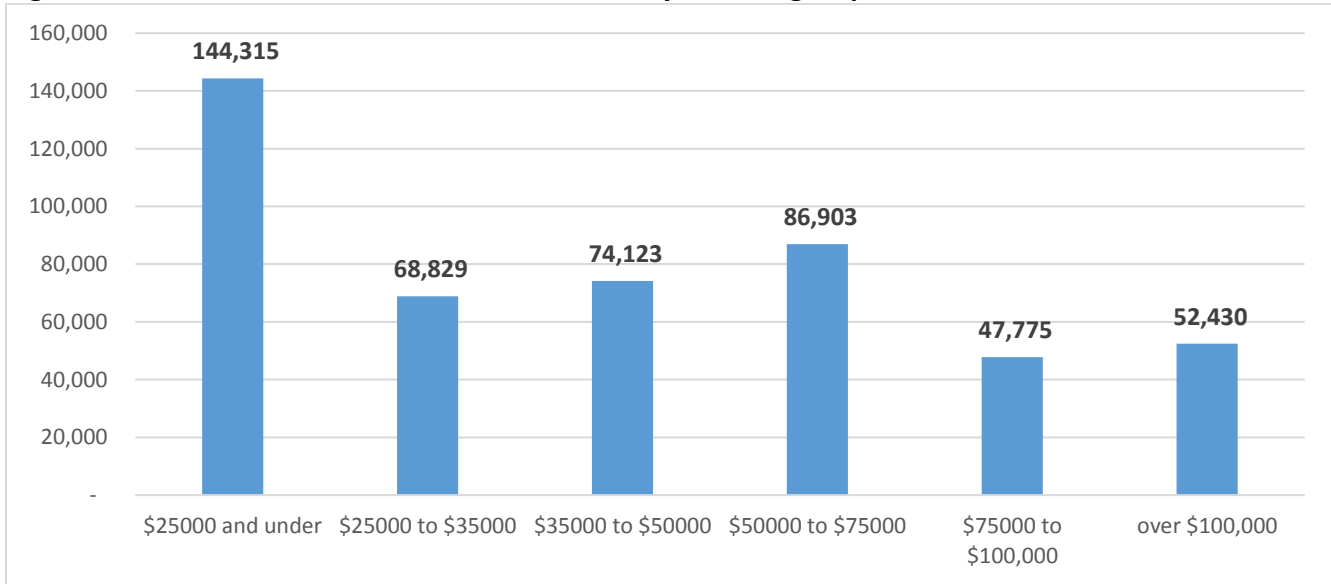


Housing Gap for Nevada’s Low Income Renters

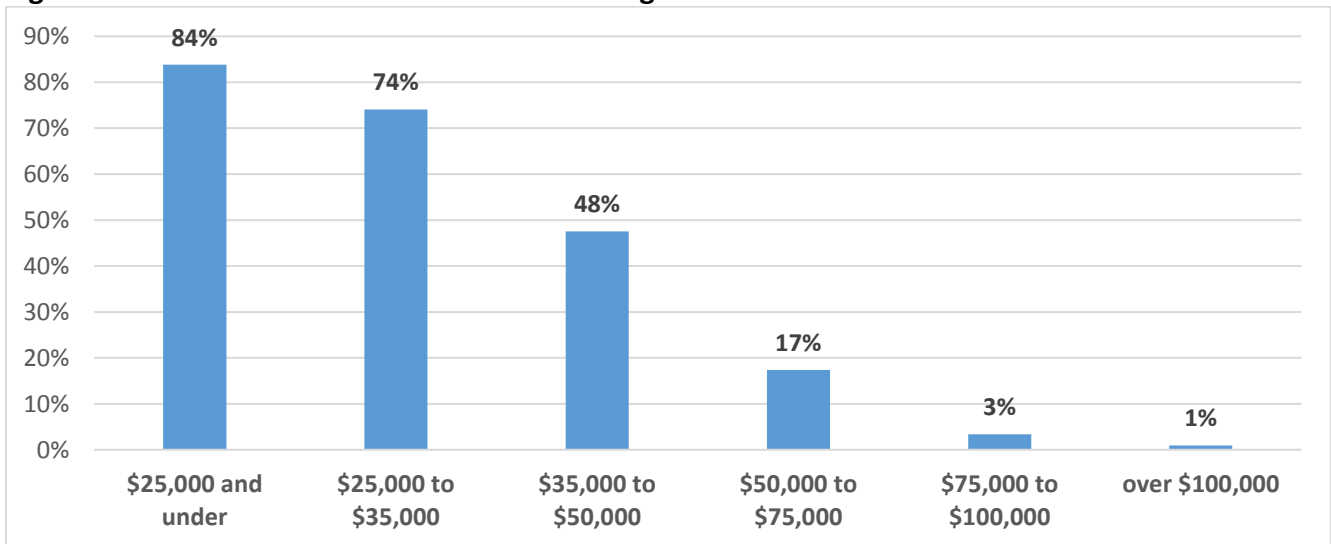
The Census Bureau estimated that 45% of Nevada households, about 474,000 households, were renters in 2016. Looking at the renter households by income group, 30% (144,315) of the households had an annual income of \$25,000 or less, 15% (68,829) had incomes between \$25,000 and \$35,000 a year, 16% (74,123) between \$35,000 and \$50,000, 18% (86,903) between \$50,000 and \$75,000 a year, 10% (47,775) between \$75,000 and \$100,000 a year and 11% (52,430) over \$100,000.

