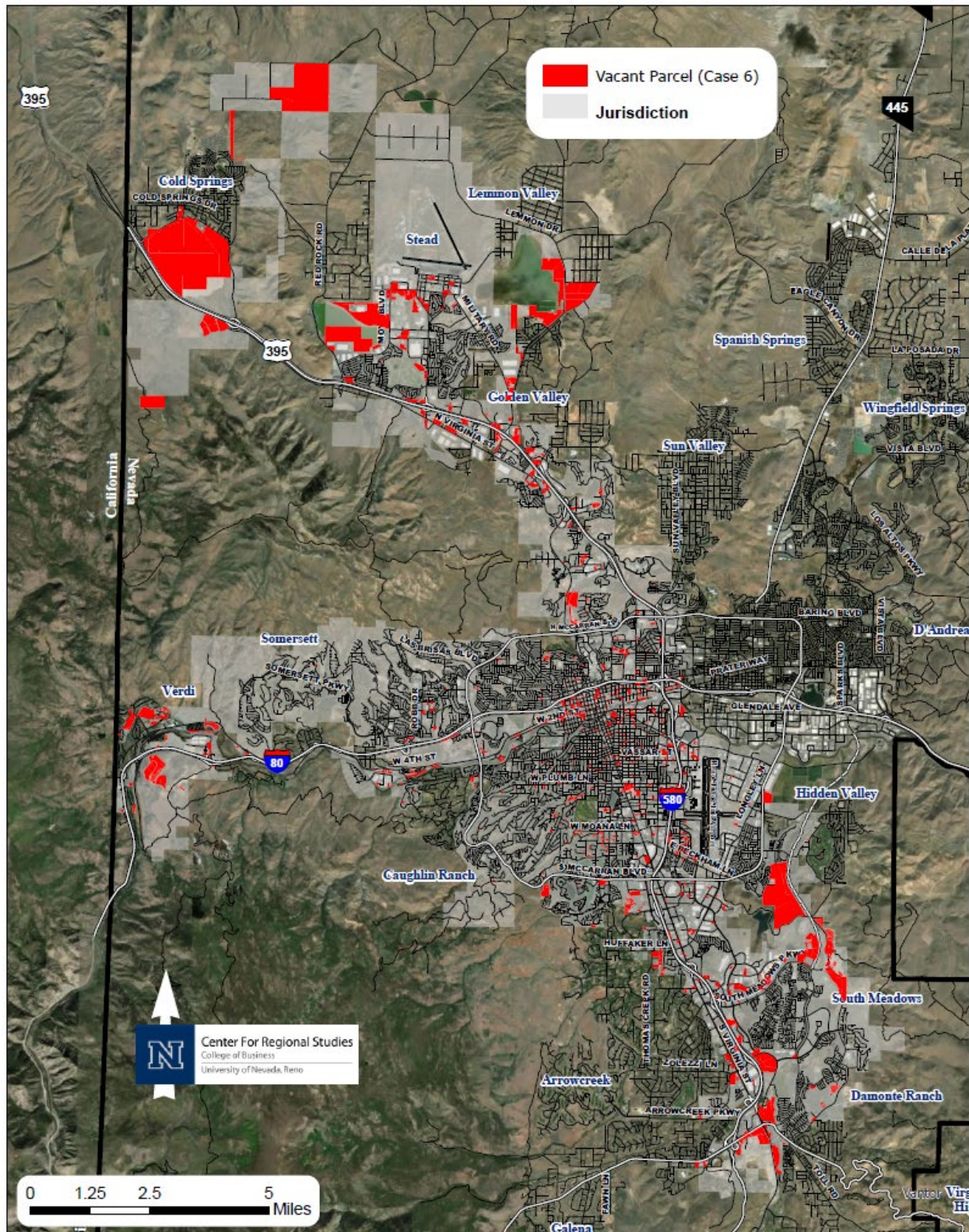
Source: Center for Regional Studies, UNR.

Figure F-1: Vacant Land Inventory for the City of Reno, 2026, Case 1 Least Restrictive



Source: Center for Regional Studies, UNR.

Figure F-2: Vacant Land Inventory for the City of Reno, 2025, Case 6: Most Restrictive



Source: Center for Regional Studies, UNR.

G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.

There is an obvious need for affordable housing, but those specific needs are as follows:

1. Increase Supply of All Housing

- In 2023 Reno City Council initiated a text amendment to Title 18 of the Reno Municipal Code to address certain challenges for development which includes development of housing. Staff proposed a handful of options to help increase the supply of housing. A handful of those recommendations were codified in 2024. Additionally, a separate text amendment addressed general clean-up of title 18 which helped clarify regulations and restrictions. Through that clean-up, it made development more straight-forward and easier for those who want to build in Reno understand what is expected. In 2025, the City Council adopted an Accessory Dwelling Unit (ADU) ordinance allowing ADUs throughout the City. Although there have been some significant strides toward increasing the housing stock, the median home price continues to rise.

2. Infrastructure Rehabilitation and Public Facility Improvements

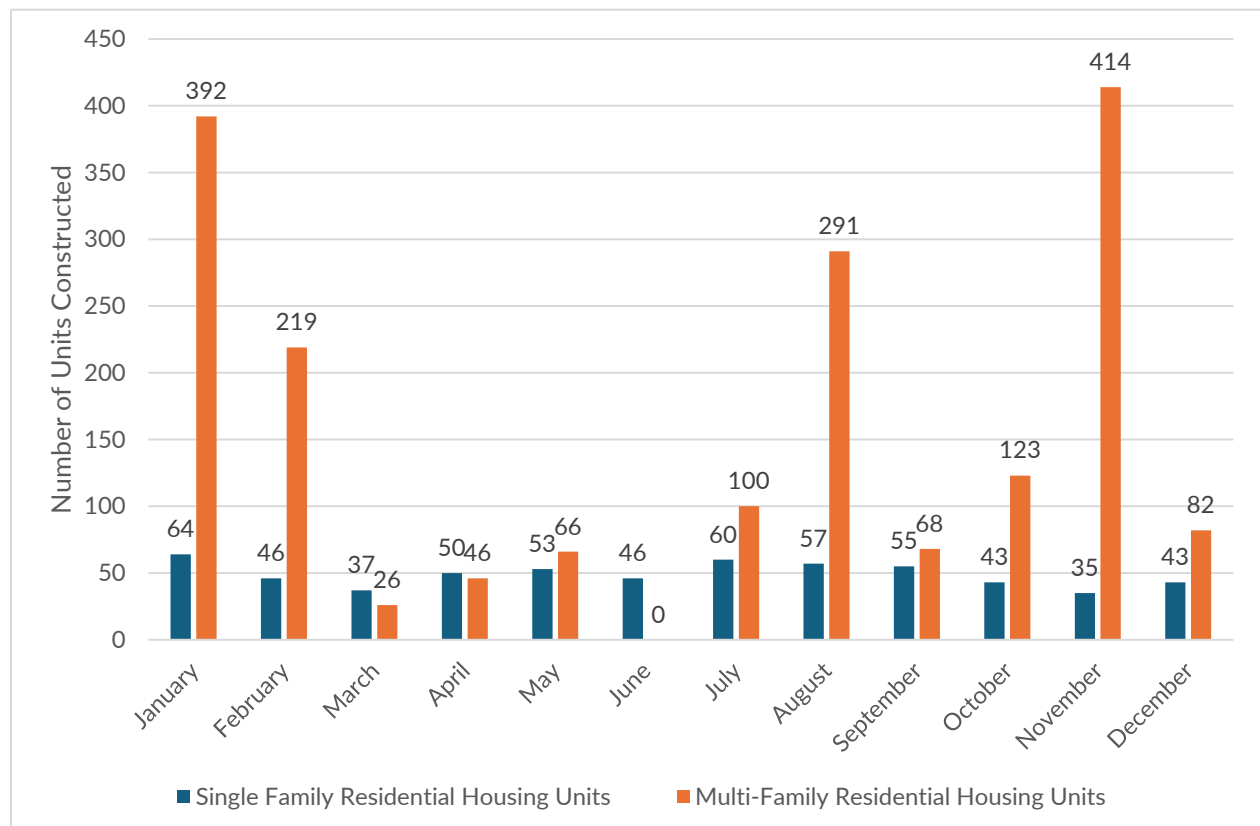
- Improvements to public utilities and infrastructure have been identified as a need in the City of Reno. The City can utilize Community Development Block Grant (CDBG) funds to address this need. In 2025, over \$2,000,000 was allocated in CDBG funding to support public facilities and infrastructure. Additionally, any new development helps fund public infrastructure projects when they pay for their permits and impact fees.

H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.

While the City does not develop affordable housing, there are a number of things that the City does to support housing, including affordable housing. Operationally, the City strives to review building permits with a ten-day turnaround for initial review. Additionally, the City meets current Nevada Revised Statutes regulations for land use approvals that require discretionary review. Furthermore, specific to affordable housing, the Reno Municipal Code (RMC) section 18.04.1503 describes incentives for affordable housing, including the expediting of building permit processing.

The following building permit data provides insights regarding residential unit construction over calendar year 2025. In total, approximately 589 single family residential units and 1,827 multi-family residential units were constructed.

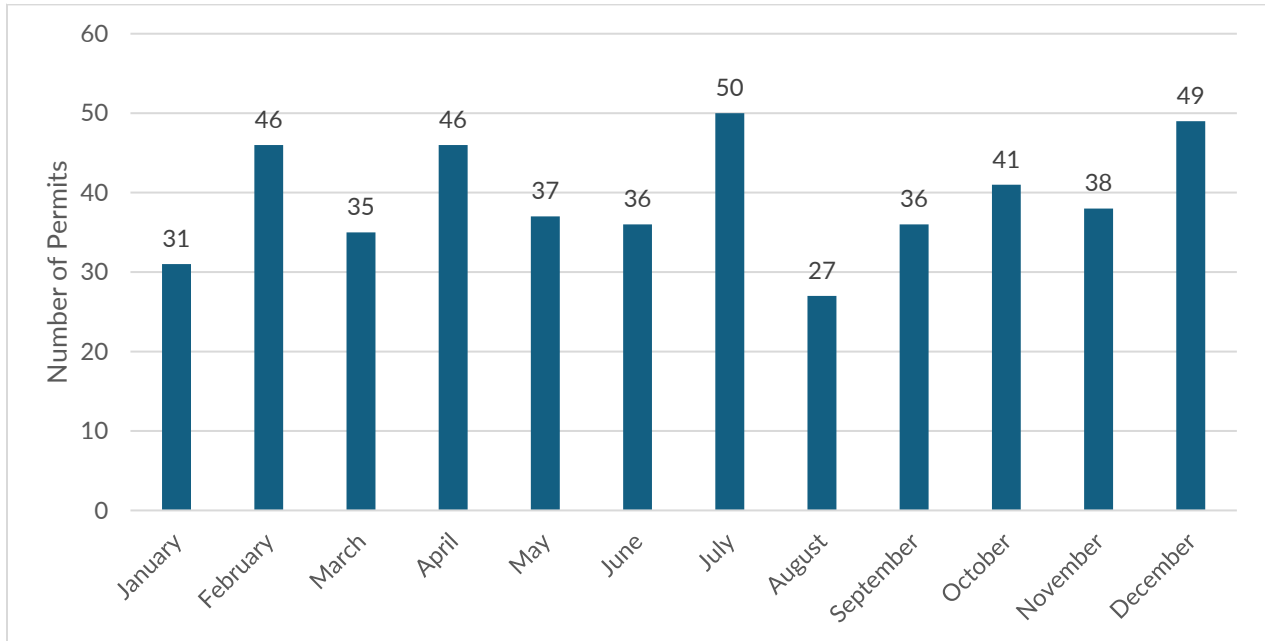
Figure H-3: City of Reno Residential Units Constructed, 2025



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Additionally, approximately 472 building permits were issued for residential remodels or additions, which could include work to rehabilitate or update a unit, thus allowing the product to remain as part of the viable housing stock. This is not the total of all residential permits; however, it does indicate those that are more substantial.

Figure H-4: City of Reno Permits by Month for Residential Remodels or Additions, 2025



As noted previously, the City has implemented changes to the zoning code to help promote and preserve affordable housing. The recommended changes specific to affordable housing were modified based on feedback from City Council and adopted at the end of 2024. Currently RMC 18.04.1503 provides incentives for affordable housing including expedited permit processing, density bonuses for affordable housing projects based on AMI, and density bonus for small unit types, all of which are intended to enhance and support our housing stock.

The City is also looking for ways to reinstate the sewer fee waiver program as an incentive to affordable housing projects. Unfortunately, due to a lack of funds, this program has expired and all new affordable housing projects have to pay their sewer connection fees. City of Reno staff has heard from developers that this is one of the biggest costs to development, and the waiver of this fee helped make projects pencil that would not have otherwise.

