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## STATE OF NEVADA

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To: Rick Combs, Director, Legislative Counsel Bureau  
Through: Steve Aichroth, Administrator, Housing Division  
From: Elizabeth Fadali, Economist, Housing Division  
Date: February 14, 2018

### **RE: NRS 278.235 – Annual Housing Progress Report**

Nevada Revised Statute (NRS) 278 requires jurisdictions in Clark and Washoe Counties to adopt a Housing Plan as a part of the jurisdiction's Master Plan. The plan is required to inventory housing conditions, project future needs and demands, and adopt strategies to provide for all forms of housing, including that which is affordable. Sub-section NRS 278.235 requires adoption of measures to maintain and develop affordable housing and the jurisdictions must report how such measures were used in the prior year. The purpose of the legislation was to encourage local governments to deploy resources to increase affordable housing. It is this portion of NRS 278 which is addressed in this memorandum.

The following two counties and seven cities are subject to NRS 278.235 reporting:

Clark County	City of Boulder City	City of Reno
Washoe County	City of Henderson	City of Sparks
	City of Las Vegas	
	City of Mesquite	
	City of North Las Vegas	

Reports are due to the Housing Division annually by January 15. This memo compiles information contained within the jurisdictional reports, analyzes trends to the degree possible and highlights notable efforts to establish and maintain affordable housing.

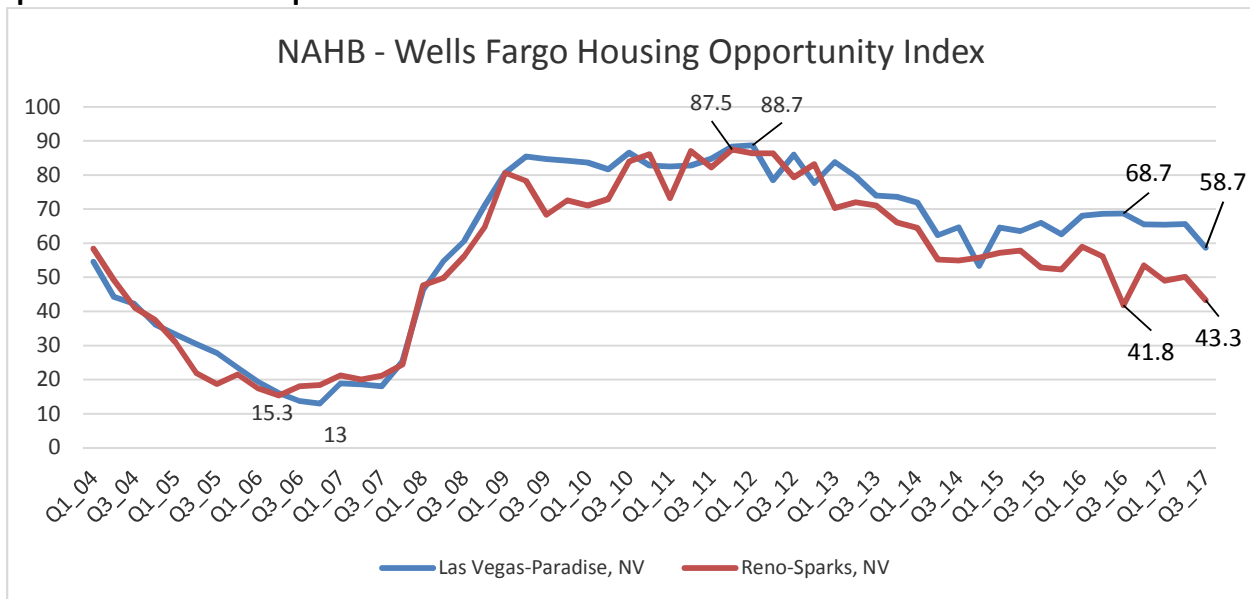
This year's methodology was the same as the two previous years. In 2015 there were significant changes in methodology. Data from 2015 through 2017 reports are comparable. Previous years are more difficult to compare.

Just prior to the enactment of NRS 278.235 in 2007, housing prices were rapidly escalating. There was concern that households were being priced out of single-family home ownership. Then, from the high of August 2006 to the low point in March 2012, the Case Schiller index of housing prices for Las Vegas dropped 62% to levels last experienced in 1996. Similar price movements occurred

in most areas of the state. Although unemployment sky-rocketed, the Great Recession produced a glut of housing, much of it affordable to middle and low income households. Since that time Nevada home prices have been rebounding, with the Las Vegas Case Schiller index increasing 88% over the lows of March 2012 and back to price levels that occurred in early 2004.<sup>i</sup> This increase reflects better economic conditions in Nevada, but has decreased affordability. Home prices increased in Las Vegas by about 10% from November 2016 to October of 2017.<sup>ii</sup>

Figure 1 gives the housing opportunity index from the National Association of Home Builders. The index gives the share of homes sold which were affordable to the median income family. At the peak of the housing boom in 2006, this share was only 15.3% in Reno-Sparks and 13.0% in Las Vegas-Paradise. As prices plummeted, the share rose to 87.5% in Reno-Sparks and 88.7% in Las Vegas-Paradise. For the third quarter of 2017, the affordability index stands at 58.7% for Las Vegas-Paradise and 43.3% in Reno/Sparks. Reno-Sparks experienced a leveling out with a slight increase of 1.5 points in the affordability index from 2016 to 2017, while Las Vegas' decreased 10 points.

**Figure 1. National Association of Home Builders – Wells Fargo Housing Opportunity Index, 1st quarter. 2004 to 3rd quarter 2017**



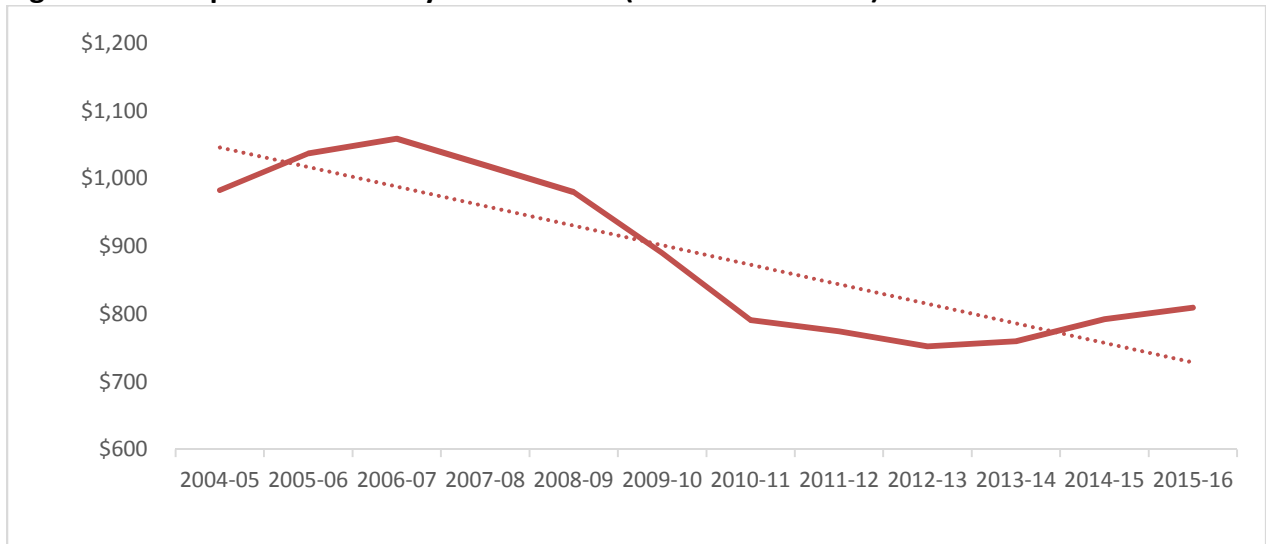
National Association of Home Builders. NAHB-Wells Fargo Housing Opportunity Index. <http://www.nahb.org/en/research/housing-economics/housing-indexes/housing-opportunity-index.aspx> accessed 1-17-2018

