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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 is to encourage local governments to deploy resources to increase affordable housing. It is this portion of NRS 278 which is addressed in this report.

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 North Las Vegas	City of Mesquite	City of Las Vegas

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

In the 2017 legislative session NRS 278.235 was revised to require the Housing Division post the report on the Housing Division website on or before February 15 of each year rather than submit it to the legislature. The 2019 legislative session added a provision that links data collected under NRS 278.235 to the Housing Division’s Low Income Housing Database (LIHD). The LIHD is described in NRS 319.143. It also revised measure A to clarify that governing bodies of cities and counties may subsidize impact fees and fees for the issuance of building permits and laid out the conditions for reducing or subsidizing those fees for affordable housing projects. In addition, SB 473 passed into law changing the definition of affordable housing to include housing for households up to 120% of U. S. Housing and Urban Development’s (HUD’s) Area Median Family Income (HAMFI). Previously it included

households up to 80% of HAMFI. For more information see the Nevada Electronic Legislative Information System (NELIS), 80th Session, Senate Bill 103, 104 and 473.ⁱ

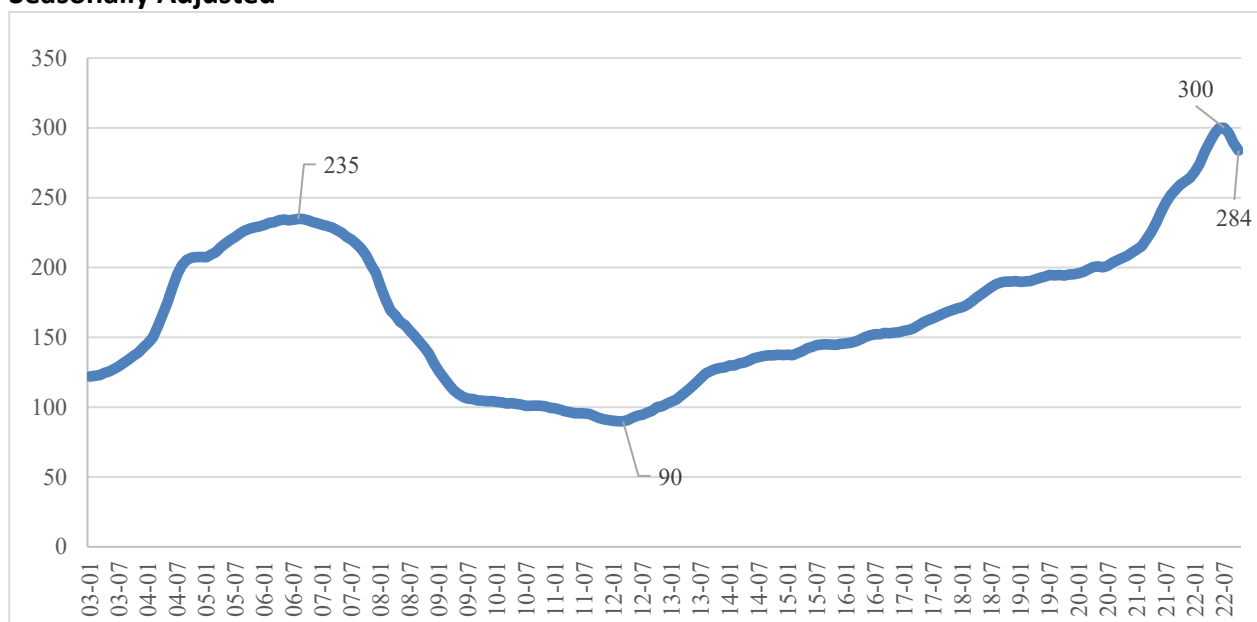
This year’s methodology was the same as the seven previous years for the most part. The method adopted in 2020 for reporting on rental assistance (under measure K) and supportive services, (measure L) in southern Nevada was used again this year. Since most of those type of jurisdiction activities in southern Nevada are tracked by the Homeless Management Information System (HMIS), an HMIS report was run to capture these activities more fully. The HMIS report included Coronavirus-related housing assistance programs.

2022 HOUSING CONTEXT

Despite the Federal Reserve’s fight against inflation threatening an economic cooldown or even a recession, in 2022, Nevada’s economy continued to recover from the pandemic and related business closures of 2020. In Dec. 2022, the seasonally adjusted unemployment rate was 5.2% (preliminary), down slightly from 5.3% at the end of 2021, but still not as low as the 4.0% experienced before the mass business closures of March 2020. However, it should be noted that seasonally adjusted rates decreased to a low of 4.4% in July, August and September, before trending back up October through December. Regional differences remained, with Reno Metropolitan Area at 3.4% (preliminary) in December 2022, while Las Vegas-Henderson-Paradise Metropolitan Area was 5.4% (preliminary).ⁱⁱ

Nationwide, the real estate market switched gears in 2022 as the Federal Reserve began increasing interest rates to tamp down inflation. Average 30 year fixed rate mortgage rates went from 3.2% in January of 2022 to 6.4% in December.ⁱⁱⁱ At the beginning of the year home prices continued to increase despite the higher rates but slowed and stopped rising towards the end of the year. Las Vegas home prices, as measured by the Case Schiller repeat sales index, peaked in July of 2022 but dropped 5% below the peak by the time of the latest measurement in October (see Figure 1).^{iv} The Case Schiller

Figure 1. S&P®/Case-Shiller NV-Las Vegas Home Price Index, Index Jan 2000=100, Monthly, Not Seasonally Adjusted

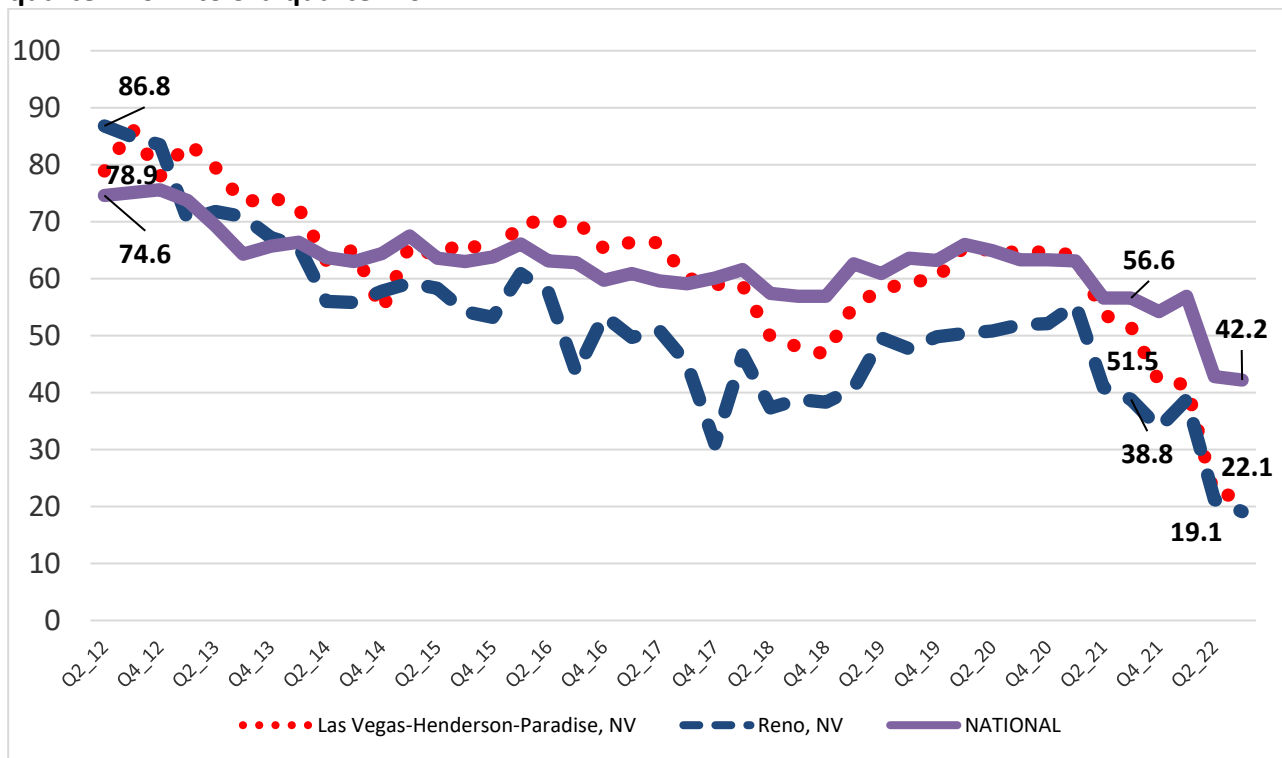


S&P® Dow Jones® Indices LLC, *S&P/Case-Shiller NV-Las Vegas Home Price Index*© [LVXRNSA], retrieved from FRED, Federal Reserve Bank of St. Louis <https://research.stlouisfed.org/fred2/series/LVXRNSA>, and used with permission. January 19, 2023. S&P® and S&P 500® are registered trademarks of Standard & Poor’s Financial Services LLC, and Dow Jones® is a registered trademark of Dow Jones Trademark Holdings LLC. © 2017 S&P Dow Jones Indices LLC, its affiliates and/or its licensors. All rights reserved.

index is not available for the Reno area, but median sale price per square foot for single family homes was down over 6% year over year as of December 2022, according to Reno-Sparks Association of Realtors data.^v

Figure 2 gives the housing opportunity index from the National Association of Home Builders (NAHB) and Wells Fargo. The index gives the share of homes sold which were affordable to the median income family. Coming out of the previous recession, the affordability share was high at 86.8% in Reno-Sparks and 78.9% in Las Vegas-Henderson-Paradise. Affordability has trended downward since then. The index dropped dramatically this past year as interest rates increased. For the third quarter of 2022, the affordability index stands at 22.1% for Las Vegas-Henderson-Paradise and 19.1% in Reno-Sparks. The Reno-Sparks and Las Vegas-Henderson-Paradise indices fell 19.7 and 29.4 percentage points respectively from 3rd quarter 2021 to 3rd quarter 2022. Affordability decreased primarily because of an approximate doubling in the interest rate. Increases in median income and median price over the period were 13% and 14% respectively for Las Vegas; in Reno, where home prices had already increased more, they increased 8% and 15% respectively. Nationally the index decreased to 42.2%. Both Reno-Sparks and Las Vegas-Henderson-Paradise homes are less affordable than the national average with Las Vegas becoming nearly as unaffordable as Reno over the past year.

Figure 2. National Association of Home Builders – Wells Fargo Housing Opportunity Index, 1st quarter. 2012 to 3rd quarter 2022



National Association of Home Builders. NAHB-Wells Fargo Housing Opportunity Index. <https://www.nahb.org/news-and-economics/housing-economics/indices/housing-opportunity-index> accessed 1-21-2023.

The Census Bureau’s homeownership rate for Nevada decreased from 61.2% in 2020 to 60.5% in 2021, breaking with the upward trend that had been occurring since the post-recession nadir in 2016.^{vi} This homeownership rate does not yet reflect the increasing interest rates in 2022. It is possible that homeownership rates have decreased even more since last year’s measurement given the sudden decrease in affordability over the period.

Nevada multifamily monthly rents continued to increase in the first part of 2022, peaking in the 2nd quarter, then decreasing in the 3rd and 4th quarters. For example, according to the Johnson, Perkins and Griffin 4th Quarter 2022 Apartment Survey, average rents in Reno-Sparks ended the year in 2021 at \$1,616, then increased to \$1,680 in the second quarter until coming back down to \$1,625 at the end of 2022 only slightly higher than 2021 rents.^{vii} In Las Vegas, ALN Apartment data showed a similar pattern with asking rents starting the year in January at \$1,454, peaking in July at \$1,531, then ending the year down somewhat at \$1,495.^{viii} Nationwide, rents followed a similar cooling pattern late in the year, but rents increased more robustly earlier in the year with an average increase of 4.8% predicted by Fannie Mae’s Multifamily Commentary publication.^{ix} This compares with the 2.8% and 0.6% growth in rents for Las Vegas and Reno described above.

