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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 September 15. The posting timeline for the 2025 reporting cycle was extended due to necessary revisions and accessibility remediation to ensure compliance and accuracy. 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 2025 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 – Nevada Housing Division
- 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 or is otherwise noted through corresponding footnotes. Where applicable, feedback is also noted at the end of the document within Appendix A.

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Unincorporated Clark County – 2025 AB 213 Report

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AB 213 Unincorporated Clark County Executive Summary

In 2024, Unincorporated Clark County (herein referred to as Clark County) had a total population of 1,043,378 persons. Out of the total population, 590,580 people resided in 186,713 owner-occupied units (3.16 persons per household) with a vacancy rate of 1.44 percent. Likewise, 452,798 people resided in 173,486 renter-occupied units (2.61 persons per household) with a vacancy rate of 8.86 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 2023) Clark County median household income was \$71,221, and the median home price in 2025 is \$480,416. Across all owner-households and irrespective of mortgage-status, monthly housing costs average \$1,819 per month, resulting in 32.11 percent of households being classified as cost burdened and 25 percent excessively cost burdened. It is important to note that the median income used within this report may differ from the US Department of Housing and Urban Development ("HUD") due to the focus on the specific political jurisdiction rather than the metropolitan statistical area ("MSA"), which HUD uses.

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 73,156 owner-occupied affordable housing units.

In terms of renters, the median contract rent in Clark County is \$1,484 per month resulting in 56.10 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 46.79 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 48,968 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 90,420 units for households at or below 80 percent area median income. 7,861 of the 173,486 renter-occupied units represent subsidized affordable units of which the median unit was built in 2004.

While Clark County's population is expected to increase by 37,409 people by 2030, median household income is expected to increase to \$88,739. Between 2025 and 2030, an additional 12,914 dwelling units are projected to be required to support Clark County's expected population growth. In addition to the existing need for affordable units, this level of population growth will require the construction of 6,694 for-sale units, 6,220 for-rent units and 2,735 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 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 < five miles from a major street), there is an estimated 51,750 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 12,321 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

The statistical results, tables, and figures in this report are based 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 6.9 percent and the use of a 30-year fixed-rate, fully-amortizing loan. This is different to 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 100-120

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."

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 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”, 2023) (variable B25118). This represents the total money income of all household members during the previous year. Median annual income used within this report may differ from HUD’s thresholds due to the current report’s focus on the specific political jurisdiction (Unincorporated Clark County) rather than the Las Vegas-Henderson-Paradise MSA, which HUD uses. The median income of residents in Unincorporated Clark County may differ than the AMI of the MSA which is inclusive of the incorporated cities.

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 2024 economic conditions, contract rent is expressed in 2024 dollars based on HUD’s 50 percent percentile rent estimates for 2023 vs 2024.

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 primary residence of the homeowner. 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 2024. 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, 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 price of these residential properties are estimated, based on the most recent sales data available. This 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.

#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 Clark County's housing market statistics. As previously noted, according to estimates from the NV Demographer, the population of Clark County was 1,043,378 as of 2024. The median annual income for the jurisdiction is \$71,221 and the Homeownership Rate is 52 percent.

As of the most recent ACS survey, Clark County had 186,713 owner-occupied units with a 1.44 percent vacancy rate. The median year built is 1997 and the median home value is \$480,416. This results in a \$1,819 median monthly housing cost. In total, 32.11 percent of Clark County homeowners are Cost Burdened, and 25 percent are Excessively Cost Burdened. This resulted in a 73,156 owner-occupied Affordable Housing Unit Shortage combined across all income brackets.

Clark County also had 173,486 renter-occupied units as of the most recent ACS survey, with a 8.86 percent vacancy rate. The median year built is 1994 and the median contract rent is \$1,484. The percentage of Cost Burdened renters is 56.10 percent, and the percentage of Excessively Cost Burdened Renters is 46.79 percent. In total, within Clark County, there are 7,861 subsidized housing units with the median year of those being 2004. For renters, this led to a 48,968 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, 2024

Unincorporated Clark County Jurisdiction Characteristics	
Median Annual Income	\$71,221
Homeownership Rate	52%
2024 Population	1,043,378
Homeowner Housing Profile	
#Units	186,713
Vacancy	1.44%
Median Year Built	1997
Median Monthly Housing Costs	\$1,819
Median Housing Value	\$480,416
Percent of Cost Burdened Owners (>30%)	32.11%
Percent of Excessively Cost Burdened Owners (>35%)	25%
Affordable Housing Unit Shortage	73,156
Renter Occupied Housing Profile	
#Units	173,486
Vacancy	8.86%
Median Year Built	1994
Median Contract Rent	\$1,484
Percent of Cost Burdened Renters (>30%)	56.10%
Percent of Excessively Cost Burdened Renters (>35%)	46.79%
Number of Subsidized Housing Units	7,861
Median Year Built of the Subsidized Housing Stock	2004
Affordable Housing Unit Shortage	48,968

Source: ACS 2023 5-year, NV Demographer RCG. Percents 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 Unincorporated Clark County. In total, 65.4percent of the housing stock available in Clark County is single-unit detached or attached, 31.7 percent is 2 units or greater, and 2.7 percent is mobile home² and 0.2 percent is boat, RV, or other.

² 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: Clark County Units in Structure Occupied Units, 2024

Number of Units in Structure	Number of Occupied Units	Percent of Total
1-unit, detached	216,119	60.00%
1-unit, attached	19,451	5.40%
2 units	3,962	1.10%
3 or 4 units	24,494	6.80%
5 to 9 units	26,295	7.30%
10 to 19 units	19,091	5.30%
20 or more units	40,342	11.20%
Mobile home	9,725	2.70%
Boat, RV, van, etc.	720	0.20%
Total	360,199	100.0%

Source: ACS 2023 5-year percentage of total for all of Clark County, RCG estimates of number of units for unincorporated Clark County. 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 Clark County, by the year the structure was built. An estimated 13.2 percent of the units were built in 2010 or later, 54.8 percent of the units were built between 1990 and 2009, and 32.0 percent of the units were built 1980 or earlier.

Table A-3: Unincorporated Clark County Structure Built Occupied Units, 2024

Year Built	Number of Units	Percent of Total
Built 2020 or later	7,436	2.1%
Built 2010 to 2019	40,224	11.2%
Built 2000 to 2009	102,874	28.6%
Built 1990 to 1999	94,687	26.3%
Built 1980 to 1989	49,835	13.8%
Built 1970 to 1979	37,021	10.3%
Built 1960 to 1969	17,086	4.7%
Built 1950 to 1959	7,475	2.1%
Built 1940 to 1949	2,492	0.7%
Built 1939 or earlier	1,424	0.4%
Total	360,199	100.0%

Source: ACS 2023 5-year percentage of total for all of Clark County, RCG estimates of number of units for unincorporated Clark County. Percents 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 \$250 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 \$250 million in CHF funds have been awarded to 43 projects to support the construction or rehab of just under 5,000 rental units for households between 30 percent and 80 percent of AMI. Going forward, the County expects 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 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

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 at below 100 percent or 80 percent 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 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.

The County has taken an inventory of County-owned parcels and has also undertaken the purchase of parcels to be used for affordable housing. In addition to one County-owned parcel in the City of Las Vegas being used for the CLT, another in North Las Vegas is being awarded to a developer for the construction of 76 units of affordable housing. Through a competitive process other County-owned parcels will be released for affordable housing. The County will also continue to use the BLM's SNPLMA process to secure federally-owned parcels for affordable housing.

The CHO is also in the process of conducting a survey of all existing multifamily rental properties in Southern Nevada with expiring affordability. Outreach to those properties nearing the end of their affordability period has begun, and, as staff time permits, these property owners will be made aware of their reporting requirement along with incentives that the County may offer for preservation.

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.

Development Fee Reductions and Expedited Permitting

Since 2000, land use (entitlements) applications required under Title 30 received fee waivers for affordable housing projects. In March 2021, the Clark County Commission directed various 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. These fee reductions apply to various permits and services, including building permits, fire permits, and sewer connection fees, thus reducing the cost to develop affordable housing projects

As a result of this direction, the Clark County Building Department, Fire Department, and Public Works Department and Clark County Water Reclamation added in 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. Additionally, all pre- and full-certified affordable housing projects are entitled to expedited plan reviews at no additional cost. These measures lower the financial barriers and streamline the approval process for developers; thereby' accelerating the construction of affordable housing units.

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 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.

Low-Income Housing Inventory

Per statute requirements in [NRS 319.143](#), the Nevada Housing Division (NHD) maintains a Low-Income Housing Database (LIHD). The database provides an inventory of rental residential housing in Nevada that has been subsidized at the federal, state, or local level and has 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 some single-family housing is also included, where applicable. The database is sourced from in-house data collected by the Division through the administration of programs such as Low-Income Housing Tax Credits (LIHTC) as well as ongoing coordination with jurisdictions through annual reporting, including the Annual Housing Progress Report (AHPR).

Table B-1: Low-Income Housing Inventory, 2025 comprises the current inventory of units recorded within the database for Unincorporated Clark County as of November 2025. 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, assisted, or both. Also included within the inventory is a count of total units, which includes both restricted and market-rate units at a given property. The current inventory notes a total of 9,629 units, 8,488 restricted units, 1,463 assisted units, and 394 market-rate units. The quantity of total units minus market-rate units equals 9,235. Additionally, properties with some associated units for seniors or individuals with disabilities are noted by an asterisk.

Due to current data limitations, an inventory of affordable homes for sale is not included within this report. The Homeowner Housing Profile included within Table A-1: Housing Market Statistics, 2024 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:

- Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2024
- Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2024
- Table D-5: Housing Cost Burden for Homeowner Households, 2024
- Table D-7: Naturally Occurring Affordable Housing Inventory, 2024

Table B-1: Low-Income Housing Inventory, 2025³

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Acapella*	5025 & 5050 Mohave	Las Vegas	89104	142	124		18
Acapella Duet*	2192 S. Nellis Blvd.	Las Vegas	89142	80	65		15
AHPI Walnut St Apts.	Walnut Rd. & Cecile Ave.	Las Vegas	89115	8	8		
Allegiance Apts.	3777 Pecos McLeod	Las Vegas	89121	50	49	49	1
Apache Pines	9552 W. Tropicana Ave.	Las Vegas	89147	274	272		2
Arbor Pointe Apts.	8855 W. Arby Ave.	Las Vegas	89148	180	179		1
Arioso*	9270 S. Quarterhorse Ln.	Las Vegas	89178	195	195		
ASI - Stepping Stone Apts. (special use units)	S. Mojave Rd. & E. Olive	Las Vegas	89104	10	10		
Biegger Estates	5701 Missouri St.	Las Vegas	89122	119	119	119	
Bledsoe Supportive Hsg.	2306 Bledsoe Ln.	Las Vegas	89156	24	0	23	1
Bob Hogan Supportive Hsg.	5075 Newport Cove Dr.	Las Vegas	89119	21		20	1
Bonnie Ln.*	2047 Bonnie Ln.	Las Vegas	89156	65	65		
Boulder Pines	4315 & 4405 Boulder Hwy.	Las Vegas	89121	96	90		6
Boulder Pines II	4315 & 4405 Boulder Hwy.	Las Vegas	89121	168	158		10
Brown Homes	Flamingo & Perry St.	Las Vegas	89122	124	124		
Buffalo & Cactus	10589 Buffalo Dr.	Las Vegas	89179	125	125		
Calcaterra Apts.	485-512 Calcaterra Circle	Las Vegas	89119	42	42		
Carol Haynes Apts.	5160 General Miles Wy.	Las Vegas	89122	24	0	24	

³ Properties with an asterisk have some associated units for seniors or individuals with disabilities. Such information is drawn from sources including associated applications for Low-Income Housing Tax Credits (LIHTC).

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Casa Oliva Apts.	1315 S. Mojave Rd.	Las Vegas	89104	9	0	9	
Casa Tiempo Apts.	2850 S. Maryland Pkwy.	Las Vegas	89109	138		73	65
Clark Homebuyer Assistance Program	Various	Various	Various	33	33		
Cottonwood Apts.*	350 Surprise St.	Searchlight	89046	24	23	23	1
Crescendo/Fort Apache Sr. Apts.*	9550 W. Russell	Las Vegas	89148	195	195		
Dina Titus Estates	5050 Missouri Ave.	Las Vegas	89122	19		18	1
Dorothy Kidd Mobile Home Park*	Various	Various	Various	112	112		
Ensemble*	2656 W. Agate Ave.	Las Vegas	89123	182	181		1
Ensemble II*	2655 W. Agate Ave.	Las Vegas	89123	188	187		1
Escondido Apts.	5258 Maryland Pkwy	Las Vegas	89119	62	0	62	
Eva Garcia Mendoza	1950 N. Walnut Rd.	Las Vegas	89115	128	128		
Flamingo Pines 3*	8710 W. Flamingo Rd.	Las Vegas	89147	43	43		13
Flamingo Pines I*	8710 W. Flamingo Rd.	Las Vegas	89147	66	53		13
Flamingo Pines II*	8710 W. Flamingo Rd.	Las Vegas	89147	66	53		35
Harmon Pines Sr. Apts.*	6000 W. Harmon	Las Vegas	89103	105	70		1
Harrison Pines I & II Sr Apts.*	5045 Harrison Dr.	Las Vegas	89120	90	89		
Harrison Pines III*	5070 Harrison Dr.	Las Vegas	89120	20	20		
Hullum Homes	4980 E. Owens Ave.	Las Vegas	89115	59	59	59	
Janice Brooks Bay	5201 Walnut Ave.	Las Vegas	89110	100	100		
Jaycee Mobile Home Park*	5805 Harmon Ave.	Las Vegas	89103	466	466		

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
John Chambers Apts.	2030 Camel St.	Las Vegas	89115	25		24	1
Jones Gardens	1750 Marion Dr.	Las Vegas	89115	90		90	
Lindell Harbor Apts.*	3440 Lindell St.	Las Vegas	89148	19	19		
Los Pecos Apts.*	5950 S. Pecos Rd.	Las Vegas	89120	192	192		
Lubertha Johnson*	3900 Perry S.	Las Vegas	89122	112		112	
Luther Mack Jr.*	8158 Giles St.	Las Vegas	89123	48	48		
McFarland Sr. Apts.*	4988 Jeffreys St.	Las Vegas	89119	47		47	
Melody/Oquendo Road Sr. Apts.*	NW corner Oquendo & S. Durango	Las Vegas	89148	201	201		
Mojave Cedar Supportive Hsg.	2837 Cedar St.	Las Vegas	89104	10		10	
NCEP Spencer St.*	4144 Spencer St.	Las Vegas	89119	22	22		
NCEP Spencer Street Phase II*	4144 Spencer St.	Las Vegas	89119	22	22		
NSP 1 County and Henderson	Various	Various	Various	90	90		
NSP 3 County	Various	Various	Various	15	15		
Orchard Club Apts.*	1220 Tree Line Dr.	Las Vegas	89117	342	342		
Overton Sr.*	130 S. Conley St.	Las Vegas	89040	20	20	20	
Park Apts. Supportive Hsg.	2312 Bledsoe Ln.	Las Vegas	89156	22		21	1
Patriot Place*	4245 S. Pecos Rd.	Las Vegas	89121	50	49	49	1
Paul Meacham*	65 E. Windmill Ln.	Las Vegas	89123	57	48		9
Pkwy. at Silverado Ranch	10192 S Maryland Pkwy.	Las Vegas	89123	272	272		
Pebble & Eastern	NW Pebble Rd & Eastern Ave	Las Vegas		195	195		
Ray Rawson Villa	3420 Lindell Rd.	Las Vegas	89146	24		24	
Reata Condos	3133 N. Walnut Rd.	Las Vegas	89115	32	32		

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Riverwood I	1705 Cal Edison Dr.	Laughlin	89029	107	107	91	
Riverwood II	1705 Cal Edison Dr.	Laughlin	89029	100	100	100	
Rochelle Pines*	4285 Hildebrand Ave.	Las Vegas	89121	115	113		2
Russell Senior/Tempo IV	6560 E. Russell Rd.	Las Vegas	89122	208	208		
Santa Barbara Palms I*	4880 Santa Barbara St.	Las Vegas	89121	71	65		6
Santa Barbara Palms II*	4880 Santa Barbara St.	Las Vegas	89121	42	35		7
Schaffer Heights*	2901 Schaffer Cir.	Las Vegas	89121	75		75	
Shadow Creek Apts.	350 Ryan Ave.	Overton	89040	24	24	21	
Shadow Creek II Apts.*	375 Ryan Ave.	Overton	89040	24	24	24	
Shannon West Homeless Youth Center	1660 E. Flamingo Rd.	Las Vegas	89119	6	6		
Shelbourne Supportive Hsg.	1235 E. Shelbourne Ave.	Las Vegas	89123	24	0	23	1
Sierra Pines*	3201 S. Mojave	Las Vegas	89121	90	90		
Sierra Pointe Apts.	1064 Sierra Vista Dr.	Las Vegas	89169	160	160	159	1
Simmons Manor	5385 Austin John Cr.	Las Vegas	89122	61		61	
Somerset Commons*	2775 E. Fremont St.	Las Vegas	89104	360	245		115
Summerhill	3630 E. Owens Ave.	Las Vegas	89110	221	221		
Sunset Canyon Apts.	9700 W. Sunset Rd.	Las Vegas	89148	187	187		
Tempo*	5625 S. Hollywood Blvd.	Las Vegas	89122	101	100		1
Tempo II*	NW corner Russell Rd & Hollywood Blvd.	Las Vegas	89122	75	75		
Tempo III*	5625 S. Hollywood Blvd.	Las Vegas	89148	105	90		15
The Dresden*	6650 E. Russell Rd.	Las Vegas	89122	200	200		

		City	Zip	Total	Restricted	Assisted	Market Rate
The Radcliff	2566 Sherwood St.	Las Vegas	89109	20	20		
Tonopah Lamb Sr. Apts.*	4250 E. Tonopah Ave.	Las Vegas	89115	34	0	33	1
Tropical Pines Sr. Living*	5030 S. Jeffreys	Las Vegas	89119	60	60		
Villanova Apts.*	2815 W. Ford Ave.	Las Vegas	89117	348	348		
Vintage At Laughlin*	2250 Cougar Dr.	Laughlin	89029	150	148		2
Vegas Valley/Vista del Sol	4955 E. Vegas Valley Dr.	Las Vegas	89121	70	69		1
Vista Creek Apts.	2220 Cougar Dr.	Laughlin	89029	300	297		3
West Sahara	8007 W. Sahara Ave.	Las Vegas	89117	105	65		41
Wigwam & Ft. Apache*	W. Wigwam Ave. and S. Fort Apache Rd.	Las Vegas	89178	195	195		
Wood Creek Apts.	4485 Pennwood Ave.	Las Vegas	89102	232	232		
Total Units w/Restrictions or Assistance (Total – Market Rate): 9,235				9,629	8,488	1,463	394

Source: Low-Income Housing Database, NHD

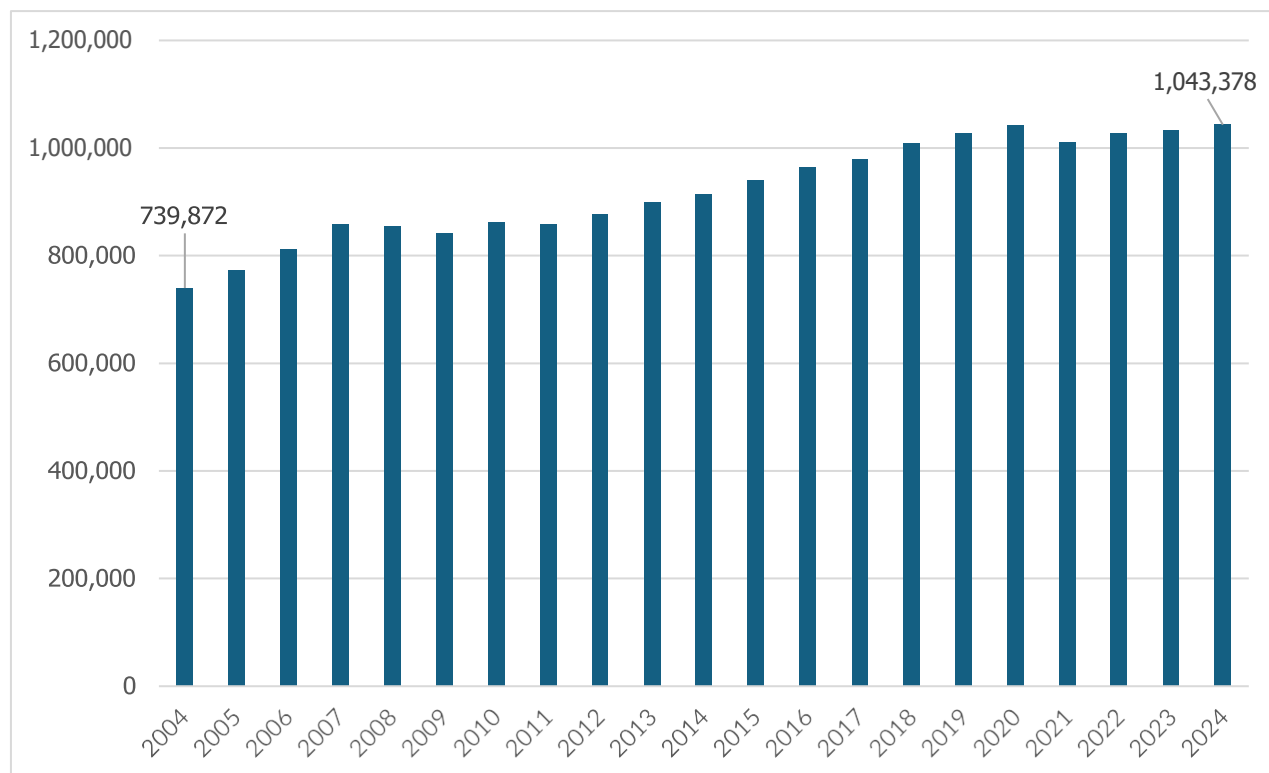
C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

The Nevada State Demographer releases an annual report on the “Estimated Population of Towns, Cities, and Counties in the State of Nevada, Including the Governor’s Certified Estimates.” Data for the population summaries included in Figure C-1: Unincorporated Clark County Population, 2004-2024 and Table C-1: Unincorporated U Population and Growth Rate, 2004-2024 was sourced from the most recent iteration of this report, released in 2024. Population estimates from this dataset are calculated as the total recorded population of Clark County minus the populations of incorporated cities within the County: Las Vegas, Henderson, North Las Vegas, Mesquite, and Boulder City.⁴

From 2004-2024, Unincorporated Clark County grew by 303,506, or by 41 percent. Average growth per year during the timeframe equals 15,175, or 1.7 percent. Years that experienced net negative growth, or a declining population, are denoted in orange shading within Table C-1.

Figure C-1: Unincorporated Clark County Population, 2004-2024



Source: NV Demographer

⁴ Due to data limitations, demographic projections are not included within this report. Such a summary is available for Unincorporated Clark County in the 2024 AB 213 report, Additional Reporting on Housing Progress and Plans.

Table C-1: Unincorporated Clark County Population Change, 2004-2024

Year	Population	Population Change	YoY Change %
2004	739,872		
2005	773,563	33,691	4.6%
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%
Annual Average		15,175	1.7%

Source: NV Demographer, NHD

2030 Market Projections

Market forecasts for 2030 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 2030 population was estimated by taking ESRI’s total population projection for the county for 2030 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 2030, 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 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 2030 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, 2025 - 2030

Population and Median Income	
2030 Population	1,080,787
Population Increase	37,409
2030 Median Household Income	\$88,739
Projected Housing Needs & Land Requirements	
Housing Units Required	12,914
Owner-Occupied Units	6,694
Renter-Occupied Units	6,220
Subsidized Units	2,735
Vacant Acreage Required	1,722

Source: RCG, ESRI, NV Demographer

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 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.⁵ 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

⁵ 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.

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.⁶

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 73,156-unit shortage of affordable owner-occupied housing units in Clark County. Table D-2 presents the same data grouped using percent AMI.

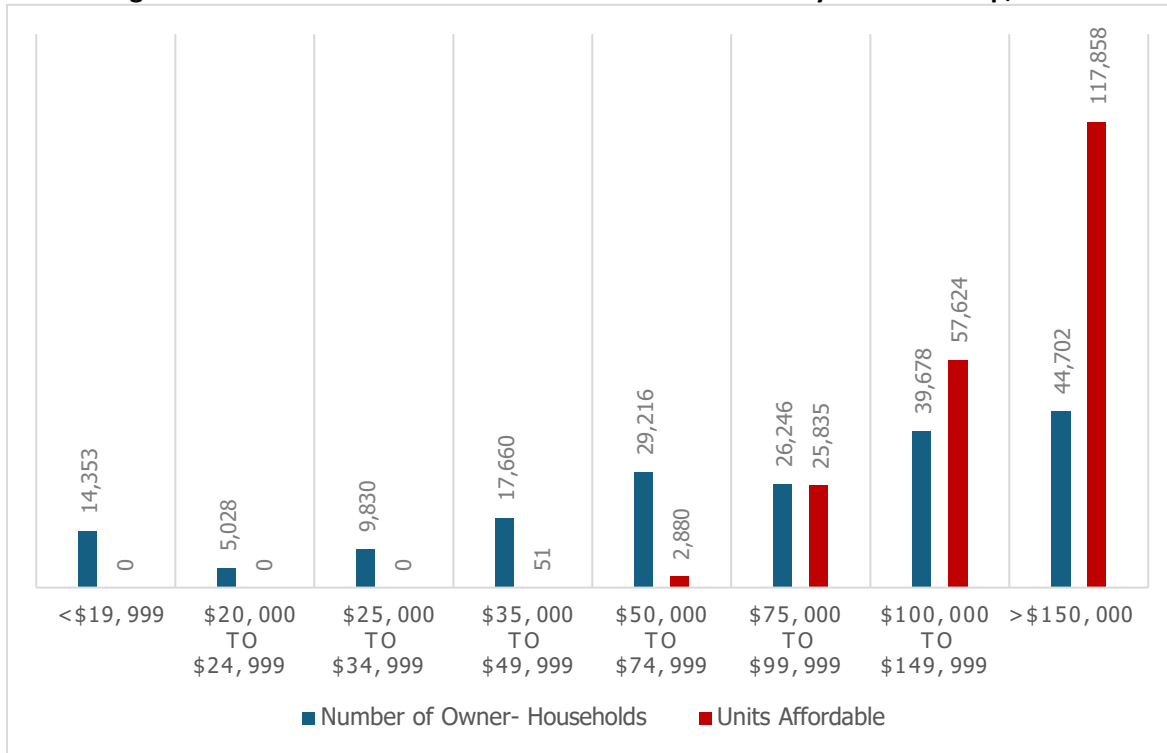
Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2024

Income	Number of Owner Households	Units Affordable	Shortage
<\$19,999	14,353	0	14,353
\$20,000 to \$24,999	5,028	0	5,028
\$25,000 to \$34,999	9,830	0	9,830
\$35,000 to \$49,999	17,660	51	17,609
\$50,000 to \$74,999	29,216	2,880	26,336
\$75,000 to \$99,999	26,246	25,835	0
\$100,000 to \$149,999	39,678	57,624	0
>\$150,000	44,702	117,858	0
Affordable Housing Unit Shortage			73,156

Source: ACS 2023 5 year, RCG, Clark County Assessor

⁶ 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, 2024



Source: ACS 2023 5 year, RCG, Clark County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2024

Income	Number of Owner Households	Units Affordable	Shortage
30% AMI (\$26,340/yr)	20,698	0	20,698
50% AMI (\$43,900/yr)	18,992	30	18,961
60% AMI (\$52,680/yr)	10,313	329	9,984
80% AMI (\$70,240/yr)	20,522	2,023	18,499
100% AMI (\$87,800/yr)	19,000	13,987	5,014
120% AMI (\$105,360/yr)	16,775	18,369	0
120+ AMI	80,412	169,719	0
Affordable Housing Unit Shortage			73,156

Source: ACS 2023 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.

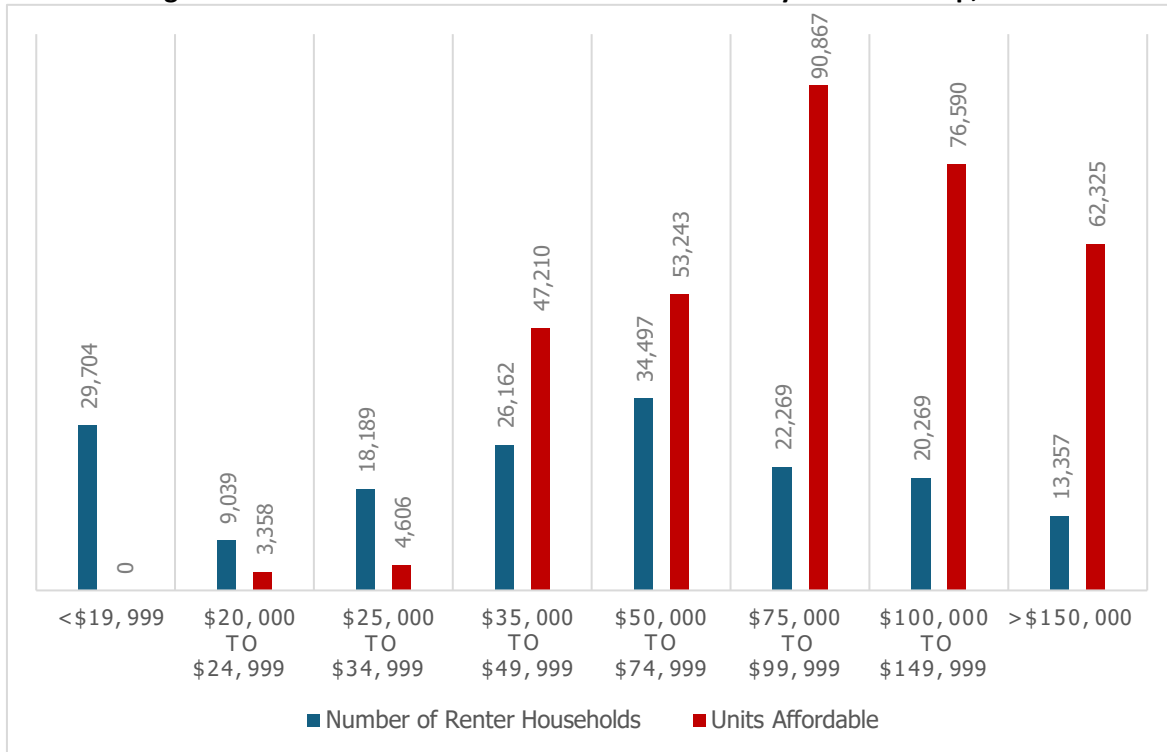
Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999 income ranges. In total across these income ranges, there is a 48,968-unit shortage of affordable renter-occupied housing units in Clark County.

Table D-4 presents the same data grouped using the percent AMI for the jurisdiction.

Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2024

Income	Number of Renter Households	Units Affordable	Shortage
<\$19,999	29,704	0	29,704
\$20,000 to \$24,999	9,039	3,358	5,681
\$25,000 to \$34,999	18,189	4,606	13,583
\$35,000 to \$49,999	26,162	47,210	0
\$50,000 to \$74,999	34,497	53,243	0
\$75,000 to \$99,999	22,269	90,867	0
\$100,000 to \$149,999	20,269	76,590	0
>\$150,000	13,357	62,325	0
Affordable Housing Unit Shortage			48,968

Source: ACS 2023 5 year, RCG, Clark County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2024

Source: ACS 2023 5 year, RCG, Clark County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2024

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI (\$26,340/yr)	41,181	3,975	37,205
50% AMI (\$43,900/yr)	31,275	19,513	11,763
60% AMI (\$52,680/yr)	14,336	24,905	0
80% AMI (\$70,240/yr)	24,232	37,399	0
100% AMI (\$87,800/yr)	17,969	56,662	0
120% AMI (\$105,360/yr)	12,894	52,000	0
120+ AMI	31,599	131,256	0
Affordable Housing Unit Shortage			48,968

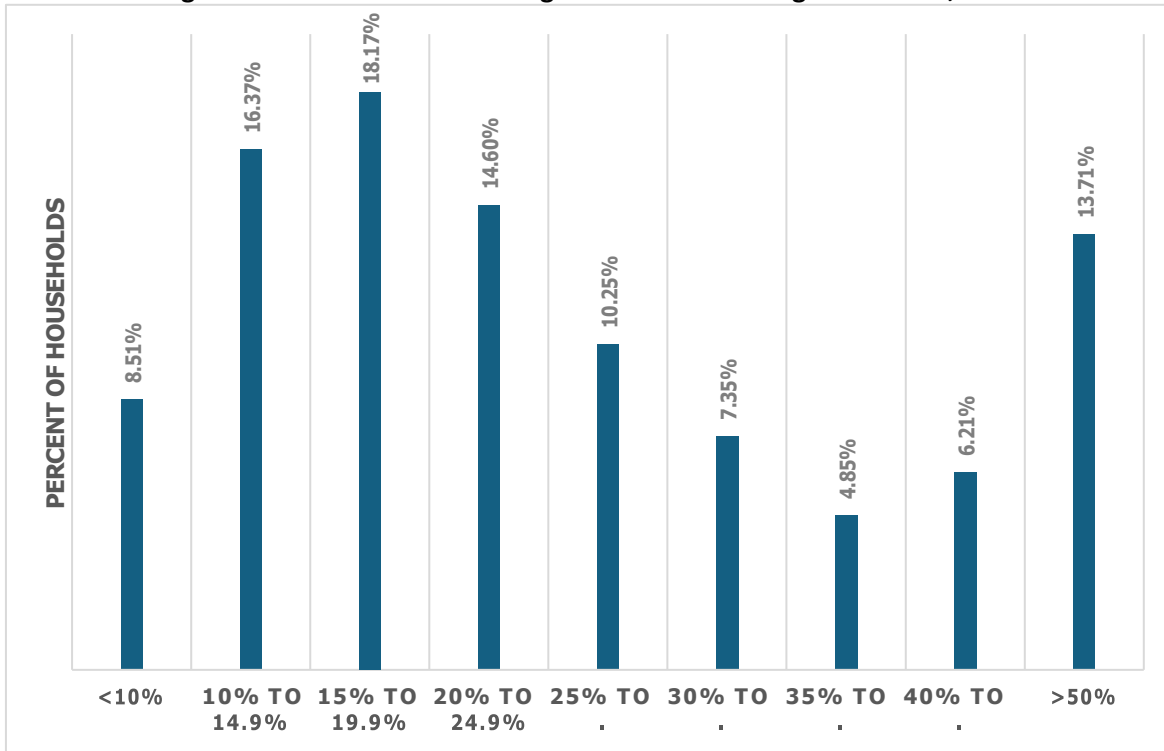
Source: ACS 2023 5 year, RCG, Clark County Assessor

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. 8.51 percent of Households have a <10 percent Housing Cost Burden. In total 32.11 percent are considered Cost Burdened (>30 percent) and 25 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 13 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-3: Homeowner Housing Costs as a Percentage of Income, 2024



Source: ACS 2023 5 year, RCG

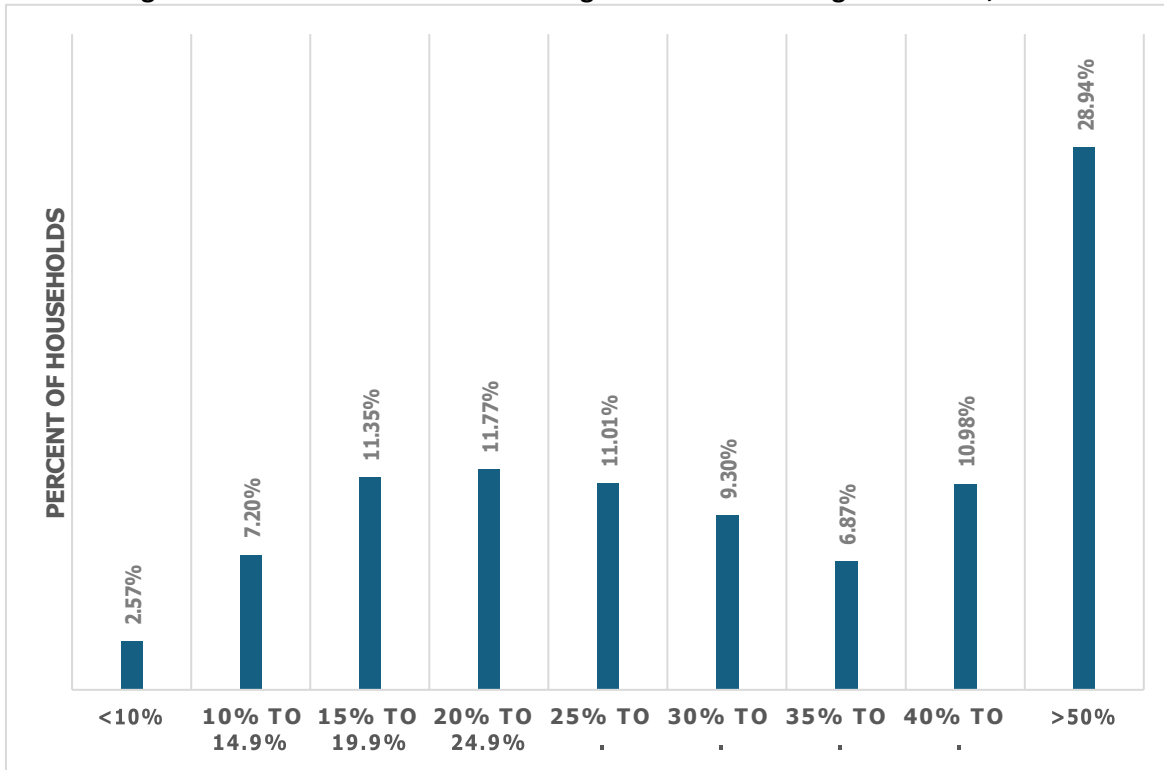
Table D-5: Housing Cost Burden for Homeowner Households, 2024

Housing Cost / Household Income	Percent of Owner households
<10%	8.51%
10% to 14.9%	16.37%
15% to 19.9%	18.17%
20% to 24.9%	14.60%
25% to 29.9%	10.25%
30% to 34.9%	7.35%
35% to 39.9%	4.85%
40% to 49.9%	6.21%
>50%	13.71%

Source: ACS 2023 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. 2.57 percent of Renter-households have a <10 percent Housing Cost Burden. In total 56.10 percent are considered Cost Burdened (>30 percent) and 46.79 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 28 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2024



Source: ACS 2023 5 year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2024

Housing Cost / Household Income	Percent of Renter households
<10%	2.57%
10% to 14.9%	7.20%
15% to 19.9%	11.35%
20% to 24.9%	11.77%
25% to 29.9%	11.01%
30% to 34.9%	9.30%
35% to 39.9%	6.87%
40% to 49.9%	10.98%
>50%	28.94%

Source: ACS 2023 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”).

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 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, 78.15 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, 87.09 percent of the affordable units are NOAH and 92 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory, 2024

Percent AMI	#Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI (\$26,340/yr)	3,975	0	0.00%
50% AMI (\$43,900/yr)	35,977	28,116	78.15%
60% AMI (\$52,680/yr)	60,882	53,021	87.09%
80% AMI (\$70,240/yr)	98,281	90,420	92.00%

Source: ACS 2023 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.

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 especially 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.
- Access to homeownership is out of reach for nearly half of the households in Southern Nevada. In 2024, 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:

- Development projects often face potentially lengthy land use entitlement and construction permitting processes, which can delay project timelines and increase costs.

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 housing in Clark County. The fund was initially funded at \$160 million, and since then has been augmented with an additional \$100 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 subsidize affordable housing.
 - i. The County created a housing trust fund, using CHF funds, to provide gap financing to affordable housing developments. Since 2022, approximately \$250 million in CHF funds have been awarded to 43 projects to support the construction or rehab of just under 5,000 rental

units for households between 30% and 80% of AMI. Going forward, the County intends to continue annual CHF funding rounds to support affordable housing development and rehab.

- 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 three 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; and in 2025, the County will submit an application to the BLM for a parcel that can support approximately 300 new affordable rental units.
- 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.
- In 2024, the Clark County Commission approved an update of the County's Unified Development Code, Title 30, which 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-1: 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		
<i>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.</i>			

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 whole. After implementing the methodology, the resultant set of vacant parcels and vacant acres situated within the bounds of Unincorporated 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 maintained by the Clark County Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2024 GILIS database available, but as described in more depth below, the data is updated to reflect construction activity as of May 2025. 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 minimum⁷. Major streets in Southern

⁷ We use the major street GIS shapefile provided by the Comprehensive Planning (and also accessible online) <https://clarkcountygis-cgismo.hub.arcgis.com/datasets/cgismo::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.

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
- 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

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 resulting in the additional removal of 497 parcels spanning Clark County, NV as a whole. The spatial extent of Unincorporated Clark County’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
- 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**

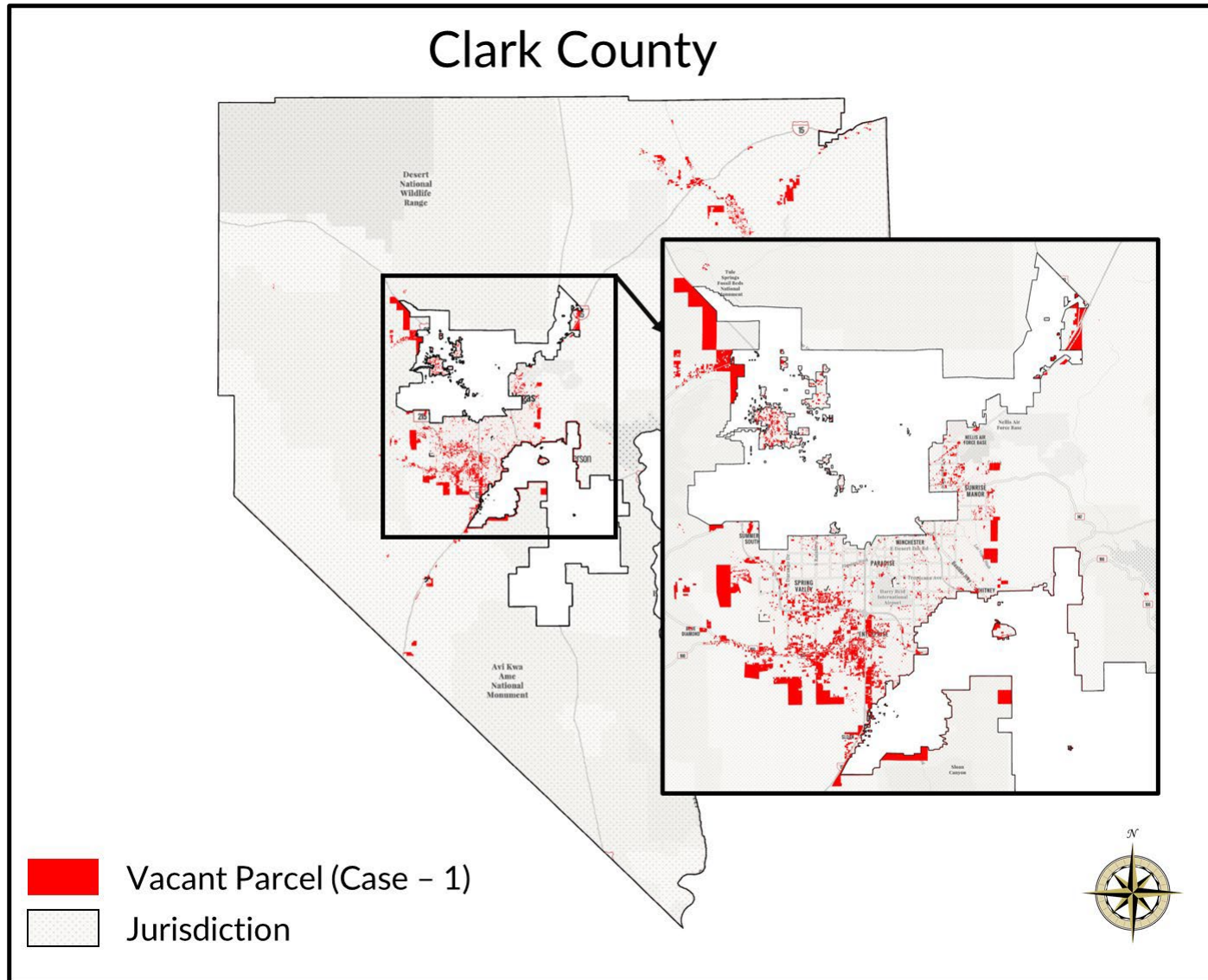
Table F-1 below provides the Vacant Land Inventory for Unincorporated Clark County. Under the least restrictive set of filters, Scenario-1, there are 1,449 vacant Commercial parcels comprising 7,699 acres. Additionally, there are 7,591 residential parcels comprising 44,051 acres. Under the most restrictive set of filters, Scenario-6, there are 1,251 vacant Commercial parcels comprising 5,083 acres and 5,337 residential parcels comprising 7,237 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 51,750 total vacant acres to 12,321 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 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 Unincorporated Clark County, 2025

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
	Vacant Parcels	1,449	1,398	1,368	1,337	1,265	1,251
	Vacant Acres	7,699	7,441	6,269	5,775	5,392	5,083
Residential							
	Vacant Parcels	7,591	6,560	5,977	5,782	5,354	5,337
	Vacant Acres	44,051	29,800	17,705	9,338	7,340	7,237
Total Parcels		9,040	7,958	7,345	7,119	6,619	6,588
Total Acres		51,750	37,241	23,974	15,114	12,732	12,321
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 w/in 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

Clark County



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:

Housing 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. Affordable housing units can also increase home ownership as rent received for these units can assist with supplementing the overall cost of housing. 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. 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. Providing a range of supportive services are critical components of addressing these needs.

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.

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; the County will also subsidize the CLT homes using CHF funds. 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 performing outreach and providing information to developers on options and support that may be available for 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 including seniors.
- Clark County has also provided CHF and County HUD funding to three new permanent supportive housing developments that are currently in or nearing construction (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.

Housing Plans

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 5,000 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 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.

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.

§ 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.

City of Las Vegas – 2025 AB 213 Report

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AB 213 City of Las Vegas Executive Summary

In 2024, City of Las Vegas had a total population of 673,334 persons. Out of the total population, 393,395 people resided in 136,185 owner-occupied units (2.88 persons per household) with a vacancy rate of 1.1 percent. Likewise, 279,939 people resided in 108,244 renter-occupied units (2.54 persons per household) with a vacancy rate of 4.6 percent. In total, City of Las Vegas has a homeownership rate of 56 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2023) City of Las Vegas median household income was \$70,723, and the median home price in 2025 is \$485,006. Across all owner-households and irrespective of mortgage-status, monthly housing costs average \$1,835 per month, resulting in 31.23 percent of households being classified as cost burdened and 24 percent excessively cost burdened. It is important to note that the median income used within this report may differ from the US Department of Housing and Urban Development ("HUD") due to the focus on the specific political jurisdiction rather than the metropolitan statistical area ("MSA"), which HUD uses.

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 50,961 owner-occupied affordable housing units.

In terms of renters, the median contract rent in City of Las Vegas is \$1,416 per month resulting in 57.58 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 48.41 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 29,698 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 51,357 units for households at or below 80 percent area median income. 9,106 of the 108,244 renter-occupied units represent subsidized affordable units of which the median unit was built in 1999.

While City of Las Vegas' population is expected to increase by 11,355 people by 2030, median household income is expected to increase to \$85,507. Between 2025 and 2030, an additional 4,122 dwelling units are projected to be required to support City of Las Vegas' expected population growth. In addition to the existing need for affordable units, this level of population growth will require the construction of 2,297 for-sale units, 1,825 for-rent units and 867 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 < five miles from a major street), there is an estimated 10,932 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 2,668 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

The statistical results, tables, and figures in this report are based 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.⁸ 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 6.9 percent and the use of a 30-year fixed-rate, fully-amortizing loan. This is different to 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 100-120

⁸ 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."

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 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”, 2023) (variable B25118). This represents the total money income of all household members during the previous year. Median annual income used within this report may differ from HUD’s thresholds due to the current report’s focus on the specific political jurisdiction (City of Las Vegas) rather than the Las Vegas-Henderson-Paradise MSA, which HUD uses. The median income of residents in City of Las Vegas may differ than the AMI of the MSA which is inclusive of the incorporated cities.

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 2024 economic conditions, contract rent is expressed in 2024 dollars based on HUD’s 50 percent percentile rent estimates for 2023 vs 2024.

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 primary residence of the homeowner. 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 2024. 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, 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 price of these residential properties are estimated, based on the most recent sales data available. This 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.

#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 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 673,334 as of 2024. The median annual income for the jurisdiction is \$70,723 and the Homeownership Rate is 56 percent.

As of the most recent ACS survey, City of Las Vegas had 136,185 owner-occupied units with a 1.1 percent vacancy rate. The median year built is 1995 and the median home value is \$485,006. This results in a \$1,835 median monthly housing cost. In total, 31.23 percent of City of Las Vegas homeowners are Cost Burdened, and 24 percent are Excessively Cost Burdened. This resulted in a 50,961 owner-occupied Affordable Housing Unit Shortage combined across all income brackets.

City of Las Vegas also had 108,244 renter-occupied units as of the most recent ACS survey, with a 4.6 percent vacancy rate. The median year built is 1992 and the median contract rent is \$1,416. The percentage of Cost Burdened renters is 57.58 percent, and the percentage of Excessively Cost Burdened Renters is 48.41 percent. In total, within City of Las Vegas, there are 9,106 subsidized housing units with the median year of those being 1999. For renters, this led to a 29,698 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, 2024

City of Las Vegas Jurisdiction Characteristics	
Median Annual Income	\$70,723
Homeownership Rate	56%
2024 Population	673,334
Homeowner Housing Profile	
#Units	136,185
Vacancy	1.10%
Median Year Built	1995
Median Monthly Housing Costs	\$1,835
Median Housing Value	\$485,006
Percent of Cost Burdened Owners (>30%)	31.23%
Percent of Excessively Cost Burdened Owners (>35%)	24%
Affordable Housing Unit Shortage	50,961
Renter Occupied Housing Profile	
#Units	108,244
Vacancy	4.60%
Median Year Built	1992
Median Contract Rent	\$1,416
Percent of Cost Burdened Renters (>30%)	57.58%
Percent of Excessively Cost Burdened Renters (>35%)	48.41%
Number of Subsidized Housing Units	9,106
Median Year Built of the Subsidized Housing Stock	1999
Affordable Housing Unit Shortage	29,698

Source: ACS 2023 5-year, NV Demographer RCG. Percents 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 City of Las Vegas. In total, 67.3 percent of the housing stock available in City of Las Vegas is single-unit detached or attached, 31.2 percent is 2 units or greater, and 1.3 percent is mobile home⁹ and 0.1 percent is boat, RV, or other.

⁹ 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, 2024

Number of Units in Structure	Number of Occupied Units	Percent of Total
1-unit, detached	151,546	62.0%
1-unit, attached	12,955	5.3%
2 units	2,933	1.2%
3 or 4 units	18,332	7.5%
5 to 9 units	19,310	7.9%
10 to 19 units	12,221	5.0%
20 or more units	23,465	9.6%
Mobile home	3,178	1.3%
Boat, RV, van, etc.	244	0.1%
Total	244,429	100.0%

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 City of Las Vegas, by the year the structure was built. An estimated 10.2 percent of the units were built in 2010 or later, 50.7 percent of the units were built between 1990 and 2009, and 39.1 percent of the units were built in 1980 or earlier.

Table A-3: City of Las Vegas Structure Built Occupied Units, 2024

Year Built	Number of Units	Percent of Total
Built 2020 or later	3,422	1.40%
Built 2010 to 2019	21,510	8.80%
Built 2000 to 2009	52,308	21.40%
Built 1990 to 1999	71,618	29.30%
Built 1980 to 1989	39,842	16.30%
Built 1970 to 1979	24,932	10.20%
Built 1960 to 1969	17,110	7.00%
Built 1950 to 1959	10,022	4.10%
Built 1940 to 1949	2,444	1.00%
Built 1939 or earlier	1,222	0.50%
Total	355,967	100.0%

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.
- 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 2024 Annual Report on the implementation of the 2050 Master Plan.¹⁰

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. The proposed new zoning scheme, which has been under development by staff, would address enabling 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 address this effort, the Planning Commission and City Council will review and consider adopting this code update, which will help 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,

¹⁰ 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 2024 Annual Report on the Implementation of the Master Plan (https://files.lasvegasnevada.gov/planning/2050-Master-Plan/2024_2050_Master_Plan_Annual_Report.pdf).

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 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. 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 an 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).

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 easily reach building entrances.
 - 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 replaced by buildings and parking structures.
 - 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.
 - 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.

It is anticipated that the ordinance will be heard for approval in Summer 2025.

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; 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. Thus far, \$200,000 has been placed within the fund, and for future fiscal years, the City intends to appropriate revenue from donations, grants, fund transfers, bonds, special assessments, fees, or rebates.

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 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.

Low-Income Housing Inventory

Per statute requirements in [NRS 319.143](#), the Nevada Housing Division (NHD) maintains a Low-Income Housing Database (LIHD). The database provides an inventory of rental residential housing in Nevada that has been subsidized at the federal, state, or local level and has 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 some single-family housing is also included, where applicable. The database is sourced from in-house data collected by the Division through the administration of programs such as Low-Income Housing Tax Credits (LIHTC) as well as ongoing coordination with jurisdictions through annual reporting, including the Annual Housing Progress Report (AHPR).

Table B-1: Low-Income Housing Inventory, 2025 comprises the current inventory of units recorded within the database for the City of Las Vegas as of November 2025. 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, assisted, or both. Also included within the inventory is a count of total units, which includes both restricted and market-rate units at a given property. The current inventory notes a total of 9,441 units, 6,651 restricted units, 3,195 assisted units, and 308 market-rate units. The quantity of total units minus market-rate units equals 9,133. Additionally, properties with some associated units for seniors or individuals with disabilities are noted by an asterisk.