Some remarkable changes took place in Nevada’s housing market over the period of the housing boom, bust and recovery. One notable change is homeownership decreased from a high of 65.7% in 2006 to 54.5% in 2016.<sup>iii</sup> The last year that the Census Bureau’s Nevada homeowner rate series was that low was in 1989. Despite an improving economy, this series has shown a stagnation or a decrease in homeownership over the last three years. At the same time the proportion of renter households that are experiencing severe rent burden has increased. Severe rent burden occurs when a household pays more than 50% of its income for gross rent. For example, in the 2000 Census 48% of Nevada’s extremely low and very low income renter households (households with incomes under 50% of median income) experienced severe rent burden.<sup>iv</sup> Estimates from the five year 2010 to 2014 American Community Survey indicate that 61% of Nevada’s extremely and very low

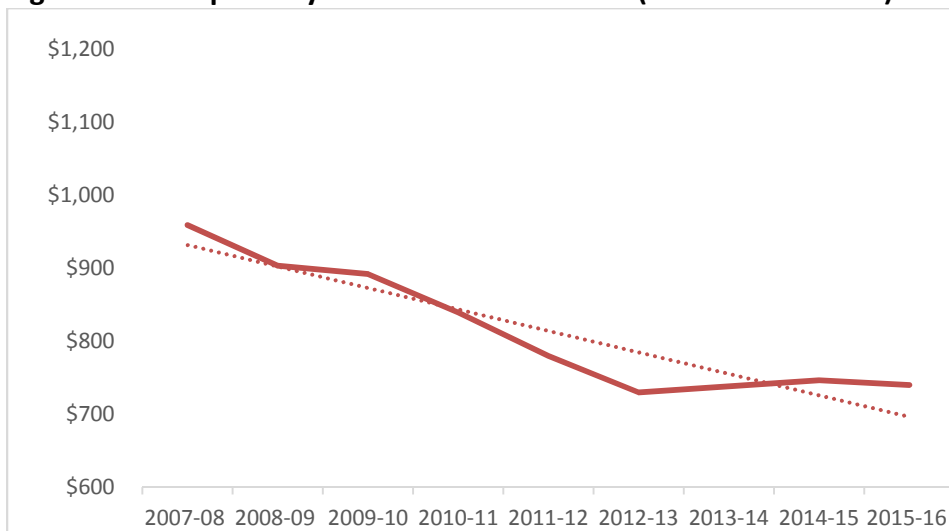
income renter households experienced severe rent burden.<sup>v</sup> A study from the Joint Center for Housing Studies projects the proportion of American households with severe rent burden will continue to increase for the next decade under all but the most optimistic scenarios.<sup>vi</sup> There is increasing need for affordable housing in Nevada.

The housing market crash also resulted in reduced fiscal capacity for local governments. For example, in real terms, Clark County tax revenue peaked in fiscal year 2007-08, after which it decreased each year until 2012-2013, for a total decrease of 25%. Only in 2013-2014 did county revenue finally begin increasing; however, as measured in 2015-2016 constant dollars, the county has revenues 14% lower than it did in the peak year of 2007-2008 despite having population growth of 8% over the period.<sup>vii</sup> Real per capita revenues decreased 21% from \$1,020 in 2007-08 to \$810 in 2015-16. The data for fiscal year 2017 was not yet available at the time of writing.

**Figure 2. Per capita Clark County tax revenues (2015-2016 dollars)**



**Figure 3. Per capita City of Reno total revenues (2015-2016 dollars)**



The City of Reno’s budget decreased by 17% in real terms from 2008 to 2016.<sup>viii</sup> During this time City of Reno’s population increased 8%. Accordingly, per capita City revenue is down 23%. Over the last years local government revenues have been stable or increasing, but Clark County and City of Reno still have per capita revenue over 20% lower than the peak of the housing bubble.<sup>ix</sup> When jurisdiction respondents were asked whether staffing in their department had increased or decreased over the past year, only one jurisdiction reported an increase in staffing over the past year while four reported that they had fewer staff. Two respondents reported decreased funding for their department and the rest had the same funding compared to 2016. Despite increasing need and increasing populations, local governments have had fewer resources with which to tackle affordable housing.

**Table 1: Date of Master Plan Housing Element and Identified Update Year**

<b>Jurisdiction</b>	<b>Year of Housing Plan</b>	<b>Update Year</b>
Clark County	2015	2020
Las Vegas	2015	2019
North Las Vegas	2015	2020
Boulder City	2009	Unknown
Henderson	2015	2020
Mesquite	2017	2022
Washoe County	2010	2022
Reno	2017	2019
Sparks	2016	2021

Local governments are required to update their Master Plans every five years. It has been difficult for several jurisdictions to carry out updates at this pace. Washoe County did not provide an update on the progress of their new Master Plan which was to be carried out in 2016. Boulder City did not report a scheduled time for an update. Sparks updated the housing section of the new Comprehensive Plan this past year. Reno and Mesquite updated the Master Plan Housing Element this year (2017). Clark County and City of North Las Vegas make up the Clark County HOME Consortium while Cities of Las Vegas and Henderson are affiliates of the Consortium. They all produced a new HUD Consolidated Plan for the years 2015-2019 and have adopted these documents as housing elements. In some jurisdiction housing elements, a clearer delineation of exactly how at least 6 of the 12 measures have been adopted would be useful. Often the measures which are more related to planning such as subsidization of permits or density bonuses are not easy to find in the jurisdictions’ new housing elements. Good examples of specific attention to the 12 measures may be found in City of Sparks, City of Reno, City of North Las Vegas, and City of Boulder City housing elements.

## **ANNUAL HIGHLIGHTS**

The jurisdictions, during the period of January 1, 2017 thru December 31, 2017, began funding or continued to develop 2,755 affordable units. These may be considered projects that are “in the pipeline.” A total of 492 new affordable units were completed, with 85% of them targeted for very low income households. The jurisdictions also helped to preserve 323 units. Tenant based rental assistance (TBRA) was given to 641 households. TBRA may include paying of application fees, utility deposits, security deposits, utilities or all or part of the rent for a tenant. It is called tenant based because the assistance is to the household and not attached to any specific unit of housing.

In addition, 135 homeowners were assisted with home purchases, repair, modification or rehabilitation funds, and 1,455 households or individuals, primarily homeless, received supportive services or other tenant based assistance. No affordable units were reported lost this year; although one property exited the tax credit system, all units in this property were to remain affordable this year. Total activity reported for 2017 was less than 2016 activity for TBRA, supportive services, single family activities and multi-family rehabilitation projects finished. Pipeline project units and number of multi-family units completed increased.

**Table 2. Summary of Affordable Housing Activity**

<b>Category of housing unit or assistance</b>	<b>Total units or households (includes all nine jurisdictions)*</b>
Single family for rent or for sale/owner occupied with rent or deed restrictions	7
Multi-family rehabilitation completed	323
Pipeline projects funded or under construction	2,755
New multi-family project completed	485
Single family purchase, rehabilitation or modification assistance	135
Tenant based rental assistance (TBRA)	641
Support services, homeless services, other tenant based assistance, group home beds	1,455
<b>Total units or households</b>	<b>5,801</b>
<b>Percentage serving very low income units/households</b>	<b>72%</b>

\*Duplicate units from joint county and city projects were eliminated in totals where known.

The funding for the units and assistance primarily originated from state or federal sources such as the HOME program, Nevada Low Income Housing Trust Fund and welfare set aside, Housing Opportunities for Persons with AIDS, Emergency Solutions Grant, HUD property based vouchers or contracts, Low Income Housing Tax Credits, tax exempt private activity bonds or the Community Development Block Grant. Some additional local sources cited were owner equity, non-profit funds, outside agency grants and, in the City of Las Vegas, redevelopment set-aside funds. Jurisdiction resources were used for planning, staffing, administration, leasing of land, density bonuses, tax abatements, fee waivers and subsidies.

