



STATE OF NEVADA

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Introduction

Per [NRS 319.143](#), the Nevada Housing Division (NHD) maintains a Low-Income Housing Database (LIHD).ⁱ While the LIHD inventory of subsidized affordable housing throughout the State comprises the core of this database, the Division has historically posted additional information to provide supplemental context to the inventory. This information lives on the Division website in the form of supplemental links, reports, and other summaries. With the passage of AB 540 during the 2025 Legislative Session, the Division now compiles this information into an annual report, following the same guidance outlined in [NRS 319.143](#). In addition to this report, archived documentation from prior reporting is available on the “Housing Database” page of the NHD website.ⁱⁱ This document is the first iteration in this new reporting series, and addresses the following LIHD requirements:

1. Assess the affordable housing market at the city and county level, including data relating to housing units, age of housing, rental rates and rental vacancy rates, new home sales and resale of homes, new construction permits, mobile homes, lots available for mobile homes and conversions of multifamily condominiums;
2. Address the housing needs of various population groups in Nevada, such as households that rent, homeowners, elderly households, veterans, persons with disabilities or special needs, homeless persons, recovering persons with a substance use disorder, persons suffering from mental health ailments and victims of domestic violence, with each group distinguished to show the percentage of the population group at different income levels,

and a determination of the number of households within each special-needs group experiencing housing costs greater than 30% of their income, overcrowding or substandard housing;

3. Contain an estimate of the number and condition of subsidized and other low-income housing units at the county level and the identification of any subsidized units that are forecast to convert to market-rate units within a 3-year planning period;
4. Provide a demographic and economic overview by local and county jurisdiction, if feasible, for the population of Nevada, including age, race and ethnicity, household size, migration, current and forecast employment, household income and a summary relating to the effects of demographics and economic factors on housing demand;
5. Provide the number of housing units available to a victim of domestic violence from any housing authority, as defined in NRS 315.021, and from participation in the program of housing assistance pursuant to section 8 of the United States Housing Act of 1937, 42 U.S.C. § 1437f; and
6. Provide the number of terminations of victims of domestic violence in this State from the program of housing assistance pursuant to section 8 of the United States Housing Act of 1937, 42 U.S.C. § 1437f.

Affordable Housing Market Assessment

While the development and housing of residents into affordable, subsidized housing operates differently from the landscape for market-rate housing, certain components with crossover between these areas can provide some insights into the affordable housing market. Selected components for reference within this report include the resale of existing homes and annual authorized construction permits.

Resale of Existing Homes

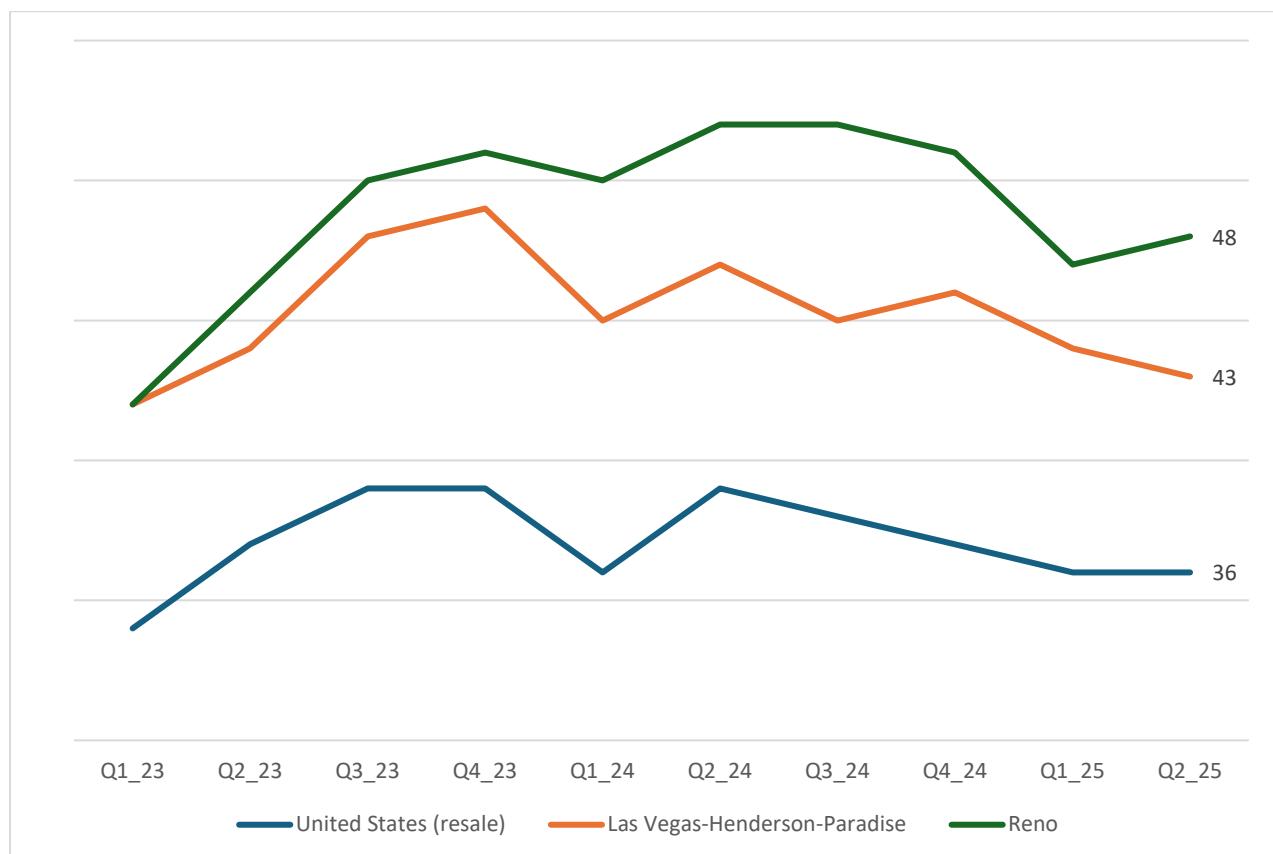
A helpful indicator providing perspective on housing costs is the National Association of Home Builders/Wells Fargo Cost of Housing Index (CHI).ⁱⁱⁱ The CHI is calculated at the national level and metropolitan level (for 175 metropolitan areas) as a ratio of mortgage payment over family income, representing the portion of a typical family's income needed to make a mortgage payment on a median-priced home. The CHI represents an updated version of the previous Housing Opportunity Index (HOI), which ceased production in the First Quarter of 2023.

Table 1 and Figure 1 note the CHI for the United States as well as the Las Vegas-Henderson-Paradise and Reno metropolitan areas from the First Quarter of 2023 (the start of this series) through the Second Quarter of 2025 (the most recent data available at the time of this report publication). Note that Table 1 summarizes the CHI for the resale of existing homes in rows 3-5, as well as the CHI for the sale of new homes (only at the national level) in row 2. Figure 1 only displays data for the resale CHI.

Table 1. NAHB Cost of Housing Index (Q1 2023-Q2 2025)

NAHB CHI	Q1_23	Q2_23	Q3_23	Q4_23	Q1_24	Q2_24	Q3_24	Q4_24	Q1_25	Q2_25
United States (new)	40	38	41	41	38	38	38	38	36	36
United States (resale)	34	37	39	39	36	39	38	37	36	36
Las Vegas-Henderson-Paradise	42	44	48	49	45	47	45	46	44	43
Reno	42	46	50	51	50	52	52	51	47	48

Figure 1. NAHB Cost of Housing Index for Resale of Homes (Q1 2023-Q2 2025)



A higher CHI typically denotes decreased affordability. As displayed in Figure 1, households nationwide and in metropolitan subsets of Nevada may be experiencing decreased affordability since the start of this series in 2023, although some softening may be occurring in the nationwide and Las Vegas-Henderson Paradise areas starting near the end of 2024. These indexes are still

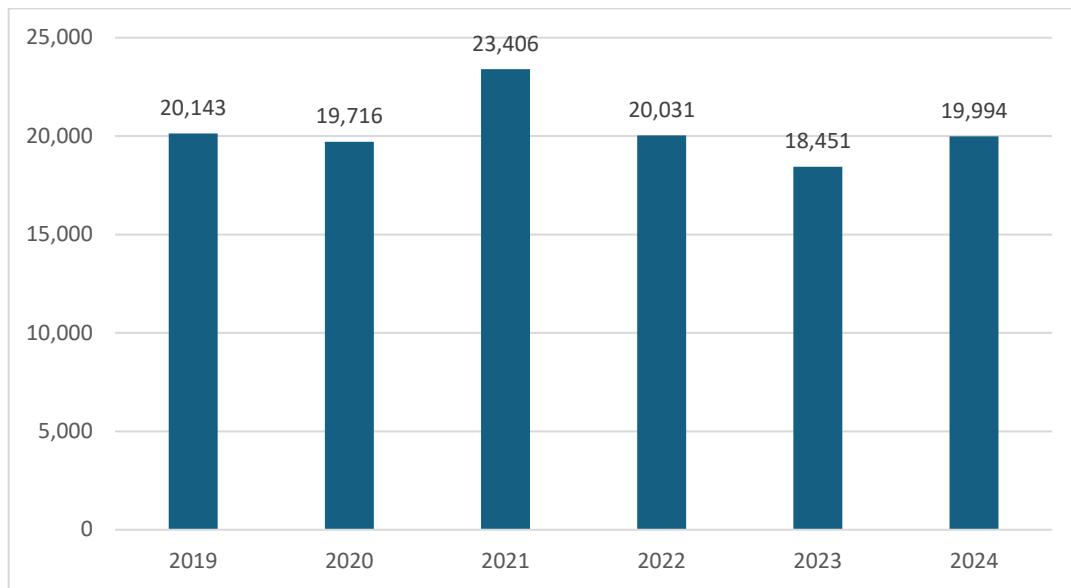
higher than reported in 2023, and there may ultimately be a delay or exclusion of data for Quarters 3 and 4 in 2024 due to impacts from the recent federal government shutdown.

Residential Building Permits

Data on annual building permits authorized can provide additional perspective on how housing needs are being addressed statewide. Specifically, data from the U.S. Census Bureau Residential Building Permits Survey (BPS) can provide insights into the number of new, privately-owned housing units authorized by building permits in the United States.^{iv} Figure 2 displays “current” BPS data (separate from Census Bureau “historical” data) on authorized permits for new, privately-owned housing units in Nevada for the years 2019-2024. Permits for all unit counts, ranging from 1 unit (single-family) to over 5 units (multifamily) are included in the figure.