Due to current data limitations, an inventory of affordable homes for sale is not included within this report. The Homeowner Housing Profile included within Table A-1: Housing Market Statistics, 2024 summarizes estimated cost burden and affordability for homeowners in the City of Las Vegas. For additional detail on homeowner households in the City of Las Vegas, refer to the following tables within Subsection D:

- Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2024
- Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2024
- Table D-5: Housing Cost Burden for Homeowner Households, 2024
- Table D-7: Naturally Occurring Affordable Housing Inventory, 2024

Table B-1: Low-Income Housing Inventory, 2025¹¹

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Aida Brents*	2120 Vegas Dr.	Las Vegas	89106	24		24	
Aldene Kline Barlow Sr. Apts.*	1327 H St.	Las Vegas	89106	39	39		
Archie Grant*	1720-1 Searles Ave.	Las Vegas	89101	125	117	125	
Arthur McCants Manor*	800 N. Eastern Ave.	Las Vegas	89101	115		115	
Baltimore Gardens	316 Baltimore Ave.	Las Vegas	89102	165	165	165	
Blanchard Arms Apts.	321 N. 9th St.	Las Vegas	89101	16	16		
Bonanza Pines III*	4180 E. Bonanza Rd.	Las Vegas	89110	62	62		
Bonanza Pines Sr Apts.*	4170 E Bonanza Rd.	Las Vegas	89110	96	95		1
Bonanza View Apts.	640 McKnight St.	Las Vegas	89101	75	75		
Cedar Village Apts.	2850 Cedar Ave.	Las Vegas	89101	154	152		2
City Impact*	978 E. Sahara	Las Vegas	89104	66	65		1
Clark Towers Apts.*	2701 Clark Towers Ct.	Las Vegas	89102	134		116	18
Cleveland Gardens	316 W. Baltimore Ave.	Las Vegas	89102	36	36	36	
Cordero Pines	499 North Lamb Blvd.	Las Vegas	89448	168	168		

¹¹ Properties with an asterisk have some associated units for seniors or individuals with disabilities. Such information is drawn from sources including associated applications for Low-Income Housing Tax Credits (LIHTC).

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Cordero Pines II	499 North Lamb Blvd.	Las Vegas	89110	60	54		6
David Hoggard Family Comm.	1100 W. Monroe St.	Las Vegas	89106	100	100		
Decatur/ Alta Apts.*	400 S. Decatur	Las Vegas	89117	420	420		
Decatur/ Alta Sr. Apts.*	400 S. Decatur	Las Vegas	89117	60	59		1
Decatur Pines*	6725 N. Decatur Blvd.	Las Vegas	89131	75	75		
Decatur Pines 2*	6741 N. Decatur Blvd	Las Vegas	89131	75	75		
Desert Oasis Apts.*	4445 Diamond Head Dr.	Las Vegas	89110	75		74	1
Desert Oasis II*	4445 Diamond Head Dr.	Las Vegas	89110	43	43		
Desert Pines I*	3750 E. Bonanza Rd.	Las Vegas	89110	72	72		
Desert Pines II*	3750 E. Bonanza Rd.	Las Vegas	89110	36	36		
Desert Pines III*	3750 E. Bonanza Rd.	Las Vegas	89110	60	60		
Desert Pines IV*	3750 E. Bonanza Rd.	Las Vegas	89110	36	36		
Ernie Cragin Terrace	Valley and 28th St.	Las Vegas	89101	40		40	
Ethel Mae Robinson Sr. Apts.*	1327 H St.	Las Vegas	89106	20	20		
Ethel Mae Robinson Sr. II*	1320 H St.	Las Vegas	89106	18	18		

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Ethel May Fletcher	1503 Laurelhurst Dr.	Las Vegas	89108	42	28		
Ethel May Fletcher II	1503 Laurelhurst Dr	Las Vegas	89108	18	18		14
Granada Apts.	316 W. Baltimore Ave.	Las Vegas	89102	16	16	16	
Golden Rule*	832 N. Eastern Ave.	Las Vegas	89101	60	51		9
Golden Rule II*	832 N. Eastern Ave.	Las Vegas	89101	60	60		
500 Jefferson St. Apts.	500 Jefferson St.	Las Vegas	89106	6	6	0	
Harry Levy Gardens*	2525 W. Washington	Las Vegas	89106	150		150	
Help Genesis at Owens	1559 N. Main St.	Las Vegas	89101	75	75		
Help Renaissance	1455 N. Main St., Bldg. 5	Las Vegas	89101	50	50		
Horizon Crest	13 W. Owens Ave.	Las Vegas	89101	78	69		9
James Down Towers*	5000 Alta Dr.	Las Vegas	89107	200		200	
Juan Garcia/Ernie Cragin	2851 Sunrise Ave.	Las Vegas	89101	52	52	52	
Lake Tonopah Apts.*	2151 Citrus Heights Ave.	Las Vegas	89102	356	356		
L'Octaine Apts.	801 S Las Vegas Blvd.	Las Vegas	89101	51	51		
Louise Shell*	2101 N Martin Luther King Blvd.	Las Vegas	89106	100	100		
Marble Manor 1	Washington & H St.	Las Vegas	89106	100		100	

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Marble Manor 2	Washington & J St.	Las Vegas	89106	40		40	
Marble Manor 3	Washington & Down Way	Las Vegas	89106	55		55	
Marble Manor 4	Washington & N St.	Las Vegas	89106	40		40	
Marble Manor Annex	Martin L. King & Wyatt	Las Vegas	89106	20		20	
Marion D. Bennett, Sr.*	1818 Balzar Ave.	Las Vegas	89106	65		65	
McKnight Sr Village III*	651 McKnight St.	Las Vegas	89101	24	20		4
McKnight Sr Village*	651 McKnight St.	Las Vegas	89101	110	90		20
McKnight Sr. Village II*	651 McKnight St.	Las Vegas	89101	78	66		12
Minuet*	4652 N. Rainbow Blvd.	Las Vegas	89108	75	65		10
Minuet II*	6705 W. Lone Mountain Rd.	Las Vegas	89108	60	50		10
Msgr. Ct. Shallow Sr. Housing*	561 N. Mojave Rd.	Las Vegas	89101	80		80	
NSP 1 Las Vegas	Various	Las Vegas		38	38		
Otto Merida Desert Villas	50 No Honolulu St.	Las Vegas	89101	60	60	60	
Pedregal House	2140 Vegas Dr.	Las Vegas	89106	12		12	
Rayson Manor Apts.	1400 N. Sandhill Rd.	Las Vegas	89110	57		57	
Robert Gordon Plaza*	420 N. 10th St.	Las Vegas	89101	249	249		

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Ruby Duncan Manor Apts.*	500 W. Owens Ave.	Las Vegas	89106	30	0	30	
Rulon Earl Mobile Home Park - Phase I*	3903 E. Stewart Ave.	Las Vegas	89110	71	71		
Rulon Earl Mobile Park – Phase II*	3903 E. Stewart Ave.	Las Vegas	89110	51	51		
Sandy Robinson Apts.	4200 E. Bonanza Rd.	Las Vegas	89110	25	0	24	1
Sarann Knight Apts.	900 W. Monroe Ave.	Las Vegas	89106	82	82		
Sartini Plaza*	900 Brush St.	Las Vegas	89107	220		220	
Sartini Plaza Annex*	5200 Alpine Pl.	Las Vegas	89107	39		39	
Scattered Sites - SNRHA	Various	Las Vegas	Various	346		346	
Sen. Richard Bryan II*	2651 Searles Ave.	Las Vegas	89101	120	120		
Sen. Harry Reid Sr. Apts.*	328 N. 11th St.	Las Vegas	89101	100	100		
Senator Richard Bryan Apts.*	2651 Searles Ave.	Las Vegas	89110	120	120		
Sherman Gardens	1701 N. J St.	Las Vegas	89106	80		80	
Sherman Gardens Annex	909 Doolittle St.	Las Vegas	89106	154		154	
Silver Sky Assisted Living*	8220 Silver Sky Cir.	Las Vegas	89145	90	90		
Silver Sky at Deer Springs*	4837 W. Deer Springs Way	Las Vegas	89131	90	90		
Sky View Pines Apts.	15 W. Owens Ave.	Las Vegas	89030	144	129		15

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Sonoma Palms*	3050 N. Jones Blvd.	Las Vegas	89108	238	238		
St. Vincent H.E.L.P I (B)*	1501 N. Las Vegas Blvd.	Las Vegas	89101	54	54		
St. Vincent H.E.L.P. I*	1501 N. Las Vegas Blvd.	Las Vegas	89101	66	66		
Stella Fleming Towers*	400 Brush St.	Las Vegas	89107	115		115	
Stewart Pines Apts. II*	1391 E. Stewart Ave.	Las Vegas	89101	49	49		
Stewart Pines III Sr Apts.*	233 N. 13th	Las Vegas	89101	56	56		
Stewart Pines Sr. Living*	1351 E. Stewart St.	Las Vegas	89101	72	72		
Sundance Village Apts.	6500 W. Charleston Blvd.	Las Vegas	89146	532	530		2
Sunrise Gardens Apts.*	3601 El Conlon Ave.	Las Vegas	89102	248		141	107
Sunrise Sr. Village	571 30th St.	Las Vegas	89101	90	90		
Sunset Palms	1905 H St.	Las Vegas	89106	56	56		
Sunset Park Apts.	1555 Balzar Ave.	Las Vegas	89106	48	48		
Harmony*	4204 N. Tenaya Way	Las Vegas	89129	272	272		
Vera Johnson Plaza A	1200 Harris Ave.	Las Vegas	89101	76	76	76	
Vera Johnson Plaza B	503 N. Lamb Blvd.	Las Vegas	89110	112	112	104	
Villa Capri	1801 N. J St.	Las Vegas	89106	60		60	
Vintage Desert Rose Sr. Apts.*	1701 N Jones Blvd.	Las Vegas	89108	184	184		

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Walker House Apts.	2700 S. Valley View Blvd.	Las Vegas	89102	112	0	77	35
Wardelle St. Townhouses	2901 E. Bonanza Rd.	Las Vegas	89101	57	57	37	
Westcliff Heights*	8206 Silver Sky Dr.	Las Vegas	89145	80	50	50	30
Westcliff Pines*	8206 Silver Sky Dr.	Las Vegas	89145	40	40		
Westcliff Pines II*	8286 Silver Sky Dr.	Las Vegas	89145	80	80		
Westcliff Pines III*	8286 Silver Sky Dr.	Las Vegas	89145	40	40		
Total Units w/Restrictions or Assistance (Total – Market Rate): 9,133				9,441	6,651	3,195	308

Source: Low-Income Housing Database, NHD

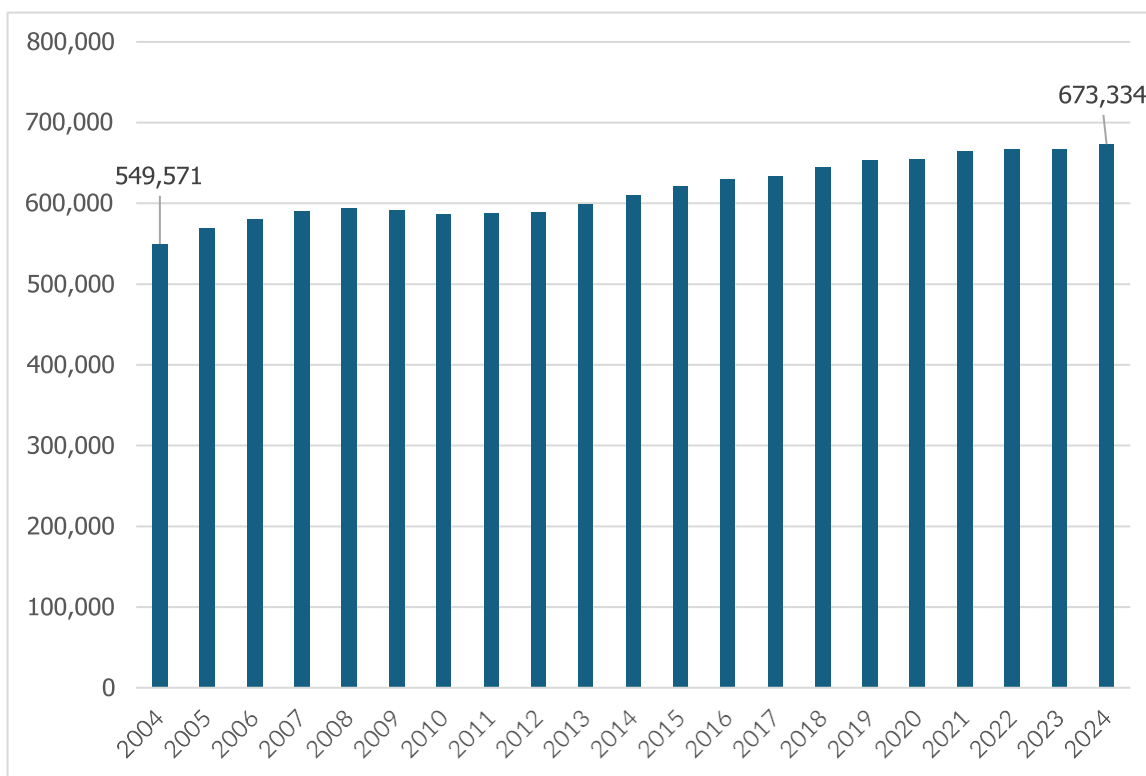
C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

The Nevada State Demographer releases an annual report on the “Estimated Population of Towns, Cities, and Counties in the State of Nevada, Including the Governor’s Certified Estimates.” Data for the population summaries included in Figure C-1: City of Las Vegas Population, 2004-2024 and Table C-1: City of Las Vegas Population and Growth Rate, 2004-2024 was sourced from the most recent iteration of this report, released in 2024.¹²

From 2004-2024, the Las Vegas grew by 123,763, or by 23 percent. Average growth per year during the timeframe equals 6,188, or 1 percent. Years that experienced net negative growth, or a declining population, are denoted in orange shading within Table C-1.

Figure C-1: City of Las Vegas Population, 2004-2024



Source: NV Demographer

¹² Due to data limitations, demographic projections are not included within this report. Such a summary is available for the City of Las Vegas in the 2024 AB 213 report, Additional Reporting on Housing Progress and Plans.

Table C-1: City of Las Vegas Population Change, 2004-2024

Year	Population	Population Change	YoY Change %
2004	549,571		
2005	569,838	20,267	3.7%
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	666,987	-3,973	-0.6%
2023	666,780	5,793	0.9%
2024	673,334	6,554	1.0%
Annual Average		6,188	1.0%

Source: NV Demographer, NHD

2030 Market Projections

Market forecasts for 2030 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 2030, we used the estimated population increase for City of 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 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 2030 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, 2025 - 2030

Population and Median Income	
2030 Population	684,689
Population Increase	11,355
2030 Median Household Income	\$85,507
Projected Housing Needs & Land Requirements	
Housing Units Required	4,122
Owner-Occupied Units	2,297
Renter-Occupied Units	1,825
Subsidized Units	867
Vacant Acreage Required	550

Source: RCG, ESRI, NV Demographer

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 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.¹³ 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

¹³ 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.

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.¹⁴

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 50,961-unit shortage of affordable owner-occupied housing units in City of Las Vegas. Table D-2 presents the same data grouped using percent AMI.

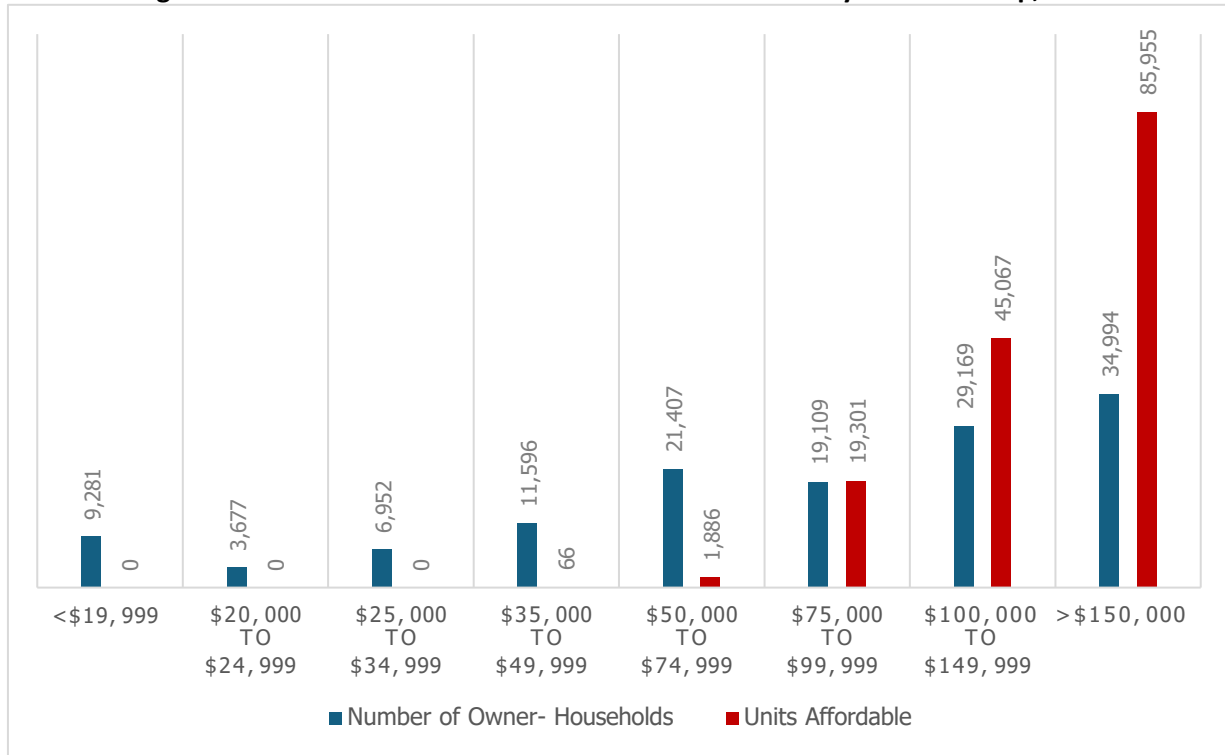
Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2024

Income	Number of Owner Households	Units Affordable	Shortage
<\$19,999	9,281	0	9,281
\$20,000 to \$24,999	3,677	0	3,677
\$25,000 to \$34,999	6,952	0	6,952
\$35,000 to \$49,999	11,596	6	11,530
\$50,000 to \$74,999	21,407	1,886	19,52
\$75,000 to \$99,999	19,109	19,301	0
\$100,000 to \$149,999	29,169	45,06	0
>\$150,000	34,994	85,955	0
Affordable Housing Unit Shortage			50,961

Source: ACS 2023 5 year, RCG, Clark County Assessor

¹⁴ 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, 2024



Source: ACS 2023 5 year, RCG, Clark County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2024

Income	Number of Owner Households	Units Affordable	Shortage
30% AMI (\$26,340/yr)	13,890	0	13,890
50% AMI (\$43,900/yr)	12,901	39	12,862
60% AMI (\$52,680/yr)	7,010	229	6,781
80% AMI (\$70,240/yr)	15,037	1,325	13,712
100% AMI (\$87,800/yr)	13,859	10,143	3,716
120% AMI (\$105,360/yr)	12,242	13,925	0
120+ AMI	61,246	126,515	0
Affordable Housing Unit Shortage			50,961

Source: ACS 2023 5 year, RCG, Clark County Assessor

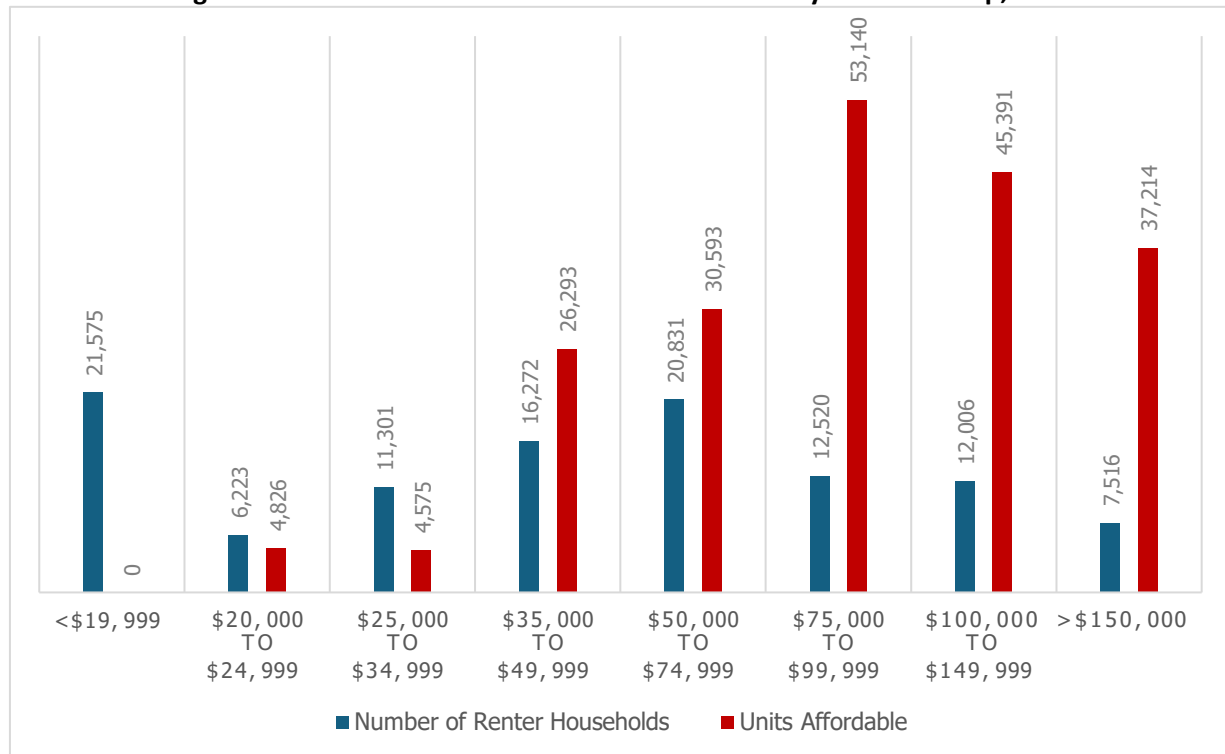
Table D-3 and Figure D-2 provide the results of the Housing Gap Analysis for Renter-Occupied Housing Units. Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999 income ranges. In total across these income ranges, there is a 29,698-unit shortage of affordable renter-occupied housing units in City of Las Vegas. Table D-4 presents the same data grouped using the percent AMI for the jurisdiction.

Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2024

Income	Number of Renter Households	Units Affordable	Shortage
<\$19,999	21,575	0	21,575
\$20,000 to \$24,999	6,223	4,826	1,397
\$25,000 to \$34,999	11,301	4,575	6,726
\$35,000 to \$49,999	16,272	26,293	0
\$50,000 to \$74,999	20,831	30,593	0
\$75,000 to \$99,999	12,520	53,140	0
\$100,000 to \$149,999	12,006	45,391	0
>\$150,000	7,516	37,214	0
Affordable Housing Unit Shortage			29,698

Source: ACS 2023 5 year, RCG, Clark County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2024



Source: ACS 2023 5 year, RCG, Clark County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2024

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI (\$26,340/yr)	29,312	5,439	23,873
50% AMI (\$43,900/yr)	19,442	13,617	5,825
60% AMI (\$52,680/yr)	8,850	13,971	0
80% AMI (\$70,240/yr)	14,632	21,489	0
100% AMI (\$87,800/yr)	10,376	33,033	0
120% AMI (\$105,360/yr)	7,310	30,470	0
120+ AMI	18,321	78,066	0
Affordable Housing Unit Shortage			29,698

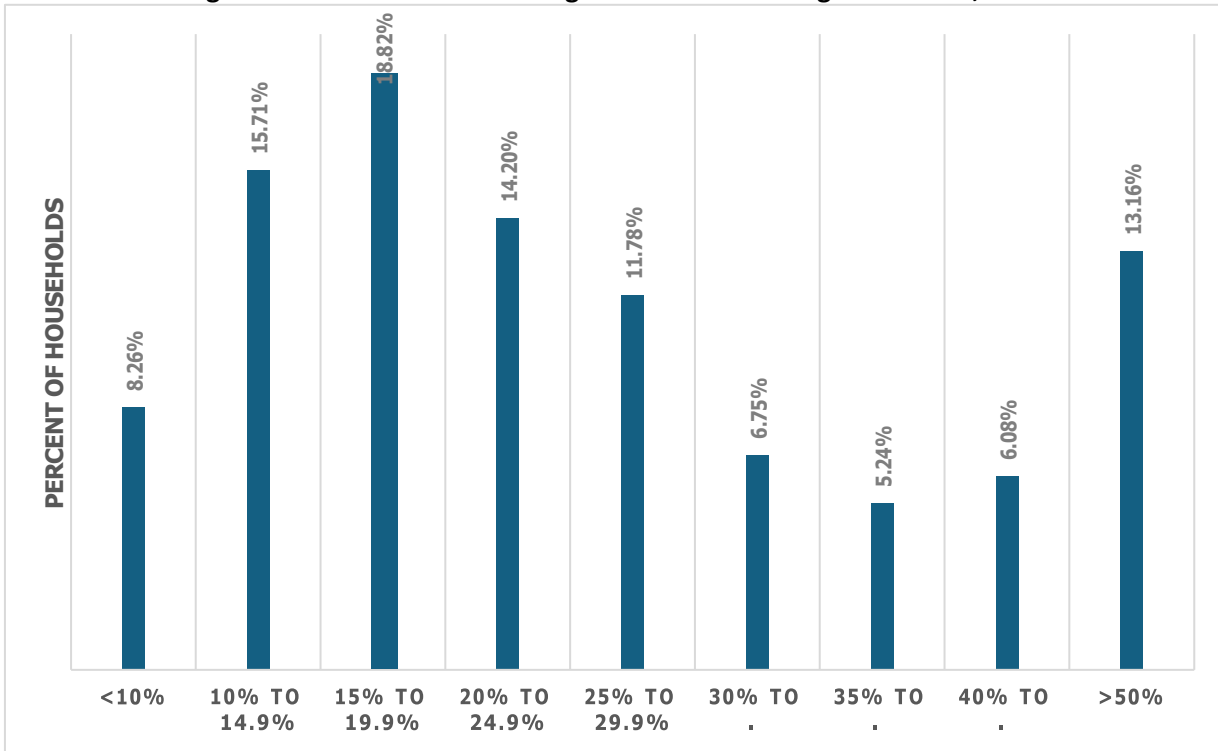
Source: ACS 2023 5 year, RCG, Clark County Assessor

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. 8.26 percent of Households have a <10 percent Housing Cost Burden. In total 31.23 percent are considered Cost Burdened (>30 percent) and 24 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 13 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-3: Homeowner Housing Costs as a Percentage of Income, 2024



Source: ACS 2023 5 year, RCG.

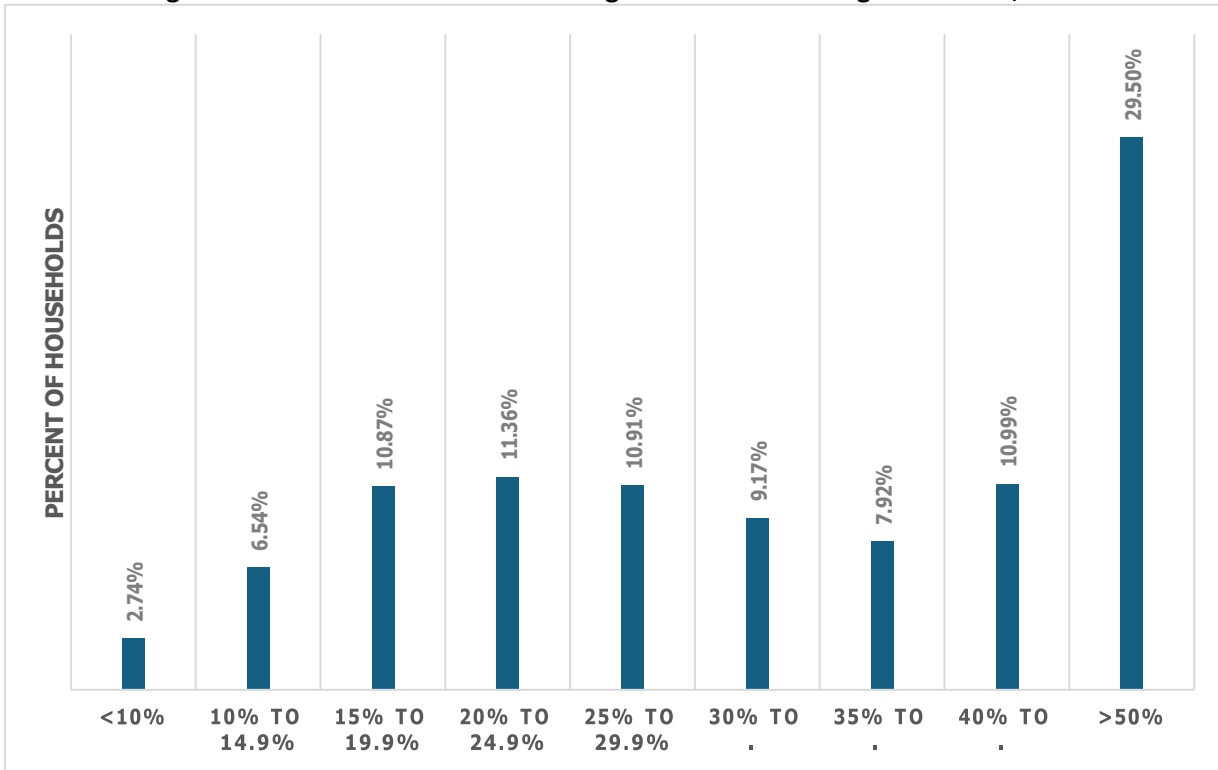
Table D-5: Housing Cost Burden for Homeowner Households, 2024

Housing Cost / Household Income	Percent of Owner households
<10%	8.26%
10% to 14.9%	15.71%
15% to 19.9%	18.82%
20% to 24.9%	14.20%
25% to 29.9%	11.78%
30% to 34.9%	6.75%
35% to 39.9%	5.24%
40% to 49.9%	6.08%
>50%	13.16%

Source: ACS 2023 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. 2.74 percent of Renter-households have a <10 percent Housing Cost Burden. In total 57.58 percent are considered Cost Burdened (>30 percent) and 48.41 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 29 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2024



Source: ACS 2023 5 year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2024

Housing Cost / Household Income	Percent of Renter households
<10%	2.74%
10% to 14.9%	6.54%
15% to 19.9%	10.87%
20% to 24.9%	11.36%
25% to 29.9%	10.91%
30% to 34.9%	9.17%
35% to 39.9%	7.92%
40% to 49.9%	10.99%
>50%	29.50%

Source: ACS 2023 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”).

To determine the stock of NOAH within 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 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, 63.58 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, 76.64 percent of the affordable units are NOAH and 84.94 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory, 2024

Percent AMI	#Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI (\$26,340/yr)	5,439	0	0.00%
50% AMI (\$43,900/yr)	25,003	15,897	63.58%
60% AMI (\$52,680/yr)	38,974	29,868	76.64%
80% AMI (\$70,240/yr)	60,463	51,357	84.94%

Source: ACS 2022 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:

- Wages in Las Vegas remain low compared to national averages, meaning a disproportionate share of income is being dedicated to rent or mortgage payments. Additionally, according to the Bureau of Labor Statistics, wages in the Las Vegas metropolitan area are 12 percent below the nationwide average. The ability to even qualify for a loan for home ownership, particularly with respect to credit worthiness and ability to make a down payment, is similarly stymied.

2. Affordable Housing Inventory:

- The availability of affordable housing is an additional factor; the state as a whole has a vast shortage of affordable housing, among the highest in the country. Las Vegas only has 10 affordable units available for every 100 households earning 30 percent or less of the average median income. In 2021, the City of Las Vegas currently owned less than 1,000 affordable housing units and required more than 5,000 to address the existing lack in that year alone. Additionally, while there is a shrinking regional land supply, one in which, Las Vegas is at the forefront of, an equally important component is the ability to infill and redevelop urban core and arterial locations with mixed-used development that integrate affordable housing.

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:

- Diversity 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, 2020 Master Plan.¹⁵

¹⁵ <https://files.lasvegasnevada.gov/planning/CLV-2050-Master-Plan.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 whole. After implementing the methodology, the resultant set of vacant parcels and vacant acres situated within the bounds of the City of 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 maintained by the Clark County Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2024 GILIS database available, but as described in more depth below, the data is updated to reflect construction activity as of May 2025. 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 minimum¹⁶. Major streets in Southern 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

¹⁶ 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=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.

- 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
- CITY OF LAS VEGAS FIRE DEPT
- CITY OF LAS VEGAS GOVERMENT 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

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 resulting in the additional removal of 497 parcels spanning Clark County, NV as a whole. 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.

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
- 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 Las Vegas. Under the least restrictive set of filters, Scenario-1, there are 354 vacant Commercial parcels comprising 2,341 acres. Additionally, there are 1,947 residential parcels comprising 8,591 acres. Under the most restrictive set of filters, Scenario-6, there are 286 vacant Commercial parcels comprising 1,067 acres and 1,447 residential parcels comprising 1,601 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 10,932 total vacant acres to 2,668 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 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

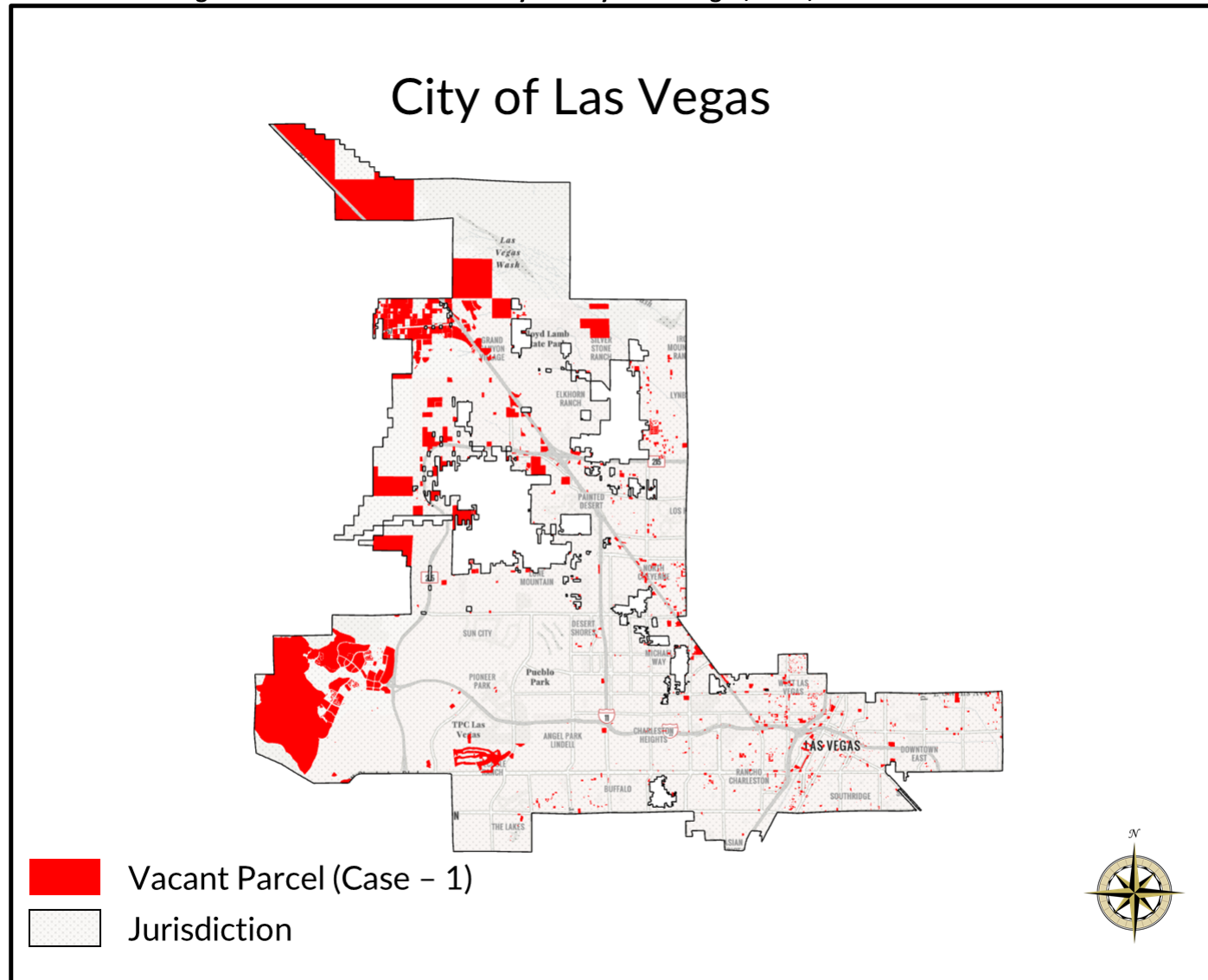
the policy-oriented goal of identifying land most readily available to address immediate- and short-term housing needs (including immediate needs for the development of affordable housing), the results of the inventory provided herein present the reader with a range of acreage estimates for land more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

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

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
	Vacant Parcels	354	354	342	326	286	286
	Vacant Acres	2,341	2,341	2,140	1,311	1,067	1,067
Residential							
	Vacant Parcels	1,947	1,947	1,575	1,544	1,451	1,447
	Vacant Acres	8,591	8,591	3,980	1,674	1,610	1,601
Total Parcels		2,301	2,301	1,917	1,870	1,737	1,733
Total Acres		10,932	10,932	6,120	2,986	2,677	2,668
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 w/in 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

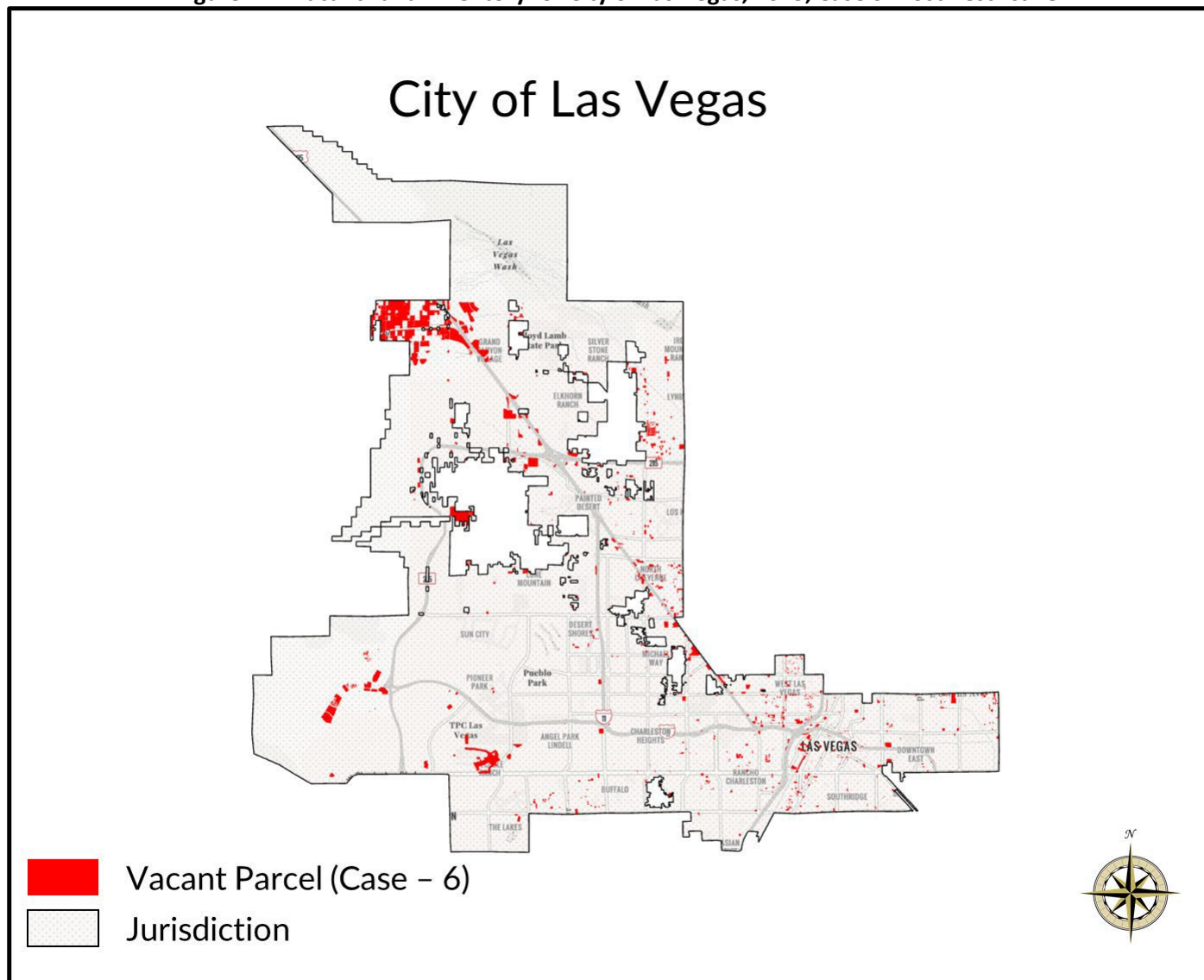
Source: RCG, Clark County Assessor

Figure F-1: Vacant Land Inventory for City of 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 housing bills from the Nevada Legislature's 2025 session. As one example, the City is in the process of amending LVMC Title 19 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.

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 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 2024, \$300,000 was dedicated for the Title 19.17 incentives, and \$200,000 for the Affordable Housing Trust Fund.

Additional housing incentives and requirements beyond those approved at the 2025 session, which would need to be authorized by Legislature 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)
- Property tax incentives and/or abatements

- Inclusionary zoning (enabled, but additional clarification required)
- Linkage fees
- Other tax incentives

Please See pages 3-52 to 3-65, 2050 Master Plan.¹⁷

¹⁷ <https://files.lasvegasnevada.gov/planning/CLV-2050-Master-Plan.pdf>

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 generally includes implementation strategies that align with the 2050 Master Plan's 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 is in the process of updating its zoning code to include updates to tiny house regulations and TOD zoning, and will adopt any required residential zoning amendments, housing policy, or updated incentives that are approved by the Nevada Legislature and Governor.

Please see pages 3-52 to 3-65, 2050 Master Plan.¹⁸

¹⁸ <https://files.lasvegasnevada.gov/planning/CLV-2050-Master-Plan.pdf>

City of Henderson – 2025 AB 213 Report

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AB 213 City of Henderson Executive Summary

In 2024, City of Henderson had a total population of 350,706 persons. Out of the total population, 245,011 people resided in 83,650 owner-occupied units (2.92 persons per household) with a vacancy rate of 1.2 percent. Likewise, 105,695 people resided in 43,857 renter-occupied units (2.41 persons per household) with a vacancy rate of 4.5 percent. In total, City of Henderson has a homeownership rate of 66 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2023) City of Henderson median household income was \$88,654, and the median home price in 2025 is \$543,208. Across all owner-households and irrespective of mortgage-status, monthly housing costs average \$2,027 per month, resulting in 29.51 percent of households being classified as cost burdened and 23 percent excessively cost burdened. It is important to note that the median income used within this report may differ from the US Department of Housing and Urban Development ("HUD") due to the focus on the specific political jurisdiction rather than the metropolitan statistical area ("MSA"), which HUD uses.

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 27,282 owner-occupied affordable housing units.

In terms of renters, the median contract rent in City of Henderson is \$1,748 per month resulting in 53.02 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 43.56 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 9,461 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 8,620 units for households at or below 80 percent area median income. 2,949 of the 43,587 renter-occupied units represent subsidized affordable units of which the median unit was built in 2002.

While City of Henderson population is expected to increase by 10,390 people by 2030, median household income is expected to increase to \$108,078. Between 2024 and 2030, an additional 3,778 dwelling units are projected to be required to support City of Henderson expected population growth. In addition to the existing need for affordable units, this level of population growth will require the construction of 2,478 for-sale units, 1,299 for-rent units and 693 subsidized units.

To determine the stock of available land able to be developed in 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 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 < five miles from a major street), there is an estimated 8,008 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 2,892 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

The statistical results, tables, and figures in this report are based 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.¹⁹ 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 households' 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 6.9 percent and the use of a 30-year fixed-rate, fully-amortizing loan. This is different to 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 100-120

¹⁹ 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."

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 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”, 2023) (variable B25118). This represents the total money income of all household members during the previous year. Median annual income used within this report may differ from HUD’s thresholds due to the current report’s focus on the specific political jurisdiction (City of Henderson) rather than the Las Vegas-Henderson-Paradise MSA, which HUD uses. The median income of residents in City of Henderson may differ than the AMI of the MSA which is inclusive of the incorporated cities.

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 2024 economic conditions, contract rent is expressed in 2024 dollars based on HUD’s 50 percent percentile rent estimates for 2023 vs 2024.

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 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.

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 primary residence of the homeowner. 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 2024. 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, 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 price of these residential properties are estimated, based on the most recent sales data available. This 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.

#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 City of Henderson's housing market statistics. As previously noted, according to estimates from the NV Demographer, the population of City of Henderson was 350,706 as of 2024. The median annual income for the jurisdiction is \$88,654 and the Homeownership Rate is 66 percent.

As of the most recent ACS survey, City of Henderson had 83,650 owner-occupied units with a 1.2 percent vacancy rate. The median year built is 2000 and the median home value is \$543,208. This results in a \$2,027 median monthly housing cost. In total, 29.51 percent of City of Henderson homeowners are Cost Burdened, and 23 percent are Excessively Cost Burdened. This resulted in a 31,604 owner-occupied Affordable Housing Unit Shortage combined across all income brackets.

City of Henderson also had 43,857 renter-occupied units as of the most recent ACS survey, with a 4.5 percent vacancy rate. The median year built is 2000 and the median contract rent is \$1,748. The percentage of Cost Burdened renters is 53.02 percent, and the percentage of Excessively Cost Burdened Renters is 43.56 percent. In total, within City of Henderson, there are 2,949 subsidized housing units with the median year of those being 2002. For renters, this led to a 12,140 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, 2024

City of Henderson Jurisdiction Characteristics	
Median Annual Income	\$88,654
Homeownership Rate	66%
2024 Population	350,706
Homeowner Housing Profile	
#Units	83,650
Vacancy	1.20%
Median Year Built	2000
Median Monthly Housing Costs	\$2,027
Median Housing Value	\$543,208
Percent of Cost Burdened Owners (>30%)	29.51%
Percent of Excessively Cost Burdened Owners (>35%)	23%
Affordable Housing Unit Shortage	31,604
Renter Occupied Housing Profile	
#Units	43,857
Vacancy	4.50%
Median Year Built	2000
Median Contract Rent	\$1,748
Percent of Cost Burdened Renters (>30%)	53.02%
Percent of Excessively Cost Burdened Renters (>35%)	43.56%
Number of Subsidized Housing Units	2,949
Median Year Built of the Subsidized Housing Stock	2002
Affordable Housing Unit Shortage	12,140

Source: ACS 2023 5-year, NV Demographer RCG. Percents 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 City of Henderson. In total, 75.4 percent of the housing stock available in City of Henderson is single-unit detached or attached, 23 percent is 2 units or greater, and 1.5 percent is mobile home²⁰ and 0.1 percent is boat, RV, or other.

²⁰ 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, 2024

Number of Units in Structure	Number of Occupied Units	Percent of Total
1-unit, detached	88,490	69.4%
1-unit, attached	7,650	6.0%
2 units	893	0.7%
3 or 4 units	6,630	5.2%
5 to 9 units	8,288	6.5%
10 to 19 units	4,845	3.8%
20 or more units	8,670	6.8%
Mobile home	1,913	1.5%
Boat, RV, van, etc.	128	69.4%
Total	127,507	100.0%

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 City of Henderson, by the year the structure was built. An estimated 19.3 percent of the units were built in 2010 or later, 62.9 percent of the units were built between 1990 and 2009, and 17.9 percent of the units were built 1980 or earlier.

Table A-3: City of Henderson Structure Built Occupied Units, 2024

Year Built	Number of Units	Percent of Total
Built 2020 or later	2,933	2.3%
Built 2010 to 2019	21,676	17.0%
Built 2000 to 2009	39,400	30.9%
Built 1990 to 1999	40,802	32.0%
Built 1980 to 1989	13,643	10.7%
Built 1970 to 1979	5,228	4.1%
Built 1960 to 1969	1,403	1.1%
Built 1950 to 1959	1,403	1.1%
Built 1940 to 1949	765	0.6%
Built 1939 or earlier	383	0.3%
Total	127,507	100.0%

Source: ACS 2023 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, 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 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.

Low-Income Housing Inventory

Per statute requirements in [NRS 319.143](#), the Nevada Housing Division (NHD) maintains a Low-Income Housing Database (LIHD). The database provides an inventory of rental residential housing in Nevada that has been subsidized at the federal, state, or local level and has 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 some single-family housing is also included, where applicable. The database is sourced from in-house data collected by the Division through the administration of programs such as Low-Income Housing Tax Credits (LIHTC) as well as ongoing coordination with jurisdictions through annual reporting, including the Annual Housing Progress Report (AHPR).

Table B-1: Low-Income Housing Inventory, 2025 comprises the current inventory of units recorded within the database for the City of Henderson as of November 2025. 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, assisted, or both. Also included within the inventory is a count of total units, which includes both restricted and market-rate units at a given property. The current inventory 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 equals 2,960. Additionally, properties with some associated units for seniors or individuals with disabilities are noted by an asterisk.

Due to current data limitations, an inventory of affordable homes for sale is not included within this report. The Homeowner Housing Profile included within Table A-1: Housing Market Statistics, 2024 summarizes estimated cost burden and affordability for homeowners in the City of Henderson. For additional detail on homeowner households in the City of Henderson, refer to the following tables within Subsection D:

- Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2024
- Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2024
- Table D-5: Housing Cost Burden for Homeowner Households, 2024
- Table D-7: Naturally Occurring Affordable Housing Inventory, 2024

Table B-1: Low-Income Housing Inventory, 2025²¹

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Annabelle Pines*	310 Annabelle Ln.	Henderson	89014	106	104		2
Annabelle Pines II*	320 Annabelle Ln.	Henderson	89014	50	50		
Aspire at Paseo II	1490 Paseo Verde Parkway	Henderson	89012	123	11		112
Boulder Pointe	933 Equestrian Dr.	Henderson	89110	210	210		
Capistrano Pines Apts.*	400 N. Major Ave.	Henderson	89015	184	184		
College Villas 2011*	511 College Dr.	Henderson	89015	226	226		
Coronado Dr. Sr. Housing*	500 N. Major Ave.	Henderson	89015	60	59	30	1
Espinoza Terrace*	171 Van Wagenan	Henderson	89015	100	80	100	
George & Lois Brown Estates	429 E. Van Wagenen St.	Henderson	89015	22		21	1
Habitat for Humanity Merze-Ward Purchase	Various	Henderson	Various	10	10		
Hampton Court	1030 Center St.	Henderson	89015	100		100	
Henderson Manor Apts.	435 E. Van Wagenen	Henderson	89015	60	60		
Highland Village Plaza*	301 Taylor St.	Henderson	89015	120	120	120	

²¹ Properties with an asterisk have some associated units for seniors or individuals with disabilities. Such information is drawn from sources including associated applications for Low-Income Housing Tax Credits (LIHTC).

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Horizon Pines Senior Apts.	2570 Horizon Ridge Pkwy.	Henderson	89052	156	155		1
Horizon Seniors Apts.	990 Equestrian Dr.	Henderson	89015	228	228		
Housing Rehab Program	Various	Henderson	Various	13	13		
Landsman Gardens	750 Major Ave.	Henderson	89015	100	100	100	
Major Avenue Apts.	600 N. Major Ave.	Henderson	89015	25		24	1
NSP 3 Henderson	Various	Henderson	Various	8	8		
Pacific Pines*	132 E. Pacific Ave.	Henderson	89015	84	83		1
Pacific Pines 4*	27 Texas Ave.	Henderson	89015	62	62		
Pacific Pines II Apts.*	130 E. Pacific Ave.	Henderson	89015	51	51		
Pacific Pines III Senior Apts.*	134 E. Pacific Ave.	Henderson	89015	51	50		1
Palo Verde I*	101 Palo Verde Dr.	Henderson	89015	40		40	
Palo Verde II Apts./Don Dawson*	101 Palo Verde Dr.	Henderson	89015	60	60		
Paseo Del Prado	740 E. Warm Springs Rd.	Henderson	89015	120	119		1
Portofino*	1001 Las Palmas Entrada	Henderson	89012	205	205		
Scattered Sites - SNRHA	Various	Henderson	Various	40		40	
Smith Williams Apts.*	575 E. Lake Mead	Henderson	89015	80	80		

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Terracina Henderson Apts. I & II	510 College Dr.	Henderson	89015	144	143		1
Vintage At 7 Hills/St. Rose	845 Seven Hills Dr.	Henderson	89052	244	244		
Total Units w/Restrictions or Assistance (Total – Market Rate): 2,960				3,082	2,715	575	122

Source: Low-Income Housing Database, NHD

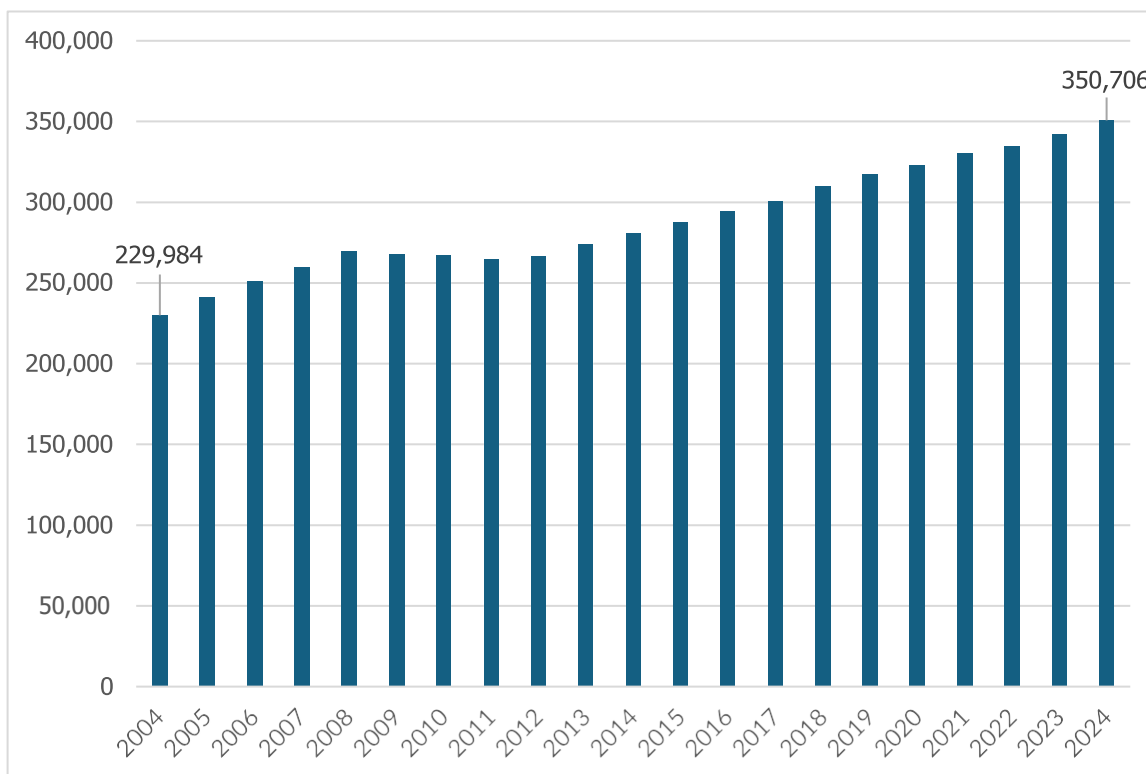
C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

The Nevada State Demographer releases an annual report on the “Estimated Population of Towns, Cities, and Counties in the State of Nevada, Including the Governor’s Certified Estimates.” Data for the population summaries included in Figure C-1: City of Henderson Population, 2004-2024 and Table C-1: City of Henderson Population and Growth Rate, 2004-2024 was sourced from the most recent iteration of this report, released in 2024.²²

From 2004-2024, the City of Henderson grew by 120,722, or by 52 percent. Average growth per year during the timeframe equals 6,036, or 2.1 percent. Years that experienced net negative growth, or a declining population, are denoted in orange shading within Table C-1.