It is not under the City of Reno's municipal scope to develop housing, but there are a variety of items the City has done and will continue to do to support the development of both market rate and affordable housing. Anticipated future tasks to develop and maintain housing include the following:

1. Sewer fee waivers – As noted above, the sewer fee waiver program is no longer available to developers, but the City was able to provide this incentive to a handful of affordable housing projects. The City is continually looking for ways to bring this incentive back.

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2. Washoe County HOME Consortium (WCHC) – WCHC is comprised of City of Reno, City of Sparks, and Washoe County. This committee makes loans available for the development of affordable housing units. They also allocate funds to housing assistance programs, including down payment assistance to first time homebuyers, monthly rental assistance, rental utility deposit assistance, and homeowner rehabilitation assistance.

Additionally, the Consolidated Plan discusses (4) priority needs that the City will work to accomplish over the next 5 years.

1. Improve Public Facilities and Infrastructure
 - The City will work to improve access to public facilities which could include improvements to parks, recreation facilities, neighborhood facilities, and community centers.
2. Affordable Housing Opportunities
 - The City of Reno and HOME Consortium will continue to work to fund new affordable housing projects and rehabilitate existing projects.
3. Homeless Prevention
 - The City will work to continue to fund homeless prevention, rental housing assistance, and supportive services.
4. Effective Program Management
 - This includes general administration and planning of HUD grant programs, monitoring, and keeping strict grant-based accounting.

City of Sparks – 2026 AB 215 Report

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AB 213 City of Sparks Executive Summary

In 2025, the City of Sparks had a total population of 117,116 persons. According to 2024 ACS data, 75,042 people resided in 25,380 owner-occupied units (2.96 persons per household) with a vacancy rate of 0.8 percent. Likewise, 42,074 people resided in 17,034 renter-occupied units (2.47 persons per household) with a vacancy rate of 7.8 percent. In total, the City of Sparks has a homeownership rate of 59.8 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2024), Sparks' median household income was \$89,056, and the median home price in 2025 was \$549,925. Across all owner households and irrespective of mortgage status, monthly housing costs average \$2,010 per month, resulting in 25.0 percent of households being classified as cost-burdened and 18.4 percent excessively cost-burdened.

Housing gaps are most prevalent among homeowners in the bottom tiers of the household income distribution. For all households in median annual income groups below \$99,999, there is a shortage of 9,040 owner-occupied affordable housing units.

In terms of renters, the median contract rent in the City of Sparks was \$1,730 per month, resulting in 56.0 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 42.7 percent of renters excessively cost burdened (defined as having housing costs of greater than 35 percent of gross income). For households with a median annual income of less than \$74,999, there is a shortage of 3,558 renter-occupied affordable housing units. Naturally occurring affordable units (housing units that are affordable, but unsubsidized) range from 0 units for households at or below 30 percent area median income to 8,131 units for households at or below 80 percent area median income. In total, 1,199 of the 17,034 renter-occupied units represent subsidized affordable units, of which the median unit was built in 2005.

The City of Sparks population is expected to increase by 1,524 people by 2031, and the median household income is expected to increase from \$89,056 to \$100,851. The expected population growth in the City of Sparks will necessitate the construction of an additional 552 dwelling units between 2026 and 2031. In addition to the existing need for affordable units, this level of population growth will require the construction of 330 for-sale units and 222 for-rent units with 103 subsidized units.

To determine the stock of available land able to be developed in the City of Sparks, we have provided multiple scenarios based on less and more restrictive filtering criteria such as private or public ownership, slopes, distance to a highway, distance to a road, and distance to an already developed parcel. These scenarios help provide an overview of the total amount of land that could be developed (the least restrictive scenario) and the total amount of land that is most development-ready (most restrictive scenario).

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In the least restrictive land use scenario (which includes vacant parcels that are privately, federally, and municipally owned, have slopes <12 percent, are <10 miles from a highway; and < five miles from a road), there is an estimated 1,692 acres of vacant developable residential land in the City of Sparks, but in the most restrictive, more development-ready/feasible scenario (vacant parcels, privately owned, <7 percent average slope, <five miles from a highway, <.75 miles from a road, and <.25 miles from a developed parcel), there is an estimated 433 acres of vacant developable residential land.

A. An inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.

Data and Methodology

This report's statistical results, tables, and figures rely on data obtained and analyzed from several distinct primary sources. These include:

- American Community Survey
- Washoe County Assessor's Office
- Truckee Meadows Regional Planning Agency
- Washoe County Geographic Information Systems
- The Bureau of Land Management ("BLM") Geospatial Business Platform Hub
- LANDFIRE, Earth Resources Observation and Science Center ("EROS"), U.S. Geological Survey

In many cases, variable outputs were obtained directly from the primary data source. In other cases, variable outputs were estimated and derived by statistically and geo-statistically processing raw data obtained from the primary data sources defined above. Descriptions of the processes and relevant data sources for each section are provided below and throughout the report:

Affordable Housing Unit: For renter-occupied households, a unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30 percent of a household's gross income.⁴⁷ For owner-occupied households, a unit of owner-occupied housing is considered "affordable" inventory if the implied monthly mortgage payment is less than 30 percent of a household's gross income. For each owner-occupied housing unit in the data, monthly mortgage payments are imputed assuming a down payment of 5 percent, a mortgage interest rate of 6.7 percent, and the use of a 30-year fixed-rate, fully-amortizing loan. This is different from the Nevada Revised Statutes ("NRS") definition. The NRS defines affordable housing in tiers (NRS 278.0105 and the following sections). Tier One is defined as up to 60 percent AMI, Tier Two is 80 percent to 100 percent AMI, and tier 3 is 100-

⁴⁷ This report uses the 30% threshold to maintain consistency with the National Low Income Housing Coalition's Housing Gap Reports. As cited in the methodology section of these reports, "Using the standard definition of affordability, which assumes households should spend no more than 30% of their income on housing, we find that only 7.1 million units are affordable to extremely low-income renters Nationally" (Source: https://nlihc.org/sites/default/files/gap/2024/Gap-Report_2024.pdf, page 4). While some HUD programs may rely on a 35% cutoff, concerns have nonetheless been expressed that even 30% is perhaps too large of a threshold. Per the NLIHC, "The 30% standard is commonly used to estimate the scope of housing affordability problems and serves as the basis for some administrative policies, but some households may struggle even at this level of housing cost (Stone, 2006)" Albeit, Hamidi, Ewin and Renne (2016) note, "According to the HUD measure, total housing costs at or below 30% of gross annual income are affordable." The 30% rule has also been adopted historically by the Nevada Housing Division's housing needs assessments ([https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2\(b,c\)](https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2(b,c))). Per the Nevada Housing Gap Reports, "A unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30% of the renter income group's top threshold."

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120 percent AMI. Due to the nature of the ACS data, this report focuses on income brackets as opposed to AMI ranges. However, where possible, estimated AMI thresholds are presented.

Affordable Housing Unit vs. Subsidized Housing Unit: In this study, we use the term “subsidized housing unit” to explicitly refer to a government-subsidized affordable housing unit. However, the housing needs assessments presented herein require an explicit measure of affordability. As defined above, a unit of housing is considered affordable (regardless of whether it is a market-rate unit or a subsidized unit) if rent (or the monthly mortgage payment) is less than 30 percent of a household’s gross income. Along these lines, while every subsidized housing unit is considered affordable, not every unit of housing deemed affordable on the basis of its cost is necessarily subsidized.

Homeownership Rate: The percentage of all households classified as owner-households. This variable is computed by dividing the number of owner-households by the total number of households in the jurisdiction.

Median Annual Income: The median household income in the past 12 months. This variable was obtained from the most recent release of the American Community Survey (“ACS”, 2023) (variable B25118). This represents the total money income of all household members during the previous year. However, for purposes of housing affordability calculations, the analysis uses Area Median Income (AMI) HUD’s thresholds reported at the Metropolitan Statistical Area (MSA) level. For Washoe County, the appropriate MSA is the Reno-Sparks MSA with an AMI of \$111,800 in 2025.

Median Contract Rent: Also referred to as “rent asked” for vacant units, median contract rent is based on Housing Question 18a in the ACS. In order to capture the prevailing market rate, rent for a specific political jurisdiction, housing units that are renter-occupied without payment of rent are excluded. This variable was obtained directly from the ACS (variable B25058). To update the data to 2026 economic conditions, contract rent is expressed in 2026 dollars based on HUD’s 50 percent percentile rent estimates for 2024 vs. 2026⁴⁸.

Median Housing Value: The estimated market value of a single-family residential home. This variable is computed based on a statistical analysis of the Washoe County Assessor’s Data File “QuickInfo” file, which contains information about all real property parcels, such as parcel ownership and mailing address, property location, land use, and valuation, while median market prices reflect the typical prices of homes transacting (or selling) in any given time period; median housing value reflects the typical price homes would sell for, regardless of if they sell or not in any given time period. Viewed this way, median housing value is more in line with the appraised value of a home.

⁴⁸ <https://www.huduser.gov/portal/datasets/50per.html#year2025>

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This variable is computed in several steps. Single-family residential housing units are identified in the data. We then focus on housing units that represent the homeowner's primary residence. The data also includes information regarding the taxable value of each property.

To ensure that the final estimates of the market value of a home reflect current market conditions, RCG has focused on homes that sold since 2025. We have used a linear regression model with the transaction price of each home as the dependent variable regressed against several explanatory variables. The set of parcel-level explanatory variables includes: construction year, land use code, a full series of indicators representing the jurisdiction where each parcel is located, lot size, each parcel's tax district, and lastly, estimates of the taxable value of each property.

Our model results use taxable values for properties from the Washoe County Assessor (which are available for all parcels), and the sale price of these residential properties is estimated based on the most recent sales data available. This was necessary because taxable values of residential units that have not yet entered the for-sale market might not reflect current market sale trends. We obtained an estimate of the projected sale price of every home in Washoe County by extrapolating our model results to the full set of units in the sample. Median housing values for the jurisdiction are computed as the median of predicted transaction prices for the jurisdiction.

Median Monthly Housing Costs: Median selected monthly owner costs for homeowner housing units with a mortgage. Cost estimates are based on the ACS variable "selected monthly owner costs" for owner-occupied units and represent the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (personal property taxes, site rent, registration fees, and license fees). This variable was obtained directly from the ACS (variable B25088).

Median Year Built: The median year of built renter-occupied and owner-occupied units. These variables were obtained from the ACS Profile Table B25037.

Number of Subsidized Housing Units: Represents the number of subsidized housing units for a jurisdiction. This variable was obtained by adding up the number of units set-aside as affordable at each affordable housing development identified in the affordable housing inventory list obtained from the Nevada Housing Division. Parcel numbers are contrasted with the property-level information obtained from the Washoe County Assessor's Data to construct the median year built amongst the set of subsidized affordable housing developments.

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#Owner-Occupied Units: The number of residential units within the jurisdiction owned by the occupant. This variable was obtained from the ACS (variable DP04).

Percent of Cost Burdened Owners (>30%): Represents the percentage of owner-households contributing 30 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

Percent of Excessively Cost Burdened Owners (>35%): Represents the percentage of owner households contributing 35 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

#Renter-Occupied Units: The number of residential units within the jurisdiction where the occupant is classified as a renter. This variable was obtained from the ACS (variable DP04).

Vacancy: Identifies vacant housing units and reports the reason for the vacancy. To be counted as "vacant," a unit has to be in livable condition and intended for residential use. For newly constructed units, all exterior windows and doors must be installed, and usable floors must be in place. Dilapidated, condemned, and non-residential buildings are excluded. Both the rental vacancy rate (expressed as a percentage of all renter-occupied housing units) and the housing vacancy rate (expressed as a percentage of all owner-occupied housing units) were obtained from the ACS (variable DP04).

Housing Market Statistics

Table A-1 below provides a comprehensive overview of the City of Sparks housing market statistics. As previously noted, according to estimates from the NV Demographer, the population of the City of Sparks was 117,116 as of 2025. The median annual income for the jurisdiction is \$89,056 and the Homeownership Rate is 59.8 percent.

As of the most recent ACS survey, the City of Sparks had 25,380 owner-occupied units with a 0.8 percent vacancy rate. The median year built is 1995 and the median home value is \$549,925. This results in a \$2,010 median monthly housing cost. In total, 25.0 percent of the City of Sparks homeowners are Cost Burdened, and 18.4 percent are Excessively Cost Burdened. This resulted in a 9,040 owner-occupied Affordable Housing Unit Shortage combined across all income brackets and AMI levels.