The figure notes some fluctuations in permits year-to-year, ranging from as low as 18,451 permits in 2023 to 23,406 in 2021. While not included in the “current” BPS dataset, data from prior years denotes a persistent decline from greater permitting during the early 2000s, with annual permits in 2003-2005 ranging from 40,000 to nearly 50,000. Further data breakdowns by year (“historical” data from 1995-2019) and geographic location (including State, county, Core-Based Statistical Area or CBSA) are available on the Census Bureau website.^v

Figure 2. BPS New Privately Owned Housing Units Authorized, Unadjusted (2019-2024)



Summary of Housing Needs

While the inventory of subsidized housing within the Low-Income Housing Database (LIHD) plays an important role in affordably housing Nevadans, these projects alone cannot currently

meet housing needs throughout the State. Historically, estimates of housing needs—for Nevada and other states—have addressed both the current “gap” of additional housing needed to ensure the supply of available homes meets demand, as well as the needs of residents who are currently housed under inadequate circumstances or conditions. Such conditions may include households who are “cost burdened,” or paying greater than 30% of gross household income on housing costs, or households experiencing physical housing problems, such as challenges with kitchen or plumbing facilities.^{vi} Housing costs generally include gross rent (contract rent plus utilities) for renters and “select monthly owner costs” for owners, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

One estimate of need is produced by the National Low-Income Housing Coalition (NLIHC) each year through their annual Gap Report. For this report, the NLIHC uses data from the most recent American Community Survey (ACS) to estimate the availability of affordable rental homes at various income levels for each state in the U.S., the District of Columbia (D.C.), and the 50 largest metropolitan areas. Table 2 summarizes estimates for Nevada from their most recent 2025 report.

Table 2. NLIHC Estimate of Nevada Housing Needs (2025)

Deficit of Affordable and Available Units		Affordable and Available Units per 100 Households at or below Threshold			% Within Each Income Category with Severe Housing Cost Burden				
At or below ELI	At or below 50% AMI	At or below ELI	At or below 50% AMI	At or below 50% AMI	At or below 100% AMI	At or below ELI	At or below 50% AMI	At or below 50% AMI	At or below 100% AMI
-77,928	-119,026	17	27	68	94	86%	63%	19%	5%

In their analysis, the NLIHC notes estimated deficits of affordable and available units, affordable and available units available per 100 households, and estimated households with severe cost burden (paying greater than 50% of gross household income on housing costs) for households at income levels ranging from at or below “Extremely Low Income,” or ELI (incomes below the federal poverty guideline or 30% of AMI, whichever is higher) to 100% AMI, or Area Median Income—the median family income for a region (State, metropolitan area, etc.). Housing deficits and cost burden tend to decline moving from lower to higher income brackets, as households with higher incomes typically have greater housing options. The ELI threshold is an important metric in determining housing need as households at this income level often face the greatest risk of homelessness, and it can be challenging to subsidize housing at this level due to the greater quantity of funding needed to alleviate cost burden. Nevada ranks worst in the Nation for affordable and available units per 100 households at or below ELI with only 17 units available, as noted in Table 2. Not included within the table, but also noted in the Gap Report, is Las Vegas ranking the worst among the 50 largest metropolitan areas for this same metric, with only 13 units available for every 100 extremely-low income households in the area.

Additional estimates of housing need calculated through the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) database

provide additional perspective on needs in the State. Each year, HUD receives custom tabulations of survey data from the U.S. Census Bureau which demonstrate the extent of housing problems and needs throughout the country, especially for low-income households. Included in this data are housing needs estimated by the presence of or more housing problems, including:

1. Incomplete kitchen facilities;
2. Incomplete plumbing facilities;
3. Overcrowding (more than 1 person per room); and
4. Cost burden (general cost burden at 30% of income, or severe cost burden at 50% of income).

The CHAS dataset typically operates on a multi-year lag, and at the time of this report publication the most recent CHAS dataset available is based on data from the 2017-2021 ACS. Table 3 summarizes CHAS data reporting the presence of severe housing problems (Housing Problems One, Two, and Three listed above, and severe cost burden as noted in Housing Problem Four), separated by owner and renter households for incomes ranging from below 30% of the HUD Area Median Family Income (HAMFI), to greater than 100% HAMFI. The HAMFI is HUD's calculation of median family income for each jurisdiction. Table 4 summarizes housing cost burden for these households.^{vii} These tables note that, over the 2017-2021 survey period an estimated 220,350 households in Nevada faced at least one of four Severe Housing Problems, and approximately 172,900 households faced severe cost burden. Note that these tables summarize key information included within the CHAS dataset to estimate housing needs, although additional information in greater detail (i.e. breakdowns by individual housing problems, county estimates) is available through accessing the full CHAS database.

Table 3. CHAS Severe Housing Problems Overview (2017-2021 ACS)

Severe Housing Problems Overview	Owner	Renter	Total
Household has at least 1 of 4 Severe Housing Problems	81,085	139,265	220,350
Household has none of 4 Severe Housing Problems OR cost burden not available, no other problems	578,590	343,015	921,605
Total	659,675	482,280	1,141,955

Table 4. CHAS Housing Cost Burden Overview (ACS 2017-2021)

Housing Cost Burden Overview	Owner	Renter	Total
Cost Burden <=30%	504,325	242,975	747,300
Cost Burden >30% to <=50%	85,465	115,415	200,880
Cost Burden >50%	63,200	109,700	172,900

Cost Burden not available	6,665	14,195	20,860
Total	659,655	482,285	1,141,940

Note that details regarding housing needs of additional population groups are not included in this report due to current data limitations, except for a summary of housing units and assistance available to victims of domestic violence noted in the “Housing Available to Victims of Domestic Violence” section.

Low-Income Housing Database

The Low-Income Housing Database (LIHD) list includes Nevada residential housing that is subsidized at the federal, state, or local level, and which has deed restrictions or other agreements that restrict the income levels of households and/or unit rents, as well as units with associated rental assistance. Included in the total are units with restricted rents and/or restricted income levels, as well as units funded by sources including Low-Income Housing Tax Credits (LIHTC), tax-exempt bonds, and the Home Investment Partnerships Program (HOME).

Also included are units with rental assistance from programs including the USDA Rural Development rental assistance, project-based rental assistance, and various other forms of assistance through the U.S. Department of Housing and Urban Development (HUD) for privately-owned housing. Public housing units as well as non-aided housing owned by public housing authorities are also included, in addition to other low-income housing meeting the specified qualifications. Supportive housing units are included within the total, although transitional housing and group homes are generally not. Additionally, projects undergoing rehabilitation are included, although new projects currently under construction are not.

The LIHD is maintained and updated by the Nevada Housing Division (NHD) through a variety of sources, including in-house Division data as well as outreach with local jurisdictions. The included LIHD is summarized version of the list available on the Division website. The noted summaries in Table 5 and Table 6 are sorted by county and include the following information for each project: total units, restricted units, assisted units, and market rate units. Also included are author tabulations for total units with restrictions or assistance, represented as the difference between total units and market rate units for each project. This calculation is utilized to avoid double-counting as some units may have both restrictions and assistance. The list for this report was prepared on November 26, 2025. As of this date, the LIHD reports 37,987 units with restrictions or assistance across Nevada.

Table 5. NHD Low-Income Housing Database (2025)

New ID #	Project Name	Street Address	City	Zip	County	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #	Total Units with Restrictions or Assistance
1	Frost Yasmer Estates	1009 E. Fifth St.	Carson City	89701	Carson City	24		24	0	24
24	Autumn Village	1101 Beverly Dr.	Carson City	89706	Carson City	47	46		1	46
32	Autumn Village II	1150 E Long St.	Carson City	89706	Carson City	42	42		0	42
67	Christina Ct. Apts	1800 Russell Way	Carson City	89706	Carson City	40	36		4	36
114	Foothill Gardens Apts	1770 Russell Way	Carson City	89706	Carson City	100	99	100	0	100
233	Parkway Plaza Apts.	20 College Pkwy.	Carson City	89706	Carson City	316	316		0	316
277	Sierra Ridge	1820 Russell Way	Carson City	89706	Carson City	41	41		0	41
280	Sierra Springs Apts.	633 Hot Springs Rd.	Carson City	89706	Carson City	90	90		0	90
316	Southgate Apts.	2100 California St.	Carson City	89701	Carson City	99	99	99	0	99
317	Southgate Apts. II	2100 California St.	Carson City	89701	Carson City	48	48	48	0	48
331	Summit Crest Apts.	921 Mica Dr.	Carson City	89705	Carson City	27	27		0	27
461	Richards Crossing	430 Jeanell Dr	Carson City	89701	Carson City	39	39	38	0	39
540	Valley Springs	680 Hot Springs Rd.	Carson City	89706	Carson City	62	61	12	1	61
10	Arborwood I Apts. (NV Portfolio)	100 Serpa Pl.	Fallon	89406	Churchill	36	36	35	0	36
11	Arborwood II Apts. (NV Portfolio)	451 N. Broadway	Fallon	89406	Churchill	36	36	36	0	36
12	Arborwood III Apts. (NV Porfolio)	160 Serpa Pl.	Fallon	89406	Churchill	24	24	24	0	24
13	Bellaire Apts. (NV Portfolio)	1825 Auction Rd.	Fallon	89406	Churchill	21	21	21	0	21
14	Bellewood Apts (NV Portfolio)	1885 Auction Rd.	Fallon	89406	Churchill	21	21	21	0	21
15	Churchill Village Apt.	650 N. Maine St.	Fallon	89406	Churchill	100		40	60	40
16	Desertaire Apts. (NV Portfolio)	1795 Auction Rd	Fallon	89406	Churchill	19	19	19	0	19
17	Desertwood Apts. (NV Porfolio)	1775 Auction Rd	Fallon	89406	Churchill	21	21	21	0	21
19	Saddlebrook Lands	1220 Deerfield Dr.	Fallon	89407	Churchill	10		10	0	10
151	Indigo	1755 Auction Rd.	Fallon	89406	Churchill	48	48	45	0	48
2	Acapella	5025 & 5050 Mohave	Las Vegas	89142	Clark	142	124		18	124
3	Ensemble II	2775 W. Agate Ave.	Las Vegas	89123	Clark	188	187		1	187
4	Ensemble	2675 W. Agate Ave.	Las Vegas	89123	Clark	182	181		1	181
5	Annabelle Pines	310 Annabelle Ln.	Henderson	89014	Clark	106	104		2	104
6	Annabelle Pines II	320 Annabelle Ln.	Henderson	89014	Clark	50	50		0	50
7	Apache Pines	9552 W. Tropicana Ave.	Las Vegas	89147	Clark	274	272		2	272
9	Arbor Pointe Apts	8855 W. Arby Ave.	Las Vegas	89148	Clark	180	179		1	179
25	Aida Brents	2120 Vegas Dr.	Las Vegas	89106	Clark	24		24	0	24
26	Aldene Kline Barlow Senior Apts	1327 H St.	Las Vegas	89106	Clark	39	39		0	39
27	Archie Grant	1720 E. Searles Ave.	Las Vegas	89101	Clark	125	117	125	0	125
28	Arthur McCants Manor	800 N. Eastern Ave.	Las Vegas	89101	Clark	115		115	0	115
29	Baltimore Gardens	316 Baltimore Ave.	Las Vegas	89102	Clark	165	165	165	0	165
36	Bonanza Pines III	4180 E. Bonanza Rd.	Las Vegas	89110	Clark	62	62		0	62