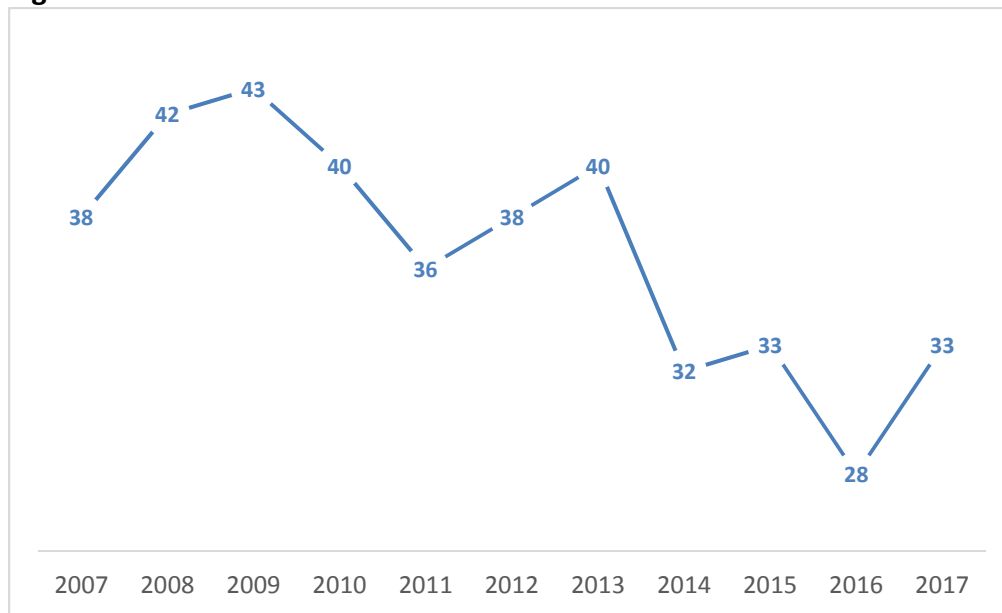
NRS 278.235 requires the adoption of six of 12 possible measures (Sub-paragraphs (a) through (l) of the statute) into the Housing Plan as instruments used in maintaining and developing affordable housing. Exhibit A, attached, shows the 12 measures specified in NRS 278.235. Table 3 below identifies the measures incorporated into each Master Plan and those utilized by each jurisdiction in 2017. All jurisdictions at least passively met this requirement by incorporating six measures into its Master Plan. Clark County, Sparks and Henderson reported the most diverse use of the measures with six, six and seven different measures being actively used, respectively. Measures K and L, “Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing” and “Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing” were again the two measures used most often. Jurisdictions appear to focus much of the housing activities towards these measures.

**Table 3: NRS 278.235 Measures Incorporated into Master Plans and Used in 2017**

<b>Measure (from Attachment A)</b>	<b>a</b>	<b>b</b>	<b>c</b>	<b>d</b>	<b>e</b>	<b>f</b>	<b>g</b>	<b>h</b>	<b>i</b>	<b>j</b>	<b>k</b>	<b>l</b>	<b># of measures used</b>
<b>Jurisdiction</b>													
Clark County	XX	X	X		X	X	XX	XX	X	XX	XX	XX	6
Las Vegas	X					X		XX	X		XX	XX	3
N. Las Vegas	XX	X	X	X	X	X	XX	XX	X	X	XX	XX	5
Boulder City	X	X	X	X			X	X		X			0
Henderson						XX	XX	XX	Y	XX	XX	XX	7
Mesquite		X	X	X		X	X			X	X		0
Washoe County	X	X			X	X	X		X	X	Y	XX	2
Reno	X	X	X			X		XX		XX	XX	XX	4
Sparks	X			XX		XX	Y	X		XX	Y	XX	6
<b>Number of jurisdictions reporting active use</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>4</b>	<b>5</b>	<b>1</b>	<b>4</b>	<b>7</b>	<b>7</b>	<b>33</b>
<p>X indicates that the NRS 278.235 Measure is in the jurisdiction’s Housing Plan.</p> <p>XX indicates that the NRS 278.236 Measure is in the Housing Plan and the Measure was utilized in 2017.</p> <p>Y indicates that the Measure was utilized in 2017 but is not incorporated into the jurisdiction’s Master Plan.</p>													

Table 3 indicates in 2017, in total, the measures were used by the jurisdictions at least 33 times, which is more than the 2016 total of 28. Note that a measure could have been used more than once. The intensity of use of a measure is not reported on Form 1. Figure 4 shows the total number as reported from 2007 to 2017. There seems to be a downward trend in diversity of active use of measures. However, the reporting methodology has also evolved over the time period, so all or part of the reduction could be due to methodological changes. Active use of the measures may also correspond to the economic and fiscal conditions described above. For example, measure G, which requires expediting approval of affordable housing projects, is not as pressing in an environment which has seen the number of building permits drop sharply. Nevada has seen significant recovery in the last years, from 6,163 units in the lowest year of the recession, 2011, to 19,376 units in 2017 but total units permitted were still 59% lower in 2017 than the peak of 47,728 units permitted in 2005 at the height of the housing bubble.<sup>x</sup>

**Figure 4. Active Use of Measures**



## **JURISDICTION PROGRESS IN CREATING AND MAINTAINING AFFORDABLE UNITS**

As required by NRS 278.235, remaining affordable housing need has been analyzed below in Tables 4 and 5.

Each jurisdiction is required to prepare a five-year Consolidated Plan in order to receive housing funds from the United States Department of Housing and Urban Development (HUD). As part of the housing needs analysis contained in the Consolidated Plan, jurisdictions are required to use the Comprehensive Housing Affordability Strategy (CHAS) data supplied by HUD to determine the number of needed affordable housing units for their population. Starting with the 2015 report, the Housing Division has assigned each jurisdiction the number of affordable units needed (column two in Table 4) using CHAS data. The CHAS estimate of households with one or more housing problems and income under 80% AMI (low income) was used for “total needed” given in column 2. This is a relatively broad and inclusive measure of housing needs. This estimate was adjusted downward by subtracting out CHAS estimates of housing units that are affordable to low income households and also vacant. This helps account for affordable and available private market units. The Division assigns an estimate to help make the estimates comparable across jurisdictions. If a jurisdiction would like to provide an alternate estimate they may work with the division to do so. Clark and Washoe County numbers are for the unincorporated county region only. The 2010 to 2014 CHAS data estimated 252,000 low income Washoe and Clark County households experienced one or more housing problems such as rent burden, lack of complete kitchen or bathroom facilities or overcrowding. About 43,000 units were affordable to low income families and vacant. Adjusting for vacant units, there were an estimated 210,000 households in need of housing assistance, up seven percent from the 2009 to 2013 estimates. The increase was similar in Clark County (7%) and Washoe County (6%). The largest component of the change was an increase in households with one or more housing problems that were under 50% of area median income.

The number given in the third column in Table 4, “total existing end of 2017”, matches the Nevada Housing Division list of subsidized housing. The total is tied to an actual list of subsidized housing for the jurisdiction maintained at the Housing Division. Low income housing included in the list are all types of tax credit properties, private or non-profit properties with property based HUD rental assistance, public housing, USDA Rural Development housing, properties owned by regional housing authorities, and some properties built or assisted with HOME, Low-income Housing Trust Funds or Neighborhood Stabilization Program funding as well as a small number of properties with other miscellaneous funding. To be included on the list, the properties must either have project based rental assistance, or deed restrictions or other agreements restricting income levels of occupants or rent levels. Using the lists compiled by the Housing Division and the jurisdictions there were a total of 28,493 units of subsidized housing in existence in the designated jurisdictions at the end of 2016. This was 3% less than 2015’s inventory unit count.

The column in Table 4 named “Units Created or Assisted in 2017” includes all categories of 2017 housing activity except for projects that have not yet been completed, the counts of households provided with supportive services and renovated units that already were listed in the inventory of subsidized housing. Thus, the total includes tenant-based rental assistance as well as down-payment assistance for single family owners as well as new units added to the subsidized housing inventory. All these activities helped to provide an individual or family with affordable housing in 2017, so it is important to include these. Tenant based rental assistance is important to include since the majority of households experiencing a housing problem are experiencing housing cost burden. If the household is given rental assistance, the housing problem may be resolved. However, some of these activities do not create long term affordable housing units. A different total is needed to track long-term affordable inventory (see Table 5). A total of 1,382 households were reported to be assisted or in new subsidized units in 2017.

The 5<sup>th</sup> column tallies any units that were previously on the list of subsidized housing but that as of 2017 no longer have deed restrictions or other agreements restricting rents or incomes of the inhabitants.