The City of Sparks also had 17,034 renter-occupied units per the most recent ACS survey, with a 7.8 percent vacancy rate. The median year built is 1988 and the median contract rent is \$1,730. The percentage of Cost

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Burdened renters is 56.0 percent, and the percentage of Excessively Cost Burdened Renters is 42.7 percent. In total, within the City of Sparks, there are 1,199 subsidized housing units, with the median year of those being 2005. For renters, this led to a 3,558 Affordable Housing Unit Shortage for renters at or below 100 percent AMI as of the most recent data release.

Table A-1: Housing Market Statistics, 2025

City of Sparks Characteristics	
Median Annual Income	\$89,056
Homeownership Rate	59.8%
2025 Population	117,116
Homeowner Housing Profile	
#Units	25,380
Vacancy	0.8%
Median Year Built	1995
Median Monthly Housing Costs	\$ 2,010
Median Housing Value	\$549,925
Percent of Cost Burdened Owners (>30%)	25.0%
Percent of Excessively Cost Burdened Owners (>35%)	18.4%
Affordable Housing Unit Shortage	9,040
Renter-Occupied Housing Profile	
#Units	17,034
Vacancy	7.8%
Median Year Built	1988
Median Contract Rent	\$1,730
Percent of Cost Burdened Renters (>30%)	56.0%
Percent of Excessively Cost Burdened Renters (>35%)	42.7%
Number of Subsidized Housing Units	1,199
Median Year Built of the Subsidized Housing Stock	2005
Affordable Housing Unit Shortage	3,558

Source: ACS 2024 5-year, NV Demographer RCG. Percentages may not add up exactly to 100% because of rounding.

Table A-2 provides an estimated breakdown of the number of units in structures for the City of Sparks. In total, 67.4 percent of the housing stock available in the City of Sparks is single-unit detached or attached, 31.3 percent is 2 units or greater, 1.1 percent is mobile home,⁴⁹ and 0.2 percent is boat, RV, or other.

⁴⁹ According to the ACS, mobile homes are defined as “Both occupied and vacant mobile homes to which no permanent rooms have been added are counted in this category. Towable recreational vehicles, such as travel trailers or fifth-wheel trailers, are considered mobile homes. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.” Additionally, Boat, RV, Van, etc. is

Table A-2: City of Sparks Units in Structure Occupied Units, 2025

Number of Units in Structure	Number of Units	Percent of Total
1-unit, detached	26,466	62.4%
1-unit, attached	2,078	4.9%
2 units	1,103	2.6%
3 or 4 units	2,121	5.0%
5 to 9 units	3,393	8.0%
10 to 19 units	2,842	6.7%
20 or more units	3,817	9.0%
Mobile home	467	1.1%
Boat, RV, van, etc.	85	0.2%
Total	42,414	100.0%

Source: ACS 2024 5-year. Percents may not add up exactly to 100% because of rounding.

Table A-3 below provides an estimated breakdown of the percentage of occupied units in the City of Sparks by the year the structure was built. An estimated 17.9 percent of the units were built in 2010 or later, 36.0 percent of the units were built between 1990 and 2009, and 46.1 percent of the units were built in 1980 or earlier.

defined as "This category is for any living quarters occupied as a housing unit that does not fit the previous categories."
https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2021_ACSSubjectDefinitions.pdf.

Table A-3: City of Sparks Year Structure Built: Occupied Units, 2025

Year Built	Number of Units	Percent of Total
Built 2020 or later	1,315	3.1%
Built 2010 to 2019	6,235	14.7%
Built 2000 to 2009	9,331	22.0%
Built 1990 to 1999	5,938	14.0%
Built 1980 to 1989	5,259	12.4%
Built 1970 to 1979	6,956	16.4%
Built 1960 to 1969	3,520	8.3%
Built 1950 to 1959	2,290	5.4%
Built 1940 to 1949	763	1.8%
Built 1939 or earlier	721	1.7%
Total	42,414	100.0%

Source: ACS 2024 5-year. Percents may not add up exactly to 100% because of rounding.

Jurisdiction Plans and Procedures

In accordance with NRS 278.160(1), this section discusses housing conditions and needs and summarizes the plans and procedures the City of Sparks will take to provide adequate housing to individuals and families, regardless of income level.

The Housing Gap and Shortage Analysis included in Section 4 indicates there is a 9,040-unit shortage of affordable owner-occupied housing units and a 3,558-unit shortage of affordable renter occupied units in the City of Sparks. Section 8 identifies the actions the City of Sparks plans to take to support the development and/or maintenance of both income-restricted affordable housing and market rate housing. Some of these actions include:

- Submitting annual applications to obtain funding from the Nevada Attainable Housing Account local government matching fund for affordable housing incentives provided by the City of Sparks, such as property tax exemptions and the waiver or reduction of sewer connection and/or building permit fees for affordable housing.
- Developing a policy for council adoption regarding the use of funds received from the Nevada Attainable Housing Account local government matching fund to further additional attainable housing incentives such as the waiver of sewer connection and/or building permit fees and acquiring properties to convey at no cost to affordable housing developers.
- Preparing zoning code amendments recommended in the Affordable Housing Audit Report.
- Preparing code amendments to comply with AB396 provisions adopted during the 2025 Legislative Session regarding Accessory Dwelling Units (ADUs).
- Ongoing administration of the goals and priorities of the 2025-2029 Consolidated Plan.

B. An inventory of existing affordable housing in the community.

Low-Income Housing Inventory

Per statute requirements outlined in [NRS 319.143](#), the Nevada Housing Division (NHD) maintains a Low-Income Housing Database (LIHD). The database provides an inventory of residential housing units in Nevada that have been subsidized at the federal, state, or local level and have deed restrictions or other agreements that restrict the income levels of eligible households and/or restrict unit rents. The majority of properties within the database are complexes of multifamily units, although single-family housing is also included as applicable. The database is sourced from in-house data collected by the Division through the administration of programs such as the Low-Income Housing Tax Credit (LIHTC) program as well as ongoing coordination with jurisdictions through reporting, including the Annual Housing Progress Report (AHPR).

Table B-1: Sparks Low-Income Housing Inventory, June 2026 comprises the inventory of units recorded within the database for Sparks as of June 2026. Properties within the table are denoted by corresponding project name, street address, city, and zip code. Unit counts for each property are also noted, including restricted units—which have applicable rent or income restrictions—as well as assisted units—which have either full rental assistance or are designated public housing units. Units may be restricted or assisted or have some combination of both restrictions and assistance. Also included within the inventory is a count of total including, which includes both restricted and market-rate units at a given property. A count of all units restricted to senior or senior-disabled households is also included in Table B-1.

The current inventory for Sparks notes a total of 1,380 units, 1,165 restricted units, 41 assisted units, and 181 market-rate units. The quantity of total units minus market-rate units for Sparks equals 1,199. Of these units, 258 are restricted to senior or senior-disabled households.

Due to data limitations, an inventory of affordable homes for sale is not included within the table. The Homeowner Housing Profile included within Table A-1: Housing Market Statistics, 2025 summarizes estimated cost burden and affordability for homeowners in Sparks. For additional detail on homeowner households in Sparks, refer to the following tables within Subsection D:

- Table D-1: Homeowner Housing Costs and Affordable Unit Shortage by Income Group, 2025
- Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2025
- Table D-5: Housing Cost Burden for Homeowner Households, 2025
- Table D-7: Naturally Occurring Affordable Housing Inventory, 2025

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Table B-1: City of Sparks Low-Income Housing Inventory, June 2026

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Market-Rate Units #	Assisted Units #	Senior/Disabled Units #
Alpine Haven	2000 Oddie Blvd.	Sparks	89431	40	40	0		0
Aspen Village	1410 Sullivan Ln.	Sparks	89431	43	43	0	2	0
Banbridge Apartments	1000 El Rancho Dr.	Sparks	89431	128	128	0		0
Bethel Plaza Senior Apartments	2655 Rock Blvd.	Sparks	89431	28	18	10		28
Boulder Creek Apartments.	4005 Moorpark Ct.	Sparks	89433	250	250	0		0
C St.	121 C St.	Sparks	89431	4	4	0		0
City Hall Apartments	625 5th St.	Sparks	89431	42	42	0		42
Grace Senior Apartments	1260 Commerce St.	Sparks	89431	55	55	0		55
John McGraw Court	2455 Orovada St.	Reno	89512	34		0	34	0
Lincoln Way	618 Fourth St.	Sparks	89431	45	45	0	5	45
Maple Leaves	2555 D St.	Sparks	89431	16	16	0		0
Marina Village	350 Harbour Cove	Sparks	89434	240	72	168		0
Parkside Garden Apartments	1800 Sullivan Ln.	Sparks	89431	288	288	0		0
Railyard Flats	419 10th St	Sparks	89431	15	15	0		0
Sierra Cove	2314 Greyhaven Ln.	Sparks	89431	34	34	0		0
Sierra Crest Senior Apartments	795 Prater Wy.	Sparks	89431	72	72	0		72
Silver Sage Court/Manor	2455 Orovada St.	Sparks	89431	16	16	0		16
The Afton at Sparks Marina	1275 E Prater Wy.	Sparks	89434	142				142
Truckee Heights	2153 Prater Wy.	Sparks	89431	40	40	0		0
Zephyr	Various	Sparks		6	3	3		0
Total Units w/Restrictions or Assistance (Total - Market Rate): 1,199				1,380	1,165	181	41	258

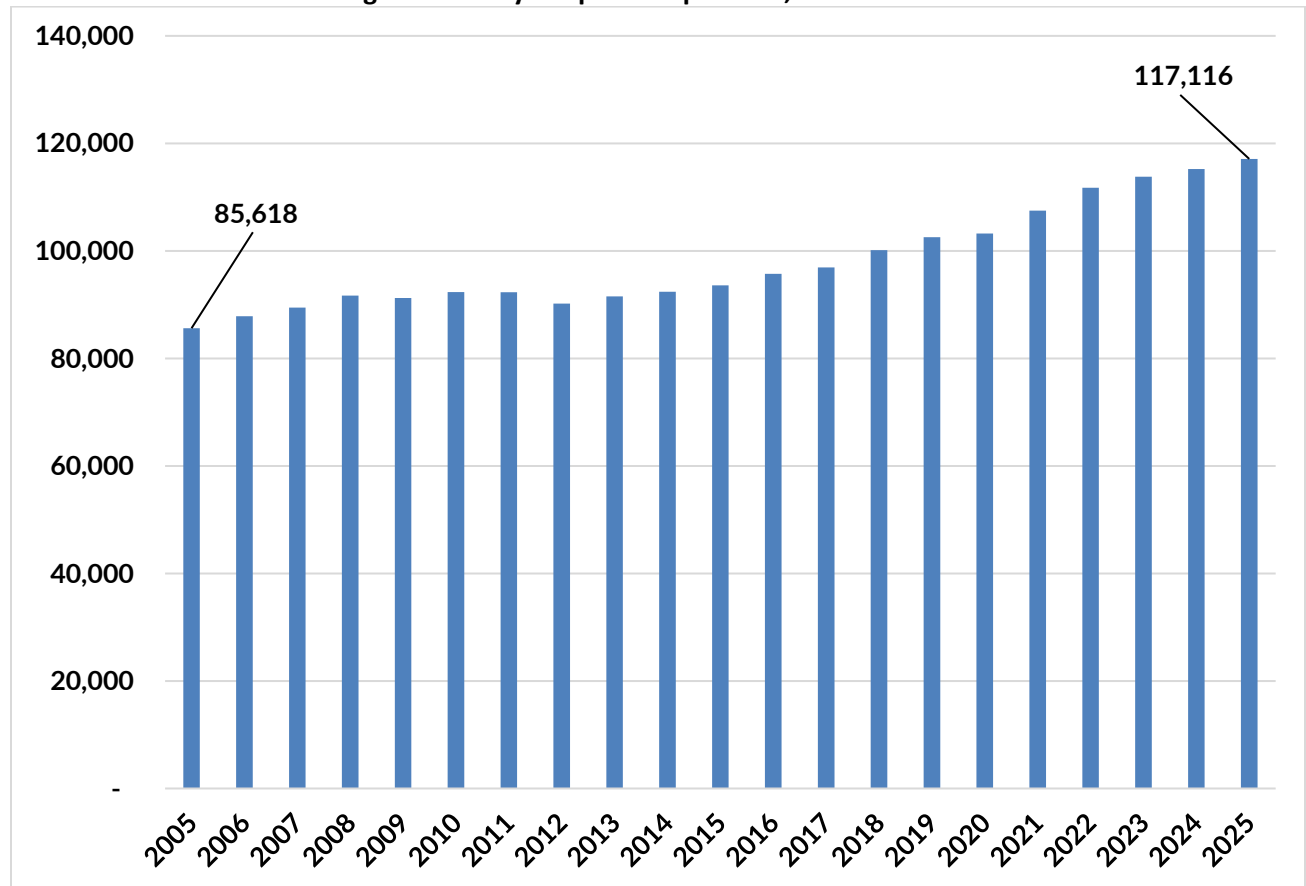
Source: Low-Income Housing Database, NHD

C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

As noted above, current population estimates were obtained from the Nevada Demographer’s most recent release. Figure C-1 and Table C-1 provide a historical trend of the population of the City of Sparks. In the 20 years from 2005-2025 Sparks grew by 31,498 individuals, or 36.8 percent. On average, this comes to a growth of 1,575 persons per year, or an average annual rate of 1.6 percent.