Severe rent burden occurs when a household pays more than 50% of its income for gross rent. The proportion of Nevada’s extremely low and very low income (VLI) renter households (households with incomes under 50% of HUD area median family income) experiencing severe rent burden decreased from 61% in the 2010-2014 period to 55% in the 2015-2019 period.^x HUD’s rent burden data does not yet reflect how the pandemic and its aftereffects influenced rent burden. The Harvard Joint Center for Housing Studies, using one-year 2021 American Community Survey data directly, found that the number of rent burdened households nationwide increased to record levels in 2021.^{xi}

Preliminary data shows the rate of homelessness as measured by the point-in-time homeless count per thousand population decreased in Clark County over the last five years from 2018 to 2022. However, preliminary data shows an increase in the homelessness rate was recorded from 2020 to 2022 (the 2021 count was unusual because of the pandemic and isn’t comparable with the other years’ counts for Clark County and the United States). After average rent increases over 20% in the Las Vegas region in 2021, it’s not surprising to see the increase in homelessness. Washoe County experienced a 25% increase in preliminary homeless rate from 2018 to 2022. The number and preliminary rate of homelessness decreased from 2021 to 2022, but as in Clark County there was an increase from 2020 to 2022. Washoe County preliminary homeless rate remained higher than Clark’s. Both counties are well above the national average rate of point-in-time homelessness per thousand. A total of 7,618 Nevadans were counted as homeless during the 2022 point-in-time count.^{xii}

JURISDICTION HOUSING PLANS & THE TWELVE MEASURES

The jurisdictions subject to NRS 278.235 are required to adopt at least six of twelve specific measures into their Housing Plan. Accordingly, the Housing Division collects Housing Plans and information about when to expect the next update from these jurisdictions. Many jurisdictions have created a special report or pages in their Housing Plan to specifically address which NRS 278.235 measures have been adopted including Boulder City (pages 10-1 to 10-4, Boulder City Master Plan), City of Henderson (Housing Element Narrative for Annual Housing Progress Report), Las Vegas (pages 22-23 in the in the 2021 Affordable Housing Strategic Plan), City of Mesquite (City of Mesquite Master Plan Housing Element, pages 6-8), City of Reno (Reimagine Reno, Appendix C: Housing Resources), City of Sparks (2016 Housing Plan under Housing Plan Requirements) and Washoe County (Master Plan Housing Element, pages 7-8). Clark County Comprehensive Master Plan Housing Element refers to encouragement of supportive housing, financial support to low income homeowners and use of density bonuses, fee waivers or reductions or expedited permits to support affordable rents and references the Clark County Consortium HUD Consolidated Plan for specific strategies of encouraging affordable housing.

Fewer jurisdictions report a specific year for updating their Housing Plan. City of Reno reported several changes in the zoning codes in 2021 that increased density bonuses and decreased parking requirements

to incentivize affordable housing along transit corridors and report working on more changes to support affordable housing that will be finalized in coming years.

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

Jurisdiction	Year of Housing Plan	Update Year
Clark County	2019	2024
Las Vegas	2021	2026
North Las Vegas	2018	As needed
Boulder City	2009	Unknown
Henderson	2021	2025
Mesquite	2021	2026
Washoe County	2010	Unknown
Reno	2017 (zoning code changes in 2021)	Unknown
Sparks	2016	2024

ANNUAL HIGHLIGHTS

The AHPR (Annual Housing Progress Report) jurisdictions, during the period from January 1, 2022 thru December 31, 2022, began funding or continued to develop or start maintenance on 7,159 affordable units, nearly double last year’s pipeline of about 3,800 units.^{xiii} A total of 891 new affordable units were completed and added to the inventory, with 35% of them targeted to very low income (VLI) households. Completed units were lower than last year’s AHPR total of 1,497 units. Only one multifamily preservation project was reported to be complete. In addition, 25 low income homeowners were assisted with rehabilitation funds. Some activities helping households with middle incomes of 80% to 120% AMI were reported this year (25 households received rental assistance, 1 received homebuyer assistance, and 31 multifamily apartment units were reported in the pipeline) but are not included in the numbers below in order to keep the time series in sync with previous years. Conversion to market rate units was very low at only four units. One pipeline project reported last year (Attavire with a planned 168 units) was withdrawn because full funding could not be located. Withdrawals of previously reported pipeline projects have been unusual for the Annual Housing Progress Report.

Table 2. Summary of Affordable Housing Activity

Category of housing unit or assistance	Total units or households (includes all nine jurisdictions)*	% Very Low Income (VLI)
Single family/mobile home for rent or for sale/owner occupied with rent or deed restrictions completed	0	NA
Multifamily rehabilitation completed	35	100%
New multifamily project completed	891	35%
Pipeline projects funded or under construction (includes 20 units of single family)	7,159	34%
Special population or transitional	0	NA
Single family purchase, rehabilitation or modification assistance	25	48%
Tenant based rental assistance (TBRA)	24,920	96%
Other housing assistance (application fees, deposits, utilities)	Not tracked separately	NA
Support services, homeless services, other tenant-based assistance	Not tracked separately	NA

Additional details about the 7,139 multifamily units in the pipeline are given in Table 3 below (20 of the units in the pipeline are single family). For inventory purposes, units are counted in the jurisdiction that they reside in physically, regardless of which jurisdiction took measures to assist a project. Despite the withdrawal of the Attavire project, City of Reno again reported the largest number of units in the pipeline at 2,226, with 1,460 to be new units, 731 units in preservation projects and 35 naturally occurring affordable housing units to be preserved with affordability restrictions, adding to the inventory of subsidized housing. City of Sparks reported another 40 new units in the pipeline. Washoe County, the only AHPR jurisdiction without any formally rent-restricted units within its boundaries, for the first time reported pipeline activity with 692 affordable units in three projects planned. These projects together make a total of nearly 3,000 units in the Washoe County region’s pipeline. If all the Clark County jurisdictions are added up, 4,181 total units are in the pipeline with 2,782 of them new construction. For pipeline information at the property level for each jurisdiction see Attachment D.

Both the pandemic and a methodology change continued to affect the tenant-based rental assistance and supportive services numbers for measures K and L. The Emergency Rental Assistance rounds 1 and 2 continued into 2022 as well as other pandemic-related supplementary funding to programs such as ESG. These programs again vastly expanded rental assistance and other housing help for households affected by the pandemic. In addition, Clark County again asked BitFocus to run an HMIS report on all rental assistance programs in the Las Vegas Metro region, allowing for a more comprehensive approach to capturing this type of activity.

Table 3. Summary of Multifamily Pipeline Activity by Jurisdiction

	Total Rent Restricted Units	Subtotal Set-aside for VLI Households
City of Las Vegas	1,141	659
new	445	341
preservation	404	241
new-to-the-inventory preservation	237	22
minor preservation	55	55
City of N. Las Vegas	601	182
new	601	182
City of Reno	2,226	406
new	1,460	128
preservation	731	243
new-to-the-inventory preservation	35	35
Clark Co	1,809	821
new	1,186	243
preservation	404	359
minor preservation	219	219
Mesquite	96	96
new	96	96
Washoe County	692	19
new	692	19
City of Henderson	534	227
new	454	158
minor preservation	80	69
City of Sparks	40	29
new	40	29
<i>Grand Total</i>	7,139	2,439

Demographic data collected by Clark County in 2020 indicated that most participants in the rental assistance relief programs were in the VLI category. United States Treasury data for 2021 and 2022 also indicated that in Nevada nearly 90% of ERA 1 and 2 households served had incomes under 50% of HUD Area Median Family Income.^{xiv} Except where more information on income was available, participants were assumed to be VLI households. Tenant based rental assistance (TBRA) was given to 24,920 households according to the BitFocus report and other jurisdiction data sources. Of these, an estimated 21,392 households were assisted through the Emergency Rental Assistance Programs or other Covid-19 related funding.

Funding Sources

The past few years have witnessed an important development: Clark County, Washoe County and the City of Reno have begun developing their own trust funds or similar vehicles to fund affordable housing. Washoe County approved an Affordable Housing Trust Fund in 2019 that allowed for public or private sector funds to be dedicated solely for the purpose of building affordable housing and in 2022 the detailed code regarding the purposes and administration of the fund were put into place with priorities given to permanent supportive housing for extremely low income households. Initial funds include private donations and \$2,000,000 from the American Rescue Plan Act funds (ARPA). Clark County formed the Welcome Home Community Housing Fund (CHF) to be used for rehab, construction and acquisition of affordable housing. Initial funds of \$120 million of Clark County general funds were indirectly made possible through revenue replacement due to the ARPA. Smaller but regular funding is planned for future years. Awards have been granted so far to 19 Clark County projects.^{xv} City of Reno approved the requirement of an affordable housing fee contribution for two market rate projects in 2022. Although not held in a Trust Fund yet, this represents a new dedicated source of funding for affordable housing.

It is still the case that most of the funding for the units and assistance originated from state or federal sources such as the Emergency Rental Assistance Program, the HOME Investment Partnerships Program (HOME), National Housing Trust Fund (HTF), Nevada Account for Affordable Housing Trust Fund, Housing Opportunities for Persons with AIDS, Emergency Solutions Grants, Low Income Housing Tax Credits, American Rescue Plan Act, tax exempt private activity bonds or the Community Development Block Grant. However, many of the properties receive substantial reductions in property taxes and fee waivers. Also, land donations were used by the City of Reno, City of Mesquite, and City of Las Vegas.

Incorporation and Use of Measures

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. The 12 measures, as specified in NRS 278.235, are listed below:

- (a) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created.
- (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.

See also Attachment A which gives the wording of the entire governing statute, NRS 278.235.

Table 4, below, identifies the measures incorporated into each Master Plan and those utilized by each jurisdiction in 2022. All jurisdictions at least passively met this requirement by incorporating six

Table 4: NRS 278.235 Measures Incorporated into Master Plans and Used in 2022

Jurisdiction	a	b	c	d	e	f	g	h	i	j	k	l	# of measures used
Clark Co.	XX	X	X		X	XX	XX	XX	X	XX	XX	XX	7
Boulder City	X	X	X	X			X	X		X			0
Henderson	X	X			X		X	XX	X	X	XX	XX	3
Las Vegas		X	XX	X	X	X		XX			XX	XX	4
Mesquite		X	XX	X		X	X	Y		X	X		2
N. Las Vegas	XX	X	X		X			XX			XX	XX	4
Washoe Co.	X	X			X	XX	X	Y	X	X	Y	XX	4
Reno	XX	X	XX			XX		XX	X	XX	XX	XX	7
Sparks		X	X	X	X			XX	X	X	Y	XX	3
# of jurisdictions reporting active use	3	0	3	0	0	3	1	8	0	2	7	7	34

Note: Measures a through l correspond to measures as given in Attachment A and above.

X indicates that the NRS 278.235 Measure is in the jurisdiction's Housing Plan.

XX indicates that the NRS 278.235 Measure is in the Housing Plan and the Measure was used in 2022.

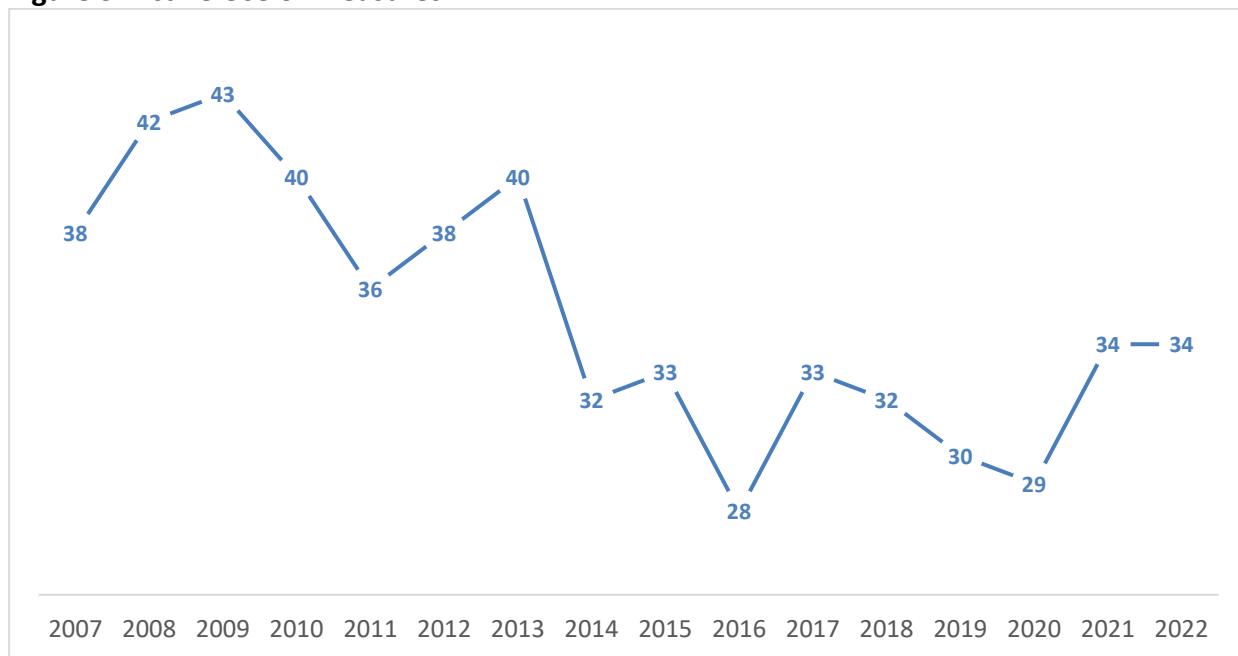
Y indicates that the Measure was utilized in 2022 but is not incorporated into the jurisdiction's Master Plan.

measures into their Master Plan. Clark County and City of Reno, as regional housing specialists, reported the most diverse use of the measures with seven measures being actively used. Measures H, “Providing money, support or density bonuses for affordable housing,” K, “Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing” and L, “Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing” were the three measures used by the largest number of jurisdictions. It is especially notable that Washoe County funded their new Affordable Housing Trust Fund (Measure F) and that Clark County and City of Reno also formed similar funds dedicated to building and preserving affordable housing. Measures used only for moderate income families with 80% to 120% of HUD area median income were not included in Table 4 to keep the table comparable to previous years.

