



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 2

Overview of Area Median Income & Housing Supply

Area Median Income (AMI)

Area median income (AMI) is the midpoint of the region's income distribution. Half of families in a region earn more than the median and half earn less than the median. For housing policy, income thresholds set relative to the area median income as provided by HUD, identify households eligible to live in income-restricted housing units and the affordability of housing units to low-income households. The limits are adjusted for household size.

Commonly Used Thresholds

- 0-30% of AMI (Extremely Low-Income)
- 31-50% of AMI (Very Low-Income)
- 51-80% of AMI (Low-Income)
- 81-100% of AMI (Middle-Income)

Check out the income levels for Nevada counties per HUD here:



Statewide Income Limits

Nevada*

Income Group (Based on three- person households)	Extremely low-income households (30% AMI or less)	Very low-income households (50% AMI or less)	Low-income households (80% AMI or less)
Annual Income	\$21,650	\$36,050	\$57,650
Max Affordable Monthly Housing Costs	\$541	\$906	\$1,441

**Income limits per household size are also available for regions based on regional median income*

Affordable Housing Cost Statewide



Nevada

Common Occupations Relative to Income Levels	Retail trade industry worker	Health care and social assistance industry worker	Public administration industry worker
Median Annual Wage	\$25,774	\$40,696	\$59,849
Max Affordable Monthly Housing Costs	\$644	\$1,017	\$1,496

Source: HUD 2021 Fair Market Rent and Income Limits

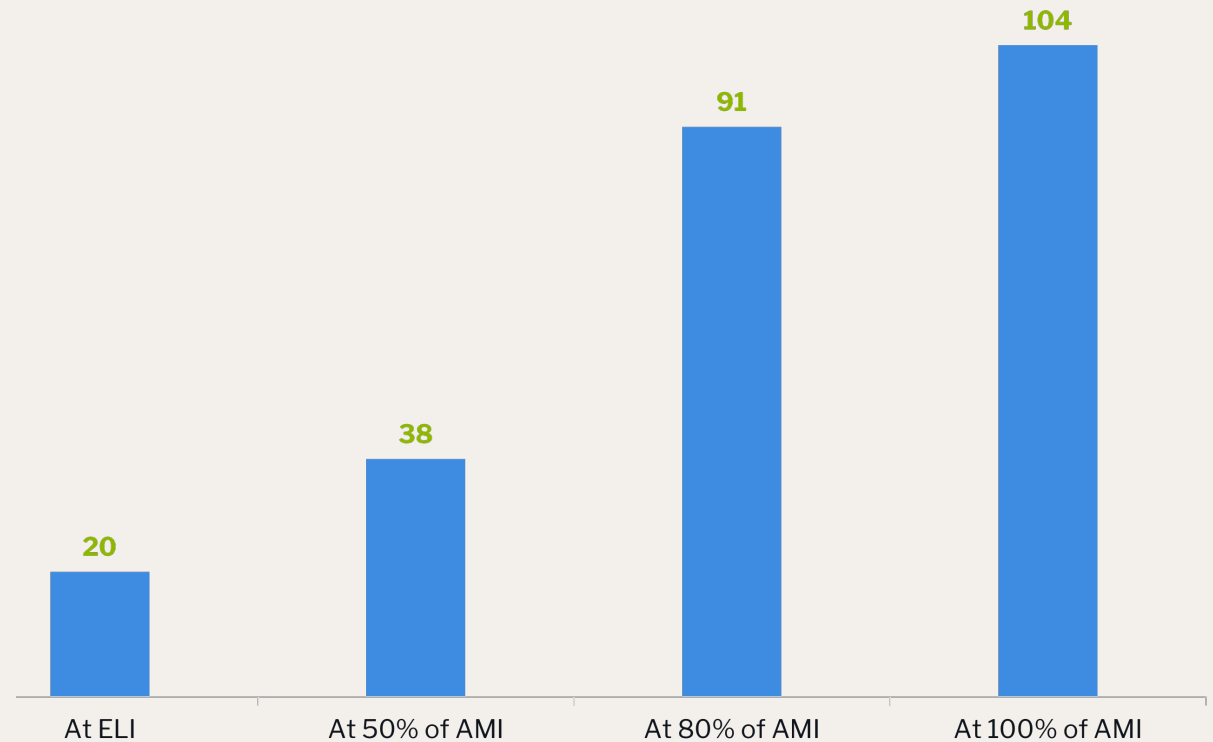
Affordable Housing Shortage

According to the National Low Income Housing Coalition, Nevada has a shortage of

84,320

rental homes affordable and available for extremely low-income renters.