Figure C-1: City of Henderson Population, 2004-2024



Source: NV Demographer

²² Due to data limitations, demographic projections are not included within this report. Such a summary is available for the City of Henderson in the 2024 AB 213 report, Additional Reporting on Housing Progress and Plans.

Table C-1: City of Henderson Population Change, 2004-2024

Year	Population	Population Change	YoY Change %
2004	229,984		
2005	241,134	11,150	4.8%
2006	251,321	10,187	4.2%
2007	260,151	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%
Annual Average		6,036	2.1%

Source: NV Demographer, NHD

2030 Market Projections

Market forecasts for 2030 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 2030, we used the estimated population increase for 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 City of Henderson 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 2030 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, 2025 - 2030

Population and Median Income	
2030 Population	361,096
Population Increase	10,390
2030 Median Household Income	\$108,078
Projected Housing Needs & Land Requirements	
Housing Units Required	3,778
Owner-Occupied Units	2,478
Renter-Occupied Units	1,299
Subsidized Units	693
Vacant Acreage Required	504

Source: RCG, ESRI, NV Demographer

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 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 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.²³ 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

²³ 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.

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.²⁴

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 31,604-unit shortage of affordable owner-occupied housing units in City of Henderson. Table D-2 presents the same data grouped using percent AMI.

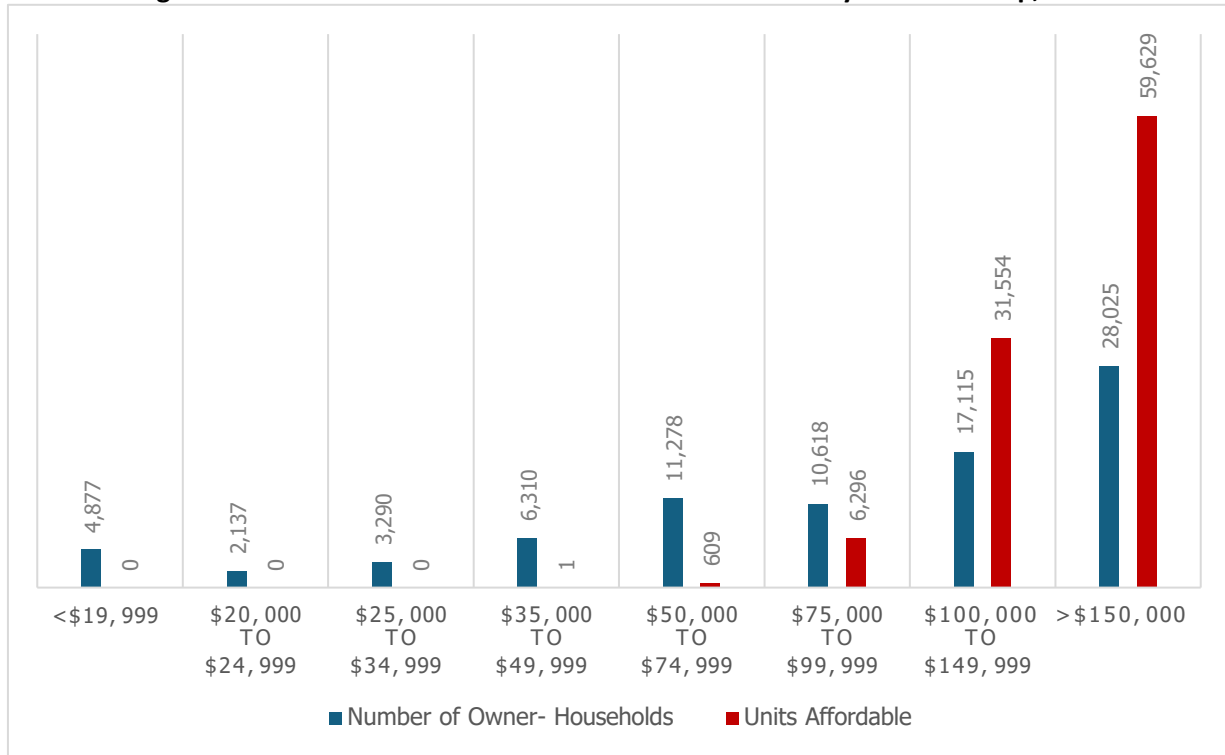
Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2024

Income	Number of Owner Households	Units Affordable	Shortage
<\$19,999	4,877	0	4,877
\$20,000 to \$24,999	2,137	0	2,137
\$25,000 to \$34,999	3,290	0	3,290
\$35,000 to \$49,999	6,310	1	6,309
\$50,000 to \$74,999	11,278	609	10,669
\$75,000 to \$99,999	10,618	6,296	4,322
\$100,000 to \$149,999	17,115	31,554	0
>\$150,000	28,025	59,629	0
Affordable Housing Unit Shortage			31,604

Source: ACS 2023 5 year, RCG, Clark County Assessor.

²⁴ 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, 2024



Source: ACS 2023 5 year, RCG, Clark County Assessor.

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2024

Income	Number of Owner Households	Units Affordable	Shortage
30% AMI (\$26,340/yr)	7,455	0	7,455
50% AMI (\$43,900/yr)	6,593	1	6,593
60% AMI (\$52,680/yr)	3,775	66	3,709
80% AMI (\$70,240/yr)	7,922	428	7,494
100% AMI (\$87,800/yr)	7,584	3,340	4,244
120% AMI (\$105,360/yr)	6,893	4,784	2,109
120+ AMI	43,428	88,028	0
Affordable Housing Unit Shortage			31,604

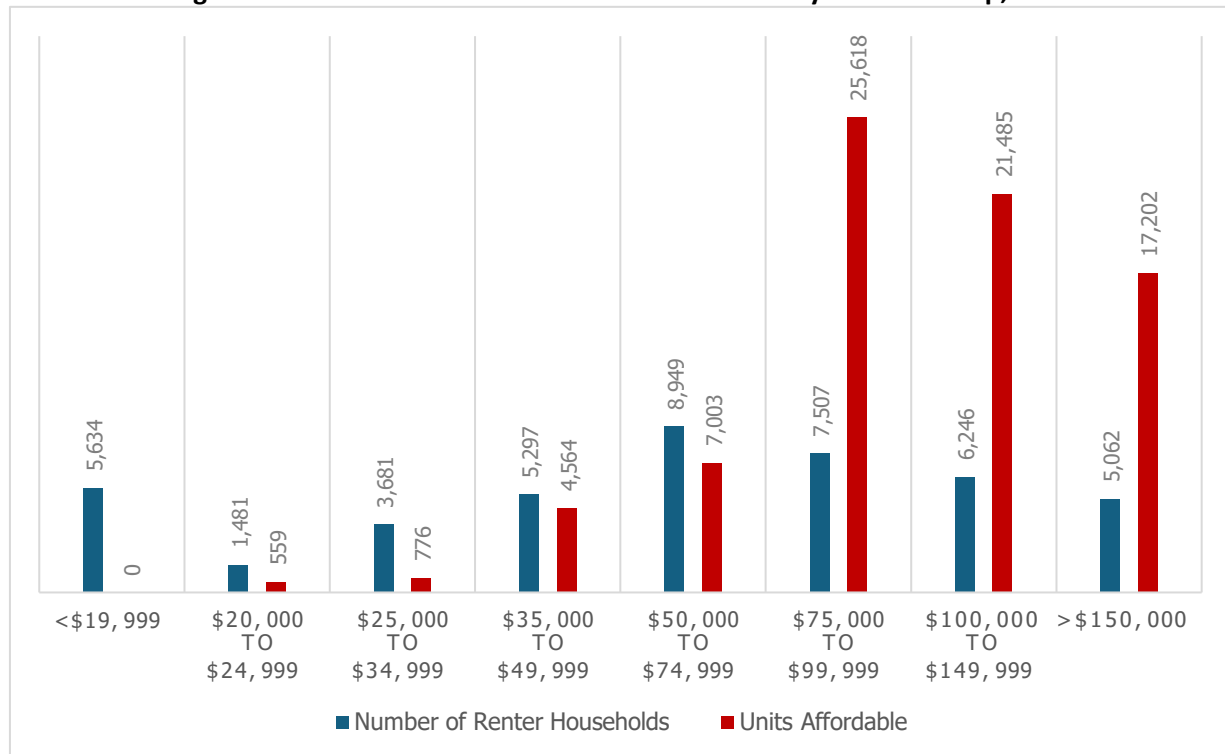
Source: ACS 2023 5 year, RCG, Clark County Assessor.

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 12,140-unit shortage of affordable renter-occupied housing units in 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, 2024

Income	Number of Renter Households	Units Affordable	Shortage
<\$19,999	5,634	0	5,634
\$20,000 to \$24,999	1,481	559	922
\$25,000 to \$34,999	3,681	776	2,905
\$35,000 to \$49,999	5,297	4,564	733
\$50,000 to \$74,999	8,949	7,003	1,946
\$75,000 to \$99,999	7,507	25,618	0
\$100,000 to \$149,999	6,246	21,485	0
>\$150,000	5,062	17,202	0
Affordable Housing Unit Shortage			12,140

Source: ACS 2023 5 year, RCG, Clark County Assessor.

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2024

Source: ACS 2023 5 year, RCG, Clark County Assessor.

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2024

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI (\$26,340/yr)	7,608	663	6,945
50% AMI (\$43,900/yr)	6,331	3,380	2,951
60% AMI (\$52,680/yr)	3,113	2,607	507
80% AMI (\$70,240/yr)	6,286	4,919	1,367
100% AMI (\$87,800/yr)	5,547	5,177	370
120% AMI (\$105,360/yr)	4,288	14,650	0
120+ AMI	10,683	36,538	0
Affordable Housing Unit Shortage			12,140

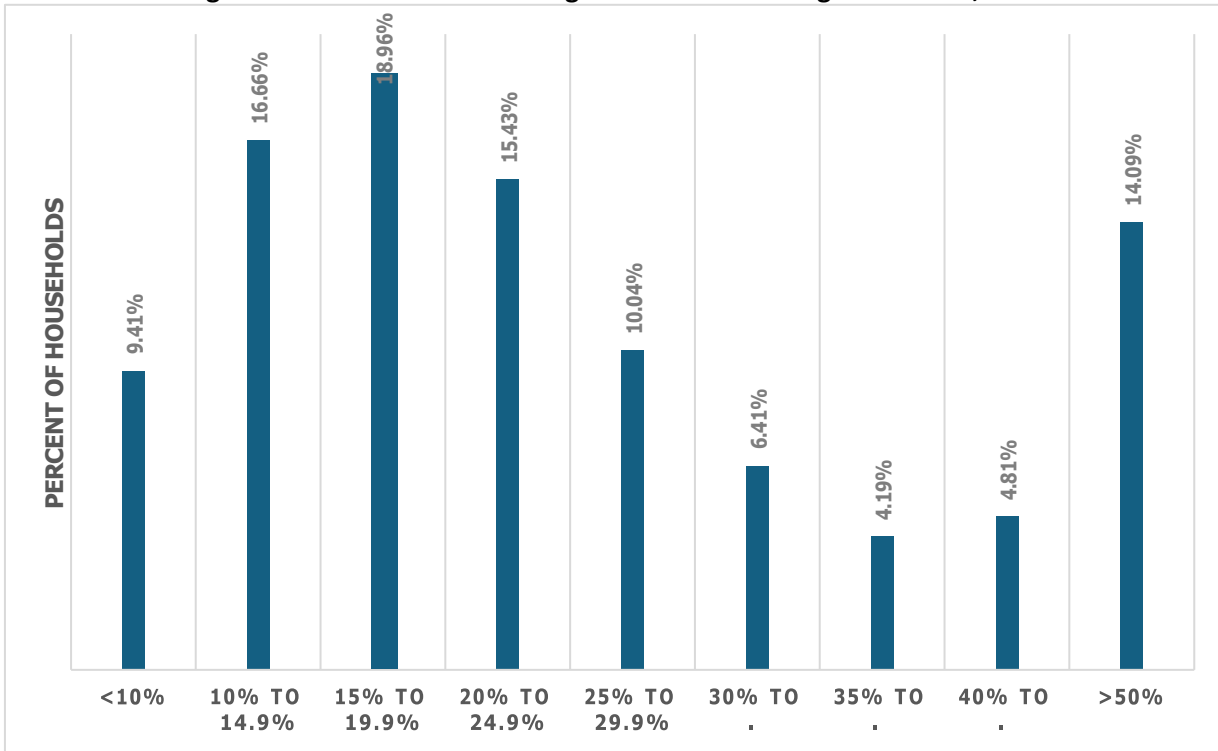
Source: ACS 2023 5 year, RCG, Clark County Assessor.

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. 9.41 percent of Households have a <10 percent Housing Cost Burden. In total 29.51 percent are considered Cost Burdened (>30 percent) and 23 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, 2024



Source: ACS 2023 5 year, RCG.

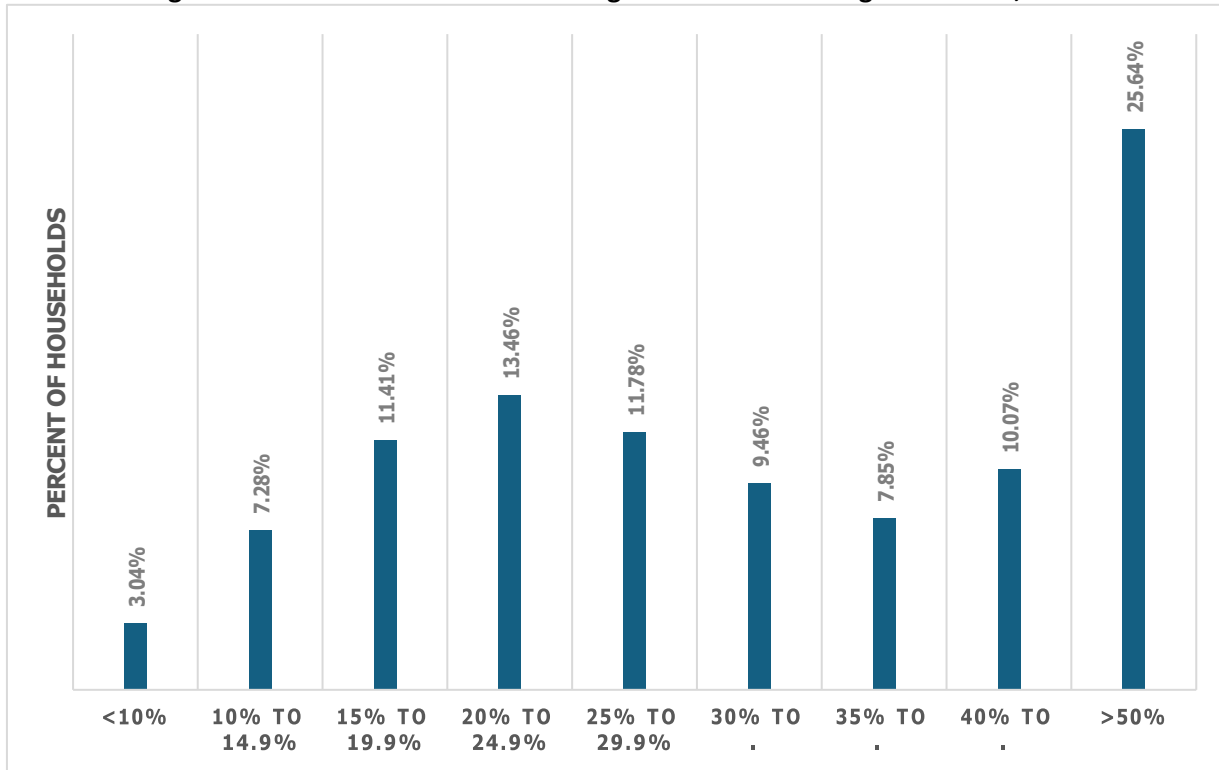
Table D-5: Housing Cost Burden for Homeowner Households, 2024

Housing Cost / Household Income	Percent of Owner households
<10%	9.41%
10% to 14.9%	16.66%
15% to 19.9%	18.96%
20% to 24.9%	15.43%
25% to 29.9%	10.04%
30% to 34.9%	6.41%
35% to 39.9%	4.19%
40% to 49.9%	4.81%
>50%	14.09%

Source: ACS 2023 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. 3.04 percent of Renter-households have a <10 percent Housing Cost Burden. In total 53 percent are considered Cost Burdened (>30 percent) and 43 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 25 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2024



Source: ACS 2023 5 year, RCG.

Table D-6: Housing Cost Burden for Renter-households, 2024

Housing Cost / Household Income	Percent of Renter households
<10%	3.04%
10% to 14.9%	7.28%
15% to 19.9%	11.41%
20% to 24.9%	13.46%
25% to 29.9%	11.78%
30% to 34.9%	9.46%
35% to 39.9%	7.85%
40% to 49.9%	10.07%
>50%	25.64%

Source: ACS 2023 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”).

To determine the stock of NOAH within 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 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, 27.06 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, 55.65 percent of the affordable units are NOAH and 74.51 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory, 2024

Percent AMI			Percent of Units NOAH
30% AMI (\$26,340/yr)	663	0	0.00%
50% AMI (\$43,900/yr)	4,043	1,094	27.06%
60% AMI (\$52,680/yr)	6,650	3,701	55.65%
80% AMI (\$70,240/yr)	11,569	8,620	74.51%

Source: ACS 2023 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 south. The City is primarily fully developed except for west Henderson. The existing development makes it difficult to create large new developments without negatively impacting existing housing or commercial areas. West Henderson has been identified by the City as well as state and federal partners as areas for new affordable housing developments. However, the lack of existing infrastructure and connection with local services that working families and individuals need has slowed large scale development. This development is primarily sponsored by private for-profit partners who will make available land within the large master planned areas for affordable housing projects.

Impediments

Regulatory, financial, and market barriers that pose the largest impact to creating new affordable housing include:

- 1. Lengthy process to reserve and transfer federal land to the City for development.**
 - The process to reserve and transfer land to the City which can be sold for private development to include affordable housing is a multi-year process. Community partners who help built new housing are waiting many years for the project to start which poses a potential risk to them when factors such as interest rates, inflation, market demand, and national events such as pandemic or economic downturn that can quickly change the current housing make-up.
- 2. Current high interest rates and inflation that has caused development projects to see an overall increase in price.**
- 3. Local apartments being created are being built with more luxury amenities that are desired by the renters by unfortunately continue to drive up the monthly rent for the renters.**
 - Affordable housing projects that are a combination of mixed-income households seem to have the most long-term success. Such projects are very large in nature often between 100-300 units. This scale of building is very expensive and comes from a mix of multiple funding and different incentives. This portfolio of different funding takes years to meld together all before any construction can begin.

Mitigation Policies

The following actions were identified within the Regional Analysis of Impediments to Fair Housing 2020.²⁵

²⁵<https://www.clarkcountynv.gov/adobe/assets/urn:aaid:aem:6090f0dc-7e42-42b4-9fb7-82ec1bdd6464/original/as/00-final-clark-county-ai.pdf>

1. Address Lack of Knowledge of Fair Housing

- Support fair housing training and education opportunities throughout the region, specifically for rental properties that will be directed to housing service providers, management companies, and rental residents.
- Ensure training opportunities for rental residents to clearly inform this population on their rights and responsibilities, particularly in the area of disabilities. Ensure these trainings are offered in English and Spanish.

2. Address Disproportional Housing Problems and Economic Barriers

- During the grant allocation process give special consideration to rental housing development, which includes at least 10 percent accessible units, and single-family housing, which includes universal design.
- Consider the placement of developments funded by the jurisdictions so that access to opportunities for low-income residents is enhanced.
- Provide homebuyer education using HUD approved counselors. Ensure training is available in Spanish and English.

3. Educate on and Deter Subprime Lending

- Offer or partner with providers to educate the community on subprime lending through financial literacy courses. Ensure courses are available in Spanish and English.

4. Address Lack of Access to Transportation Options Reducing Housing and Economic Opportunities

- Explore options for coordinating transportation across the region.
- Locate affordable housing along transportation routes.

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 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 maintained by the Clark County Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2024 GILIS database available, but as described in more depth below, the data is updated to reflect construction activity as of May 2025. 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 minimum²⁶. Major streets in Southern 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

²⁶ 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=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.

- 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
- CITY OF LAS VEGAS FIRE DEPT
- CITY OF LAS VEGAS GOVERMENT 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

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 resulting in the additional removal of 497 parcels spanning Clark County, NV as a whole. 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.

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
- 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 280 vacant Commercial parcels comprising 2,458 acres. Additionally, there are 3,652 residential parcels comprising 5,531 acres. Under the most restrictive set of filters, Scenario-6, there are 212 vacant Commercial parcels comprising 1,336 acres and 2,507 residential parcels comprising 1,556 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 7,989 total vacant acres to 2,892 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 at the minimum, parcels with steep slopes impose increased physical challenges to development

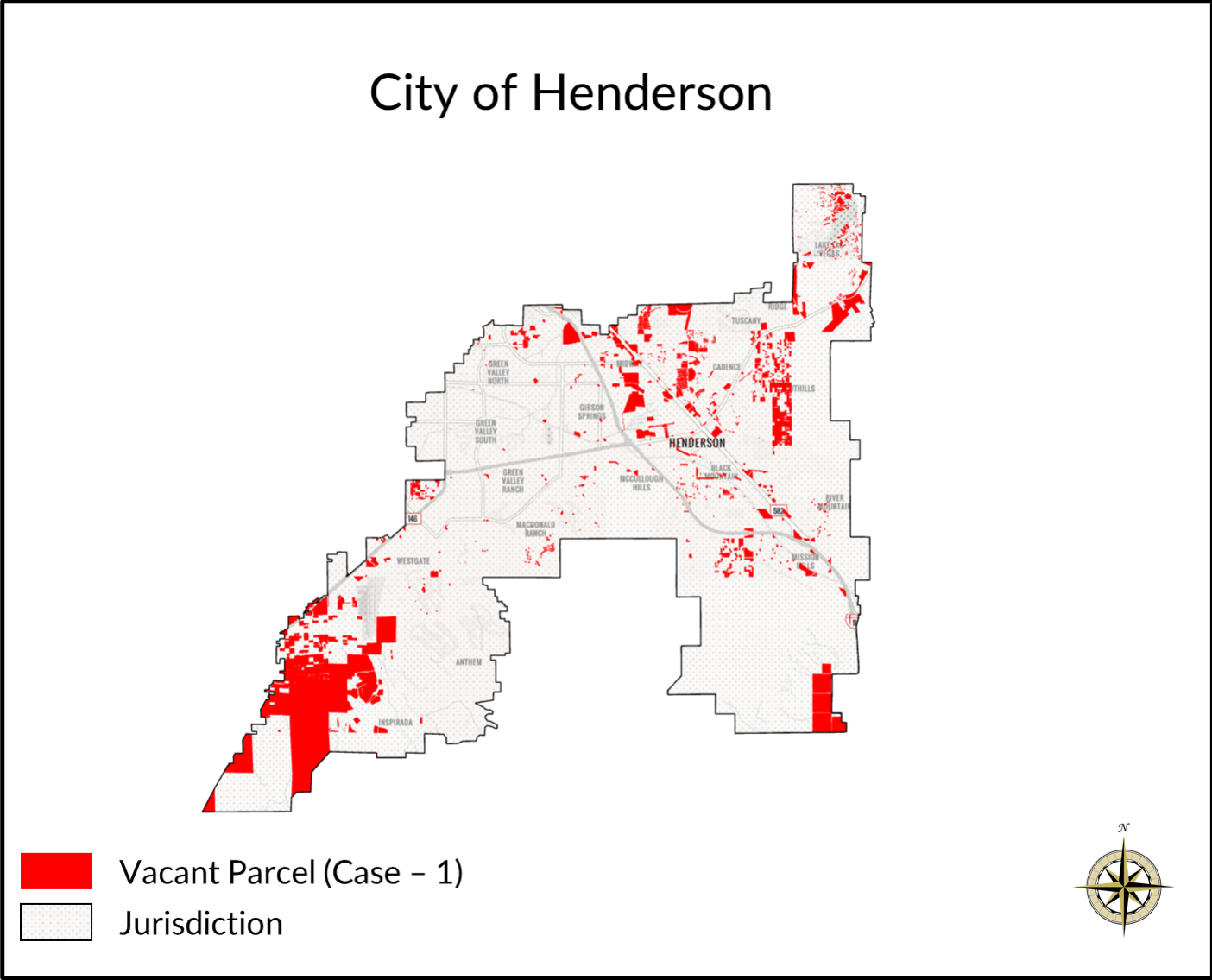
that translate into higher land development costs and at the maximum, may exclude the ability to develop. With the policy-oriented goal of identifying land most readily available to address immediate- and short-term housing needs (including immediate needs for the development of affordable housing), 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 Henderson, 2025

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
	Vacant Parcels	280	266	249	248	212	212
	Vacant Acres	2,458	2,321	1,863	1,536	1,336	1,336
Residential							
	Vacant Parcels	3,672	3,033	2,607	2,572	2,515	2,507
	Vacant Acres	5,531	5,082	3,099	1,712	1,590	1,556
Total Parcels		3,952	3,299	2,856	2,820	2,727	2,719
Total Acres		7,989	7,403	4,962	3,248	2,925	2,892
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 w/in 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

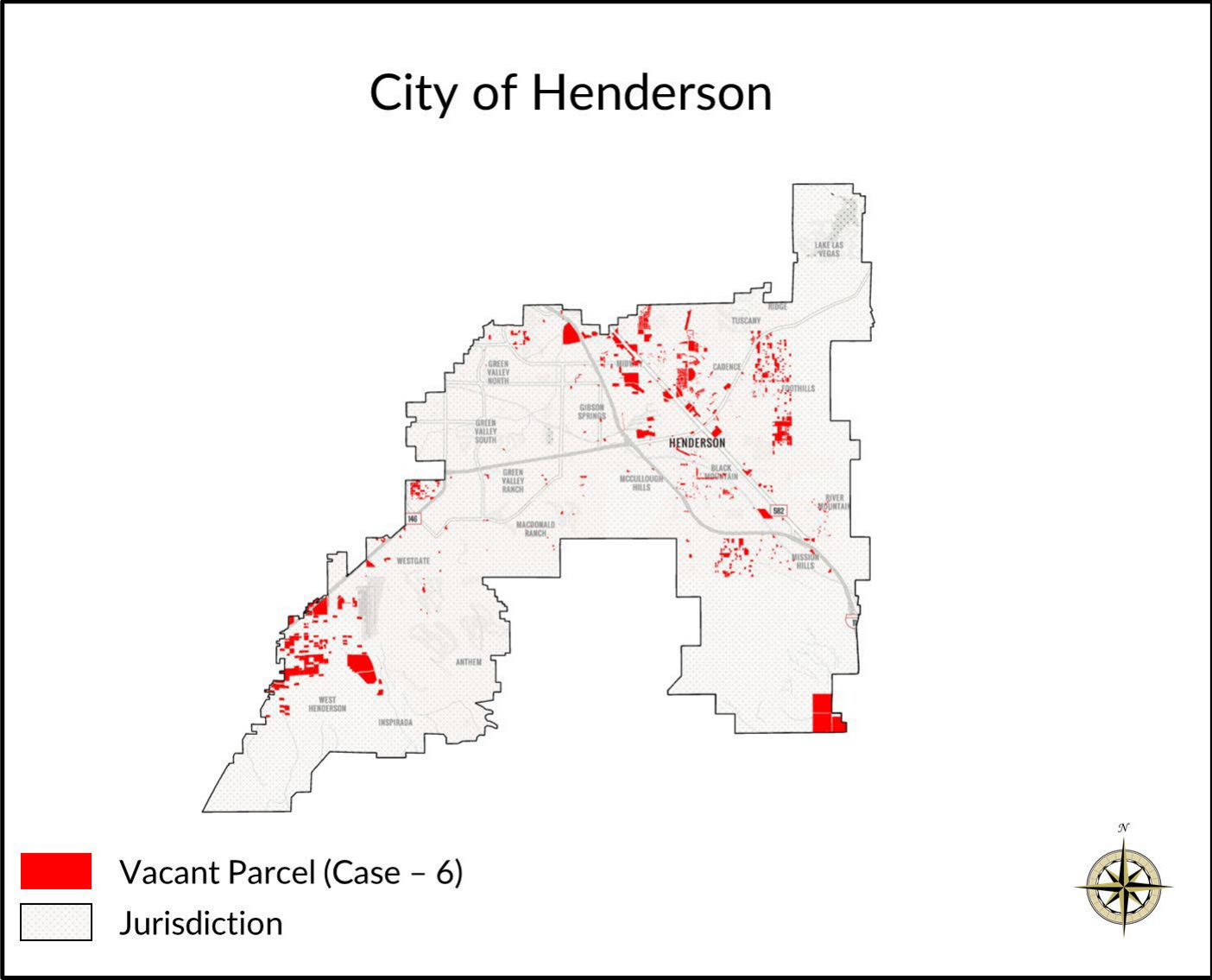
Source: RCG, Clark County Assessor.

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



Source: RCG, Clark County Assessor.

Figure F-2: Vacant Land Inventory for City of Henderson, 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

The building of different types of affordable housing continues to evolve in the City of Henderson as new best practices, emerging evidence, and desires of the community continue to be implemented. The opportunities that exist are to develop new mixed-use buildings, apartments that have a greater density of units, locating large scale developments near infrastructure to avoid a dependence on private transportation, and utilizing existing housing stock to convert into long-term affordable housing.

Challenges that the City has worked to overcome are streamlining the development standards in the City code. Such streamlining efforts have caused projects to be reviewed and decided on by staff rather than having plans reviewed at multiple levels and the Planning Commission. As new types of building materials and different types of housing are coming to the nation, the City stays up to date on the different methodologies of housing and actively updates City codes to accommodate these new structures if they are conforming to the current area and provide healthy and safe housing.

Additional opportunities exist in identifying affordable housing from existing housing stock. This occurs in partnership with a local nonprofit, private owner, or acquisition of an apartment complex that is being sold. The City works to provide funding or to facilitate a transaction that ensures the property to be rehabilitated or acquired provides long-term affordability to low-income households. If the partner organization has in its mission to maintain affordability, the City requesting the affordability period to continue into perpetuity to maintain continued affordability.

Henderson residents that obtain vouchers often face a hardship in identifying willing landlords who will accept them. There has been a negative stigma associated with vouchers and the City is working to change the perception of vouchers to landlords. In collaboration with regional partners and local nonprofits the City encourages dialogue with landlords and management companies to educate what benefits come from accepting vouchers and change the negative stereotypes of accepting vouchers.

Methods for Construction, Conversion, and Rehabilitation

Construction, conversion, and rehabilitation of affordable housing can best be completed by allowing the local experts in these arenas to act as the lead agency to complete their projects. The City utilizes a partnership approach with nonprofits, local and state government, private developers, and landlords to aid in providing new

housing. Each of these methods that create affordable housing requires a specialized skill set combined with separate funding and resources for each.

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

Henderson maintains a comprehensive plan internal to the Office of Community and Neighborhood Programs that considers the current need for housing, what financial resources are available for different years, and the need to help maintain housing stock while also spurring the development of new construction.

Henderson maintains a multifamily housing portfolio that documents all assisted multifamily developments that were constructed or assisted with state and federal funds. These developments have specific time frames of when their tax credits and affordability periods expire. The City goes to great lengths to work with the owner to extend affordability when possible, and ultimately identify a willing buyer who will maintain affordability indefinitely.

Henderson also encourages homeowner rehabilitation to maintain the quality of local housing stock. Each year a local nonprofit administers critical repairs and large-scale rehabilitation that allows senior citizens to age in place and maintain the integrity of the communities where they live.

Henderson has an overall goal of maintaining existing housing stock, identify opportunities to acquire new affordable housing, to extend affordability periods for existing homes, and to work in partnership with developers to create new housing. These activities are documented annually in the Consolidated Plan, Annual Action Plan, Henderson Strong Plan, and The Henderson Housing Plan. Each year the City staff and executive leadership work to prioritize the level of effort for each activity and allocate the necessary resources to maintain a combination of services that maintain and increase affordable housing.

City of North Las Vegas – 2025 AB 213 Report

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AB 213 City of North Las Vegas Executive Summary

In 2024, City of North Las Vegas had a total population of 286,666 persons. Out of the total population, 188,932 people resided in 53,770 owner-occupied units (3.5 persons per household) with a vacancy rate of .6 percent. Likewise, 97,734 people resided in 32,044 renter-occupied units (3.05 persons per household) with a vacancy rate of 5.4 percent. In total, City of North Las Vegas has a homeownership rate of 63 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2023) City of North Las Vegas median household income was \$76,772, and the median home price in 2025 is \$422,210. Across all owner-households and irrespective of mortgage-status, monthly housing costs average \$1,742 per month, resulting in 33.36 percent of households being classified as cost burdened and 26 percent excessively cost burdened. It is important to note that the median income used within this report may differ from the US Department of Housing and Urban Development ("HUD") due to the focus on the specific political jurisdiction rather than the metropolitan statistical area ("MSA"), which HUD uses.

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 20,050 owner-occupied affordable housing units.

In terms of renters, the median contract rent in City of North Las Vegas is \$1,517 per month resulting in 57.1 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 46.96 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 8,055 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 11,806 units for households at or below 80 percent area median income. 1,978 of the 32,044 renter-occupied units represent subsidized affordable units of which the median unit was built in 1999.

While City of North Las Vegas' population is expected to increase by 14,923 people by 2030, median household income is expected to increase to \$89,761. Between 2025 and 2030, an additional 4,467 dwelling units are projected to be required to support 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 2,799 for-sale units, 1,668 for-rent units and 834 subsidized units.

To determine the stock of available land able to be developed in City of 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).

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 16,108 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 2,668 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

The statistical results, tables, and figures in this report are based 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.²⁷ 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 households' 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 6.9 percent and the use of a 30-year fixed-rate, fully-amortizing loan. This is different to 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 100-120

²⁷ 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."

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 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”, 2023) (variable B25118). This represents the total money income of all household members during the previous year. Median annual income used within this report may differ from HUD’s thresholds due to the current report’s focus on the specific political jurisdiction (City of North Las Vegas) rather than the Las Vegas-Henderson-Paradise MSA, which HUD uses. The median income of residents in City of North Las Vegas may differ than the AMI of the MSA which is inclusive of the incorporated cities.

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 2024 economic conditions, contract rent is expressed in 2024 dollars based on HUD’s 50 percent percentile rent estimates for 2023 vs 2024.

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 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.

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 primary residence of the homeowner. 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 2024. 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, 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 price of these residential properties are estimated, based on the most recent sales data available. This 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.

#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 City of North Las Vegas housing market statistics. As previously noted, according to estimates from the NV Demographer, the population of City of North Las Vegas was 286,666 as of 2024. The median annual income for the jurisdiction is \$76,772 and the Homeownership Rate is 63 percent.

As of the most recent ACS survey, City of North Las Vegas had 53,770 owner-occupied units with a .6 percent vacancy rate. The median year built is 2003 and the median home value is \$422,210. This results in a \$1,758 median monthly housing cost. In total, 33.36 percent of City of North Las Vegas homeowners are Cost Burdened,

and 26 percent are Excessively Cost Burdened. This resulted in a 20,050 owner-occupied Affordable Housing Unit Shortage combined across all income brackets.

City of North Las Vegas also had 32,044 renter-occupied units as of the most recent ACS survey, with a 5.4 percent vacancy rate. The median year built is 2000 and the median contract rent is \$1,517. The percentage of Cost Burdened renters is 54 percent, and the percentage of Excessively Cost Burdened Renters is 57.10 percent. In total, within City of North Las Vegas, there are 1,978 subsidized housing units with the median year of those being 1999. For renters, this led to an 8,005 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, 2024

City of North Las Vegas Jurisdiction Characteristics	
Median Annual Income	\$76,772
Homeownership Rate	63%
2024 Population	286,666
Homeowner Housing Profile	
#Units	53,770
Vacancy	0.60%
Median Year Built	2003
Median Monthly Housing Costs	\$1,758
Median Housing Value	\$422,210
Percent of Cost Burdened Owners (>30%)	33.36%
Percent of Excessively Cost Burdened Owners (>35%)	26%
Affordable Housing Unit Shortage	20,050
Renter Occupied Housing Profile	
#Units	32,044
Vacancy	5.40%
Median Year Built	2000
Median Contract Rent	\$1,517
Percent of Cost Burdened Renters (>30%)	57.10%
Percent of Excessively Cost Burdened Renters (>35%)	46.96%
Number of Subsidized Housing Units	1,978
Median Year Built of the Subsidized Housing Stock	1999
Affordable Housing Unit Shortage	8,005

Source: ACS 2023 5-year, NV Demographer RCG. Percents 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 City of North Las Vegas. In total, 79.2 percent of the housing stock available in City of North Las Vegas is single-unit detached or attached, 19.5 percent is 2 units or greater, and 1.2 percent is mobile home²⁸ and 0.1 percent is boat, RV, or other.

²⁸ 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, 2024

Number of Units in Structure	Number of Occupied Units	
1-unit, detached	64,704	75.4%
1-unit, attached	3,261	3.8%
2 units	1,716	2.0%
3 or 4 units	4,033	4.7%
5 to 9 units	3,862	4.5%
10 to 19 units	3,003	3.5%
20 or more units	4,119	4.8%
Mobile home	1,030	1.2%
Boat, RV, van, etc.	86	0.1%
Total	85,814	100.0%

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 City of North Las Vegas, by the year the structure was built. An estimated 17.7 percent of the units were built in 2010 or later, 63.8 percent of the units were built between 1990 and 2009, and 18.5 percent of the units were built 1980 or earlier.

Table A-3: City of North Las Vegas Structure Built Occupied Units, 2024

Year Built	Number of Units	Percent of Total
Built 2020 or later	3,518	4.10%
Built 2010 to 2019	11,671	13.60%
Built 2000 to 2009	36,128	42.10%
Built 1990 to 1999	18,622	21.70%
Built 1980 to 1989	4,634	5.40%
Built 1970 to 1979	4,291	5.00%
Built 1960 to 1969	3,947	4.60%
Built 1950 to 1959	2,403	2.80%
Built 1940 to 1949	343	0.40%
Built 1939 or earlier	257	0.30%
Total	85,814	100.0%

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

Jurisdiction Plans and Procedures

The following summarizes key housing plans and procedures by the City of North Las Vegas.

Support the creation of new affordable housing opportunities.

Affordable housing focused grants (such as HOME and CDBG) have been invested in large scale rental developments within the City of North Las Vegas. In 2024, the North Las Vegas invested in 3 new affordable rental development—this will create more than 350 units of new housing.

Funding Acquisition, Rehabilitation, and Rental Programs

In 2024, North Las Vegas selected two organizations to administer acquisition, rehabilitation, and rental programs. The City invested more than \$2 million to maintain affordable rentals for our community in the ARR program.

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 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.

Low-Income Housing Inventory

Per statute requirements in [NRS 319.143](#), the Nevada Housing Division (NHD) maintains a Low-Income Housing Database (LIHD). The database provides an inventory of rental residential housing in Nevada that has been subsidized at the federal, state, or local level and has 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 some single-family housing is also included, where applicable. The database is sourced from in-house data collected by the Division through the administration of programs such as Low-Income Housing Tax Credits (LIHTC) as well as ongoing coordination with jurisdictions through annual reporting, including the Annual Housing Progress Report (AHPR).

Table B-1: Low-Income Housing Inventory, 2025 comprises the current inventory of units recorded within the database for the City of North Las Vegas as of November 2025. 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, assisted, or both. Also included within the inventory is a count of total units, which includes both restricted and market-rate units at a given property. The current inventory notes a total of 2,409 units, 2,269 restricted units, 450 assisted units, and 79 market-rate units. The quantity of total units minus market-rate units equals 2,330. Additionally, properties with some associated units for seniors or individuals with disabilities are noted by an asterisk.

Due to current data limitations, an inventory of affordable homes for sale is not included within this report. The Homeowner Housing Profile included within Table A-1: Housing Market Statistics, 2024 summarizes estimated cost burden and affordability for homeowners in the City of North Las Vegas. For additional detail on homeowner households in the City of North Las Vegas, refer to the following tables:

- Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2024
- Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2024
- Table D-5: Housing Cost Burden for Homeowner Households, 2024
- Table D-7: Naturally Occurring Affordable Housing Inventory, 2024

Table B-1: Low-Income Housing Inventory, 2025²⁹

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Bassler/McCarran/Statz	2411 Bassler	N. Las Vegas	89030	20	20		
Buena Vista Springs, Phase III*	2510 Morton Ave.	N. Las Vegas	89030	58	58		
Centennial Park Apts.	2627 Donna St.	N. Las Vegas	89030	156	154	156	
Cheyenne Crossing	2630 E. Cheyenne	N. Las Vegas	89030	176	176		
Donna Louise	6225 Donna St.	N. Las Vegas	89081	48	39		9
Glenbrook Terrace Apts.	6551 McCarran St.	N. Las Vegas	89032	272	270		2
Habitat for Humanity NLV	Various	N. Las Vegas	Various	6	6		
Holy Trinity CDC	Miller Avenue Addresses	N. Las Vegas	Various	8	8		
Home Buyer Down Payment Asst.	Various	N. Las Vegas	Various	179	179		
Lake Mead West	Lake Mead Blvd & Simmons St.	N. Las Vegas	89052	156	156		
Madison Palms*	3150 West Ann Rd.	N. Las Vegas	89122	128	127		1
Neighborhood Housing Services of So. NV	2100 and 2106 Daley	N. Las Vegas	89030	8	8		
Neighborhood Housing Services of So. NV	2157 Carroll Street	N. Las Vegas	89030	7	7		
NSP 3 N. Las Vegas	Various	N. Las Vegas	Various	2	2		

²⁹ Properties with an asterisk have some associated units for seniors or individuals with disabilities. Such information is drawn from sources including associated applications for Low-Income Housing Tax Credits (LIHTC).

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Owens Seniors*	1626 Davis Pl.	N. Las Vegas	89030	72	71		1
Rome Pines	140 E. Rome Blvd.	N. Las Vegas	89084	176	152		24
Rome Pines II	N. Rome Blvd. & N. 5th St.	N. Las Vegas	89084	116	105		11
Rome Pines Senior/Rome South Senior	325 E. Rome Blvd	N. Las Vegas	89084	150	134		16
Rome South 2*	Rome Blvd & N. 5th	N. Las Vegas	89084	70	62		8
Rose Garden Townhouses	1608 Stocker St.	N. Las Vegas	89030	115	115	115	
Rose Gardens*	1731 Yale St.	N. Las Vegas	89030	120	120	120	
Scattered Site - NLV SNRHA unaided	Various	N. Las Vegas	Various	6	6		
Silvercrest Apts.*	2801 Equador Ave.	N. Las Vegas	89030	60		59	1
SNRHA Acquisition, Rehab and Rent 2015	Various	N. Las Vegas	Various	3	3		
West Owens 8-10 West Owens (NV Hand)	8 and 10 W. Owens	N. Las Vegas	89030	17	11		6
Whispering Palms*	2655 W. Lake Mead Blvd.	N. Las Vegas	89030	208	208		
Women's Development Center	Various	N. Las Vegas	Various	2	2		
Yale Keyes Senior Apts.*	1705 Yale St.	N. Las Vegas	89030	70	70		
Total Units w/Restrictions or Assistance (Total – Market Rate): 2,330				2,409	2,269	450	79

Source: Low-Income Housing Database, NHD

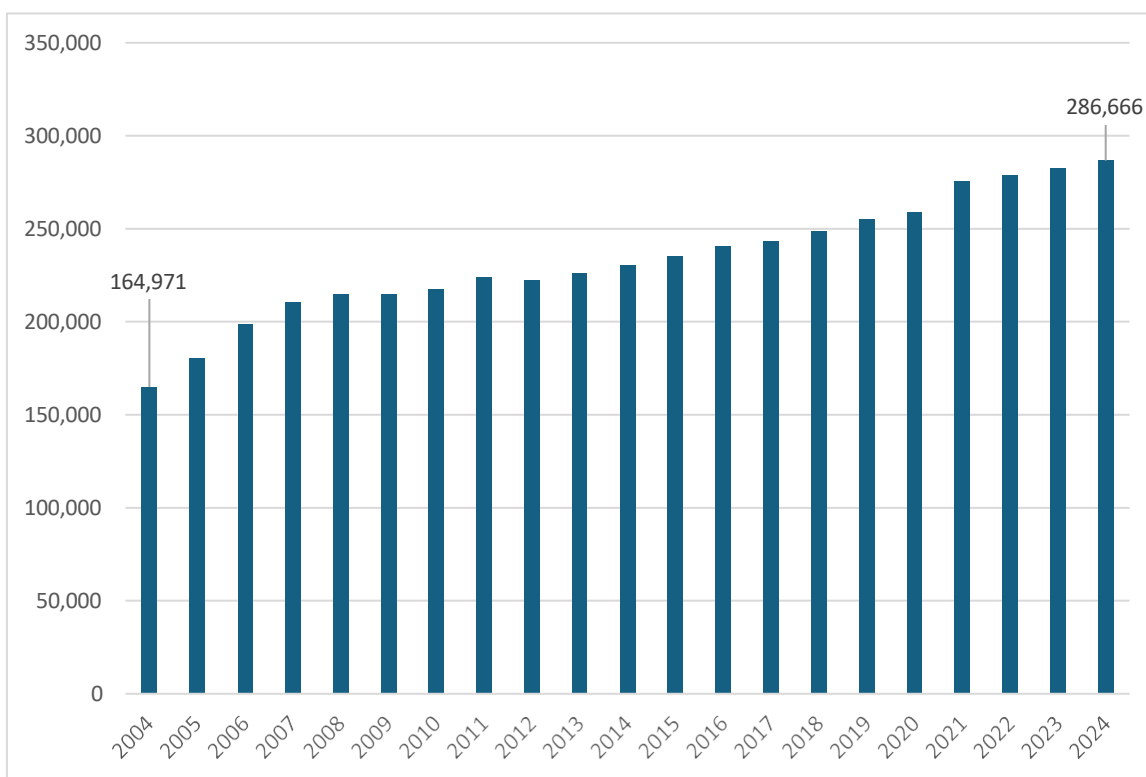
C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

The Nevada State Demographer releases an annual report on the “Estimated Population of Towns, Cities, and Counties in the State of Nevada, Including the Governor’s Certified Estimates.” Data for the population summaries included in Figure C-1: City of North Las Vegas Population, 2004-2024 and Table C-1: City of North Las Vegas Population and Growth Rate, 2004-2024 was sourced from the most recent iteration of this report, released in 2024.³⁰

From 2004-2024, the City of North Las Vegas grew by 121,695, or by 74 percent. Average growth per year during the timeframe equals 6,085, or 2.8 percent. Years that experienced net negative growth, or a declining population, are denoted in orange shading within Table C-1.

Figure C-1: City of North Las Vegas Population, 2004-2024



Source: NV Demographer

³⁰ Due to data limitations, demographic projections are not included within this report. Such a summary is available for the City of North Las Vegas in the 2024 AB 213 report, Additional Reporting on Housing Progress and Plans.

Table C-1: City of North Las Vegas Population Change, 2004-2024

Year	Population	Population Chang	YoY Change %
2004	164,971		
2005	180,219	15,248	9.2%
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%
Annual Average		6,085	2.8%

Source: NV Demographer, NHD

2030 Market Projections

Market forecasts for 2030 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 2030, we used the estimated population increase for 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 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 2030 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, 2025 - 2030

Population and Median Income	
2030 Population	301,589
Population Increase	14,923
2030 Median Household Income	\$89,761
Projected Housing Needs & Land Requirements	
Housing Units Required	4,467
Owner-Occupied Units	2,799
Renter-Occupied Units	1,668
Subsidized Units	834
Vacant Acreage Required	596

Source: RCG, ESRI, NV Demographer

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 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.³¹ 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

³¹ 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.

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.³²

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 20,050-unit shortage of affordable owner-occupied housing units in City of North Las Vegas. Table D-2 presents the same data grouped using percent AMI.

