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To: Rick Combs, Director, Legislative Counsel Bureau  
Through: CJ Manthe, Administrator, Housing Division  
From: Elizabeth Fadali, Economist, Housing Division  
Date: February 17, 2015

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

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

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

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

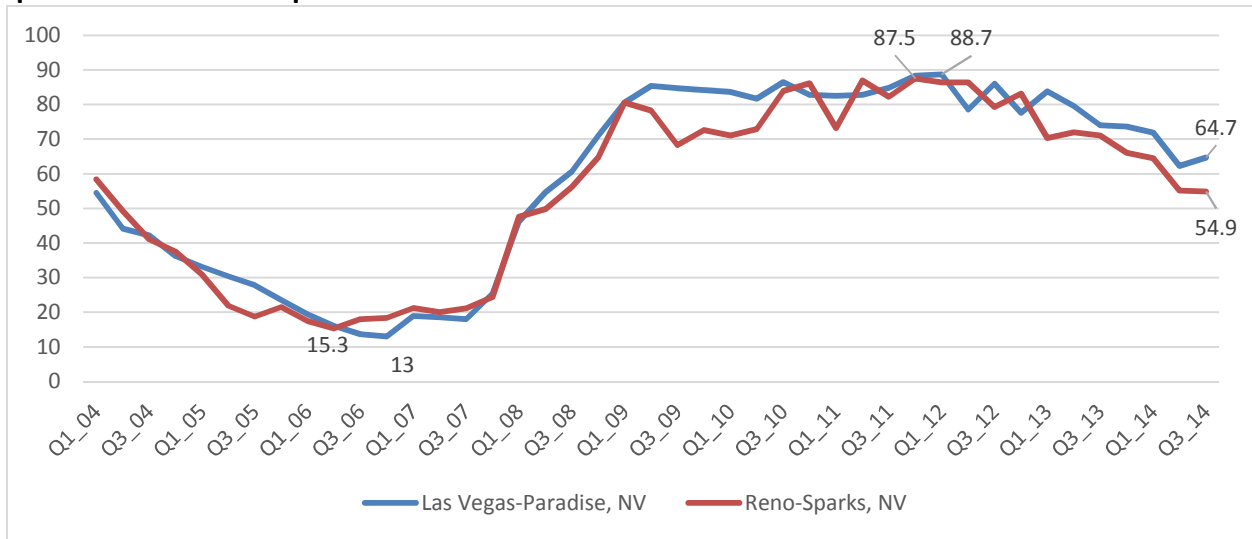
Reports are due to the Housing Division by January 15. This memo compiles information contained within the jurisdictional reports, analyzes trends to the degree possible and highlights notable efforts to establish and maintain affordable housing.

Just prior to the enactment of NRS 278.235 in 2007, housing prices were rapidly escalating. There was concern households were being priced out of single-family home ownership. Then, from the high of August 2006 to the low point in March 2012, the Case Schiller index of housing prices for Las Vegas dropped 62% to levels last experienced in 1996. Similar price movements occurred in most areas of the state. Although unemployment sky-rocketed, the Great Recession produced a glut of housing, much of it affordable to middle and low income households. Since that time Nevada home prices have been rebounding, with the Las Vegas Case Schiller index increasing 53% over the lows of March 2012 and back to price levels that occurred in 2003.<sup>1</sup> This increase

reflects better economic conditions in Nevada, but has decreased affordability to some extent. Price increases were particularly rapid in 2013 and 2014, with Nevada the number one state for median home price increases.<sup>ii</sup>

Thus the context for 2014 is of a nascent recovery from the housing crash in Las Vegas and Reno. Figure 1 gives the housing opportunity index from the National Association of Home Builders. The index gives the share of homes sold which were affordable to the median income family. At the peak of the housing boom in 2006, this share was only 15% in Reno-Sparks and 13% in Las Vegas-Paradise. As prices plummeted, the share rose to 87% in Reno-Sparks and 89% in Las Vegas-Paradise. Currently, affordability of single family homes has once again decreased. A tighter real estate market in Reno is reflected in a lower opportunity index as compared to Las Vegas.

**Figure 1. National Association of Home Builders – Wells Fargo Housing Opportunity Index, 1st quarter. 2004 to 3rd quarter 2014**



National Association of Home Builders. NAHB-Wells Fargo Housing Opportunity Index.  
<http://www.nahb.org/generic.aspx?sectionID=135&genericContentID=533> accessed 1-30-2015

The housing market crash also resulted in severely reduced fiscal capacity for local governments. For example, in real terms, Clark County revenue peaked in fiscal year 2007-08, after which it decreased each year until 2012-2013, for a total decrease of 25%. Only in 2013-2014 did county revenue finally begin increasing (3% increase over 2012-2013 as measured in 2013-2014 constant dollars).<sup>iii</sup> Staff lay-offs and hiring freezes were common in many jurisdictions. Similarly, The City of Reno’s budget decreased by 21% in real terms from 2008 to 2013 and only began to increase in 2014 (2% increase, again in real terms).<sup>iv</sup> Over the last year or two local government revenues have been stable or increasing and in some cases hiring freezes have been lifted.

