



Nevada Affordable Housing 101

March 2022



The [Nevada Housing Coalition](#) empowers organizations to be part of the solution to our affordable housing crisis in Nevada through accurate data, sustainable programming, and purposeful collaboration.

Our mission is to create sustainable solutions through community awareness, capacity building, and advocacy to ensure housing options for all Nevadans.

Affordable Housing in Nevada

Affordable housing is a complex and nuanced, and often misunderstood issue that affects people, places, communities, and the economy. With our severe shortage of affordable homes, Nevada Affordable Housing 101 was created to provide grounding information around housing with the intent to develop a shared understanding of the affordable housing landscape in Nevada.

This resource was developed in partnership with Enterprise Community Partners and as part of a generous grant by Charles Schwab Bank. It's through education and collaboration that we empower ourselves and each other to create a better, brighter future for all Nevadans.



Housing 101 **Part 1**

Defining Housing & Affordability

Housing Affordability

Housing affordability varies by income level and across the [housing spectrum](#).

[Affordable housing](#) is defined by the U.S. Department of Housing & Urban Development as “Housing for which the occupants are paying no more than 30% of his or her income for gross housing costs.”



Market-Rate Housing

Market-rate housing is housing that is developed and available on the private market that has not been subsidized or limited to any specific income level.

Market-rate affordable housing (also know as unsubsidized affordable housing or naturally occurring affordable housing) is housing that is affordable to low- and moderate-income individuals and families without subsidies or income restrictions.

Jurisdiction	Clark County	Washoe County	Douglas County
Median gross rent (2019)*	\$1,132 (<small>\$1,644 01-2022</small> Apartment List)	\$1,102 (<small>\$1,396 01-2022</small> Apartment List)	\$1,074
Median sale price (2019)*	\$262,700 (<small>\$460,000 12-2021</small> Las Vegas Realtors)	\$334,100 (<small>\$540,000 01-2022</small> Washoe County Assessor)	\$378,800 (<small>\$525,000 2021</small> Record Courier)

Source: US Census ACS 2019 5-Year

*Median gross rent and median sale price encompass both private and subsidized units in their calculations.

*Median gross rent encompasses all rental units, such as single-family rental units and multifamily units.

Subsidized Housing

Subsidized housing: a broad term that covers private and public programs that lower the overall housing costs for people. Common examples include public housing, rental assistance vouchers, and developments that use Low-Income Housing Tax Credits.

15,577

Total Number of Vouchers
Reported Leasing including
Mainstream Vouchers
([HCV Dashboard 11-2021](#))

28,071

Total Number of LIHTC Units
(See Affordable Housing 101
Part 2 for total Nevada subsidized
housing inventory)

2,956

Total Number of Public Housing
([HUD Housing Authority Profiles](#))

Common Types of Subsidized Housing

Low Income Housing Tax Credit (LIHTC) is a tax incentive for housing developers to construct, purchase or renovate housing for low-income households. The majority of Nevada's affordable housing stock includes some level of tax credits.

The State allocates these credits through a competitive process each year, and the priorities they set through that application process impact the types of housing projects that are realized throughout the state.

Recent preservation efforts are geared towards at risk properties funded through the LIHTC program when they meet the end of their 15-year compliance period, and they are eligible to opt-out of their affordability contract with the State.

Common Types of Subsidized Housing

Housing choice vouchers (formerly known as Section 8) is a tenant-based program that provides eligible tenants with vouchers that can be used to help pay for apartments in the private market. These are limited in supply and distributed through the Housing Authorities.

Public housing is a federal rental housing assistance program. The U.S. Department of Housing and Urban Development (HUD) administers federal aid to local Public Housing Authorities (PHA). These programs typically serve elderly, people who are living with disabilities, and other families with or without children. Nevada has three Housing Authorities, [Southern Nevada Regional Housing Authority](#), [Reno Housing Authority](#) and [Nevada Rural Housing Authority](#).

Permanent supportive housing is indefinite leasing or rental assistance paired with supportive services to assist populations in need to achieve housing stability, including homeless persons, individuals with disabling conditions, or other target or special populations.

Special Needs Housing

Special needs housing are homes that provide adequate housing environments and arrangements for persons with special needs, such as those with physical disabilities as well as homeless families and the elderly.

Accessible housing can generally mean that the dwelling meets prescribed requirements for accessibility. Mandatory requirements for accessible housing vary widely and are found in state, local, and model building codes, in agency regulations such as in the Department of Housing and Urban Development's program 202 and 811, section 504, and the Fair Housing Amendments Act requirement.

Missing Middle Housing

Missing Middle Housing is a range of house-scale buildings with multiple units, compatible in scale and form with detached single-family homes, located in a walkable neighborhood.

-Opticos Design



Terms Related to Housing Cost

Cost burdened is when a household pays more than 30% of their income on housing costs (a commonly used standard of housing affordability).

Housing insecurity or severely cost burdened is when a household pays more than 50% of their income on housing costs.