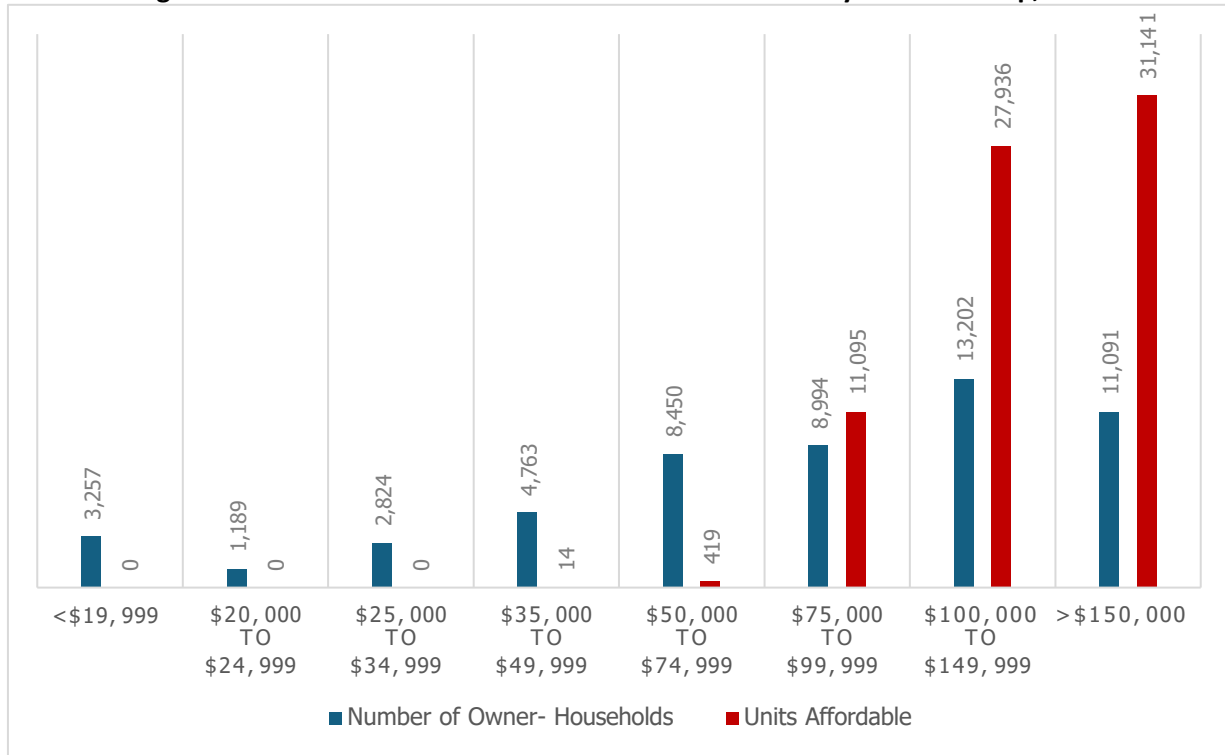
Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2024

Income	Number of Owner Households	Units Affordable	Shortage
<\$19,999	3,257	0	3,257
\$20,000 to \$24,999	1,189	0	1,189
\$25,000 to \$34,999	2,824	0	2,824
\$35,000 to \$49,999	4,763	14	4,749
\$50,000 to \$74,999	8,450	419	8,031
\$75,000 to \$99,999	8,994	11,095	0
\$100,000 to \$149,999	13,202	27,936	0
>\$150,000	11,091	31,141	0
Affordable Housing Unit Shortage			20,050

Source: ACS 2023 5 year, RCG, Clark County Assessor

³² 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, 2024



Source: ACS 2023 5 year, RCG, Clark County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2024

Income	Number of Owner Households	Units Affordable	Shortage
30% AMI (\$26,340/yr)	4,824	0	4,824
50% AMI (\$43,900/yr)	5,272	8	5,263
60% AMI (\$52,680/yr)	2,843	51	2,792
80% AMI (\$70,240/yr)	5,936	294	5,641
100% AMI (\$87,800/yr)	6,214	4,685	1,529
120% AMI (\$105,360/yr)	5,709	8,208	0
120+ AMI	22,973	56,283	0
Affordable Housing Unit Shortage			20,050

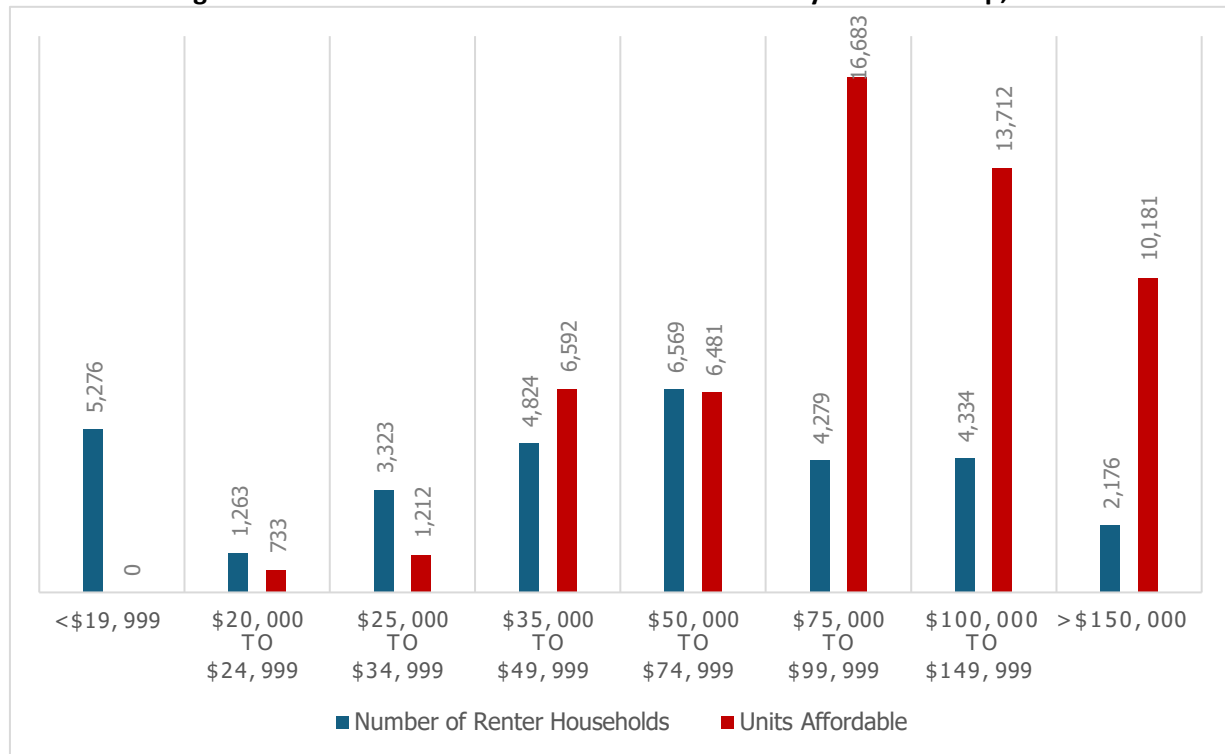
Source: ACS 2023 5 year, RCG, Clark County Assessor

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 an 8,005-unit shortage of affordable renter-occupied housing units in 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, 2024

Income	Number of Renter Households	Units Affordable	Shortage
<\$19,999	5,276	0	5,276
\$20,000 to \$24,999	1,263	733	530
\$25,000 to \$34,999	3,323	1,212	2,111
\$35,000 to \$49,999	4,824	6,592	0
\$50,000 to \$74,999	6,569	6,481	88
\$75,000 to \$99,999	4,279	16,683	0
\$100,000 to \$149,999	4,334	13,712	0
>\$150,000	2,176	10,181	0
Affordable Housing Unit Shortage			8,005

Source: ACS 2023 5 year, RCG, Clark County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2024

Source: ACS 2023 5 year, RCG, Clark County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2024

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI (\$26,340/yr)	6,984	895	6,089
50% AMI (\$43,900/yr)	5,740	3,912	1,828
60% AMI (\$52,680/yr)	2,666	3,375	9
80% AMI (\$70,240/yr)	4,614	4,552	62
100% AMI (\$87,800/yr)	3,441	9,776	17
120% AMI (\$105,360/yr)	2,521	9,512	0
120+ AMI	6,077	22,522	0
Affordable Housing Unit Shortage			8,005

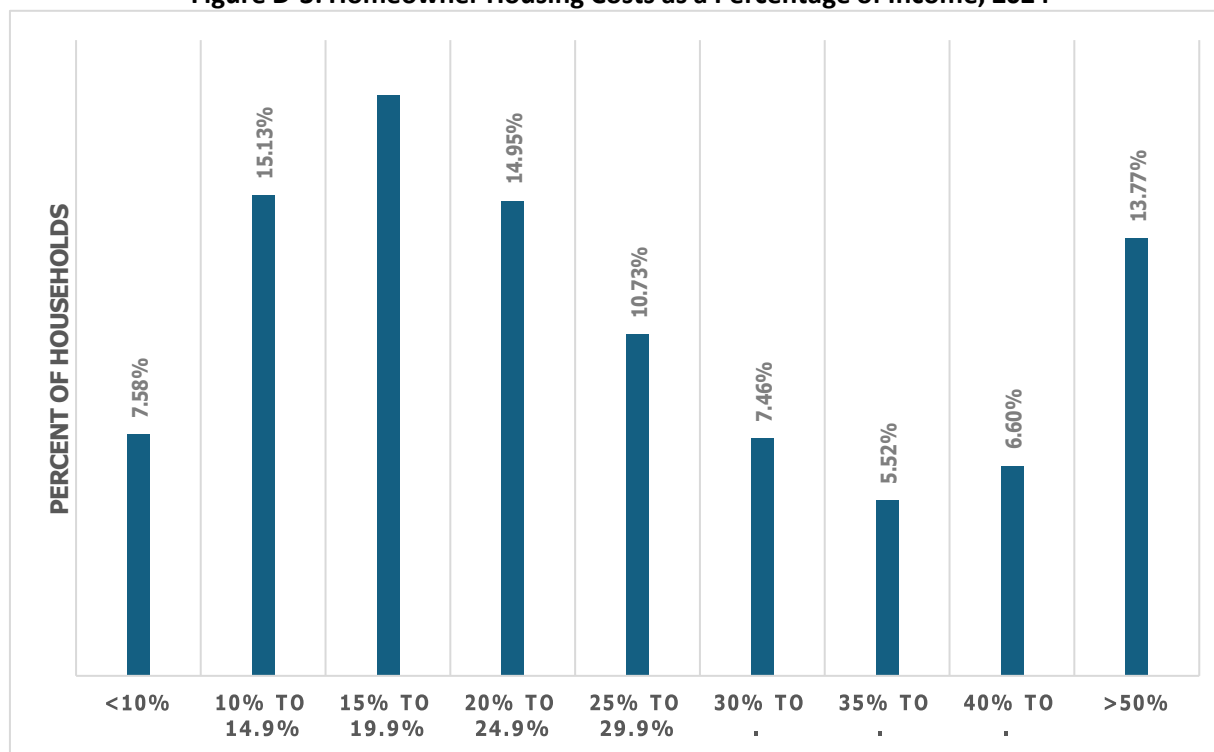
Source: ACS 2023 5 year, RCG, Clark County Assessor

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. 7.58 percent of Households have a <10 percent Housing Cost Burden. In total 33.36 percent are considered Cost Burdened (>30 percent) and 26 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 13 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-3: Homeowner Housing Costs as a Percentage of Income, 2024



Source: ACS 2023 5 year, RCG

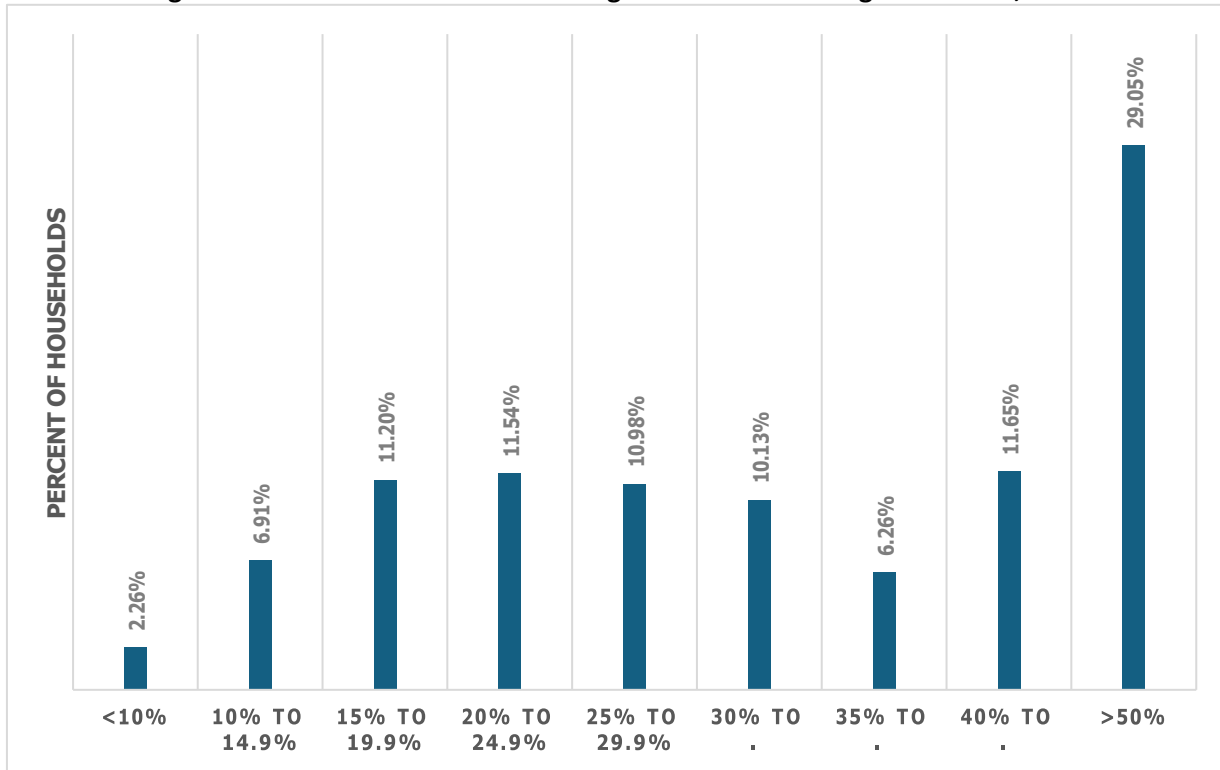
Table D-5: Housing Cost Burden for Homeowner Households, 2024

Housing Cost / Household Income	Percent of Owner households
<10%	7.58%
10% to 14.9%	15.13%
15% to 19.9%	18.26%
20% to 24.9%	14.95%
25% to 29.9%	10.73%
30% to 34.9%	7.46%
35% to 39.9%	5.52%
40% to 49.9%	6.60%
>50%	13.77%

Source: ACS 2023 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. 2.26 percent of Renter-households have a <10 percent Housing Cost Burden. In total 57.10 percent are considered Cost Burdened (>30 percent) and 46.96 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 29 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2024



Source: ACS 2023 5 year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2024

Housing Cost / Household Income	Percent of Renter households
<10%	2.26%
10% to 14.9%	6.91%
15% to 19.9%	11.20%
20% to 24.9%	11.54%
25% to 29.9%	10.98%
30% to 34.9%	10.13%
35% to 39.9%	6.26%
40% to 49.9%	11.65%
>50%	29.05%

Source: ACS 2023 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”).

To determine the stock of NOAH within 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 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, 66.23 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, 78.57 percent of the affordable units are NOAH and 85.65 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory, 2024

Percent AMI	#Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI (\$26,340/yr)	895	0	0.00%
50% AMI (\$43,900/yr)	5,857	3,879	66.23%
60% AMI (\$52,680/yr)	9,232	7,254	78.57%
80% AMI (\$70,240/yr)	13,784	11,806	85.65%

Source: ACS 2023 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 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 taken steps to leverage our various federal, state, and local funds to be more effective in investing in affordable housing, in effect trying to reduce inflationary effects on affordable housing developers. – Ongoing

2. Lack of Available Land

- North Las Vegas has petitioned the Bureau of Land Management (BLM) to release huge parcels of land for the express utilization of housing development. – Ongoing

3. Lack of Available Low-Income Affordable Inventory

- North Las Vegas has brought three large scale affordable rental developments to realization with investment into these projects. In combination this brought more than 375 affordable units to our residents. – Complete
- The City is currently in development of 3 new affordable rental developments started in 2024 – this will create more than 350 units of new housing. – Ongoing

4. Lack of Adequate Funding (Public/Private)

- North Las Vegas has carved space in our annual Private Activity Bond allocation for the direct award of affordable housing projects. Additionally, our first PAB project was completed – Lake Mead West. – 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 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 maintained by the Clark County Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2024 GILIS database available, but as described in more depth below, the data is updated to reflect construction activity as of May 2025. 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 minimum³³. Major streets in Southern 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

³³ 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=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.

- 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
- CITY OF LAS VEGAS FIRE DEPT
- CITY OF LAS VEGAS GOVERMENT 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

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 resulting in the additional removal of 497 parcels spanning Clark County, NV as a whole. 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.

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
- 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 417 vacant Commercial parcels comprising 5,337 acres. Additionally, there are 2,658 residential parcels comprising 10,771 acres. Under the most restrictive set of filters, Scenario-6, there are 278 vacant Commercial parcels comprising 2,934 acres and 2,144 residential parcels comprising 1,031 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 16,108 total vacant acres to 3,965 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 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

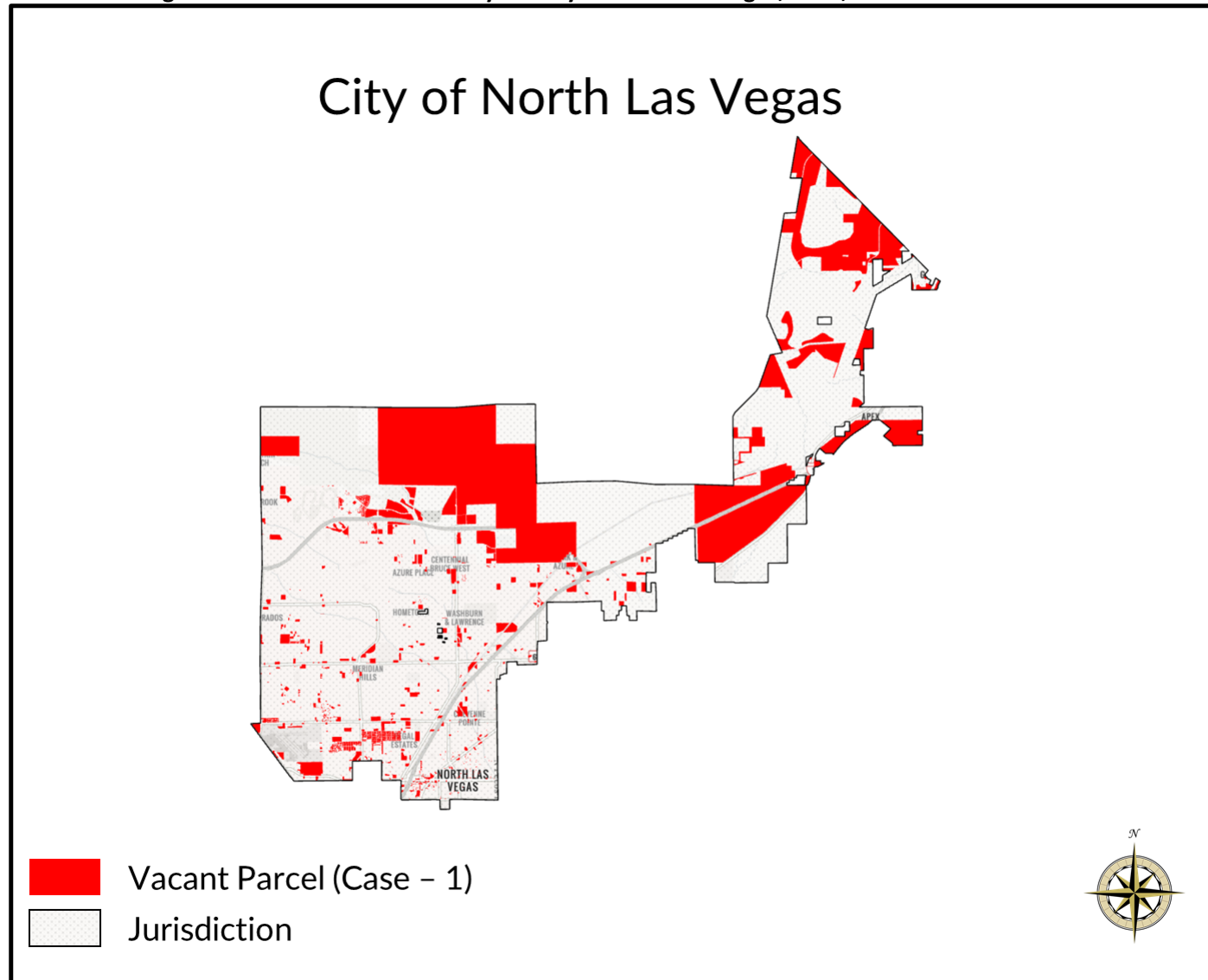
the policy-oriented goal of identifying land most readily available to address immediate- and short-term housing needs (including immediate needs for the development of affordable housing), the results of the inventory provided herein present the reader with a range of acreage estimates for land more 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	417	417	339	339	307	278
	Vacant Acres	5,337	5,337	3,569	3,569	3,329	2,934
Residential							
	Vacant Parcels	2,658	2,658	2,436	2,424	2,144	2,144
	Vacant Acres	10,771	10,771	5,550	1,621	1,031	1,031
Total Parcels		3,075	3,075	2,775	2,763	2,451	2,422
Total Acres		16,108	16,108	9,119	5,190	4,360	3,965
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 w/in 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

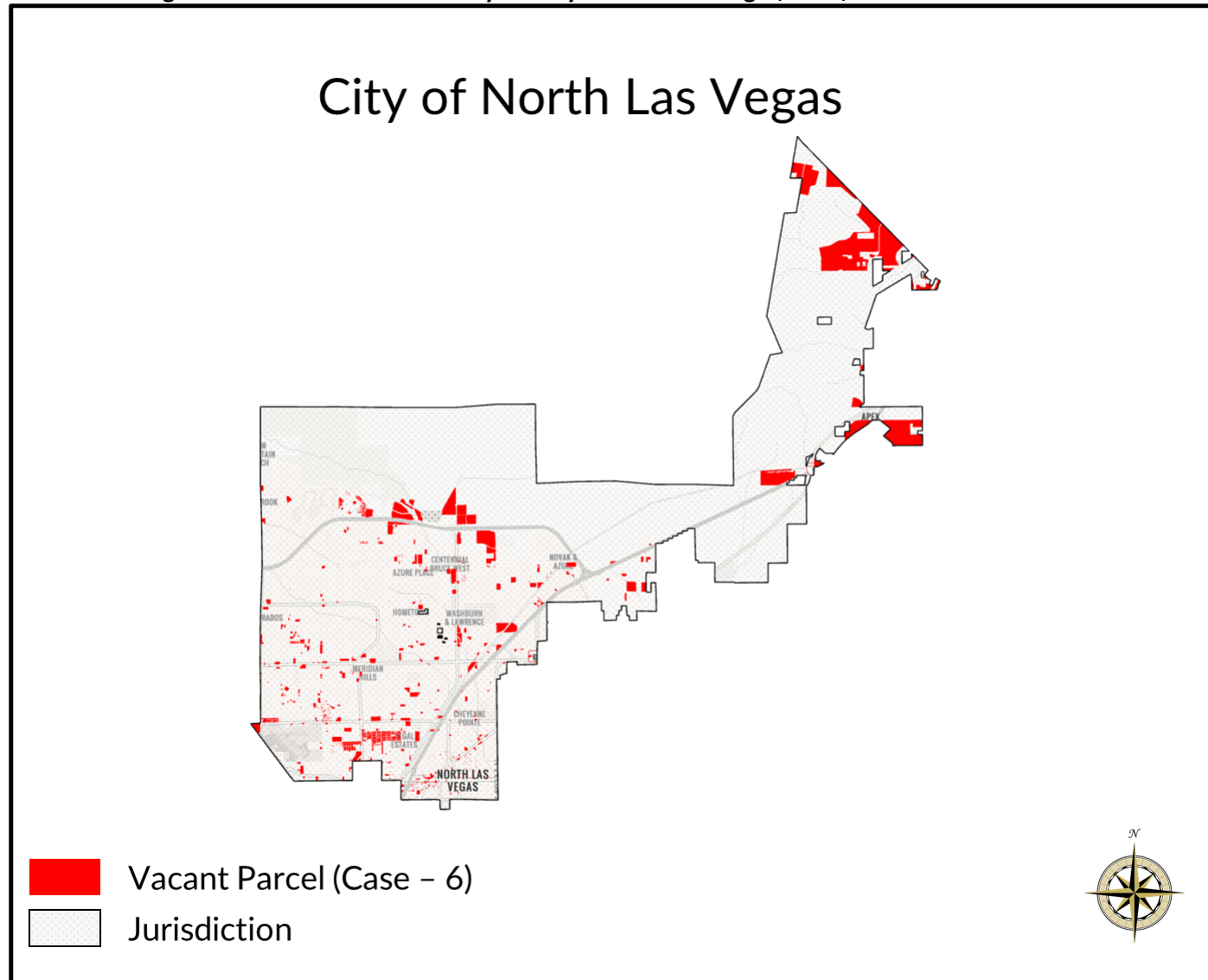
Source: RCG, Clark County Assessor.

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.

Housing Needs

1. Increasing Supply of Affordable Units:

- North Las Vegas 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.
- Outcomes - The City has continuing plans of increasing the supply of income restricted affordable housing annually for the foreseeable future. In 2024, the North Las Vegas invested in 3 new affordable rental developments – this will create more than 350 units of new housing.

2. Regulations to Support Diverse Supply:

- There is a pressing need for housing options that may not currently be possible due to stringent zoning, parking, and minimum unit sizes which reduce the options and types of housing developments.
- Outcomes – 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.
- Outcomes - The City is revising zoning and other rules to allow for Tiny homes – SB 150.

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

The City has made significant changes to our affordable housing investment model in recent years. Previously we were focusing 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 maintain 14 active income restricted rental developments within our portfolio. There are also 3 additional projects that are currently in the construction or lease-up phase of their development, all planned to start accepting residents by the end of 2027. In addition, the City redeveloped an Acquisition, Rehabilitation, Rental program with Community Development Block Grant (CDBG) funds. This program was used to purchase and rehabilitate homes for future rental of the properties to income-restricted families for at least 20 years.

City of Mesquite – 2025 AB 213 Report

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AB 213 City of Mesquite Executive Summary

In 2024, City of Mesquite had a total population of 23,576 persons. Out of the total population, 19,203 people resided in 7,620 owner-occupied units (2.52 persons per household) with a vacancy rate of 0.5 percent. Likewise, 4,373 people resided in 1,885 renter-occupied units (2.32 persons per household) with a vacancy rate of 6.2 percent. In total, City of Mesquite has a homeownership rate of 80 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2023) City of Mesquite median household income was \$74,439, and the median home price in 2025 is \$432,600. Across all owner households and irrespective of mortgage-status, monthly housing costs average \$1,573 per month, resulting in 31.83 percent of households being classified as cost burdened and 21 percent excessively cost burdened. It is important to note that the median income used within this report may differ from the US Department of Housing and Urban Development ("HUD") due to the focus on the specific political jurisdiction rather than the metropolitan statistical area ("MSA"), which HUD uses.

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 3,270 owner-occupied affordable housing units.

In terms of renters, the median contract rent in City of Mesquite is \$1,080 per month resulting in 41.18 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 32.27 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 379 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 1,881 units for households at or below 80 percent area median income. 94 of the 1,885 renter-occupied units represent subsidized affordable units of which the median unit was built in 1998.

While City of Mesquite's population is expected to increase by 1,118 people by 2030, median household income is expected to increase to \$83,065. Between 2025 and 2030, an additional 451 dwelling units are projected to be required to support City of Mesquite's expected population growth. In addition to the existing need for affordable units, this level of population growth will require the construction of 361 for-sale units, 89 for-rent units and 60 subsidized units.

To determine the stock of available land able to be developed in 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).

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 2,901 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 412 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

The statistical results, tables, and figures in this report are based 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.³⁴ 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 6.9 percent and the use of a 30-year fixed-rate, fully-amortizing loan. This is different to 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 100-120

³⁴ 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."

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 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”, 2023) (variable B25118). This represents the total money income of all household members during the previous year. Median annual income used within this report may differ from HUD’s thresholds due to the current report’s focus on the specific political jurisdiction (City of Mesquite) rather than the Las Vegas-Henderson-Paradise MSA, which HUD uses. The median income of residents in City of Mesquite may differ than the AMI of the MSA which is inclusive of the incorporated cities.

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 2024 economic conditions, contract rent is expressed in 2024 dollars based on HUD’s 50 percent percentile rent estimates for 2023 vs 2024.

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 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.

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 primary residence of the homeowner. 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 2024. 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, 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 price of these residential properties are estimated, based on the most recent sales data available. This 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.

#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 City of Mesquite's housing market statistics. As previously noted, according to estimates from the NV Demographer, the population of City of Mesquite was 23,576 as of 2024. The median annual income for the jurisdiction is \$74,439 and the Homeownership Rate is 80 percent.

As of the most recent ACS survey, City of Mesquite had 7,620 owner-occupied units with a .5 percent vacancy rate. The median year built is 1998 and the median home value is \$432,600. This results in a \$1,573 median monthly housing cost. In total, 31.83 percent of City of Mesquite homeowners are Cost Burdened, and 21 percent are Excessively Cost Burdened. This resulted in a 3,270 owner-occupied Affordable Housing Unit Shortage combined across all income brackets.

City of Mesquite also had 1,885 renter-occupied units as of the most recent ACS survey, with a 6.2 percent vacancy rate. The median year built is 1998 and the median contract rent is \$1,080. The percentage of Cost Burdened renters is 41.18 percent, and the percentage of Excessively Cost Burdened Renters is 32.27 percent. In total, within City of Mesquite, there are 94 subsidized housing units with the median year of those being 1999. For renters, this led to a 379 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, 2024

City of Mesquite Jurisdiction Characteristics	
Median Annual Income	\$74,439
Homeownership Rate	80%
2024 Population	23,576
Homeowner Housing Profile	
#Units	7,620
Vacancy	0.50%
Median Year Built	1998
Median Monthly Housing Costs	\$1,573
Median Housing Value	\$432,600
Percent of Cost Burdened Owners (>30%)	31.83%
Percent of Excessively Cost Burdened Owners (>35%)	21%
Affordable Housing Unit Shortage	3,270
Renter Occupied Housing Profile	
#Units	1,885
Vacancy	6.20%
Median Year Built	1998
Median Contract Rent	\$1,080
Percent of Cost Burdened Renters (>30%)	41.18%
Percent of Excessively Cost Burdened Renters (>35%)	32.27%
Number of Subsidized Housing Units	94
Median Year Built of the Subsidized Housing Stock	1999
Affordable Housing Unit Shortage	379

Source: ACS 2024 5-year, NV Demographer RCG. Percents 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 City of Mesquite. In total, 75.9 percent of the housing stock available in City of Mesquite is single-unit detached or attached, 21.2 percent is 2 units or greater, and 2.7 percent is mobile home³⁵ and 0.2 percent is boat, RV, or other.

³⁵ 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, 2024

Number of Units in Structure	Number of Occupied Units	Percent of Total
1-unit, detached	5,827	61.3%
1-unit, attached	1,388	14.6%
2 units	152	1.6%
3 or 4 units	1,179	12.4%
5 to 9 units	352	3.7%
10 to 19 units	124	1.3%
20 or more units	209	2.2%
Mobile home	257	2.7%
Boat, RV, van, etc.	19	0.2%
Total	9,505	100.0%

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 City of Mesquite, by the year the structure was built. An estimated 26.0 percent of the units were built in 2010 or later, 65.6 percent of the units were built between 1990 and 2009, and 8.4 percent of the units were built 1980 or earlier.

Table A-3: City of Mesquite Structure Built Occupied Units, 2024

Year Built	Number of Units	Percent of Total
Built 2020 or later	437	4.6%
Built 2010 to 2019	2,034	21.4%
Built 2000 to 2009	3,764	39.6%
Built 1990 to 1999	2,471	26.0%
Built 1980 to 1989	437	4.6%
Built 1970 to 1979	200	2.1%
Built 1960 to 1969	76	0.8%
Built 1950 to 1959	38	0.4%
Built 1940 to 1949	0	0.0%
Built 1939 or earlier	48	0.5%
Total	9,505	100.0%

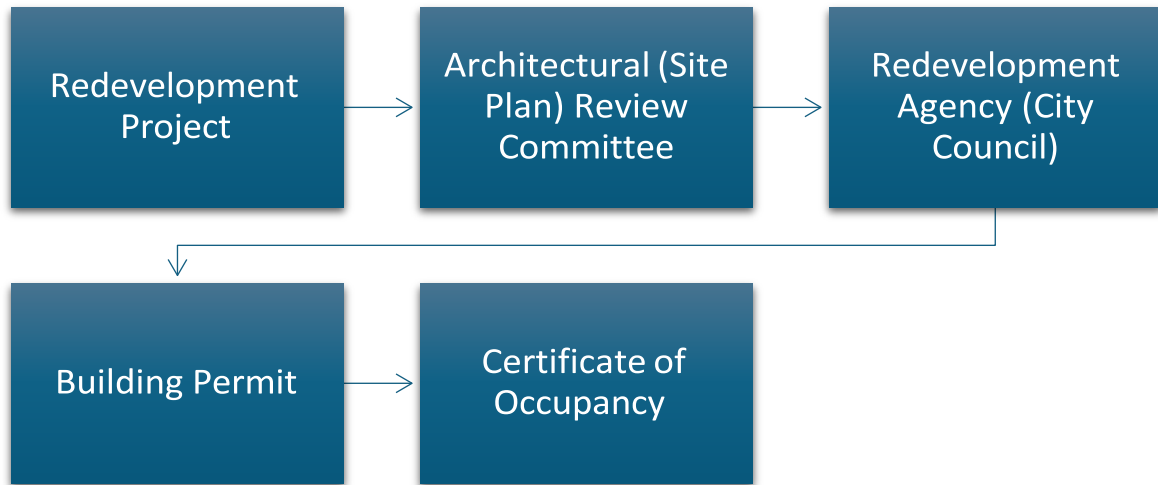
Source: ACS 2023 5-year. Percents may not add up exactly to 100% because of rounding.

Jurisdiction Plans and Procedures

Under the spirit of the Redevelopment Project, design standards have been prepared. Also, both Redevelopment Agency and Architectural Review Committee have been established. Every application for building, remodeling or rehabilitation financial assistance must be reviewed by the architectural review committee prior to coming before the redevelopment agency for consideration unless the redevelopment agency grants a request for an expedited hearing before the agency³⁶. Also, to provide expedited review process, the City initiated a zoning map amendment (Case No. ZCM-23-004) over the 16-acre city-owned properties to accommodate multi-family affordable housing. The subject property now allows 20 dwelling units per acre, which could potentially provide affordable 320 units. Also in 2025, the City initiated another rezoning (Case No. ZCM-25-001) over 15-acre city owned property to accommodate senior affordable housing at 401 Falcon Ridge Parkway.

³⁶ MMC 1-10-17.B

Figure A-1: General Redevelopment Process



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 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.

Low-Income Housing Inventory

Per statute requirements in [NRS 319.143](#), the Nevada Housing Division (NHD) maintains a Low-Income Housing Database (LIHD). The database provides an inventory of rental residential housing in Nevada that has been subsidized at the federal, state, or local level and has 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 some single-family housing is also included, where applicable. The database is sourced from in-house data collected by the Division through the administration of programs such as Low-Income Housing Tax Credits (LIHTC) as well as ongoing coordination with jurisdictions through annual reporting, including the Annual Housing Progress Report (AHPR).

Table B-1: Low-Income Housing Inventory, 2025 comprises the current inventory of units recorded within the database for the City of Mesquite as of November 2025. 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, assisted, or both. Also included within the inventory is a count of total units, which includes both restricted and market-rate units at a given property. The current inventory notes 383 total units, 159 restricted units, 60 assisted units, and 224 market-rate units. The quantity of total units minus market-rate units equals 159. Additionally, properties with some associated units for seniors or individuals with disabilities are noted by an asterisk.

Due to current data limitations, an inventory of affordable homes for sale is not included within this report. The Homeowner Housing Profile included within Table A-1: Housing Market Statistics, 2024 summarizes estimated cost burden and affordability for homeowners in the City of Mesquite. For additional detail on homeowner households in the City of Mesquite, refer to the following tables within Subsection D:

- Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2024
- Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2024
- Table D-5: Housing Cost Burden for Homeowner Households, 2024
- Table D-7: Naturally Occurring Affordable Housing Inventory, 2024

Table B-1: Low-Income Housing Inventory, 2025³⁷

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Hafen Vlg. I	850 W. Hafen Ln.	Mesquite	89027	60	60		
Hafen Village II*	851 W. Hafen Ln.	Mesquite	89027	36	36		
Old Mill Vlg.	302 E. Old Mill Rd.	Mesquite	89028	39	39	36	
Sun River Apts.*	61 N. Arrowhead	Mesquite	89027	24	24	24	
Rivers Bend	704 Pinnacle Ct.	Mesquite	89027	48			48
Mesquite Bluffs Apts.	100 N. Grapevine Rd.	Mesquite	89027	176			176
Total Units w/Restrictions or Assistance (Total – Market Rate): 159				383	159	60	224

Source: Low-Income Housing Database, NHD

³⁷ Properties with an asterisk have some associated units for seniors or individuals with disabilities. Such information is drawn from sources including associated applications for Low-Income Housing Tax Credits (LIHTC).

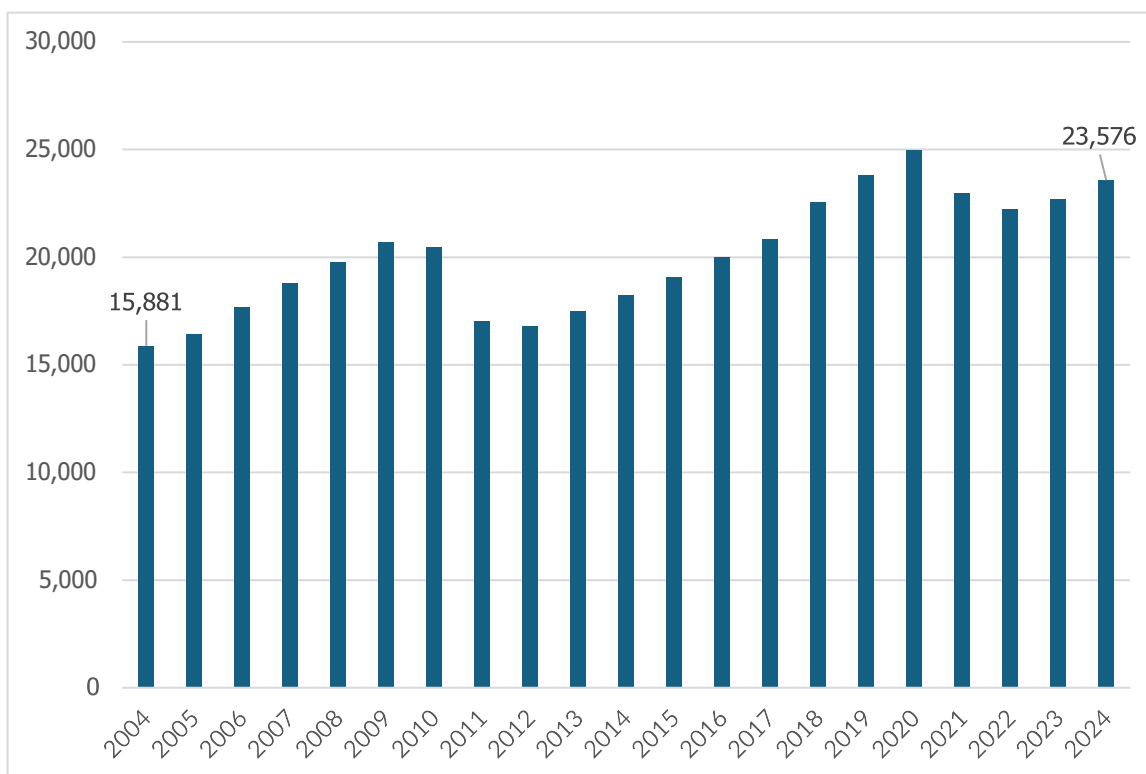
C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

The Nevada State Demographer releases an annual report on the “Estimated Population of Towns, Cities, and Counties in the State of Nevada, Including the Governor’s Certified Estimates.” Data for the population summaries included in Figure C-1: City of Mesquite Population, 2004-2024 and Table C-1: City of Mesquite Population and Growth Rate, 2004-2024 was sourced from the most recent iteration of this report, released in 2024.³⁸

From 2004-2024, the City of Mesquite grew by 7,695, or by 48 percent. Average growth per year during the timeframe equals 385, or 2.2 percent. Years that experienced net negative growth, or a declining population, are denoted in orange shading within Table C-1.

Figure C-1: City of Mesquite Population, 2004-2024³⁹



Source: NV Demographer

³⁸ Due to data limitations, demographic projections are not included within this report. A demographic summary is available for the City of Mesquite in the 2024 AB 213 report, Additional Reporting on Housing Progress and Plans.

³⁹ Although population estimates in Figure C-1 are sourced from the Nevada State Demographer, such estimates in the 2024 AB 213 report, Additional Housing Progress and Plans, were sourced from the U.S. Census Bureau. For notes on how estimates from these sources may differ, see Appendix A.

Table C- 1: City of Mesquite Population Change, 2004-2024⁴⁰

Year	Population	Population Change	YoY Change %
2004	15,881		
2005	16,423	542	3.40%
2006	17,656	1,233	7.50%
2007	18,787	1,131	6.40%
2008	19,754	967	5.10%
2009	20,677	923	4.70%
2010	20,440	-237	-1.10%
2011	17,038	-3,402	-16.60%
2012	16,778	-260	-1.50%
2013	17,477	699	4.20%
2014	18,262	785	4.50%
2015	19,061	799	4.40%
2016	19,991	930	4.90%
2017	20,838	847	4.20%
2018	22,557	1,719	8.20%
2019	23,827	1,270	5.60%
2020	24,971	1,144	4.80%
2021	22,981	-1,990	-8.00%
2022	22,205	-776	-3.40%
2023	22,711	506	2.30%
2024	23,576	865	3.80%
Annual Average		385	2.2%

Source: NV Demographer, NHD

2030 Market Projections

Market forecasts for 2030 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.

⁴⁰ Although population estimates in Table C-1 are sourced from the Nevada State Demographer, such estimates in the 2024 AB 213 report, Additional Housing Progress and Plans, were sourced from the U.S. Census Bureau. For notes on potential differences between these estimates, see Appendix A.

To convert projected population increases into estimates of the total number of new housing units likely to be demanded by 2030, we used the estimated population increase for 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 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 2030 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, 2025 - 2030

Population and Median Income	
2030 Population	24,694
Population Increase	1,118
2030 Median Household Income	\$83,065
Projected Housing Needs & Land Requirements	
Housing Units Required	451
Owner-Occupied Units	361
Renter-Occupied Units	89
Subsidized Units	60
Vacant Acreage Required	60

Source: RCG, ESRI, NV Demographer

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 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.⁴¹ 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

⁴¹ 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.

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.⁴²

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 3,270-unit shortage of affordable owner-occupied housing units in City of Mesquite. Table D-2 presents the same data grouped using percent AMI.

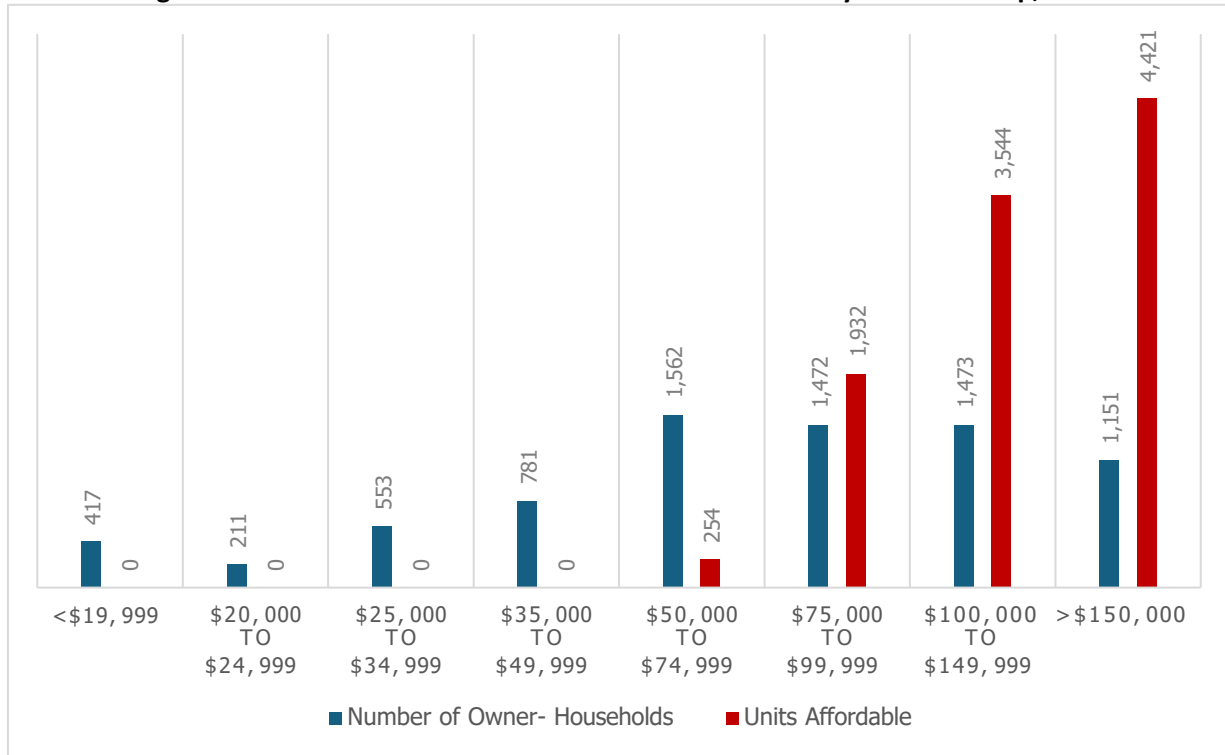
Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2024

Income	Number of Owner Households	Units Affordable	Shortage
<\$19,999	417	0	417
\$20,000 to \$24,999	211	0	211
\$25,000 to \$34,999	553	0	553
\$35,000 to \$49,999	781	0	781
\$50,000 to \$74,999	1,562	254	1,308
\$75,000 to \$99,999	1,472	1,932	0
\$100,000 to \$149,999	1,473	3,544	0
>\$150,000	1,151	4,421	0
Affordable Housing Unit Shortage			3,270

Source: ACS 2023 5 year, RCG, Clark County Assessor

⁴² 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, 2024



Source: ACS 2023 5 year, RCG, Clark County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2024

Income	Number of Owner Households	Units Affordable	Shortage
30% AMI (\$26,340/yr)	702	0	702
50% AMI (\$43,900/yr)	942	0	942
60% AMI (\$52,680/yr)	485	27	458
80% AMI (\$70,240/yr)	1,097	178	919
100% AMI (\$87,800/yr)	1,051	802	249
120% AMI (\$105,360/yr)	866	1,297	0
120+ AMI	2,477	7,611	0
Affordable Housing Unit Shortage			3,270

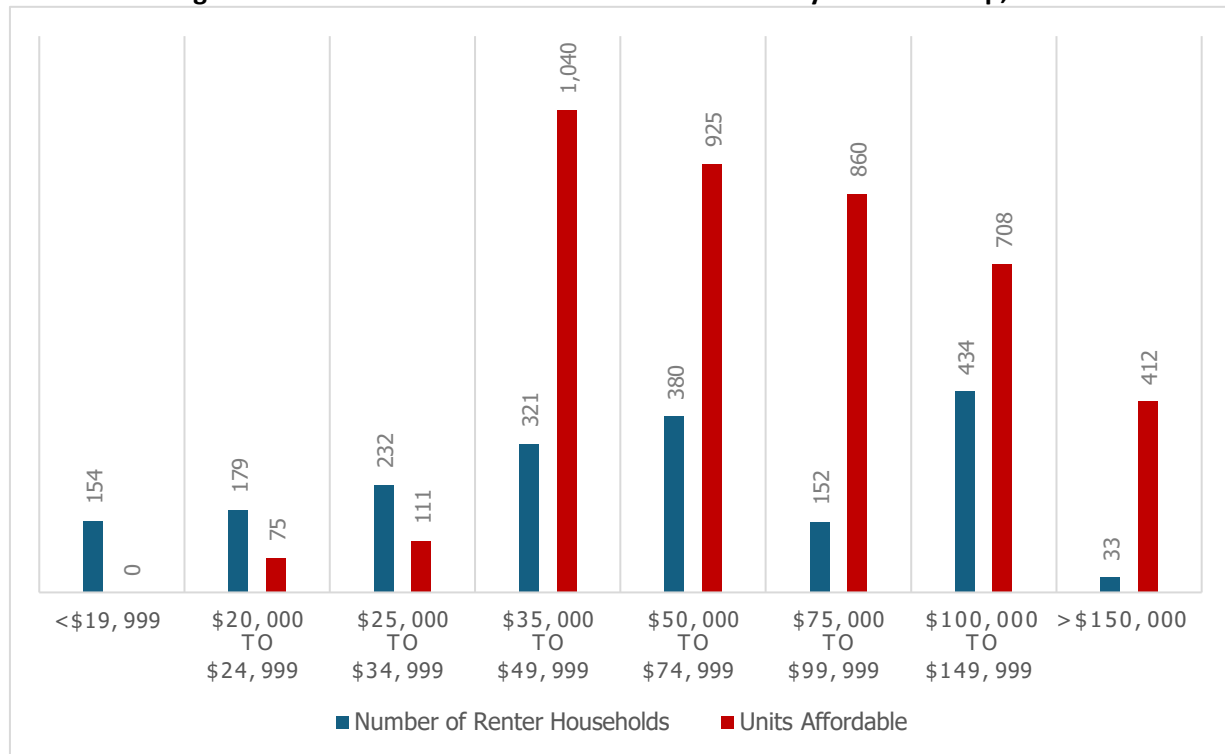
Source: ACS 2023 5 year, RCG, Clark County Assessor

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 379-unit shortage of affordable renter-occupied housing units in City of Mesquite. Table D-4 presents the same data grouped using percent AMI.

Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2024

Income	Number of Renter Households	Units Affordable	Shortage
<\$19,999	154	0	154
\$20,000 to \$24,999	179	75	104
\$25,000 to \$34,999	232	111	121
\$35,000 to \$49,999	321	1,040	0
\$50,000 to \$74,999	380	925	0
\$75,000 to \$99,999	152	860	0
\$100,000 to \$149,999	434	708	0
>\$150,000	33	412	0
Affordable Housing Unit Shortage			379

Source: ACS 2023 5 year, RCG, Clark County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2024

Source: ACS 2023 5 year, RCG, Clark County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2024

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI (\$26,340/yr)	364	90	274
50% AMI (\$43,900/yr)	391	287	105
60% AMI (\$52,680/yr)	171	522	0
80% AMI (\$70,240/yr)	267	650	0
100% AMI (\$87,800/yr)	150	616	0
120% AMI (\$105,360/yr)	118	490	0
120+ AMI	424	1,049	0
Affordable Housing Unit Shortage			379

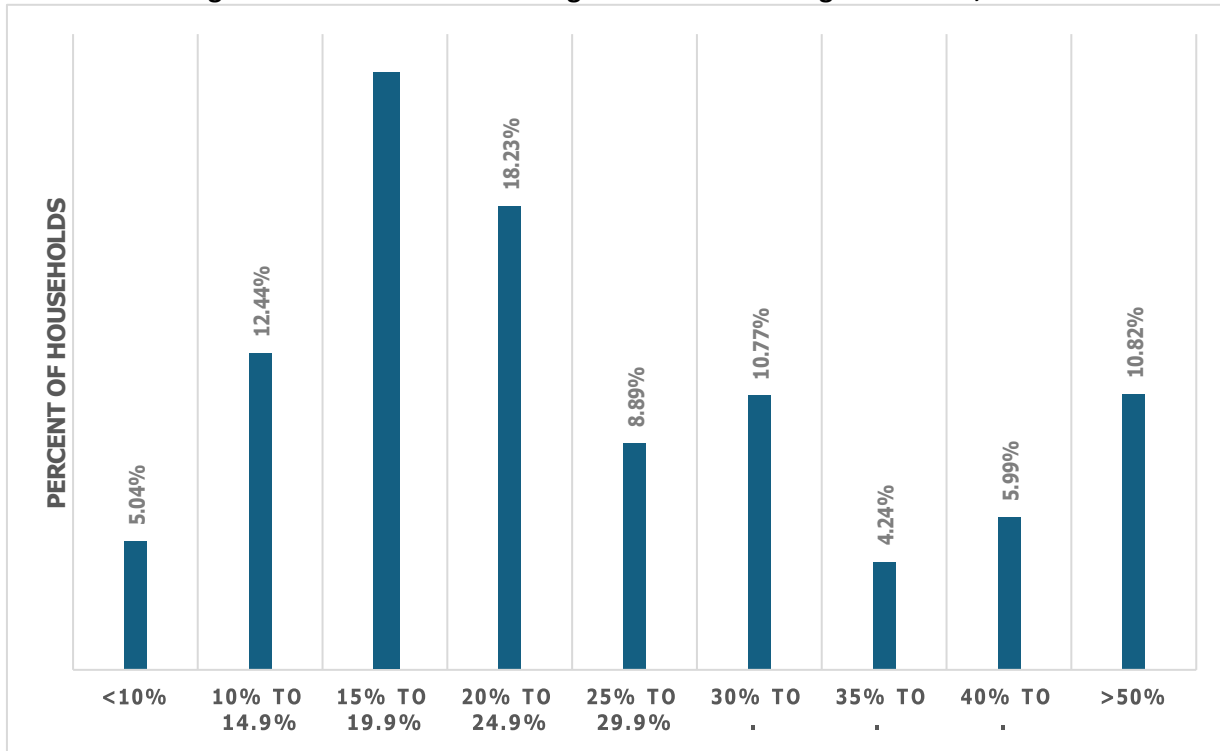
Source: ACS 2023 5 year, RCG, Clark County Assessor

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. 5.04 percent of Households have a <10 percent Housing Cost Burden. In total 31.83 percent are considered Cost Burdened (>30 percent) and 21 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 10.82 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-3: Homeowner Housing Costs as a Percentage of Income, 2024



Source: ACS 2023 5 year, RCG

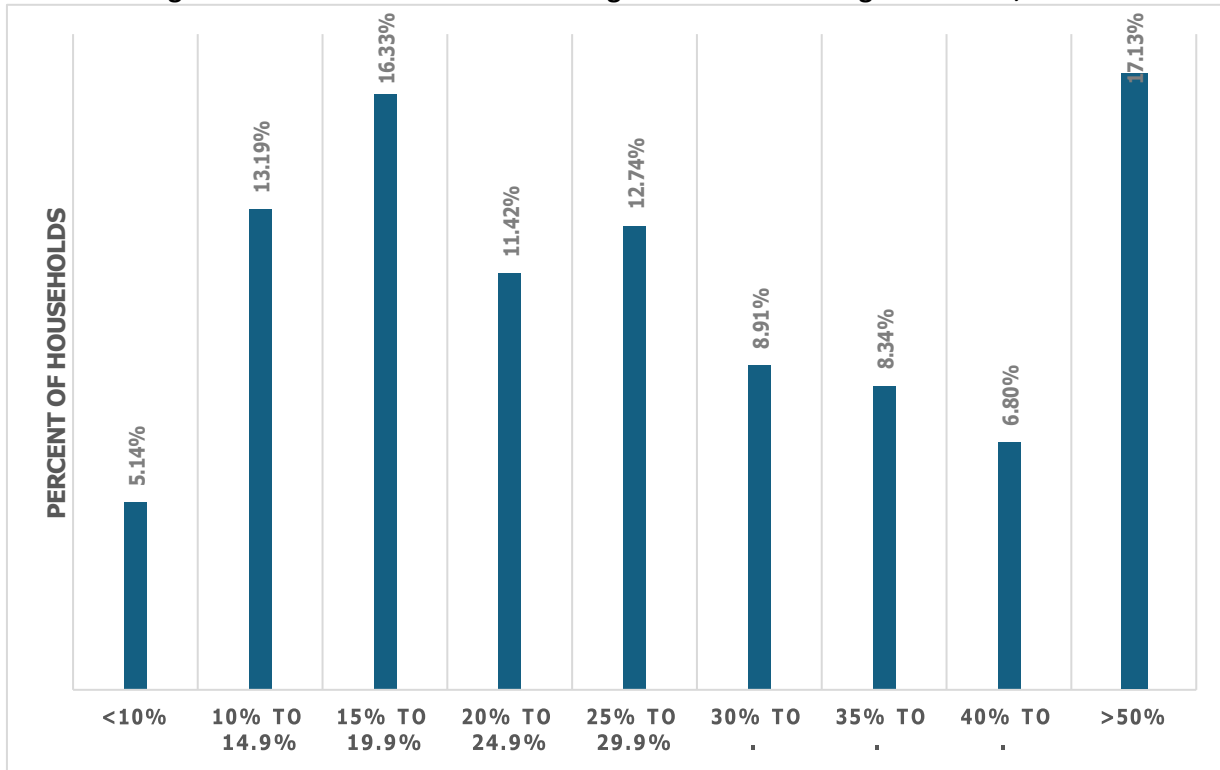
Table D-5: Housing Cost Burden for Homeowner Households, 2024

Housing Cost / Household Income	Percent of Owner households
<10%	5.04%
10% to 14.9%	12.44%
15% to 19.9%	23.57%
20% to 24.9%	18.23%
25% to 29.9%	8.89%
30% to 34.9%	10.77%
35% to 39.9%	4.24%
40% to 49.9%	5.99%
>50%	10.82%

Source: ACS 2023 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. 5.14 percent of Renter-households have a <10 percent Housing Cost Burden. In total 41.18 percent are considered Cost Burdened (>30 percent) and 32.27 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 17 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2024



Source: ACS 2023 5 year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2024

Housing Cost / Household Income	Percent of Renter households
<10%	5.14%
10% to 14.9%	13.19%
15% to 19.9%	16.33%
20% to 24.9%	11.42%
25% to 29.9%	12.74%
30% to 34.9%	8.91%
35% to 39.9%	8.34%
40% to 49.9%	6.80%
>50%	17.13%

Source: ACS 2023 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”).

To determine the stock of NOAH within 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”). 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, 88.30 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, 92.91 percent of the affordable units are NOAH and 95.24 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory, 2024

Percent AMI	#Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI (\$26,340/yr)	90	0	0.00%
50% AMI (\$43,900/yr)	803	709	88.30%
60% AMI (\$52,680/yr)	1,325	1,231	92.91%
80% AMI (\$70,240/yr)	1,975	1,881	95.24%

Source: ACS 2023 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

Impediments would be NIMBY, strict regulations, and the financial viability of development projects in general. The City has been working on each case as follows:

NIMBY. Staff received complaints regarding potential increases in traffic, noise, and drug uses if affordable housing uses were provided. It simply required communication and education. When staff explained how the claims were not relevant, the complainers understood.