Local governments are required to update their Master Plans every five years. It has been difficult for several jurisdictions to carry out updates as originally scheduled. Sparks will be updating the housing element of the Master Plan in concert with other Master Plan updates and expects this will be carried out in 2016. Reno will be updating the entire Master Plan over the years 2015 to 2017. Henderson and North Las Vegas plan an update in 2016 and Mesquite in 2017. Clark County will also be updating its Master Plan Housing element in 2015. Washoe County and Boulder City did

not report a scheduled time for an update. It is expected updates will reflect new housing dynamics along with revised strategies to implement the NRS 278.235 regulatory measures.

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

<b>Jurisdiction</b>	<b>Year of Housing Plan</b>	<b>Update Year</b>
Clark County	2010	2015
Las Vegas	2010	2015
North Las Vegas	2011	2016
Boulder City	2009	Unknown
Henderson	2011	2016
Mesquite	2012	2017
Washoe County	2008	Unknown
Reno	2008	2015
Sparks	2008	2016 (see text)

## **ANNUAL HIGHLIGHTS**

The jurisdictions, during the period of January 1, 2014 thru December 31, 2014, began funding or continued to develop 1,643 affordable units. A total of 346 new units were completed. They preserved 357 units. No units were reported to be lost in 2014. In addition, 358 homeowners were assisted with home purchases, 207 households were helped with rental assistance and 295 households or individuals received supportive services or other tenant based assistance.

Categories of low income housing projects reported were:

- Single family and multi-family rehabilitation projects
- New multi-family projects funded, under construction or completed
- A mobile home park rehabilitation project
- Homebuyer assistance with down payments, closing costs
- Principal buy-down or low interest loans
- Tenant based rental assistance
- Activities related to homeless rehousing or transitional housing

Single family rehabilitation projects were for either owner occupied housing or acquisitions for sale to a new low or moderate income family.

The funding for the units and assistance was primarily derived from entitlement funds which originate from state or federal sources such as from the HOME program, Nevada Low Income Housing Trust Fund, Housing Opportunities for Persons with AIDS, Neighborhood Stabilization Program, tax exempt private activity bonds, Emergency Solutions Grant or Community Development Block Grant. Above and beyond federal and state funding sources, jurisdiction resources were used for planning, staffing, administration, density bonuses, tax abatements, fee waivers and subsidies.

**Table 2. Summary of low and moderate income housing activity**

<b>Category of housing unit or assistance</b>	<b>Total units or households (includes all nine jurisdictions)*</b>
Single family rehabilitation for rent	45
Single family rehabilitation for owner or for resale	186
Multi-family rehabilitation completed	126
Multi-family project funded or under construction	1,643
New multi-family project completed	346
Single family purchase assistance	358
Tenant based rental assistance	207
Support services, homeless services, other tenant based assistance	295
<b>Total units or households</b>	<b>3,206</b>
<b>Percentage very low income units/households</b>	<b>61%</b>

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

NRS 278.235 requires the adoption of six of 12 possible measures (Sub-paragraphs (a) through (l) of the statute) into the Housing Plan as instruments used in maintaining and developing affordable housing. Exhibit A, attached, shows the 12 measures specified in NRS 278.235. Table 3 below identifies the measures incorporated into each Master Plan and those utilized by each jurisdiction in 2014. All jurisdictions have at least passively met this requirement by incorporating measures into their Master Plans. Reno and North Las Vegas reported the most diverse use of the measures with seven different measures being actively used. Measure 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” was used most often. Seven of the nine jurisdictions reported actively using this measure.