Figure 1. Number of Nevada renter households by income group



Source: U.S. Census Bureau American Community Survey 2016 1-year estimates, Public Use Microdata Sample and calculations by author.

Figure 2. Percent of Nevada renters with housing cost burden¹



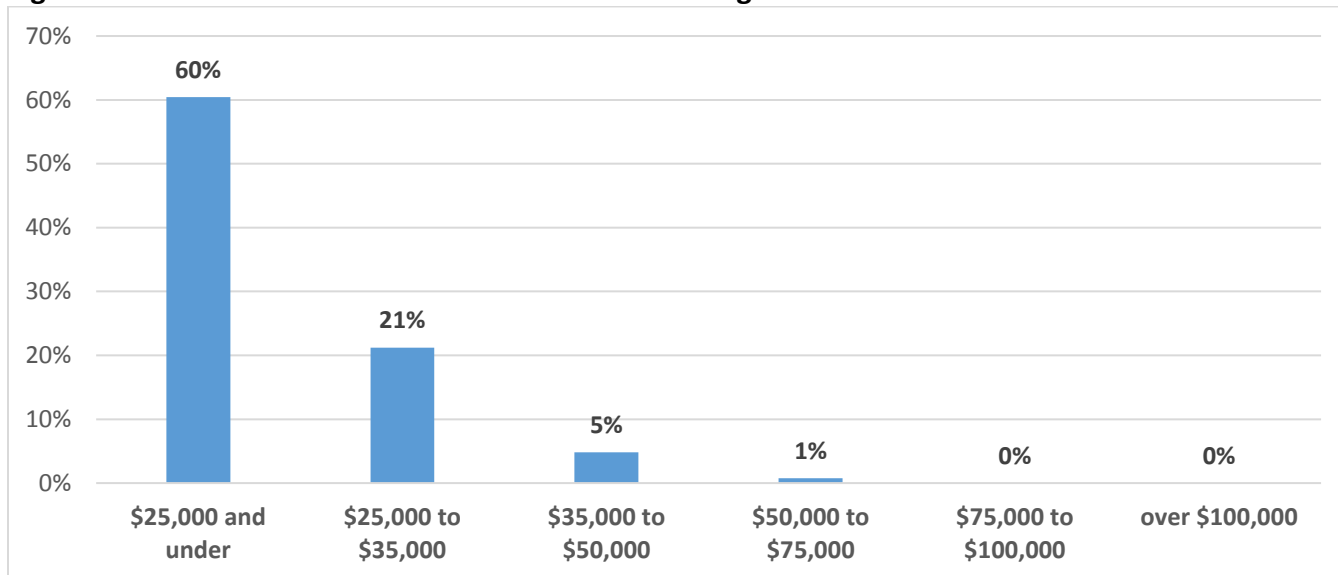
Source: U.S. Census Bureau American Community Survey 2016 1-year estimates, Public Use Microdata Sample and calculations by author.

¹ An estimated 8% of Nevada renter households with annual incomes of \$25,000 or less reported zero income. Rent burden cannot be calculated for these households.

A low income renter household that pays more than 30% of its income for rent and utility costs is considered “rent burdened.” The greatest concern is for the lowest income households with rent burden. In Nevada in 2016, 84% of renter households with annual incomes of \$25,000 or less experienced rent burden, while 74% of renter households with incomes between \$25,000 and \$35,000 a year experienced rent burden.