Strict regulations would hinder any affordable housing developments too. In Mesquite, most of zoning districts allow some forms of affordable housing constructions. Maximum density limits sometimes make it harder to provide feasible plan to build affordable housing units. The city staff has helped the affordable housing applicant(s) expediting the process throughout the process.

Financial viability would be the major impediments. To help developing affordable housing units, the City has provided the city-owned properties at a cheaper prices. The problems in this case have been the case that the purchaser of the city-owned properties sells the properties for a greater margin and disappears.

Mitigation Policies

To meet the housing needs of the existing and future residents of Mesquite and to mitigate those impediments, the City has developed and been working under the following goals of the Housing Element of the Master Plan. To further support the goals, policies amplify the goal statement, and the actions provide a more specific description of a proposed implementing action:

Goal 1. Maintain an adequate supply of land with flexible zoning designations to meet the anticipated housing demand.

- Policy HS.1.1 Establish and maintain a regional forecast of housing needs and set periodic goals for housing supply, based on population projections.
- Policy HS.1.2 Educate elected officials, citizens and the public on the housing needs and diversity of Southern Nevada's residents, and create a plan to provide quality housing for all residents regardless of income or stage of life.
- Policy HS.1.3 Encourage updates to the housing element of the local master plan to align with housing demand.

- Policy HS.1.4 Diversify housing options to meet the needs of local talent and the workforce. Increase the supply of high-quality, multifamily (condominium) housing in the commercial core and mixed commercial areas.
- Policy HS.1.5 Craft zoning designations that allow for residential uses in addition to commercial and other appropriate uses on a specific property based on the circumstances of the site and market conditions.

Goal 2. Ensure the availability of a variety of housing types which meet the needs of the Mesquite’s diverse population.

- Policy HS.2.1 Encourage increased opportunities for home ownership.
 - Action HS.2.1.1 The City will advocate opportunities for private ownership of single family dwellings, condominiums, or townhome units.
 - Action 2.1.2 Seek to build numbers of new housing units commensurate with the needs of the various income groups of Mesquite, as identified in the Housing Demand Analysis.
- Policy HS.2.2 Support provision of a wide range of housing options and residential densities throughout the community.
 - Action HS. 2.2.1 The City will advocate development of varied housing types in a range of prices, when it is consistent with the Master Plan.
 - Action HS.2.2.2 The City Master Plan and Zoning Map shall provide a balance of land uses that include sufficient opportunities to develop multi-family or higher density residential units.
 - Action HS.2.2.3 The City will recognize the need to maintain a mix of for-sale and rental housing in the City.
- Policy HS.2.3 Higher density housing and mixed use developments shall be encouraged in the Downtown Central Business District, which support nearby cultural, civic, historic and commercial activity centers.
- Policy HS.2.4 The City will work with federal and state departments and agencies to acquire land for community affordable and attainable housing needs.
- Policy HS.2.5 Residential development shall incorporate adequate buffering and landscaping to avoid the appearance of “wall to wall” neighborhoods and communities.
 - Action HS.1.5.1 Clustered housing developments may be considered when they promote conservation of natural areas or include significant open space.

Goal 3. Remove regulatory barriers to increase the availability of affordable and workforce housing for all.

- Policy HS.3.1 Educate and inform the population regarding housing choice, needs and rights.
 - Action HS.3.1.1 Support the findings of the Regional Analysis of Impediments through continued engagement of housing and planning stakeholders and outreach with homeowner association, multi-family property owners and residents to provide information on the Fair Housing Act, ADA

and rights of residents. (A Regional Analysis of Impediments is a housing analysis that assesses barriers to fair housing choice.)

- Action HS.3.1.2 Coordinate support services to interested homebuyers and first-time homeowners to prepare residents to establish credit, become financially stable, purchase homes, help ensure timely mortgage payments, maintenance of structure, and fulfillment of loan requirements.
- Policy HS.3.2 Encourage flexibility in the zoning, building, and land use regulations to enable affordable housing units to be built throughout the community.
 - Action HS.3.2.1 To increase affordable housing, the City's Municipal Code Title 9 and other procedures should be reviewed and if needed amended and updated including condominium conversions, accessory dwelling units (ADUs), single-room occupancy (SRO) housing types allowed by-right, density bonus, and conditional use permit (CUP) requirements.
 - Action HS.3.2.2 Consider amending the Central Business District (CR-3) Zone by adding appropriate development standards for multi-family and mixed-use housing.
 - Action HS.3.2.3 Consider amending the development standards for Casitas in conventional single family zones comparable to standards being used in most Planned Unit Developments.
 - Action HS.3.2.4 Consider the creation and adoption of an Accessory Dwelling Unit Ordinance, where an accessory unit could be rented out to supplement the owner's income.
 - Action HS.3.2.5 Consider the creation and adoption of additional single family zoning districts which allow smaller lots.
 - Action HS.3.2.6 Consider the creation and adoption of a mixed-use residential district which allows the co-mingling of single family and appropriate multi-family dwellings.
 - Action HS.3.2.7 Consider the creation and adoption of a density bonus program to encourage affordable multi-family dwelling units.
- Policy HS.3.3 Review fees associated with the affordable and workforce housing development.
 - Action HS.3.3.1 Evaluate the possible techniques to offset for the development of affordable and workforce housing.
- Policy HS.3.4 Review and evaluate City policies and procedures to enable and increase the development of affordable and workforce housing.
 - Action HS.3.4.1 Advocate for policies and procedures that promote and encourage affordable and workforce housing, including state and federal legislative changes.

Goal 4. Preserve and rehabilitate affordable and workforce housing.

- Policy HS.4.1 Encourage neighborhood revitalization in existing areas through housing rehabilitation and infill reuse/conversion for both owner- and renter-occupied units.

- Action HS.4.1.1 Develop housing rehabilitation programs with incentives to assist in the rehabilitation of owner- and renter-occupied housing through partnerships with public and private organizations and local community groups.
- Policy HS.4.2 Coordinate efforts with the Community Associations (CAs) to identify and address preservation and rehabilitation housing needs in the associations' area.
 - Action HS.4.2.1 Work with the CAs to identify housing that needs rehabilitation and provide information to the CAs on housing rehabilitation and available funding sources to assist homeowners and renters.
- Policy HS.4.3 Review State and County rehabilitation programs for owner-occupied homes and for residents making up to 80 percent of the area median income.
 - Action HS.4.3.1 Continue working with the Clark County Housing Consortium and utilize CDBG and HOME funding for housing rehabilitation.
- Policy HS.4.4 Work to preserve the existing affordable housing stock and ensure longer affordability for new units built with financial assistance.
 - Action HS.4.4.1 Provide assistance to local property owners to identify possible state and federal funding that allows them to maintain affordability of a housing project. Review resale controls or rental restrictions for units built with locally generated housing funds.
- Policy HS.4.5 Identify mobile home parks in appropriate locations in which the park infrastructure and the majority of units are feasible to preserve.

Goal 5. Provide developer incentives.

- Policy HS.5.1 Create an "Affordable and Workforce Housing Brochure."
 - Action HS.5.1.1 The brochure should be available on the City's web site and provide information, resources, and incentives for developers.
- Policy HS.5.2 Develop programs that allow for flexible development standards, to encourage developers to provide affordable and workforce housing.
 - Action HS.5.2.1 Develop a toolkit for development standards for affordable and workforce housing.
- Policy HS.5.3 Promote affordable and workforce housing along transit corridors (Mesquite Boulevard, Pioneer Boulevard).
 - Action HS.5.3.1 Identify programs and/or incentives to increase the building of affordable and workforce housing along transit corridors, including a mixed-income policy.
- Policy HS.5.4 Promote and encourage the development of affordable housing near services, transportation routes, schools, and employment areas.

- Action HS.5.4.1 Work with other agencies and departments to foster and promote the development of affordable housing in urban areas and other parts of the City where adequate public facilities and services are available.
- Policy HS.5.5 Create financial incentives to encourage developers to provide affordable and workforce housing.

Goal 6. Identify funding sources for affordable and workforce housing.

- Policy HS.6.1 Identify funding mechanisms to increase affordable and workforce housing.
 - Action HS.6.1.1 Investigate funding sources and coordinate with state and federal resources to seek any available sources of funding for affordable and workforce housing.
- Policy HS.6.2 Review funding subsidy options for development application fees for affordable and workforce housing.
 - Action HS.6.2.1 Develop a funding program to provide money for development applications fees for affordable and workforce housing.
 - Action HS.6.2.2 Consider the creation and adoption of an Affordable Housing Fee on the issuance of all building permits to create a Housing Trust Fund.
- Policy HS.6.3 Continue to evaluate and utilize local, state, and federal funds.
 - Action HS.6.3.1 Identify methods to advocate and/or increase funding resources and programs, including HOME, CDBG, and the Housing Choice Voucher Program.
- Policy HS.6.4 Partner with local employers to discuss affordable and workforce housing initiatives.
 - Action HS.6.4.1 Work with local employers to develop employer assisted housing programs in which major employers provide incentives for their employees to live nearby. The housing programs could include a down-payment assistance program, and/or, provide housing on-site or at another location.

Goal 7. Promote housing for special needs.

- Policy HS.7.1 Provide housing units accessible to persons with disabilities.
 - Action HS.7.1.1 Promote cooperation with developers in the production of dwelling units accessible to persons with disabilities. Encourage developers to provide a percentage of new units, which are more usable for persons with disabilities while not otherwise affecting their market ability.
- Policy HS.7.2 Continue to work with advocacy groups that assist people with special housing needs such as modifications to their homes.
 - Action HS.7.2.1 Work with local housing groups to assist disabled persons with accessibility modifications to their homes.
- Policy HS.7.3 Encourage developments for affordable senior housing.

- Action HS.7.3.1 Examine programs and requirements to assist developers and provide information on government financing, other government subsidies, and/or surplus government land suitable for multi-family development.
- Policy HS.7.4 Utilize methods to assist individuals and families at-risk of becoming homeless so that they are able to maintain their current housing and avoid entry into the homeless service system.
 - Action HS.7.4.1 Work to increase the supply of permanent-supportive and affordable housing. Advocate for state and federal policies to increase the availability of permanent-supportive housing opportunities.
 - Action HS.7.4.2 Facilitate and/or provide more emergency and transitional shelters for persons with mental illness or substance abuse disorders and for homeless families. Increase the supply of permanent-supportive and affordable housing and increase short-term and long-term resources to assist in the prevention and recovery from homelessness. The City should advocate for state and federal policies that increase the availability of permanent-supportive housing opportunities.

Goal 8. Encourage sustainable development and energy efficiency for new and existing affordable and workforce housing.

- Policy HS.8.1 Promote sustainable and green development and energy efficiency for new and existing affordable and workforce housing stock.
 - Action HS.8.1.1 The City should develop guidelines and/or requirements for developers to employ energy conservation measures for building sites, landscaping, and solar access through development standards including the following:
 - Encourage the use of C-PACE financing tool, for sustainable and energy efficient buildings.
 - Pursue Green Building certification programs such as the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED).
 - Water conservation including landscape techniques, materials, or equipment.
 - Low impact grading: Utilization of grading techniques that minimize the amount of cut and fills, use alternatives to large block retaining walls, and generally result in an appearance that mimics the natural slope.
 - Common open space development: Development proposals should follow practices that maintain viable habitat or wildlife corridors, create viable passive recreational opportunities, propagate an overall design that utilizes open space, parcel design, road design, and pedestrian facilities in a manner that is consistent with the community

character and sensitive to the design of existing neighboring development, and utilizes low impact grading techniques.

- Mixed-use developments: Developments that incorporate employment and commercial service opportunities, utilizing integrated designs that stimulate pedestrian and bicycle use for access to internal and external services and amenities.
- The dedication of public Open Space.
- Policy HS.8.2 New development should encourage pedestrian, bicycle, and transit access to facilitate the reduction of automobile use.
 - Action HS.8.2.1 Developers should provide circulation plans that are pedestrian oriented and encourage alternative modes of transportation.

Goal 9. Increase homeownership opportunities.

- Policy HS.9.1 The City should support existing programs and develop new programs, if needed to promote owner-occupied housing units.
 - Action HS.9.1.1 Methods to increase and maintain owner-occupied units in the City should be investigated, including working with nonprofits, increasing down payment assistance to first-time buyers, lease-to-own programs, and sweat-equity programs.
- Policy HS.9.2 The City should maintain a close working relationship with the Nevada Rural Housing Authority, and continue to find ways of working together to meet our housing needs.
 - Action HS.9.2.1 Encourage the periodic update and utilization of the Housing Needs Analysis prepared for the Nevada Rural Housing Authority, to identify housing needs in Mesquite.
- Policy HS.9.3 The City should maintain a close working relationship with the Southern Nevada Housing Authority, and continue to find ways of working together to meet our housing needs.

Goal 10. Achieve and maintain stable, racially, ethnically, and economically diverse neighborhoods.

- Policy HS.10.1 Actively work to eliminate impediments to Fair Housing Choice.
 - Action HS.10.1.1 Appoint a Fair Housing Officer to be the jurisdiction's point person on fair housing.
 - Action HS.10.1.2 Train the City's phone operators and receptionists to refer all calls about housing discrimination to the jurisdiction's Fair Housing Officer.
 - Action HS.10.1.3 Establish a web page that provides clear information on behaviors and practices that constitute a fair housing violation, an online and/or downloadable form to file a housing discrimination complaint, full contact information to reach the jurisdiction's Fair Housing Officer, and full contact information to reach a reliable fair housing organization that can assist the user with her fair housing complaint.

Action HS.10.1.4 Explicitly require developers of all residential developments and buildings to comply with the federal Fair Housing Act.

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 2024 GILIS database available, but as described in more depth below, the data is updated to reflect construction activity as of May 2025. 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 minimum⁴³. Major streets in Southern 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.

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

⁴³ We use the major street GIS shapefile provided by the Comprehensive Planning (and also accessible online) <https://clarkcountygis-cgismo.hub.arcgis.com/datasets/cgismo::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.

- CITY OF LAS VEGAS FIRE DEPT
- CITY OF LAS VEGAS GOVERMENT 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

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. Additionally, the set of parcels situated within the jurisdictional bounds of the City of Mesquite (which are currently under a Parks and Open Space designation, BLM owned properties were excluded from all model estimates and vacant acreage summaries.

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 resulting in the additional removal of 497 parcels spanning Clark County, NV as a

whole. 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.

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
- 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 100 vacant Commercial parcels comprising 533 acres. Additionally, there are 525 residential parcels comprising 2,368 acres. Under the most restrictive set of filters, Scenario-6, there are 54 vacant Commercial parcels comprising 192 acres and 304 residential parcels comprising 220 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 2,901 total vacant acres to 412 total vacant acres, which as noted above *excludes* BLM owned land within the City of Mesquite. 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 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 Mesquite, 2025

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
	Vacant Parcels	100	100	59	59	54	54
	Vacant Acres	533	533	201	201	192	192
Residential							
	Vacant Parcels	525	525	323	323	304	304
	Vacant Acres	2,368	2,368	372	372	220	220
Total Parcels		625	625	382	382	358	358
Total Acres		2,901	2,901	573	573	412	412
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.

[illegible]

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City of Mesquite

This map illustrates the City of Mesquite, highlighting vacant parcels in red and the city's jurisdiction in light gray. The city's boundary is irregular, extending from the west towards the east. Key features include:

- Vacant Parcels (Case - 6):** Indicated by red shading, these are scattered throughout the city, with a higher concentration in the eastern, more developed areas.
- Jurisdiction:** The area within the city's boundary is shaded light gray.
- Geographic Labels:** The map includes labels for the **Conestoga Golf Club**, **Hardy Way**, **Mesquite Blvd**, **W Pioneer Blvd**, **Mesquite Airport**, and **Mesa Blvd**.
- Highways:** Major roads are marked with route numbers: **8** (running north-south), **144** (running east-west), and **100** (a smaller road on the west side).
- Compass Rose:** Located in the bottom right corner, it indicates North (N) and South (S).

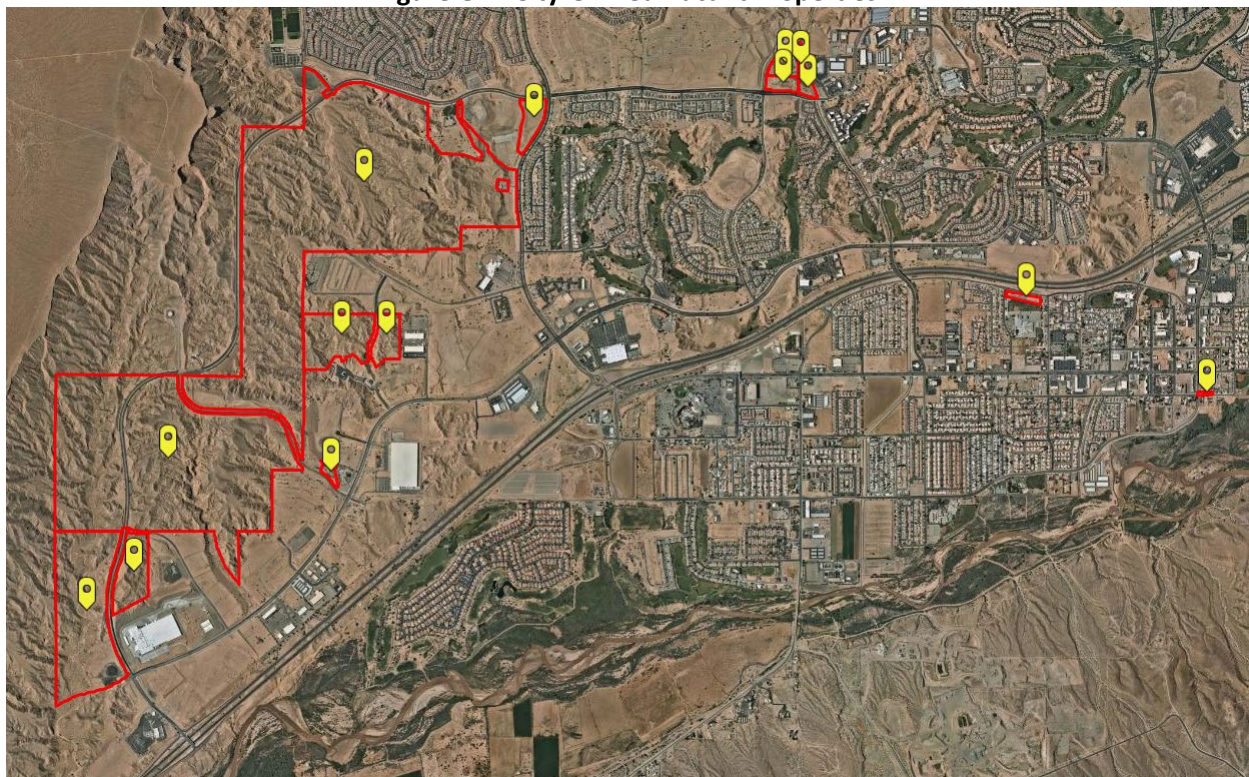
232

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

Previously, Table D-1 provided the number of Affordable Housing Needs and 3,270 deficiencies have been observed. To alleviate the deficiencies and provide affordable housing in 2023, the City initiated a zoning map amendment (Case No. ZCM-23-004) over the 16-acre city-owned properties to accommodate multi-family affordable housing. The subject property now allows 20 dwelling units per acre, which could potentially provide affordable 320 units. Also in 2025, the City initiated another rezoning (Case No. ZCM-25-001) over 15-acre city owned property to accommodate senior affordable housing at 401 Falcon Ridge Parkway. The City has promoted affordable housing developments and always been ready to discuss the City's financial as well as policy supports for the work. The City owns approximately 1,017.51 acres of vacant lands and those have been utilized for economic developments and potential affordable housing programs (Figure G-1).

Figure G-1. City-Owned Vacant Properties



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

The following twelve measures have been adopted by the City (The Housing Element of the Master Plan) to maintain and develop affordable housing and market rate housing, as outlined in (NRS 278.235(1)(a-l)):

- (a) At the expense of the city or county, as applicable, subsidizing in whole or in part impact fees and fees for the issuance of building permits collected pursuant to NRS 278.580.
- (b) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. Nothing in this paragraph authorizes a city or county to obtain land pursuant to the power of eminent domain for the purposes set forth in this paragraph.
- (c) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.
- (d) Leasing land by the city or county to be used for affordable housing.
- (e) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.
- (f) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.
- (g) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.
- (h) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.
- (i) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.
- (j) Offering density bonuses or other incentives to encourage the development of affordable housing.
- (k) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.
- (l) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with a need for supportive housing identified in the 5-year consolidated plan adopted by the United States Department of Housing and Urban Development for the city pursuant to 42 U.S.C. § 12705 and described in 24 C.F.R. Part 91.

Boulder City – 2025 AB 213 Report

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AB 213 Boulder City Executive Summary

In 2024, Boulder City had a total population of 14,830 persons. Out of the total population, 10,819 people resided in 4,825 owner-occupied units (2.24 persons per household) with a vacancy rate of 2.2 percent. Likewise, 4,011 people resided in 1,611 renter-occupied units (2.49 persons per household) with a vacancy rate of 2.8 percent. In total, Boulder City has a homeownership rate of 75 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2023) Boulder City median household income was \$69,145, and the median home price in 2025 is \$521,995. Across all owner-households and irrespective of mortgage-status, monthly housing costs average \$2,166 per month, resulting in 31.6 percent of households being classified as cost burdened and 29 percent excessively cost burdened. It is important to note that the median income used within this report may differ from the US Department of Housing and Urban Development ("HUD") due to the focus on the specific political jurisdiction rather than the metropolitan statistical area ("MSA"), which HUD uses.

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 2.594 owner-occupied affordable housing units.

In terms of renters, the median contract rent in Boulder City is \$1,352 per month resulting in 44.58 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 35.11 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 375 renter-occupied affordable housing units. Naturally occurring affordable units (housing units that are affordable, but unsubsidized) range from 30 units for households at or below 30 percent area median income to 1,012 units for households at or below 80 percent area median income. 59 of the 1,611 renter-occupied units represent subsidized affordable units of which the median unit was built in 1995.

While Boulder City population is expected to increase by 282 people by 2030, median household income is expected to increase to \$95,853. Between 2025 and 2030, an additional 122 dwelling units are projected to be required to support Boulder City expected population growth. In addition to the existing need for affordable units, this level of population growth will require the construction of 92 for-sale units, 31 for-rent units and 20 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 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 < five miles from a major street), there is an estimated 393 acres of vacant developable residential land, 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 42 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.⁴⁴

Data and Methodology

The statistical results, tables, and figures in this report are based 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.⁴⁵ 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 households' 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

⁴⁴ A summary of jurisdiction plans and procedures for the Boulder City is not included within this subsection. For such information, refer to the narratives included within Subsections E, G, and H within the report.

⁴⁵ 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."

rate of 6.9 percent and the use of a 30-year fixed-rate, fully-amortizing loan. This is different to 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 100-120 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 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”, 2023) (variable B25118). This represents the total money income of all household members during the previous year. Median annual income used within this report may differ from HUD’s thresholds due to the current report’s focus on the specific political jurisdiction (Boulder City) rather than the Las Vegas-Henderson-Paradise MSA, which HUD uses. The median income of residents in Boulder City may differ than the AMI of the MSA which is inclusive of the incorporated cities.

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 2024 economic conditions, contract rent is expressed in 2024 dollars based on HUD’s 50 percent percentile rent estimates for 2023 vs 2024.

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 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.

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 primary residence of the homeowner. 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 2024. 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, 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 price of these residential properties are estimated, based on the most recent sales data available. This 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.

#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 Boulder City's housing market statistics. As previously noted, according to estimates from the NV Demographer, the population of Boulder City was 14,830 as of 2024. The median annual income for the jurisdiction is \$69,145 and the Homeownership Rate is 75 percent. As of the most recent ACS survey, Boulder City had 4,825 owner-occupied units with a 2.2 percent vacancy rate. The median year built is 1982 and the median home value is \$421,995. This results in a \$2,166 median monthly housing cost. In total, 31.6 percent of Boulder City homeowners are Cost Burdened, and 29 percent are Excessively Cost Burdened. This resulted in a 2,594 owner-occupied Affordable Housing Unit Shortage combined across all income brackets.

Boulder City also had 1,611 renter-occupied units as of the most recent ACS survey, with a 2.8 percent vacancy rate. The median year built is 1978 and the median contract rent is \$1,352. The percentage of Cost Burdened renters is 44.58 percent, and the percentage of Excessively Cost Burdened Renters is 35.11 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 375 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, 2024⁴⁶

Boulder City Jurisdiction Characteristics	
Median Annual Income	\$69,145
Homeownership Rate	75%
2024 Population	14,830
Homeowner Housing Profile	
#Units	4,825
Vacancy	2.20%
Median Year Built	1982
Median Monthly Housing Costs	\$2,166
Median Housing Value	\$521,995
Percent of Cost Burdened Owners (>30%)	31.60%
Percent of Excessively Burdened Owners (>35%)	29%
Affordable Housing Unit Shortage	2,594
Renter Occupied Housing Profile	
#Units	1,611
Vacancy	2.80%
Median Year Built	1978
Median Contract Rent	\$1,352.9
Percent of Cost Burdened Renters (>30%)	44.58%
Percent of Excessively Cost Burdened Renters (>35%)	35.11%
Number of Subsidized Housing Units	59
Median Year Built of the Subsidized Housing Stock	1995
Affordable Housing Unit Shortage	375

Source: ACS 2023 5-year, NV Demographer RCG. Percents 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 Boulder City. In total, 69.1 percent of the housing stock available in Boulder City is single-unit detached or attached, 15.5 percent is 2 units or greater, and 9.8 percent is mobile home⁴⁷ and 3.3 percent is boat, RV, or other.

⁴⁶ For notes on potential differences between unit counts reported in Table A-1 and internal city data, see Appendix A.

⁴⁷ 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, 2024

Number of Units in Structure	Number of Occupied Units	Percent of Total
1-unit, detached	4,299	64.1%
1-unit, attached	296	5.0%
2 units	58	0.9%
3 or 4 units	309	5.8%
5 to 9 units	212	3.5%
10 to 19 units	245	3.5%
20 or more units	167	2.3%
Mobile home	631	11.6%
Boat, RV, van, etc.	211	3.5%
Total	6,436	100.0%

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 Boulder City, by the year the structure was built. An estimated 5.3 percent of the units were built in 2010 or later, 24.6 percent of the units were built between 1990 and 2009, and 70.1 percent of the units were built in 1980 or earlier.

Table A-3: Boulder City Structure Built Occupied Units, 2024

Year Built	Number of Units	Percent of Total
Built 2020 or later	135	2.1%
Built 2010 to 2019	206	3.2%
Built 2000 to 2009	644	10.0%
Built 1990 to 1999	940	14.6%
Built 1980 to 1989	1,397	21.7%
Built 1970 to 1979	1,654	25.7%
Built 1960 to 1969	476	7.4%
Built 1950 to 1959	277	4.3%
Built 1940 to 1949	270	4.2%
Built 1939 or earlier	438	6.8%
Total	6,436	100.0%

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

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 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.

Low-Income Housing Inventory

Per statute requirements in [NRS 319.143](#), the Nevada Housing Division (NHD) maintains a Low-Income Housing Database (LIHD). The database provides an inventory of rental residential housing in Nevada that has been subsidized at the federal, state, or local level and has 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 some single-family housing is also included, where applicable. The database is sourced from in-house data collected by the Division through the administration of programs such as Low-Income Housing Tax Credits (LIHTC) as well as ongoing coordination with jurisdictions through annual reporting, including the Annual Housing Progress Report (AHPR).

Table B-1: Low-Income Housing Inventory, 2025 comprises the current inventory of units recorded within the database for the Boulder City as of November 2025. 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, assisted, or both. Also included within the inventory is a count of total units, which includes both restricted and market-rate units at a given property. The current inventory notes a total of 60 units, no restricted units, 60 assisted units, and 1 market-rate unit. The quantity of total units minus market-rate units equals 59. Additionally, properties with some associated units for seniors or individuals with disabilities are noted by an asterisk.

Due to current data limitations, an inventory of affordable homes for sale is not included within this report. The Homeowner Housing Profile included within Table A-1: Housing Market Statistics, 2024 summarizes estimated cost burden and affordability for homeowners in the Boulder City. For additional detail on homeowner households in the Boulder City, refer to the following tables within Subsection D:

- Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2024
- Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2024
- Table D-5: Housing Cost Burden for Homeowner Households, 2024
- Table D-7: Naturally Occurring Affordable Housing Inventory, 2024

Table B-1: Low-Income Housing Inventory, 2025⁴⁸

Project		City		Total Units	Restricted	Assisted	Market Rate
Quail Ridge Apts.*	1499 Medical Park Dr.	Boulder City	89005	60		59	1
Total Units w/Restrictions or Assistance (Total – Market				60		59	1

Source: Low-Income Housing Database, NHD

⁴⁸ Properties with an asterisk have some associated units for seniors or individuals with disabilities. Such information is drawn from sources including associated applications for Low-Income Housing Tax Credits (LIHTC).

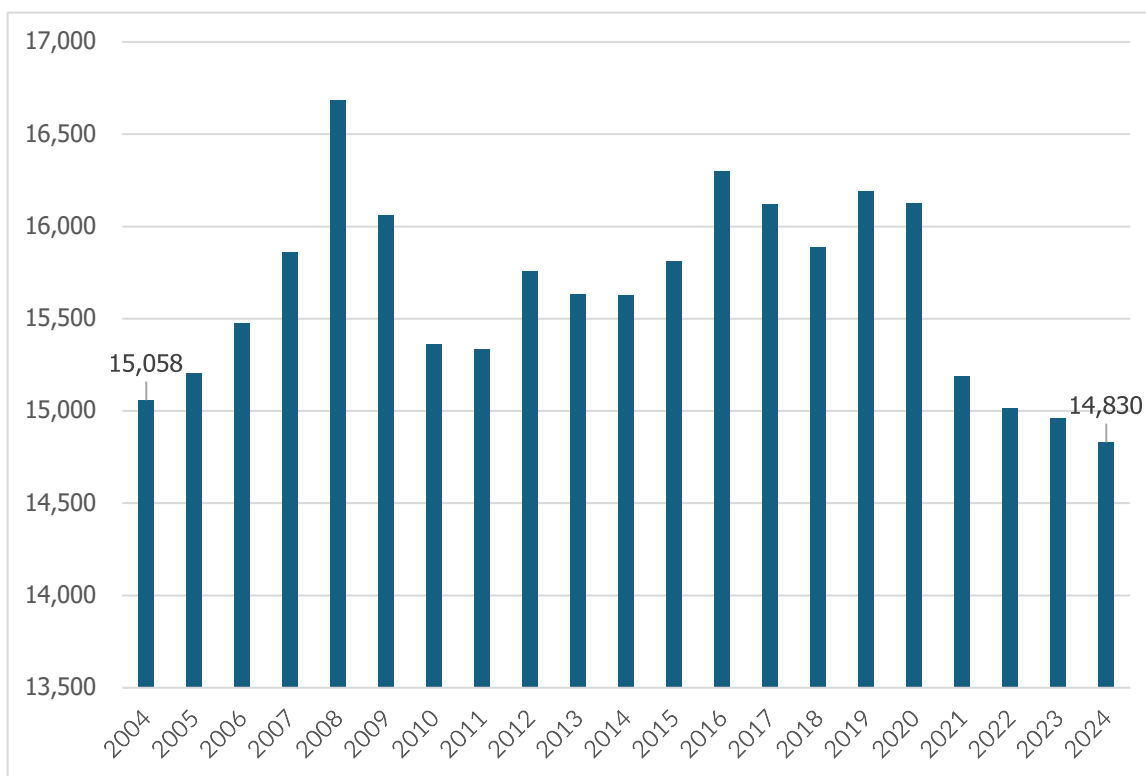
C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

The Nevada State Demographer releases an annual report on the “Estimated Population of Towns, Cities, and Counties in the State of Nevada, Including the Governor’s Certified Estimates.” Data for the population summaries included in Figure C-1: Boulder City Population, 2004-2024 and Table C-1: Boulder City Population and Growth Rate, 2004-2024 was sourced from the most recent iteration of this report, released in 2024.⁴⁹

From 2004-2024, the population of the Boulder City fell by 228, or by 1.5 percent. Average growth per year during the timeframe was just below zero at -11, or -0.1 percent. Years that experienced net negative growth, or a declining population, are denoted in orange shading within Table C-1.

Figure C-1: Boulder City Population, 2004-2024



Source: NV Demographer

⁴⁹ Due to data limitations, demographic projections are not included within this report. Such a summary is available for the Boulder City in the 2024 AB 213 report, Additional Reporting on Housing Progress and Plans.

Table C-1: Boulder City Population Change, 2004-2024

Year	Population	Population Change	YoY Change %
2004	15,058		
2005	15,203	145	1.0%
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%
Annual Average		-11	-0.1%

Source: NV Demographer, NHD

2030 Market Projections

Market forecasts for 2030 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 2030, 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 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 2030 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, 2025 - 2030

Population and Median Income	
2030 Population	15,112
Population Increase	282
2030 Median Household Income	\$95,853
Projected Housing Needs & Land Requirements	
Housing Units Required	122
Owner-Occupied Units	92
Renter-Occupied Units	31
Subsidized Units	20
Vacant Acreage Required	16

Source: RCG, ESRI, NV Demographer

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 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.⁵⁰ 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

⁵⁰ 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.

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.⁵¹

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 2,594-unit shortage of affordable owner-occupied housing units in Boulder City. Table D-2 presents the same data grouped using percent AMI.

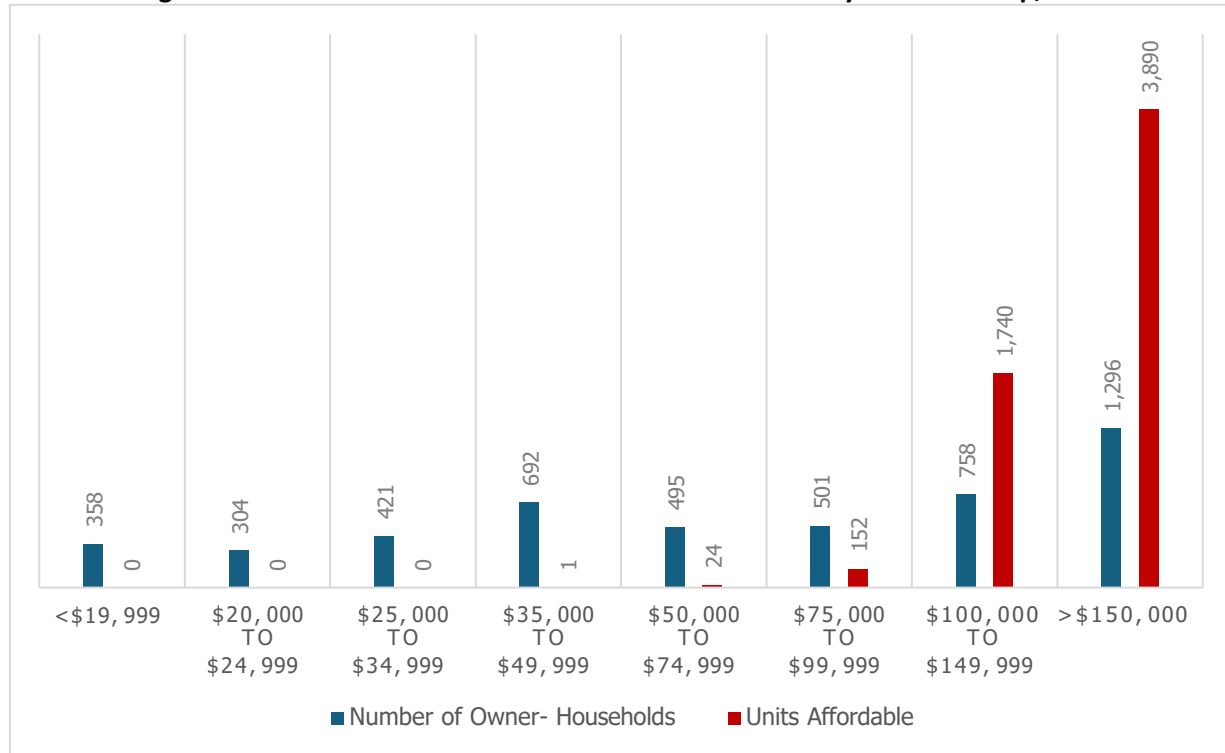
Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2024

Income	Number of Owner Households	Units Affordable	Shortage
<\$19,999	358	0	358
\$20,000 to \$24,999	304	0	304
\$25,000 to \$34,999	421	0	421
\$35,000 to \$49,999	692	1	691
\$50,000 to \$74,999	495	24	471
\$75,000 to \$99,999	501	152	349
\$100,000 to \$149,999	758	1,740	0
>\$150,000	1,296	3,890	0
Affordable Housing Unit Shortage			2,594

Source: ACS 2023 5 year, RCG, Clark County Assessor.

⁵¹ 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, 2024



Source: ACS 2023 5 year, RCG, Clark County Assessor.

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2024

Income	Number of Owner Households	Units Affordable	Shortage
30% AMI (\$26,340/yr)	718	0	718
50% AMI (\$43,900/yr)	775	1	775
60% AMI (\$52,680/yr)	334	3	331
80% AMI (\$70,240/yr)	348	17	331
100% AMI (\$87,800/yr)	351	82	268
120% AMI (\$105,360/yr)	320	150	170
120+ AMI	1,978	5,456	0
Affordable Housing Unit Shortage			2,594

Source: ACS 2023 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.

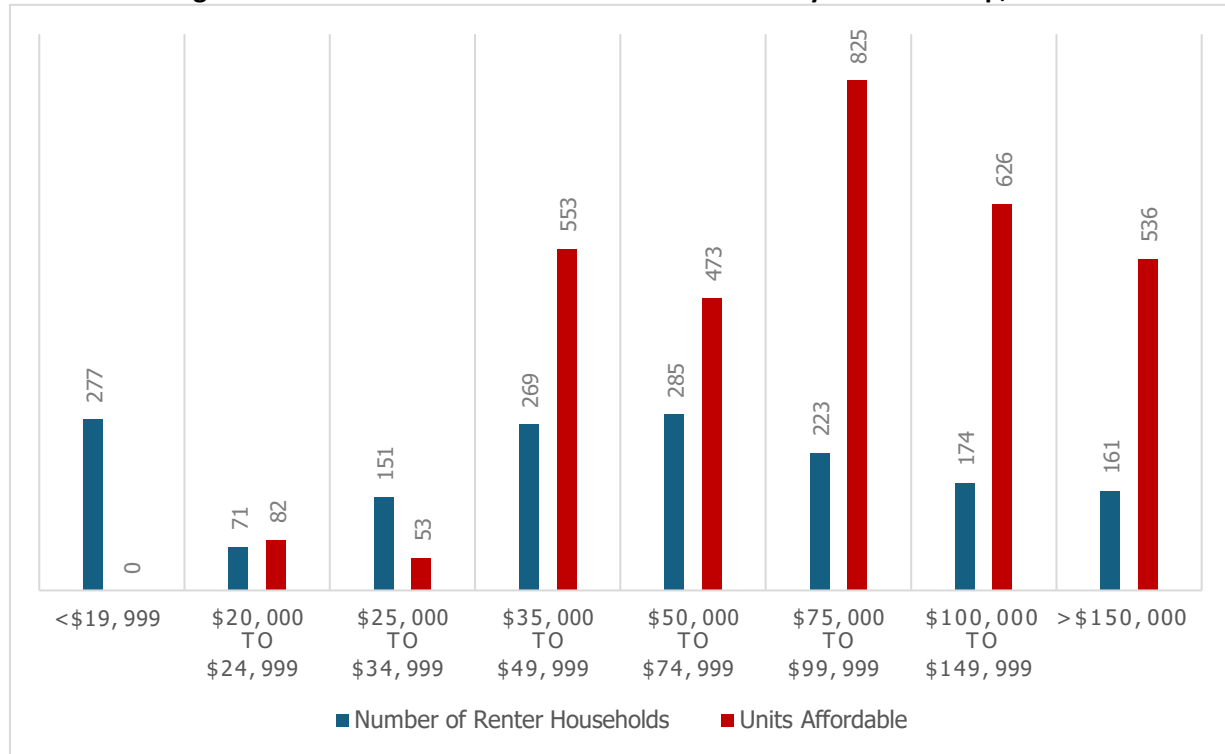
Housing shortages exist in the <\$19,999, \$20,000 to \$24,999, \$25,000 to \$34,999 income ranges. In total across these income ranges, there is a 375-unit shortage of affordable renter-occupied housing units in Boulder City.

Table D-4 presents the same data grouped using percent AMI.

Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2024

Income	Number of Renter Households	Units Affordable	Shortage
<\$19,999	277	0	277
\$20,000 to \$24,999	71	82	0
\$25,000 to \$34,999	151	53	98
\$35,000 to \$49,999	269	553	0
\$50,000 to \$74,999	285	473	0
\$75,000 to \$99,999	223	825	0
\$100,000 to \$149,999	174	626	0
>\$150,000	161	536	0
Affordable Housing Unit Shortage			375

Source: ACS 2023 5 year, RCG, Clark County Assessor.

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2024

Source: ACS 2023 5 year, RCG, Clark County Assessor.

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2024

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI (\$26,340/yr)	368	78	290
50% AMI (\$43,900/yr)	290	206	85
60% AMI (\$52,680/yr)	140	276	0
80% AMI (\$70,240/yr)	200	332	0
100% AMI (\$87,800/yr)	168	512	0
120% AMI (\$105,360/yr)	126	465	0
120+ AMI	318	1,099	0
Affordable Housing Unit Shortage			375

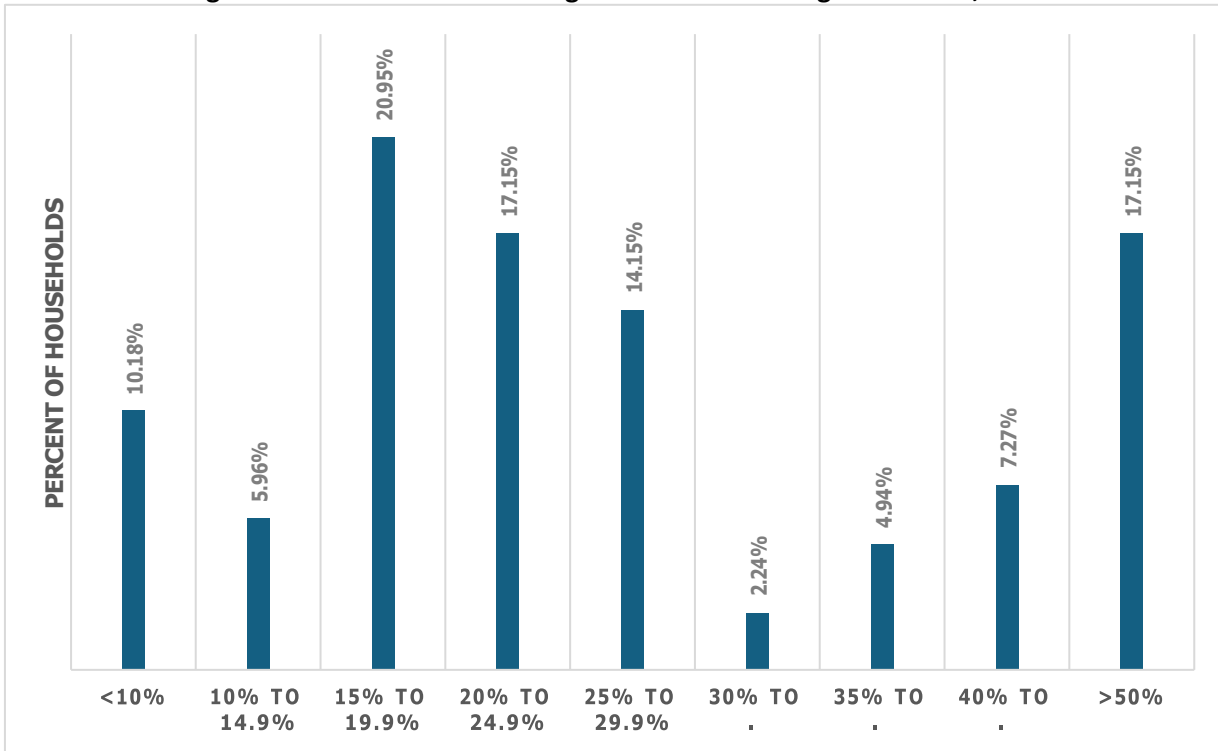
Source: ACS 2023 5 year, RCG, Clark County Assessor.

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. 10.18 percent of Households have a <10 percent Housing Cost Burden. In total 31.6 percent are considered Cost Burdened (>30 percent) and 29 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 17 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-3: Homeowner Housing Costs as a Percentage of Income, 2024



Source: ACS 2023 5 year, RCG

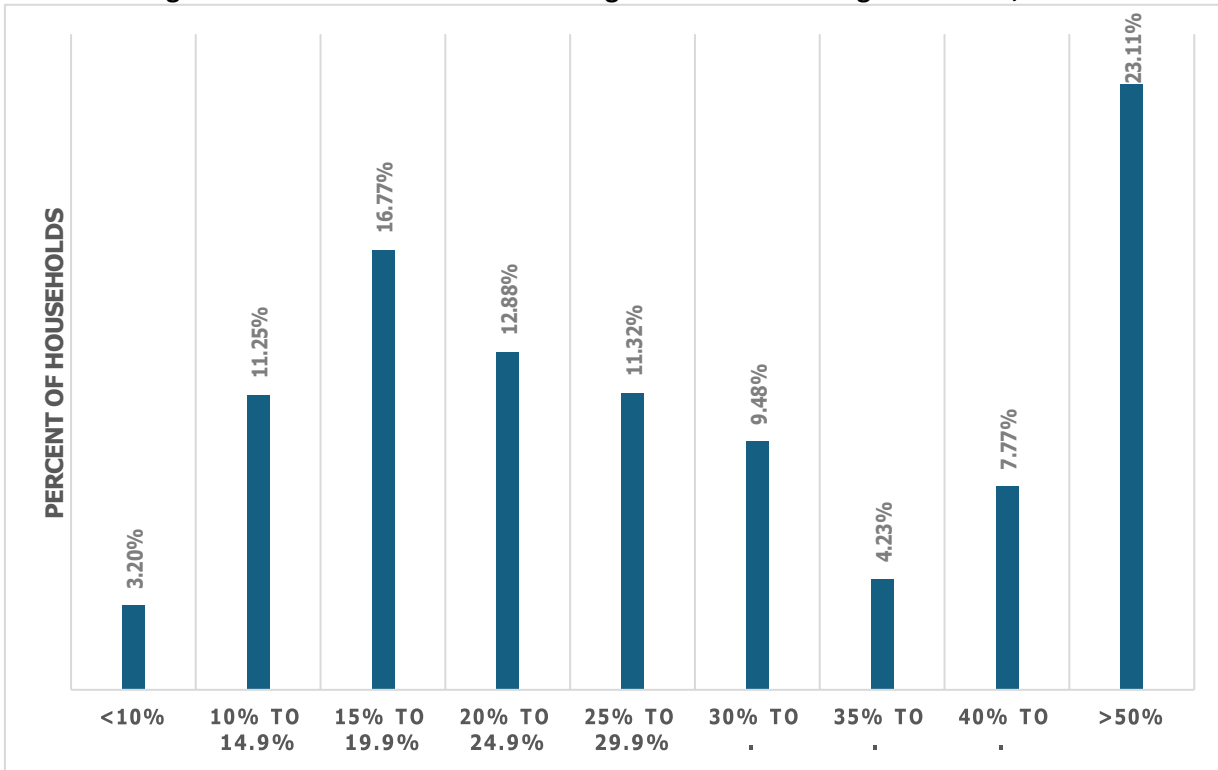
Table D-5: Housing Cost Burden for Homeowner Households, 2024

Housing Cost / Household Income	Percent of Owner households
<10%	10.18%
10% to 14.9%	5.96%
15% to 19.9%	20.95%
20% to 24.9%	17.15%
25% to 29.9%	14.15%
30% to 34.9%	2.24%
35% to 39.9%	4.94%
40% to 49.9%	7.27%
>50%	17.15%

Source: ACS 2023 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. 3.2 percent of Renter-households have a <10 percent Housing Cost Burden. In total 44.58 percent are considered Cost Burdened (>30 percent) and 35.11 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 23 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2024



Source: ACS 2023 5 year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2024

Housing Cost / Household Income	Percent of Renter households
<10%	3.20%
10% to 14.9%	11.25%
15% to 19.9%	16.77%
20% to 24.9%	12.88%
25% to 29.9%	11.32%
30% to 34.9%	9.48%
35% to 39.9%	4.23%
40% to 49.9%	7.77%
>50%	23.11%

Source: ACS 2023 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”).

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 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, 87.26 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, 92 percent of the affordable units are NOAH and 94.49 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory, 2024

Percent AMI			Percent of Units NOAH
30% AMI (\$26,340/yr)	89	30	33.78%
50% AMI (\$43,900/yr)	463	404	87.26%
60% AMI (\$52,680/yr)	739	680	92.01%
80% AMI (\$70,240/yr)	1,071	1,012	94.49%

Source: ACS 2023 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:

1. Amending the Zoning Ordinance to allow for diverse housing opportunities and suitable density bonuses
2. Expedited entitlement processes
3. 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 whole. After implementing the methodology, the resultant set of vacant parcels and vacant acres situated within the bounds of The 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 maintained by the Clark County Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2024 GILIS database available, but as described in more depth below, the data is updated to reflect construction activity as of May 2025. 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 minimum⁵². Major streets in Southern 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:

- BOULDER CITY CITY
- CITY OF HENDERSON
- CITY OF LAS VEGAS

⁵² 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=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.

- CITY OF NORTH LAS VEGAS
- CITY OF LAS VEGAS GOVERMENT MUN
- BOULDER CITY CITY ETAL
- CITY OF HENDERSON FIRE STATION
- CITY OF HENDERSON FLOOD CONTROL
- CITY OF LAS VEGAS FIRE DEPT
- CITY OF LAS VEGAS GOVERMENT 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

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 resulting in the additional removal of 497 parcels spanning Clark County, NV as a whole. The spatial extent of The 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
- 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 Boulder City. Under the least restrictive set of filters, Scenario-1, there are 36 vacant Commercial parcels comprising 223 acres. Additionally, there are 120 residential parcels comprising 169 acres. Under the most restrictive set of filters, Scenario-6, there are 23 vacant Commercial parcels comprising 32 acres and 31 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 393 total vacant acres to 42 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 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

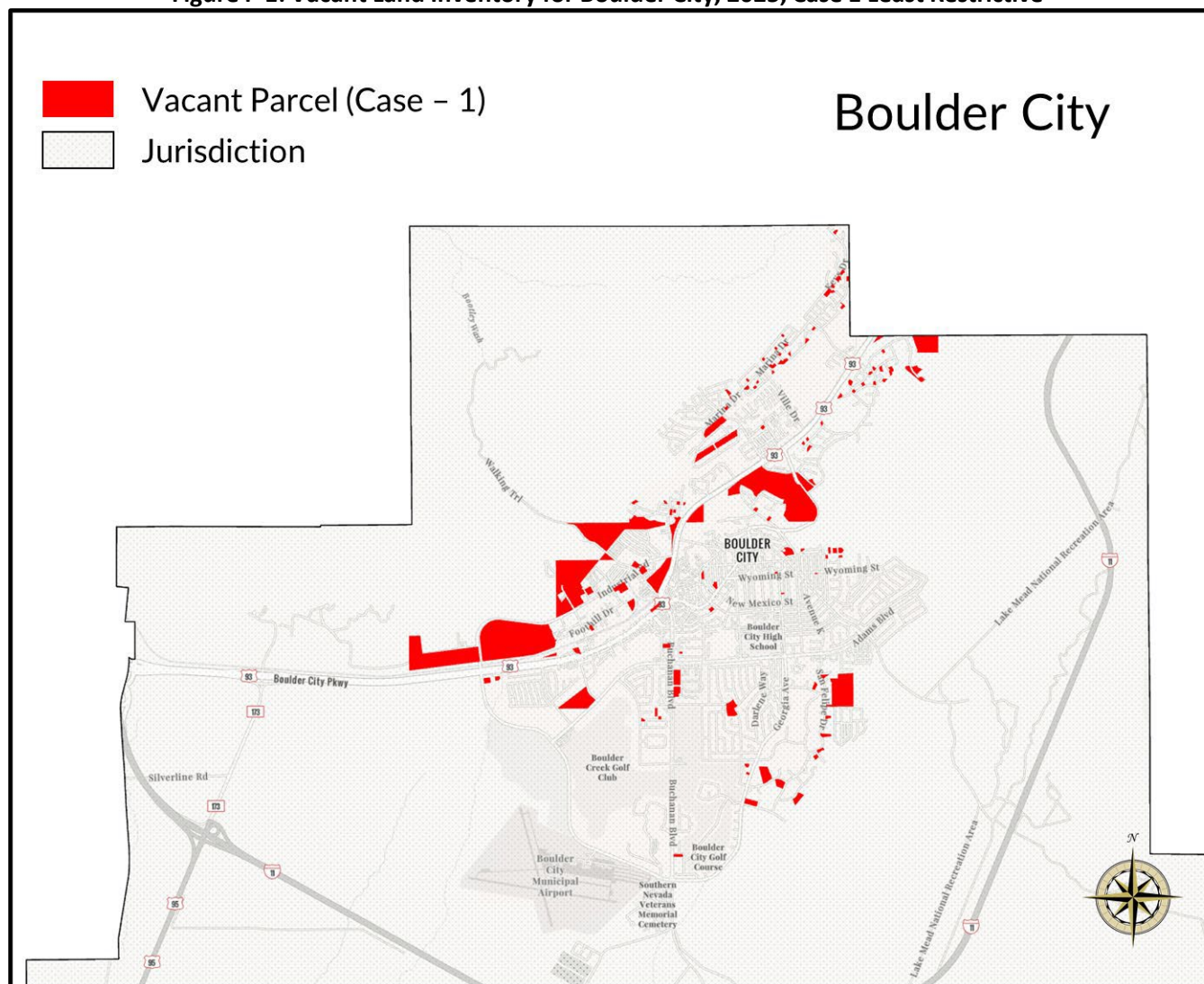
identifying land most readily available to address immediate- and short-term housing needs (including immediate needs for the development of affordable housing), the results of the inventory provided herein present the reader with a range of acreage estimates for land more readily prepared to accommodate housing.