Figure C-1: City of Sparks Population, 2005-2025



Source: NV Demographer

Table C-1: City of Sparks Population and Growth Rate, 2005-2025

Year	Population	Population Growth	YoY Growth Rate
2005	85,618		
2006	87,846	2,228	2.6%
2007	89,449	1,603	1.8%
2008	91,684	2,235	2.5%
2009	91,237	(447)	-0.5%
2010	92,331	1,094	1.2%
2011	92,302	(29)	0.0%
2012	90,214	(2,088)	-2.3%
2013	91,551	1,337	1.5%
2014	92,396	845	0.9%
2015	93,581	1,185	1.3%
2016	95,726	2,145	2.3%
2017	96,928	1,202	1.3%
2018	100,140	3,212	3.3%
2019	102,543	2,403	2.4%
2020	103,230	687	0.7%
2021	107,489	4,259	4.1%
2022	111,735	4,246	4.0%
2023	113,816	2,081	1.9%
2024	115,240	1,424	1.3%
2025	117,116	1,876	1.6%
Annual Average		1,575	1.6%

Source: NV Demographer, RCG. Parentheses () mean negative.

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2031 Market Projections

Market forecasts for 2031 are based on population estimates obtained from Environmental Systems Research Institute ("ESRI"). ESRI provides estimates on population, demographics, and income for markets based on their models, as well as the most up-to-date ACS data estimates by geography.

To convert projected population increases into estimates of the total number of new housing units likely to be demanded by 2031, we used the estimated population increase for the City of Sparks and divide it by estimates of the average number of people occupying each housing unit within the county. This approach creates a relationship between population growth and the total number of housing units required to support the population.

In order to obtain conservative estimates of the number of renter-occupied, owner-occupied, and affordable subsidized housing units required to support the City of Sparks' projected population growth, we computed the proportion of each type of housing unit, based on the county's current data, and apply these proportions to estimates of the total number of new housing units required to support projected 2031 population increases. Lastly, we assume a housing density of 4.0 units per acre to translate projected increases in housing unit demand to projected increases in vacant land demand. For Washoe County as a whole, the adjusted⁵⁰ average number of units per acre is 3.89; to maintain consistency with the type of dwellings per acre limits commonly used in jurisdictional development codes, we adopted a figure of 4.0.

Table C-2: 5-Year City of Sparks Housing Market Projections, 2026-2031

Population and Median Income	
2031 Population	118,640
Population Increase	1,524
2031 Median Household Income	\$100,851
Projected Housing Needs & Land Requirements	
Housing Units Required	552
Owner-Occupied Units	330
Renter-Occupied Units	222
Subsidized Units	103
Vacant Acreage Required	138

Source: RCG, ESRI, NV Demographer

⁵⁰ Ratio adjusts any parcel over 5 acres to 5 acres, as it is unlikely future development will be for properties larger than 5 acres. Actual density figures may vary based on the County's planning goals and policies.

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Table C-3 provides historical, current, and projected estimates of the population of the City of Sparks by race and ethnicity. Of note, the percentage of the population that is categorized as White Alone has decreased from 74.2 percent in 2010 to 56.5 percent in 2025 and is expected to decrease further to 54.3 percent in 2031. Subsequently, the percentage of all other races, including Two or More, has increased over time and is expected to continue to increase. The percentage of those of Hispanic Origin Ethnicity has increased from 26.5 percent in 2010 to 31.3 percent in 2025.

Table C-3: City of Sparks Population by Race and Ethnicity, 2010-2031

Population by Race/Ethnicity	2010	2020	2025	2031
Total	92,331	258,230	283,378	118,640
White Alone	74.2%	58.9%	56.5%	54.3%
Black Alone	2.7%	3.0%	3.3%	3.4%
American Indian Alone	1.3%	1.6%	1.6%	1.6%
Asian Alone	5.8%	6.8%	7.6%	8.2%
Pacific Islander Alone	0.7%	1.0%	1.0%	1.1%
Some Other Race Alone	11.4%	14.7%	15.1%	15.8%
Two or More Races	4.0%	14.1%	14.9%	15.7%
Hispanic Origin	26.5%	30.1%	31.3%	32.8%

Source: ESRI. Percentages may not add up exactly to 100% because of rounding.

Table C-4 provides historical, current, and projected estimates of the population of the City of Sparks by age. Of note, the median age has increased from 35.3 in 2010 to 37.7 in 2025 and is expected to continue to rise to 38.9 in 2031. The age ranges 65 – 74 and 75-84 have increased the most (3.1 percentage points and 2.4 percentage points, respectively), while 45 – 54 and 15 – 24 have decreased the most (-2.7 percentage points and -1.6 percentage points, respectively).

Table C-4: City of Sparks Population by Age, 2010-2031

Population by Age	2010	2020	2025	2031
0 - 4	7.3%	5.9%	5.9%	5.8%
5 - 9	7.1%	6.5%	6.2%	5.9%
10 - 14	7.4%	6.7%	6.4%	6.2%
15 - 24	14.0%	13.4%	12.4%	12.1%
25 - 34	13.7%	14.8%	15.1%	14.0%
35 - 44	13.8%	12.6%	14.4%	15.1%
45 - 54	14.1%	12.0%	11.4%	12.2%
55 - 64	11.3%	12.1%	11.2%	10.5%
65 - 74	6.5%	9.7%	9.6%	9.6%
75 - 84	3.4%	4.6%	5.8%	6.6%
85 +	1.3%	1.5%	1.6%	2.1%
18 +	76.9%	79.4%	79.9%	80.0%
Median Age	35.3	36.9	37.7	38.9

Source: ESRI. Percentages may not add up exactly to 100% because of rounding.

D. A determination of the present and prospective need for affordable housing in the community.***Housing Gap Assessment Methodology***

The housing gap assessments for the jurisdiction are shown separately for owner-households and renter-households. These illustrate the number of households, by income bracket, and the number of units affordable to households in each income bracket. A shortage of affordable homes is defined when and if the number of households in any given income bracket exceeds the number of homes affordable to them. For example, within Figures D-1 and D-2 if the Number of Occupied Households is greater than the Number of Units Affordable, then there is a gap within that income bracket because those households are living in a unit that is considered affordable for a higher income bracket.

Number of Households, by Income Bracket: Estimates of the number of owner households and renter-households split by income bracket are obtained from the variable B25118 “Tenure by Household Income in the Past 12 Months.” The associated set of income brackets include: <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to \$49,999, \$50,000 to \$74,999, \$75,000 to \$99,999, and \$100,000 to \$149,999. Where possible, this information is presented using estimated percent AMI brackets as well. It is important to note that there is not a direct match between ACS income brackets and percent AMI brackets. To bypass this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates to an annual income of \$33,540, unit counts associated with the income brackets <\$19,999 and \$20,000 to \$24,999 are fully counted, while units associated in the income bracket [\$25,000 to \$34,999] are only partially counted. In this case, we would attribute $(33,540 - 25,000) / (34,999 - 25,000) = 85.41$ percent of the unit counts falling within the [\$25,000 to \$34,999].

Affordable Housing Unit Shortage Estimate Methodology

Number of Units Affordable for Renters: For renter-occupied housing, housing gaps are based on estimates of the number of renter-occupied units split by rental pricing brackets obtained from the variable ACS B25063 “Gross Rent.” Gross rent represents the contract rent plus the estimated average monthly cost of utilities if the renter pays these costs. The ACS provides breakdowns of the number of renter households with gross rent in a full suite of rental pricing brackets.

Estimates of the number of units affordable to households in each income bracket are based on combining the counts of rental units affordable to households within each income bracket. A housing unit is considered to be affordable to a household at a given income bracket if the monthly rent associated with the housing unit does not exceed 30 percent of the household’s gross monthly income.

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For renters, the 30-percent threshold is based on the upper bound of the income bracket each household belongs to. As such, housing gaps are estimated conservatively. These calculations take into account that units affordable to households in any given income bracket include units that are affordable to households in each of the lower income brackets. This is important to highlight because not every household may choose to spend 30 percent of their gross monthly income on monthly rent. Because of this, those in higher income brackets have more choices than those in lower income brackets. For each income bracket, we estimated the set of affordable homes to be “available” as the sum of (a) the set of homes affordable to households within a given income bracket plus (b) the set of surplus homes affordable to households at lower income levels if surplus exists. The number of units affordable for renters reported reflects this adjustment.

Number of Units Affordable to Owners: For owner-occupied housing units, gaps are based on estimates of the market value of owner-occupied residential housing as described above and based on an analysis of the Washoe County Assessor’s Real Property Data. In contrast to the ACS, these data provide unit-level information. Given the data, a unit is deemed affordable to households within a given income bracket if the associated monthly mortgage payment required to purchase the unit does not exceed 30 percent of households’ monthly income.⁵¹ Similar to the analysis of renter-occupied units, the 30 percent threshold is applied to the upper bound of the income bracket each household belongs to. For the purposes of this analysis, the implicit monthly mortgage payment for each home in the Assessor’s Data assumes that households finance housing with a five percent down payment and a 6.9 percent contract interest rate using a fully amortizing 30-year fixed-rate mortgage.

Similar to the case for renters, the number of units affordable for owners reported reflects the availability adjustment described above. Those in higher income brackets are able to choose to attract supply from the units affordable to lower income brackets if they choose. Units that are affordable for lower tiers are, by definition, affordable for higher income tiers. In this respect, lower income tiers are choice-constrained, and those in higher tiers are less choice-constrained, while households in higher income brackets can afford more expensive units, nothing forces them to live in more expensive units.

As noted, a home is deemed affordable to a household at a given income bracket if the monthly housing costs associated with the home do not exceed 30 percent of the household’s gross monthly income. A shortage of affordable housing units is present when and if the number of households exceeds the number of homes that are affordable and available. The overall affordable housing unit shortage for renter-occupied and owner-households in the jurisdiction is computed by aggregating shortages across all income brackets.

⁵¹ As stated previously, 30% is used as the affordability threshold in order to stay consistent with the National Low Income Housing Coalition’s Housing Gap Report as well as the Nevada Housing Division’s housing needs assessment.

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This analysis is focused on how many households are within income ranges and how many existing total housing units are potentially affordable to those ranges. The results presented are based on the total stock of housing within the jurisdiction. It does not consider how many houses are currently available and listed for sale or what the total number of prospective homebuyers is. Shortages are defined when the estimated number of households exceeds the number of total existing units affordable to households in the respective income bracket. The housing shortage results are limited to housing that is affordable rather than housing that is affordable and available.⁵²

Housing Gap and Shortage Analysis Results

Table D-1 and Figure D-1 provide the results of the Housing Gap Analysis for owner-occupied housing units.