New ID #	Project Name	Street Address	City	Zip	County	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #	Total Units with Restrictions or Assistance
37	Biegger Estates	5701 Missouri Ave.	Las Vegas	89122	Clark	119	119	119	0	119
38	Blanchard Arms Apts	321 N. 9th St.	Las Vegas	89101	Clark	16	16		0	16
39	Bledsoe Supportive Housing	2306 Bledsoe Ln.	Las Vegas	89156	Clark	24	0	23	1	23
40	Bob Hogan Supportive Housing	5075 Newport Cove Dr.	Las Vegas	89119	Clark	21		20	1	20
41	Bonanza Pines Sr Apt	4170 E Bonanza Rd.	Las Vegas	89110	Clark	96	95		1	95
42	Bonanza View Apts.	640 Mcknight St.	Las Vegas	89101	Clark	75	75		0	75
43	Bonnie Lane	2047 Bonnie Ln.	Las Vegas	89156	Clark	65	65		0	65
45	Boulder Pointe	993 Equestrian Dr.	Henderson	89110	Clark	210	210		0	210
48	Calcaterra Apts	485-512 Calcaterra Circle	Las Vegas	89119	Clark	42	42		0	42
49	Carol Haynes Apts	5160 General Miles Wy	Las Vegas	89122	Clark	24	0	24	0	24
50	Casa Oliva Apts	1315 S. Mojave Rd.	Las Vegas	89104	Clark	9	0	9	0	9
51	Casa Tiempo Apts	2850 S. Maryland Pkwy	Las Vegas	89109	Clark	138		73	65	73
52	Buena Vista Springs III	2510 Morton Ave.	N. Las Vegas	89030	Clark	58	58		0	58
53	Capistrano Pines Apts.	400 N. Major Ave.	Henderson	89015	Clark	184	184		0	184
56	Cedar Village Apts	2850 Cedar Ave.	Las Vegas	89101	Clark	154	152		2	152
58	Centennial Park Apts	2627 Donna St.	N. Las Vegas	89030	Clark	156	154	156	0	156
59	Overton Sr aka CI Overton	130 S. Conley St.	Overton	89040	Clark	20	20	20	0	20
61	Clark Towers Apts	2701 Clark Towers Ct.	Las Vegas	89102	Clark	134		116	18	116
62	Cleveland Gardens	316 W. Baltimore Ave.	Las Vegas	89102	Clark	36	36	36	0	36
63	Desert Oasis Apts	4445 Diamond Head Dr.	Las Vegas	89110	Clark	75		74	1	74
64	Cheyenne Crossing	2630 E Cheyenne	N. Las Vegas	89030	Clark	176	176		0	176
71	Dina Titus Estates	5050 Missouri Ave.	Las Vegas	89122	Clark	19		18	1	18
72	Ernie Cragin Terrace	81 N 28th St	Las Vegas	89101	Clark	40		40	0	40
73	Escondido Apts	5258 Maryland Pkwy	Las Vegas	89119	Clark	62	0	62	0	62
74	Espinosa Terrace	171 Van Wagenan	Henderson	89015	Clark	100	80	100	0	100
75	Flamingo Pines II Senior Apts	8710 W. Flamingo Rd.	Las Vegas	89147	Clark	66	53		13	53
76	Flamingo Pines Sr Apts	8710 W. Flamingo Rd.	Las Vegas	89147	Clark	66	53		13	53
79	College Villas	511 College Dr.	Henderson	89015	Clark	226	226		0	226
81	Coronado Dr. Sr Housing	500 N. Major Ave.	Henderson	89015	Clark	60	59	30	1	59
82	Cottonwood Apts.	350 Surprise St.	Searchlight	89046	Clark	24	23	23	1	23
83	George & Lois Brown Estates	429 E. Van Wagenen St.	Henderson	89015	Clark	22		21	1	21
84	Granada Apts	316 W. Baltimore Ave.	Las Vegas	89102	Clark	16	16	16	0	16
87	Hampton Court	1030 Center St.	Henderson	89015	Clark	100		100	0	100
88	Harry Levy Gardens	2525 W. Washington	Las Vegas	89106	Clark	150		150	0	150
95	Highland Village	301 Taylor St.	Henderson	89015	Clark	120	120	120	0	120
96	Hullum Homes	4980 E. Owens Ave.	Las Vegas	89115	Clark	59	59	59	0	59
97	James Down Towers	5000 Alta Dr.	Las Vegas	89107	Clark	200	200	200	0	200
98	John Chambers Apts	2030 Camel St.	Las Vegas	89115	Clark	25		24	1	24
99	Jones Gardens	1750 Marion Dr.	Las Vegas	89115	Clark	90		90	0	90
100	David Hoggard Family Comm.	1100 W. Monroe St.	Las Vegas	89106	Clark	100	100		0	100

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102	Decatur Pines	6725 N Decatur Blvd.	Las Vegas	89131	Clark	75	75		0	75
103	Decatur Pines II	6741 N. Decatur Blvd.	Las Vegas	89131	Clark	75	75		0	75
104	Desert Pines I	3750 E Bonanza Rd.	Las Vegas	89110	Clark	72	72		0	72
108	Lubertha Johnson	3900 Perry Plaza	Las Vegas	89122	Clark	112		112	0	112
109	Major Avenue Apts	600 N. Major Ave.	Henderson	89015	Clark	25		24	1	24
110	Marble Manor 1 (to be replaced)	Washington & H St.	Las Vegas	89106	Clark	100		100	0	100
111	Ethel Mae Robinson Sr Apts	1327 H St.	Las Vegas	89106	Clark	20	20		0	20
112	Ethel Mae Robinson Sr II	1320 H St.	Las Vegas	89106	Clark	18	18		0	18
117	Glenbrook Terrace Apts	6551 Mccarran St.	N. Las Vegas	89032	Clark	272	270		2	270
118	Marble Manor 2	Washington & J St.	Las Vegas	89106	Clark	40		40	0	40
119	Marble Manor 3	Washington & Down Way	Las Vegas	89106	Clark	55		55	0	55
120	Marble Manor 4	1320 Morgan Avenue	Las Vegas	89106	Clark	40		40	0	40
121	Marble Manor Annex	Martin L. King & Wyatt	Las Vegas	89106	Clark	20		20	0	20
122	Marion D. Bennett, Sr.	1818 Balzar Ave.	Las Vegas	89106	Clark	65		65	0	65
123	McFarland Senior Apts	4988 Jeffreys St.	Las Vegas	89119	Clark	47		47	0	47
124	Old Mill Village aka Millstream Apts	302 E. Old Mill Rd.	Mesquite	89028	Clark	39	35	36	0	39
127	Harmon Pines Sr Apts.	6000 W. Harmon	Las Vegas	89103	Clark	105	70		35	70
128	Harrison Pines I & II Sr Apts	5045 Harrison Dr.	Las Vegas	89120	Clark	90	89		1	89
129	Harrison Pines III	5070 Harrison Dr.	Las Vegas	89120	Clark	20	20		0	20
130	Mojave Cedar Supportive Housing	2837 Cedar St.	Las Vegas	89104	Clark	10		10	0	10
131	Msgr Ct Shallow Senior Housing	561 N. Mojave Rd.	Las Vegas	89101	Clark	80		80	0	80
133	Help Genesis @ Owens	1559 No Main St.	Las Vegas	89101	Clark	75	75		0	75
134	Help Renaissance	1455 N. Main St.	Las Vegas	89101	Clark	50	50		0	50
135	Henderson Manor Apts.	435 E. Van Wagenen	Henderson	89015	Clark	60	60		0	60
141	Horizon Crest	13 W. Owens Ave.	Las Vegas	89101	Clark	78	69		9	69
142	Park Apts Supportive Housing	2312 Bledsoe Ln.	Las Vegas	89156	Clark	22		21	1	21
145	Pedregal House	2140 Vegas Dr.	Las Vegas	89106	Clark	12		12	0	12
146	Horizon Pines Sr Apts.	2570 Horizon Ridge Pkwy.	Henderson	89052	Clark	156	155		1	155
147	Horizon Srs Apts.	990 Equestrian Dr.	Henderson	89015	Clark	228	228		0	228
153	Quail Ridge Apts	1499 Medical Park Dr.	Boulder City	89005	Clark	60		59	1	59
154	Ray Rawson Villa	3420 Lindell Rd.	Las Vegas	89146	Clark	24		24	0	24
155	Rayson Manor Apts	1400 N. Sandhill Rd.	Las Vegas	89110	Clark	57		57	0	57
156	Rose Gardens RAD	1731 Yale St.	N. Las Vegas	89030	Clark	120	120	120	0	120
157	Rose Garden Townhouses	16 E Webb Ave/1608 Stckr. St.	N. Las Vegas	89030	Clark	115	115	115	0	115
158	Ruby Duncan Manor Apts	500 W. Owens Ave.	Las Vegas	89106	Clark	30	0	30	0	30
160	Juan Garcia	2851 Sunrise Ave.	Las Vegas	89101	Clark	52	52	52	0	52
163	Lake Tonopah Apts	2151 Citrus Heights Ave.	Las Vegas	89102	Clark	356	356		0	356
165	Sandy Robinson Apts	4200 E. Bonanza Rd.	Las Vegas	89110	Clark	25	0	24	1	24
166	Sartini Plaza	900 Brush St.	Las Vegas	89107	Clark	220		220	0	220
167	Sartini Plaza Annex	5200 Alpine Pl.	Las Vegas	89107	Clark	39		39	0	39