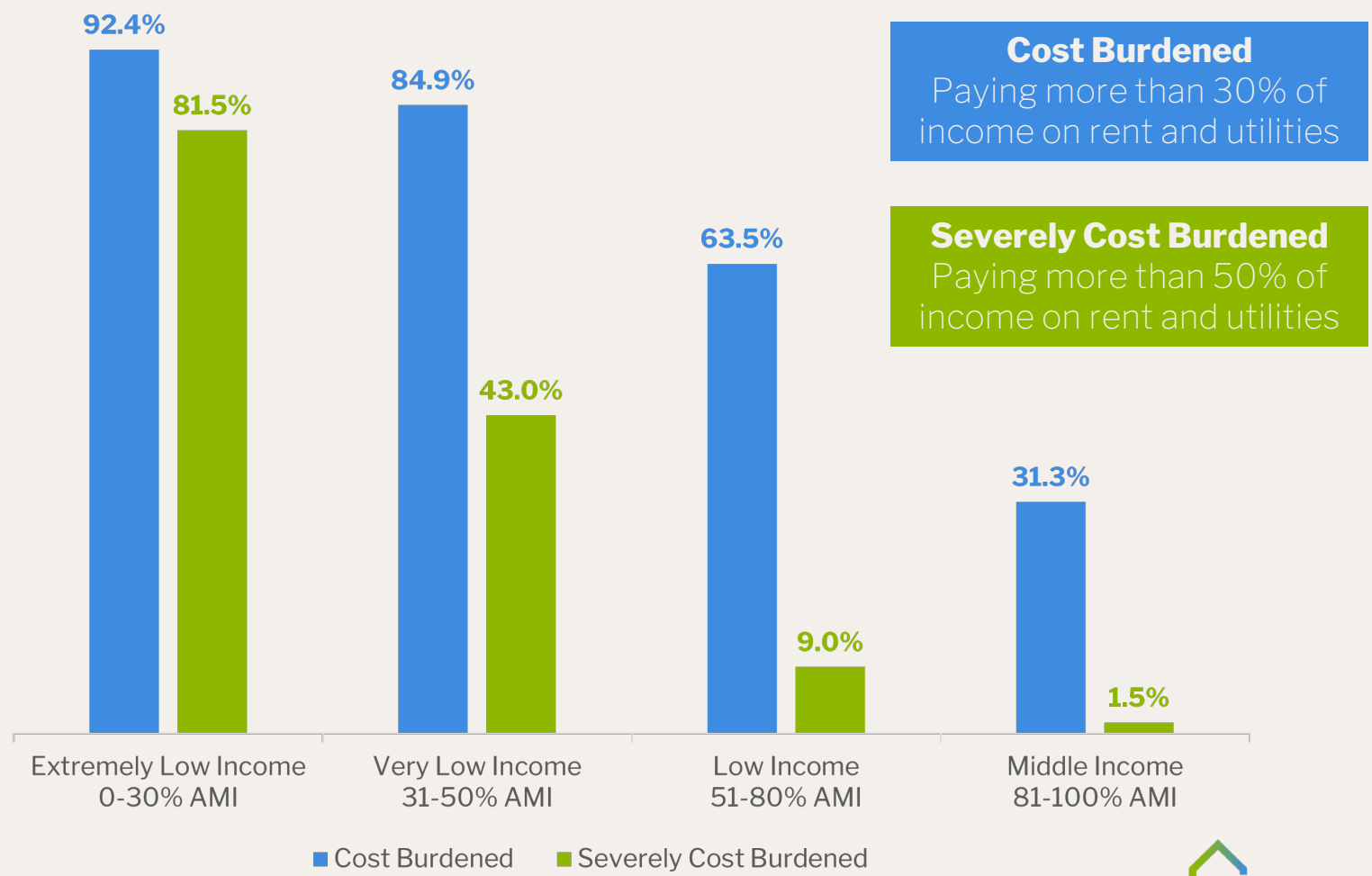
Select Jurisdiction and Employee	Clark County (public administration industry worker)	Washoe County (health care and social assistance industry worker)	Douglas County (retail trade industry worker)
Median Annual Wage	\$59,849	\$40,696	\$25,774
Max Affordable Monthly Housing Costs	\$1,496	\$1,017	\$644
Current Rent	\$1,132 (\$1,644 01-2022 Apartment List)	\$1,102 (\$1,396 01-2022 Apartment List)	\$1,074
Affordable?	Affordable	Cost Burdened	Housing insecure or severely cost burdened

Households Cost Burdened in Nevada

Nevada has some of the most severe cost burdens in the country. Attention to basic needs like medical care, food, education, transportation and work stability suffer when households are overpaying for their housing expenses.

“Communities where people spend more than 32 percent of their income on rent can expect a more rapid increase in homelessness.”