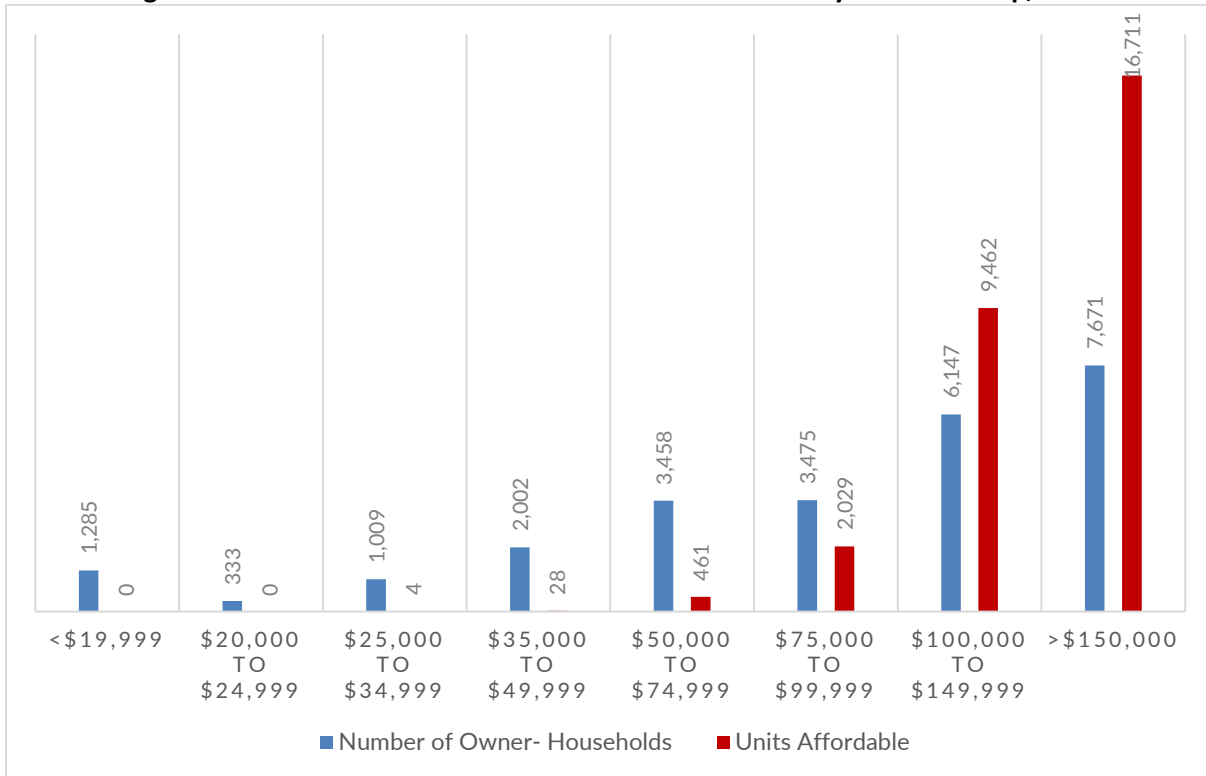
Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, \$35,000 to \$49,999, \$50,000 to \$74,999, and \$75,000 to \$99,999 income ranges. In total across these income ranges, there is a 9,040-unit shortage of affordable owner-occupied housing units in the City of Sparks. Table D-2 presents the same data grouped using the percent AMI for the jurisdiction.

Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2025

Income	Number of Owner-households	Units Affordable	Shortage
<\$19,999	1,285	0	1,285
\$20,000 to \$24,999	333	0	333
\$25,000 to \$34,999	1,009	4	1,005
\$35,000 to \$49,999	2,002	28	1,974
\$50,000 to \$74,999	3,458	461	2,997
\$75,000 to \$99,999	3,475	2,029	1,446
\$100,000 to \$149,999	6,147	9,462	0
>\$150,000	7,671	16,711	0
Affordable Housing Unit Shortage			9,040

Source: ACS 2024 5-year, RCG, Washoe County Assessor

⁵² Due to data limitations, specifically within the Integrated Public Use Microdata Series ("IPUMS"), we are unable to estimate the number of households both affordable and available. This level of data is only estimated at the MSA level not at the jurisdictional level.

Figure D-1: Homeowner Households vs. Units Affordable by Income Group, 2025


Source: ACS 2024 5-year, RCG, Washoe County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2025

Income	Number of Owner-households	Units Affordable	Shortage
30% AMI (\$33,540/yr)	2,480	3	2,157
50% AMI (\$55,900/yr)	2,965	137	2,512
60% AMI (\$67,080/yr)	1,546	206	1,213
80% AMI (\$89,440/yr)	3,103	1,318	2,057
100% AMI (\$111,800/yr)	2,948	3,136	1,101
120% AMI (\$134,160/yr)	2,805	4,318	0
120+ AMI	9,533	19,577	0
Affordable Housing Unit Shortage			9,040

Source: ACS 2024 5-year, RCG, Washoe County Assessor

Table D-3 and Figure D-2 provide the results of the Housing Gap Analysis for Renter-Occupied Housing Units.

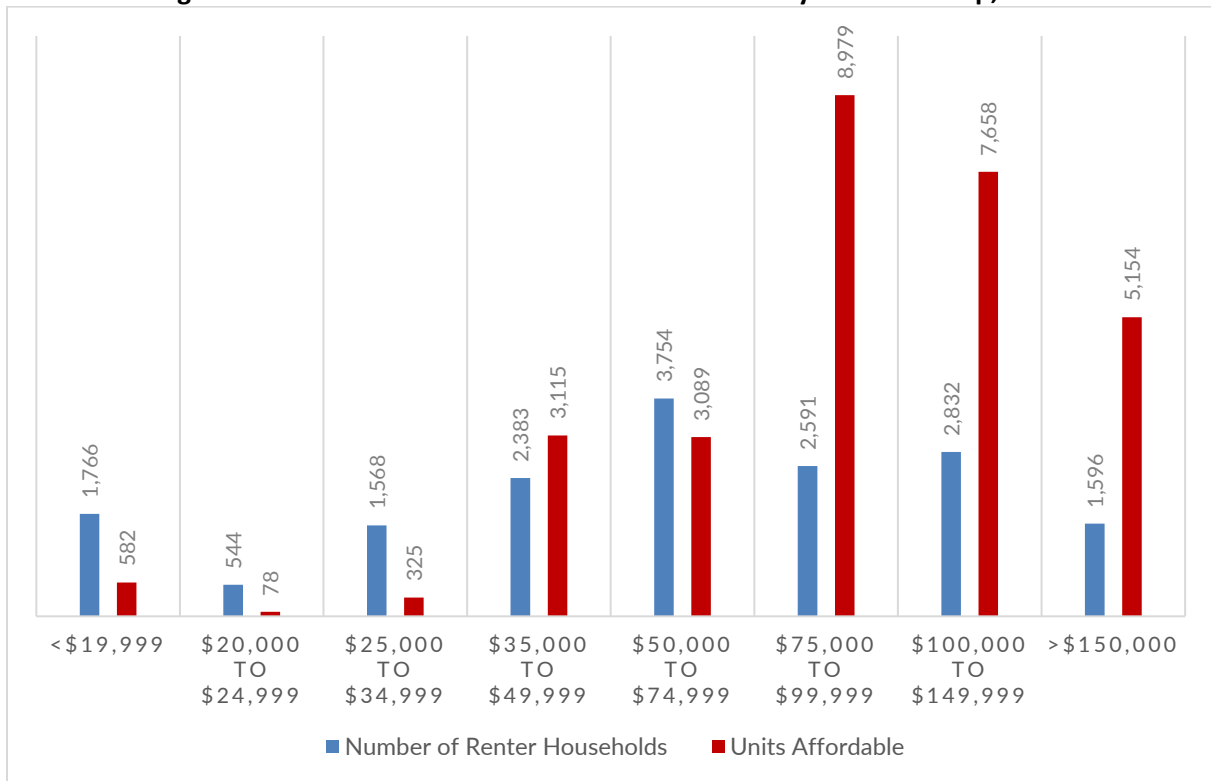
Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999, and \$50,000 to \$74,999 income ranges. In total across these income ranges, there is a 3,558-unit shortage of affordable renter-occupied housing units in the City of Sparks. Table D-4 presents the same data grouped using the percent AMI for the jurisdiction.

Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2025

Income	Number of Renter Households	Units Affordable	Shortage
<\$19,999	1,766	582	1,184
\$20,000 to \$24,999	544	78	466
\$25,000 to \$34,999	1,568	325	1,243
\$35,000 to \$49,999	2,383	3,115	0
\$50,000 to \$74,999	3,754	3,089	665
\$75,000 to \$99,999	2,591	8,979	0
\$100,000 to \$149,999	2,832	7,658	0
>\$150,000	1,596	5,154	0
Affordable Housing Unit Shortage			3,558

Source: ACS 2024 5-year, RCG, Washoe County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2025



Source: ACS 2024 5-year, RCG, Washoe County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2025

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI (\$33,540/yr)	3,649	938	2,316
50% AMI (\$55,900/yr)	3,498	3,891	593
60% AMI (\$67,080/yr)	1,679	1,381	269
80% AMI (\$89,440/yr)	2,686	6,165	380
100% AMI (\$111,800/yr)	1,776	5,637	0
120% AMI (\$134,160/yr)	1,292	3,495	0
120+ AMI	2,454	7,473	0
Affordable Housing Unit Shortage			3,558

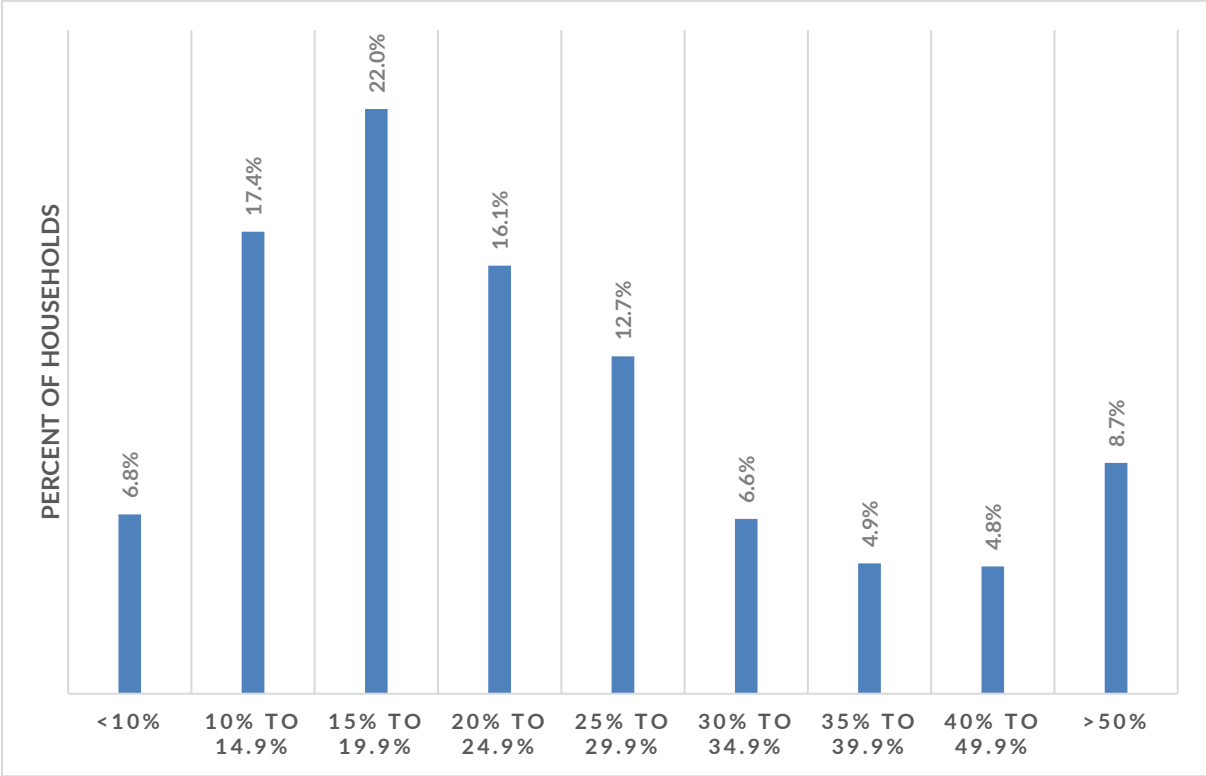
Source: ACS 2024 5-year, RCG, Washoe County Assessor

Housing Cost Burden Assessment Results

The housing cost burden assessments are shown separately for owner-households and renter-households. Each figure illustrates the percentage of households broken down by the percentage of their gross household income being utilized to cover housing costs. For renter-households, cost burden assessments are based on the variable B25070 "Gross Rent as a Percentage of Household Income in the Past 12 Months." For owner-households, cost burden assessments are based on the variable B25091 "Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months."