Active Use Time Series and Intensive Use of Measures

Table 4 indicates in 2022 measures were used by the jurisdictions at least 34 times, which is the same as last year. Figure 3 shows the total number as reported from 2007 to 2022. Diversity of measure use activity reported depends to some extent on subjective decisions about what constitutes such use.

Figure 3. Active Use of Measures



Note that a measure in Table 4 could have been used more than once. To understand more about the intensity of measure use, the number of projects or programs the measure was used for was collected on Form 1. Table 5 displays the results for 2022. The 329 instances of measure use reported are a record high, but similar to last year’s number (323). The pattern of measure use was similar to last year’s as well. City of Reno and Clark County specialized in housing development activities and have the highest measure intensity for their respective regions. Both jurisdictions often participate in joint projects. The impact of Covid-19 related funding for housing assistance programs remains strong this year with continued high levels of measures k and l for rental assistance and supportive services. The next largest use of measure occurred with measure H, “Providing money, support or density bonuses for affordable housing.” Measures A, “reducing or waiving impact fees” and G, expediting plan approvals, were also popular. As noted above, the use of measure F by three jurisdictions was an important development. Just as with diversity of measure use, there are many subjective decisions made in determining what constitutes an instance of measure use.

Table 5. Intensity of NRS 278.235 Measure Use 2022: Number of Projects Associated with Active Use of Measure

Jurisdiction	a	b	c	d	e	f	g	h	i	j	k	l	Total instances reported
Clark Co.	22	0	0	0	0	1	22	32	0	17	58	63	215
Boulder City	0	0	0	0	0	0	0	0	0	0	0	0	0
Henderson	0	0	0	0	0	0	0	2	0	0	2	2	6
Las Vegas	0	0	1	0	0	0	0	7	0	0	8	6	22
Mesquite	0	0	2	0	0	0	0	3	0	0	0	0	5
N. Las Vegas	1	0	0	0	0	0	0	5	0	0	9	8	23
Washoe Co.	0	0	0	0	0	1	0	1	0	0	9	9	20
Reno	6	0	3	0	0	1	0	18	0	1	2	2	33
Sparks	0	0	0	0	0	0	0	3	0	0	1	1	5
Total instances of active use	29	0	6	0	0	3	22	71	0	18	89	91	329

Note: Measures a through l correspond to measures as given in Attachment A and above.

AFFORDABLE HOUSING INVENTORY

Table 6 summarizes changes to the inventory of subsidized housing units in the nine jurisdictions.

The number given in the second column of Table 6, “Total Units End of 2021”, matches the Nevada Housing Division list of subsidized housing before 2022 additions and subtractions. The total is tied to a list of subsidized housing for each jurisdiction maintained at the Housing Division and checked by the jurisdiction each year. Low income housing included on the list include all types of tax credit properties, private or non-profit properties with project based HUD rental assistance, public housing, USDA Rural Development multifamily housing, properties owned by regional housing authorities, and some properties built or assisted with HOME funding, Nevada Account for Affordable Housing Trust Funds, National 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. Group homes and most transitional housing are not included on the list. Using the lists compiled by the Housing Division and the jurisdictions there were a total of 30,447 units of subsidized or below market housing in existence in the designated AHPJ jurisdictions at the end of 2021. This was 4.7% more than 2020’s inventory unit count.

The third column tracks additions to the inventory in 2022. Only units that are new to the inventory and reported as completed in 2022 are included. Because HOME funding is an important way that jurisdictions support affordable housing, often it is most convenient for jurisdictions to report a project as complete when HOME draws have been completed. Also, jurisdictions cooperate in the production of housing units. Multiple jurisdictions may support and report the same project, creating overlap. For inventory purposes, such as in Table 6, units are counted only in the jurisdiction where they are physically located to prevent double-counting.

The fourth column tallies any units that were previously on the list of subsidized housing but as of 2022 no longer have deed restrictions or other agreements restricting rents or incomes of the inhabitants. The majority of these are accounted for by exiting tax credit properties. The exiting units enter the private market, or rarely, are demolished for an alternate land use.

Table 6: Change in AHPR Jurisdictions’ Affordable Housing Inventory, 2021 to 2022

Jurisdiction	Total Units End of 2021	Units Created in 2022*	Units Converted to Private Market in 2022	Total Units End of 2022	% Year over Year change
Clark Unincorporated	8,364	15	0	8,379	0.2%
Boulder City	59	0	0	59	0.0%
Henderson	2,960	0	0	2,960	0.0%
Mesquite	88	4	0	92	4.5%
Las Vegas	8,543	522	0	9,065	6.1%
NLV	1,978	66	4	2,040	3.1%
Clark Total	21,992	607	4	22,595	2.7%
Washoe Unincorporated	-	0	0	0	NA
Reno	7,345	250	0	7,595	3.4%
Sparks	1,110	34	0	1,144	3.1%
Washoe Total	8,455	284	0	8,739	3.4%
Grand Total	30,447	891	4	31,334	2.9%

*Included in this category were new and renovated units new to the inventory that were completed in 2022 for both multifamily and single-family rentals and single family owner occupied with deed restrictions.

The fifth column gives the total units existing at the end of 2022 (column 2 plus column 3 minus column 4) while the sixth column gives the percentage increase or decrease in subsidized units.

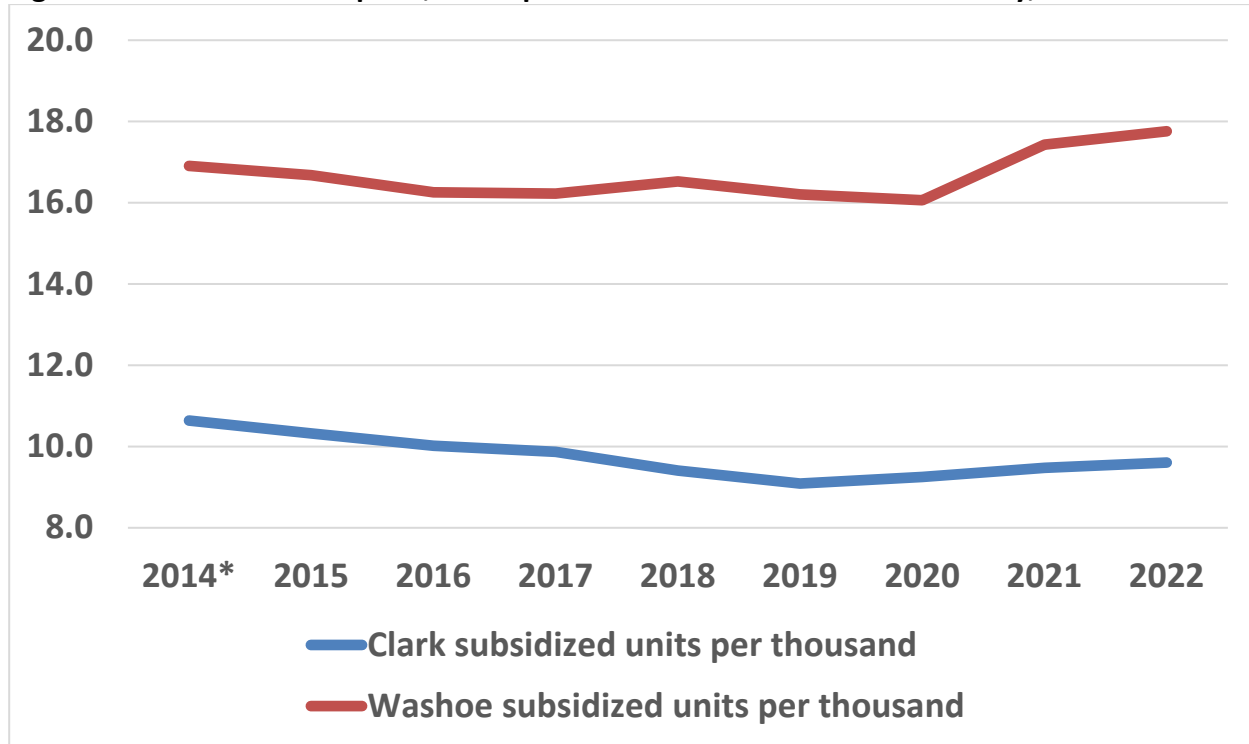
According to jurisdiction reports, the total increase was 891 units, down from an increase of 1,497 new units last year. This year only four units converted to private market use, meaning that total units on the subsidized housing list increased in net by 887 units or 2.9%. The increase in new units was enhanced by the low number of conversions this year. Total units in the AHPR jurisdictions’ inventory at the end of 2022 was 31,334 units.^{xvi}

Affordable Housing Inventory Time Series

A time series of the Annual Housing Progress Report (AHPR) inventory of subsidized units is available from 2014 to the current year. Table 7 gives this time series for all AHPR jurisdictions. The total change in units from 2014 to 2022 is calculated. In addition, totals for Washoe and Clark Counties are given along with Nevada demographer population estimates and 2022 population projections for the two counties. Henderson, Las Vegas, North Las Vegas, and Reno experienced a net gain in total subsidized units over the time period. Clark County Unincorporated, Mesquite and Sparks jurisdictions experienced a net loss in total subsidized units over this time. For Clark County total, there was a net gain of 577 units (approximately 3%) while population over the period increased by 14%, according to the Nevada Demographer estimates and 2022 projection. The increase in population was greater than the increase in subsidized units and caused a decrease in the subsidized units per thousand metric.

Washoe County inventory increased in net by 1,354 units (18%) with a 13% increase in population over the period allowing for an increase in subsidized units per thousand. This information is summarized in Figure 4 which shows number of subsidized units per 1,000 population for both counties over the period. Clark County has shown a uniform decrease in this metric until 2019 and an uptick over the past three years, while Washoe County experienced a sharp increase in 2021 finally exceeding the 2014 starting point and maintained the gain and added to it in 2022.

Figure 4. Subsidized Units per 1,000 Population for Washoe and Clark County, 2014 to 2022



Sources: Annual Housing Progress Reports 2015 to 2022, Governor Certified Population Estimates of Nevada's Counties, Cities and Towns 2000 to 2021, Five Year Population Projections for Nevada and its Counties 2022 to 2026 Based on the 2021 Estimate, Office of the State Demographer for Nevada, https://tax.nv.gov/Publications/Population_Statistics_and_Reports/

Table 7. Subsidized Housing Inventory 2014 to 2022 with Demographer Population Estimates and 2022 Population Projection

Jurisdiction	2014*	2015	2016	2017	2018 ^a	2019	2020	2021	2022	Change 2014 to 2022	% Change 2014 to 2022
Clark Unincorporated	8,411	8,779	8,089	8,219	7,797	7,630	7,941	8,364	8,379	(32)	0%
Boulder City	59	59	59	59	59	59	59	59	59	-	0%
Henderson	2,798	2,935	2,938	2,945	2,951	2,949	2,949	2,960	2,960	162	6%
Mesquite	111	111	111	111	111	136	125	88	92	(19)	-17%
Las Vegas	8,982	8,576	8,594	8,866	8,836	8,529	8,486	8,543	9,065	83	1%
NLV	1,657	1,410	1,414	1,453	1,430	1,542	1,907	1,978	2,040	383	23%
Washoe Unincorporated	0	0	0	0	0	0	0	0	0	-	NA
Reno	6,171	6,200	6,225	6,269	6,492	6,500	6,497	7,345	7,595	1,424	23%
Sparks	1,214	1,170	1,063	1,063	1,113	1,113	1,110	1,110	1,144	(70)	-6%
Total	29,403	29,240	28,493	28,985	28,789	28,458	29,074	30,447	31,334	1,931	7%
Clark Co. total	22,018	21,870	21,205	21,653	21,184	20,845	21,467	21,992	22,595	577	3%
Washoe Co. total	7,385	7,370	7,288	7,332	7,605	7,613	7,607	8,455	8,739	1,354	18%
Clark Co. population	2,069,450	2,118,353	2,116,181	2,193,818	2,251,175	2,293,391	2,320,107	2,320,551	2,351,954	282,504	14%
Washoe Co. population	436,797	441,946	448,316	451,923	460,237	469,801	473,606	485,113	492,077	55,280	13%
Clark Co. subsidized units per thousand	10.6	10.3	10.0	9.9	9.4	9.1	9.3	9.5	9.6	(1.0)	-10%
Washoe Co. subsidized units per thousand	16.9	16.7	16.3	16.2	16.5	16.2	16.1	17.4	17.8	0.9	5%

*2014 baseline numbers have been changed to reflect minor corrections made to the baseline the following year.

^aSee previous AHPR reports for notes about corrections to 2018 numbers.

Affordable Housing Inventory Time Series for VLI Households

Nevada is particularly short of affordable and available housing for VLI households. A time series of the Annual Housing Progress Report (AHPR) inventory of VLI subsidized units is available from 2018 to the current year. Table 8 gives this time series for all AHPR jurisdictions. The total change in units from 2018 to 2022 is calculated. There was a net gain in this type of unit for every jurisdiction except Boulder City, which had no changes in inventory. For Clark County as a whole, there was a net gain of 854 VLI units (approximately 8%). Washoe County inventory increased in net by 482 units (13%). In the last four years there have been over 1,300 additional VLI subsidized units added to the AHPR jurisdictions' inventory.