The final column compares total subsidized low income housing units and rental assistance available at the end of 2017 (column 3 plus column 4 minus column 5) with total need for affordable units from the CHAS data (column 2). Subsidized units available is expressed as a percentage of total need as measured in the 2010 to 2014 CHAS estimates. This provides a consistent way to compare the scale of low income housing activity across jurisdictions and with regard to total need.

Reno again emerged as the jurisdiction with the strongest level of assistance and subsidized units as compared to its total need. In the southern portion of the state, Las Vegas and Henderson again appeared to have the strongest level of assistance and subsidized units in relation to housing needs. Although the tenant based rental assistance provided by the jurisdictions is included in column four, federal housing choice vouchers are not included. The final four rows allow comparison of the two counties with and without housing choice vouchers included. Using Housing Choice Voucher data available at the county level, Table 4 demonstrates how housing assistance and subsidized units available increase substantially when vouchers are taken into account. Taking into account voucher availability, there were approximately four households in need in Washoe County for each household assisted while in Clark County there were about five households in need for each household assisted.



The 2016 survey of tax credit projects found that 9% of households in Clark County tax credit funded units and 14% in Washoe County use vouchers.<sup>xi</sup> Estimates below accounted for this overlap.<sup>xii</sup> One caveat is that the total need estimate is dated as compared to the units and voucher data. Improved economic conditions may possibly have reduced the total need, or higher rents may have increased total need, but 2015 to 2017 data is not yet reflected in available CHAS data estimates.

**Table 4: Analysis of Remaining Affordable Housing Need**

<b>Jurisdiction</b>	<b>Total Needed*</b>	<b>Total Existing End of 2016**</b>	<b>Units Created or Households Assisted in 2017***</b>	<b>Units Converted to Private Market in 2017</b>	<b>Assistance and subsidized units as % of existing need</b>
Clark Unincorporated	75,200	8,089	288	0	11%
Las Vegas	53,250	8,594	504	0	17%
N. Las Vegas	17,765	1,414	39	0	8%
Boulder City	1,150	59	0	0	5%
Henderson	19,260	2,938	156	0	16%
Mesquite	1,510	111	0	0	7%
Washoe Unincorporated	7,350	0	158	0	2%
Reno	25,385	6,225	224	0	25%
Sparks	8,765	1,063	13	0	12%
<b>Total</b>	<b>209,635</b>	<b>28,493</b>	<b>1,382</b>	<b>0</b>	<b>14%</b>
Washoe Co. total without vouchers	41,500	7,288	395	0	19%
Washoe Co. total with vouchers	41,500	9,359	395	0	24%
Clark Co. total without vouchers	168,135	21,205	987	0	13%
Clark Co. total with vouchers	168,135	31,392	987	0	19%

\*This estimate is total number of low income households with one or more housing problem minus units that are affordable and available to low income households from the 2010 to 2014 CHAS data

\*\*This is total units from a list of subsidized housing agreed on between the Division and each jurisdiction.

\*\*\*includes a count of all multi-family or single-family units which had construction or renovated units new to the inventory that were finished during the time period, as well as a count of households assisted with affordable single family mortgages, renovations or repairs, and tenant based rental assistance. Support for supportive housing arrangements, and rehabilitation of units already part of the subsidized unit inventory were not included.

It should be noted that there are limitations to the data presented in Table 4. For example, there is not always a mechanism for jurisdictions to be definitively aware of units no longer maintained as affordable housing. Many housing subsidy programs involve privately owned properties with terms of affordability. After the affordability period expires, owners may pursue other purposes for the property. In instances where the Housing Division is familiar with units no longer affordable due to expiring participation, the Division shares this information with the jurisdictions

but this will not include all types of affordable housing. Also, it is possible that low income housing activity takes place without involvement of the jurisdiction through the twelve measures. In these cases in so far as the Division is aware of the activity it will be added into the inventory lists but may not be included in reports from jurisdictions; that is, the housing activity lists from jurisdictions are usually but not necessarily comprehensive. Also, the CHAS estimates are several years behind the housing unit counts consisting of an average derived from the five year American Community Survey samples. Especially wide confidence intervals make the CHAS estimates on the smallest jurisdictions unreliable. The mechanism used for adjusting for available private market units is limited because the housing is not necessarily affordable to households at the lowest income levels.

Table 5 summarizes changes to the inventory of subsidized housing units in the nine jurisdictions. If only new, or renovated units new to the inventory, reported as completed in 2017 are counted (see Table 5) the total increase is 492 units, 71% more than the 287 units reported last year. Last year, 1,034 units converted to private market units. This year no units converted to private market units, meaning that total units on the subsidized housing list increased in net by 492 units or 2%.

**Table 5: Affordable Housing Inventory**

<b>Jurisdiction</b>	<b>Total Existing 2016*</b>	<b>Created in 2017**</b>	<b>Units Converted to Private Market 2017</b>	<b>Total</b>	<b>% Change in units over 2016</b>
Clark Co.Unincorporated	8,089	130	0	8,219	2%
Las Vegas	8,594	272	0	8,866	3%
N. Las Vegas	1,414	39	0	1,453	3%
Boulder City	59	0	0	59	0%
Henderson	2,938	7	0	2,945	0%
Mesquite	111	0	0	111	0%
Washoe Co. Unincorporated	0	0	0	0	NA
Reno	6,225	44	0	6,269	1%
Sparks	1,063	0	0	1,063	0%
<b>Total</b>	<b>28,493</b>	<b>492</b>	<b>0</b>	<b>28,985</b>	<b>2%</b>

\*Total from NHD subsidized housing database and jurisdiction reports.

\*\*Included in this category were new and renovated units new to the inventory that were completed in 2017 for both multi-family and single family rentals and single family owner occupied with deed restrictions.

Often, jurisdictions cooperate in the production of housing units. Multiple jurisdictions may support and report the same project, creating overlap. Overlapping this year were the 6 new units reported by Henderson, Las Vegas, North Las Vegas and Clark County, which have been accounted for in the numbers reported above. These four jurisdictions cooperated together to build Shannon West Homeless Youth Center which is primarily an emergency shelter but which produced six units of housing that fit the definition of permanent subsidized housing units.

## **NOTABLE HOUSING INITIATIVES IN 2017**

Clark County and the Cities of Henderson, Las Vegas and North Las Vegas collaborated on the new Shannon West Homeless Youth Center which offers services for at-risk or homeless youth including mostly emergency shelter and transitional housing for an additional 120 youth. In Clark County a new 50-unit supportive housing development opened and targets homeless and very low-income veterans with disabilities. In Reno two large properties finished renovations. In Reno another 100% veterans' preference property opened this year. North Las Vegas added an additional phase of an apartment building with 39 family affordable units. In the City of Las Vegas two phases of a new family affordable property with a total of 222 affordable units opened as well as a new senior property with 50 units affordable to households with very low incomes. Las Vegas continued to have significant involvement with single family rehabilitation projects with 122 households assisted. Also, Las Vegas redevelopment set-aside funds continue to be one of the few regularly used local funding sources for low income housing. Although no definite project has been decided upon, the City of Mesquite signed a Memorandum of Understanding with Nevada Rural Housing Authority in conjunction with their new Housing Element. There were even more units in the project pipeline this year than last including many 4% tax credit and private activity bond financed projects. Twenty-two multi-family projects were funded or under construction, 15 of which are to be new construction. Casework and other services for homeless and other special populations continued to be a focus as usual, though with a smaller number of households served this year.

## **CONCLUSION**

The number of units added to the inventory of subsidized housing, 492, was 71% higher than the number added in 2016. This year no units were lost from the affordable housing inventory although one property in Henderson exited the tax credit system. The City of Henderson has been in talks with the owners, so far successful, aimed at keeping the property affordable. This allowed for a modest net increase of two percent in the affordable housing inventory in the AHPR jurisdictions. This year 323 units were renovated, fewer than the 537 renovated in 2016. An additional 22 multi-family as well as several single family projects were funded or under construction. Fifteen of these projects with over 2,000 units are new construction including many larger properties with funding through the private activity bond program.

Affordable housing activities in the jurisdictions continue to be dominated by use of federal and state funding. However, state and local level interest in affordable housing has continued to increase as Nevada's economy has fully rebounded and housing costs have increased.

For further information or to answer questions regarding this report please contact Elizabeth Fadali at [efadali@Housing.NV.gov](mailto:efadali@Housing.NV.gov) or 775.687.2238.