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

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
	Vacant Parcels	36	36	34	34	23	23
	Vacant Acres	223	223	206	206	32	32
Residential							
	Vacant Parcels	120	120	46	46	31	31
	Vacant Acres	169	169	47	47	10	10
Total Parcels		156	156	80	80	54	54
Total Acres		393	393	254	254	42	42
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 w/in 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

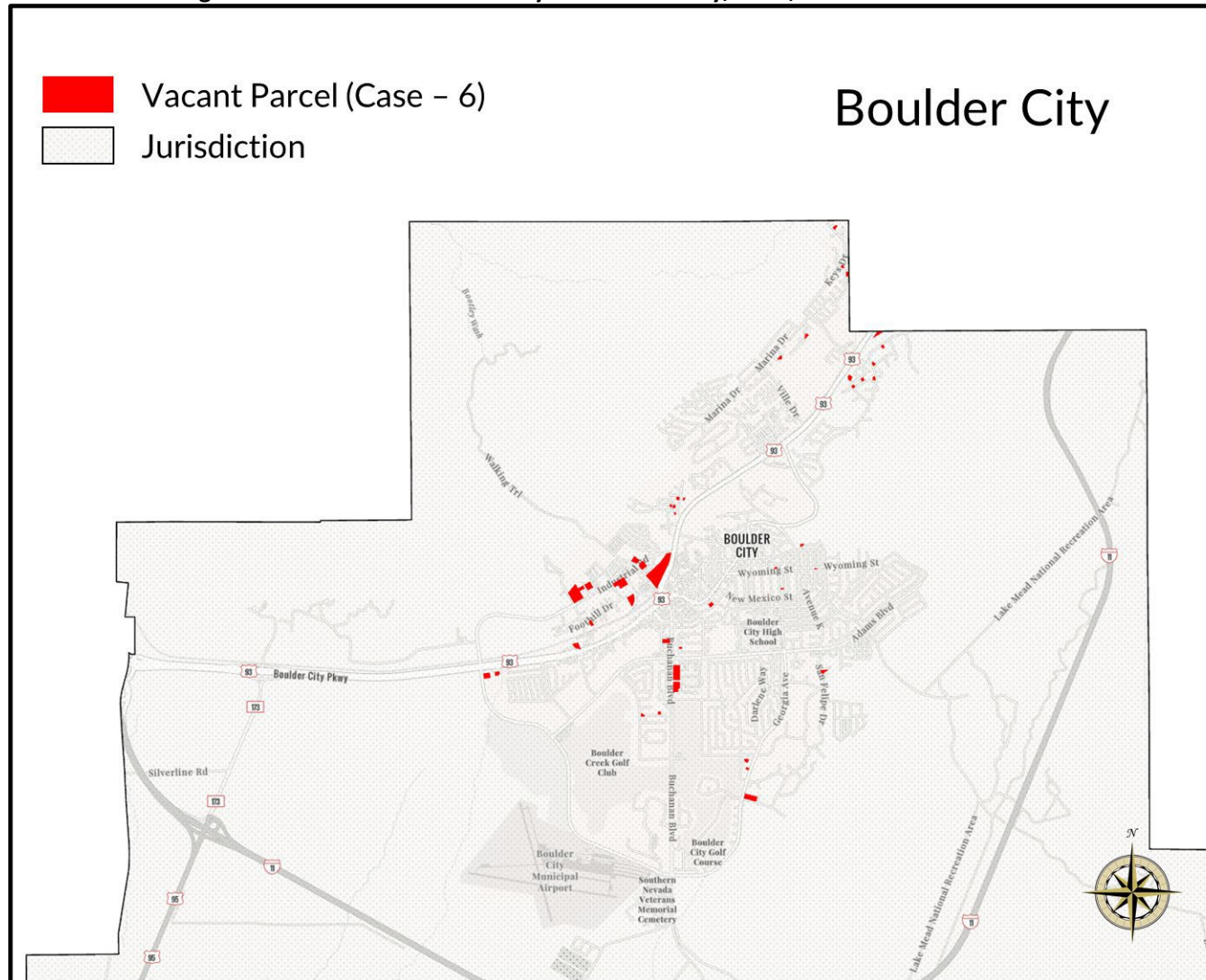
Figure F-1: Vacant Land Inventory for Boulder City, 2025, Case 1 Least Restrictive⁵³



Source: RCG, Clark County Assessor

⁵³ For notes on the potential classification of some vacant parcels included within Figure F-1 as flood management areas or parks, see Appendix A.

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.

Housing Needs

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.

Housing Plans

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 of 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:
 - 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.
 - The City shall establish a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.
 - 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).
 - The City shall offer density bonuses or other incentives to encourage the development of affordable housing.
 - 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.

- Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.
 - Leasing land by the city or county to be used for affordable housing.
- **OAS-GSP 2: Land Use Mix**
 - 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.

Unincorporated Washoe County – 2025 AB 213 Report

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AB 213 Unincorporated Washoe County Executive Summary

In 2024, Unincorporated Washoe County had a total population of 117,599 persons. According to 2023 ACS data, 95,917 people resided in 36,324 owner-occupied units (2.64 persons per household) with a vacancy rate of 1.9 percent. Likewise, 17,433 people resided in 6,009 renter-occupied units (2.90 persons per household) with a vacancy rate of 9.9 percent. In total, unincorporated Washoe County has a homeownership rate of 85.8 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2023) unincorporated Washoe County median household income was \$120,080, and the median home price in 2024 is \$699,950. Across all owner households and irrespective of mortgage-status, monthly housing costs average \$2,377 per month, resulting in 29.7 percent of households being classified as cost burdened and 23.3 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 16,789 owner-occupied affordable housing units.

In terms of renters, the median contract rent in the unincorporated Washoe County is \$1,726 per month resulting in 45.1 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 38.0 percent of renters excessively cost burdened (defined as having housing costs of greater than 35 percent of gross income). For households with median annual income of less than \$74,999, there is a shortage of 354 renter-occupied affordable housing units. There are no subsidized rental units within the unincorporated County. As a result, all affordable housing units are naturally occurring units.

Unincorporated Washoe County population is expected to increase by 5,722 people by 2030, and the median household income is expected to increase from \$120,080 to \$125,362. Between 2025 and 2030, an additional 2,060 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 1,767 for-sale units, 292 for-rent units with 216 subsidized units.

To determine the stock of available land able to be developed in 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).

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 10,240 acres of vacant developable residential land in 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 7,188 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

The statistical results, tables, and figures in this report are based 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.⁵⁴ 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 households' 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 6.9 percent and the use of a 30-year fixed-rate, fully-amortizing loan. This is different to 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 100-120

⁵⁴ 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."

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 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”, 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 the Washoe County, the appropriate MSA is the Reno-Sparks MSA with an AMI of \$101,200 in 2024.

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 2025 economic conditions, contract rent is expressed in 2025 dollars based on HUD’s 50 percent percentile rent estimates for 2023 vs 2025⁵⁵.

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.

⁵⁵ <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 primary residence of the homeowner. 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 2024. 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 are 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 may not be reflective of 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.

#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 City of Sparks housing market statistics. As previously noted, according to estimates from the NV Demographer, the population of the unincorporated Washoe County was 117,599 as of 2024. The median annual income for the jurisdiction is \$120,080 and the Homeownership Rate is 85.8 percent.

As of the most recent ACS survey, unincorporated Washoe County had 36,324 owner-occupied units with a 1.9 percent vacancy rate. The median year built is 1995 and the median home value is \$699,950. This results in a \$2,377 median monthly housing cost. In total, 29.7 percent of unincorporated Washoe County homeowners are Cost Burdened, and 23.3 percent are Excessively Cost Burdened. This resulted in a 16,789 owner-occupied Affordable Housing Unit Shortage combined across all income brackets and AMI levels.

Unincorporated Washoe County also had 6,009 renter-occupied units as of the most recent ACS survey, with a 9.9 percent vacancy rate. The median year built is 1986 and the median contract rent is \$1,726. The percentage of Cost Burdened renters is 45.1 percent, and the percentage of Excessively Cost Burdened Renters is 38.0 percent.

There are no subsidized rental properties in unincorporated Washoe County. For renters, this led to a 354 Affordable Housing Unit Shortage for renters at or below 80 percent AMI as of the most recent data release.

Table A-1: Housing Market Statistics, 2024

Unincorporated Washoe County Characteristics	
Median Annual Income	\$120,080
Homeownership Rate	85.8%
2024 Population	117,599
Homeowner Housing Profile	
#Units	36,324
Vacancy	1.85%
Median Year Built	1995
Median Monthly Housing Costs	\$2,377
Median Housing Value	\$699,950
Percent of Cost Burdened Owners (>30%)	29.65%
Percent of Excessively Cost Burdened Owners (>35%)	23.33%
Affordable Housing Unit Shortage	16,789
Renter Occupied Housing Profile	
#Units	6,009
Vacancy	9.87%
Median Year Built	1986
Median Contract Rent	\$1,726
Percent of Cost Burdened Renters (>30%)	45.12%
Percent of Excessively Cost Burdened Renters (>35%)	37.98%
Number of Subsidized Housing Units	0
Median Year Built of the Subsidized Housing Stock	N/A
Affordable Housing Unit Shortage	354

Source: ACS 2023 5-year, NV Demographer RCG. Percents 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, 78.4 percent of the housing stock available in the City is single-unit detached or attached, 8.3 percent is 2 units or greater, 13.2 percent is mobile home⁵⁶ and 0.03 percent is boat, RV, or other.

Table A-2: Unincorporated Washoe County Units in Structure, 2024

Number of Units in Structure	Number of Units	Percent of Total
1-unit, detached	32,512	
1-unit, attached	720	1.7%
2 units	423	1.0%
3 or 4 units	1,524	3.6%
5 to 9 units	635	1.6%
10 to 19 units	381	0.9%
20 or more units	550	1.3%
Mobile home	5,575	13.2%
Boat, RV, van, etc.	13	0.03%
Total	42,333	100.0%

Source: ACS 2023 5-year percentage of total for unincorporated Washoe County, RCG estimates of number of units for unincorporated Washoe County. 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 the City, by the year the structure was built. An estimated 8.2 percent of the units were built in 2010 or later, 42.0 percent of the units were built between 1990 and 2009, and 49.9 percent of the units were built 1980 or earlier.

⁵⁶ 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-3: Unincorporated Washoe County Year Structure Built, 2024

Year Built	Number of Units	Percent of Total
Built 2020 or later	635	
Built 2010 to 2019	2,836	6.7%
Built 2000 to 2009	8,509	20.1%
Built 1990 to 1999	9,229	21.8%
Built 1980 to 1989	7,705	18.2%
Built 1970 to 1979	8,763	20.7%
Built 1960 to 1969	3,260	7.7%
Built 1950 to 1959	720	1.7%
Built 1940 to 1949	381	0.9%
Built 1939 or earlier	296	0.7%
Total	42,333	100.0%

Source: ACS 2023 5-year percentage of unincorporated Washoe County, RCG estimates of number of units for unincorporated Washoe County. Percents 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.

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
 - washoecounty.gov/csd/planning_and_development/files-planning_and_development/Files-MP_Update/EnvisionWashoe.pdf

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 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.

Low-Income Housing Inventory

Per statute requirements in [NRS 319.143](#), the Nevada Housing Division (NHD) maintains a Low-Income Housing Database (LIHD). The database provides an inventory of rental residential housing in Nevada that has been subsidized at the federal, state, or local level and has 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 some single-family housing is also included, where applicable. The database is sourced from in-house data collected by the Division through the administration of programs such as Low-Income Housing Tax Credits (LIHTC) as well as ongoing coordination with jurisdictions through annual reporting, including the Annual Housing Progress Report (AHPR).

Table B-1: Low-Income Housing Inventory, 2025 comprises the current inventory of units recorded within the database for Unincorporated Washoe County as of November 2025. 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, assisted, or both. Also included within the inventory is a count of total units, which includes both restricted and market-rate units at a given property. The current inventory notes a total of 195 units, 195 restricted units, and no assisted or market-rate unit. The quantity of total units minus market-rate units equals 195.

Due to current data limitations, an inventory of affordable homes for sale is not included within this report. The Homeowner Housing Profile included within Table A-1: Housing Market Statistics, 2024 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 Counts and Affordable Unit Shortage by Income Group, 2024
- Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2024
- Table D-5: Housing Cost Burden for Homeowner Households, 2024
- Table D-7: Naturally Occurring Affordable Housing Inventory, 2024

⁵⁷ For notes on additional properties that may be included in some reporting of affordable housing units in Unincorporated Washoe County, see Appendix A.

Table B-1: Low-Income Housing Inventory, 2025

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
The Ridge at Sun Valley	5100 West First Ave.	Sun Valley	89433	195	195		
Total Units w/Restrictions or Assistance (Total – Market Rate): 195				195	195		

Source: Low-Income Housing Database, NHD

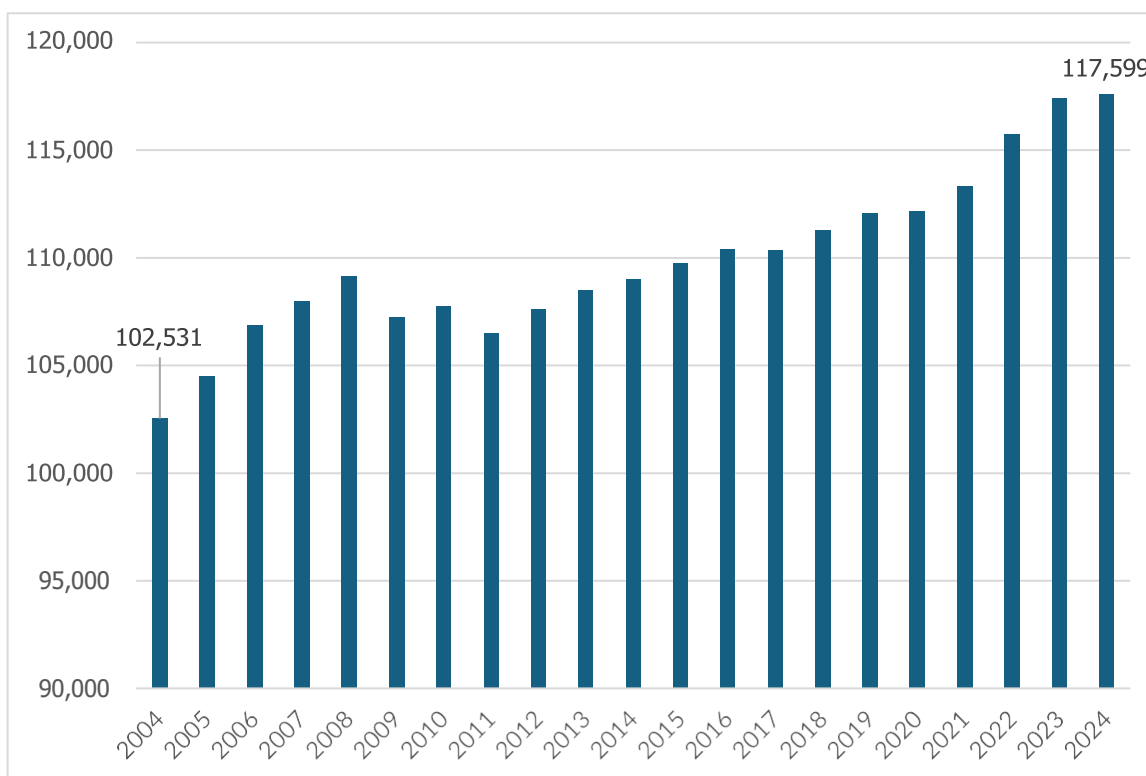
C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

The Nevada State Demographer releases an annual report on the “Estimated Population of Towns, Cities, and Counties in the State of Nevada, Including the Governor’s Certified Estimates.” Data for the population summaries included in Figure C-1: Unincorporated Washoe County Population, 2004-2024 and Table C-1: Unincorporated Washoe County Population and Growth Rate, 2004-2024 was sourced from the most recent iteration of this report, released in 2024. Population estimates from this dataset are calculated as the total recorded population of Washoe County minus the populations of incorporated cities within the County: Reno and Sparks.⁵⁸

From 2004-2024, Unincorporated Washoe County grew by 15,068, or by 15 percent. Average growth per year during the timeframe equals 753, or 0.7 percent. Years that experienced net negative growth, or a declining population, are denoted in orange shading within Table C-1.

Figure C-1: Unincorporated Washoe County Population, 2004-2024



Source: NV Demographer

⁵⁸ Due to data limitations, demographic projections are not included within this report. Such a summary is available for Unincorporated Washoe County in the 2024 AB 213 report, Additional Reporting on Housing Progress and Plans.

Table C-1: Unincorporated Washoe County Population Change, 2004-2024

Year	Population	Population Change	YoY Change %
2004	102,531		
2005	104,491	1,960	1.9%
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%
Annual Average		753	0.7%

Source: NV Demographer, NHD

2030 Market Projections

Market forecasts for 2030 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 2030 population was estimated by taking ESRI’s total population projection for the county for 2030 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 2030, 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 2030 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 adjusted⁵⁹ 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 Washoe County Housing Market Projections, 2025 - 2030

Population and Median Income	
2030 Population	123,321
Population Increase	5,722
2030 Median Household Income	\$125,362
Projected Housing Needs & Land Requirements	
Housing Units Required	2,060
Owner-Occupied Units	1,767
Renter-Occupied Units	292
Subsidized Units	216
Vacant Acreage Required	515

Source: RCG, ESRI, NV Demographer

⁵⁹ 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.

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 an annual income of \$30,360, 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 $(30,360 - 25,000) / (34,999 - 25,000) = 53.6$ 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.

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.⁶⁰ 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.

⁶⁰ 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.

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 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.⁶¹

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 16,789-unit shortage of affordable owner-occupied housing units in unincorporated Washoe County. Table D-2 presents the same data grouped using the percent AMI for the jurisdiction.

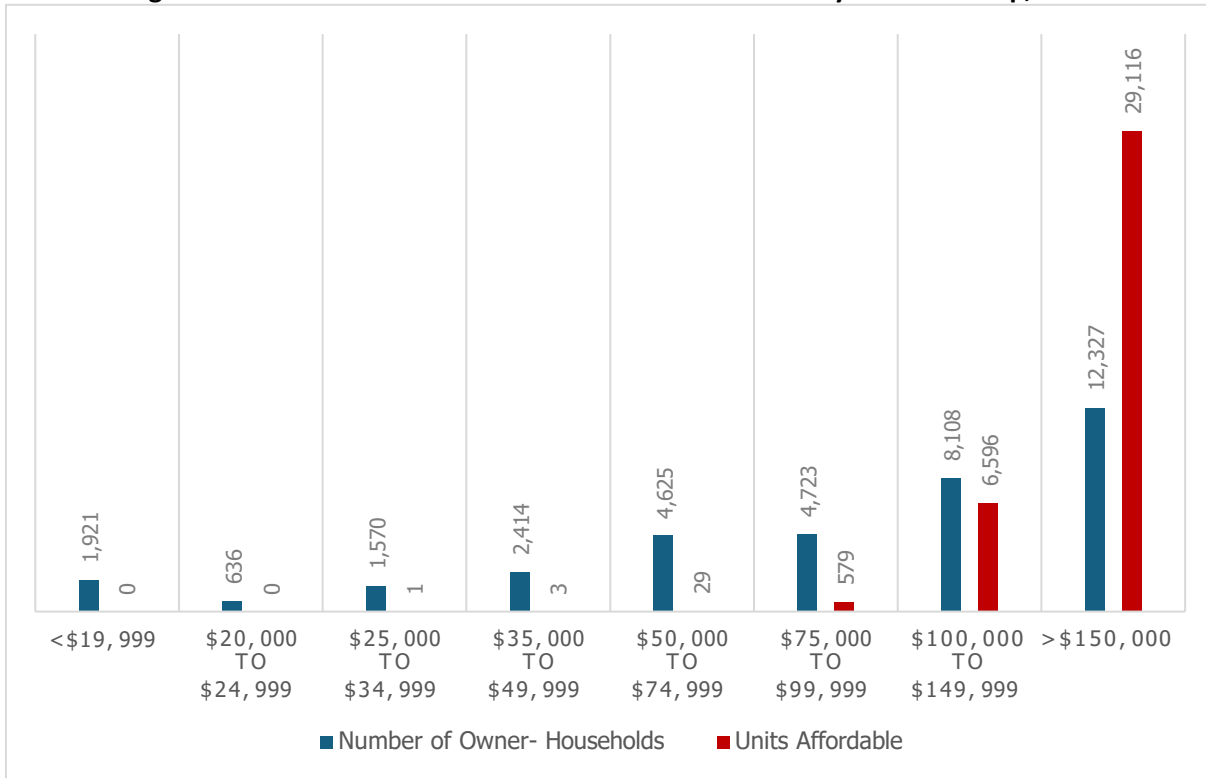
Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2024

Income	Number of Owner		Shortage
<\$19,999	1,921	0	1,921
\$20,000 to \$24,999	636	0	636
\$25,000 to \$34,999	1,570	1	1,569
\$35,000 to \$49,999	2,414	3	2,411
\$50,000 to \$74,999	4,625	29	4,596
\$75,000 to \$99,999	4,723	579	4,144
\$100,000 to \$149,999	8,108	6,596	1,512
>\$150,000	12,327	29,116	-
Affordable Housing Unit Shortage			16,789

Source: ACS 2023 5 year, RCG, Washoe County Assessor

⁶¹ 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, 2024



Source: ACS 2023 5 year, RCG, Washoe County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2024

Income	Number of Owner households	Units Affordable	Shortage
30% AMI (\$30,360/yr)	3,399	1	3,398
50% AMI (\$50,600/yr)	3,253	4	3,249
60% AMI (\$60,720/yr)	1,872	12	1,861
80% AMI (\$80,960/yr)	3,768	155	3,613
100% AMI (\$101,200/yr)	3,796	602	3,193
120% AMI (\$121,440/yr)	3,349	2,725	625
120+ AMI	16,887	32,826	850
Affordable Housing Unit Shortage			16,789

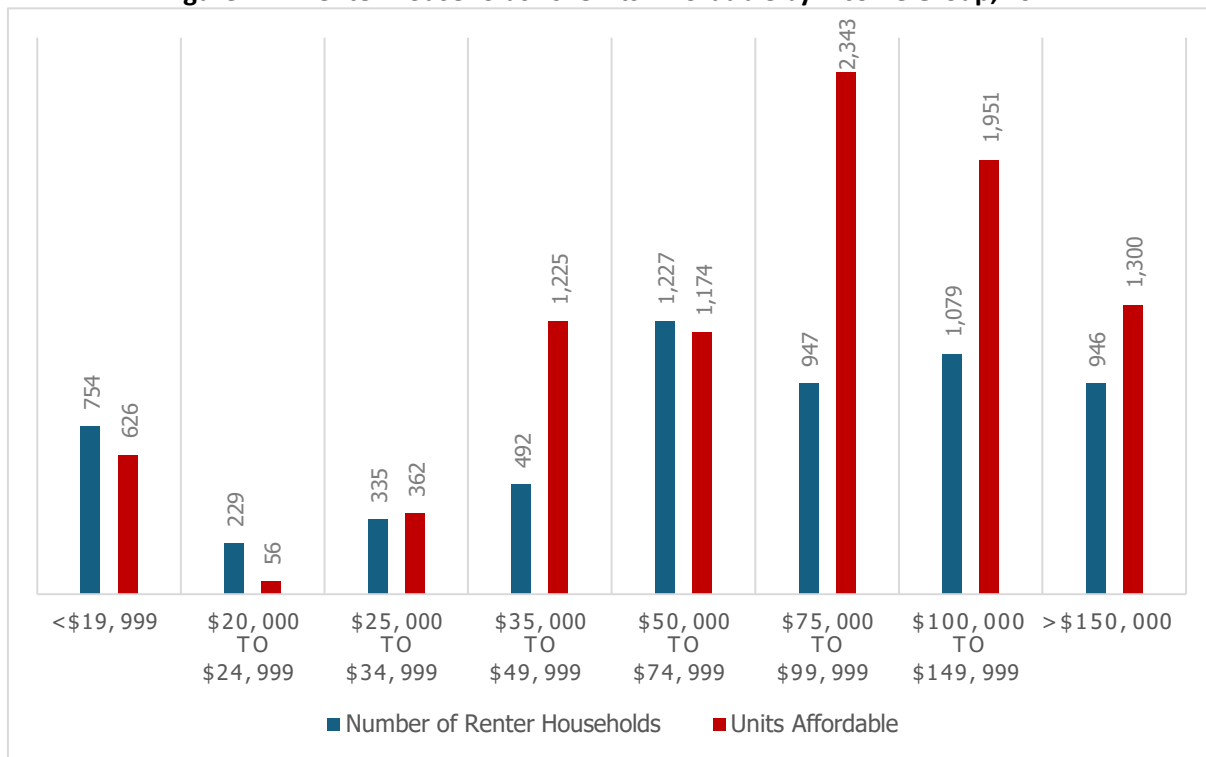
Source: ACS 2023 5 year, RCG, Washoe County Assessor

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 \$50,000 to \$74,999 income ranges. In total across these income ranges, there is a 354-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.

Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2024

Income	Number of Renter Households	Units Affordable	Shortage
<\$19,999	754	626	128
\$20,000 to \$24,999	229	56	173
\$25,000 to \$34,999	335	362	-
\$35,000 to \$49,999	492	1,225	-
\$50,000 to \$74,999	1,227	1,174	53
\$75,000 to \$99,999	947	2,343	-
\$100,000 to \$149,999	1,079	1,951	-
>\$150,000	946	1,300	-
Affordable Housing Unit Shortage			354

Source: ACS 2023 5 year, RCG, Washoe County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2024

Source: ACS 2023 5 year, RCG, Washoe County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2024

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI (\$30,360/yr)	1,163	876	301
50% AMI (\$50,600/yr)	677	1,421	1
60% AMI (\$60,720/yr)	497	475	21
80% AMI (\$80,960/yr)	927	1,229	30
100% AMI (\$101,200/yr)	748	1,832	-
120% AMI (\$121,440/yr)	446	806	-
120+ AMI	1,553	2,397	-
Affordable Housing Unit Shortage			354

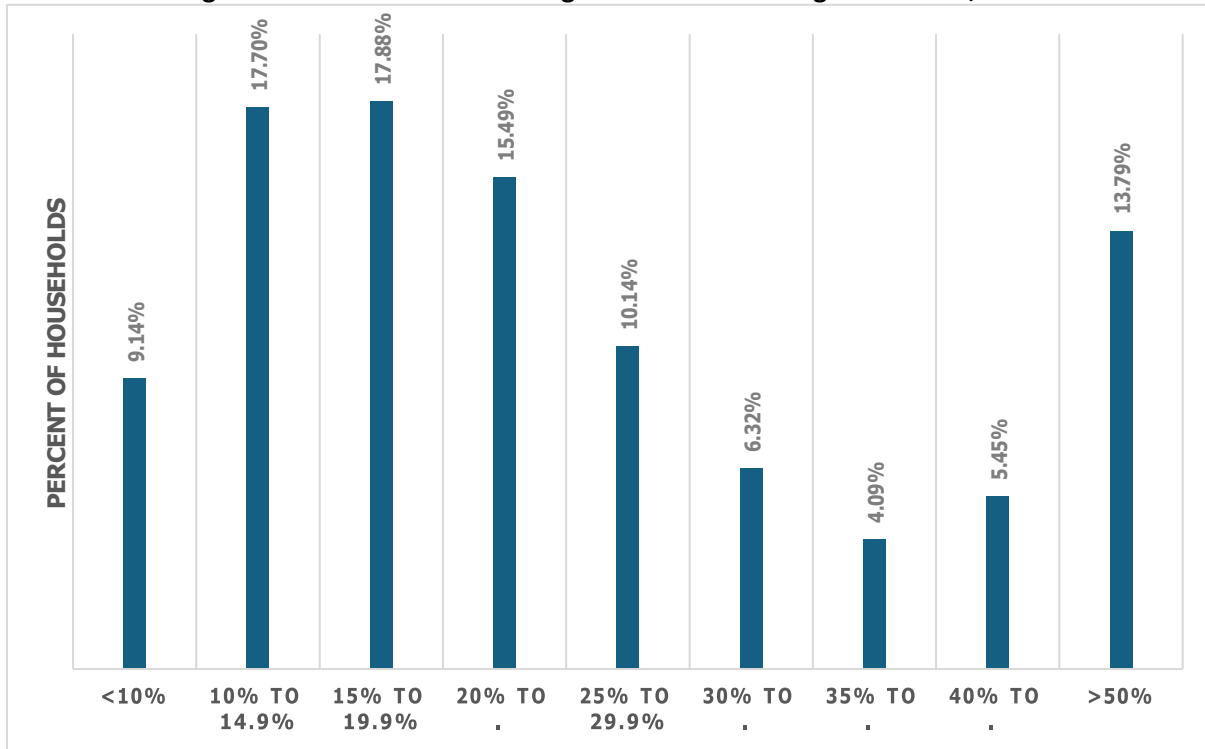
Source: ACS 2023 5 year, RCG, Washoe County Assessor

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 9.1 percent of Households have a <10 percent Housing Cost Burden. In total 29.7 percent are considered Cost Burdened (>30 percent) and 23.3 percent are considered to be Excessively Cost Burdened (> 35 percent). Almost 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, 2024



Source: ACS 2023 5 year, RCG

Table D-5: Housing Cost Burden for Homeowner Households, 2024

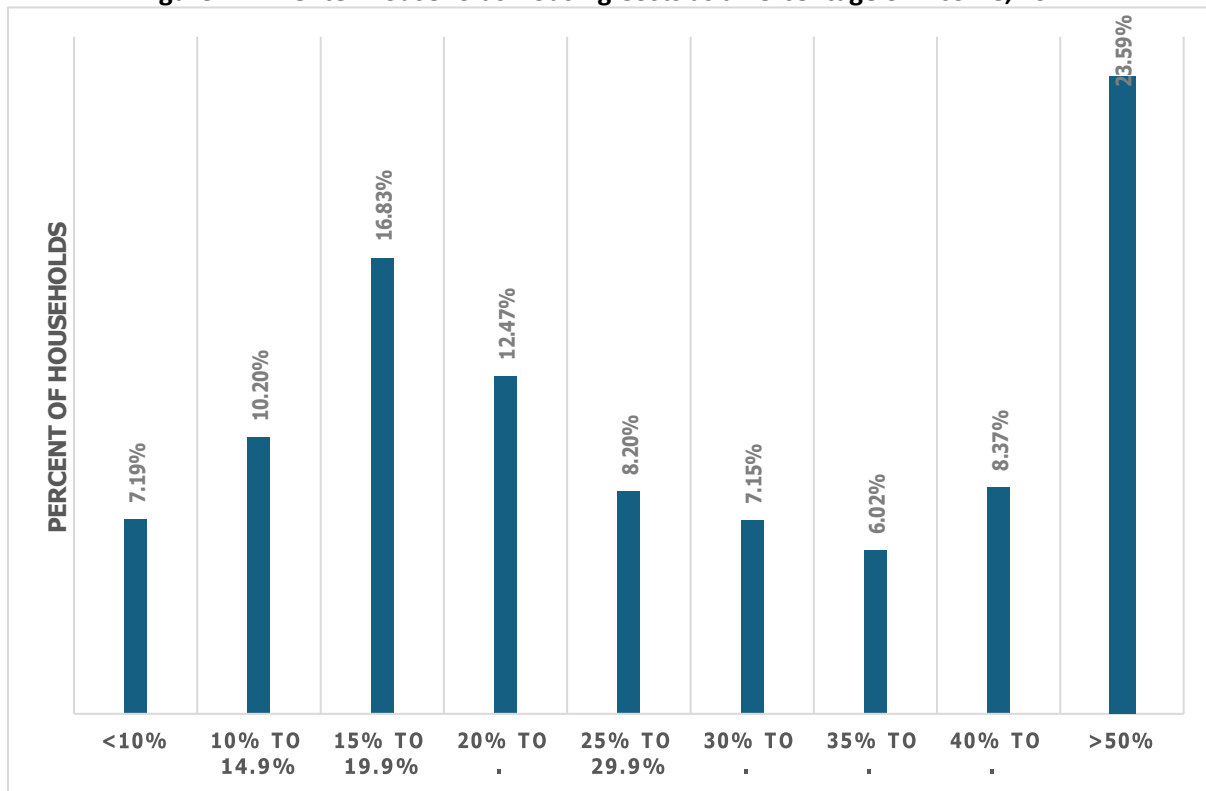
Housing Cost / Household Income	Percent of Owner households
<10%	9.14%
10% to 14.9%	17.70%
15% to 19.9%	17.88%
20% to 24.9%	15.49%
25% to 29.9%	10.14%
30% to 34.9%	6.32%
35% to 39.9%	4.09%
40% to 49.9%	5.45%
>50%	13.79%

Source: ACS 2023 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 7.2 percent of Renter-households have a <10 percent Housing Cost Burden. In total 45.1 percent are considered Cost Burdened (>30 percent) and 38.0 percent are considered to

be Excessively Cost Burdened (> 35 percent). Almost 24 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2024



Source: ACS 2023 5 year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2024

Housing Cost / Household Income	Percent of Renter households
<10%	7.19%
10% to 14.9%	10.20%
15% to 19.9%	16.83%
20% to 24.9%	12.47%
25% to 29.9%	8.20%
30% to 34.9%	7.15%
35% to 39.9%	6.02%
40% to 49.9%	8.37%
>50%	23.59%

Source: ACS 2023 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”). Washoe County currently does not provide any subsidized residential units within its unincorporated borders. As a result, all affordable units as shown in Table D-7 at 30 percent, 50 percent, 60 percent and 80 percent of AMI are naturally occurring.

Table D-7: Naturally Occurring Affordable Housing Inventory, 2024

Reno Sparks MSA AMI*	#Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI (\$30,360/yr)	876	876	100.00%
50% AMI (\$50,600/yr)	2,297	2,297	100.00%
60% AMI (\$60,720/yr)	2,772	2,772	100.00%
80% AMI (\$80,960/yr)	4,002	4,002	100.00%

Source: ACS 2023 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

Washoe County continues to experience the same impediments to affordable housing as identified in the 2024 report. The development of policies to mitigate those impediments is unchanged from 2024 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. In 2025, 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 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.

Mitigation Policies

In response, the County identified housing affordability as a top priority for 2025. The series of housing initiatives launched in 2024 to address housing costs is ongoing. Washoe County is establishing 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 maintained by the Washoe County Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2025 QuickInfo database available, but as described in more depth below, the data is updated to reflect construction activity as of May 2025. 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 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 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 parcels 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
- CITY OF SPARKS
- HOUSING AUTHORITY CITY OF RENO
- INCLINE VILLAGE GENERAL IMPROVEMENT DIST
- NEVADA DEPT OF TRANSPORTATION
- NEVADA STATE OF
- NEVADA STATE PARK SYSTEM
- REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY
- REGIONAL TRANSPORTATION COMMISSION WASHOE CO
- 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.

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
- 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**

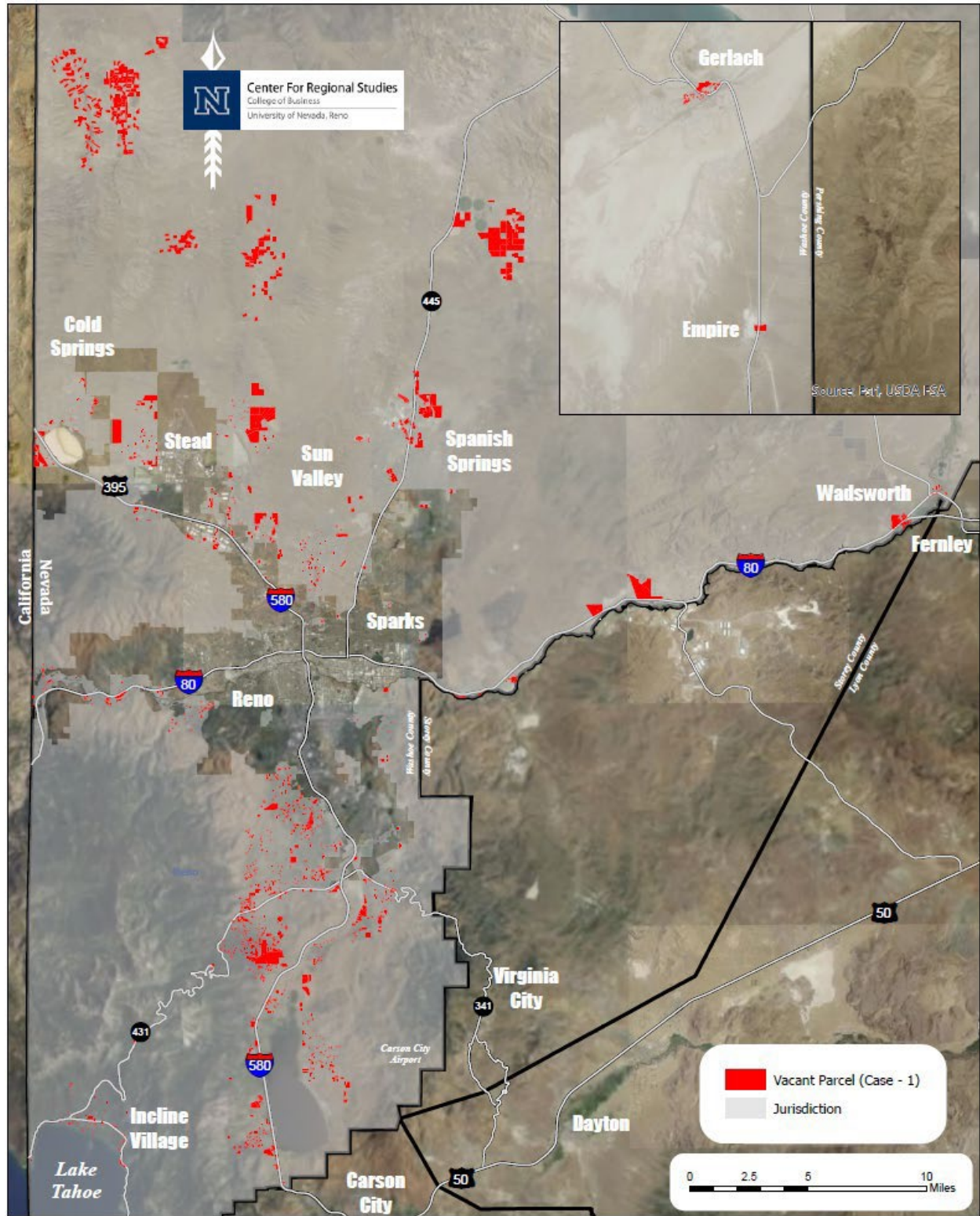
Table F-1 below provides the Vacant Land Inventory for unincorporated Washoe County. Under the most restrictive set of filters, Scenario-6, there are 218 vacant Commercial parcels comprising 574 acres. Additionally, there are 1,767 vacant residential parcels comprising 7,188 acres. These vacant parcels 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 Unincorporated Washoe County, 2025

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
	Vacant Parcels	288	271	222	222	218	218
	Vacant Acres	1,282	1,258	577	577	574	574
Residential							
	Vacant Parcels	2,685	2,644	1,810	1,807	1,767	1,767
	Vacant Acres	10,240	10,207	7,315	7,273	7,188	7,188
Total Parcels		2,973	2,915	2,032	2,029	1,985	1,985
Total Acres		11,522	11,465	7,892	7,850	7,762	7,762
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

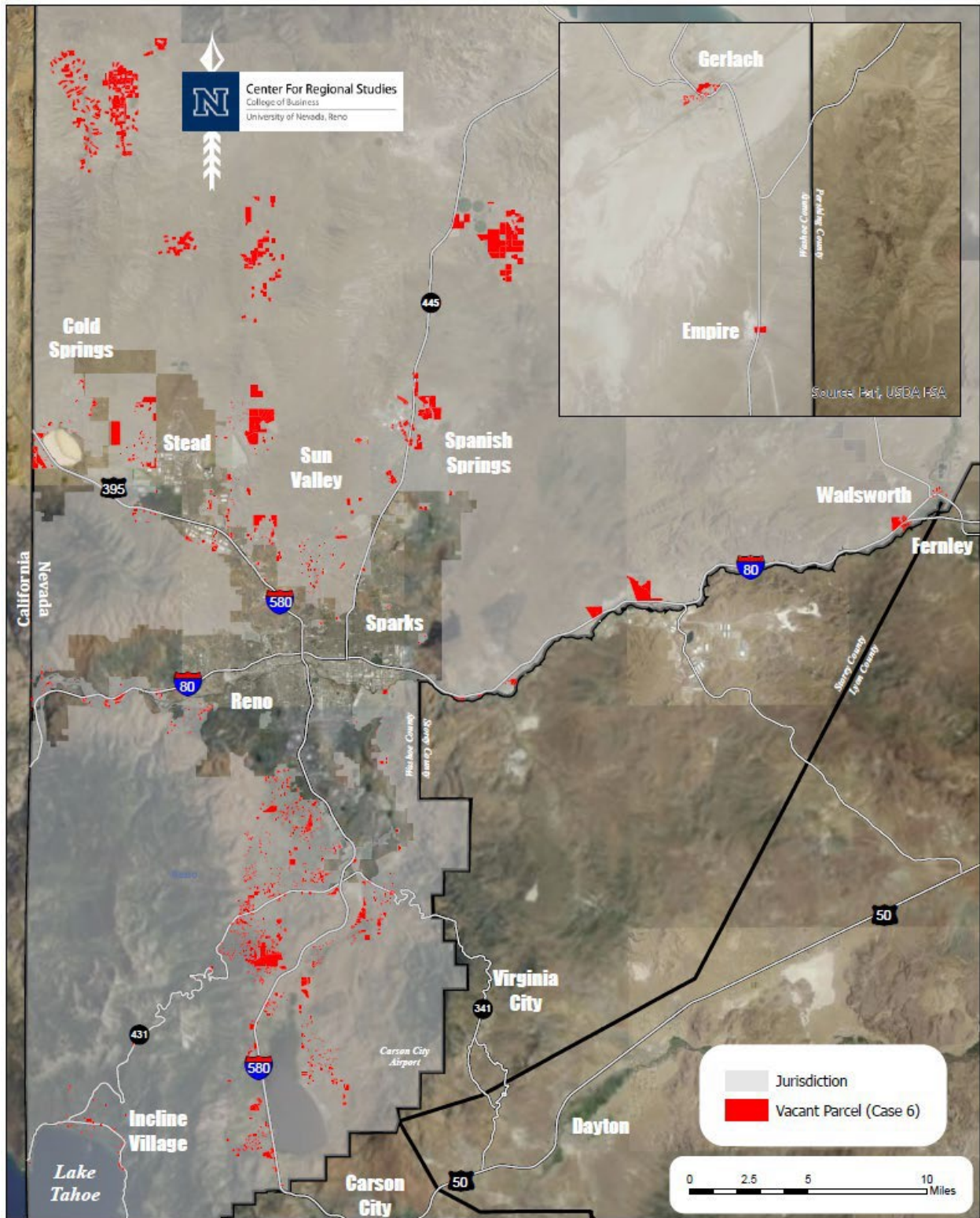
Source: Center for Regional Studies, UNR.

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



Source: Center for Regional Studies, UNR.

Figure F-2: Vacant Land Inventory for Unincorporated Washoe County, 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.

Housing Needs

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.

Housing Plans

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 specific steps the county has taken and plans to take in pursuit of these priorities are as follows.

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.

Housing Package 1

Status: Adopted

Package 1 focuses on accessory dwelling units. Specifically, it lowers barriers to establishing detached accessory dwelling units by reducing discretionary review requirements and by increasing consistency between regulations for attached and detached accessory dwelling units. It was adopted on March 19, 2024.

- Board of County Commissioners 2nd Reading Minutes
 - <https://washoe-nv.legistar.com/View.ashx?M=M&ID=1134970&GUID=2B4CAABF-0D0D-485A-846F-7F840DAA56D3>
- Board of County Commissioners 1st Reading Minutes
 - <https://washoe-nv.legistar.com/View.ashx?M=M&ID=1134968&GUID=108023FC-72D9-477E-B9D4-BCC9E6ECBD37>

- Planning Commission Staff Report
 - https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/2024/Files/WDCA23-0004_DADU_ManufacturedHomes_Battery_Amendments_sr.pdf

Housing Package 2

Status: Adopted

Package 2 focuses on existing regulatory barriers for different types of housing in Washoe County. It makes modifications to requirements for housing types that will reduce some costs of development while maintaining the regulations that are important to quality of life and of housing. It also makes changes to support multimodal transportation options. It was adopted on July 16, 2024.

- Board of County Commissioners 2nd Reading Minutes
 - <https://washoe-nv.legistar.com/View.ashx?M=M&ID=1134980&GUID=8A2D1E74-23B0-4988-8954-B59EC06F0C53>
- Board of County Commissioners 1st Reading Minutes
 - <https://washoe-nv.legistar.com/View.ashx?M=M&ID=1134977&GUID=413FA169-AC35-4CB6-946E-F9CA38DEB69D>
- Planning Commission Staff Report
 - https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/2024/Files/WDCA24-0002_AffHousePack2_sr.pdf

Housing Package 2.5a

Status: Adopted

Package 2.5a focuses on expanding opportunities for types of housing that tend to be more affordable. Specifically, it focuses on "missing middle" housing, which is housing that is compatible with single family development but includes multiple units. Examples include duplexes, triplexes, quadplexes, attached single family housing such as condos and townhomes, cottage courts, and small dwelling units. Changes are also proposed to development standards to support these types of housing.

January 31, 2025 update: Housing Package 2.5a (case number WDCA25-0001) is returning to the Planning Commission for consideration of a similar ordinance with minor improvements identified after the original Planning Commission hearing. See the Planning Commission staff report for more information on the changes, which generally are aimed at improving the clarity of the regulation.

- Planning Commission Staff Report
 - https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/2025/Files/WDCA25-0001_HousingPackage2.5a_sr.pdf

August 14, 2024 update: Based on feedback received during the public outreach process, staff made a number of changes to proposed changes under Package 2.5. These changes include language refinement, additional standards and clarifications for the employee housing use type, and other improvements. See the Summary of Changes for additional reference. Additionally, in response to concerns about the broad extent of the proposed amendments, some proposed changes have been removed from this package to condense it. Some of these changes will be brought forward in the future under separate ordinances. Some, like the proposed change to the Spanish Springs modifier, has been removed from consideration entirely as part of these amendments.

- Summary of Changes
 - https://www.washoecounty.gov/csd/planning_and_development/files-planning_and_development/Files-MP_Update/pkg2.5-updates.pdf
- WDCA25-0001 Board of County Commissioners 2nd Reading and Adoption Agenda
 - <https://washoe-nv.legistar.com/View.ashx?M=A&ID=1245066&GUID=95260B24-2C6A-46FF-A868-1576786DEB36>
- WDCA25-0001 Board of County Commissioners 1st Reading Agenda
 - <https://washoe-nv.legistar.com/View.ashx?M=A&ID=1245065&GUID=15933512-43DE-4CB6-B1AB-6781D6AF42FF>
- WDCA25-0001 Planning Commission Recording
 - <https://www.youtube.com/watch?v=sIAFIA5sYIQ>
- WDCA25-0001 Planning Commission Staff Report
 - https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/2025/Files/WDCA25-0001_HousingPackage2.5a_sr.pdf
- WDCA24-0004 Board of County Commissioners 1st Reading Agenda
 - <https://washoe-nv.legistar.com/View.ashx?M=A&ID=1134991&GUID=AEDDA8BC-D21E-49F1-A52D-2CAF00679D0D>
- WDCA24-0004 Planning Commission Recording
 - https://washoe-nv.granicus.com/MediaPlayer.php?view_id=6&clip_id=4576
- WDCA24-0004 Planning Commission Staff Report
 - https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/2024/Files/WDCA24-0004_Housing2.5_sr.pdf

Housing Package 3

Status: In Development, draft code under review.

Package 3 focuses on mixed use developments and incentives and regulations for deed restricted affordable housing. This project is scheduled to be completed in 2025.

Housing Package 3.5

Status: In Development. Draft code under review.

Package 3.5 focuses on fabricated and manufactured housing regulations, including regulations for manufactured home parks and tiny homes. Public outreach is planned to take place in 2025.

City of Reno – 2025 AB 213 Report

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AB 213 City of Reno Executive Summary

In 2024, City of Reno had a total population of 281,015 persons. According to 2023 ACS data, 135,362 people resided in 55,334 owner-occupied units (2.45 persons per household) with a vacancy rate of 1.5 percent. Likewise, 127,549 people resided in 56,727 renter-occupied units (2.25 persons per household) with a vacancy rate of 5.3 percent. In total, City of Reno has a homeownership rate of 49.4 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2023) City of Reno median household income was \$78,448, and the median home price in 2025 is \$585,000. Across all owner households and irrespective of mortgage-status, monthly housing costs average \$2,052 per month, resulting in 25.9 percent of households being classified as cost burdened and 19.1 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 21,914 owner-occupied affordable housing units.

In terms of renters, the median contract rent in the City of Reno is \$1,421 per month resulting in 51.1 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 40.4 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 10,894 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 31,965 units for households at or below 80 percent area median income. For the City, 7,779 of the 56,727 renter-occupied units represent subsidized affordable units of which the median unit was built in 1998.

City of Reno population is expected to increase by 12,191 people by 2030, median household income is expected to increase from \$78,448 to \$92,206. Between 2025 and 2030, an additional 4,861 dwelling units are projected to be required to support City of Reno's expected population growth. In addition to the existing need for affordable units, this level of population growth will require the construction of 2,401 for-sale units, 2,461 for-rent units with 1,116 subsidized units.

To determine the stock of available land able to be developed in 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 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).

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 5,080 acres of vacant developable residential land in 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 3,209 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

The statistical results, tables, and figures in this report are based 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.⁶² 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 households' 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 6.9 percent and the use of a 30-year fixed-rate, fully-amortizing loan. This is different to 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 100-120

⁶² 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."

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 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”, 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 the City of Reno, the appropriate MSA is the Reno-Sparks MSA with an AMI of \$101,200 in 2024.

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 2025 economic conditions, contract rent is expressed in 2025 dollars based on HUD’s 50 percent percentile rent estimates for 2023 vs 2025⁶³.

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 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.

⁶³ <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 primary residence of the homeowner. 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 2024. 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 are 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 may not be reflective of 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.

#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 City of Reno housing market statistics. As previously noted, according to estimates from the NV Demographer, the population of the City of Reno was 281,015 as of 2024. The median annual income for the jurisdiction is \$78,448 and the Homeownership Rate is 49.4 percent.

As of the most recent ACS survey, City of Reno had 55,334 owner-occupied units with a 1.5 percent vacancy rate. The median year built is 1993 and the median home value is \$585,000. This results in a \$2,052 median monthly housing cost. In total, 25.9 percent of City of Reno homeowners are Cost Burdened, and 19.1percent are Excessively Cost Burdened. This resulted in a 21,914 owner-occupied Affordable Housing Unit Shortage combined for households with AMI of 100% and less.

City of Reno also had 56,727 renter-occupied units as of the most recent ACS survey, with a 5.3 percent vacancy rate. The median year built is 1986 and the median contract rent is \$1,421. The percentage of Cost Burdened renters is 51.1 percent, and the percentage of Excessively Cost Burdened Renters is 40.4 percent. In total, within the City of Reno, there are 7,779 subsidized housing units with the median year of those being 1998. For renters, this led to a 10,894 Affordable Housing Unit Shortage for renters at or below 50 percent AMI as of the most recent data release.

Table A-1: Housing Market Statistics, 2024

City of Reno Characteristics	
Median Annual Income	\$78,448
Homeownership Rate	49.4%
2024 Population	281,015
Homeowner Housing Profile	
#Units	55,334
Vacancy	1.50%
Median Year Built	1993
Median Monthly Housing Costs	\$2,052
Median Housing Value	\$585,000
Percent of Cost Burdened Owners (>30%)	25.92%
Percent of Excessively Burdened Owners (>35%)	19.14%
Affordable Housing Unit Shortage	21,914
Renter Occupied Housing Profile	
#Units	56,727
Vacancy	5.30%
Median Year Built	1986
Median Contract Rent	\$1,421
Percent of Cost Burdened Renters (>30%)	51.14%
Percent of Excessively Cost Burdened Renters (>35%)	40.42%
Number of Subsidized Housing Units	7,779
Median Year Built of the Subsidized Housing Stock	1998
Affordable Housing Unit Shortage	10,894

Source: ACS 2023 5-year, NV Demographer RCG. Percents 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 is single-unit detached or attached, 40.4 percent is 2 units or greater, 3.9 percent is mobile home⁶⁴ and 0.2 percent is boat, RV, or other.

Table A-2: City of Reno Units in Structure Occupied Units, 2024

Number of Units in Structure	Number of Units	Percent of Total
1-unit, detached	55,918	49.8%
1-unit, attached	6,275	5.6%
2 units	1,681	1.5%
3 or 4 units	7,732	6.9%
5 to 9 units	10,758	9.6%
10 to 19 units	8,517	7.6%
20 or more units	16,585	14.8%
Mobile home	4,370	3.9%
Boat, RV, van, etc.	224	0.2%
Total	112,061	100.0%

Source: ACS 2023 5-year percentage. 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 the City, by the year the structure was built. An estimated 14.6 percent of the units were built in 2010 or later, 34.1 percent of the units were built between 1990 and 2009, and 51.2 percent of the units were built in 1980 or earlier.

⁶⁴ 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-3: City of Reno Year Structure Built Occupied Units, 2024

Year Built	Number of Units	Percent of Total
Built 2020 or later	3,362	3.0%
Built 2010 to 2019	12,999	11.6%
Built 2000 to 2009	21,516	19.1%
Built 1990 to 1999	16,809	15.0%
Built 1980 to 1989	14,904	13.3%
Built 1970 to 1979	19,835	17.7%
Built 1960 to 1969	9,525	8.5%
Built 1950 to 1959	6,387	5.7%
Built 1940 to 1949	3,474	3.1%
Built 1939 or earlier	3,250	2.9%
Total	112,061	100.0%

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

Jurisdiction Plans and Procedures

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.