Figure D-3 and Table D-5 provide a breakdown of the percentage of Owner-households by Housing Costs as a percentage of that household's income. Data shows 6.8 percent of Households have a <10 percent Housing Cost Burden. In total, 25.0 percent are considered Cost Burdened (>30 percent), and 18.4 percent are considered to be Excessively Cost Burdened (> 35 percent). Almost 9 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-3: Homeowner Housing Costs as a Percentage of Income, 2025



Source: ACS 2024 5-year, RCG

Table D-5: Housing Cost Burden for Homeowner Households, 2025

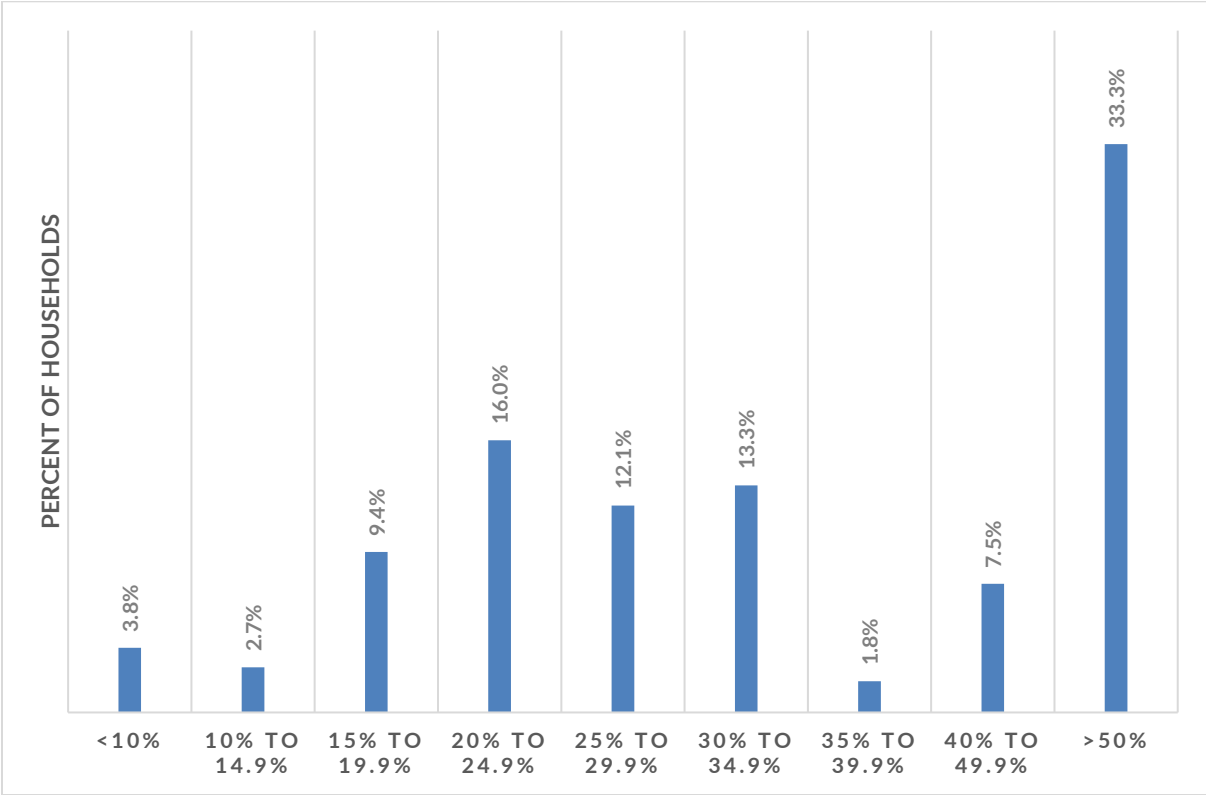
Housing Cost / Household Income	Percent of Owner-households
<10%	6.8%
10% to 14.9%	17.4%
15% to 19.9%	22.0%
20% to 24.9%	16.1%
25% to 29.9%	12.7%
30% to 34.9%	6.6%
35% to 39.9%	4.9%
40% to 49.9%	4.8%
>50%	8.7%

Source: ACS 2024 5-year, RCG

Figure D-4 and Table D-6 provide a breakdown of the percentage of Renter-households by Housing Costs as a percentage of that household’s income. Data shows 3.8 percent of Renter-households have a <10 percent Housing Cost Burden. In total, 56.0 percent are considered Cost Burdened (>30 percent), and 42.7 percent are considered to

be Excessively Cost Burdened (> 35 percent). Over 33 percent of Renter-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2025



Source: ACS 2024 5-year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2025

Housing Cost / Household Income	Percent of Renter-households
<10%	3.8%
10% to 14.9%	2.7%
15% to 19.9%	9.4%
20% to 24.9%	16.0%
25% to 29.9%	12.1%
30% to 34.9%	13.3%
35% to 39.9%	1.8%
40% to 49.9%	7.5%
>50%	33.3%

Source: ACS 2024 5-year, RCG. Percents may not add up exactly to 100% because of rounding.

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Naturally Occurring Affordable Housing (“NOAH”)

Not all affordable housing available to lower income groups is subsidized. Residential properties that are affordable to households in an income group but are not subsidized by any direct program are defined as naturally occurring affordable housing (“NOAH”).

To determine the stock of NOAH within the City of Sparks, we employed the above methodology (found on page 15) used to estimate affordable housing unit shortages with the exception that housing, and household counts are based on income thresholds expressed as a percentage of area median income (“AMI”) for the jurisdiction. It is important to note that these AMI thresholds may differ from the US Department of Housing and Urban Development (“HUD”) due to the focus on the specific political jurisdiction rather than the MSA, which HUD uses.

Estimates of the number of renter-occupied and owner-households (as well as the number of units affordable to them) are shown below at 30 percent, 50 percent, 60 percent, and 80 percent of AMI.

The stock of units for the jurisdiction in these estimates includes market-rate units as well as subsidized affordable housing units. For each income level, the number of NOAH units is determined by subtracting the number of subsidized units located within the jurisdiction from the total number of units deemed affordable to households at each income level.

One caveat is the thresholds associated with 30 percent, 50 percent, 60 percent, and 80 percent of AMI do not coincide with the lower- or upper-income brackets available from the ACS. To circumvent this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates to an annual income of \$22,000, unit counts associated with the income bracket <\$19,999 are fully counted, while units associated with the income bracket [\$20,000 to \$24,999] are only partially counted. In this case, we would attribute $(22,000 - 20,000) / (24,999 - 20,000) = 40$ percent of the unit counts falling within the [\$20,000 to \$24,999].

The results of this analysis are found in Table D-7 below. In the 50 percent of AMI range, 75.2 percent of the housing units that are affordable to that income group are NOAH, non-subsidized, units. Similarly, for the 60 percent of AMI income range, 80.7 percent of the affordable units are NOAH and 90.3 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory, 2025

Reno-Sparks MSA AMI*	# Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI (\$33,540/yr)	938	0	0.0%
50% AMI (\$55,900/yr)	4,829	3,630	75.2%
60% AMI (\$67,080/yr)	6,210	5,011	80.7%
80% AMI (\$89,440/yr)	12,375	11,176	90.3%

Source: ACS 2024 5-year, RCG. Percentages may not add up exactly to 100% because of rounding.

E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.

To fulfil reporting requirements as specified by NRS 278.237, Subsection E, the following narrative regarding impediments to the development of affordable housing has been prepared by City of Sparks staff. Please contact Sienna Reid, Planning Manager, at sreid@cityofsparks.us or Amy Jones, Housing Specialist, at ajones@cityofsparks.us for additional information.

The City of Sparks has experienced strong population growth since the Great Recession ended. Between 2010 and 2015, the number of people living in Sparks only increased by 1.4% from 92,331 to 93,581. However, between 2015 and 2020, the population of Sparks increased by 10.3% from 93,581 to 103,230 people. And, more recently, the population of Sparks increased by 13.5% from 103,230 to 117,116 persons between 2020 and 2025 (Nevada State Demographer Certified Population Estimates).

Population growth in the City of Sparks and the larger Truckee Meadows region has put upward pressure on home sales prices and rents. From January 2017 to January 2025, the median home price for an existing single-family home increased by 85% from \$287,000 to \$532,000. Similarly, the median sales price for an existing condominium or townhome increased by 122% from \$135,000 to \$300,000 over this same period (Sierra Nevada Realtors). Sparks has also experienced substantial increases in rents. From 2017 to 2024, the median contract rent increased by 74% from \$878 to \$1,526 (U.S. Census Bureau, ACS 5-Year Estimates). These price increases in both the ownership and rental markets have contributed to a large number of cost-burdened households. The proportion of cost burdened households in 2017 was 34.2%. By 2024, this number slightly decreased to 31.9%. However, cost-burdened renter households experienced an increase from 46.3% to 49.3% over this period (U.S. Census Bureau, 2017 and 2024 ACS 5-Year Estimates). While the median household income increased 21% from \$73,815 to \$89,056 (in 2024 dollars) from 2017 to 2022 (U.S. Census Bureau, 2017 and 2024 ACS 5-Year Estimates), this increase has not been enough to offset rising housing costs. Approximately 41 percent of households that responded to a 2024 community survey conducted to support development of Sparks' Consolidated Plan indicated they could pay \$1,001-\$1,500 monthly in rent, which is well below the 2024 median contract rent of \$1,526.

Looking ahead, the 2024 Washoe County Consensus Forecast projects the population will continue to grow throughout Washoe County over the next 20 years, but at a faster rate. Population is estimated to increase 16.9% from 515,085 to 602,455 people between 2024 and 2044. For the City of Sparks, the 2024 Washoe County Consensus Forecast projects population will increase by 20,686 persons between 2023 and 2044, which is an 18.2% increase. The projected 20,686 new residents of the City of Sparks would create demand for an additional 8,308

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new housing units. Continued population growth will exacerbate existing housing affordability challenges in the City of Sparks.

Both currently and into the foreseeable future, the most significant barriers to affordable housing (income-restricted and naturally occurring) include a lack of affordable housing and high rents. Population growth has exacerbated the need for affordable housing, contributing to higher cost burden and housing insecurity. For renters, lower income households have a greater likelihood of being cost burdened. Of cost-burdened renter households making 80% or less of area median income, 36% are in the extremely low income category and 38% are in the very low income category whereas 27% are in the low income category.

The City of Sparks contracted with ECONorthwest to conduct a housing affordability audit that was completed in January 2026. This audit included a review of Sparks' current housing conditions, market dynamics, land availability, and regulatory landscape. It also incorporated best practices research, developer interviews and a robust feasibility analysis of various housing types under different policy scenarios. The goal of the audit was to identify tools and policies that can help the City of Sparks more effectively meet its housing needs over the next two decades. Ultimately, the Sparks City Council considered the final recommendations of the Affordable Housing Audit Report and provided direction to staff to bring forward a future zoning code amendment that:

- Creates a new SF-4 zoning district
- Modifies Mixed-Use District development standards to support townhomes and middle housing products (e.g. duplexes and triplexes).
- Modifies allowed densities for existing multi-family zoning districts.
- Modifies development standards such as height, setback, and lot coverage in the Mixed Residential and Residential Neighborhood districts of the Mixed-Use District to support larger multifamily housing.
- Modifies development standards such as parking to support infill residential development in the C1, C2, TC and Mixed-Use District zoning districts.
- Modifies ADU standards to remove shared utility requirement, allow one detached and one junior ADU per lot, reduce setbacks for detached ADUs, and clarify parking requirements.
- Clarify by-right allowance for manufactured and factory-built homes in all zones where site built-homes are permitted and revise manufactured home park standards to focus on building and site design.
- Creates a residential overlay for portions of the Industrial zoning district south of Interstate 80 and north of the Truckee River.

City of Sparks staff currently anticipates bringing forward these regulatory changes that support affordable housing for Planning Commission and City Council consideration in 2027.

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As a partnering jurisdiction in the Washoe County HOME Consortium, the City of Sparks will continue to recommend projects that support the creation and preservation of affordable housing in the Truckee Meadows region.

The City of Sparks will also continue to fund the public service activities utilizing Community Development Block Grant (CDBG) funds to support Low to Moderate Income (LMI) and vulnerable individuals in the city. Community members that participated in a community survey to support the development of the city's Consolidated Plan identified a variety of public service needs, including supporting fair housing. As identified in the community survey, households feel they have been discriminated against in housing-related matters. The city will work with nonprofit organizations that assist individuals that feel they have been discriminated against, investigate the claim, and attempt to resolve the concerns and/or assist with filing a complaint with HUD, as well as educate and support community members and property owners on fair housing rights and responsibilities.

In addition, the City of Sparks has identified affordable housing as a priority in its FY 2025-2029 Consolidated Plan, including homeownership preservation, as well as the development and preservation of affordable housing. Planned activities to support this priority include the Emergency Repair Grant and Homeowner Rehabilitation Deferred Loan programs that are eligible to homeowners earning 80% or less of the area median income. The Emergency Repair Grant provides a \$10,000 grant to households to make needed home repairs that affect health and safety. The Deferred Loan option allows for a \$25,000 loan to make essential needed repairs. The loan is repaid when the property is sold or the title is transferred to another person, or if the homeowner no longer lives in the home. Households are not charged with interest and no payments are required. These programs support homeowners remaining in their homes, rather than having to purchase another home or enter the rental market which may be unaffordable for them. Additionally, the city will support the development of affordable housing through this priority and assist developers with affordable housing projects as allowable under the CDBG program.