# Attachment A – NRS 278.235

The governing statute underlying the Annual Housing Progress Report.

## **NRS 278.235 Adoption of measures to maintain and develop affordable housing to carry out housing plan required in master plan; annual reports.**

<http://www.leg.state.nv.us/NRS/NRS-278.html#NRS278Sec0235>

1. If the governing body of a city or county is required to include the housing element in its master plan pursuant to NRS 278.150, the governing body, in carrying out the plan for maintaining and developing affordable housing to meet the housing needs of the community, which is required to be included in the housing element pursuant to subparagraph (8) of paragraph (c) of subsection 1 of NRS 278.160, shall adopt at least six of the following measures:

(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 or county pursuant to 42 U.S.C. § 12705 and described in 24 C.F.R. Part 91.

2. On or before January 15 of each year, the governing body shall submit to the Housing Division of the Department of Business and Industry a report, in the form prescribed by the Division, of how the measures adopted pursuant to subsection 1 assisted the city or county in maintaining and developing affordable housing to meet the needs of the community for the preceding year. The report must include an analysis of the need for affordable housing within the city or county that exists at the end of the reporting period.

3. On or before February 15 of each year, the Housing Division shall compile the reports submitted pursuant to subsection 2 and transmit the compilation to the Legislature, or the Legislative Commission if the Legislature is not in regular session. (Added to NRS by 2007, 1517; A 2009, 2764; 2013, 1506)

# Attachment B – Form 1 From Jurisdiction Reports

**FORM 1: SELECTED SPECIFIED MEASURES**

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 80 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

<i>MEASURE</i>	<i>A INCORPORATED INTO HOUSING PLAN</i>	<i>B USED IN 2017 (PLEASE "X" TO DENOTE)</i>	<i>C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X	X	Used for 9 affordable projects in progress or finishing this year.
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.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		
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.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X		
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X	X	Used for 4 affordable projects in progress or finishing this year.
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.	X	X	Used for 13 affordable projects in progress or finishing this year.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.	X		
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X	X	Used for 4 affordable projects in progress or finishing this year.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	Used for 5 different programs
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.	X	X	Used for 3 different programs

**FORM 1: SELECTED SPECIFIED MEASURES**

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 80 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	B	C
<i>MEASURE</i>	<i>INCORPORATED INTO HOUSING PLAN</i>	<i>USED IN 2017 (PLEASE "X" TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X		No affordable housing projects were proposed.
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.	X		No affordable housing projects were proposed.
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		No affordable housing projects were proposed.
D) Leasing land by the city or county to be used for affordable housing.	X		No affordable housing projects were proposed.
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.	X		No affordable housing projects were proposed.
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.	X		No affordable housing projects were proposed.
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.	X		Code amendment in process.
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 the need identified in the jurisdiction's Consolidated Plan.			

**FORM 1: SELECTED SPECIFIED MEASURES**

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 80 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	B	C
<i>MEASURE</i>	<i>INCORPORATED INTO HOUSING PLAN</i>	<i>USED IN 2017 (PLEASE "X" TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350			
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.			
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.	X	X	Single Family Housing Rehab Program
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X	X	Single Family Housing Rehab Program
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.	X	X	Five programs – single family and multi-family
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.		X	Shannon West and all single family programs
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X	X	Shannon West and all single family programs
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	All single family, Shannon West and TBRA programs
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.	X	X	TBRA programs



**FORM 1: SELECTED SPECIFIED MEASURES**

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction’s Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 80 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	B	C
<i>MEASURE</i>	<i>INCORPORATED INTO HOUSING PLAN</i>	<i>USED IN 2017 (PLEASE “X” TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X		
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.			
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.	X		
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.	X	X	Used on 1 single family project, 6 multi-family projects and HOPWA Permanent and Transitional housing
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.	X		
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.	X	X	TBRA and Shannon West Homeless Youth Center
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.	X	X	HOPWA and Shannon West Homeless Youth Center

**FORM 1: SELECTED SPECIFIED MEASURES**

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 80 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

<i>MEASURE</i>	<i>INCORPORATED INTO HOUSING PLAN</i>	<i>UTILIZED IN 2017 (PLEASE "X" TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350			
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.	X		Recommendation 3
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		Recommendation 2
D) Leasing land by the city or county to be used for affordable housing.	X		Recommendation 4
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.	X		Recommendation 5
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X		Recommendation 1
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.	X		Recommendation 6
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X		Recommendation 7
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.			

**FORM I: SELECTED SPECIFIED MEASURES**

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction’s Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 80 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	B	C
<i>MEASURE</i>	<i>INCORPORATED INTO HOUSING PLAN</i>	<i>USED IN 2017 (PLEASE “X” TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X	X	Rose Garden Renovation
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.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		
D) Leasing land by the city or county to be used for affordable housing.	X		
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.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X		
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X	X	Rose Garden Renovation
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.	X	X	<ol style="list-style-type: none"> <li>1. Rose Garden Retrofit Rehabilitation</li> <li>2. Donna Louise project</li> </ol>
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.	X		
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	Rose Garden Retrofit Rehabilitation
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.	X	X	Case management for homeless and low income through four programs

**FORM 1: SELECTED SPECIFIED MEASURES**

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	A	B	C
<i>MEASURE</i>	<i>INCORPORATED INTO HOUSING PLAN</i>	<i>USED IN 2017 (PLEASE "X" TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X		
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.	X		
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.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X		
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X		
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.	X		
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.		X	
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.	X	X	

**FORM 1: SELECTED SPECIFIED MEASURES**

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<i>MEASURE</i>	A <i>INCORPORATED INTO HOUSING PLAN</i>	B <i>USED IN 2017 (PLEASE “X” TO DENOTE)</i>	C <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X		<p>P 216 Master Plan</p> <ul style="list-style-type: none"> <li>Identify regulations and fees that can be reduced or waived to incentivize affordable housing construction and formalize the City’s policy regarding available incentives, which could include: development fee reductions or waivers, sewer fee reductions and waivers, reduced development standards, reduced parking requirements, and recalibration of current density or height bonuses; IMP-4.1d. Develop a standard incentive package, including development fee waivers or reductions and modified development standards (e.g., reduced parking or landscaping), for development projects that provide housing units affordable within the City’s target income levels.</li> </ul>
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.	X		<p>Pp. 216-217 Master Plan</p> <p>IMP-4.1b. Establish an inventory of excess City-owned properties and identify parcels that are well-suited for use to achieve the City’s housing goals.</p> <p>IMP-4.1g. Solicit developers through RFP or RFI to build housing on city- owned sites that further the City’s affordable and workforce housing goals.</p>
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		See B above
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.	X		<p>P. 216 Master Plan</p> <p>IMP-4.1e. Identify and obtain new funding sources (such as a trust fund or other tool) to support the acquisition, construction, or rehabilitation of affordable housing.</p>
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.	X	X	<p>P. 216 Master Plan see A above,</p> <p>Identify potential funding sources the City can create and use to support affordable housing projects and reduce transportation costs;</p> <p>Support actions, programs, and incentives that contribute to the creation and retention of housing affordable to renters earning less than 60 percent of AMI;</p>
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.	X	X	See A above
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	<p>Pp. 216-217 Master Plan</p> <p>IMP-4.1i. Identify and implement solutions to address homelessness through programs such as Reno Works. (see also strategies under GP 6, goal 6.1).</p>
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.	X	X	See K above

**FORM 1: SELECTED SPECIFIED MEASURES**

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 80 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

<i>MEASURE</i>	<i>A</i> <i>INCORPORATED INTO HOUSING PLAN</i>	<i>B</i> <i>USED IN 2017 (PLEASE "X" TO DENOTE)</i>	<i>C</i> <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X		In 2016, the City adopted an updated Housing Element as part of the adopted Sparks Comprehensive Plan. No funding was provided in 2017.
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.			
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.	X	X	The City of Sparks Redevelopment Agency continues to lease land to Sierra Crest Apartments, a 72-unit multi-family apartment complex for senior located along a principal transit oriented development corridor. The term of the ground lease is through 2055. Each apartment must be occupied by at least one person who is at least 55 years old. All of the units are affordable to households with incomes ranging between 30 and 50 percent of the Area Median Income.
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.	X	X	In 2017, the City of Sparks Housing Rehabilitation Programs successfully implemented 5 Deferred Loan and 7 emergency repair grants for a total of 12 single family households assisted. An additional 1 mobile homes was repaired through the emergency repair grant program.
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.		X	Used for Alpine Haven
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	X		

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.	X	X	In 2017, Alpine Haven, a 40-unit affordable apartment complex is under development. This project was developed under the MUD (Mixed Use District) which allows for higher densities and eliminates the need for master plan amendments for higher densities while simplifying the entitlement process.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.		X	Used for Alpine Haven
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.	X	X	City of Sparks supports the Regional Homeless Center with City of Reno and Washoe County.