Below is a list of plans prepared for the City of Reno that address housing:

- The 2016 Housing Demand Forecast and Needs Assessment addresses current baseline conditions and future needs based on a housing demand model. For this particular requirement, chapter 3 addresses factors impacting demand and chapter 4 addresses housing needs.
- The 2025 Consolidated Plan which was recently updated addresses impacts, and housing needs.
- Additionally, chapter 2 of our Reno Master Plan under Citywide Policies Guiding Principal 4 discusses exploring new housing development to meet the changing needs of the community and to diversify the City's housing portfolio. 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, 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 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.

Low-Income Housing Inventory

Per statute requirements in [NRS 319.143](#), the Nevada Housing Division (NHD) maintains a Low-Income Housing Database (LIHD). The database provides an inventory of rental residential housing in Nevada that has been subsidized at the federal, state, or local level and has 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 some single-family housing is also included, where applicable. The database is sourced from in-house data collected by the Division through the administration of programs such as Low-Income Housing Tax Credits (LIHTC) as well as ongoing coordination with jurisdictions through annual reporting, including the Annual Housing Progress Report (AHPR).

Table B-1: Low-Income Housing Inventory, 2025 comprises the current inventory of units recorded within the database for the City of Reno as of November 2025. 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, assisted, or both. Also included within the inventory is a count of total units, which includes both restricted and market-rate units at a given property. The current inventory notes a total of 9,603 units, 7,789 restricted units, 2,201 assisted units, and 698 market-rate units. The quantity of total units minus market-rate units equals 8,905. Additionally, properties with some associated units for seniors or individuals with disabilities are noted by an asterisk.

Due to current data limitations, an inventory of affordable homes for sale is not included within this report. The Homeowner Housing Profile included within Table A-1: Housing Market Statistics, 2024 summarizes estimated cost burden and affordability for homeowners in the City of Reno. For additional detail on homeowner households in the City of Reno refer to the following tables within Subsection D:

- Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2024
- Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2024
- Table D-5: Housing Cost Burden for Homeowner Households, 2024
- Table D-7: Naturally Occurring Affordable Housing Inventory, 2024

Table B-1: Low-Income Housing Inventory, 2025⁶⁵

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Ala Moana	3300 Kauai Ct.	Reno	89509	156	156		
Altitude by Vintage/Skyline Apartments	1570 Sky Valley Dr.	Reno	89503	292	227		20
Altitude by Vintage/Skyview Apartments	1590 Sky Valley Dr.	Reno	89503				45
Altitude by Vintage/Southridge Apartments	1550 Sky Valley Dr.	Reno	89503				
Altitude by Vintage (additional units)	1550-1590 Sky Valley Dr.	Reno	89503	65	65		
Arbor Cove at Virginia Lake*	2350 Lymberry St.	Reno	89509	66	66		
Aspen Terrace Apts.	355 Kirman Ave.	Reno	89502	42	42		
Austin Crest Apts.*	1295 Grand Summit Dr.	Reno	89523	268	266		2
Autumn Village Apts.	195 Gentry Way	Reno	89502	43	43	3	
Butterworth Estates	430 Linden St	Reno	89502	24		24	
Carriage Stone Senior Apts.*	695 S. Center St.	Reno	89501	84	84		
Carville Court	1257 Carville Dr.	Reno	89512	6	6	0	
Carville Park Apts.	1244 Carville Dr	Reno	89512	208		208	
Centennial Park Annex/Sagebrush Pl. II	1652 Wedekind Rd.	Reno	89512	40	40	38	
Citivistra Sr. Apts./Vintage at Citi Vista*	650 Record St.	Reno	89512	152	152		

⁶⁵ Properties with an asterisk have some associated units for seniors or individuals with disabilities. Such information is drawn from sources including associated applications for Low-Income Housing Tax Credits (LIHTC).

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
City Center Apts./ParcOne60	160 Sinclair St.	Reno	89501	258	258		
City Cottage	Various	Reno	Various	1	1		
Colonial Court	2nd St.	Reno	89501	12	12		
Community Gardens	2338 Wedekind Rd.	Reno	89512	181	181	181	
Copper Mesa	Red Rock Rd & Silver Lake Rd.	Reno	89508	290	290		
Cottonwood Village	2655 Yori St.	Reno	89502	44			1
D St./ Maple Leaves	2555 D St.	Reno	89431	16	16		
D&K Horizons Apts.	1225 Carville Dr.	Reno	89512	4	4		
Dakota Crest Apts.*	446 Kirman St.	Reno	89502	48	47		1
Diamond Creek Apts./South Peak	1205 S. Meadows Pkwy.	Reno	89521	288	288		
Dick Scott Manor	1305 E. 8th St	Reno	89512	12	12	12	
El Centro/Joseph's Inn	101 State St.	Reno	89501	26	26	22	
Essex Manor Apts.	7760 Carlye Ct.	Reno	89506	106		106	
Golden Apts.	520 Brinkby Ave.	Reno	89509	159	159	159	
Hawk View Apts.	1542 Steelwood Ln.	Reno	89505	100		100	
Hillside Meadows	2757 Beck St.	Reno	89509	44	44		
Idlewild Townhouse Apts	1810 Idlewild Dr.	Reno	89509	34	34		
Inova/Summit Club	1660 Whites Creek Ln.	Reno	89511	581	155		426
Juniper Village	505 Morrill Ave.	Reno	89512	44	44	3	
Lighthouse Of The Sierra	3700 Safe Harbor Way	Reno	89512	26	25	26	
Manhattan Place Apts.	930 Manhattan St.	Reno	89504	10	10		
Marvel Way	McCarran Blvd & Airway Dr.	Reno	89502	42	42		

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Marvel Way II	1555 Marvel Way	Reno	89502	43	43		
Metropolitan Gardens/Orvis Ring Apts.*	325/726 7th St.	Reno	89512	83	83	83	
Mineral Manor	1525 E. Ninth St.	Reno	89506	144		144	
Moran St.*	435 Moran St.	Reno	89502	8	8	5	
Myra Birch Manor	3585 Mazzone Ave.	Reno	89502	56		56	14
Oak Tree/Oak Wood Apts.	3410 Neil Rd.	Reno	89502	25	11		
Orovada Senior	Orovada St. & Silverada Blvd.	Reno	89512	40	40	0	
Park Manor	500 Block Kuenzli	Reno	89502	85	85	10	
Park on Virginia	3295 S. Virginia St.	Reno	89502	332	332	66	
Parkway Lodge	49 S. Park St	Reno	89502	51	11		40
Pilgrims Rest Senior*	1325 Hillboro Pl.	Reno	89512	7	7	7	
Pinewood Terrace	1455 Evelyn Way	Reno	89502	50	50	50	
Pinyon	Moana Ln & Neil Rd	Reno	89502	252	252	8	
Plaza at Fourth Street	450 N. Wells Ave.	Reno	89512	74	73		1
Reno Silvercrest Apts.*	1690 Wedekind Rd.	Reno	89512	57		56	1
RHA Scattered Site Affordables	Various	Reno	Various	166	110	56	56
Ridgeview/The Bluffs Apts.	4050 Gardella Ave.	Reno	89512	300	300		
River Seniors*	895 Kuenzli St.	Reno	89502	55	55		
Riverside Artist Lofts*	17 S. Virginia	Reno	89501	35	35		
Sarrazin Arms Apts.	541 W 3rd St.	Reno	89503	57	57		
Sierra Manor Apts.*	2350 Paradise Dr.	Reno	89512	147	147	147	
Sierra Manor II Apts.*	2360 Paradise Dr.	Reno	89513	40		39	1

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Sierra West Apts.	1380 Riley St.	Reno	89502	26	26		
Silver Sage At Neil Rd.*	3870 Neil Rd.	Reno	89502	58	58		
Silver Sage Senior Residence*	4885 S. McCarran Blvd.	Reno	89502	41	41		
Silver Terrace Apts. aka Sagebrush Pl. I	1611 Wedekind Rd.	Reno	89512	126	126	97	
Silverada Manor	1400 Silverado Blvd.	Reno	89512	150		150	
Sky Mountain by Vintage	4855 Summit Ridge Drive	Reno	89523	288	288		
Spokane	Various	Reno	Various	4	4		
Springview	2355 Clearacre Ln.	Reno	89512	180	180		
Stead Manor	Mt. Vida & Mt. Cocoa	Reno	89506	68		68	
Steamboat by Vintage	600 Geiger Grade Rd.	Reno	89521	360	360		
Sunset Ridge Apts.	2141 Centennial Way	Reno	89512	100	11	11	89
Terracina Reno	2175 Sierra Highlands Dr.	Reno	89511	142	142		
Tom Sawyer Village*	2565 Tom Sawyer	Reno	89512	100		100	
Trembling Leaves Apts.	115 Booth St.	Reno	89509	27	26	1	1
Village at North	925 N. Virginia St.	Reno	89503	25	25	1	
Village at Sage St.	250 Sage St.	Reno	89512	225	225		
Vintage at The Crossings*	11565 Old Virginia Rd.	Reno	89521	230	230		

				Total Units #			Market Rate Units #
Vintage at the Sanctuary/Sanctuary Seniors*	301 Gentry Wy.	Reno	89502	208	208		
Vintage at Redfield*	Baker Ln. and Redfield Pkwy.	Reno	89502	223	223		
Vintage at Washington Station	275 Vine St./260 Winter St.	Reno	89503	205	205		
Vintage Hills Senior Apts.*	4195 W. 7th St.	Reno	89503	201	201		
Vista Point Apts.	250 Talus Way	Reno	89503	44	44		
Washoe Mills Apts.*	1375 Mill St.	Reno	89502	115	115	115	
Whittell Pointe Apts.	1855 Selmi Dr.	Reno	89512	120	120		
Whittell Pointe II Apts.	1855 Selmi Dr.	Reno	89512	108	108		
William Raggio Plaza	48 S Park St.	Reno	89502	21		21	
Willie J. Wynn*	1225 Hillboro Ave.	Reno	89512	44	44	12	
Willows At Wells Senior Apts.*	201 S. Wells Ave.	Reno	89501	39	39		
Yorkshire Terrace Apts.	7900 Golden Valley Rd.	Reno	89506	30	30	16	
Zephyr Pointe Apts.	10640 N McCarran Blvd.	Reno	89503	216	216		
Total Units w/Restrictions or Assistance (Total – Market Rate):				9,603	7,789	2,201	698

Source: Low-Income Housing Database, NHD

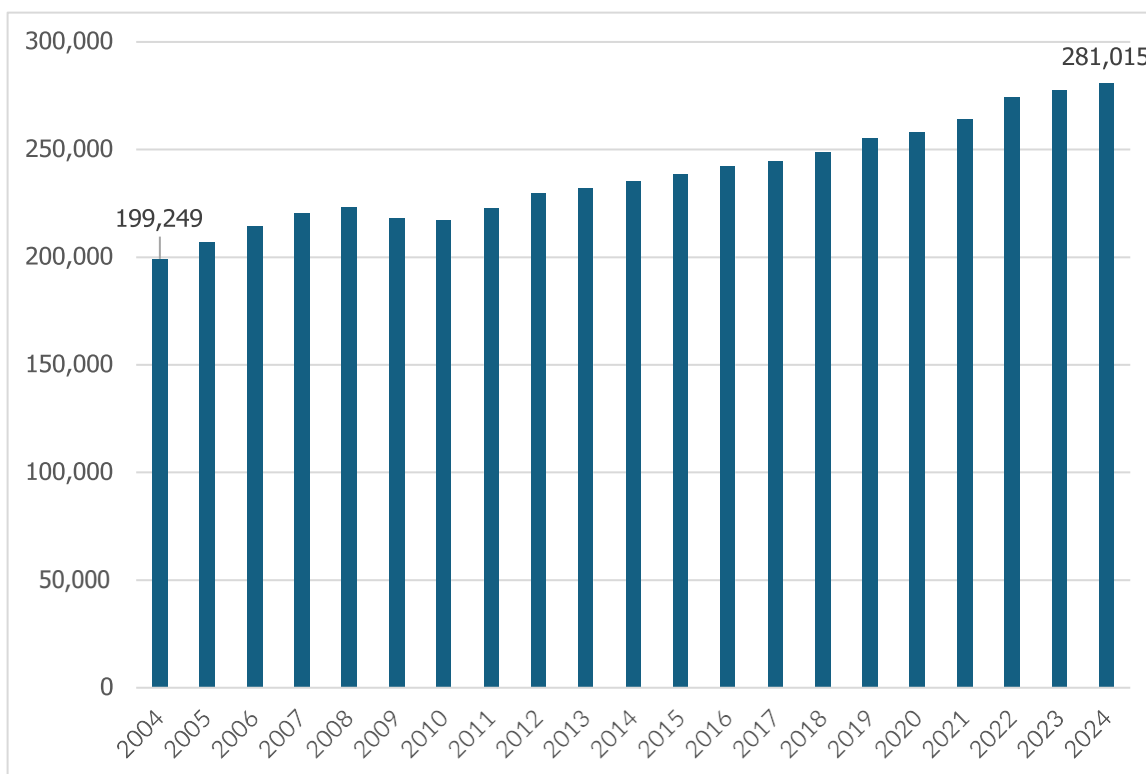
C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

The Nevada State Demographer releases an annual report on the “Estimated Population of Towns, Cities, and Counties in the State of Nevada, Including the Governor’s Certified Estimates.” Data for the population summaries included in Figure C-1: City of Reno Population, 2004-2024 and Table C-1: City of Reno Population and Growth Rate, 2004-2024 was sourced from the most recent iteration of this report, released in 2024.⁶⁶

From 2004-2024, the City of Reno grew by 81,766, or by 41 percent. Average growth per year during the timeframe equals 4,088, or 1.7 percent. Years that experienced net negative growth, or a declining population, are denoted in orange shading within Table C-1.

Figure C-1: City of Reno Population, 2004-2024



Source: NV Demographer

⁶⁶ Due to data limitations, demographic projections are not included within this report. Such a summary is available for the City of Reno in the 2024 AB 213 report, Additional Reporting on Housing Progress and Plans.

Table C-1: City of Reno Population Change, 2004-2024

Year	Population	Population Change	YoY Change %
2004	199,249		
2005	206,735	7,486	3.8%
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%
Annual Average		4,088	1.7%

Source: NV Demographer, NHD

2030 Market Projections

Market forecasts for 2030 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 2030, 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 City of Reno'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 2030 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 adjusted⁶⁷ 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, 2025 - 2030

Population and Median Income	
2030 Population	293,206
Population Increase	12,191
2030 Median Household Income	\$92,206
Projected Housing Needs & Land Requirements	
Housing Units Required	4,861
Owner-Occupied Units	2,401
Renter-Occupied Units	2,461
Subsidized Units	1,116
Vacant Acreage Required	1,215

Source: RCG, ESRI, NV Demographer

⁶⁷ 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 City's planning goals and policies.

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 an annual income of \$30,360, 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 $(30,360 - 25,000) / (34,999 - 25,000) = 53.6$ 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.

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.⁶⁸ 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.

⁶⁸ 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.

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 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.⁶⁹

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 21,914-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.

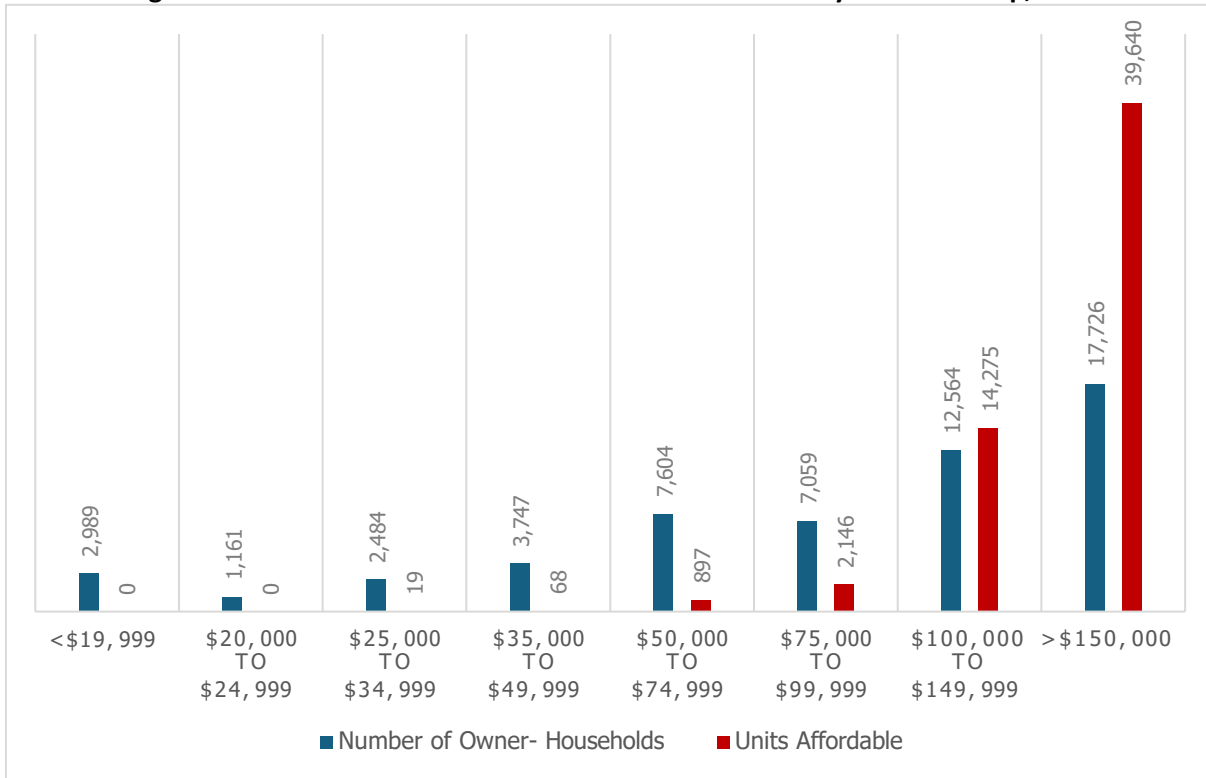
Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2024

Income	Number of Owner households	Units Affordable	Shortage
<\$19,999	2,989	0	2,989
\$20,000 to \$24,999	1,161	0	1,161
\$25,000 to \$34,999	2,484	19	2,465
\$35,000 to \$49,999	3,747	68	3,679
\$50,000 to \$74,999	7,604	897	6,707
\$75,000 to \$99,999	7,059	2,146	4,913
\$100,000 to \$149,999	12,564	14,275	-
>\$150,000	17,726	39,640	-
Affordable Housing Unit Shortage			21,914

Source: ACS 2023 5 year, RCG, Washoe County Assessor

⁶⁹ 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, 2024



Source: ACS 2023 5 year, RCG, Washoe County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2024

Income	Number of Owner households	Units Affordable	Shortage
30% AMI (\$30,360/yr)	5,482	10	5,471
50% AMI (\$50,600/yr)	5,082	98	4,984
60% AMI (\$60,720/yr)	3,078	363	2,715
80% AMI (\$80,960/yr)	6,026	1,024	5,002
100% AMI (\$101,200/yr)	5,684	1,984	3,742
120% AMI (\$121,440/yr)	5,190	5,896	-
120+ AMI	24,793	47,669	-
Affordable Housing Unit Shortage			21,914

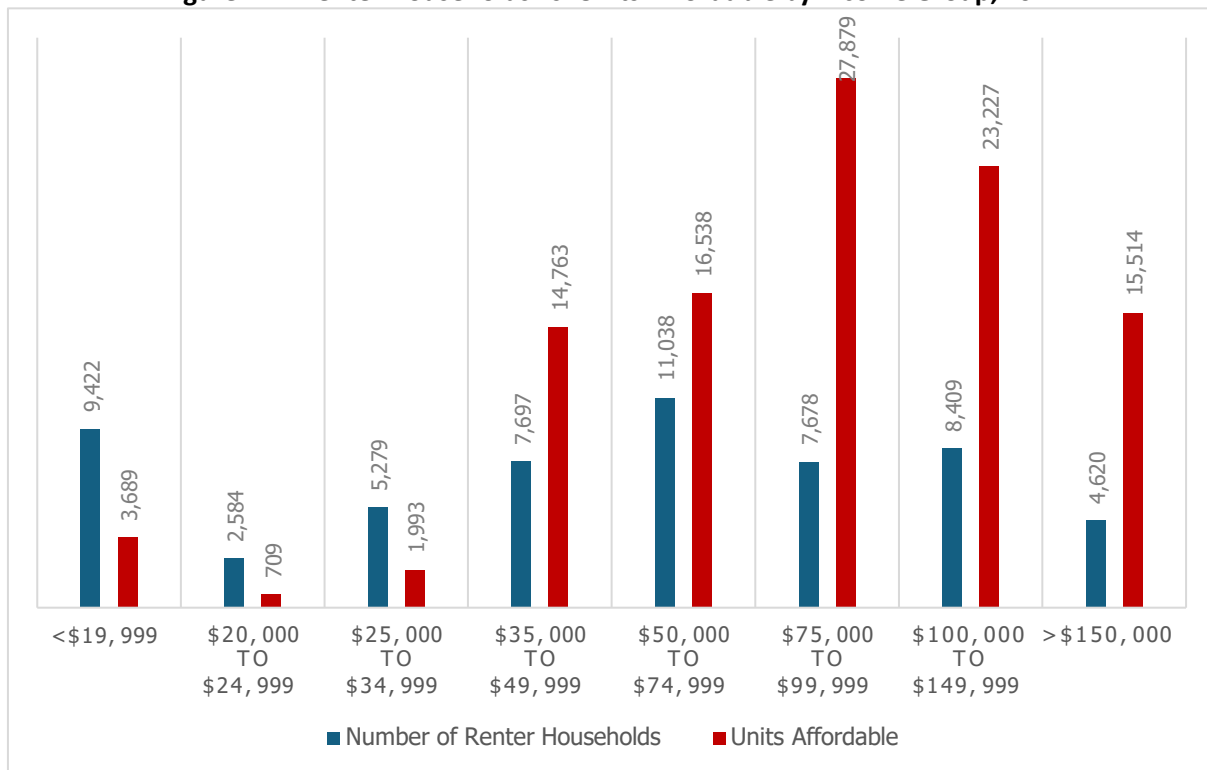
Source: ACS 2023 5 year, RCG, Washoe County Assessor

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 income ranges. In total across these income ranges, there is a 10,894-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, 2024

Income	Number of Renter Households	Units Affordable	Shortage
<\$19,999	9,422	3,689	5,733
\$20,000 to \$24,999	2,584	709	1,875
\$25,000 to \$34,999	5,279	1,993	3,286
\$35,000 to \$49,999	7,697	14,763	-
\$50,000 to \$74,999	11,038	16,538	-
\$75,000 to \$99,999	7,678	27,879	-
\$100,000 to \$149,999	8,409	23,227	-
>\$150,000	4,620	15,514	-
Affordable Housing Unit Shortage			10,894

Source: ACS 2023 5 year, RCG, Washoe County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2024

Source: ACS 2023 5 year, RCG, Washoe County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2024

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI (\$30,360/yr)	14,836	5,466	9,369
50% AMI (\$50,600/yr)	10,411	16,085	1,525
60% AMI (\$60,720/yr)	4,468	6,695	-
80% AMI (\$80,960/yr)	8,135	16,093	-
100% AMI (\$101,200/yr)	6,053	21,801	-
120% AMI (\$121,440/yr)	3,473	9,594	-
120+ AMI	9,350	28,578	-
Affordable Housing Unit Shortage			10,894

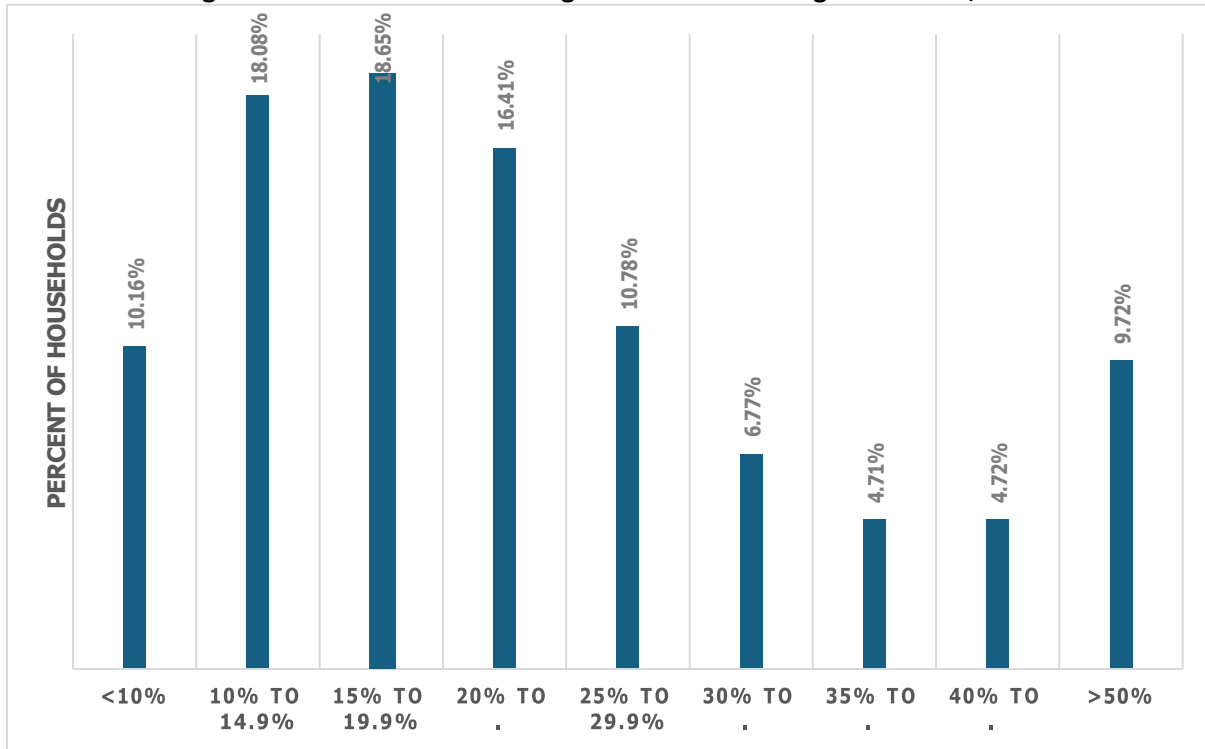
Source: ACS 2023 5 year, RCG, Washoe County Assessor

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 10.2 percent of Households have a <10 percent Housing Cost Burden. In total 25.9 percent are considered Cost Burdened (>30 percent) and 19.1 percent are considered to be Excessively Cost Burdened (> 35 percent). Almost 10 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-3: Homeowner Housing Costs as a Percentage of Income, 2024



Source: ACS 2023 5 year, RCG

Table D-5: Housing Cost Burden for Homeowner Households, 2024

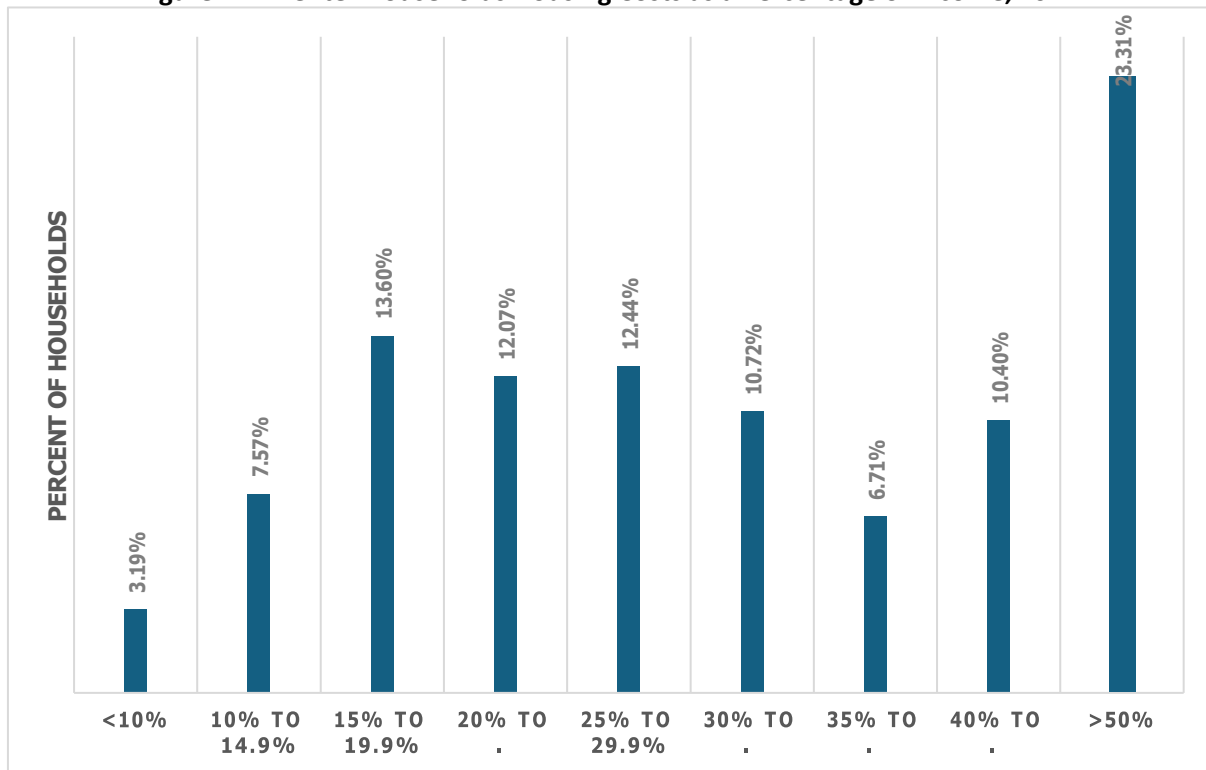
Housing Cost / Household Income	Percent of Owner households
<10%	10.16%
10% to 14.9%	18.08%
15% to 19.9%	18.65%
20% to 24.9%	16.41%
25% to 29.9%	10.78%
30% to 34.9%	6.77%
35% to 39.9%	4.71%
40% to 49.9%	4.72%
>50%	9.72%

Source: ACS 2023 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 3.2 percent of Renter-households have a <10 percent Housing Cost Burden. In total 51.1 percent are considered Cost Burdened (>30 percent) and 40.4 percent are considered to

be Excessively Cost Burdened (> 35 percent). Over 23 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2024



Source: ACS 2023 5 year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2024

Housing Cost / Household Income	Percent of Renter households
<10%	3.19%
10% to 14.9%	7.57%
15% to 19.9%	13.60%
20% to 24.9%	12.07%
25% to 29.9%	12.44%
30% to 34.9%	10.72%
35% to 39.9%	6.71%
40% to 49.9%	10.40%
>50%	23.31%

Source: ACS 2023 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”).

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 Reno-Sparks MSA. Estimates of the number of renter-occupied and owner-households (as well as the number of units affordable to them) are shown at below 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 bypass this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates an annual income of \$30,360, 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 $(30,360 - 25,000) / (34,999 - 25,000) = 53.6$ percent of the unit counts falling within the [\$25,000 to \$34,999].

The results of this analysis are found in Table D-7 below. In the 50 percent of AMI range, 63.9 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, 72.5 percent of the affordable units are NOAH and 82.5 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory, 2024

Reno Sparks MSA AMI*	#Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI (\$30,360/yr)	5,466	0	0.00%
50% AMI (\$50,600/yr)	21,551	13,772	63.90%
60% AMI (\$60,720/yr)	28,246	20,467	72.46%
80% AMI (\$80,960/yr)	44,339	36,560	82.46%

Source: ACS 2023 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

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.
- Figures E-1 and E-2 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 1-year ACS to better inform this report. In 2023 there were 27,712 renters that were considered cost burdened, and 10,104 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.

Figure E-1: Renters, 2023

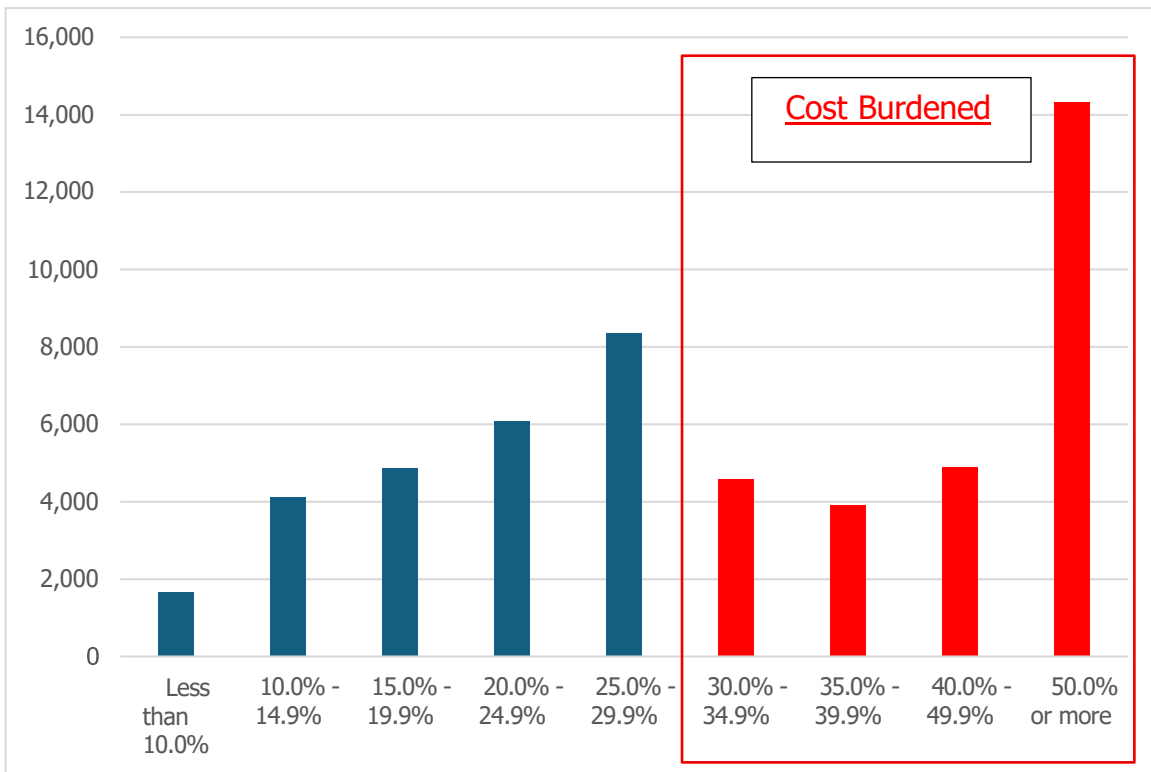
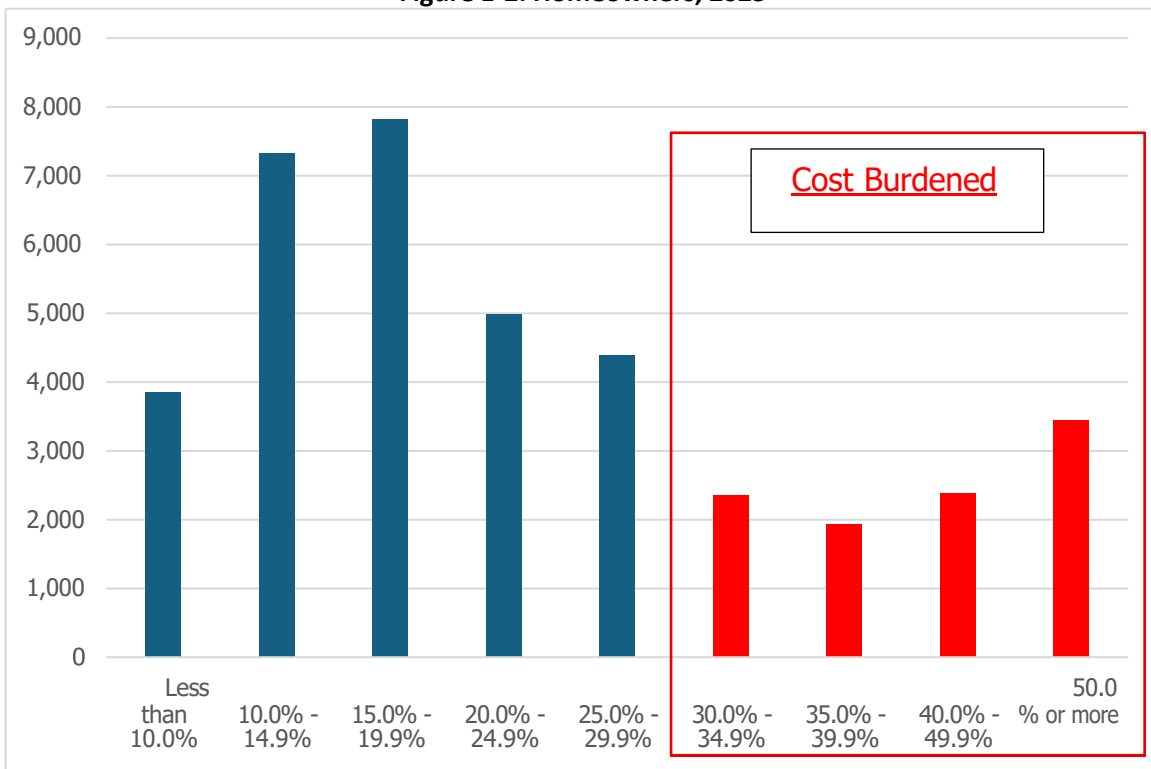


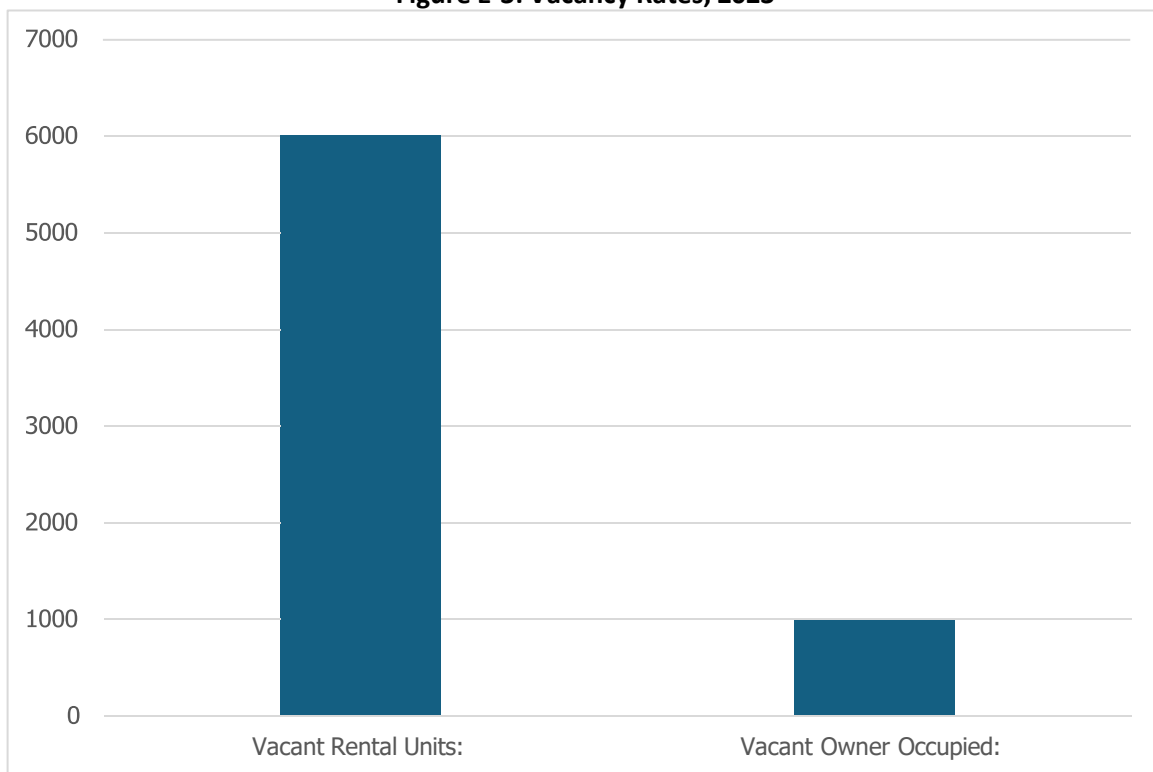
Figure E-2: Homeowners, 2023



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 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. Figure E-2 below demonstrates the number of vacant rental units vs owner units.

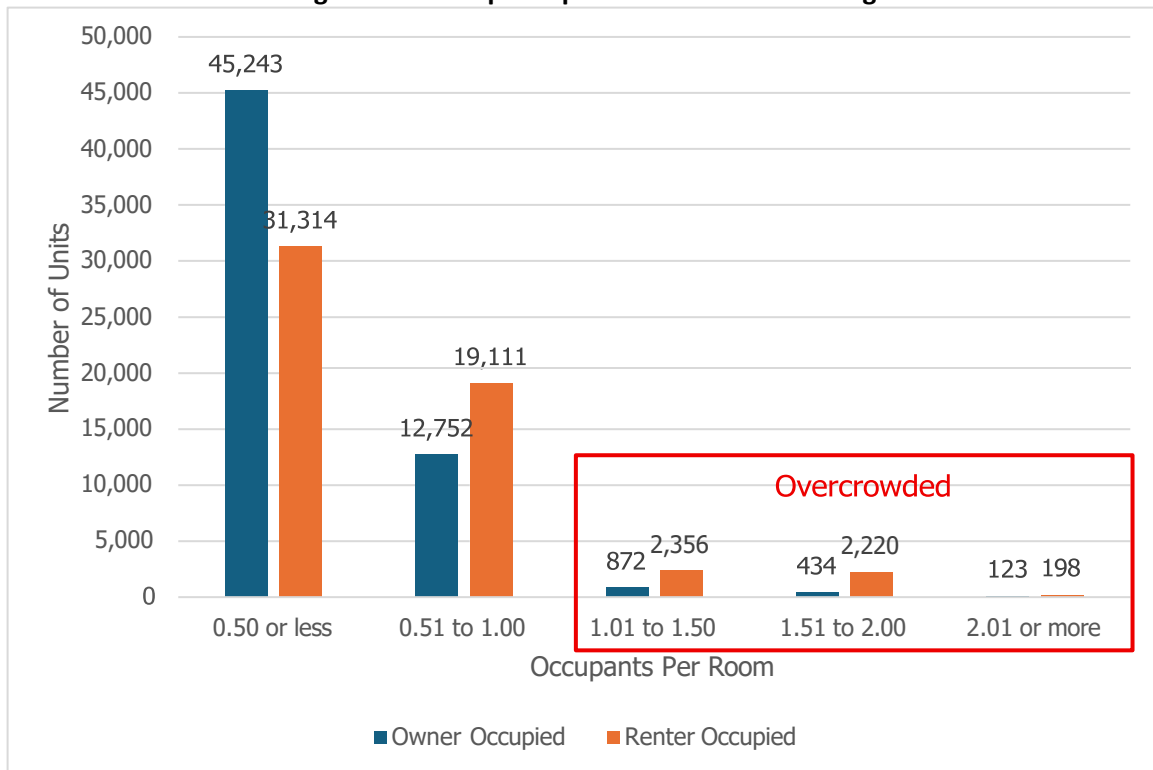
Figure E-3: Vacancy Rates, 2023



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. Figure E-4 below indicates the breakdown of units by occupants per room for both owner occupied, and renter occupied unit:

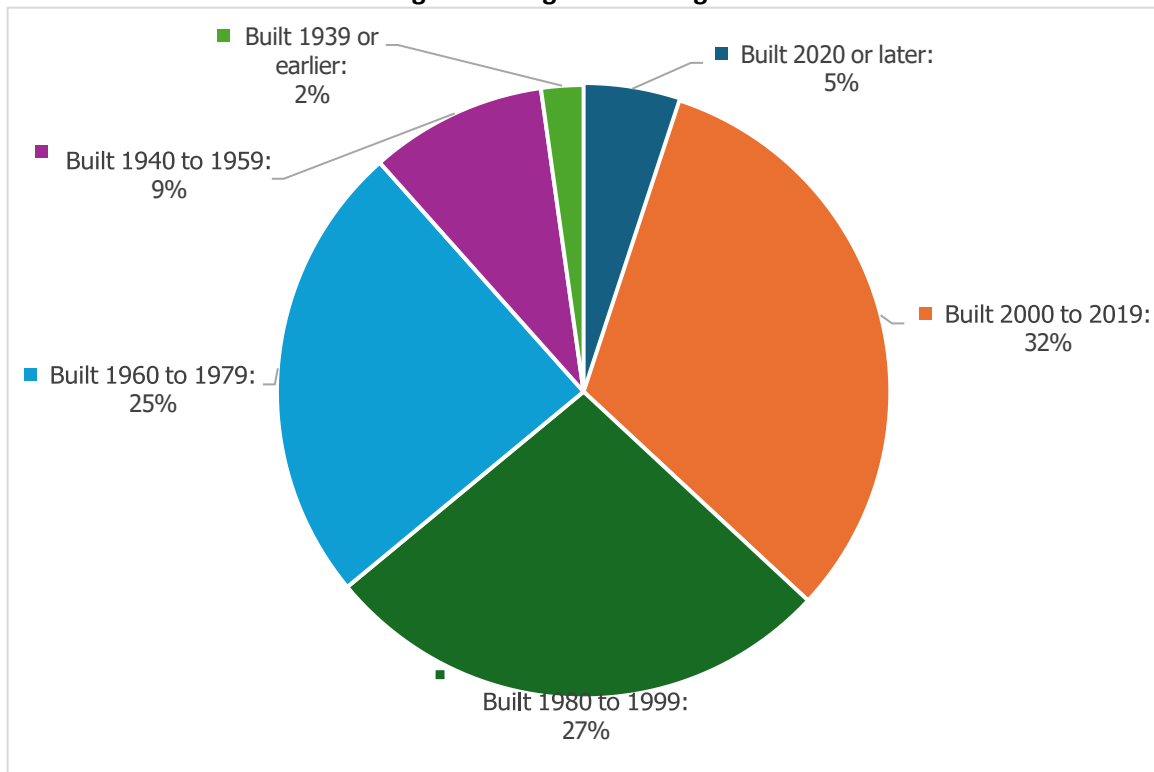
Figure E-4: Occupants per Room – Overcrowding



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-5: 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 Policies

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:

- Expedited building permit review for affordable housing projects

- Density bonuses for affordable housing projects and smaller units
- 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 maintained by the Washoe County Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2025 QuickInfo database available, but as described in more depth below, the data is updated to reflect construction activity as of May 2025. 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 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 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 nearest 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 major streets.

Nearest Distance to Highway: The nearest distance between a parcels 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
- CITY OF SPARKS
- HOUSING AUTHORITY CITY OF RENO
- INCLINE VILLAGE GENERAL IMPROVEMENT DIST
- NEVADA DEPT OF TRANSPORTATION
- NEVADA STATE OF
- NEVADA STATE PARK SYSTEM
- REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY
- REGIONAL TRANSPORTATION COMMISSION WASHOE CO
- 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.

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
- 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 City of Reno. Under the most restrictive set of filters, Scenario-6, there are 410 vacant Commercial parcels comprising 2,051 acres. Additionally, there are 1,308 vacant residential parcels comprising 3,209 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.

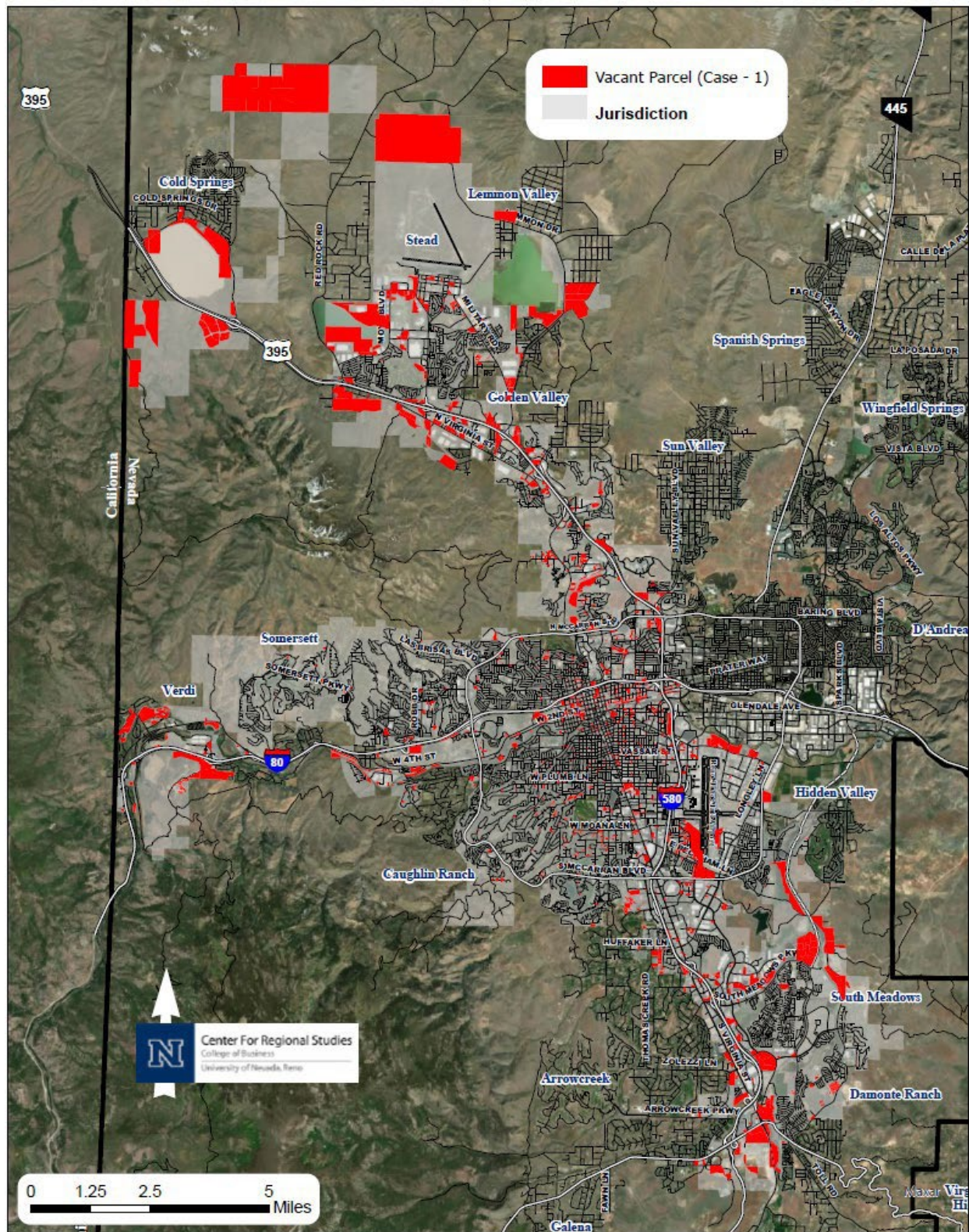
Table F-1: Vacant Land Inventory for City of Reno, 2025⁷⁰

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
	Vacant Parcels	473	473	429	429	410	410
	Vacant Acres	2,312	2,312	2,113	2,113	2,051	2,051
Residential							
	Vacant Parcels	1,756	1,756	1,437	1,437	1,308	1,308
	Vacant Acres	5,080	5,080	3,364	3,364	3,209	3,209
Total Parcels		2,229	2,229	1,866	1,866	1,718	1,718
Total Acres		7,392	7,392	5,477	5,477	5,260	5,260
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.

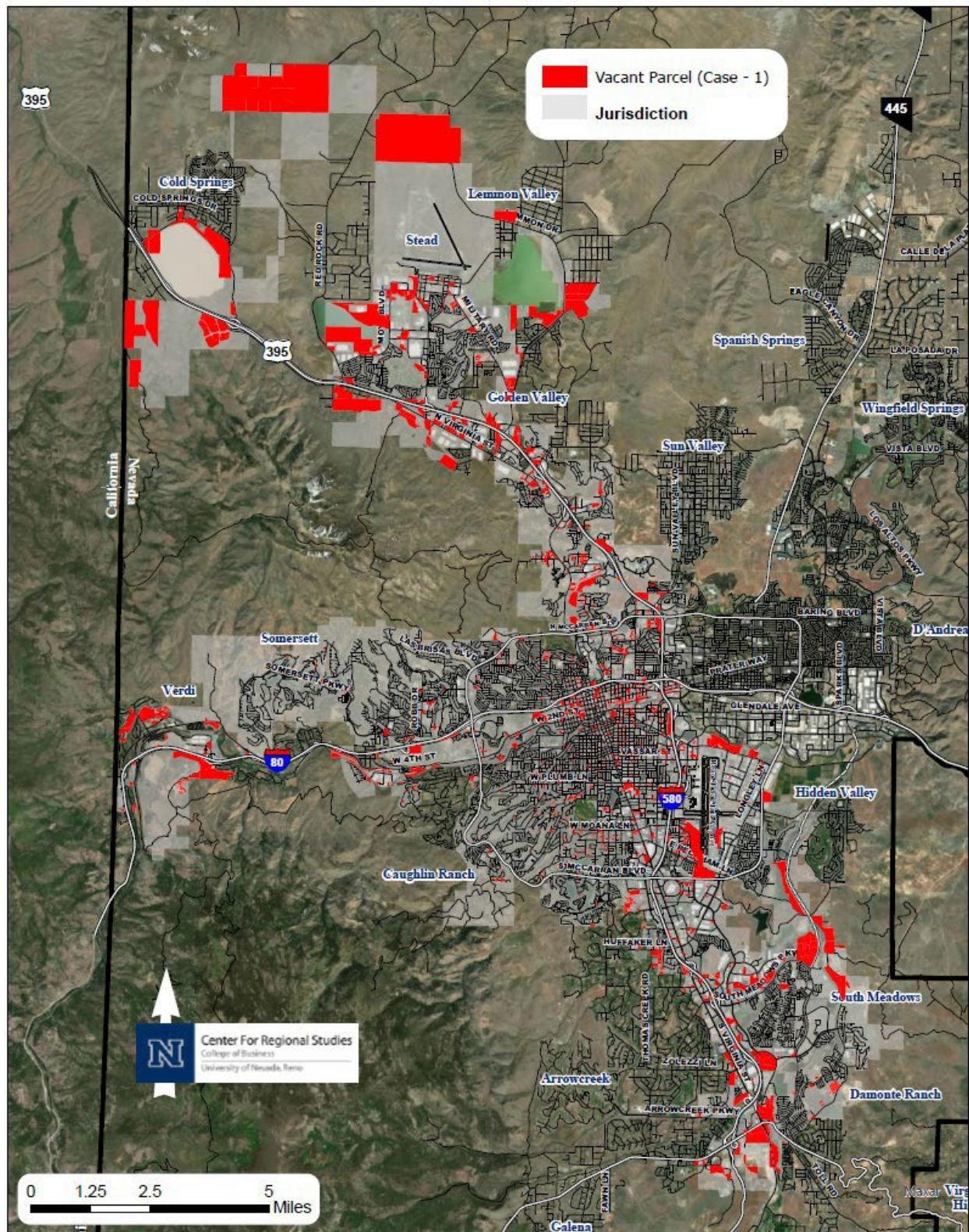
⁷⁰ For notes on lands noted as developable within table F-1 that may be zoned for non-residential uses, see Appendix A.