Affordable and Available Homes per 100 Renter Households



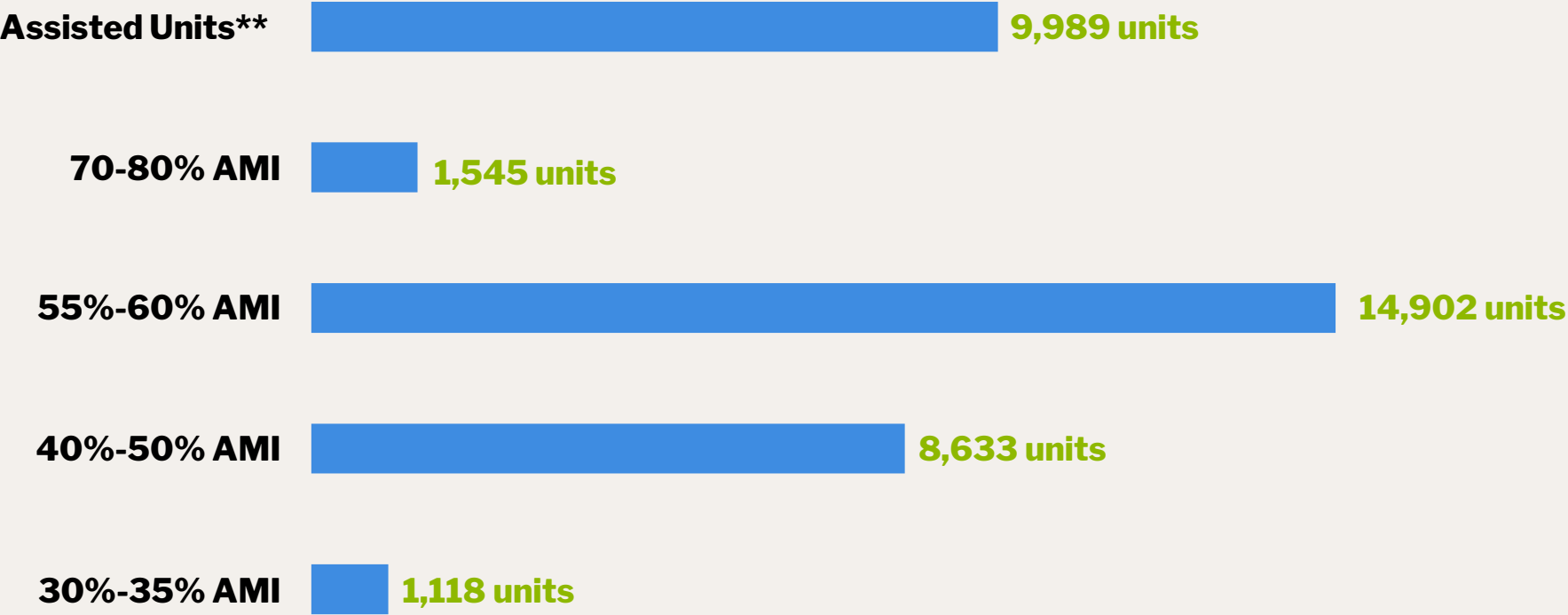
Source: NLIHC tabulations of 2019 ACS PUMS

Nevada's Affordable Housing Supply

36,187*

Total Number of Subsidized Units in Nevada (as of 02-16-2022)

*For more details on the description of Nevada's total number of subsidized units, please see the NOTES section at the end of this section of Affordable Housing 101 Part 2: Area Median Income & Housing Supply