Table 8. Subsidized Housing Inventory of VLI Units, 2018 to 2022

Jurisdiction	VLI Units 2018	VLI Units 2019	VLI Units 2020	VLI Units 2021	VLI Units 2022	Change in VLI Units 2018 to 2022	% Change in VLI Inventory 2018 to 2022
Clark Unincorporated	3,339	3,396	3,591	3,642	3,677	338	10%
Boulder City	59	59	59	59	59	-	0%
Henderson	1,268	1,268	1,268	1,270	1,270	2	0%
Mesquite	44	44	69	57	60	16	36%
Las Vegas	5,762	5,763	5,828	5,885	6,025	263	5%
NLV	717	782	785	890	952	235	33%
Clark Total	11,189	11,312	11,600	11,803	12,043	854	8%
Washoe Unincorporated	-	-	-	-	-	-	NA
Reno	3,203	3,451	3,428	3,596	3,654	451	14%
Sparks	492	492	489	489	523	31	6%
Washoe Total	3,695	3,943	3,917	4,085	4,177	482	13%
Grand total	14,884	15,255	15,517	15,888	16,220	1,336	9%

Table 9. Percent of Inventory for VLI Households

Jurisdiction	% of Total Subsidized Inventory for VLI Households
Clark Unincorporated	44%
Boulder City	100%
Henderson	43%
Mesquite	65%
Las Vegas	66%
NLV	47%
Clark Total	53%
Washoe Unincorporated	NA
Reno	48%
Sparks	46%
Washoe Total	48%
Grand total	52%

With the inventory of VLI units now established, it is possible to calculate the percentage of VLI units for each jurisdiction (Table 9). Overall, 52% of subsidized units either had sliding scale rental assistance or a set aside for VLI households. The largest percentage of units devoted to VLI households was in Boulder City which has one property with full project based rental assistance. The second largest percentage of VLI units was in City of Las Vegas with 66%.

JURISDICTION PROGRESS IN CREATING AND MAINTAINING AFFORDABLE UNITS

As required by NRS 278.235, remaining affordable housing need has been analyzed below in Table 10 using information compiled from jurisdiction reports.

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 investigate housing needs for their population. Starting with the 2015 report, the Housing Division has assigned all jurisdictions the “Total Need” (column two in Table 10) using CHAS data.

The CHAS estimate of households with one or more housing problems and income under 80% HUD Area Median Income (low income) was used for “total need” 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 vacant. This helps account for affordable and available private market units. The Division assigns this estimate to help make them comparable across jurisdictions. If a jurisdiction would like to provide an alternate estimate, they may work with the Division to do so; however, as of the 2022 report none have yet requested this option. Using the most recent CHAS data available from 2015 to 2019, the estimate of low income Washoe and Clark County households experiencing one or more housing problems such as housing cost burden, lack of complete kitchen or plumbing facilities or overcrowding was 276,830. About 30,000 units were affordable to low income families and vacant. After adjusting for vacant units, there were an estimated 246,570 households in need of housing assistance. There was an increase of 8% in Clark County and 11% in Washoe County as compared to the previous year. The largest component of change was an increase in the number of households under 50% of HUD Area Median Family Income with a housing problem. This increase may reflect what happened to the lowest income families as rents began to increase prior to the pandemic. Note that no equivalent numbers are available from 2020 or after 2020 that would reflect need after the Covid-19 pandemic and subsequent inflation, which may have changed housing needs substantially.^{xvii}

The third column in the table “Total 2022 Subsidized Units” is total inventory of units at the end of 2022 as given in Table 6 above.

The column in Table 10 named “Additional Households Assisted in 2022” includes housing activities such as tenant-based rental assistance provided through jurisdictions as well as down-payment assistance for single family owners. These activities helped to provide additional individuals or families with affordable housing during 2022. Tenant based rental assistance is important to include since most households experiencing a housing problem are experiencing housing cost burden. If the burdened household is given rental assistance, the housing problem

may be resolved. However, these activities do not create long term affordable housing units so are tracked separately from the long-term affordable inventory in the third column. A total of 24,945 additional households were reported to be assisted in 2022. This total includes a large number of households who received housing assistance through the Emergency Rental Assistance program or other assistance related to various rounds of Covid-19 relief packages.

The final column is the ratio of the assistance (column 3 plus column 4) to need (column 2). It compares total subsidized low income housing units, rental assistance, and other housing assistance available at the end of 2022 to total need for affordable units from the CHAS data. Subsidized units and other assistance are expressed as a percentage of total need as measured in the 2015 to 2019 CHAS estimates. This provides a consistent way to compare the scale of low income housing activity across jurisdictions to the need for assistance. This year for the AHPR jurisdictions, and before including Housing Choice Vouchers, the ratio of subsidized units and other assistance to households in need was 23%, two percentage points lower than last year's 25%, but still representing a substantial increase when compared to this ratio as calculated in the AHPR in 2019 and earlier years. This increase was primarily due to the availability of Emergency Rental Assistance and other Covid-19 related housing assistance programs.

Summary of Remaining Need

The ratio of assistance to need for AHPR jurisdictions in total remained relatively high at 23% compared to last year's to 25%. Once again Reno emerged as the jurisdiction with the strongest level of assistance and subsidized units as compared to its total need at 32%. In the southern portion of the state, Clark County Unincorporated appeared to have the strongest level of assistance at 30%, but largely because most of the Emergency Rental Assistance program was credited to them, even though the assistance was used throughout the Las Vegas Metro area. It is more insightful to look at Clark and Washoe Counties as a whole.

It may always be more appropriate to view affordable housing needs by each county rather than by the individual jurisdiction. For the Covid-19 related housing assistance programs, as is true of many of the federal housing assistance programs, there was substantial cooperation amongst jurisdictions with a regional approach taken to administering the funds.

Although the emergency 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. Using Housing Choice Voucher data available at Housing Authority level, Table 10 demonstrates how housing assistance and subsidized units available increase substantially when vouchers are considered. Considering voucher availability, there were approximately four households in need in Washoe and Clark County for each household assisted, up from three last year.

The 2020 survey of tax credit projects found that 14% of households living in Clark County tax credit funded units and 22% in Washoe County use vouchers or other types of portable rental assistance.^{xviii} Because up to 13% of the assistance reported was emergency rental assistance from the CARES Act, these estimates were reduced by that amount to 12% and 19% respectively. Estimates in Table 10 accounted for this overlap of tax credit units and Project Based Vouchers.^{xix}

Table 10: Analysis of Remaining Affordable Housing Need

Jurisdiction	Total Need	Total 2022 Subsidized Units	Additional Households Assisted in 2022	Assistance and subsidized units as % of existing need
Clark Unincorporated	91,630	8,379	19,537	30%
Boulder City	1,095	59	0	5%
Henderson	22,475	2,960	230	14%
Mesquite	1,590	92	0	6%
Las Vegas	64,510	9,065	2,208	17%
N. Las Vegas	20,000	2,040	237	11%
Washoe Unincorporated	6,675	0	1,233	18%
Reno	28,815	7,595	1,500	32%
Sparks	9,780	1,144	0	12%
Total	246,570	31,334	24,945	23%
Washoe Co. total without vouchers	45,270	8,739	2,733	25%
Washoe Co. total with vouchers	45,270	10,800	2,733	30%
Clark Co. total without vouchers	201,300	22,595	22,212	22%
Clark Co. total with vouchers	201,300	32,444	22,212	27%
AHPR total with vouchers	246,570	43,244	24,945	28%

*Total need numbers are from before Covid-19; however, households assisted includes Covid-related program participants.

Note that voucher numbers are adjusted for overlap (vouchers are often used in tax credit units).

Analysis of Remaining Need for VLI Households

In 2019, a new baseline number for the subset of subsidized units affordable to very low income (VLI) households was established. A unit was considered a part of this inventory if it had a project-based rental assistance contract, project-based voucher or other sliding scale rental assistance or had set asides for households with incomes at or below 50% of HAMFI. Table 11 gives a break-out of the remaining need information in Table 10 by units affordable to VLI and LI households in 2022. LI households were defined as households with incomes from 50% to 80% of HAMFI. To compare housing need in each category like Table 10 above, additional assistance such as tenant-based rental assistance and owner occupied renovation programs provided through the jurisdictions are added to units to compare housing effort for each population separately.

Overall, the ratio of housing assistance to housing need for VLI households was the same as last year for VLI households, with a ratio of one assisted household to each four in need, whereas for LI households only one household was assisted for each five in need. The ratio is better for VLI households partly due to the assumption that all Covid-19 related rental assistance for Clark

County served VLI households unless additional information was available. This assumption was extended to City of Reno rental assistance this year as well. Although full data was not available on the income levels of households receiving rental assistance, the assumption was supported by household income data from the 2020 CARES assistance in Clark County and by Department of Treasury analysis of the Emergency Rental Assistance data at the federal level.^{xx} Regionally, the level of assistance for VLI households was highest in Clark County at 37%. Despite the change in assumption for the Covid related rental assistance, City of Reno remained the jurisdiction with the strongest level of assistance for low income households at 53%.

Table 11. Subsidized Units for VLI Households and LI Households and Ratio to Need

Jurisdiction	VLI units 2022	Additional VLI Households Assisted in 2022	Ratio of VLI Assistance to VLI Need	LI Units 2022	Additional LI Households Assisted in 2022	Ratio of LI Assistance to LI Need
Clark Unincorporated	3,677	19,537	37%	4,702	-	16%
Boulder City	59	-	7%	-	-	0%
Henderson	1,270	172	11%	1,690	58	20%
Mesquite	60	-	5%	32	-	7%
Las Vegas	6,025	2,142	18%	3,040	66	16%
NLV	952	237	10%	1,088	-	14%
Clark Total	12,043	22,088	25%	10,552	124	16%
Washoe Unincorporated	-	1,024	26%	-	209	8%
Reno	3,654	902	23%	3,941	598	53%
Sparks	523	-	8%	621	-	20%
Washoe Total	4,177	1,926	20%	4,562	807	37%
Grand Total	16,220	24,014	24%	15,114	931	20%

NOTABLE HOUSING INITIATIVES IN 2022

Covid-19 related housing assistance programs stand out once again this year as having substantially increased the number of households helped with housing problems. The jurisdictions reported over 21,000 households helped with Emergency Rental Assistance and other Covid-related assistance programs. This was similar to last year's number of about 22,000 households.

Of special note were continuing efforts to develop dedicated funding for affordable housing at the local level. Clark County created the Welcome Home Community Housing Fund (CHF) and was able to devote \$120 million to 19 affordable housing projects. Preliminary awards were already in place and the county was beginning work on agreements with developers. Washoe County added \$2,000,000 to its new Affordable Housing Trust Fund. This year Washoe County also updated codes relating to purposes and administration of the Trust Fund with an emphasis on permanent supportive housing for extremely low income households. The City of Reno charged two market rate projects a per unit fee to be dedicated to affordable housing projects.

The number of affordable units in the AHPR jurisdictions' new construction and preservation pipeline this year hit a new and remarkable high at 7,159, nearly double last year's already high number. This may be attributed to a combination of forces.

Over four thousand units in 33 projects, nearly 60% of total 2022 pipeline units were projects first reported in the AHPR this year. Large amounts of new funding derived primarily, either directly or indirectly, from the American Rescue Plan Act (ARPA) monies and other Covid-related relief were directed towards affordable housing. The two largest initiatives were the State's Home Means Nevada Initiative (HMNI) which will be devoting an extra \$500 million dollars to various affordable housing projects over the next several years and Clark County's Welcome Home Community Housing Fund (CHF) mentioned above adding in \$120 million more. In the north, Washoe County, City of Reno, and City of Sparks all reported additional affordable housing funding through ARPA that was currently being used to fund projects or will be funding projects in future. In all, nearly half of the pipeline units were reported as receiving partial or total funding from HMNI, CHF or another ARPA-related source or some combination of these sources.

Delays in finishing construction in the past few years may have reduced the number of projects reported as complete this year thereby increasing the number of units reported in the AHPR pipeline. Over the last three years delays have been reported on a number of projects due to Covid protocols, supply chain issues, lack of construction workers, and increases in costs of building supplies as well as general inflation. Some tax credit projects had to be cancelled and the credits reissued because of time and cost overruns. About 1,000 units in 9 projects were being reported for the third year, a possible indication that they have been delayed.

A total of seven new and one renovation projects were completed this year making for a total of nearly 900 new units and 39 units preserved. Final numbers included several minor corrections to totals. Last year, AHPR jurisdictions produced a record number of new units (1,497), not exceeded this year. The largest new project to finish this year was Decatur and Alta in Las Vegas with 420 units. An additional phase of 59 senior units also was reported complete for a total of 479 units.

This year only 4 units converted to private market units, again allowing for net growth in the subsidized inventory.