# Attachment C – Form 2 From Jurisdiction Reports



**FORM 2: Selected Specified Measures**

Use this form to report on the measures specified in NRS 278.235 used by your jurisdiction to maintain and develop affordable housing.

For questions or for assistance completing this form, please contact Betsy Fadali, Economist, at 775.687.2238 or at efadali@housing.nv.gov

City or County Name: Clark County Year of Housing Plan: 2015  
 Contact Person: Donna Daniels Year for Update of Plan: 2020  
 Title: Principal Planner  
 Phone: 702-455-5031 Email: Donna.Daniels@ClarkCountyNV.gov  
 Reporting Period: 1/1/2017 to 12/31/2017

Measure (refer to letter on Form 1)	Project Information			Project Status	Indicate Number of Units Lost		Number of Housing Units Maintained		Number of Housing Units Funded/Developed			Unit Type & Tenure	Column 8		Narrative Attached (Y or N)
	Project Name	Address/APN	Zip		Low Income	Very Low Income	Low Income	Very Low Income	Total	Low Income	Very Low Income		No. of Units Restricted	Term (years)	
1 A, H	ASI Veterans Supportive Apartments	4245 S. Pecos Rd	89121	C					50	0	49	MFR	49	50	N
2 A, H, J	ASI Russell Senior Apartments, Phase II	5665 S. Hollywood Blvd	89122	C					75	0	75	MFR	75	50	N
3 A, G, H	Nevada HAND Boulder Pines	4315 Boulder Highway	89121	U					96	0	96	MFR	96	50	N
4 H	AHPI Dorothy Kidd Senior Mobile Home Park	5380 E. Flamingo Road	89122	U					5	0	5	MobileR	5	20	N
5 H	AHPI Walnut Street Apartments	Walnut Road & Cecile Ave	89115	U			0	0	8	0	8	SFR	8	20	N
6 A, H, J	Boulder Pines Apartments, Phase II	4315 Boulder Highway	89121	U					168	156	2	MFR	158	30	N
7 A, H	Madison Palms Senior (joint project with NLV)	3150 W. Ann Road, NLV	89031	U					126	0	126	MFR	126	50	N
8 A, G, H, J	Russell Seniors, Phase III	Northeast of Russell Rd. & Hollywood Blvd, Las Vegas	89122	U					105	0	90	MFR	90	50	N
9 A, H	Rose Gardens (joint project with NLV and SNRHA subsidiary AHP)	1731 Yale St, NLV	89030	U		*120			120	0	120	MFR	120	50	N
10 A,G,H, L	ASI Veterans Supportive Apts Phase II	3777 Pecos McLeod Interconne	89121	F					50	0	49	MFR	49	50	Y
11 A,G,H,J	Fort Apache Senior Apartments	Fort Apache and Russell	89148	F					193	190	3	MFR	193	30	Y
12 H	Carefree Living Overton	130 S. Conley St.	89040	F			20					MFR	20	50	Y
13 H	Espinoza Terrace (with Henderson)	171 W. Van Wagenan St.	89015	F			100					MFR	100	50	Y
14 K	CABHI	Various Addresses	N/A	N/A					18	0	18	Other	N/A	N/A	Y
15 K	Hospital to Home	Various Addresses	N/A	N/A					26	0	26	Other	N/A	N/A	Y
16 K,L	HELP of S. NV Emergency Resource Services	Various Addresses	N/A	N/A					41	0	41	Other	N/A	N/A	Y
17 K,L	St. Jude's Ranch New Crossings Rapid Rehousing	Various Addresses	N/A	N/A					156	0	156	Other	N/A	N/A	Y
18 K,L	Salvation Army Rapid Rehousing	Various Addresses	N/A	N/A					398	0	398	Other	N/A	N/A	Y
19 K,L	Shannon West Homeless Youth Center (with City of Las Vegas, City of Henderson, and City of North Las Vegas)	1660 E. Flamingo Rd., Las Vegas, NV	89119	C					46 rooms, 120 beds	0	6	MFR	6	20	
insert additional rows if needed															
<b>Total</b>					0	0	0	120	125	0	130		1095		
<b>Percent of Total</b>										0%	NA		78		

**FORM 2: Selected Specified Measures**

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City or County Name: City of Boulder City Year of Housing Plan: 2009  
 Contact Person: Susan Danielewicz Year for Update of Plan: NA  
 Title: City Planner  
 Phone: 702-293-9282 Email: planner@bcnv.org  
 Reporting Period: 1/1/2017 to 12/31/2017

Column 1	Column 2			Column 3	Column 4		Column 5		Column 6			Column 7	Column 8		Column 9
Measure (refer to letter on Form 1)	Project Information			Project Status	Indicate Number of Units Lost		Number of Housing Units Maintained		Number of Housing Units Funded/Developed			Unit Type & Tenure	No. of Units Restricted	Term (years)	Narrative Attached (Y or N)
	Project Name	Address/APN	Zip		Low Income	Very Low Income	Low Income	Very Low Income	Total	Low Income	Very Low Income				
1															
2															
3															
4															
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
insert additional rows if needed															
<b>Total</b>						0	0		0	0			0		
<b>Percent of Total</b>													#DIV/0!		

**FORM 2: Selected Specified Measures**

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For questions or for assistance completing this form, please contact Betsy Fadali, Economist, at 775.687.2238 or at efadali@housing.nv.gov

City or County Name: City of Henderson Year of Housing Plan: 2015  
 Contact Person: Gilbert Medina Year for Update of Plan: 2020  
 Title: Housing Specialist II  
 Phone: 702-267-2025 Email: Gilbert.Medina@cityofhenderson.com  
 Reporting Period: 1/1/2017 to 12/31/2017

Column 1 Measure (refer to letter on Form 1)	Column 2 Project Information			Column 3 Project Status	Column 4 Indicate Number of Units Lost		Column 5 Number of Housing Units Maintained		Column 6 Number of Housing Units Funded/Developed			Column 7 Unit Type & Tenure	Column 8		Column 9 Narrative Attached (Y or N)
	Project Name	Address/APN	Zip		Low Income	Very Low Income	Low Income	Very Low Income	Total	Low Income	Very Low Income		No. of Units Restricted	Term (years)	
1 F,G,H,I,J,K,L	Housing Rehab Program	various	various	C					5	2	3	SFS	5	5	
2 H,I,J,K,L	Shannon West Homeless Youth Center - HELP of Southern Nevada*	1660 E. Flamingo Rd., Las Vegas, NV	89119	C-Clark					46 rooms, 120 beds	0	6 perman ent SRO	MFR	6	20	
3 H	Habitat for Humanity - Merze/Ward Phase I	NA	NA	C					2	2	0	SFS	2	10	
4 H, I, J, K	Habitat for Humanity - Jefferson Blvd. South (phase II)	NA	NA	U					6	6	0	SFS	6	10	
5 H, I, J, K	Habitat for Humanity - Jefferson Blvd. North	NA	NA	U					14	14	0	SFS	6	10	
6 K,L	TBRA through Hopelink of SNV, LIHTF	NA	NA	NA					8	0	8	NA	NA	NA	
7 K,L	TBRA through Hopelink of SNV, WSA	NA	NA	NA					141	0	141	NA	NA	NA	
8 NA	Paseo Del Prado - sold and exited tax credit system but restrictions maintained on all units 1 - 50% AMI, 1 - 40% AMI, 2 - 30% AMI	740 E Warm Springs Rd.	89015	NA					120	115	4	NA	NA	NA	Y
9															
10															
11															
12															
13															
14															
15	*cooperative funding from N. Las Vegas, Las Vegas and Clark Co. - six units for permanent housing are funded through City of Henderson														
insert additional rows if needed															
<b>Total</b>					0	0	0	0	7	4	3		25		
<b>Percent of Total</b>										57%	43%		5		