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168	Scattered Sites - SNRHA	Various	Las Vegas		Clark	346		346	0	346
169	Schaffer Heights	2901 Schaffer Cir.	Las Vegas	89121	Clark	75		75	0	75
170	Landsman Gardens	750 Major Ave.	Henderson	89015	Clark	100	100	100	0	100
175	Lindell Harbor Apts.	3440 Lindell St.	Las Vegas	89148	Clark	19	19		0	19
176	L'Octaine Apts	801 S Las Vegas Blvd.	Las Vegas	89101	Clark	51	51		0	51
177	Los Pecos Apts.	5950 S. Pecos Rd.	Las Vegas	89120	Clark	192	192		0	192
178	Shelbourne Supportive Housing	1235 E. Shelbourne Ave.	Las Vegas	89123	Clark	24	0	23	1	23
179	Sherman Gardens	1701 N. J St.	Las Vegas	89106	Clark	80		80	0	80
180	Sherman Gardens Annex	909 Doolittle St.	Las Vegas	89106	Clark	154		154	0	154
181	Sierra Pointe Apts	1064 Sierra Vista Dr.	Las Vegas	89169	Clark	160	160	159	1	159
182	Louise Shell Apts	2101 N Martin L. King Blvd.	Las Vegas	89106	Clark	100	100		0	100
184	Dr. Luther Mack	8158 Giles St.	Las Vegas	89123	Clark	48	48		0	48
188	Mcknight Sr Vlg III	651 Mcknight St.	Las Vegas	89101	Clark	24	20		4	20
189	Mcknight Sr Vlg	651 Mcknight St.	Las Vegas	89101	Clark	110	90		20	90
190	Silvercrest Apts	2801 Ecuador Ave.	N. Las Vegas	89030	Clark	60		59	1	59
191	Simmons Manor	5385 Austin John Cr.	Las Vegas	89122	Clark	61		61	0	61
193	Stella Fleming Towers	400 Brush St.	Las Vegas	89107	Clark	115		115	0	115
194	Mcknight Sr Vlg II	651 Mcknight St.	Las Vegas	89101	Clark	78	66		12	66
196	Minuet	4652 N. Rainbow Blvd.	Las Vegas	89108	Clark	75	65		10	65
197	Dr. Paul Meacham	65 E. Windmill Lane	Las Vegas	89123	Clark	57	48		9	48
200	Orchard Club Apts.	1220 Tree Line Dr.	Las Vegas	89142	Clark	342	342		0	342
202	Sunrise Gardens Apts	3601 El Conlon Ave.	Las Vegas	89102	Clark	248		141	107	141
204	Otto Merida Desert Villas	50 No Honolulu St.	Las Vegas	89101	Clark	60	60	60	0	60
205	Owens Srs	1626 Davis Pl.	N. Las Vegas	89030	Clark	72	71		1	71
206	Pacific Pines	132 E Pacific Ave.	Henderson	89015	Clark	84	83		1	83
207	Pacific Pines 4	27 Texas Ave.	Henderson	89015	Clark	62	62		0	62
208	Pacific Pines II Apts.	130 E Pacific Ave.	Henderson	89015	Clark	51	51		0	51
209	Pacific Pines III Sr Apts.	134 E. Pacific Ave.	Henderson	89015	Clark	51	50		1	50
214	The Radcliff	2566 Sherwood St.	Las Vegas	89109	Clark	20	20		0	20
216	Tonopah Lamb Senior Apts	4250 E. Tonopah Ave.	Las Vegas	89115	Clark	34	0	33	1	33
217	Vera Johnson Plaza A	1200 Harris Ave.	Las Vegas	89101	Clark	76	76	76	0	76
219	Palo Verde II Apts	101 Palo Verde Dr.	Henderson	89015	Clark	60	60		0	60
222	Paseo Del Prado	740 E Warm Springs Rd.	Henderson	89015	Clark	120	119		1	119
225	Villa Capri	1801 N. J St.	Las Vegas	89106	Clark	60		60	0	60
228	Walker House Apts	2700 S. Valley View Blvd.	Las Vegas	89102	Clark	112	0	77	35	77
232	Parkway At Silverado Ranch	10192 S Maryland Pkwy.	Las Vegas	89123	Clark	272	272		0	272
235	Portofino	1001 Las Palmas Entrada	Henderson	89012	Clark	205	205		0	205
244	Riverwood I	1705 Cal Edison Dr.	Laughlin	89029	Clark	107	107	91	0	107
245	Rochelle Pines	4285 Hildebrand Ave.	Las Vegas	89121	Clark	115	113		2	113
256	Tempo II	5625 S. Hollywood Blvd.	Las Vegas	89122	Clark	75	75		0	75

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259	Santa Barbara Palms I	4880 Santa Barbara St.	Las Vegas	89121	Clark	71	65		6	65
260	Sarann Knight Apts	900 W Monroe Ave.	Las Vegas	89106	Clark	82	82		0	82
267	Sen. Richard Bryan II	2651 Searles Ave.	Las Vegas	89101	Clark	120	120		0	120
268	Sen. Harry Reid Sr Apts	328 N. 11th St.	Las Vegas	89101	Clark	100	100		0	100
269	Sen. Richard Bryan Apts	2651 Searles Ave.	Las Vegas	89101	Clark	120	120		0	120
270	Overton Family/Shadow Creek Apts.	350 W. Ryan Ave.	Overton	89040	Clark	24	24	21	0	24
271	Overton Vlg/Shadow Creek II Apts.	375 W. Ryan Ave.	Overton	89040	Clark	24	24	24	0	24
276	Sierra Pines	3201 S. Mojave	Las Vegas	89121	Clark	90	90		0	90
283	The Dresden/Silver Pines	6650 E Russell Rd.	Las Vegas	89122	Clark	200	200		0	200
294	Silver Sky Assisted Living	8220 Silver Sky Cir.	Las Vegas	89145	Clark	90	90		0	90
295	Silver Sky At Deer Springs	4837 W. Deer Springs Way	Las Vegas	89131	Clark	90	90		0	90
303	Sky View Pines Apts	15 W Owens Ave.	Las Vegas	89030	Clark	144	129		15	129
306	Smith Williams Apts	575 E. Lake Mead	Henderson	89015	Clark	80	80		0	80
307	Somerset Commons	2775 E. Fremont St.	Las Vegas	89104	Clark	360	245		115	245
308	Sonoma Palms	3050 N Jones Blvd.	Las Vegas	89108	Clark	238	238		0	238
321	St. Vincent H.E.L.P II (B)	1501 N. Las Vegas Blvd.	Las Vegas	89101	Clark	54	54		0	54
324	St. Vincent H.E.L.P. I	1501 N. Las Vegas Blvd.	Las Vegas	89101	Clark	66	66		0	66
325	Stewart Pines Apts. II	1391 E. Stewart Ave.	Las Vegas	89101	Clark	49	49		0	49
326	Stewart Pines III Sr Apts	233 N. 13th	Las Vegas	89101	Clark	56	56		0	56
327	Stewart Pines Sr Living	1351 E. Stewart St.	Las Vegas	89101	Clark	72	72		0	72
330	Summerhill	3630 E. Owens Ave.	Las Vegas	89110	Clark	221	221		0	221
332	Sun River Apts.	61 N. Arrowhead Ln	Mesquite	89027	Clark	24	24	24	0	24
333	Sundance Village Apts	6500 W Charleston Blvd.	Las Vegas	89146	Clark	532	530		2	530
342	Sunrise Sr Village	571 30th St.	Las Vegas	89101	Clark	90	90		0	90
343	Sunset Canyon Apts.	9700 W. Sunset Rd.	Las Vegas	89148	Clark	187	187		0	187
344	Sunset Palms	1905 H St.	Las Vegas	89106	Clark	56	56		0	56
349	Sunset Park Apts.	1555 Balzar Ave.	Las Vegas	89106	Clark	48	48		0	48
352	Tempo	5625 S. Hollywood Blvd.	Las Vegas	89122	Clark	101	100		1	100
353	Terracina Henderson Apts I & II	510 College Dr.	Henderson	89015	Clark	144	143		1	143
364	Tropical Pines Sr Living	5030 S Jeffreys	Las Vegas	89119	Clark	60	60		0	60
365	Vera Johnson Plaza B	503 N. Lamb Blvd.	Las Vegas	89110	Clark	112	112	104	0	112
366	Ethel Mae Fletcher	1503 Laurelhurst Dr	Las Vegas	89108	Clark	42	28		14	28
368	Villanova Apts.	2815 W Ford Ave.	Las Vegas	89123	Clark	348	348		0	348
377	Vintage At 7 Hills	845 Seven Hills Dr.	Henderson	89052	Clark	244	244		0	244
378	Vintage At Laughlin	2250 Cougar Dr.	Laughlin	89029	Clark	150	148		2	148
379	Vintage Desert Rose Sr Apts.	1701 N Jones Blvd.	Las Vegas	89108	Clark	184	184		0	184
389	Vista Creek Apts	2220 Cougar Dr.	Laughlin	89029	Clark	300	297		3	297
393	Westcliff Heights	8206 Silver Sky Dr.	Las Vegas	89145	Clark	80	50	50	30	50
399	Westcliff Pines	8206 Silver Sky Dr.	Las Vegas	89145	Clark	40	40		0	40
400	Westcliff Pines II	8286 Silver Sky Dr.	Las Vegas	89145	Clark	80	80		0	80