Regional cooperation was again strong in 2022, most notably for Clark County, which was involved in twenty-two joint projects, four of which were completed this year, in addition to regional cooperation on Covid-19 rental assistance programs. City of Reno reported measure use supporting three projects located in unincorporated Washoe County. These three projects are a milestone for unincorporated Washoe County as these pipeline projects will be the first affordable projects located within the unincorporated area.

CONCLUSION

As reported to the Housing Division, over 21,000 households were helped with Emergency Rental Assistance and other Covid-19 related supplemental housing assistance programs, about 1,000 less than year's number. These new programs again helped improve AHPR measures of housing effort to housing need. Although the ratio of households assisted to households in need decreased somewhat to 23% as compared to 25% last year the ratio remained high as compared to ratios found in the 2019 AHPR and earlier years.

The AHPR pipeline number hit another new high this year at 7,159 units, almost doubling last year's 3,824 unit pipeline number. Of the 7,159 units in the pipeline, 5,246 units were in new multifamily projects. Twenty new construction single family units are still also in the pipeline. Typically, projects have finished within two or three years of first being reported in the AHPR so there is hope that most of this large number of new units will be reported as complete and in the inventory by 2024 or 2025. The funding boost from CHF and HMNI should continue to boost the number of units in the pipeline over the next several years.

The affordable housing winning streak continued this year. AHPR net inventory as compared to the 2014 baseline increased again in 2022. The total subsidized units in the AHPR inventory increased to 31,334 units, 1,931 units (7%) more than the 2014 baseline inventory. In the case of Washoe County, the net increase in subsidized units even outpaced population growth. Once again, a low number of conversions to market rate, this year only four units, facilitated the "win."

The time series for the subset of very low income subsidized inventory revealed that in the AHPR jurisdictions from the baseline in 2018 to the current year there has been a net gain of 1,336 units with sliding scale rental assistance or set asides for households with incomes at or below 50% of area median family income for a total of 16,220 units. Over half of the AHPR subsidized inventory of units (52%) were in the VLI category.

The affordable housing story of Nevada and the United States has been full of unpredictable and dramatic twists and turns in recent years. Data emerging in the final months of 2022 indicates loosening of the rental housing market may be occurring in both Washoe and Clark County with increasing vacancies, decreasing rents, and many new units, both affordable and market rate, scheduled to come online over the next year. This may bring some measure of relief to buyers and renters in the housing market generally and to low income renter households in particular.

For further information or to answer questions regarding this report please contact Elizabeth Fadali at efadali@Housing.NV.gov or 775.687.2238 or contact the Nevada Housing Division at NHDinfo@housing.nv.gov or 775.687-2240.

Attachment A – NRS 278.235

Below is the governing statute underlying the Annual Housing Progress Report as amended and enrolled in 2019. See <https://www.leg.state.nv.us/App/NELIS/REL/80th2019/Bill/6091/Text> for more complete information on recent amendments.

NRS 278.235 is hereby amended to read as follows:

278.235

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) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created.
 - (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. A governing body may reduce or subsidize impact fees, fees for the issuance of building permits or fees imposed for the purpose for which an enterprise fund was created to assist in maintaining or developing a project for affordable housing, pursuant to paragraph (a) of subsection 1, only if:
- (a) When the incomes of all the residents of the project for affordable housing are averaged, the housing would be affordable on average for a family with a total gross income that does not exceed 60 percent of the median gross income for the county concerned based upon the estimates of the United States

Department of Housing and Urban Development of the most current median gross family income for the county.

- (b) The governing body has adopted an ordinance that establishes the criteria that a project for affordable housing must satisfy to receive assistance in maintaining or developing the project for affordable housing. Such criteria must be designed to put into effect all relevant elements of the master plan adopted by the governing body pursuant to NRS 278.150.
- (c) The project for affordable housing satisfies the criteria set forth in the ordinance adopted pursuant to paragraph (b).
- (d) The governing body makes a determination that reducing or subsidizing such fees will not impair adversely the ability of the governing body to pay, when due, all interest and principal on any outstanding bonds or any other obligations for which revenue from such fees was pledged.
- (e) The governing body holds a public hearing concerning the effect of the reduction or subsidization of such fees on the economic viability of the general fund of the city or county, as applicable, and, if applicable, the economic viability of any affected enterprise fund.

3. 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.

4. On or before February 15 of each year, the Housing Division shall compile the reports submitted pursuant to subsection 3 and post the compilation on the Internet website of the Housing Division.

Sec. 2. This act becomes effective on July 1, 2019.

Attachment B – Form 1 From Jurisdiction Reports

FORM 1: SELECTED SPECIFIED MEASURES FOR CLARK COUNTY

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 housing 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 120 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 2022 (PLEASE “X” TO DENOTE)</i>	<i>C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	X	X	Used for 22 affordable projects; 20 were in progress and 2 projects finishing this year with 482 units
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	X	Welcome Home Community Housing Fund (CHF) was established for rehab, construction and acquisition of affordable housing. The initial 2022 round of funding was \$120 million with smaller future annual funding rounds anticipated.
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X	X	Used for 22 affordable projects; 20 of these were in progress and 2 with 482 units were 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 32 affordable projects; 28 were in progress and 4 finishing this year with 564 units
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 17 affordable projects; 2 are complete (482 units) and 15 in progress.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	Used for 58 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 63 different programs/projects

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF BOULDER CITY

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 housing 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 120 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 2022 (PLEASE "X" TO DENOTE)</i>	<i>C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	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.	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.			
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		
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		
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		
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 FOR CITY OF HENDERSON

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 housing 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 120 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 2022 (PLEASE "X" TO DENOTE)</i>	<i>C</i> <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	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.			
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.	X	X	2 instances, 10 rehab units complete
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	2 active TBRA programs (237 households)
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	2 active programs (same households as above)

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF LAS VEGAS

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 housing 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 120 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 2022 (PLEASE “X” TO DENOTE)</i>	<i>C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created			
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	X	1 instance Decatur & Rome, in progress, donation for 1501 Decatur cancelled by request
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.			
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	7 instances of which 3 are complete
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.	X	X	8 instances reported assisting 2,208 households.
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	6 instances with many the same households helped with rental assistance.

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF MESQUITE

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 housing 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 120 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>UTILIZED IN 2022 (PLEASE “X” TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created			
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	X	2 instances, for Hafen Vlg Phase I & II, not yet complete
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.			
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.		X	3 instances, Hafen Vlg I & II (Not yet complete) and ongoing donation of bond cap to NRHA
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		
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.			

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF NORTH LAS VEGAS

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 housing 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 120 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 2022 (PLEASE "X" TO DENOTE)</i>	<i>C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	X	X	1 instance for Rome South which is not complete.
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.			
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	1 instance (Rome South 2) for a completed project, 4 instances for under development or first reported projects.
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.	X	X	9 instances, 2 direct financial assistance for owner occupied housing, 6 ESG-CV or ESG rental assistance programs and 1 rapid rehousing program serving 238 households
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	8 instances, all above except rehab program.

FORM 1: SELECTED SPECIFIED MEASURES FOR WASHOE COUNTY

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 120 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 2022 (PLEASE "X" TO DENOTE)</i>	<i>C</i> <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	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	X	Affordable Housing Trust Fund Established in 2019 and first funding in 2021. 2022 code updated and expanded concerning purposes and administration. https://www.washoecounty.gov/clerks/cco/or_dinances/1694.pdf
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.		X	Washoe County participates in the Washoe County HOME Consortium and provided bond cap for Ridge at Sun Valley.
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	9 programs used this measure in 2022.
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	9 programs used this measure in 2022 with 1,233 households assisted.

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF RENO

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 housing 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 120 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 2022 (PLEASE “X” TO DENOTE)</i>	<i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	X	X	6 instances recorded, 1 complete (Marvel Way with 42 units) Sewer connection and building permit fees waived. 4 of these projects were approved for impact and building fee waivers in 2022.
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	X	Used measure in 3 instances; none completed.
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	Although not yet held in a trust fund, developers paid contribution fees to the City that are for affordable housing.
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.			Note: City goal is to review all complete building permit submittals within 10 business days whether affordable or not.
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	18 instances recorded; 3 projects are complete.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.	X		Sliding scale zoning code standard for parking and density adopted.
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X	X	Used measure once for Sanctuary with 208 units complete.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	Used in 2 projects to help 1,500 households. One additional project not finished.
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 in 2 projects for same households helped with rental assistance.

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF SPARKS

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 housing 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 120 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 2022 (PLEASE "X" TO DENOTE)</i>	<i>C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created			
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	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.			
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	3 instances. In 2022, the City gave Private Activity Bond Cap to NRHA and NHD for single family homebuyer programs and the multifamily program, HOME and ARPA funding to Truckee Heights multifamily project (not yet finished) and HOME funding to Sierra Cove multifamily, which finished in 2022.
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	1 instance.
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	1 instance.

Attachment C – Form 2

From Jurisdiction Reports

FORM 2: Selected Specified Measures

City or County Name:
Reporting Period:

Clark County
Calendar Year 2022

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	F	Welcome Home Community Housing Fund (CHF) was established for rehab, construction and acquisition of affordable housing. 30 projects were proposed for the final awards and formal agreements for some of these were beginning to be drawn up at time of AHPR.	NA	NA	Other											NA	NA	NA
2	H	Desert Oasis II (Clark County HOME with 20-yr restrictions to 2041, 9% TC, joint with Las Vegas)	4445 Diamond Head Drive	89110	C-LV							43		0	43	MFR	43	50
3	H	Old Mill Village (located and recorded in Mesquite inventory, Clark Co HOME with 20 year restrictions ending in 2039, USDA 515, 9% TC, additional restricted units recorded as "new")	302 E. Old Mill Road	89027	C-Mesquite					2	33	39		1	3	MFR	39	50
4	A,G,L	Vegas Valley Supportive Housing (Clark Co HOME with 20 year restrictions, 9% TC)	4955 E. Vegas Valley Drive	89121	U							70			69	MFR	69	50
5	A,G,H,J	Decatur and Alta Phase II (Clark Co. HOME with 20 yr. restrictions ending in 2040, 4% &PAB, joint with Las Vegas, income averaging with 36 @ 30%, 2 @ 50%, 321 @ 60%, 56 @ 70% and 5 @ 80% AMI)	400 S. Decatur	89032	C-LV							420		382	38	MFR	420	30
6	A,G,H,J	Rome South Senior 2 (joint with NLV, NLV now shows as complete, HOME funding from both Clark Co. and CNLV, 20 yr affordability restrictions ending 2040)	SW Corner of E. Rome Blvd & N. 5th Street	89084	C-NLV							70			62	MFR	62	50
7	A,G,H,J	Lake Mead West (joint with NLV, HOME units with 20 year restrictions, 4% &PAB)	3286 Coran Lane North	89106	U							156		152	4	MFR	156	30
8	A,G,L	Carol Haynes Apartments (CHF award)	5160 General Miles Way	89122	U						24	24				Other/MFR	24	20
9	A,G,L	Sandy Robinson Apartments (CHF award)	4200 E. Bonanza Road	89110	U						25	25				Other/MFR	25	20
10	A,G,L	Ruby Duncan Manor (CHF award)	500 West Owens Avenue	89106	U						30	30				Other/MFR	30	20
11	A,G,H,J	Rome South (joint with NLV, HOME from NLV and Clark Co. 20 year restrictions, 9%)	Southeast corner of E. Rome Boulevard and North 5th Street	89084	U							150			134	MFR	134	50
12	A,G,H,J	1501 LLC (joint with LV, HOME units with 20 year restrictions, 9%, CHF award)	1501 Decatur Boulevard	89108	U							40			33	MFR	33	50
13	A,G,H,J	Eastern Land Senior Apartments (joint with LV, 9%, HOME with 20 year restrictions)	832 N. Eastern Avenue	89107	U							60			51	MFR	51	50
14	A,G,H,J	Hafen Village (Nevada Rural Housing Authority, joint with Mesquite, 9% TC) Combined phase 1 and 2	850 West Hafen Lane	89027	U							96			96	MFR	96	50
15	A,G,H,J	Tempo IV Senior Apartments (combined phase 1 and 2, 4% &PAB)	NW corner of E. Russell Road and Boulder Hwy	89122	U							208		208		MFR	208	30
16	A,G,H,J	West Sahara Apartments (combined phase 1 and 2, received CHF award, 9% TC)	8007 West Sahara Avenue	89117	U							171		105	65	MFR	170	50
17	A,G,H,J	Wigwam and Fort Apache (Clark County HOME units, 4% &PAB)	NW corner of Wigwam Avenue and S Fort Apache Road	89178	U							195		186	9	MFR	195	30
18	NA	Woodcreek (4% &PAB)	4485 Penwood Ave.	89102	U					40	192	232				MFR	232	30
19	A,G,H,J	1501 LLC (joint with LV, HOME units with 20 year restrictions) Phase 2	1501 Decatur Boulevard	89108	U							40	7		33	MFR	33	50
20	A,G,H,J	Donna Louise Phase 2 (joint with CNLV, CHF award, 9% TC)	Corner of Azure and Donna st		F							48	6		42	MFR	42	50
21	A,G,H,J	Buffalo & Cactus Apartments (CHF award, 4% &PAB)	NW corner of Buffalo and cactus	89179	F							125		112	13	MFR	125	
22	A,G,H,J	Decatur Pyle 9% (CHF award)	NE corner of S Decatur and W Pyle	89141	F							60	12		48	MFR	48	
23	A,G,L	Desert Rose Apartments (this is a rehab of naturally occurring affordable housing - i.e. market rate, that may eventually have formal affordability restrictions; if so move to "new" so as to count these "new to the inventory" units	29 N 28th street	89101	F					215	22	237				Other/MFR	237	30