The City of Sparks was also awarded \$2,871,000 to purchase vacant land for the future development of affordable housing through the Home Means Nevada Initiative. The city acquired two properties. The Reno Housing Authority was selected by the Sparks City Council to construct 12 income-restricted housing units on one of the properties and the Northern Nevada Community Housing Resource Board was selected by the Sparks City Council to construct 40 income-restricted housing units on the other property. Ultimately, the development of affordable rental housing on these two properties will increase the available units for LMI households in the region.

F. An analysis of the characteristics of the land that is suitable for residential development.

Vacant Developable Land Inventory Data and Methodology

Each year, the Washoe County Assessor's Office releases an official version of parcel geography along with parcel attributes, including state land use codes. A corresponding data table, called the QuickInfo database, is also maintained by the Washoe County Assessor's Office, which contains verified assessor parcel information as well as additional information used for planning purposes.

The QuickInfo database links to parcel-level data provided and maintained by the Washoe County Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2026 QuickInfo database available, but as described in more depth below, the data is updated to reflect construction activity as of June 2026. Several adjustments and filters are required to provide accurate and representative estimates of vacant developable land. Each step and filter used are described below:

It should be noted that representatives of Cities of Reno and Sparks provided comments regarding the use of this methodology in last year's (2024) report. Our team met with representatives of these jurisdictions, as well as those of Washoe County and Truckee Meadows Regional Planning Agency (TMRPA). During our meeting we discussed the following changes to the future vacant land methodology:

1. In addition to slope limitations of 7% and 12%, slopes of 15% and 30% are needed to align current slope restrictions used by these jurisdictions in their planning process. TMRPA currently creates and maintains this information.
2. Create a standardized bridge of Assessor zoning codes to potential residential and commercial use assumptions.
3. Utilize data provided by the TMRPA regarding limitations to land development associated with unique uses and restrictions, such as planned unit developments, to ensure only land readily available for development is included in the analysis.

According to TMRPA, they are working on finalizing models incorporating this information for future use. Unfortunately, the data necessary for these methodology adjustments was not available as of the date of this report and should be utilized, as available, in future analyses.

Parcel Slope: A parcel's average slope, expressed as a percentage. This variable was calculated by Truckee Meadows Regional Planning Agency using 10-meter DEM mosaics created by UNR's Keck Library. Each vacant parcel is loaded into ArcGIS and is then generated an average slope from the raster (slope) cells that intersect it. Slopes

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greater than 12 percent were eliminated from the analysis due to their impracticality for residential property development.

Nearest Distance to Road: The nearest distance between a parcel's lot boundary and a road in feet. In order to calculate this variable, we first used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the road. We obtained street centerlines of all roads in Washoe County from Washoe County's Geographic Information Systems. These street centerlines that are maintained by the County do not provide detailed attributes that classify roads based on use, construction, or lanes. Consequently, all roads maintained in the GIS layer are assumed to be accessible by vehicles of all types.

Nearest Distance to Highways: The nearest distance between a parcel's lot boundary and a highway in feet. In order to calculate this variable, we used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the closest highway. We obtained street centerlines from Washoe County's Geographic Information Systems and used the CLASS field to differentiate between roads and highways.

Disposal Boundary: Each parcel was flagged as belonging or not belonging to the Truckee Meadows Public Lands Management Act ("Lands Bill") obtained from Lands Bill representatives. Federally owned lands beyond the disposal boundary are excluded from the analysis, as these lands are not subject to sale through the Lands Bill and are unlikely to be released for development by the federal government without legislative changes.

Zoning: Zoning for each vacant parcel was identified using Washoe County Assessor's Office QuickInfo file. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction's zoning code for the purposes of evaluating the stock of land potentially developable to accommodate housing. Zoning codes that can include both residential and commercial (i.e., PUDs and mixed-use) were arbitrarily assigned a residential zoning code due to the objective of this study.

Municipal-Owned Property: Part of the overarching goal of the vacant land inventory is to illustrate the breakdown of developable land by zoning class (residential vs. commercial) and by ownership (private vs. public). We also categorize publicly owned land by identifying land owned by the State or by local jurisdictions / municipalities. To do this, we queried the ownership field maintained in Washoe County's parcel base attributes. Parcels were flagged as municipally owned parcels if the owner's name met any of the criteria listed below:

- BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION
- CITY OF RENO
- CITY OF RENO et al.

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- CITY OF SPARKS
- CITY OF SPARKS REDEVELOPMENT AGENCY
- HOUSING AUTHORITY CITY OF RENO
- INCLINE VILLAGE GENERAL IMPROVEMENT DIST
- NEVADA DEPT OF TRANSPORTATION
- NEVADA STATE OF
- NEVADA STATE PARK SYSTEM
- PYRAMID LAKE PAIUTE TRIBE
- REDEVELOPMENT AGENCY CITY OF RENO
- REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY
- SPARKS CITY OF
- STATE OF NEVADA
- SUN VALLEY GENERAL IMPR DIST
- TMFPD BOARD OF FIRE COMMISSIONERS
- TRUCKEE MEADOWS WATER AUTHORITY
- TRUCKEE RIVER FLOOD MGMT AUTH
- UNIVERSITY & COMMUNITY COLLEGE SYSTEM NV
- UNIVERSITY NEVADA LAS VEGAS FOUNDATION
- UNIVERSITY OF NEVADA RENO
- WASHOE COUNTY
- WASHOE COUNTY REGIONAL OPEN SPACE PROGRAM
- WASHOE COUNTY SCHOOL DISTRICT
- WASHOE COUNTY SCHOOL DISTRICT BOARD

Federally Owned Property: Federal land ownership status was determined using the ownership field maintained in Washoe County's parcel base attributes. Parcels identified as belonging to an area under the ownership of the Bureau of Indian Affairs, Bureau of Land Management, Bureau of Reclamation, Department of Defense, Department of Energy, Fish and Wildlife Service, Forest Service, National Park Service, or United States of America were dropped from consideration, while parcels under the purview of the Truckee Meadows Public Lands Management Act were retained.

Parcel Acreage: Represents the size of a parcel's lot in acres. This variable was obtained directly from Washoe County's parcel base attributes.

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Proximity to Developed Site: Represents the nearest distance in feet each parcel is to the nearest developed parcel. This variable was computed by segmenting Washoe County parcels into the set of developed and undeveloped parcels and computing the distance from a vacant parcel's lot boundary to the boundary of the nearest developed parcel. This serves as a proxy for the infrastructure requirements needed to develop the parcel. This offers a conservative assumption that sufficient infrastructure is likely in place at the nearest developed parcel and can be used for the development of the vacant parcels.

Vacant Land Status: A parcel is classified as vacant if (a) the construction year associated with each parcel is zero or missing and (b) the parcel maintains a vacant state land use code.

The analysis of available vacant lands is presented below across six scenarios. These scenarios are based on different sets of filters based on the above criteria. This is important to provide because it highlights what exists within the region (least restrictive filters) and what exists that has the highest chance of being developed the soonest (most restrictive filters).

The least restrictive scenario is Scenario-1. Here, any vacant parcel (regardless of ownership) is included in the analysis so long as the parcel is less than 10 miles from a highway and 5 miles from a road. Scenario-1 parcels include municipal-owned land as well as federal land within the Lands Bill. In Scenario-2, we restricted parcels by eliminating parcels more than 5 miles from a highway or 2.5 miles from a road. Scenario-3 is similar to Scenario-2, but it focuses on parcels with more shallow slopes less than seven percent. In this scenario, proximity to a road is also restricted to parcels within .75 miles. Scenario-4 replicates the findings in Scenario-3 but excludes federally owned lands within the Lands Bill. Scenario-5 replicates Scenario-4 but excludes municipally owned lands. Lastly, Scenario-6 adds the restriction that vacant parcels must be located within .25 miles of developed infrastructure. Scenario-6 provides the most likely development-ready inventory of parcels given current zoning, ownership, and proximity to development. In each scenario the relevant changes from the previous set of filters are underlined and in bold.

Scenario-1 (Least restrictive set of filters)

- Land Status: Vacant
- Ownership: Private, Federal Land within the Lands Bill, Municipal-Owned Land
- Average Parcel Slope <12 percent
- Distance to Highway <10 miles
- Distance to Road < 5 miles

Scenario-2

- Land Status: Vacant
- Ownership: Private, Federal Land within the Lands Bill, Municipal-Owned Land

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- Average Parcel Slope <12 percent
- Distance to Highway <5 miles
- Distance to Road < 2.5 miles

Scenario-3

- Land Status: Vacant
- Ownership: Private, Federal Land within the Lands Bill, Municipal-Owned Land
- Average Parcel Slope <7 percent
- Distance to Highway <5 miles
- Distance to Road < 0.75 miles

Scenario-4

- Land Status: Vacant
- Ownership: Private or Municipal Owned Land
- Average Parcel Slope <7 percent
- Distance to Highway <5 miles
- Distance to Road < 0.75 miles

Scenario-5

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Highway <5 miles
- Distance to Road < 0.75 miles

Scenario-6 (Most restrictive set of filters)

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Highway <5 miles
- Distance to Road < 0.75 miles
- Distance to Nearest Developed Parcel < 0.25 mile

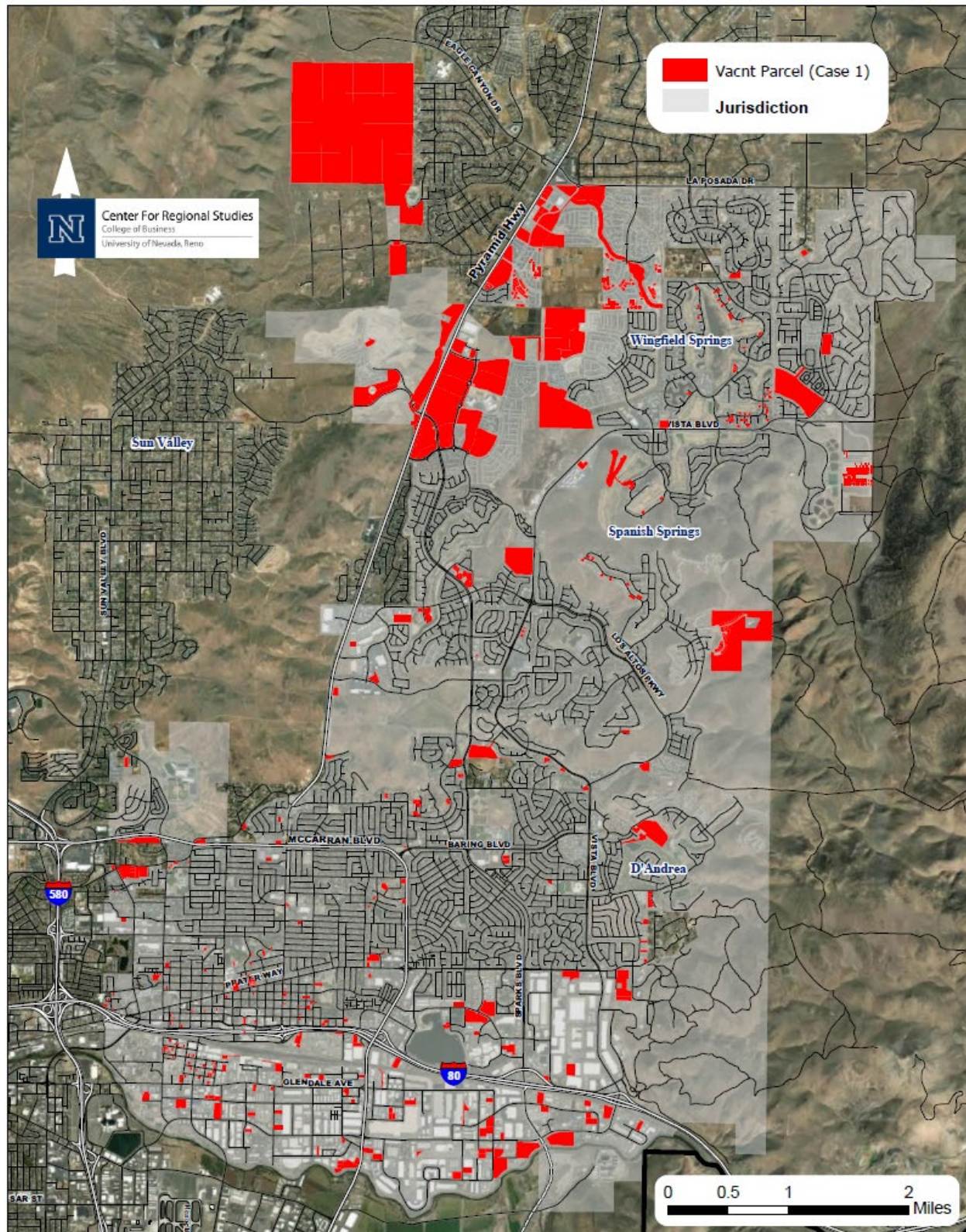
Table F-1 below provides the Vacant Land Inventory for the City of Sparks. Under the most restrictive set of filters, Scenario-6, there are 110 vacant Commercial parcels comprising 148 acres. Additionally, there are 238 vacant residential parcels comprising 433 acres. These vacant parcels and acreage are privately owned, have an average slope of <7 percent, are <5 miles from a freeway, <0.75 miles from a road, and are <0.25 miles from the nearest developed parcel.