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401	Westcliff Pines III	8286 Silver Sky Dr.	Las Vegas	89145	Clark	40	40		0	40
402	Whispering Palms	2655 W Lake Mead Blvd.	N. Las Vegas	89030	Clark	208	208		0	208
416	Acapella Duet	2192 S. Nellis Blvd.	Las Vegas	89142	Clark	80	65		15	65
417	Wood Creek Apts.	4485 Pennwood Ave.	Las Vegas	89102	Clark	232	232		0	232
420	Yale Keyes Sr Apts	1705 Yale St.	N. Las Vegas	89030	Clark	70	70		0	70
427	Palo Verde I	101 Palo Verde Dr.	Henderson	89015	Clark	40		40	0	40
433	Brown Homes	3900 Perry St.	Las Vegas	89122	Clark	124	124		0	124
434	Bassler/McCarran/Statz	2411 Bassler	N. Las Vegas	89030	Clark	20	20		0	20
435	Scattered Sites - SNRHA	Various	Henderson		Clark	40		40	0	40
437	Scattered Site - NLV SNRHA unaided	Various	N. Las Vegas		Clark	6	6		0	6
438	NSP 1 County and Henderson	Various	Various		Clark	90	90		0	90
439	NSP 1 Las Vegas	Various	Las Vegas		Clark	38	38		0	38
440	NSP 3 N. Las Vegas	Various	N. Las Vegas		Clark	2	2		0	2
441	NSP 3 County	Various	Various		Clark	15	15		0	15
442	NSP 3 Henderson	Various	Henderson		Clark	8	8		0	8
443	Eva Garcia Mendoza	1950 N. Walnut Rd.	Las Vegas	89115	Clark	128	128		0	128
444	Janice Brooks Bay	5201 Walnut Ave.	Las Vegas	89110	Clark	100	100	50	0	100
445	Dorothy Kidd Mobile Home Park	5380 E. Flamingo Rd.	Las Vegas	89122	Clark	112	112		0	112
446	Rulon Earl Mobile Home Park - I	3903 E. Stewart Ave.	Las Vegas	89110	Clark	71	71		0	71
447	Rulon Earl Mobile Home Park - II	3903 E. Stewart Ave.	Las Vegas	89110	Clark	51	51		0	51
448	Robert Gordon Plaza	420 N. 10th St.	Las Vegas	89101	Clark	249	249		0	249
449	Jaycee Mobile Home Park	5805 Harmon Ave.	Las Vegas	89103	Clark	466	466		0	466
455	West Owens	8 & 10 W. Owens	N. Las Vegas	89030	Clark	17	11		6	11
456	Patriot Place	4245 S. Pecos Rd.	Las Vegas	89121	Clark	50	49	49	1	49
458	Boulder Pines	4375 Boulder Hwy	Las Vegas	89121	Clark	96	90		6	90
459	Donna Louise	6225 Donna St.	N. Las Vegas	89081	Clark	48	39		9	39
463	Minuet II	6705 W. Lone Mountain Rd.	Las Vegas	89108	Clark	60	50		10	50
464	Ethel Mae Fletcher II	1503 Laurelhurst Dr	Las Vegas	89108	Clark	18	18		0	18
465	Santa Barbara Palms II	4880 Santa Barbara St.	Las Vegas	89121	Clark	42	35		7	35
466	Riverwood II	1705 Cal Edison Dr.	Laughlin	89029	Clark	100	100	100	0	100
467	Desert Pines IV	3750 E Bonanza Rd.	Las Vegas	89110	Clark	36	36		0	36
468	Desert Pines III	3750 E Bonanza Rd.	Las Vegas	89110	Clark	60	60		0	60
469	Desert Pines II	3750 E Bonanza Rd.	Las Vegas	89110	Clark	36	36		0	36
472	Madison Palms	3150 West Ann Rd.	N. Las Vegas	89122	Clark	128	127		1	127
473	Tempo III	5625 S. Hollywood Blvd.	Las Vegas	89122	Clark	105	90		15	90
474	Cordero Pines II	499 North Lamb Blvd.	Las Vegas	89110	Clark	60	54		6	54
476	Boulder Pines II	4375 Boulder Hwy	Las Vegas	89121	Clark	168	158		10	158
477	Cordero Pines	499 North Lamb Blvd.	Las Vegas	89110	Clark	168	168		0	168
478	Hab. for Hmnty. Merze-Ward Purchase	Various	Henderson	0	Clark	10	10		0	10
479	Housing Rehab Program	Various	Henderson	0	Clark	13	13		0	13

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480	Clark Homebuyer Assistance Prog.	Various	Various		Clark	33	33		0	33
481	SNRHA Acq., Rehab and Rent 2015	Various	N. Las Vegas		Clark	3	3		0	3
482	Home Buyer Down Payment Asst.	Various	N. Las Vegas		Clark	179	179		0	179
483	Habitat for Humanity NLV	various	N. Las Vegas		Clark	6	6		0	6
527	Neighborhood Housing Services	2100 and 2106 Daley	N. Las Vegas	89030	Clark	8	8		0	8
528	Neighborhood Housing Services	2157 Carroll Street	N. Las Vegas	89030	Clark	7	7		0	7
529	Holy Trinity CDC	Various	N. Las Vegas	89030	Clark	8	8		0	8
530	Women's Development Center	Various	N. Las Vegas	89030	Clark	2	2		0	2
531	City Impact Center	978 E. Sahara Ave	Las Vegas	89104	Clark	66	65		1	65
533	Allegiance Apts	3777 Pecos McLeod	Las Vegas	89121	Clark	50	49	49	1	49
538	Flamingo Pines III	8710 W. Flamingo Rd.	Las Vegas	89147	Clark	43	43		0	43
539	Wardelle St. Townhouses	700 Wardelle St	Las Vegas	89101	Clark	57	57	37	0	57
544	Harmony	4200 Tenaya Way	Las Vegas	89129	Clark	272	272		0	272
551	Shannon West Homeless Youth Center	1660 E. Flamingo Rd.	Las Vegas	89119	Clark	6	6		0	6
552	Crescendo	9550 W. Russell Rd.	Las Vegas	89148	Clark	195	195		0	195
553	Rome Pines Family	140 E. Rome Blvd.	N. Las Vegas	89084	Clark	176	152		24	152
558	Melody	8760 W Patrick Ln	Las Vegas	89148	Clark	201	201		0	201
559	Decatur Commons Sr Apts	450 S. Decatur Blvd.	Las Vegas	89107	Clark	60	59		1	59
560	Desert Oasis II	4445 Diamond Head Dr.	Las Vegas	89110	Clark	43	43		0	43
562	Rome Pines Family II	501 E. Rome Blvd.	N. Las Vegas	89084	Clark	116	105		11	105
564	ASI Stepping Stone	S. Mojave Rd.&E. Olive	Las Vegas	89104	Clark	10	10			10
565	AHPI Walnut St. Apts.	Walnut Rd. & Cecile Ave.		89115	Clark	8	8		0	8
569	Golden Rule	832 N. Eastern Ave.	Las Vegas	89101	Clark	60	51		9	51
573	Rome Pines aka Rome South	Rome Blvd & N. 5th	N. Las Vegas	89084	Clark	150	134		16	134
574	Vista del Sol aka Vegas Valley	4955 E. Vegas Valley Drive	Las Vegas	89121	Clark	70	69	14	1	69
575	Arioso Apts	9270 S. Quarterhorse Ln.	Las Vegas	89178	Clark	195	195		0	195
576	Decatur Commons/Decatur/Alta (BOND)	400 S. Decatur	Las Vegas	89107	Clark	420	420		0	420
581	Lake Mead West	Lake Mead Blvd & Simmons St.	N. Las Vegas	89032	Clark	156	156		0	156
583	500 Jefferson St. Apts.	500 Jefferson St.	Las Vegas	89106	Clark	6	6		0	6
584	Wigwam and Ft Apache (Capriccio)	W. Wigwam & Ft. Apache Rd.	Las Vegas		Clark	195	195		0	195
586	Hafen Vlg	850 W. Hafen Ln.	Mesquite	89027	Clark	96	96		0	96
589	West Sahara	8007 W. Sahara Ave.	Las Vegas	89117	Clark	105	65		41	64
596	Imagine Phase II (Aspire at Paseo)	1490 Paseo Verde Pkwy	Henderson	89012	Clark	123	11		112	11
597	NCEP Spencer St	4144 Spencer St.	Las Vegas	89119	Clark	22	22		0	22
598	NCEP Spencer St Phase II	4144 Spencer St.	Las Vegas	89119	Clark	22	22		0	22
599	Rome Pines II aka Rome South II	SE corner E. Rome and N. 5th	N. Las Vegas	89084	Clark	70	62		8	62
611	Tempo IV	E. Russell Rd & Boulder Hwy	Las Vegas	89122	Clark	208	208		0	208
626	Pebble & Eastern	NW Pebble Rd & Eastern Ave.	Las Vegas		Clark	195	195		0	195
627	Buffalo & Cactus	10589 Buffalo Dr	Las Vegas	89179	Clark	125	125		0	125
631	Golden Rule II	832 N. Eastern Ave.	Las Vegas	89101	Clark	60	60		0	60