**FORM 2: Selected Specified Measures**

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For questions or for assistance completing this form, please contact Betsy Fadali, Economist, at 775.687.2049 or at efadali@housing.nv.gov

City or County Name: City of Las Vegas Year of Housing Plan: 2015 (Consolidated Plan)  
 Contact Person: Earlie King Year for Update of Plan: 2019 (Update of Consolidated Plan)  
 Title: Grant Program Coordinator  
 Phone: 702-229-5935 Email: emking@lasvegasnevada.gov  
 Reporting Period: 1/1/2017 to 12/31/2017

Column 1	Column 2			Column 3	Column 4		Column 5		Column 6			Column 7	Column 8		Column 9
Measure (refer to letter on Form 1)	Project Information			Project Status	Indicate Number of Units Lost		Number of Housing Units Maintained		Number of Housing Units Funded/Developed			Unit Type & Tenure	No. of Units Restricted	Term (years)	Narrative Attached (Y or N)
	Project Name	Address/APN	Zip		Low Income	Very Low Income	Low Income	Very Low Income	Total	Low Income	Very Low Income				
1 H	Single Family Rehab	NA	NA	NP - C					122	32	90	SFS	0	NA	N
2 H	Lamb Apartments (Cordero Pines)	501 N. Lamb	89110	C					168	66	102	MFR	168	30	
3 H	Lone Mountain Senior Apts. II	6705 West Lone Mountain	89108	C					60		50	MFR	50	50	
4 H	Lamb Phase II (Cordero Pines II)	499 N. Lamb	89110	C					60	0	54	MFR	54	30	
5 H	City Impact	978 E. Sahara	89104	F					66	0	65	MFR	65	50	
6 H	Tenaya Senior Apartments	4204 N. Tenaya Way	89129	F					272	269	3	MFR	272	30	
7 H	Baltimore and Cleveland Gardens Rehab	316 Baltimore	89102	F			199	2				MFR	201	30	
8 K	City of Las Vegas TBRA	NA	NA	NA					110	5	105	NA	NA	NA	
9 H,L	HOPWA Transitional and Permanent Housing Shannon West Homeless Youth Center (with Clark County, City of Henderson, and City of North Las Vegas)	various	various	NA					34	0	34	NA	34	20	
10 K,L		1660 E. Flamingo Rd., Las Vegas, NV	89119	C- Clark					46 rooms, 120 beds	0	6	MFR	6	20	
11															
12															
13															
14															
15															
insert additional rows if needed															
<b>Total</b>					0	0	199	2	288	66	206		850		
<b>Percent of Total</b>										23%	72%	Average	94		

**FORM 2: Selected Specified Measures**

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City or County Name: City of Mesquite Year of Housing Plan: 2017  
 Contact Person: Richard Secrist Year for Update of Plan: 2022  
 Title: Development Services Director  
 Phone: 702-346-2835 ext 3002 Email: rsecrist@mesquitenv.gov

Reporting Period: 1/1/2017 to 12/31/2017

Column 1	Column 2			Column 3	Column 4		Column 5		Column 6			Column 7	Column 8		Column 9
Measure (refer to letter on Form 1)	Project Information			Project Status	Indicate Number of Units Lost		Number of Housing Units Maintained		Number of Housing Units Funded/Developed			Unit Type & Tenure	No. of Units Restricted	Term (years)	Narrative Attached (Y or N)
	Project Name	Address/APN	Zip		Low Income	Very Low Income	Low Income	Very Low Income	Total	Low Income	Very Low Income				
1															
2															
3															
4															
5															
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7															
8															
9															
10															
11															
12															
13															
14															
15															
insert additional rows if needed															
<b>Total</b>						0	0	0	0	0	0	0		0	
<b>Percent of Total</b>										#DIV/0!	#DIV/0!		#DIV/0!		

**FORM 2: Selected Specified Measures**

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 For questions or for assistance completing this form, please contact Betsy Fadali, Economist, at 775.687.2238 or at efadali@housing.nv.gov

City or County Name: City of North Las Vegas Year of Housing Plan: 2015  
 Contact Person: Rick Damian Year for Update of Plan: 2020  
 Title: Community Services Analyst  
 Phone: 702-633-2612 Email: DamianR@cityofnorthlasvegas.com  
 Reporting Period: 1/1/2017 to 12/31/2017

Column 1	Column 2			Column 3	Column 4		Column 5		Column 6			Column 7	Column 8		Column 9	
Measure (refer to letter on Form 1)	Project Information			Project Status	Indicate Number of Units Lost		Number of Housing Units Maintained		Number of Housing Units Funded/Developed			Unit Type & Tenure	No. of Units Restricted	Term (years)	Narrative Attached (Y or N)	
	Project Name	Address/APN	Zip		Low Income	Very Low Income	Low Income	Very Low Income	Total	Low Income	Very Low Income					
1 H	Rose Garden Retrofit Rehab	16 E. Webb Ave.	89030	U			0	115				MFR	115	30		
2 A,G,H,K	Rose Garden RAD Redevelopment Project	1731 Yale St	89030	U		120*			120	11	109	MFR	120		Y	
3 H	Madison Palms	3150 W. Ann Road	89031	U					126		126	MFR	126	50		
4 H	Donna Louise	6225 Donna St.	89801	C					48		39	MFR	39	50		
5 H,L	Shade Tree Emergency Management and Shelter	1 West Owens, N. Las Vegas	89030	NA					375		375	NA	NA	NA	Y	
6 H,L	Catholic Charities case management for homeless men	1501 N. Las Vegas Blvd., Las Vegas	89101	NA					267		267	NA	NA	NA	Y	
7 H,L	Salvation Army case management for homeless	35 West Owens, N. Las Vegas	89030	NA					70		70	NA	NA	NA	Y	
8 H,L	Shannon West Homeless Youth Center Shelter**	1640 E. Flamingo Rd., Las Vegas	89119	C-Clark					46 rooms, 120 beds	0	6	MFR	6	20	Y	
9																
10																
11																
12																
13																
14																
15																
16																
17		**in cooperation with Henderson, City of LV and Clark Co., 120 beds, 6 SRO which fit the definition of permanent housing units														
18		*Rose Garden RAD will tear down old units and replace with new units on same site														
insert additional rows if needed																
<b>Total</b>																
					0	0	0	115	48	0	39			406		
<b>Percent of Total</b>																
									0%	81%			81.2			

**FORM 2: Selected Specified Measures**

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City or County Name: Washoe County Year of Housing Plan: 2010  
 Contact Person: Elaina Bills Year for Update of Plan: 2022  
 Title: Program Coordinator  
 Phone: 775-328-2758 Email: ebills@washoecounty.us  
 Reporting Period: 1/1/2017 to 12/31/2017

Column 1	Column 2			Column 3	Column 4		Column 5		Column 6			Column 7	Column 8		Column 9
Measure (refer to letter on Form 1)	Project Information			Project Status	Indicate Number of Units Lost		Number of Housing Units Maintained		Number of Housing Units Funded/Developed			Unit Type & Tenure	No. of Units Restricted	Term (years)	Narrative Attached (Y or N)
	Project Name	Address/APN	Zip		Low Income	Very Low Income	Low Income	Very Low Income	Total	Low Income	Very Low Income				
1	K,L	Permanent Supportive Housing	NA	NA					9	0	9	NA	NA		
2	K,L	Shelter Plus Care	NA	NA					16	15	1	NA	NA		
3	K,L	TBRA, security deposit assistance (LIHTF)	NA	NA					117	0	117	NA	NA		
4	K,L	Emergency Rental Assistance for Lemmon Valley Flood	NA	NA					16	0	16	NA	NA		
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
insert additional rows if needed															
<b>Total</b>						0	0	0	0	0	0		0		
<b>Percent of Total</b>										#DIV/0!	#DIV/0!		#DIV/0!		