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
24	A,G,H,J	4000 E Desert Inn	4000 E Desert Inn	89121	F							176		157	19	MFR	176	30
25	A,G,H,J	Decatur Rome (joint with LV)	6635 N Decatur Blvd	89131	F							276		100	176	MFR	276	50
26	A,G,H,J	Pebble and Eastern	NW corner of Pebble and Eastern Ave	89123	F							195		175	20	MFR	195	50
27	NA	Hullum Homes rehab (no measure used, Public Housing RAD rehab project with SNRHA)	4980 E. Owens Ave.	89115	F						59	59				MFR	59	50
28	NA	Rochelle Pines rehab (no measure used, 4% &PAB)	4285 Hildebrand Ave.	89121	F				5	108	115					MFR	113	30
29	H	Cine Apts (joint with NLV, CHF award, 4% &PAB)	2235 N. Las Vegas Blvd.	89030	F							269		267	2	MFR	269	30
30	H	Marion Bennett Plaza (CHF and HMNI awards, SNRHA project)	1818 Balzar Ave.	89106	F							46			46	MFR	46	TBD
31	H	James Down Towers rehab (Joint with LV, CHF, 4% TC and PAB, HOME funds through CLV)	5000 Alta Dr.	89107	F						200	200				MFR	200	15 to 30 & TBD
32	H	Boulder & Gibson Apts./St. Jude's Ranch (CHF)	N. Boulder Hwy. & N. Gibson	89011	F							150			150	MFR	150	TBD
33	H	George and Lois Brown (minor renovations, CHF)	429 E. Van Wagenen St.	89015	F						21	22				MFR	21	TBD
34	H	Coronado Dr. (minor renovations, CHF)	500 N. Major Ave.	89015	F				11	48	60					MFR	59	TBD
35	H	Bledsoe (minor renovations, CHF)	2306 Bledsoe Ln.	89156	F						23	24				MFR	23	TBD
36	H	Bob Hogan (minor renovations, CHF)	5075 Newport Cove Dr.	89119	F						20	21				MFR	20	TBD
37	H	Bonnie Ln (minor renovations, CHF)	2047 Bonnie Ln.	89156	F						65	65				MFR	65	TBD
38	H	Dina Titus (minor renovations, CHF)	5050 Missouri Ave.	89122	F						18	19				MFR	18	TBD
39	H	John Chambers (minor renovations, CHF)	2030 Camel St.	89115	F						24	25				MFR	24	TBD
40	H	Park Apts (minor renovations, CHF)	2312 Bledsoe Ln.	89156	F						21	22				MFR	21	TBD
41	H	Ray Rawson (minor renovations, CHF)	3420 Lindell Rd.	89146	F						24	24				MFR	24	TBD
42	NA	correction on Blue Diamond/Arioso	NA	NA	C							15		15	0	MFR	15	30
43	NA	correction on Summerhill	NA	NA	C							0		-11	11	MFR	0	30
44	NA	correction on Reata Condos	NA	NA	C							0		-24	24	MFR	0	NA
45	K,L	CCSS - CRF - CCSS -ERA2	Various Addresses	N/A	N/A							14,392			14,392	Other	N/A	N/A
46	K,L	CCSS - CRF - CCSS -ERA1	Various Addresses	N/A	N/A							2,249			2,249	Other	N/A	N/A
47	K,L	Hopelink -(Hopelink) FRCProgram	Various Addresses	N/A	N/A							487			487	Other	N/A	N/A
48	K,L	Kline VeteransFund - (Kline)Edward KlineMemorialHomeless VeteransFund	Various Addresses	N/A	N/A							171			171	Other	N/A	N/A
49	K,L	Clark County SocialService - (CCSS-SN)New BeginningsSPC	Various Addresses	N/A	N/A							145			145	Other	N/A	N/A
50	K,L	CCSS - STAR THRRH - (CCSSSTAR)STAR TH-RRHProgram - RapidRe-Housing	Various Addresses	N/A	N/A							140			140	Other	N/A	N/A
51	K,L	EconomicOpportunity Boardof Clark County -EOB - (EOBCC)EconomicOpportunity Boardof Clark County	Various Addresses	N/A	N/A							281			281	Other	N/A	N/A
52	K,L	Clark County SocialService - (CCSS-SN)STAR PSHProgram	Various Addresses	N/A	N/A							89			89	Other	N/A	N/A
53	K,L	HELP of SouthernNevada - (HOSN)CC-OH! RRH	Various Addresses	N/A	N/A							91			91	Other	N/A	N/A
54	K,L	HOSN - Hospital toHome - (HOSN-HH)Hospital to Home	Various Addresses	N/A	N/A							53			53	Other	N/A	N/A
55	K,L	Jewish FamilyService Agency -JFSA) CC-OH! RRH	Various Addresses	N/A	N/A							75			75	Other	N/A	N/A
56	K,L	The Salvation ArmyEFSP PH 39/ARPA-R - ARPA-R	Various Addresses	N/A	N/A							112			112	Other	N/A	N/A
57	K,L	The Just OneProject - (TJOP) CC-OH! RRH	Various Addresses	N/A	N/A							50			50	Other	N/A	N/A
58	K,L	CCSS - HealthyLiving - (CCSHL)Healthy Living PSHProgram	Various Addresses	N/A	N/A							51			51	Other	N/A	N/A
59	K,L	The Salvation Army- (TSA) CC-OH! RRH	Various Addresses	N/A	N/A							62			62	Other	N/A	N/A
60	K,L	HELP of SouthernNevada - (HOSN)Help Them HomeProgram	Various Addresses	N/A	N/A							48			48	Other	N/A	N/A
61	K,L	CCSS - CrisisStabilization - (CS-Crisis) SN CHIPS - PermanentHousing	Various Addresses	N/A	N/A							34			34	Other	N/A	N/A
62	K,L	Nevada Partnersinc. - (NP) [CC] OHIRRH	Various Addresses	N/A	N/A							37			37	Other	N/A	N/A
63	K,L	Hopelink -(Hopelink) CC-OHIRRH	Various Addresses	N/A	N/A							40			40	Other	N/A	N/A
64	K,L	Southern NevadaCHIPs -(SNVCHIPS) CC-OH! RRH	Various Addresses	N/A	N/A							59			59	Other	N/A	N/A
65	K,L	Catholic Charities -Residential Services- (CCSN) CC-OHIRRH	Various Addresses	N/A	N/A							36			36	Other	N/A	N/A
66	K,L	St. Jude's Ranch -(STJUDE)Crossings TH-RRH Program - RRHComponent	Various Addresses	N/A	N/A							23			23	Other	N/A	N/A
67	K,L	CCSS - CRF - CHAP- CARES	Various Addresses	N/A	N/A							49			49	Other	N/A	N/A
68	K,L	The Salvation ArmyEFSP PH 39/ARPA-R - EFSP Phase 39	Various Addresses	N/A	N/A							66			66	Other	N/A	N/A
69	K,L	The Salvation Army- (TSA) CoCHousing theHomeless	Various Addresses	N/A	N/A							23			23	Other	N/A	N/A
70	K,L	CCSS - STAR THRRH - (CCSSSTAR)STAR TH-RRHProgram - TransitionalHousing	Various Addresses	N/A	N/A							26			26	Other	N/A	N/A
71	K,L	CCSS - CRF - FI-CHAP	Various Addresses	N/A	N/A							29			29	Other	N/A	N/A

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
72	K,L	HELP of SouthernNevada - (HOSN)CCHIP Youth TH-RRH RapidRehousing	Various Addresses	N/A	N/A							22			22	Other	N/A	N/A
73	K,L	Asian CommunityDevelopmentCouncil - (ACDC)CC-OHI RRH	Various Addresses	N/A	N/A							20			20	Other	N/A	N/A
74	K,L	St. Jude's Ranch -(STJUDE) CCHIPYouth TH-RRHRapid Rehousing	Various Addresses	N/A	N/A							22			22	Other	N/A	N/A
75	K,L	Chicanos Por LaCausa, Inc. (CPLC) - (CPLC) CC-OHI RRH	Various Addresses	N/A	N/A							23			23	Other	N/A	N/A
76	K,L	Jewish FamilyService Agency -(JFSA) CCNHD-OHIRRH	Various Addresses	N/A	N/A							24			24	Other	N/A	N/A
77	K,L	NevadaPartnership forHomeless Youth(NPHY) - (NPHY)CCHIP Youth TH-RRH Transitional	Various Addresses	N/A	N/A							11			11	Other	N/A	N/A
78	K,L	NevadaPartnership forHomeless Youth(NPHY) - (NPHY)CCHIP Youth TH-RRH RapidRehousing	Various Addresses	N/A	N/A							11			11	Other	N/A	N/A
79	K,L	Lutheran SocialServices of Nevada- (LSSN) CC-OHIRRH	Various Addresses	N/A	N/A							18			18	Other	N/A	N/A
80	K,L	St. Jude's Ranch -(STJUDE) NewCrossings Program	Various Addresses	N/A	N/A							31			31	Other	N/A	N/A
81	K,L	Asian CommunityDevelopmentCouncil - (ACDC)CCNHD-OHI RRH	Various Addresses	N/A	N/A							10			10	Other	N/A	N/A
82	K,L	Hopelink -(Hopelink)HomeLink	Various Addresses	N/A	N/A							67			67	Other	N/A	N/A
83	K,L	Nevada Partnersinc. - (NP) (CC) ESGProgram	Various Addresses	N/A	N/A							8			8	Other	N/A	N/A
84	K,L	Lutheran SocialServices of Nevada- (LSSN) ESG HPPProgram	Various Addresses	N/A	N/A							4			4	Other	N/A	N/A
85	K,L	Hopelink -(Hopelink) CCHIPFamily RRH	Various Addresses	N/A	N/A							68			66	Other	N/A	N/A
86	K,L	HELP of SouthernNevada - (HOSN) A New Start PSHProgram	Various Addresses	N/A	N/A							30			30	Other	N/A	N/A
87	K,L	St. Jude's Ranch -(STJUDE) A PlaceCalled Home	Various Addresses	N/A	N/A							16			16	Other	N/A	N/A
88	K,L	HELP of SouthernNevada - (HOSN)Anthem SharedHousing	Various Addresses	N/A	N/A							2			2	Other	N/A	N/A
89	K,L	HELP of SouthernNevada - (HOSN)Anthem FamilyStabilization	Various Addresses	N/A	N/A							8			8	Other	N/A	N/A
90	K,L	St. Jude's Ranch -(STJUDE) Rise Up	Various Addresses	N/A	N/A							2			2	Other	N/A	N/A
91	K,L	El-shaddai Refugee Homes CDC - El Shaddai IDH Housing Project	Various Addresses	N/A	N/A							2			2	Other	N/A	N/A
92	K,L	HELP of Southern Nevada (HOSN) CCHIP Youth TH-RRH	Various Addresses	N/A	N/A							3			3	Other	N/A	N/A
93	K,L	Lutheran Social Services of NV - Welcome H.O.M.E.	Various Addresses	N/A	N/A							10			10	Other	N/A	N/A
94	K,L	The Salvation Army (TSA) Seeds of Hope	Various Addresses	N/A	N/A							2			2	Other	N/A	N/A
95	K,L	HELP of Southern Nevada (HOSN) CCHIP Family RRH	Various Addresses	N/A	N/A							46			46	Other	N/A	N/A
96	K,L	HopeLink CCHIP Family RRH - DFS	Various Addresses	N/A	N/A							42			42	Other	N/A	N/A
97	K,L	HELP of Southern Nevada (HOSN) Day One	Various Addresses	N/A	N/A							47			47	Other	N/A	N/A
98	K,L	HopeLink (HopeLink) FSIP	Various Addresses	N/A	N/A							4			4	Other	N/A	N/A
99	K,L	St. Judes Ranch (STJUDE) CC-OHI RRH	Various Addresses	N/A	N/A							15			15	Other	N/A	N/A
100	K,L	HELP of Southern Nevada (HOSN) CCHIP Family RRH - DFS	Various Addresses	N/A	N/A							27			27	Other	N/A	N/A
101	K,L	Lutheran Social Services of NV - CCHIP Family RRH - DFS	Various Addresses	N/A	N/A							14			14	Other	N/A	N/A
102	K,L	Lutheran Social Services of NV - CCHIP Family RRH	Various Addresses	N/A	N/A							12			12	Other	N/A	N/A
103	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	273	957	15	0	-20	35		4246	