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92	Crestmore Village Apt. II	1301 Elges Ln.	Gardnerville	89411	Douglas	40	40		0	40
93	Crestmore Village Apts.	1330 Stodick Pkwy.	Gardnerville	89411	Douglas	40	40		0	40
164	Lake Vista Apts. II	131 Market St.	Stateline	89448	Douglas	40	40		0	40
185	Mahogany Ct.	894 Mahogany Dr.	Minden	89423	Douglas	21	20		1	20
195	Meadowbrook Apts	134 Kahle Dr.	Stateline	89449	Douglas	30	30		0	30
234	Parkway Vista Sr.	1330 Crestmore Dr.	Gardnerville	89423	Douglas	30	30		0	30
236	Highland Manor/Highland at Vista	3501 Vista Grande Blvd.	Carson City	89705	Douglas	52	51	52	1	51
237	Kingsbury Village	1770 Pinewood Dr.	Minden	89423	Douglas	36	36	12	0	36
248	Lake Vista I Apts.	129 Market St.	Stateline	89448	Douglas	24	24		0	24
249	Rancho Vista Apts.	1386 Village Wy	Gardnerville	89410	Douglas	36		10	26	10
68	Cimarron Village	550 Cimarron Way	Elko	89801	Elko	48	48	46	0	48
106	Eastline Apts.	1550 Eastline Ln.	W. Wendover	89883	Elko	30	30	30	0	30
140	Horizon Apts.	1632 Butte St.	W. Wendover	89883	Elko	64	63	59	1	63
198	Mountain Shadows Apts.	1805 Winchester Dr.	Elko	89801	Elko	24	21	24	0	24
238	Quail Run At River's Edge	610 S. 12Th St.	Elko	89801	Elko	59	59		0	59
250	Chimney Rock	676 First St.	Wells	89803	Elko	9	9		0	9
251	Diana Arms II	1805 Ruby View Dr.	Elko	89801	Elko	52		27	25	27
252	Green Acre Park Apts	851 Court St.	Elko	89801	Elko	40		40	0	40
257	Sage West Village	1002 W. Sage St.	Elko	89801	Elko	55	55	18	0	55
261	Mountain View Apts.	1235 Lady Luck Dr.	Jackpot	89825	Elko	40		23	17	23
263	Pinion Apts.	1170 Colt Dr.	Elko	89801	Elko	26	25	25	1	25
273	Wells Golden Village/Senior Housing	Tobar St.	Wells	89385	Elko	8	8		0	8
274	Winchester Senior Housing	1810 Winchester Dr.	Elko	89801	Elko	11		10	1	10
329	Stonecreek	2817 W. Tibbets Blvd.	W. Wendover	89883	Elko	42	42		0	42
340	Sunrise Apts.	950 Metzler	Elko	89801	Elko	22	22	22	0	22
363	Toana View Apts.	3081 W. Tibbetts Blvd.	W. Wendover	89883	Elko	36	36		0	36
415	Winchester Ct.	1806 Winchester Dr.	Elko	89801	Elko	40	30		10	30
419	Woodlands Apts.	1040 Cypress Cir.	Elko	89803	Elko	24	24	24	0	24
526	FISH homes in Elko County	various	Various		Elko	1	1		0	1
550	Crater View	NV HIGHWAY 225	Owyhee	89832	Elko	12		12	0	12
563	Duck Valley NV6-22 Project	Hwy 225 west of Sunset Dr.	Owyhee	89832	Elko	20	10	10	1	19
255	Ruby Hills Apts	10194 Monroe St.	Eureka	89316	Eureka	12	12	12	0	12
148	Humboldt Pines Sr	1310 Hanson St.	Winnemucca	89445	Humboldt	28	28	28	0	28
149	Humboldt Pines Family	1300 Hansen St.	Winnemucca	89445	Humboldt	36	36	35	0	36
150	Humboldt Village Apts.	400 Weso St.	Winnemucca	89445	Humboldt	38	38	38	0	38
171	Larios Arms II	242 W. Minor St.	Winnemucca	89445	Humboldt	30	30	8	0	30
172	Larios Arms Sr Apts.	242 W. Minor St.	Winnemucca	89445	Humboldt	30	30		0	30
199	Mountain View Village/Mtn. View	1200 Hanson St.	Winnemucca	89445	Humboldt	42	42	25	0	42
285	Winnemucca Vlg/Winnemucca Mn.	130 Minor St.	Winnemucca	89445	Humboldt	20	20	19	0	20
314	Sonoma Springs	1100 Hanson St.	Winnemucca	89445	Humboldt	32	32		0	32

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341	Sunrise Quarters Apts.	445 Weso St	Winnemucca	89445	Humboldt	28	28	25	0	28
405	Willowbrook III Sr	1648 Midas	Winnemucca	89445	Humboldt	20	20	20	0	20
286	Broyles Ranch Apts.	716 Broyles Ranch Rd.	Battle Mtn.	89820	Lander	24		22	2	22
287	John Marvel I and II	145 Palmer St.	Battle Mtn.	89820	Lander	16	16		0	16
418	Woodhaus	455 Elquist Dr	Battle Mtn.	89803	Lander	28	28	28	0	28
288	Minnie St. Caliente Renaissance Apt	150 Minnie St.	Caliente	89008	Lincoln	30	30	30	0	30
289	Lincoln Sr. Caliente	200 Miller Ln.	Caliente	89008	Lincoln	20	20	20	0	20
290	Lincoln Sr. Panaca	236 S. 4th St.	Panaca	89042	Lincoln	20	20	20	0	20
291	Lincoln Sr Pioche	212 Hollywood Way	Pioche	89043	Lincoln	12	12	12	0	12
101	Dayton Valley Village II/Halter Homes	369 Dayton Valley Rd.	Dayton	89403	Lyon	22	22		0	22
113	Fernwood Meadows	625 Silver Lace Blvd.	Fernley	89408	Lyon	28	28	27	0	28
162	Lahontan Springs Apts.	350 Willow Way	Fernley	89408	Lyon	48	47		1	47
241	River Valley Apts.	350 Dayton Valley Rd.	Dayton	89403	Lyon	24	24		0	24
246	Rockwood Apts.	645 Silverlace Blvd.	Fernley	89408	Lyon	32	32		0	32
278	Sierra Run Apts.	237 Meadow Cir.	Fernley	89406	Lyon	21	21	6	0	21
279	Sierra Run II	237 Meadows Cir.	Fernley	89406	Lyon	24	24	23	0	24
297	Sandia Manor D	335 & 375 Jill Ct.	Fernley	89408	Lyon	12	12	8	4	8
298	Sandia Manor F	405 Jill Ct.	Fernley	89408	Lyon	14	14	14	0	14
299	Southwood Apts.	351 South St.	Yerington	89447	Lyon	20	20	15	0	20
300	Southwood Sr	351 South St.	Yerington	89447	Lyon	6	6	6	0	6
301	Yerington Manor I	101 S. Mountain View St.	Yerington	89447	Lyon	52		51	1	51
302	Silverado Apts (Silver Spgs. Village)	3160 Elm St.	Silver Spgs.	89429	Lyon	24	24	24	0	24
421	Yerington Village (Yerington Gdn. Apts.)	608 Surprise St.	Yerington	89447	Lyon	32	32	30	0	32
570	Gold Country	240 Retail Rd.	Dayton	89403	Lyon	50	50		0	50
309	Hawthorne Manor	1001 Park Dr.	Hawthorne	89415	Mineral	8		7	1	7
91	Courtyards	2831 E. Dandelion St.	Pahrump	89048	Nye	60	59		1	59
136	Heritage Park Apts. (Nye Communities)	1225 W. Crowell Ave.	Beatty	89003	Nye	20	20	20	0	20
139	Homestead (Nye C.bundled w/Htg. Pk.)	4451 N. Blagg Rd.	Pahrump	89060	Nye	20	20	20	0	20
210	Pahrump Valley Apts.	2151 Pahrump Valley Blvd.	Pahrump	89048	Nye	33	32	32	1	32
211	Palm Terrace Sr Village	421 Margaret St.	Pahrump	89048	Nye	64	63		1	63
310	Belmont Apts.	990 S. Main St.	Tonopah	89049	Nye	24	22	23	1	23
311	Desert Senior/Desert Properties	1000 Erie Main St.	Tonopah	89049	Nye	20	20	20	0	20
312	Desert Family/Desert Properties	1000 Erie Main St.	Tonopah	89049	Nye	36	36	33	0	36
313	Spring Mountain Apts.	1441 E. Calvada Blvd.	Pahrump	89048	Nye	33		32	1	32
183	Lovelock Garden Apts.	865 6th St., P.O. Box 1073	Lovelock	89419	Pershing	40	40		0	40
223	Pershing Meadows	355 Fourth St.	Lovelock	89419	Pershing	24	24	24	0	24
254	Rosewood	500 Meadow Ln.	Lovelock	89419	Pershing	24	24	24	0	24
350	Sunwood Apts. (NV Portfolio)	150 Bowean St.	Lovelock	89419	Pershing	24	24	22	0	24
8	Arbor Cove @ Virginia Lake	2350 Lymberry St.	Reno	89509	Washoe	66	66		0	66
20	Aspen Terrace Apts.	355 Kirman Ave.	Reno	89502	Washoe	42	42		0	42

New ID #	Project Name	Street Address	City	Zip	County	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #	Total Units with Restrictions or Assistance
21	Aspen Village	1410 Sullivan Ln	Sparks	89431	Washoe	43	43	2	0	43
22	Austin Crest Apts	1295 Grand Summit Dr.	Reno	89523	Washoe	268	266		2	266
31	Autumn Village Apts	195 Gentry Way	Reno	89502	Washoe	43	43	3	0	43
34	Banbridge Apts.	1000 El Rancho Dr.	Sparks	89431	Washoe	128	128		0	128
44	Boulder Creek Apts.	4005 Moorpark Ct.	Sparks	89433	Washoe	250	250		0	250
54	Carriage Stone Sr Apts.	695 S. Center St.	Reno	89501	Washoe	84	84		0	84
57	Centennial Park Annex (Sagebrush Pl II)	1652 Wedekind Rd.	Reno	89512	Washoe	40	40	38	0	40
69	Vintage at Citi Vista/CV Sr/Citi Apts	650 Record St	Reno	89512	Washoe	152	152		0	152
70	ParcOne60 aka City Center Apts.	160 Sinclair St.	Reno	89501	Washoe	258	258		0	258
78	City Hall Apts.	625 5th St.	Sparks	89431	Washoe	42	42		0	42
80	Community Gardens	2338 Wedekind Rd.	Reno	89512	Washoe	181	181	181	0	181
89	Cottonwood Village	2655 Yori Ave.	Reno	89502	Washoe	44	43		1	43
94	Dakota Crest Apts.	446 Kirman St.	Reno	89502	Washoe	48	47		1	47
105	South Peak	1205 S. Meadows Pkwy.	Reno	89521	Washoe	288	288		0	288
115	Plaza at 4th St	450 N. Wells Ave.	Reno	89512	Washoe	44	43		1	43
116	Plaza at 4th St	450 N. Wells Ave.	Reno	89512	Washoe	30	30		0	30
125	Golden Apts.	520 Brinkby Ave.	Reno	89509	Washoe	159	159	159	0	159
126	Grace Sr Apts.	1260 Commerce St.	Sparks	89431	Washoe	55	55		0	55
161	Juniper Village	525 Morrill Ave.	Reno	89512	Washoe	44	44	3	0	44
173	Lighthouse Of The Sierra	3700 Safe Harbor Way	Reno	89512	Washoe	26	25	26	0	26
174	Lincoln Way	618 Fourth St.	Sparks	89431	Washoe	45	45	5	0	45
186	Manhattan Place Apts.	930 Manhattan St.	Reno	89512	Washoe	10	10		0	10
203	Metropolitan Gardens	325/726 7th St.	Reno	89512	Washoe	83	83	83	0	83
220	Park Manor	33 Park St.	Reno	89502	Washoe	85	85	10	0	85
221	Parkside Garden Apts.	1800 Sullivan Ln.	Sparks	89431	Washoe	288	288		0	288
240	River Srs	895 Kuenzli St.	Reno	89502	Washoe	55	55		0	55
243	Riverside Artist Lofts	17 S. Virginia	Reno	89501	Washoe	35	35		0	35
272	Sierra Crest Sr Apts	795 Prater Way	Sparks	89431	Washoe	72	72		0	72
275	Sierra Manor Apts	2350 Paradise Dr.	Reno	89512	Washoe	147	147	147	0	147
281	Sierra West Apts.	1380 Riley Ave.	Reno	89502	Washoe	26	26		0	26
284	Silver Sage At Neil Rd.	3870 Neil Rd.	Reno	89502	Washoe	58	58		0	58
293	Silver Sage Sr Residence	4885 S. Mccarran Blvd.	Reno	89502	Washoe	41	41		0	41
296	Silver Terrace Apts. aka Sagebrush Pl I?	1611 Wedekind Rd.	Reno	89512	Washoe	126	126	97	0	126
304	Altitude by Vintage (Skyline Apts.)	1570 Sky Valley Dr.	Reno	89503	Washoe	100	80		20	80
305	Altitude by Vintage (Skyview Apts.)	1590 Sky Valley Dr.	Reno	89503	Washoe	100	55		45	55
318	Altitude by Vintage (Southridge Apts. I)	1550 Sky Valley Dr.	Reno	89503	Washoe	92	92		0	92
319	Park on Virginia	3295 S. Virginia St.	Reno	89502	Washoe	332	332	66	0	332
322	Bethel Plaza Senior Apts	2655 Rock Blvd	Sparks	89431	Washoe	28	18		10	18
335	Butterworth Estates	430 Linden St	Reno	89502	Washoe	24		24	0	24
336	C St.	121 C St.	Sparks	89431	Washoe	4	4		0	4