**FORM 2: Selected Specified Measures**

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 For questions or for assistance completing this form, please contact Betsy Fadali, Economist, at 775.687.2238 or at efadali@housing.nv.gov

City or County Name: City of Reno Year of Housing Plan: 2017  
 Contact Person: Cylus Scarborough Year for Update of Plan: 2019  
 Title: Community Development Department  
 Phone: 775.334.2578 Email: scarbroughc@reno.gov

Reporting Period: 1/1/2017 to 12/31/2017

Column 1	Column 2			Column 3	Column 4		Column 5		Column 6			Column 7	Column 8		Column 9	
Measure (refer to letter on Form 1)	Project Information			Project Status	Indicate Number of Units Lost		Number of Housing Units Maintained		Number of Housing Units Funded/Developed			Unit Type & Tenure	No. of Units Restricted	Term (years)	Narrative Attached (Y or N)	
	Project Name	Address/APN	Zip		Low Income	Very Low Income	Low Income	Very Low Income	Total	Low Income	Very Low Income					
1	H,K	Hillside Meadows	2757 Beck Street, Reno	89509	C					44	0	44	MFR	44	50	
2	H,K	Terracina at Reno Apartments	2175 Sierra Highlands Dr., Reno	89523	C			138	4				MFR	142	30	
3	H,K	Community Gardens	2330 Wedekind Rd., Reno	89512	C			39	142				MFR	181	30	
4	H	Vintage at The Crossings	11565 Old Virginia Rd.	89521	U					230	224	6	MFR	230	30	
5	H	Alpine Haven (in Sparks Jurisdiction)	2010 Oddie Blvd., Sparks	89431	U					40	37	3	MFR	40	50	
6	H	Summit Sierra Apartments	1660 Whites Creek Ln. Geiger Grade Rd. and S. Virginia St.	89511	U					574	38	117	MFR	155	30	
7	H,I	Steamboat by Vintage	4855 Summit Ridge Drive	89523	F					360	355	5	MFR	360	30	
8	A,H,I	Sky Mountain by Vintage	4855 Summit Ridge Drive	89523	F					260	256	4	MFR	260	30	
9	K	Deposit and Utility Assistance Program - security deposits, part or all of monthly rent	NA	NA	NA					137	0	137	NA	NA	NA	
10	K	Restart - VOA rents, security deposits, utility deposits, application fees, utilities	NA	NA	NA					14	0	14	NA	NA	NA	
11	K	Rapid Rehousing Program (ESG and LIHTF) - rent, security deposits, utility deposits,	NA	NA	NA					29	0	29	NA	NA	NA	
12	NA	Fourth Street Project I and II	450 N. Wells Ave.	89512	F				49			23	MFR	72	50	
13																Y
insert additional rows if needed																
<b>Total</b>						0	0	177	195	44	0	44		1484		
<b>Percent of Total</b>										#DIV/0!	100%			165		



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City or County Name: City of Sparks Year of Housing Plan: 2016  
 Contact Person: Karen Melby, AICP Year for Update of Plan: 2021  
 Title: \_\_\_\_\_  
 Phone: 775-353-7878 Email: kmelby@cityofsparks.us  
 Reporting Period: \_\_\_\_\_ 1/1/2017 to \_\_\_\_\_ 12/31/2017

Column 1	Column 2			Column 3	Column 4		Column 5		Column 6			Column 7	Column 8		Column 9	
Measure (refer to letter on Form 1)	Project Information			Project Status	Indicate Number of Units Lost		Number of Housing Units Maintained		Number of Housing Units Funded/Developed			Unit Type & Tenure	No. of Units Restricted	Term (years)	Narrative Attached (Y or N)	
	Project Name	Address/APN	Zip		Low Income	Very Low Income	Low Income	Very Low Income	Total	Low Income	Very Low Income					
1	G,J,K	Alpine Haven	2010 Oddie Blvd.	89431	U					40	37	3	MFR	40	50	
2	F	Housing Rehabilitation Deferred Loans	varies throughout Sparks	varies	NP-C			5	0				SFS	None		Y
3	F	Emergency Repair Grant Program	varies throughout Sparks	varies	NP-C			5	2				SFS	None		Y
4	F	Used Emergency Repair Grant Program	varies throughout Sparks	varies	NP-C			0	1				Mobile-S	None		Y
5	L	Regional Homeless Center (with Reno and Washoe Co)			NA								NA			
6																
7																
8																
9																
10																
11																
12																
13																
14																
15																
insert additional rows if needed																
<b>Total</b>																
0 0 10 3 0 0 0 40																
<b>Percent of Total</b>																
#DIV/0! #DIV/0! 40																

- 
- <sup>i</sup> S&P Dow Jones Indices LLC, *S&P/Case-Shiller NV-Las Vegas Home Price Index*© [LVXRNSA], retrieved from FRED, Federal Reserve Bank of St. Louis <https://research.stlouisfed.org/fred2/series/LVXRNSA>, January 16, 2018.
- <sup>ii</sup> S&P Dow Jones Indices LLC, *S&P/Case-Shiller NV-Las Vegas Home Price Index*© [LVXRNSA], retrieved from FRED, Federal Reserve Bank of St. Louis <https://research.stlouisfed.org/fred2/series/LVXRNSA>, January 16, 2018.
- <sup>iii</sup> U.S. Census Bureau accessed through the Federal Reserve Bank of St. Louis. Homeownership Rate for Nevada <https://research.stlouisfed.org/fred2/series/NVHOWN> Accessed 1-17-2018
- <sup>iv</sup> U.S. Housing and Urban Development Office of Policy Development and Research. Consolidated Planning CHAS Data <https://www.huduser.gov/portal/datasets/cp.html#2000> accessed 1-30-2017
- <sup>v</sup> HUD CHAS data query tool: [http://www.huduser.org/portal/datasets/cp/CHAS/data\\_querytool\\_chas.html](http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html) accessed 9-25-2017 and calculations by the author.
- <sup>vi</sup> Charette, Allison et al. 2016. Projecting Trends in Severely Cost-Burdened Renters: 2015 – 2025, Enterprise Community Partners and Joint Center for Housing Studies, Harvard University, Cambridge, MA
- <sup>vii</sup> Clark County Nevada, Comptroller’s Office, Jessica L. Colvin, Comptroller. Clark County, Nevada Comprehensive Annual Financial Report Year Ended June 30, 2016. Accessed 1-30-2017  
<http://www.clarkcountynv.gov/Depts/finance/comptroller/Pages/CAFR.aspx> deflated with Consumer Price Indices for all Urban Consumers, U.S. Fiscal Year Averages as accessed at California Department of Finance 1-30-2017.  
<http://www.dof.ca.gov/Forecasting/Economics/Indicators/Inflation/> and population numbers from the Nevada State Demographer’s Office, Governor Certified Population Estimates of Nevada’s Counties, Cities and Towns 2000 to 2015  
[https://tax.nv.gov/uploadedFiles/taxnv.gov/Content/TaxLibrary/Governor\\_Certified\\_Population\\_2015.pdf](https://tax.nv.gov/uploadedFiles/taxnv.gov/Content/TaxLibrary/Governor_Certified_Population_2015.pdf) accessed 1-30-2017.
- <sup>viii</sup> Robert Chisel, City of Reno Office of Finance and Administration, email and spreadsheets, 2-6-2017, deflated with Consumer Price Indices for all Urban Consumers, U.S. Fiscal Year Averages as accessed at California Department of Finance 1-30-2017  
<http://www.dof.ca.gov/Forecasting/Economics/Indicators/Inflation/>
- <sup>ix</sup> Population numbers from the Nevada State Demographer’s Office, Governor Certified Population Estimates of Nevada’s Counties, Cities and Towns 2000 to 2015  
[https://tax.nv.gov/uploadedFiles/taxnv.gov/Content/TaxLibrary/Governor\\_Certified\\_Population\\_2015.pdf](https://tax.nv.gov/uploadedFiles/taxnv.gov/Content/TaxLibrary/Governor_Certified_Population_2015.pdf) accessed 2-7-2017
- <sup>x</sup> U. S. Census Bureau Building Permits data <http://www.census.gov/construction/bps/> accessed 2-4-2018.
- <sup>xi</sup>
- <sup>xii</sup> U.S. Housing and Urban Development Voucher Management System  
[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/hcv/psd](https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/psd) accessed 2-6-2017. Total vouchers for September for Reno Housing Authority and Southern Nevada Regional Housing Authority are adjusted for overlap with LIHTC units.