Table F-1: Vacant Land Inventory for the City of Sparks, 2026

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
	Vacant Parcels	122	122	118	118	110	110
	Vacant Acres	170	170	152	152	148	148
Residential							
	Vacant Parcels	675	286	251	251	238	238
	Vacant Acres	1,692	515	448	448	433	433
Total Parcels		797	408	369	369	348	348
Total Acres		1,862	685	600	600	581	581
Category	Parcel Filter Description	Filtering Criteria by Scenario					
Topography	Average Slope of Parcel	<12%	<12%	<7%	<7%	<7%	<7%
Access	Nearest Distance to Highway	<10 miles	<5 miles	<5 miles	<5 miles	<5 miles	<5 miles
Access	Nearest Distance to Road	<5 miles	<2.5 miles	<3/4 mile	<3/4 mile	<3/4 mile	<3/4 mile
Ownership	Includes Federally Owned Parcels w/in Lands Bill	Yes	Yes	Yes	No	No	No
Ownership	Includes Municipally Owned Parcels	Yes	Yes	Yes	Yes	No	No
Infrastructure Proxy	Nearest Distance to Developed Parcel	No Restriction	No Restriction	No Restriction	No Restriction	No Restriction	<1/4 mile

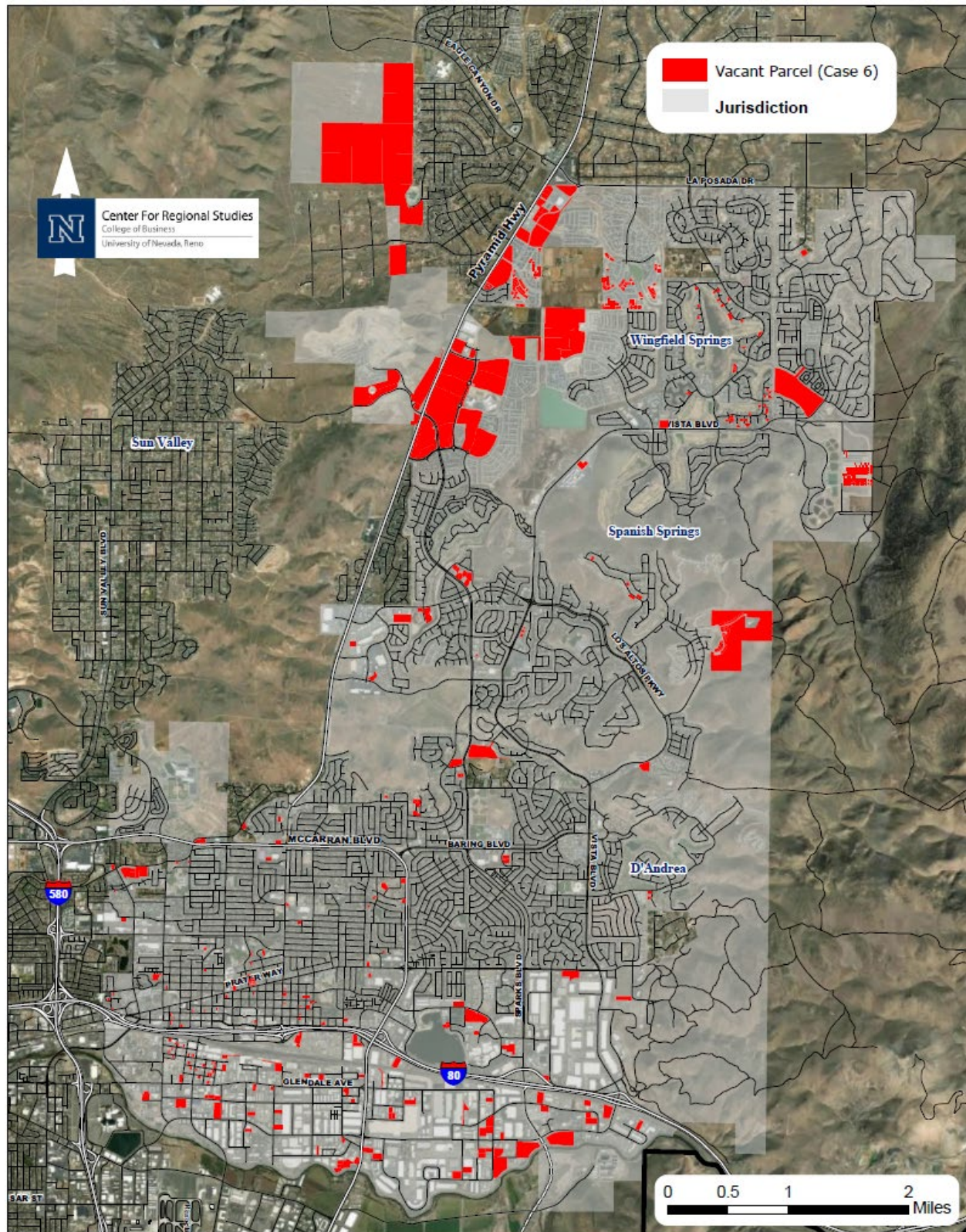
Source: Center for Regional Studies, UNR.

Figure F-1: Vacant Land Inventory for the City of Sparks, 2026, Case 1: Least Restrictive



Source: Center for Regional Studies, UNR.

Figure F-2: Vacant Land Inventory for the City of Sparks, 2026, Case 6 Most Restrictive



Source: Center for Regional Studies, UNR.

G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.

To fulfill reporting requirements as specified by NRS 278.237, Subsection G, the following narrative regarding the needs and methods for the construction of affordable housing has been prepared by City of Sparks staff. Please contact Sienna Reid, Planning Manager, at sreid@cityofsparks.us or Amy Jones, Housing Specialist, at ajones@cityofsparks.us for additional information.

The Housing Gap and Shortage Analysis prepared by RCG Economics indicates there is a 9,040-unit shortage of affordable owner-occupied housing units and a 3,558-unit shortage of affordable renter occupied units in the City of Sparks.

Funding to construct affordable housing (i.e., new units, rehabilitated units, or converted units) is typically obtained from multiple funding sources due to the limited allocation of resources dedicated to each source. For income-restricted affordable housing projects, the following funding mechanisms are available:

- HOME Funds: The City of Sparks is a partnering jurisdiction in the Washoe County HOME Consortium and will continue to recommend projects that support the creation and preservation of affordable housing in the Truckee Meadows region provided these funds are available from the federal government.
- 9% Low Income Housing Tax Credits (LIHTC): The allocation of LIHTC for Washoe County will typically support the development of one affordable housing project each year, consisting of 40-45 units. Due to the demand and limited funding, LIHTC funds are awarded through a competitive process.
- 4% Low Income Housing Tax Credits (LIHTC): The allocation of 4% LIHTC for Washoe County is allocated on a first-come, first-serve basis due to the passage of H.R. 1 in 2025, which lowered the bond threshold test from 50% to 25%. The Nevada Housing Division accepts tax exempt bond applications in alignment with the Nevada Board of Finance Schedule.
- Private Activity Bond Cap (PABC): The City of Sparks receives an annual allocation of PABC from the State of Nevada. The city has typically transferred its allocation to the Nevada Housing Division and Nevada Rural Housing Authority to support affordable housing construction and homeownership programs.
- Nevada Account for Affordable Housing: Funded through the State of Nevada General Fund and administered by the Nevada Housing Division, these funds are allocated and awarded to local governments, public or private nonprofit charitable organizations or housing authorities through loans, grants or subsidies, to expand the supply of affordable housing, support homeownership, provide financial assistance for homeowner rehabilitation, and support rental assistance programs.

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- Nevada State Infrastructure Bank: The Nevada State Infrastructure Bank offers low-cost financing for non-profit organizations to build infrastructure, including affordable housing. This funding mechanism can provide low-interest gap financing to affordable housing projects.

The Nevada Attainable Housing Account was also recently created with the adoption of AB540 during the 2025 Legislative Session and was allocated \$133 million dollars for the development of attainable housing. Eligible uses of these funds include:

- Competitive loans, grants or rebates to support the development of attainable housing.
- Competitive loans, grants or rebates to support the development of attainable housing for projects that qualify for LIHTC.
- Financial Assistance for supportive housing.
- Programs for rental assistance and eviction diversion.
- Acquisition of land for the development of attainable housing.
- Programs that assist essential workers to purchase a home.
- Programs that provide down payment assistance, interest rate buydowns, or other forms of direct financial support for purchasing a home.
- Incentives for local governments to increase the supply of attainable housing (e.g. expedited approval processes, reimbursement for fees or taxes for attainable housing projects).

H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.

To fulfill reporting requirements as specified by NRS 278.237, Subsection H, the following narrative regarding a plan for maintaining and developing affordable and market rate housing has been prepared by City of Sparks staff. Please contact Sienna Reid, Planning Manager, at sreid@cityofsparks.us or Amy Jones, Housing Specialist, at ajones@cityofsparks.us for additional information.

In the 2026-2031 time period, the City of Sparks plans to take the following actions to support the development and/or maintenance of income-restricted affordable housing:

- Update the City of Sparks Comprehensive Plan to comply with AB540 requirements that housing elements address attainable housing and allowances for the reimbursement of impact and building permit fee reductions.
- Evaluate the future use of CDBG funds for the acquisition of properties suitable for affordable housing development.
- Submit annual applications to obtain funding from the Nevada Attainable Housing Account local government matching fund for affordable housing incentives provided by the City of Sparks, such as property tax exemptions and the waiver or reduction of sewer connection and/or building permit fees for affordable housing.
- Develop a policy for council adoption regarding the use of funds received from the Nevada Attainable Housing Account local government matching fund to further additional attainable housing incentives such as the waiver of sewer connection and/or building permit fees and acquiring properties to convey at no cost to affordable housing developers.
- Administer an annual application process that allows both public entities and private developers to request use of Private Activity Bond Cap allocated to the City of Sparks.
- Develop a policy for potential Council adoption that prioritizes use of affordable housing funds received from the Nevada Attainable Housing Account and other potential funding sources outside of CDBG funds.

In the 2026-2031 time period, the City of Sparks plans to take the following actions to support the development and/or maintenance of market rate housing:

- Amend the Sparks Municipal Code (SMC) to implement the regulatory changes sponsored by City Council resulting from the Affordable Housing Audit Report including, but not limited to:
 - Creating a new SF-4 zoning district
 - Modifying Mixed-Use District development standards to support townhomes and middle housing products (e.g. duplexes and triplexes).

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- Modifying allowed densities for existing multi-family zoning districts.
- Modifying development standards such as height, setback, and lot coverage in the Mixed Residential and Residential Neighborhood districts of the Mixed-Use District to support larger multifamily housing.
- Modifying development standards such as parking to support infill residential development in the C1, C2, TC and Mixed-Use District zoning districts.
- Modifying ADU standards to remove shared utility requirement, allow one detached and one junior ADU per lot, reduce setbacks for detached ADUs, and clarify parking requirements. Modified ADU standards must also comply with AB396 provisions adopted during the 2025 Legislative Session that prohibit local governments from limiting the use of an ADU for rental purposes and set the parking rate for an ADU at one parking space per ADU.
- Clarifying by-right allowance for manufactured and factory-built homes in all zones where site built-homes are permitted and revise manufactured home park standards to focus on building and site design.
- Creating a residential overlay for portions of the Industrial zoning district south of Interstate 80 and north of the Truckee River.
- Continue administering housing rehabilitation programs (emergency repair grants and deferred loans) that provide homeowners with maintenance assistance for health and safety purposes dependent on the availability of CDBG funding.

In addition, the 2025-2029 City of Sparks Consolidated Plan establishes the following priority needs that the City will work to accomplish over the next five years.

1. Priority - Community Infrastructure and Facilities Improvements

- 1A. Goal – Improve Public Infrastructure
- 1B. Goal – Improve Public Facilities

2. Priority – Community Revitalization

- 2A. Goal – Neighborhood Preservation

3. Priority – Community Assistance

- 3A. Goal – Public Services to Low and Moderate Income and Vulnerable Persons

4. Priority –Affordable Housing

- 4A. Goal – Preserve and Develop Affordable Housing
- 4B. Goal – Homeownership Preservation