New ID #	Project Name	Street Address	City	Zip	County	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #	Total Units with Restrictions or Assistance
337	Carville Court	1257 Carville Dr.	Reno	89512	Washoe	6	6	0	0	6
338	Carville Park Apts	1244 Carville Dr	Reno	89512	Washoe	209	209	208	1	208
346	D St./ Maple Leaves	2555 D St.	Sparks	89431	Washoe	16	16		0	16
347	D&K Horizons Apts	1225 Carville Dr.	Reno	89512	Washoe	4	4		0	4
348	Essex Manor Apts	7760 Carlyle Dr.	Reno	89506	Washoe	106		106	0	106
354	Terracina Reno	2175 Sierra Highlands Dr.	Reno	89511	Washoe	142	142		0	142
355	Ridgeview	4050 Gardella Ave.	Reno	89512	Washoe	300	300		0	300
357	Hawk View Apts	1542 Steelwood Ln.	Reno	89512	Washoe	100		100	0	100
359	John McGraw Court	2455 Orovada St.	Reno	89512	Washoe	34		34	0	34
360	El Centro	101 State St.	Reno	89501	Washoe	26	26	22	0	26
361	Mineral Manor	1525 E. Ninth St.	Reno	89506	Washoe	144		144	0	144
362	Moran St.	435 Moran St.	Reno	89502	Washoe	8	8	5	0	8
367	Village at North	925 N. Virginia St.	Reno	89503	Washoe	25	25	1	0	25
369	Myra Birch Manor	3585 Mazzone Ave.	Reno	89502	Washoe	56		56	0	56
370	Oak Tree / Oak Wood Apts	3410 Neil Rd.	Reno	89502	Washoe	25	11		14	11
373	Parkway Lodge	49 S Park St	Reno	89502	Washoe	51	11		40	11
375	Pilgrims Rest Senior	1325 Hillboro Pl.	Reno	89512	Washoe	7	7	7	0	7
376	Pinewood Terrace	1455 Evelyn Way	Reno	89502	Washoe	50	50	50	0	50
380	Vintage Hills Sr Apts.	4195 W. 7Th St.	Reno	89503	Washoe	201	201		0	201
382	Reno Silvercrest Apts	1690 Wedekind Rd.	Reno	89512	Washoe	57		56	1	56
385	Sarrazin Arms Apts	541 W 3rd St.	Reno	89503	Washoe	57	57		0	57
387	Sierra Manor II Apts	2360 Paradise Dr.	Reno	89513	Washoe	40		39	1	39
390	Vista Point Apts.	250 Talus Way	Reno	89503	Washoe	44	44		0	44
391	Washoe Mills Apts	1375 Mill St.	Reno	89502	Washoe	115	115	115	0	115
394	Silver Sage Court/Manor	2455 Orovada St.	Sparks	89431	Washoe	16	16		0	16
395	Silverada Manor	1402 Silverada Blvd.	Reno	89512	Washoe	150	149	149	1	149
396	Stead Manor	5068 Cocoa Ave.	Reno	89506	Washoe	68		68	0	68
398	Sunset Ridge Apts	2141 Centennial Way	Reno	89512	Washoe	100	11	11	89	11
403	Whittell Pointe Apts.	1855 Selmi Dr.	Reno	89512	Washoe	120	120		0	120
404	Whittell Pointe II Apts.	1855 Selmi Dr.	Reno	89512	Washoe	108	108		0	108
406	Willows At Wells Sr Apts.	201 S. Wells Ave.	Reno	89501	Washoe	39	39		0	39
407	Tom Sawyer Village	2565 Tom Sawyer Dr.	Reno	89512	Washoe	100		100	0	100
408	Trembling Leaves Apts	115 Booth St.	Reno	89509	Washoe	27	26	1	1	26
411	William Raggio Plaza	48 S Park St.	Reno	89502	Washoe	21		21	0	21
422	Yorkshire Terrace Apts.	7900 Chapman Pl	Reno	89506	Washoe	30	30	16	0	30
423	Zephyr Pointe Apts.	10640 N Mccarran Blvd.	Reno	89503	Washoe	216	216		0	216
424	RHA Scattered Site Affordables	various	Reno		Washoe	166	110	56	56	110
450	Ala Moana	3300 Kauai Ct.	Reno	89509	Washoe	156	156		0	156
452	Colonial Court	205 2nd St.	Sparks	89501	Washoe	12	12		0	12
454	Idlewild Townhouse Apts	1810 Idlewild Dr.	Reno	89509	Washoe	34	34		0	34

New ID #	Project Name	Street Address	City	Zip	County	Total Units #	Restricted Units #	Assisted Units #	Market Rate Units #	Total Units with Restrictions or Assistance
460	Hillside Meadows	2757 Beck St.	Reno	89509	Washoe	44	44		0	44
470	Alpine Haven	2000 Oddie Blvd.	Sparks	89431	Washoe	40	40		0	40
484	Vintage at the Crossing	11565 Old Virginia Rd.	Reno	89521	Washoe	230	230		0	230
485	Marina Village	350 Harbour Cove	Sparks	89434	Washoe	240	72		168	72
536	Spokane St.	Various	Reno		Washoe	4	4		0	4
537	Zephyr	Various	Sparks		Washoe	6	3		3	3
541	Willie J. Wynn	1202 Hillboro Ave.	Reno	89512	Washoe	44	44	12	0	44
543	Inova	1660 White's Creek Ln	Reno	89511	Washoe	581	155		426	155
545	Sky Mountain Vintage	4855 Sky Mountain Drive	Reno	89523	Washoe	288	288		0	288
546	Steamboat by Vintage	600 Geiger Grade Rd.	Reno	89521	Washoe	360	360		0	360
557	Village on Sage Street	250 Sage St.	Reno	89512	Washoe	225	225	0	0	225
571	Sierra Cove	2314 Greyhaven Ln	Sparks	89431	Washoe	34	34		0	34
572	Marvel Way	1555 Marvel Wy	Reno	89502	Washoe	42	42	8	0	42
577	Vintage at the Sanctuary	301 Gentry Wy.	Reno	89502	Washoe	208	208		0	208
582	Springview	2355 Clearacre Ln	Reno	89512	Washoe	180	180		0	180
587	Orovada	Orovada St. & Silverada Blvd.	Reno	89512	Washoe	40	40		0	40
588	Truckee Heights	2153 Prater Way	Sparks	89431	Washoe	40	40		0	40
595	Vintage at Washington Station	275 Vine St./260 Winter St.	Reno	89503	Washoe	205	205		0	205
606	Marvel Way 2	1555 Marvel Way	Reno	89502	Washoe	44	44			44
609	Copper Mesa	Red Rock Rd & Silver Lake Rd	Reno	89508	Washoe	290	290		0	290
613	Vintage @ Spanish Springs	Eagle Cnyn. Dr. & Nbhd. Wy.	Spanish Spgs.	89441	Washoe	257	257		0	257
614	The Ridge @ Sun Valley	5100 West First Ave.	Sun Valley	89433	Washoe	195	195		0	195
615	City Cottage	various	Reno		Washoe	1	1		0	1
632	Vintage at Redfield	Redfield Pkwy & Baker Ln	Reno		Washoe	223	223		0	223
633	Pinyon	Moana Ln & Neil Rd	Reno		Washoe	252	252	8	0	252
137	Highland Terrace	115 W. Highland Dr.	Ely	89301	White Pine	60	60	60	0	60
412	Bristlecone Apts.	1690 Avenue F	Ely	89301	White Pine	44	41	41	3	41
413	Bristlecone East Apts.	650 16th St.	Ely	89301	White Pine	24	24	24	0	24

Table 6. Low-Income Housing Database Summary by County (2025)

County	Number of Projects	Total Units	Restricted Units	Assisted Units	Market-Rate Units	Total Units with Restrictions or Assistance
Carson City	13	975	944	321	6	969
Churchill	10	336	226	272	60	276
Clark	253	24,748	20,446	5,866	904	23,844
Douglas	10	349	311	74	28	321
Elko	21	663	483	370	56	607
Eureka	1	12	12	12	0	12
Humboldt	10	304	304	198	0	304
Lander	3	68	44	50	2	66
Lincoln	4	82	82	82	0	82
Lyon	15	409	356	204	6	403
Mineral	1	8	0	7	1	7
Nye	9	310	272	180	5	305
Pershing	4	112	112	70	0	112
Washoe	107	11,345	9,716	2,237	881	10,464
White Pine	3	128	125	125	3	125
Total	464	39,849	33,433	10,068	1,952	37,897

Subsidized Units Forecast to Convert

An additional component tracked by the Division within the LIHD is the timeframe within which subsidized units are forecasted to convert to market-rate units. Subsidized affordable housing projects are commonly subjected to limited timeframes in which units must remain affordable. Once these timeframes have expired, units are no longer bound by affordability restrictions and rents may be increased to market-rate levels. For instance, properties funded with Low-Income Housing Tax Credits (LIHTC) in Nevada generally have affordability periods of 30 years or 50 years once placed in service, contingent upon the type of tax credit received.