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



Source: Center for Regional Studies, UNR.

Figure F-2: Vacant Land Inventory for 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.

Housing Needs

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. 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. 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.

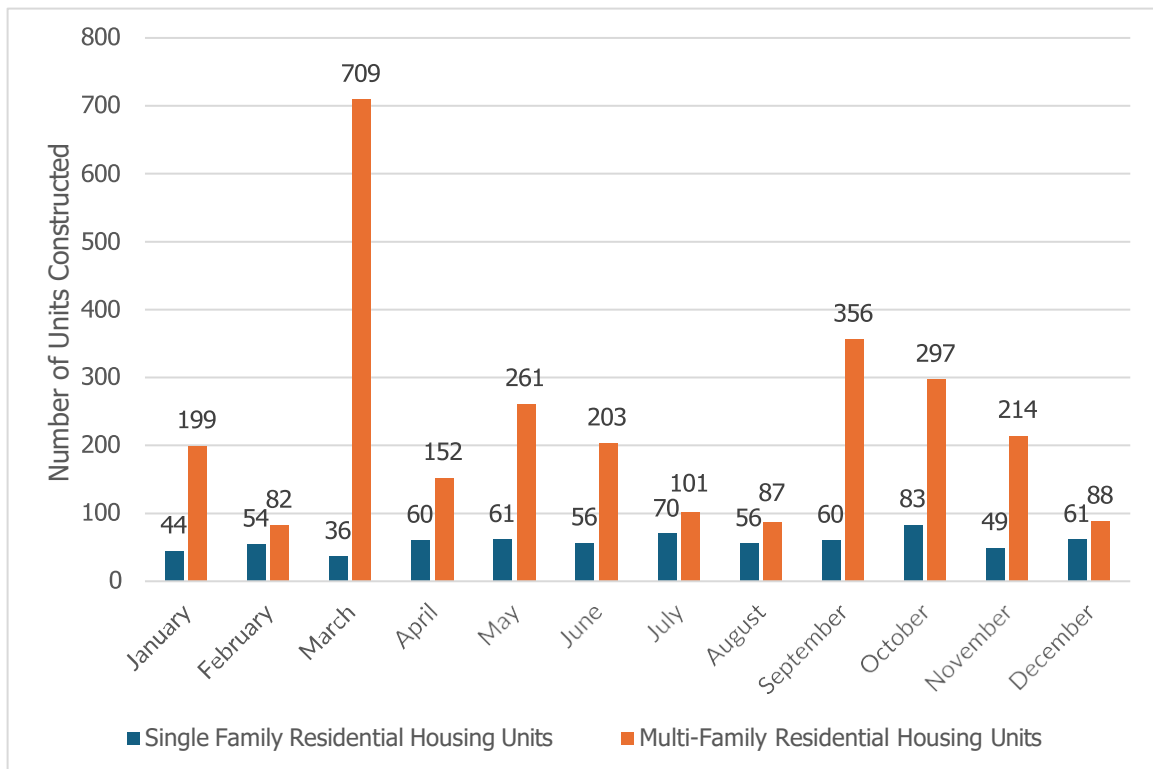
H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.

Housing Plans

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.

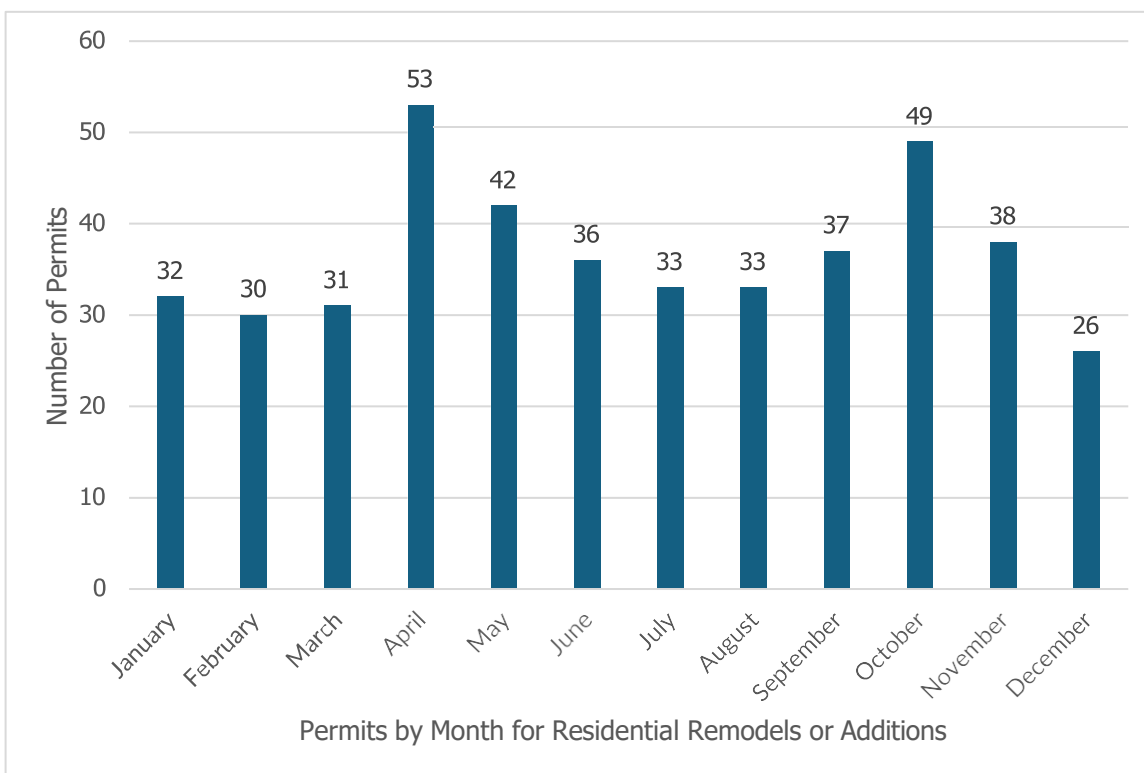
The following building permit data provides insights regarding residential unit construction over calendar year 2024. In total, approximately 690 single family residential units and 2,749 multi-family residential units were constructed.

Figure H-1: Residential Units Constructed



Additionally, approximately 440 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-2: Residential Remodel and Addition Permits



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:

- Adopt an ADU ordinance – Reno City Council initiated a text amendment at the end of 2023. City staff has been researching other jurisdictions, working with the community, and working with City Council to develop an ordinance to allow ADUs. This ordinance is in the final stages and is anticipated to be adopted later this year. ADUs can help families with aging parents, kids going to college, and provide supplemental income. Additionally, they allow for diversity of housing choice which allows people to live in neighborhoods that they wouldn't otherwise have access to. Many communities utilize this tool to help the affordable housing crisis.
- 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.
- 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 – 2025 AB 213 Report

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AB 213 City of Sparks Executive Summary

In 2024, City of Sparks had a total population of 115,240 persons. According to 2023 ACS data, 66,204 people resided in 24,748 owner-occupied units (2.68 persons per household) with a vacancy rate of 0.94 percent. Likewise, 42,562 people resided in 16,583 renter-occupied units (2.57 persons per household) with a vacancy rate of 7.5 percent. In total, City of Sparks has a homeownership rate of 59.9 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2023) City of Sparks median household income was \$86,979, and the median home price in 2025 is \$542,270. Across all owner-households and irrespective of mortgage-status, monthly housing costs average \$1,974 per month, resulting in 25.1 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 9,717 owner-occupied affordable housing units.

In terms of renters, the median contract rent in the City of Sparks is \$1,545 per month resulting in 49.9 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 41.0 percent of renters excessively cost burdened (defined as having housing costs of greater than 35 percent of gross income). For households with median annual income of less than \$74,999, there is a shortage of 2,757 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 8,763 units for households at or below 80 percent area median income. For the City, 1,178 of the 16,583 renter-occupied units represent subsidized affordable units of which the median unit was built in 2004.

City of Sparks population is expected to increase by 3,400 people by 2030, and the median household income is expected to increase from \$86,979 to \$100,851. Between 2025 and 2030, an additional 1,219 dwelling units are projected to be required to support City of Sparks' expected population growth. In addition to the existing need for affordable units, this level of population growth will require the construction of 730 for-sale units, 489 for-rent units with 230 subsidized units.

To determine the stock of available land able to be developed in 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 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).

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 1,705 acres of vacant developable residential land in 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 1,113 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

The statistical results, tables, and figures in this report are based 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.⁷¹ 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 6.9 percent and the use of a 30-year fixed-rate, fully-amortizing loan. This is different to 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 100-120

⁷¹ 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."

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 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”, 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 the City of Sparks, the appropriate MSA is the Reno-Sparks MSA with an AMI of \$101,200 in 2024.

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 2025 economic conditions, contract rent is expressed in 2025 dollars based on HUD’s 50 percent percentile rent estimates for 2023 vs 2025⁷².

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 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.

⁷² <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 primary residence of the homeowner. 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 2024. 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 are 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 may not be reflective of 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.

#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 City of Sparks housing market statistics. As previously noted, according to estimates from the NV Demographer, the population of the City of Sparks was 115,240 as of 2024. The median annual income for the jurisdiction is \$86,979 and the Homeownership Rate is 59.9 percent.

As of the most recent ACS survey, City of Sparks had 24,748 owner-occupied units with a 0.9 percent vacancy rate. The median year built is 1994 and the median home value is \$542,270. This results in a \$1,974 median monthly housing cost. In total, 25.1 percent of City of Sparks homeowners are Cost Burdened, and 18.4 percent are Excessively Cost Burdened. This resulted in a 9,717 owner-occupied Affordable Housing Unit Shortage combined for households with 100% AMI or less.

City of Sparks also had 16,583 renter-occupied units as of the most recent ACS survey, with a 7.5 percent vacancy rate. The median year built is 1986 and the median contract rent is \$1,545. The percentage of Cost Burdened renters is 49.9 percent, and the percentage of Excessively Cost Burdened Renters is 41.0 percent. In total, within

the City of Sparks, there are 1,178 subsidized housing units with the median year of those being 2004. For renters, this led to a 2,757 Affordable Housing Unit Shortage for renters at or below 80 percent AMI as of the most recent data release.

Table A-1: Housing Market Statistics, 2024

City of Sparks Characteristics	
Median Annual Income	\$86,979
Homeownership Rate	59.9%
2024 Population	115,240
Homeowner Housing Profile	
#Units	24,748
Vacancy	0.90%
Median Year Built	1994
Median Monthly Housing Costs	\$1,974
Median Housing Value	\$542,270
Percent of Cost Burdened Owners (>30%)	25.11%
Percent of Excessively Cost Burdened Owners (>35%)	18.35%
Affordable Housing Unit Shortage	9,717
Renter Occupied Housing Profile	
#Units	16,583
Vacancy	7.50%
Median Year Built	1986
Median Contract Rent	\$1,545
Percent of Cost Burdened Renters (>30%)	49.92%
Percent of Excessively Cost Burdened Renters (>35%)	41.00%
Number of Subsidized Housing Units	1,178
Median Year Built of the Subsidized Housing Stock	2004
Affordable Housing Unit Shortage	2,757

Source: ACS 2023 5-year, NV Demographer RCG. Percents 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 Sparks. In total, 67.8 percent of the housing stock available in the City is single-unit detached or attached, 30.5 percent is 2 units or greater, 1.4 percent is mobile home⁷³ and 0.3 percent is boat, RV, or other.

Table A-2: City of Sparks Units in Structure Occupied Units, 2024

Number of Units in Structure	Number of Units	Percent of Total
1-unit, detached	26,121	63.2%
1-unit, attached	1,943	4.7%
2 units	951	2.3%
3 or 4 units	2,149	5.2%
5 to 9 units	3,348	8.1%
10 to 19 units	2,852	6.9%
20 or more units	3,306	8.0%
Mobile home	579	1.4%
Boat, RV, van, etc.	83	0.3%
Total	41,331	100.0%

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 the City, by the year the structure was built. An estimated 15.9 percent of the units were built in 2010 or later, 35.6 percent of the units were built between 1990 and 2009, and 48.5 percent of the units were built 1980 or earlier.

⁷³ 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-3: City of Sparks Year Structure Built Occupied Units, 2024

Year Built	Number of Units	Percent of Total
Built 2020 or later	744	1.8%
Built 2010 to 2019	5,828	14.1%
Built 2000 to 2009	8,969	21.7%
Built 1990 to 1999	5,786	14.0%
Built 1980 to 1989	5,497	13.3%
Built 1970 to 1979	7,026	17.0%
Built 1960 to 1969	3,554	8.6%
Built 1950 to 1959	2,232	5.4%
Built 1940 to 1949	951	2.3%
Built 1939 or earlier	744	1.9%
Total	41,331	100.0%

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

Jurisdiction Plans and Procedures

The Housing Gap and Shortage Analysis included in Subsection A indicates there is a 9,717-unit shortage of affordable owner-occupied housing units and a 2,757-unit shortage of affordable renter occupied units in the City of Sparks. Subsection H 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:

- Conveying two properties acquired through the Home Means Nevada Initiative to selected developers to construct income-restricted affordable housing serving households making 60% AMI or below.
- Evaluating the Nevada Attainable Housing Account allocation plan to determine if funding will be available to local governments to: 1) reimburse sewer connection fees and/or building permit fees for affordable housing; 2) acquire land for the development of attainable housing; 3) and administer rental assistance programs.
- Preparing code amendments that advance affordable housing and middle housing following completion of the City of Sparks Housing Affordability Audit.
- 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, 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 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.

Low-Income Housing Inventory

Per statute requirements in [NRS 319.143](#), the Nevada Housing Division (NHD) maintains a Low-Income Housing Database (LIHD). The database provides an inventory of rental residential housing in Nevada that has been subsidized at the federal, state, or local level and has 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 some single-family housing is also included, where applicable. The database is sourced from in-house data collected by the Division through the administration of programs such as Low-Income Housing Tax Credits (LIHTC) as well as ongoing coordination with jurisdictions through annual reporting, including the Annual Housing Progress Report (AHPR).

Table B-1: Low-Income Housing Inventory, 2025 comprises the current inventory of units recorded within the database for the City of Sparks as of November 2025. 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, assisted, or both. Also included within the inventory is a count of total units, which includes both restricted and market-rate units at a given property. The current inventory notes a total of 1,380 units, 1,165 restricted units, 57 assisted units, and 181 market-rate units. The quantity of total units minus market-rate units equals 1,199. Additionally, properties with some associated units for seniors or individuals with disabilities are noted by an asterisk.

Due to current data limitations, an inventory of affordable homes for sale is not included within this report. The Homeowner Housing Profile included within Table A-1: Housing Market Statistics, 2024 summarizes estimated cost burden and affordability for homeowners in the City of Sparks. For additional detail on homeowner households in the City of Sparks, refer to the following tables within Subsection D:

- Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2024
- Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2024
- Table D-5: Housing Cost Burden for Homeowner Households, 2024
- Table D-7: Naturally Occurring Affordable Housing Inventory, 2024

Table B-1: Low-Income Housing Inventory, 2025⁷⁴

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #
Alpine Haven	2000 Oddie Blvd.	Sparks	89431	40	40		
Aspen Village	1410 Sullivan Ln.	Sparks	89431	43	43	2	
Banbridge Apts.	1000 El Rancho Dr.	Sparks	89431	128	128		
Bethel Plaza Senior Apts.*	2655 Rock Blvd.	Sparks	89431	28	18		10
Boulder Creek Apts.	4005 Moorpark Ct.	Sparks	89433	250	250		
C St.	121 C St.	Sparks	89431	4	4		
City Hall Apts.*	625 5th St.	Sparks	89431	42	42		
Grace Senior Apts.*	1260 Commerce St.	Sparks	89431	55	55		
John McGraw Court	2455 Orovada	Reno	89512	34		34	
Lincoln Way*	618 Fourth St.	Sparks	89431	45	45	5	
Marina Village	350 Harbor Cove	Sparks	89434	240	72		168
Parkside Garden Apts.	1800 Sullivan Ln.	Sparks	89431	288	288		
Railyard Flats	419 10th St.	Sparks	89431	15	15	0	
Sierra Cove/Greyhaven (WCHC HOME)	2314 Greyhaven Ln.	Sparks	89431	34	34		
Sierra Crest Senior Apts.*	795 Prater Way	Sparks	89431	72	72		
Silver Sage Court/Manor*	2455 Orovada St.	Sparks	89431	16	16	16	
Truckee Heights	2153 Prater Way	Sparks	89431	40	40		
Zephyr	Various	Sparks	Various	6	3		3
Total Units w/Restrictions or Assistance (Total – Market Rate): 1,199				1,380	1,165	57	181

Source: Low-Income Housing Database, NHD

⁷⁴ Properties with an asterisk have some associated units for seniors or individuals with disabilities. Such information is drawn from sources including associated applications for Low-Income Housing Tax Credits (LIHTC).

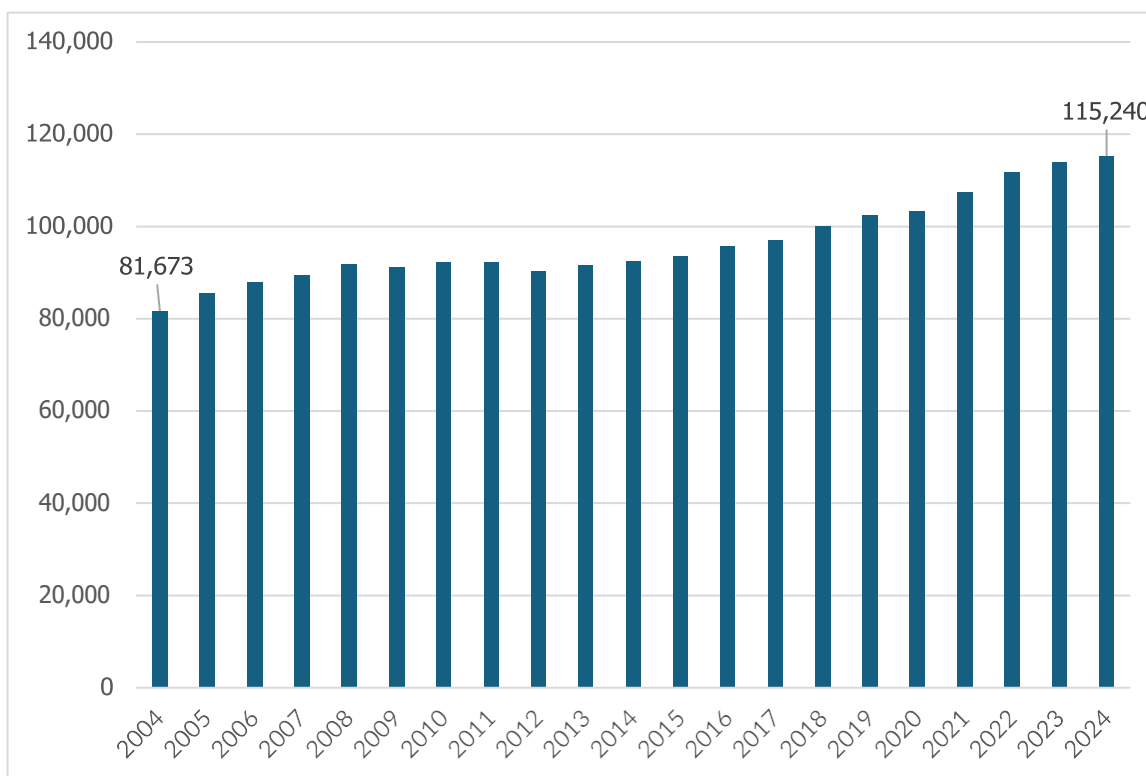
C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

The Nevada State Demographer releases an annual report on the “Estimated Population of Towns, Cities, and Counties in the State of Nevada, Including the Governor’s Certified Estimates.” Data for the population summaries included in Figure C-1: City of Sparks Population, 2004-2024 and Table C-1: City of Sparks Population and Growth Rate, 2004-2024 was sourced from the most recent iteration of this report, released in 2024.⁷⁵

From 2004-2024, the City of Sparks grew by 33,567 or by 41 percent. Average growth per year during the timeframe equals 1,678 or 1.8 percent. Years that experienced net negative growth, or a declining population, are denoted in orange shading within Table C-1.

Figure C-1: City of Sparks Population, 2004-2024



Source: NV Demographer

⁷⁵ Due to data limitations, demographic projections are not included within this report. Such a summary is available for the City of Sparks in the 2024 AB 213 report, Additional Reporting on Housing Progress and Plans.

Table C-1: City of Sparks Population Change, 2004-2024

Year	Population	Population Change	YoY Change %
2004	81,673		
2005	85,618	3,945	4.8%
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%
Annual Average		1,678	1.8%

Source: NV Demographer, NHD

2030 Market Projections

Market forecasts for 2030 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 2030, 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 City of Sparks' 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 2030 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 adjusted⁷⁶ 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, 2025 - 2030

Population and Median Income	
2030 Population	118,640
Population Increase	3,400
2030 Median Household Income	\$100,851
Projected Housing Needs & Land Requirements	
Housing Units Required	1,219
Owner-Occupied Units	730
Renter-Occupied Units	489
Subsidized Units	230
Vacant Acreage Required	305

Source: RCG, ESRI, NV Demographer

⁷⁶ 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 City's planning goals and policies.

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 an annual income of \$30,360, 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 $(30,360 - 25,000) / (34,999 - 25,000) = 53.6$ 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.

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.⁷⁷ 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.

⁷⁷ 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.

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 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.⁷⁸

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 9,717-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.

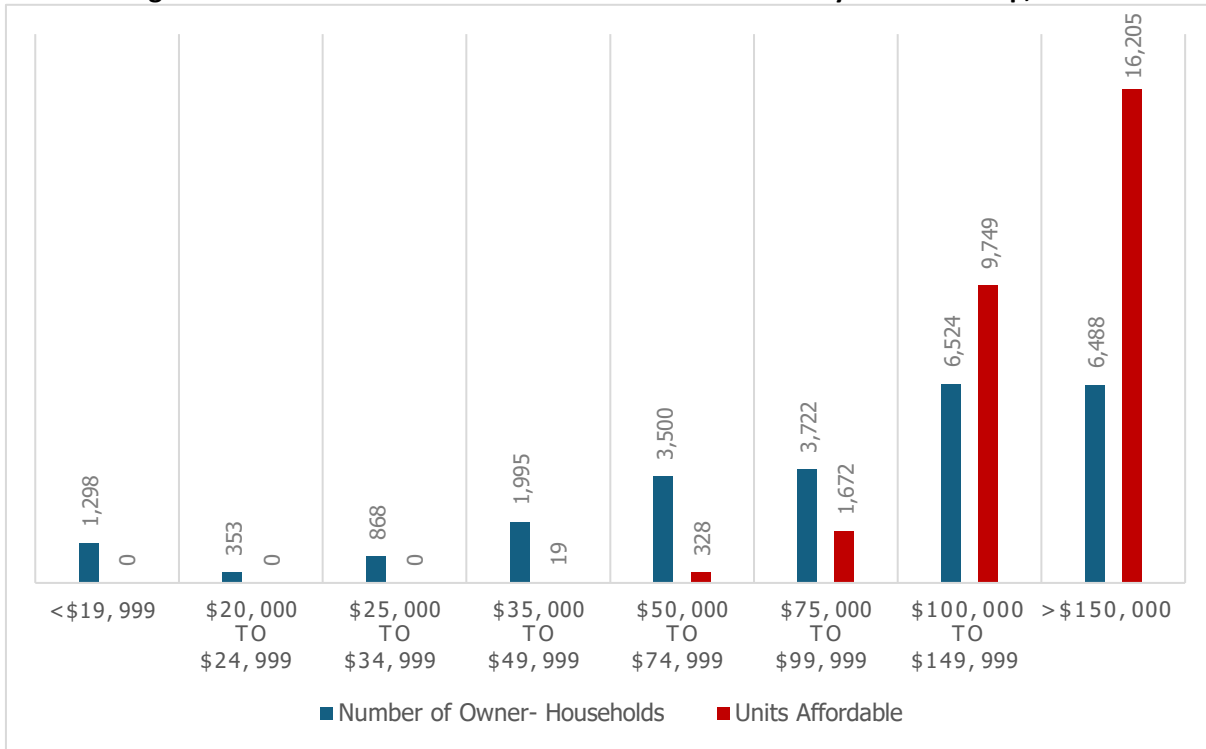
Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2024

Income	Number of Owner households	Units Affordable	Shortage
<\$19,999	1,298	0	1,298
\$20,000 to \$24,999	353	0	353
\$25,000 to \$34,999	868	0	868
\$35,000 to \$49,999	1,995	19	1,976
\$50,000 to \$74,999	3,500	328	3,172
\$75,000 to \$99,999	3,722	1,672	2,050
\$100,000 to \$149,999	6,524	9,749	-
>\$150,000	6,488	16,205	-
Affordable Housing Unit Shortage			9,717

Source: ACS 2023 5 year, RCG, Washoe County Assessor

⁷⁸ 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, 2024



Source: ACS 2023 5 year, RCG, Washoe County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2024

Income	Number of Owner households	Units Affordable	Shortage
30% AMI (\$30,360/yr)	2,116	0	2,116
50% AMI (\$50,600/yr)	2,482	27	2,455
60% AMI (\$60,720/yr)	1,417	133	1,284
80% AMI (\$80,960/yr)	2,887	586	2,301
100% AMI (\$101,200/yr)	2,994	1,512	1,561
120% AMI (\$121,440/yr)	2,695	4,027	-
120+ AMI	10,157	21,688	-
Affordable Housing Unit Shortage			9,717

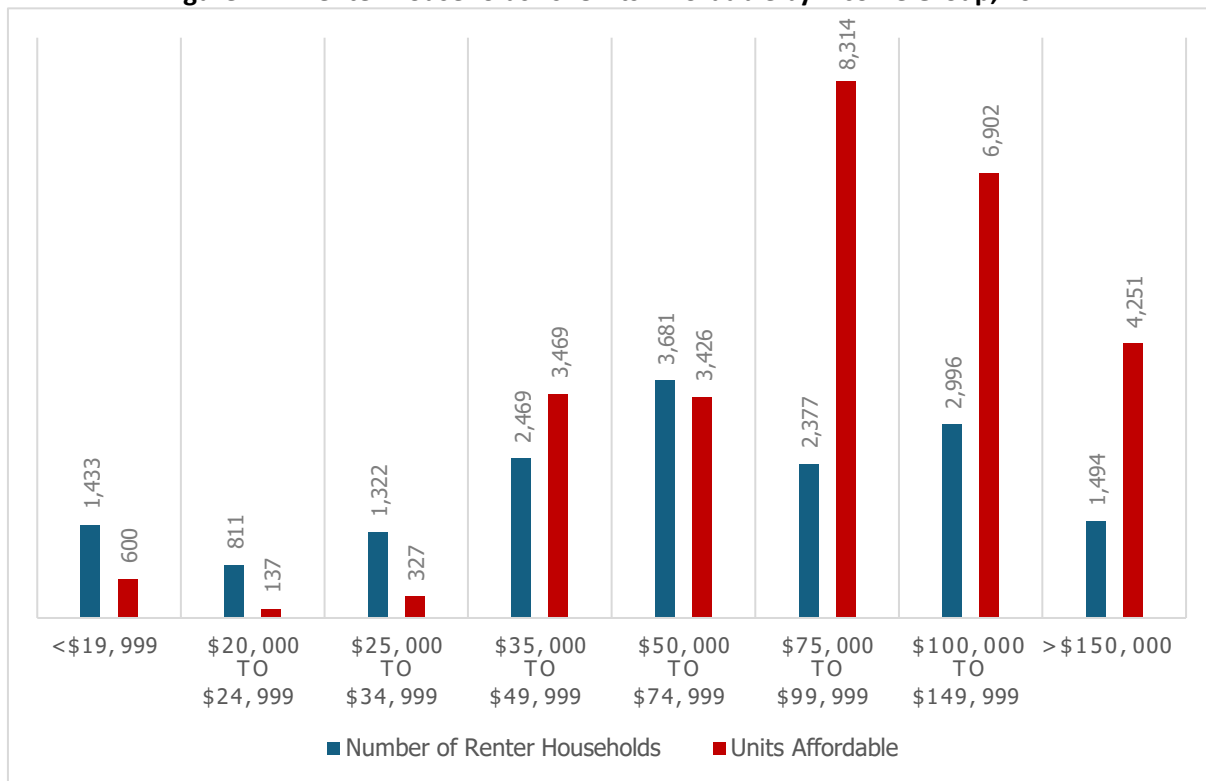
Source: ACS 2023 5 year, RCG, Washoe County Assessor

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 2,757-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, 2024

Income	Number of Renter Households	Units Affordable	Shortage
<\$19,999	1,433	600	833
\$20,000 to \$24,999	811	137	674
\$25,000 to \$34,999	1,322	327	995
\$35,000 to \$49,999	2,469	3,469	-
\$50,000 to \$74,999	3,681	3,426	255
\$75,000 to \$99,999	2,377	8,314	-
\$100,000 to \$149,999	2,996	6,902	-
>\$150,000	1,494	4,251	-
Affordable Housing Unit Shortage			2,757

Source: ACS 2023 5 year, RCG, Washoe County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2024

Source: ACS 2023 5 year, RCG, Washoe County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2024

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI (\$30,360/yr)	2,953	912	2,040
50% AMI (\$50,600/yr)	3,171	3,703	468
60% AMI (\$60,720/yr)	1,490	1,387	103
80% AMI (\$80,960/yr)	2,669	3,939	146
100% AMI (\$101,200/yr)	1,884	6,501	-
120% AMI (\$121,440/yr)	1,238	2,851	-
120+ AMI	3,179	8,133	-
Affordable Housing Unit Shortage			2,757

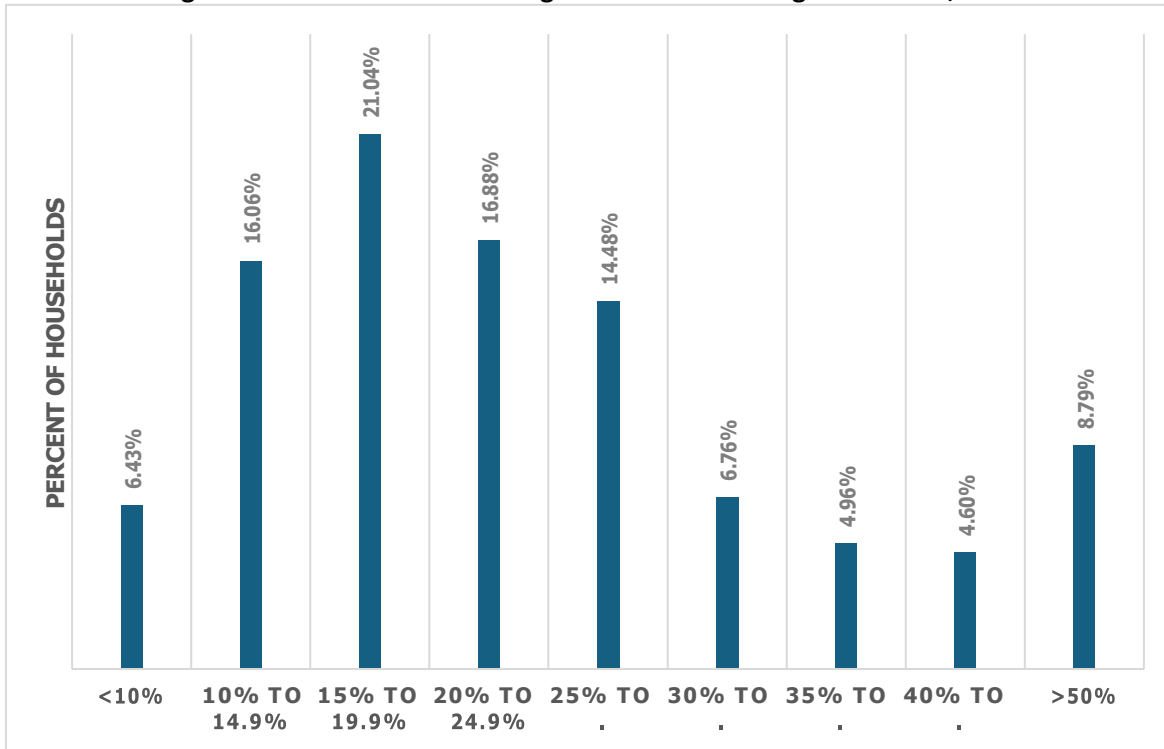
Source: ACS 2023 5 year, RCG, Washoe County Assessor

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 6.4 percent of Households have a <10 percent Housing Cost Burden. In total 25.1 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, 2024



Source: ACS 2023 5 year, RCG

Table D-5: Housing Cost Burden for Homeowner Households, 2024

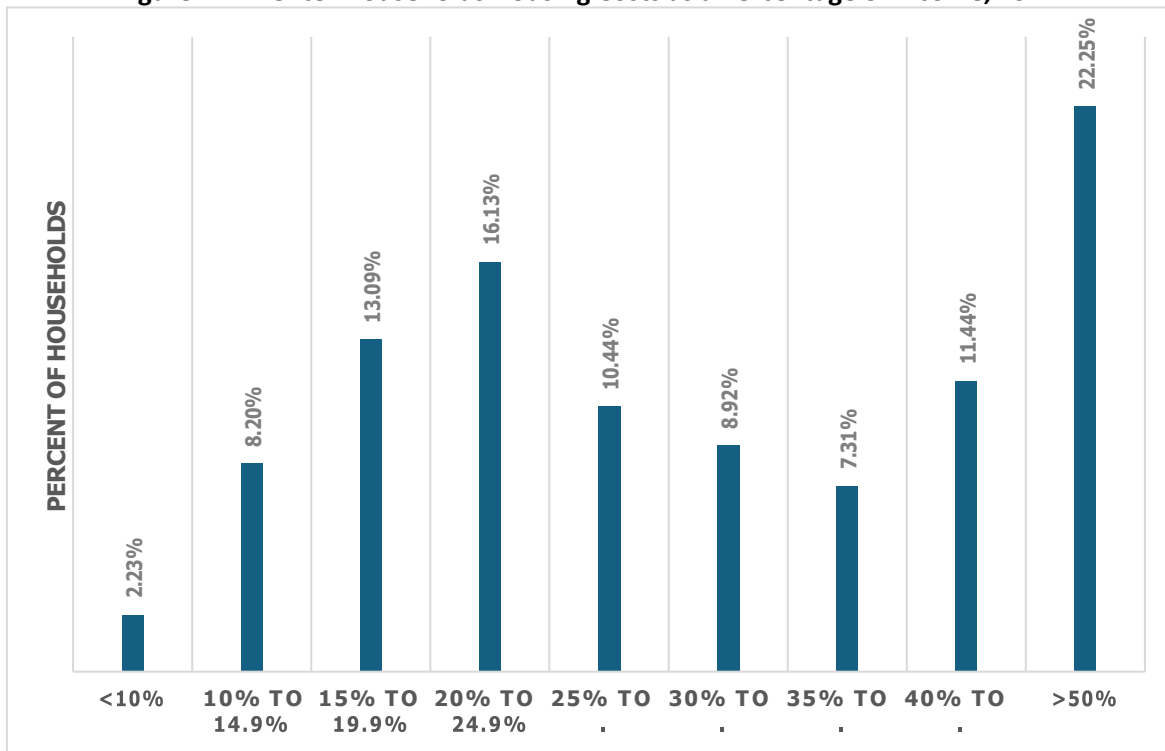
Housing Cost / Household Income	Percent of Owner households
<10%	6.43%
10% to 14.9%	16.06%
15% to 19.9%	21.04%
20% to 24.9%	16.88%
25% to 29.9%	14.48%
30% to 34.9%	6.76%
35% to 39.9%	4.96%
40% to 49.9%	4.60%
>50%	8.79%

Source: ACS 2023 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 2.2 percent of Renter-households have a <10 percent Housing Cost Burden. In total 49.9 percent are considered Cost Burdened (>30 percent) and 41.0 percent are considered to

be Excessively Cost Burdened (> 35 percent). Over 22 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2024



Source: ACS 2023 5 year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2024

Housing Cost / Household Income	Percent of Renter households
<10%	2.23%
10% to 14.9%	8.20%
15% to 19.9%	13.09%
20% to 24.9%	16.13%
25% to 29.9%	10.44%
30% to 34.9%	8.92%
35% to 39.9%	7.31%
40% to 49.9%	11.44%
>50%	22.25%

Source: ACS 2023 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”).

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 Reno-Sparks MSA. 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 bypass this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates an annual income of \$30,360, 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 $(30,360 - 25,000) / (34,999 - 25,000) = 53.6$ percent of the unit counts falling within the [\$25,000 to \$34,999].

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, 80.4 percent of the affordable units are NOAH and 88.2 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory, 2024

Reno Sparks MSA AMI	#Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI (\$30,360/yr)	912	0	0.00%
50% AMI (\$50,600/yr)	4,615	3,437	74.48%
60% AMI (\$60,720/yr)	6,002	4,824	80.37%
80% AMI (\$80,960/yr)	9,941	8,763	88.15%

Source: ACS 2023 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 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 persons. And, more recently, the population of Sparks increased by 11.6% from 103,230 to 115,240 persons between 2020 and 2024 (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 October 2017 to October 2023, the median home price for an existing single-family home increased by 59% from \$327,500 to \$520,000. Similarly, the median sales price for an existing condominium or townhome increased by 108% from \$155,000 to \$323,000 over this same period (Sierra Nevada Realtors). Sparks has also experienced substantial increases in rents. From 2017 to 2022, the median gross rent increased by 64% from \$1,028 to \$1,597 (U.S. Census Bureau, 2022 ACS 1-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 2022, this number slightly decreased to 32.3%. However, cost-burdened renter households experienced an increase from 46.3% to 48.4% over this period (U.S. Census Bureau, 2017 and 2022 ACS 5-Year Estimates). While the median household income (in 2022 dollars) increased 23% from 2017 to 2022 (U.S. Census Bureau, 2017 and 2022 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 2022 median gross rent of \$1,597.

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 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 in Fall 2024. The scope of the audit includes review of the city's existing policies and zoning regulations, review of existing land uses and utilization, interviews with affordable housing developers and community stakeholders, financial feasibility analysis, and issuance of final findings report. The audit is scheduled to be completed in summer 2025. ECONorthwest will evaluate infrastructure limitations, land availability, market conditions and policy. The final report will help the City of Sparks identify possible policy and regulatory changes to further support affordable housing.

Mitigation Policies

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 a Request for Proposal to solicit affordable housing projects is currently open for the other. Ultimately, the development of affordable rental housing on the 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 maintained by the Washoe County Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2025 QuickInfo database available, but as described in more depth below, the data is updated to reflect construction activity as of May 2025. 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 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 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 nearest 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 major streets.

Nearest Distance to Highway: The nearest distance between a parcels 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
- CITY OF SPARKS
- HOUSING AUTHORITY CITY OF RENO
- INCLINE VILLAGE GENERAL IMPROVEMENT DIST
- NEVADA DEPT OF TRANSPORTATION
- NEVADA STATE OF
- NEVADA STATE PARK SYSTEM
- REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY
- REGIONAL TRANSPORTATION COMMISSION WASHOE CO
- 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.

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
- 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 City of Sparks. Under the most restrictive set of filters, Scenario-6, there are 113 vacant Commercial parcels comprising 147 acres. Additionally, there are 987 vacant residential parcels comprising 1,113 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.

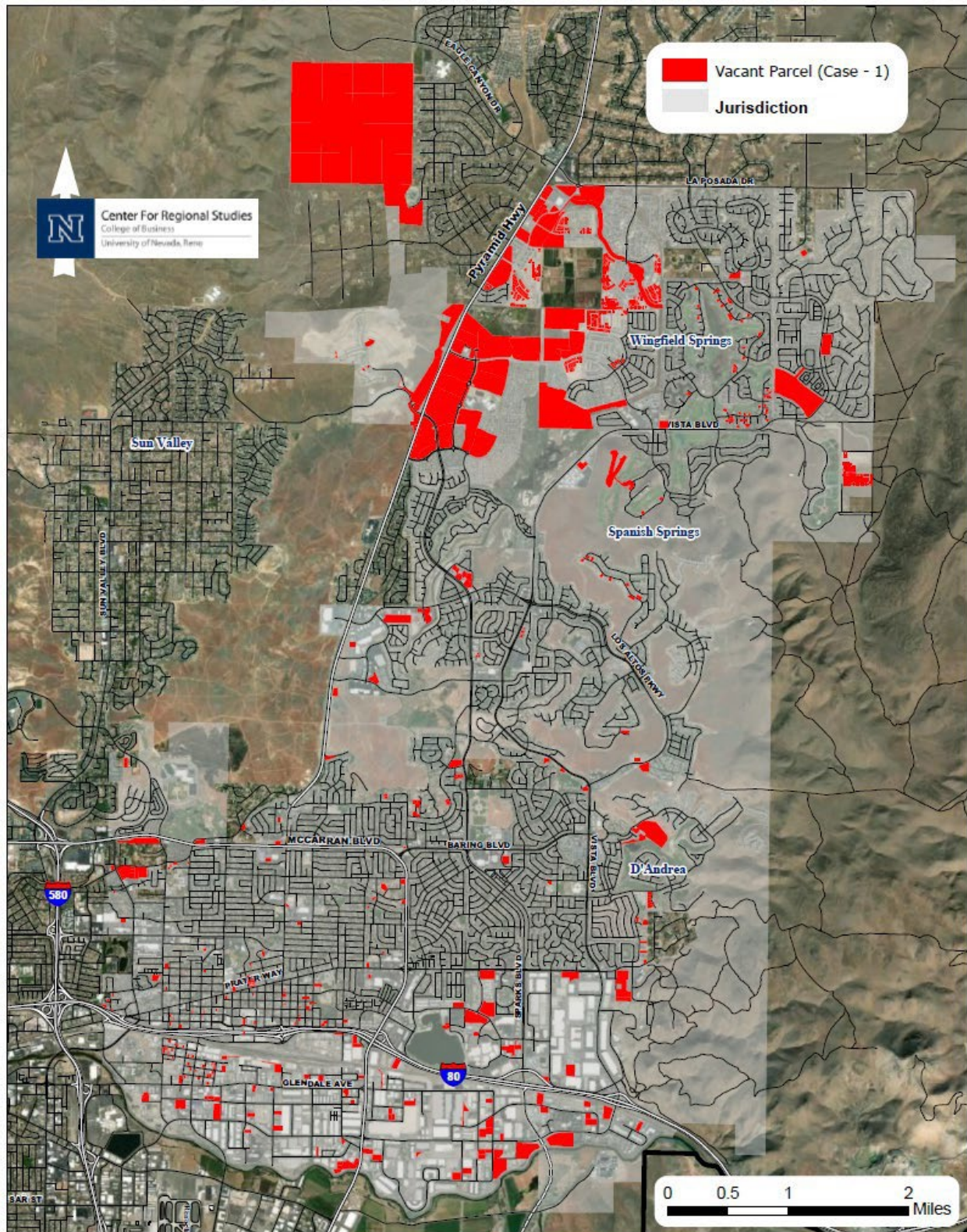
Table F-1: Vacant Land Inventory for City of Sparks, 2025⁷⁹

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
	Vacant Parcels	120	120	116	116	113	113
	Vacant Acres	168	168	149	149	147	147
Residential							
	Vacant Parcels	1,066	1,066	1,007	1,007	987	987
	Vacant Acres	1,705	1,705	1,267	1,267	1,113	1,113
Total Parcels		1,186	1,186	1,123	1,123	1,100	1,100
Total Acres		1,873	1,873	1,416	1,416	1,260	1,260
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.

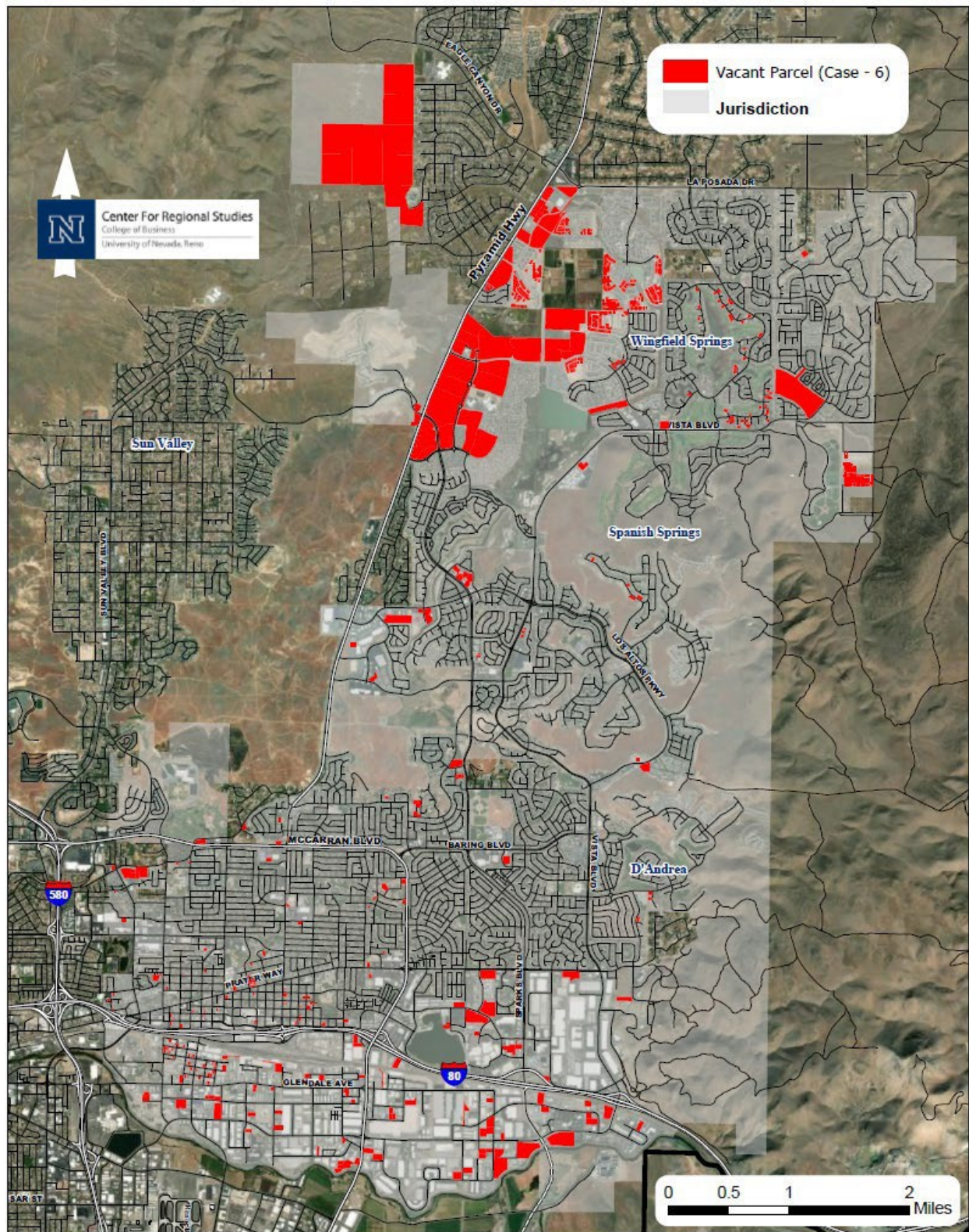
⁷⁹For notes on lands noted as developable within table F-1 that may be zoned for non-residential uses, as well as lands not included that may developable, see Appendix A.

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



Source: Center for Regional Studies, UNR.

Figure F-2: Vacant Land Inventory for City of Sparks, 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.

Housing Needs

The Housing Gap and Shortage Analysis prepared by RCG Economics indicates there is a 9,717-unit shortage of affordable owner occupied housing units and a 2,757-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 has not typically been competitive with the Nevada Housing Division continuously accepting applications and allocating tax credits to eligible applications throughout the year. However, starting in 2025, the 4% LIHTC funds are now being awarded through a competitive process and must be coupled with an application for tax exempt bonds.
- 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.
- 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).

At this time, it is currently unclear how the allocation plan required by AB540 will prioritize the disbursement of funds among eligible activities. City of Sparks staff will monitor the development of the allocation plan to understand the priorities for this new funding source and evaluate potential application opportunities.

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

In the 2025-2030 time period, the City of Sparks plans to take the following actions to support the development and/or maintenance of income-restricted affordable housing:

- Convey two properties acquired through the Home Means Nevada Initiative to selected developers to construct income-restricted affordable housing serving households making 60% AMI or below.
- Evaluate the future use of CDBG funds for the acquisition of properties suitable for affordable housing development.
- Evaluate the Nevada Attainable Housing Account allocation plan to determine if funding will be available to local governments to: 1) reimburse sewer connection fees and/or building permit fees for affordable housing; 2) acquire land for the development of attainable housing; and 3) administer rental assistance programs.
- Upon completion of the City of Sparks Housing Affordability Audit, prepare code amendments that advance affordable housing (e.g. density or height bonuses) for consideration by the Sparks City Council.
- 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.
- Amend the Sparks Municipal Code (SMC) to comply with AB540 requirements adopted during the 2025 Legislative Session that require an expedited process for the consideration and approval of attainable housing.
- Amend SMC to comply with AB540 requirements adopted during the 2025 Legislative Session that require local governments to adopt a process for expedited review of tentative maps that include attainable housing.
- Institute an application process that allows private developers to request use of Private Activity Bond Cap allocated to the City of Sparks.

In the 2025-2030 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) for Accessory Dwelling Units (ADUs) to comply with AB396 provisions adopted during the 2025 Legislative Session that prohibits local governments from limiting the use of an ADU for rental purposes and sets the parking rate for an ADU at one parking space per ADU.

- Upon completion of the City of Sparks Housing Affordability Audit, prepare code amendments that advance middle housing (e.g. townhomes, triplexes, fourplexes, and small lot detached single-family) for consideration by the Sparks City Council.
- 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

2A 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

Appendix A.

The following summarizes feedback noted by the AB 213 jurisdictions upon review of the subsections within the reported completed by RCG Economics or the Division. This feedback may not be wholly incorporated within the main body of the report to maintain consistency across the datasets and methodologies utilized for these subsections, and is instead noted within the following appendix, where applicable. Feedback is categorized by reporting jurisdictions, noting the corresponding subsection as well as any figures or tables. This feedback may be incorporated within future AB 213 reporting upon additional coordination and review. The Division is grateful to the jurisdictions for their ongoing communication and efforts to further strengthen the important information included within this annual report.

Mesquite

Subsection C

- Figure C-1: City of Mesquite Population, 2004-2024, and Table C-1: City of Mesquite Population Change, 2004-2024

The reported demographic summary differs from counts noted within the 2024 AB 213 report, Additional Housing Progress and Plans. The counts within the 2024 report utilized data from the U.S. Census Bureau's QuickFacts for years 2010-2023, while reported counts within Figure C-1 and Table C-1 refer to data from the Nevada Office of the State Demographer. Additional review of these data sources may help further clarify reported demographic counts.

Boulder City

Subsection A

- Table A-1: Housing Market Statistics, 2024

Reported unit counts within the Homeowner Housing Profile and Renter-Occupied Housing Profile are higher than anticipated based on city data. Additional review of building permits in Boulder City may further clarify reported unit counts.

Subsection F

- Figure F-1: Vacant Land Inventory for City of Boulder, 2024, Case 1 Least Restrictive

Some parcels included in Figure F-1 may be zoned as flood management areas or parks. Additional review of these parcels may support further classification of vacant lands for reference in such analyses.

Washoe County Unincorporated

Subsection C

The reported inventory may not include all units as identified by the Truckee Meadows Regional Planning Agency (TMRPA) Affordable Housing Tracker. The following projects are noted within the TMRPA tracker but not included within the Division's current inventory as additional review may be needed to verify these units and their jurisdictional boundaries.

Table X-1. Selected Properties from the TMRPA Affordable Housing Tracker, 2025

Project Name	Street Address	City	Zip	Total Units #	Restricted Units #	Assisted Units #
Bethel II	2650 16th Street	Sparks	89431	4	1	1
Bristlecone	704 Mill Street	Reno	89502	16	8	
Eddy House	888 Willow Street	Reno	89502	50		50
Phoenix House IV/Vitality	3655 El Rancho Drive	Sun Valley	89434	1	1	NA
Ridge House on Cambridge	990 Cambridge Way	Reno	89511			
Ride House, Inc.	78 Keystone Avenue	Reno	89503	2	11	
Southridge (Skyline Agreement No. 2)	1570 Sky Valley Drive	Reno	90523	100	4	
St. Vincent's Residence	387 Gould Street	Reno	89512	28	8	
Step One	1015 North Sierra Street	Reno	89503	11	8	

Reno**Subsection F**

- Table F-2: Vacant Land Inventory for City of Reno, 2025

Some lands noted as developable within Table F-1 may be zoned for non-residential uses, such as Industrial Development. This includes lands in areas near White Lake, Silver Lake, and the Reno-Stead Airport. Additional review of corresponding land use codes may support further classification of lands as developable or undevelopable.

Sparks**Subsection F**

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

Some lands noted as developable within Table F-1 zoned may be zoned for non-residential uses, including Industrial Development. This includes large parcels serving as open space areas or detention facilities. Additionally, some lands zoned for other non-residential uses, including lands zoned “PD” (Planned Development) or “NUD” (New Urban Development, for Sparks) are also noted as developable within the subsection. Additional review of corresponding land use codes may support further classification of lands as developable or undevelopable.

Some lands that are planned for development or may be otherwise developable are not noted within Table F-1. This includes the Five Ridges and Copper Canyon developments, as well as some lands that may be developable under the Truckee Meadows Public Lands Management

Act (“Lands Bill”). Additional review of corresponding land use codes may support further classification of lands as developable or undevelopable.