A low income renter who pays more than 50% of household income for rent and utility costs is considered “severely rent burdened.” For renter households with an annual income of \$25,000 or less, 60% were severely rent burdened while 21% of households with an annual income from \$25,000 to \$35,000 were severely rent burdened.

Figure 3. Percent of Nevada renters with severe housing cost burden²



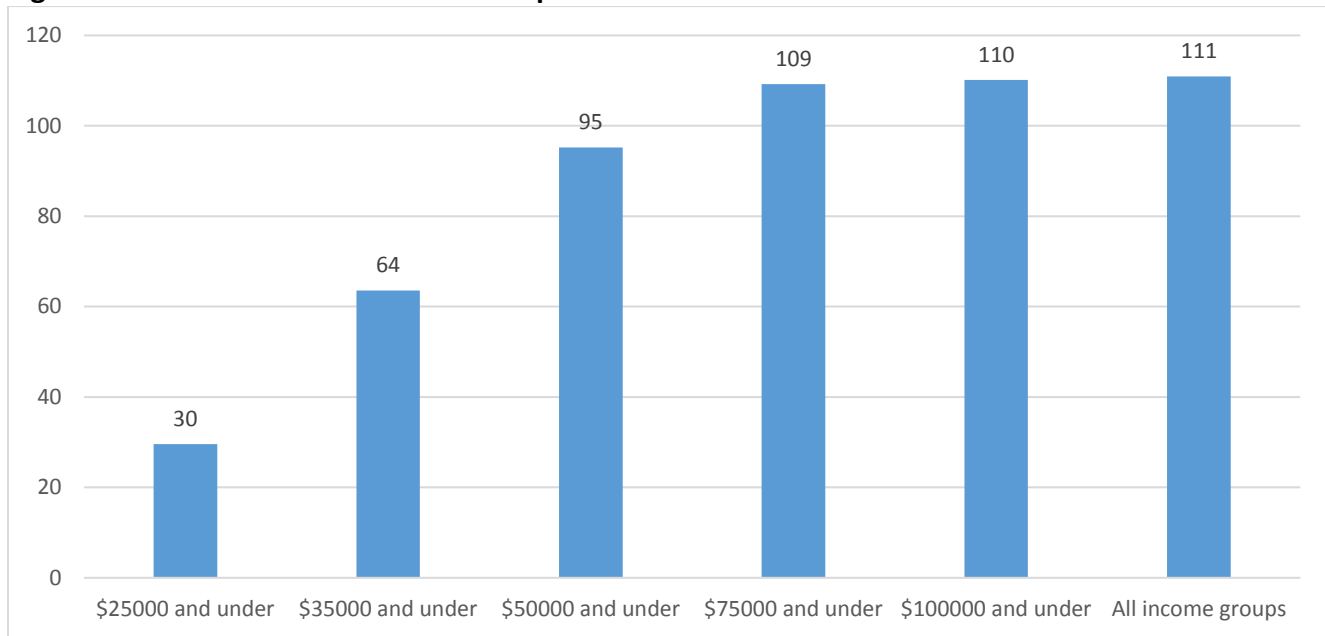
Source: U.S. Census Bureau American Community Survey 2016 1-year estimates, Public Use Microdata Sample and calculations by author.

A unit of rental housing is considered “affordable” inventory if the rent and utilities are less than 30% of the renter income group’s top threshold. It is considered “available” if it is either currently vacant and for rent or rented by not occupied or if it is occupied by a household with an income under the income group top threshold. It is not considered available if it is currently occupied by a household with an income higher than the threshold.

Using these definitions, only 30 rental homes were available for each 100 renter households with income of \$25,000 or below in 2016 leaving a “gap” of 70 affordable and available rental units for this income category. Similarly, for renter households with an income of \$50,000 or lower, there were 64 units that could be considered affordable and available to this group. For higher income thresholds a surplus of 9 or more units per hundred was available due to the vacancy rate during 2016.

² An estimated 8% of Nevada renter households with annual incomes of \$25,000 or less reported zero income. Rent burden cannot be calculated for these households.

Figure 4. Affordable and available units per hundred Nevada renter households



Source: U.S. Census Bureau American Community Survey 2016 1-year estimates, Public Use Microdata Sample and calculations by author.

Nevada faces one of the highest shortages of affordable housing units in the country for extremely low income renter households. For alternate calculations that compare Nevada’s housing gap for low income renters to that of other states see [The Gap: A Shortage of Affordable Homes](#) by the National Low Income Housing Coalition, or [Mapping America's Rental Crisis](#) by the Urban Institute.