FORM 2: Selected Specified Measures

City or County Name: Boulder City
 Reporting Period: Calendar Year 2022

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1																		
2																		
3																		
4																		
5																		
6																		
7																		
8																		
9																		
10																		
11																		
12																		
13																		
14																		
15																		
16																		
17																		
18																		
19	insert additional rows if needed																	
20	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	0	0	0	0	0	0		0	

FORM 2: Selected Specified Measures

City or County Name:
Reporting Period:

City of Henderson
Calendar Year 2022

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	K,L	TBRA through Hopelink of SNV for Welfare Set-Aside (AHTF, monthly rent, monthly utilities, utility deposits)	various	various	NA							82		14	68	NA	NA	NA
2	H	Rebuilding Together of Southern Nevada 2021, single family rehab program (10 of 11 complete, State of NV HOME)	various	various	NP-C							8		8	0	SFS	NA	NA
3	H	Rebuilding Together of Southern Nevada 2020, single family rehab program (remaining 7 of 7 complete)	various	various	NP-C							2		2	0	SFS	NA	NA
4	K,L	ERAP2 (Monthly rent, utilities, rental arrears)(July - December 2022)	Various	various	NA							155	17	34	104	NA	NA	NA
5	NA	Henderson at Raider's Way Apts. (4%/Bond, Home Means Nevada)	Bermuda Rd. & Welpman Wy	89044	F							304		296	8	MFR	304	30
6	NA	Boulder & Gibson Apts./St. Jude's Ranch (CHF)	N. Boulder Hwy. & N. Gibson	89011	F							150			150	MFR	150	TBD
7	NA	George and Lois Brown (minor renovations, CHF)	429 E. Van Wagenen St.	89015	F						21	22				MFR	21	TBD
8	NA	Coronado Dr. (minor renovations, CHF)	500 N. Major Ave.	89015	F					11	48	60				NFR	59	TBD
9																		
10																		
11																		
12	insert additional rows if needed																	
13	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	11	69	0	0	0	0		534	

FORM 2: Selected Specified Measures

City or County Name:
Reporting Period:

City of Las Vegas
Calendar Year 2022

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100%)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50%)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	H	Decatur/ Alta Apts. Phase I (8 CLV HOME units with 55 year restrictions)	450 S. Decatur Blvd.	89107	C							60			59	MFR	59	50 to 55
2	H	1501 N. Decatur (joint with Clark Co., 6 CLV HOME units with 20 year restrictions)	1501 N. Decatur Blvd.	89108	U							40			33	MFR	33	50
3	H	Eastern Sr. Apts. (Joint with Clark Co., Fed. & State HOME, AHTF, 8 HOME units and 2 AAHTF units with 30 yr restrictions)	832 N. Eastern Ave.	89101	U							60			51	MFR	51	50
4	H	500 Jefferson St. Apts. (City of LV HOME, 15 yr.)	500 Jefferson Ave.	89106	U							6		4	2	MFR	6	15
5	H	Desert Oasis II (joint with Clark Co. Las Vegas HOME and AAHTF, 3 HOME units, 5 AAHTF units with 38 year restrictions)	4445 Diamond Head Dr.	89110	C							43			43	MFR	43	50
6	H	Decatur/ Alta Apts. II (joint with Clark, AAHTF, tax exempt activity bonds, income averaging with 36 @ 30%, 2 @ 50%, 321 @ 60%, 56 @ 70% and 5 @ 80% AMI), 5 AAHTF units with 55 year restrictions	5151 Meadows Ln	89107	C							420		382	38	MFR	420	30 to 55
7	H	James Down Towers (SNRHA RAD conversion of public housing, joint with Clark County, rehab, federal HOME funds, Clark Co. Community Housing Fund award, 6 HOME units with 15 year restrictions)	5000 Alta Dr.	89107	F						200	200				MFR	200	15 & TBD
8	K	CDBG Single Family Rehabilitation Program (occupant owned, ongoing program)	various	various	NP-C					3	12	15				SFS	0	NA
9	K	Tenant Based Rental Assistance - HOPWA	various	NA	NA							78			78	Other	NA	NA
10	K	Housing Assistance Program - ESG and ERAZ	various	NA	NA							116		63	53	Other	NA	NA
11	L	HOPWA related supportive services	various	NA	NA							78			78	Other	NA	NA
12	K,L	City of Las Vegas -(CLV) ERA2Emergency RentalAssistanceProgram	Various Addresses	N/A	N/A							1561			1561	Other	N/A	N/A
13	K,L	City of Las Vegas -(CLV) ERA1Emergency RentalAssistanceProgram	Various Addresses	N/A	N/A							326			326	Other	N/A	N/A
14	K,L	The Salvation Army- (TSA) CLV-OHIRRH	Various Addresses	N/A	N/A							50			50	Other	N/A	N/A
15	K,L	Catholic Charities -Residential Services- (CCSN) CLV-OHIRRH	Various Addresses	N/A	N/A							8			8	Other	N/A	N/A
16	K,L	City of Las Vegas Flexible Housing (CLVC) Flexible Housing	Various Addresses	N/A	N/A							54			54	Other	N/A	N/A
17	NA	Desert Pines I-IV rehab	3750 E Bonanza Rd.	89110	F					163	41	204				MFR	204	30
18	C	Decatur & Rome (land donation, joint with Clark Co. - CHF award)	6635 N Decatur Blvd	89131	F							276		100	176	MFR	276	50
19	NA	Sandy Robinson Apartments renovations (Clark County CHF award)	4200 E. Bonanza Road	89110	F						25	25				Other/MFR	25	20
20	NA	Desert Rose Apartments (Clark County CHF award)	29 N 28th street	89101	F					215	22	237				Other/MFR	237	30
21	NA	Ruby Duncan Manor (additional minor renovation work, Clark County CHF award)	500 West Owens Avenue	89106	F						30	30				Other/MFR	30	20
22	NA	Marion Bennett Plaza Phase II (SNRHA, CHF award, HMNI award)	1818 Balzar Ave.	89106	F							46			46	MFR	46	TBD
23	NA	1501 N. Decatur phase 2 (reported by Clark County)	1501 N. Decatur Blvd.	89108	F							40			33	MFR	33	50
24	insert additional rows if needed																	
25	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	381	330	523	0	382	140		1663	

FORM 2: Selected Specified Measures

City or County Name:
Reporting Period:

City of Mesquite
Calendar Year 2022

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	NA	Old Mill Village (located in Mesquite, Clark Co project with Clark Co. HOME, USDA 515, four additional units will have affordability restrictions - recorded in 'new' to add to inventory)	302 E. Old Mill Road	89027	C					2	33	39				MFR	35	50
2	NA	Inventory change on Old Mill Village: 4 additional units will have affordability restrictions	302 E. Old Mill Road	89027	C									1	3	MFR	4	50
3	C, H	Hafen Village, Phase I (Joint with Clark Co. & NRHA)	850 Hafen Ln	89027	U							60			60	MFR	60	50
4	C,H	Hafen Village, Phase II (joint with Clark Co. & NRHA)	850 Hafen Ln	89027	U							36			36	MFR	36	
5	H	Private Activity Bond Cap to NRHA Down Payment Assistance Program - used to support program statewide	various	various	C-NP							NA				SFS	NA	0
6																		
7																		
8																		
9																		
10																		
11																		
12																		
13																		
14																		
15																		
16																		
17																		
18																		
19	insert additional rows if needed																	
20	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	2	33	39	0	1	3		135	

FORM 2: Selected Specified Measures

City or County Name:
Reporting Period:

City of North Las Vegas
Calendar Year 2022

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	A,H	Rome South (joint with Clark Co, HOME from NLV and Clark Co. 20 year restrictions)	Southeast corner of E. Rome Boulevard and North 5th Street	89084	U							150			134	MFR	134	50
2	H	Rome South Senior Phase 2 (5 CNLV HOME units with 20 year restrictions, joint with Clark Co., HOME from Clark Co. as well)	SW Corner of E. Rome Blvd & N. 5th Street	89084	C							70			62	MFR	62	50
3	H	Lake Mead West (HOME funds with 20 year restrictions, joint with Clark Co.)	3286 Coran Lane North	89106	U							156		152	4	MFR	156	30
4	K	Homebuyer Assistance Program (owner occupied single family)	various	various	C								1			SFS	1	5
5	H	Cine Apartments (Joint with Clark County, 6 City of NLV HOME & State HOME units with 20 year restrictions, CHF award with Clark County)	2235 N. Las Vegas Blvd.	89030	F							269		267	2	MFR	269	30
6	H	Donna Louise Phase 2 (Joint with Clark County, 1 CNLV HOME unit with 20 year affordability restriction, CHF awardClark County HOME)	6275 Donna St.	89081	F							48	6		42	MFR	42	60
7	NA	3024 Carey St. Apts.	3024 Carey St.	89030	L		4									SFR	NA	NA
8	NA	Correction: Carey St Apts were supported through AAHTF; accidentally did not get recorded in inventory - must be added into inventory before taking out.	3024 Carey St.	89030	C							4		4		SFR	4	NA
9	K,L	Hopelink -(Hopelink) ESG-CVNLV	Various Addresses	N/A	N/A							164			164	Other	N/A	N/A
10	K,L	Nevada PartnersInc. - (NP) [NLV]ESG-CV Program	Various Addresses	N/A	N/A							37			37	Other	N/A	N/A
11	K,L	The Salvation Army- (TSA) NLV-ESG-CV-RRH	Various Addresses	N/A	N/A							12			12	Other	N/A	N/A
12	K,L	Nevada PartnersInc. - (NP) [NLV]CDBG-CV MortgageAssistance	Various Addresses	N/A	N/A							8			8	Other	N/A	N/A
13	K,L	Nevada PartnersInc. - (NP) [NLV]OH! RRH	Various Addresses	N/A	N/A							10			10	Other	N/A	N/A
14	K,L	Nevada Partners Inc (NP) [NLV] ESG Program	Various Addresses	N/A	N/A							3			3	Other	N/A	N/A
15	K,L	HELP of Southern Nevada (HOSN) NLV ESG-CV Rent & Utilities Assistance	Various Addresses	N/A	N/A							1			1	Other	N/A	N/A
16	K,L	Nevada PartnersInc. - (NP) [NLV]ESG Program	Various Addresses	N/A	N/A							2			2	Other	N/A	N/A
17																		
18	insert additional rows if needed																	
19	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	4	0	0	0	0	74	1	4	62		668	

FORM 2: Selected Specified Measures

City or County Name:
Reporting Period:

Washoe County
Calendar Year 2022

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	K,L	Permanent Supportive Housing (HUD contracts, general funds)		NA	NA										13	NA	NA	NA
2	K,L	Shelter Plus Care with VOA (HUD contracts, general funds)		NA	NA										16	NA	NA	NA
3	K,L	Transition Age Youth (RRH, HUF Grant)		NA	NA										4	NA	NA	NA
4	K,L	Low Income Housing Trust Fund TBRA, security deposit assistance and case management (AHTF)		NA	NA									60	9	NA	NA	NA
5	K,L	Our Place Emergency Housing Vouchers (through RHA - note that housing vouchers reported here in lines 5 through 8 give current status of original 137 Emergency Housing Vouchers issued in previous year)		NA	NA										30	NA	NA	NA
6	K,L	WC Housing & Homeless Services Emergency Housing Vouchers (through RHA)		NA	NA										22	NA	NA	NA
7	K,L	Catholic Charities Emergency Housing Vouchers (through RHA)		NA	NA										5	NA	NA	NA
8	K,L	Health Plan of Nevada Emergency Housing Vouchers (through RHA)		NA	NA										12	NA	NA	NA
9	K,L	Emergency Rental Assistance 1 and 2		NA	NA									149	913	NA	NA	NA
10	H	Washoe County HOME Consortium participation including HOME funds to The Ridge and Vintage at Spanish Springs		NA	NA											NA	NA	NA
11	F	Code updates to the Affordable Housing Trust Fund to prioritize Permanent Supportive Housing for Extremely Low-Income, allocated \$2 million in ARPA to AHTF.		NA	NA											NA	NA	NA
12	H	The Ridge @ Sun Valley (HMNI, 4%TC/Bond including Washoe Co. bond cap, WCHC HOME units with 30 yr. restrictions)	5100 West First Ave.	89433	F							195		187	8	MFR	195	30
13	NA	Vintage @ Spanish Springs (4%TC/Bond, WCHC HOME)	Eagle Crnyn. Dr. & Neighborhood Wy.	89441	F							257		252	5	MFR	257	30
14	NA	Chocolate Dr (action reported by City of Reno but located in Washoe County unincorporated)	6400 Chocolate Dr.	89433	F							240		234	6	MFR	240	30
15																		
16																		
17																		
18																		
19																		
20																		
21																		
22																		
23	insert additional rows if needed																	
24	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	0	0	0	0	0	0		692	

FORM 2: Selected Specified Measures

City or County Name:
Reporting Period:

City of Reno
Calendar Year 2022

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	H,J	Sanctuary Senior (5 WCHC HOME, 30 yr)	301 Gentry Way	89502	C							208		203	5	MFR	208	30
2	C,H	Truckee Meadows Housing Solutions (City of Reno donation of land and additional funds)	West Fourth St and Keystone Ave.	89502	U							9			9	MFR	NA	NA
3	A,H	Marvel Way (3 HOME units @ 30% AMI, 4 HOME units @ 50% AMI, funding includes private donation, NV HOME & WCHC HOME, National Housing Trust Funds, FHLB)	McCarran Blvd. & Airway Dr.	89502	C							42			42	MFR	42	50
4	H	Greyhaven/Sierra Cove (3 HOME units @ 30% AMI, 7 HOME @ 50% AMI,WCHC HOME, located and recorded in City of Sparks inventory)	2314 Greyhaven Ln	89431	C-Sparks							36			34	MFR	34	50
5	A,H	Springview (4 HOME units @50% AMI, WCHC HOME, AHTF)	2355 Clearacre Ln	89512	U							180		176	4	MFR	180	30
6	H	Whittell Pointe (4%/Bond rehab)	1855 Selmi Dr.	89512	U					223	5	228				MFR	228	30
7	A, H	Orovada Sr.	Orovada St. & Silverada Blvd.	89512	U							40			40	MFR	40	50
8	H	Southwest Village (will have 66 project based VASH vouchers through RHA)	3295 S. Virginia St.	89502	U					263	69					MFR	332	30
9	A, H	Vintage at Washington Station	260 Winter St.	89503	U							205		200	5	MFR	205	30
10	NA	Sagebrush Place II Apts aka Centennial Annex rehab (HOME funds withdrawn; however, project continues)	1562 Wedekind Rd. and 2090 Centennial Way	89512	U					2	38					MFR	40	30
11	H	Vintage at Spanish Springs - Senior Apartments (located in unincorporated Washoe County)	0 Eagle Canyon Dr. and 505 Neighborhood Way	89441	U							257		252	5	MFR	257	20
12	NA	Attavire Senior Apartments (Project did not receive additional funding; project withdrawn)	Lemmon Dr./Military Rd.	89506	W							168		162	6	MFR	NA	NA
13	C, K	Dick Scott Mnr/Reno Housing Authority (ARPA funds from City of Reno, will have PBRA from VASH, HMDI award)	1035 E. 8th St.	89512	U							12			12	MFR	12	20
14	C	Golden Valley Homes (land donation to Community Housing Land Trust for affordable single family)	various	various	U							20		20		SFS	20	
15	H	Part of Stonegate Phase II will include 200 affordable units deed restricted to 60% AMI. An assessment bond helped finance infrastructure costs for the project (see 2021 AHPR notes)	no address available yet		U							200		200		Not yet specified	200	20
16	K,L	Rental Assistance Program - Rent, security & utility deposits, application fees (ESG-CV, CARES Act Rental Assistance)	NA	NA	NA							1031		129	902	NA	NA	NA
17	K,L	Rental Assistance Program - Rent, security & utility deposits, application fees (AHTF)	NA	NA	NA							469		469		NA	NA	NA
18	H	Chocolate Drive in Sun Valley (located in Washoe County unincorporated)	6400 Chocolate Dr.	89433	F							240		234	6	MFR	240	30
19	A,H	Copper Mesa	Red Rock Rd & Silver Lake Rd	89506	F							290		286	4	MFR	290	30
20	H	Marvel Way II (HMDI award, WCHC HOME)	SW of McCarran Blvd & Airway Dr.	89502	F							44			44	MFR	44	50
21	A, H	Pinyon Apartments (HMDI award)	near Moana Lane and Neil Road	89502	F							250		245	5	MFR	250	30
22	H	The Ridge at Sun Valley (located in unincorporated Washoe County)	5100 West First Ave.	89433	F							195		192	8	MFR	195	30
23	H	Vintage at Redfield	Baker Lane and Redfield Parkway	89502	F							230		225	5	MFR	230	30
24	NA	Dakota Crest and Carriage Stone rehab	446 Kirman St., 695 S. Center St.	89502,89501	F						131	132				MFR	131	30
25	H	Hi-way 40 VOA rehab (City of Reno ARPA funds, HMNI award, purchase and rehab of 35 unit motel - units will be new to the subsidized inventory so adding as new units)	1750 E. 4th St.	89512	F							35			35	MFR	35 or TBD	TBD
26	F	The City approved requirement of an affordable housing fee contribution for two projects in 2022. Although not held in a Trust Fund, this represents a dedicated source of funding for affordable housing.	NA	NA	NA											NA	NA	NA
27	NA	correction on Ridgeview VLI units			C									-5	5			0
28	NA	correcting Oakview mistake from 2021			C									-6	6			0
29		insert additional rows if needed																
30	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	488	243	250	0	192	58		3178	

FORM 2: Selected Specified Measures

City or County Name:
Reporting Period:

City of Sparks
Calendar Year 2022

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	K,L	Nevada CARES Campus Emergency Shelter operations and growth (ARPA funds, joint project with City of Reno)																
2	H	City of Sparks Bond Cap to NRHA and NHD for home buyer or multifamily programs																
3	H	Greyhaven (WCHC HOME)	2314 Greyhaven Ln	89431	C							34			34	MFR	34	50
4	H	Truckee Heights (ARPA Funds, 11 WCHC HOME units)	2153 Prater Wy	89431	F							40		11	29	MFR	40	50
5																		
6																		
7																		
8																		
9																		
10																		
11																		
12																		
13																		
14																		
15																		
16																		
17																		
18																		
19	insert additional rows if needed																	
20	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	0	0	34	0	0	34		74	

Attachment D – Detailed Multifamily Pipeline List

Detailed Pipeline List	Rent Restricted Units	Subset of VLI Units
City of Las Vegas	1141	659
new	445	341
1501 N. Decatur	33	33
500 Jefferson St. Apts.	6	2
Eastern Sr. Apts.	51	51
Decatur & Rome	276	176
Marion Bennett Plaza Phase II	46	46
1501 N. Decatur Phase 2	33	33
preservation	404	241
James Down Towers – RAD	200	200
Desert Pines I-IV rehab (no measure use)	204	41
new to inventory renovations	237	22
Desert Rose Apts	237	22
minor repairs	55	55
Sandy Robinson Apts	25	25
Ruby Duncan	30	30
City of N. Las Vegas	601	182
new	601	182
Lake Mead West	156	4
Rome South 1	134	134
Cine Apts.	269	2
Donna Louise Phase 2	42	42
City of Reno	2226	406
new	1460	128
Orovada Sr.	40	40
Springview	180	4
Stonegate II Affordable	200	0
Truckee Meadows Housing Solutions	9	9
Vintage @ Washington Station	205	5
Copper Mesa	290	4
Marvel Way II	44	44
Pinyon Apts	250	5
Vintage at Redfield	230	5
Dick Scott Mnr/RHA at 1035 E. 8 th	12	12
preservation	731	243
Sagebrush Pl/Centennial Annex	40	38
Whittell Pointe	228	5
Dakota Crest & Carriage Stone (no measure use)	131	131
Southwest Vlg./Park on Virginia	332	69
new to inventory renovations	35	35
Hi-way 40 VOA	35	35
Clark Co	1809	821
new	1186	243

Detailed Pipeline List	Rent Restricted Units	Subset of VLI Units
Tempo IV	208	0
Vegas Valley	69	69
West Sahara	170	65
Wigwam & Fort Apache	195	9
Decatur & Pyle 9%	48	48
4000 E. Desert Inn	176	19
Pebble & Eastern	195	20
Buffalo & Cactus	125	13
preservation	404	359
Woodcreek (no measure use reported)	232	192
Hullum Homes RAD (no measure use)	59	59
Rochelle Pines (no measure use)	113	108
minor repairs	219	219
Carol Haynes	24	24
Bledsoe	23	23
Bob Hogan	20	20
Bonnie Ln	65	65
Dina Titus	18	18
John Chambers	24	24
Park Apts	21	21
Ray Rawson	24	24
Mesquite	96	96
new	96	96
Hafen Village I	60	60
Hafen Village II	36	36
Washoe County	692	19
new	692	19
Chocolate Drive in Sun Valley	240	6
Vintage at Spanish Springs	257	5
The Ridge at Sun Valley	195	8
City of Henderson	534	227
new	454	158
Henderson at Raider's Way Apts. (no measure use yet reported)	304	8
Boulder & Gibson/St. Jude's Ranch	150	150
minor repairs	80	69
George & Lois Brown	21	21
Coronado Dr	59	48
City of Sparks	40	29
new	40	29
Truckee Heights	40	29
Grand Total	7139	2439

VLI means Very Low Income, RAD means Rental Assistance Demonstration renovation of Public Housing.

Endnotes

- ⁱ <https://www.leg.state.nv.us/App/NELIS/REL/80th2019/Bill/6091/Overview>
- ⁱⁱ U.S. Bureau of Labor Statistics. Local Area Unemployment Statistics. <https://www.bls.gov/lau/data.htm> Accessed Feb. 2, 2023.
- ⁱⁱⁱ [30-Year Fixed Rate Mortgage Average in the United States \(MORTGAGE30US\) | FRED | St. Louis Fed \(stlouisfed.org\)](https://www.fred.stlouisfed.org/fred2/series/MORTGAGE30US) Accessed January 19th, 2023.
- ^{iv} 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 19, 2023.
- ^v Reno/Sparks Association of Realtors. Market Statistics for December 2022. <https://www.rsar.net/business-reports-tools-1>
- ^{vi} 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 1-24-2023.
- ^{vii} Johnson, Perkins & Griffin 4th Quarter 2022 Apartment Survey. <http://jpgnv.com/wp-content/uploads/2023/01/Apartment-Survey-4th-Quarter-2022-FINAL.pdf>
- ^{viii} ALN Apartment Data, Las Vegas, January to December, 2022. Received via email by request.
- ^{ix} Betancourt, Kim and Tim Komosa. Fannie Mae Multifamily Market and Economic Commentary – January 2023. <https://www.fanniemae.com/media/46096/display>
- ^x HUD CHAS data query tool: http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html accessed in 2017 and 2022 with tabulations by the author.
- ^{xi} Whitney, Peyton. Feb. 1, 2023. Number of Renters Burdened by Housing Costs Reached a Record High in 2021. Harvard Joint Center for Housing Studies. <https://www.jchs.harvard.edu/blog/number-renters-burdened-housing-costs-reached-record-high-2021>
- ^{xii} The 2022 Point-in-Time (PIT) Homeless count data was available as of this writing but the U. S. Census Bureau 2022 estimates of county population used for Nevada’s Low Income Housing Database PIT homeless rate series were not yet published so a simple extrapolation was used for the population estimates instead. Preliminary rates will be updated when county population estimates are published in March. PIT homeless counts were from the HUD exchange CoC Homeless Populations and Subpopulations Reports at <https://www.hudexchange.info/programs/coc/coc-homeless-populations-and-subpopulations-reports/>. Census Bureau Vintage 2021 or 2022 (for the United States as a whole) population estimates and the extrapolations were used to derive the rate. They are available at <https://www.census.gov/programs-surveys/popest/data/tables.html>.
- ^{xiii} For five preservation projects in the pipeline, no use of the 12 measures was reported. In addition, one new construction project did not yet receive jurisdiction support through any measure use. However, all are included for inventory and tracking purposes..
- ^{xiv} United States Department of the Treasury. Emergency Rental Assistance Program. ERA1 & ERA2 Quarterly Demographic Data for Q1 2021 through Q2 2022. <https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/emergency-rental-assistance-program>
- ^{xv} See Clark County Welcome Home Community Housing Trust Fund at https://www.clarkcountynv.gov/residents/community_housing_fund/index.php
- ^{xvi} Where the Housing Division is familiar with units no longer affordable due to expiring affordability restrictions, 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 and Form 2 for tracking purposes but may not always be included in reports from jurisdictions; that is, the housing activity lists from jurisdictions are usually, but not necessarily comprehensive.
- ^{xvii} It is difficult to interpret comparisons between overlapping time periods of the American Community Survey. Comparisons between overlapping samples emphasize differences between non-overlapping years, in this case 2014 and 2019. See <https://www.census.gov/newsroom/blogs/random-samplings/2022/03/period-estimates-american-community-survey.html>
- ^{xviii} Fadali, E. April 13, 2021. Taking Stock 2020: 2020 Annual Affordable Apartment Survey. Nevada Housing Division. pp. 29-31. <https://housing.nv.gov/uploadedFiles/housingnewnv.gov/Content/Programs/HDB/Taking%20Stock%202020.pdf>
- ^{xix} U.S. Housing and Urban Development Voucher Housing Choice Voucher Data Dashboard. “Current Reported Leasing” for November 2022 for Reno Housing Authority and Southern Nevada Regional Housing Authority are adjusted for overlap with LIHTC units. https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/dashboard Accessed 2-2-2023.
- ^{xx} U.S. Department of The Treasury. Emergency Rental Assistance Program. ERA1 & ERA2 Quarterly Demographic Data for Q1 2021 through Q2 2022. <https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/emergency-rental-assistance-program>