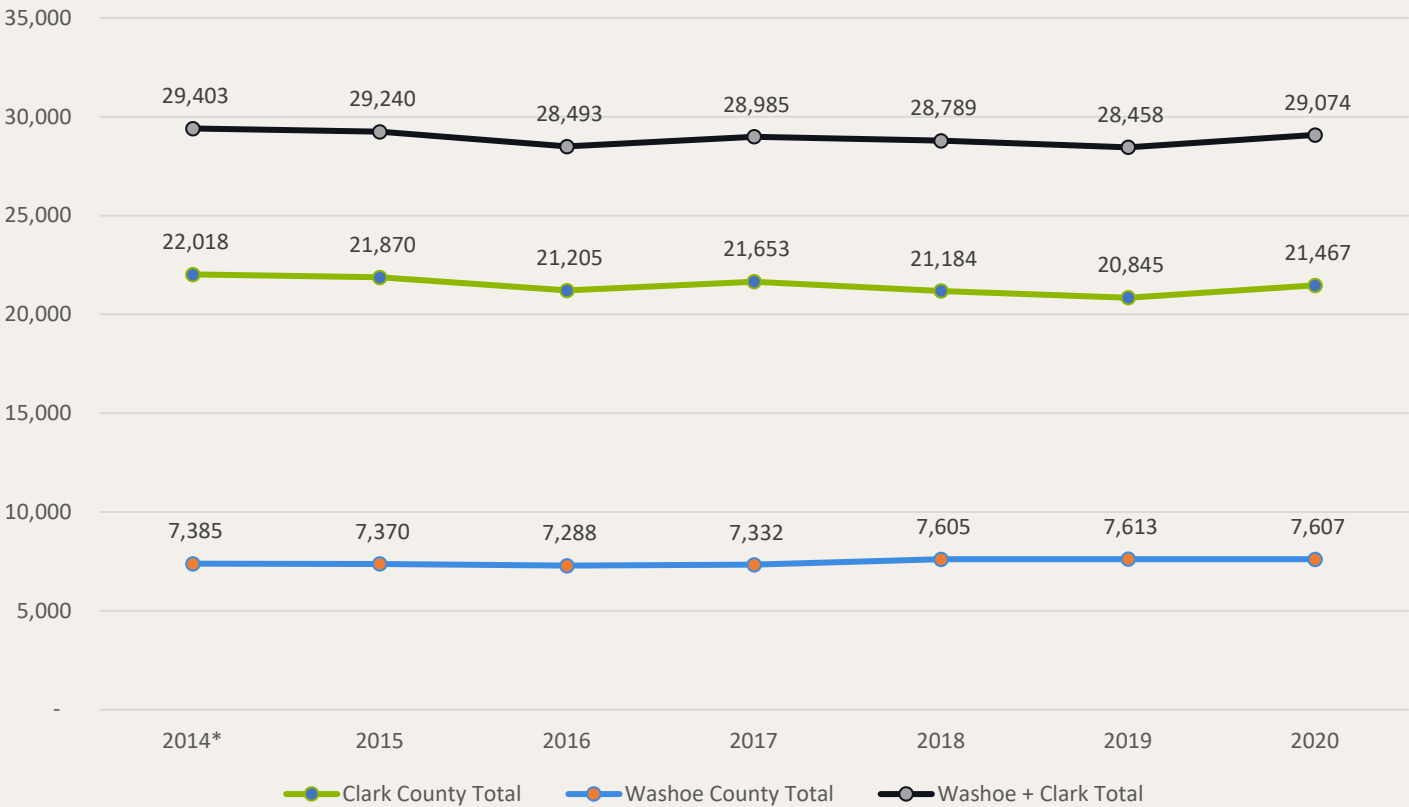
**The term “Assisted Units” refers to units with sliding scale rental assistance such as is found in public housing, properties with project-based Section 8 or USDA Rural Development properties with Section 515 and rental subsidy contracts.

Supply & Trends for Larger NV Jurisdictions

Per NRS 278.235, jurisdictions in Clark and Washoe Counties are required to adopt a Housing Plan as a part of their Master Plan. The jurisdictions report annually to the Nevada Housing Division. The Nevada Housing Division then compiles all data and prepares an extensive report, the [Annual Housing Progress Report available HERE](#).

Washoe + Clark Total Inventory
2014-2020 CHANGE
-329 Units, -1%

New development has not offset the loss of subsidized units whose affordability restrictions are expiring or terminating early



*2014 baseline numbers have been changed to reflect minor corrections made to the baseline the following year. See previous Annual Housing Progress Reports for notes about corrections to 2018 numbers.

*NOTES: NEVADA AFFORDABLE HOUSING SUPPLY

The Universe of Subsidized or Restricted Low-Income Units in Nevada

In Nevada there are over 36,000 units of subsidized or restricted income rental housing, including units now under construction. In this report, subsidized or restricted income means any property with contributions of government funding or tax credits, including tax credit or HOME funding, used to produce housing that has long-term restrictions on rents or income of tenants, or housing that has project based rental assistance. Included in this total are restricted rent, income-qualified tax credit, tax-exempt bond financed and HOME units, units with USDA Rural Development rental assistance and loans, privately owned housing with various forms of HUD rental assistance such as project-based Section 8, public housing, non-aided housing owned by public housing authorities, as well as some miscellaneous types of low-income housing. Not generally included in this total are transitional housing and group homes. The term “Restricted Units” refers to rent and income restrictions such as those imposed by the Low-Income Housing Tax Credit program and HOME program. Units are “set aside” to be affordable to households at various income levels using HUD definitions of income levels and affordability. The term “Assisted Units” refers to units with sliding scale rental assistance such as is found in public housing, properties with project-based Section 8 or USDA Rural Development properties with Section 515 and rental subsidy contracts. With sliding scale rental assistance, households pay a percentage of income, typically 30%, for rent and utilities. Sliding scale assistance is the most appropriate type of assistance for extremely low-income households. Because it is typical for subsidized housing to have more than one source of funding, many properties have a mixture of program restrictions and/or rental assistance contracts.



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