Per [NRS 319.143](#), the Division maintains a list of projects with affordability periods expiring within the next three years. The Division also coordinates with local jurisdictions to complete outreach to projects at risk of expiring and ensure compliance with [NRS 319.410](#) to [NRS 319.440](#), inclusive, which requires such projects to report certain information to the Division and local jurisdictions one year in advance of their expiration date.^{viii} This coordination supports efforts to preserve units as affordable housing in Nevada, providing an opportunity for projects to seek additional funding to extend their restricted periods in lieu of these restrictions expiring.

The most recent list, displayed in Table 3, was prepared for this report on November 26, 2025, and summarizes properties with LIHTC and restricted periods anticipated to end within the next three years—in 2026, 2027, or 2028. These dates are approximate and calculated using the credit period start date noted in the Division’s compliance software. Exact dates are available through the Nevada Housing Division LIHTC Compliance Program. As of this date, the LIHD 633 total units with restrictions or assistance at risk of conversion during the upcoming three-year timeframe.

Table 7. Low-Income Housing Database Units Forecast to Convert Within Three Years (2026, 2027, 2028)

New ID #	Project Name	City	Zip	Count y	Total Units #	Restricte d Units #	Assisted Units #	Market- Rate Units #	Total Units with Restrictions or Assistance	Approximat e Year LIHTC Restrictions End
307	Somerset Commons	Las Vegas	89104	Clark	360	245		115	245	2026
210	Pahrump Valley Apts.	Pahrump	89048	Nye	33	32	32	1	32	2026
163	Lake Tonopah Apts	Las Vegas	89102	Clark	356	356		0	356	2027

Demographic Overview

While the Nevada Housing Division (NHD) doesn’t currently maintain a demographic database, key demographic information is included for consideration within certain reporting, including the “AB 213 Report on Additional Housing Progress and Plans.” For national population data with certain data subsets—by geographic level (state, county, city, etc.), population components (age, sex, race), and other considerations—the U.S. Census Bureau’s Population Estimates Program (PEP) calculates estimates for time periods as recent as 2024—for annual estimates—at the time of this report. The Nevada State Demographer also calculates similar population estimates and projections for the State. Table 8 utilizes data from the Census Bureau, with tabulations by the author for population change and percentage change, to provide a brief population overview of Nevada, by county, for the time period ranging from 2020-2024. Statewide, Nevada grew nearly five percent during this time period, with Nye County experiencing the largest percentage increase at 7.73% and White Pine County reporting the greatest percentage decrease of -5.84%. Clark County noted the largest population change with an increase of 122,901 residents.

Table 8. Census Bureau Annual Population Estimates by County (2020-2024)

Geographic Area	April 1,	Population Estimate (as of July 1)					Population	%
		2020	2021	2022	2023	2024		
Nevada (total)	3,105,595	3,116,967	3,148,141	3,176,116	3,214,363	3,267,467	150,500	4.83%
Churchill County	25,522	25,577	25,674	25,828	25,915	26,033	456	1.78%
Clark County	2,266,452	2,275,970	2,296,651	2,321,961	2,354,285	2,398,871	122,901	5.40%
Douglas County	49,483	49,529	50,008	49,592	49,422	49,564	35	0.07%
Elko County	53,703	53,676	53,868	53,943	54,383	54,363	687	1.28%
Esmeralda County	731	736	738	744	725	720	-16	-2.17%
Eureka County	1,853	1,853	1,909	1,862	1,898	1,877	24	1.30%
Humboldt County	17,283	17,272	17,634	17,262	17,160	17,116	-156	-0.90%
Lander County	5,732	5,727	5,761	5,769	5,809	5,785	58	1.01%
Lincoln County	4,501	4,438	4,396	4,421	4,424	4,345	-93	-2.10%
Lyon County	59,235	59,466	60,971	61,589	62,656	63,718	4,252	7.15%
Mineral County	4,552	4,555	4,619	4,538	4,524	4,475	-80	-1.76%
Nye County	51,590	51,971	53,339	54,710	55,708	55,990	4,019	7.73%
Pershing County	6,648	6,620	6,430	6,446	6,403	6,536	-84	-1.27%
Storey County	4,099	4,107	4,143	4,165	4,171	4,112	5	0.12%
Washoe County	486,491	487,725	494,380	496,458	500,159	507,280	19,555	4.01%
White Pine County	9,078	9,063	8,850	8,734	8,495	8,534	-529	-5.84%
Carson City	58,642	58,682	58,770	58,094	58,226	58,148	-534	-0.91%

To provide additional demographic context, Table 9 displays employment data compiled from the U.S. Bureau of Labor Statistics (BLS) for the most recent year available at the time of this report, 2024. The table notes data at the county level for total labor force, number of individuals employed and unemployed, and the unemployment rate. The unemployment rate for Nevada has trended historically higher than other states in recent years, and in 2024 Mineral County reported the highest annual average unemployment rate at 9.2%.^{ix}

Table 9. BLS Labor Force Data by County, Annual Averages (2024)

County Name/State Abbreviation	Year	Labor Force	Employed	Unemployed	Unemployment
Churchill County, NV	2024	10,625	10,093	532	5.0%
Clark County, NV	2024	1,218,685	1,147,870	70,815	5.8%
Douglas County, NV	2024	23,388	22,238	1,150	4.9%
Elko County, NV	2024	27,276	26,156	1,120	4.1%
Esmeralda County, NV	2024	283	260	23	8.1%
Eureka County, NV	2024	671	624	47	7.0%
Humboldt County, NV	2024	8,212	7,861	351	4.3%
Lander County, NV	2024	2,434	2,303	131	5.4%
Lincoln County, NV	2024	1,699	1,611	88	5.2%
Lyon County, NV	2024	29,880	28,265	1,615	5.4%
Mineral County, NV	2024	1,154	1,048	106	9.2%
Nye County, NV	2024	19,205	17,759	1,446	7.5%
Pershing County, NV	2024	2,217	2,099	118	5.3%
Storey County, NV	2024	1,743	1,639	104	6.0%
Washoe County, NV	2024	267,591	254,932	12,659	4.7%
White Pine County, NV	2024	3,689	3,527	162	4.4%
Carson City, NV	2024	29,252	27,880	1,372	4.7%

Housing Available to Victims of Domestic Violence

Some affordable housing subsidies offer targeted support to specific populations in need, such as seniors, veterans, and individuals with disabilities. In addition to these groups, some forms of subsidies offer support to victims of domestic violence. This may include designated unit set-asides or housing assistance through programs such as Housing Choice Vouchers (HCVs, also known as Section 8). Public Housing Authorities (PHAs) administer such vouchers, and Nevada has three PHAs to oversee respective regions throughout the state: the Nevada Rural Housing Authority (NRHA), Reno Housing Authority (RHA), and Southern Nevada Regional Housing Authority (SNRHA).

Correspondence between the Nevada Housing Division (NHD) and PHAs throughout the State in 2020 regarding the number of vouchers and units available to victims of domestic violence is summarized in Table 4.

Table 10. Correspondence with PHAs on Vouchers or Units Available to Domestic Violence Survivors (2020)

Housing Authority	Number of Vouchers or Units	Comments
Nevada Rural Housing Authority (NRHA)	60 vouchers, 0 units	Three MOUs with three agencies and each may use up to 20 vouchers. There are 13 current participants, and an additional eight applicants are being reviewed for eligibility.
Reno Housing Authority (RHA)	10 vouchers, 0 units	None of the 10 vouchers are currently in use. A preference for graduates of transitional housing programs may contain graduates of domestic violence transitional housing programs but no system exists to formally track the number.
Southern Nevada Regional Housing Authority (SNRHA)	0 vouchers, 0 units	No priorities for domestic violence survivors reported.

In addition to this information, PHAs noted that—as of 2020—they did not track data on the number of terminations of Housing Choice Vouchers for victims of domestic violence, although protocols were in place to prevent such terminations. Having these policies helps prevent the termination of housing assistance due to the criminal behavior of a member of a victim’s household or the dissolution of a household due to domestic violence. The Division plans on completing additional outreach with PHAs in 2026 to note any updates as needed to summarized information on housing available to victims of domestic violence.

Conclusion

This report comprises the first iteration of the Division’s updated approach to addressing requirements for the Low-Income Housing Database (LIHD) per [NRS 319.143](#). Included in this report are summaries that are representative, but not fully inclusive, of metrics and components that may be helpful in identifying and addressing housing needs throughout Nevada. Additional annual reports completed by the Division, including the “Annual Housing Progress Report (AHPR),” “AB 213 Report on Additional Housing Progress and Plans,” and other ad-hoc reports also provide supplemental context to the LIHD.

For further information or to answer questions regarding this report please contact Jaylin Hendricks at jhendricks@housing.nv.gov or (702) 486-5990, or contact the Nevada Housing Division at NHDinfo@housing.nv.gov or (775) 687-2240.

Endnotes

ⁱ “NRS: CHAPTER 319 - ASSISTANCE TO FINANCE HOUSING,” <https://www.leg.state.nv.us/nrs/NRS-319.html#NRS319Sec143>.

ⁱⁱ “Housing Database,” https://housing.nv.gov/Programs/Housing_Database/.

ⁱⁱⁱ “NAHB/Wells Fargo Cost of Housing Index (CHI),” <https://www.nahb.org/news-and-economics/housing-economics/indices/cost-of-housing-index>.

^{iv} US Census Bureau, “BPS - About the Survey,” <https://www.census.gov/construction/bps/about.html>.

^v US Census Bureau, “Building Permits Survey (BPS),” <https://www.census.gov/construction/bps/index.html>.

^{vi} “About | National Low Income Housing Coalition Gap Report” <https://nlihc.org/gap/about>.

^{vii} “CHAS: Background | HUD USER,” https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html.

^{viii} “NRS: CHAPTER 319 - ASSISTANCE TO FINANCE HOUSING,” <https://www.leg.state.nv.us/nrs/NRS-319.html#NRS319Sec410>.

^{ix} “Dozens of Questions: Why Is the Unemployment Rate so High in Nevada?,” APM Research Lab, <https://www.apmresearchlab.org/10x/nevada-unemployment>.