Source: Zillow Homeless and Rent Affordability Research



Source: 2021 GAP Report by National Low Income Housing Coalition

Cost Burdened in Nevada

These income levels include many of our working families. To view housing affordability and cost burdens relative to occupations for metro areas, visit [National Housing Conference Paycheck to Paycheck database](#).

Reno, NV MSA

Income Group (Based on three-person households)	Extremely Low-Income Households	Very Low-Income Households	Low-Income Households
Annual Income	\$26,500	\$37,600	\$66,800
Max Affordable Monthly Housing Costs	\$662	\$940	\$1,670

Las Vegas-Henderson-Paradise, NV MSA

Income Group (Based on three-person households)	Extremely Low-Income Households	Very Low-Income Households	Low-Income Households
Annual Income	\$21,960	\$35,450	\$56,700
Max Affordable Monthly Housing Costs	\$549	\$886	\$1,417

Urban v. Rural Cost Burdened

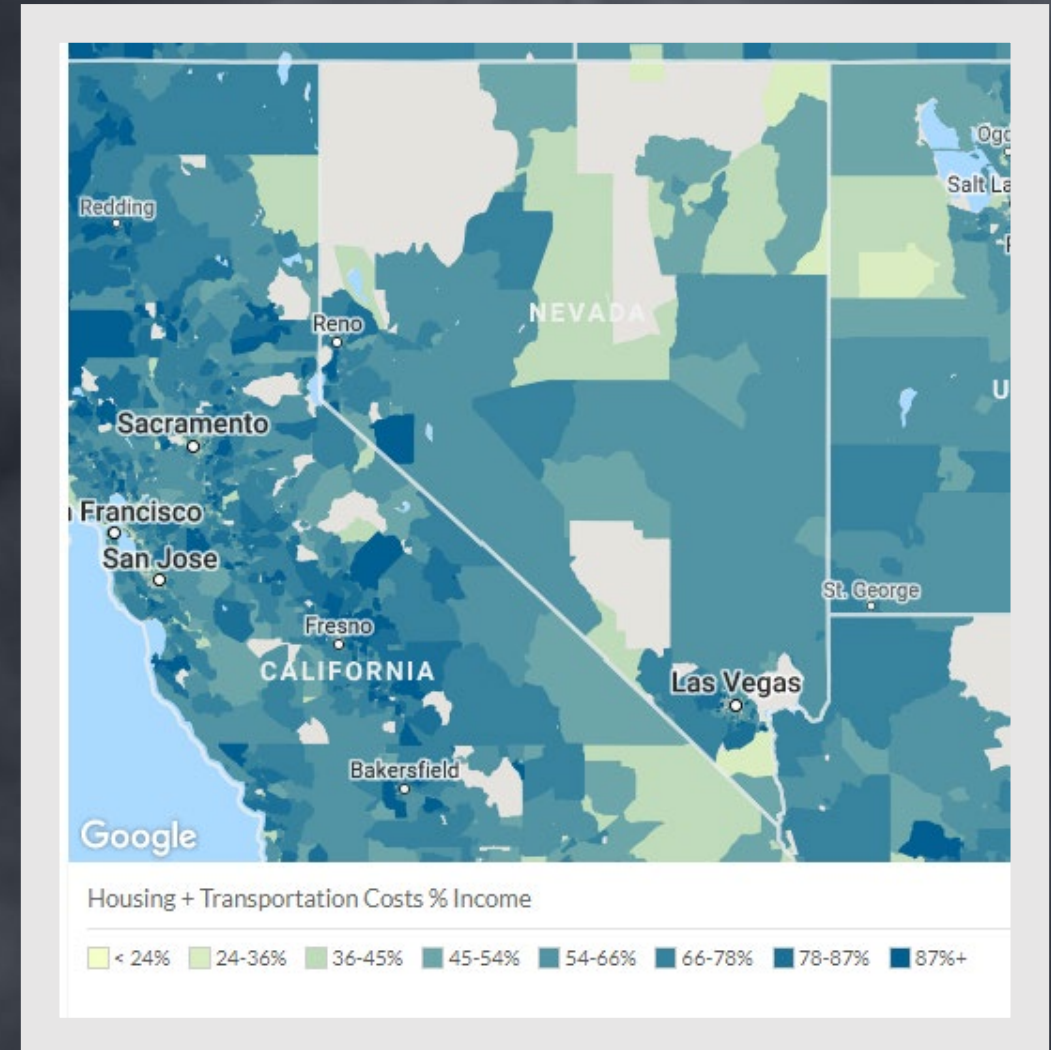
How Many Nevada Households are Cost Burdened?



Transportation's Role in Affordability

Housing and transportation (H+T) costs

are used to view a more complete measure of affordability beyond the standard method of assessing only Housing Costs. This considers the cost of housing as well as the cost of transportation associated with the location of the home. While housing alone is traditionally deemed affordable when consuming no more than 30% of income, CNT has defined an affordable range for H+T as the combined costs consuming no more than 45% of income.





NEVADA Housing Coalition

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