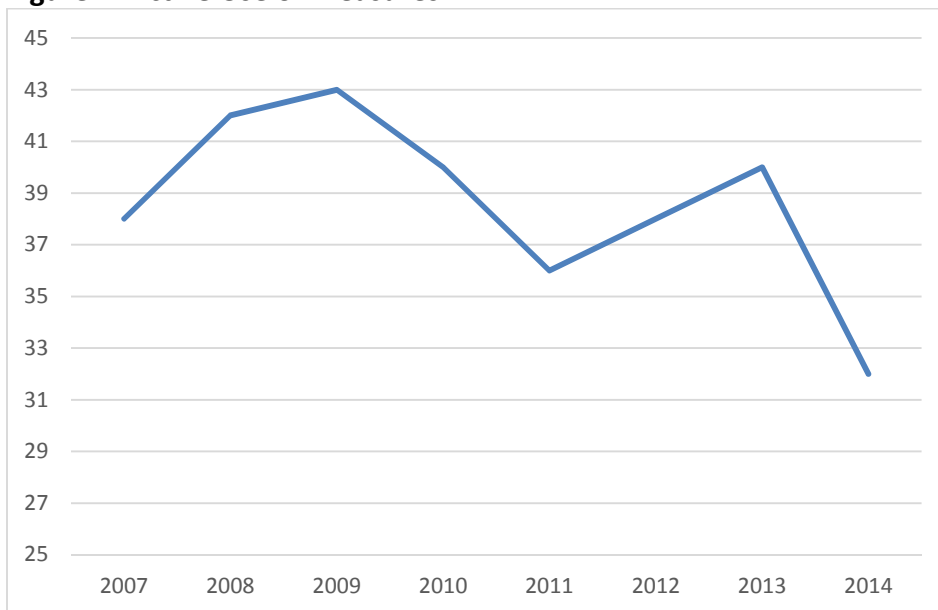
Table 3 indicates in 2014, in total, the measures were used by the jurisdictions at least 32 times, down from 40 times in 2013 (a measure could have been used more than once but the jurisdictions are required to report a measure if used at least one time). This shift is primarily due to changes reported from the Mesquite jurisdiction. Figure 2 shows this total number as reported from 2007 to 2014. There seems to be a downward trend in active use of measures. However, the reporting methodology has also evolved over the time period, so all or part of the reduction could be due to methodological changes. Active use of the measures may also correspond with the economic and fiscal conditions described above. For example, measure G, which requires expediting approval of affordable housing projects, is not very pressing in an environment which has seen the number of building permits drop sharply. There has been some recovery in the last years, from 5,147 units in 2011 to 10,179 units in 2014 in Clark County, for example, but total units permitted was still 74% lower in 2014 than at the peak of 39,237 units in 2005.<sup>v</sup> Another factor is that Nevada is only just emerging from the very low prices of the housing market crash (see Figure 1). During the crisis, a glut of unoccupied housing made the creation of new units unpalatable in some sub-regions. For example, in North Las Vegas, a project on city donated land was started with the aim to build six new Habitat for Humanity houses for low income households to purchase. As a result of community involvement the new housing project was scuttled in favor of building a health clinic on the donated land. High vacancy rates for some affordable projects were reported in several

regions. Also, measures which directly use city or county funding are less likely given the current fiscal situation.

**Table 3: NRS 278.235 Measures Incorporated into Master Plans and Used in 2014**

Measure (from Attachment A)	a	b	c	d	e	f	g	h	i	j	k	l
<b>Jurisdiction</b>												
Clark County	XX	X	X	X	X	X	X	XX	X	XX	XX	XX
Las Vegas		X	X		X	XX		XX			XX	XX
N. Las Vegas	X	X	XX	X	X	X	XX	XX	XX	XX	XX	XX
Boulder City	X	X	X	X			X	X		X		
Henderson	X				X	X		XX		XX	XX	XX
Mesquite	X				X		X	X	X	X		
Washoe County	X	X	X	X	X	X		XX	X	X		X
Reno			Y			XX		XX	XX	XX	XX	XX
Sparks	X			X		XX		XX	XX	XX		
<b>Number of jurisdictions reporting active use</b>	<b>1</b>		<b>2</b>			<b>3</b>	<b>1</b>	<b>7</b>	<b>3</b>	<b>5</b>	<b>5</b>	<b>5</b>
<p>X indicates that the NRS 278.235 Measure is in the jurisdiction’s Housing Plan.</p> <p>XX indicates that the NRS 278.236 Measure is in the Housing Plan and the Measure was utilized in 2014.</p> <p>Y indicates that the Measure was utilized in 2014 but is not incorporated into the jurisdiction’s Master Plan.</p>												

**Figure 2. Active Use of Measures**



## JURISDICTION PROGRESS IN CREATING AND MAINTAINING AFFORDABLE UNITS

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

Each jurisdiction is required to prepare a five-year Consolidated Plan in order to receive housing funds from the United States Department of Housing and Urban Development (HUD). As part of the housing needs analysis contained in the Consolidated Plan, jurisdictions are required to use the Comprehensive Housing Affordability Strategy (CHAS) data supplied by HUD to determine the number of needed affordable housing units for their population. This year, all jurisdictions were assigned the number of affordable units needed from the CHAS data. The number used is the total number of households with one or more housing problems and under 80% AMI income from the 2007 to 2011 CHAS data. This number was assigned in order to ensure that each jurisdiction has a specific number of needed affordable housing units, since not all jurisdictions have such a number in their housing plans, as well as to facilitate comparisons across jurisdictions. Jurisdictions may challenge the number of needed affordable housing units and work with the division to provide an alternate number if they desire.

**Table 4: Total Units Built or Households Subsidized**

Jurisdiction	Total Needed*	Total Existing End of 2013**	Created, Assisted, or Preserved in 2014***	Loss in 2014	% Change in Total Units/Households over 2013
Clark County	91,450	15,282	533	0	3.5%
Las Vegas	63,525	12,649	609	0	4.8%
N. Las Vegas	18,695	3,106	26	0	0.8%
Boulder City	1,265	59	0	0	0.0%
Henderson	19,880	2,342	90	0	3.8%
Mesquite	1,750	949	0	0	0.0%
Washoe County	Works with Reno				NA
Reno	27,175	6,833	100	0	1.5%
Sparks	8,840	6,306	273	0	4.3%

\*This number is total number of households with one or more housing problems and under 80% AMI income from the 2007 to 2011 CHAS data.

\*\*This number is from total existing at end of 2012 plus the affordable housing units created or maintained in 2013 from the previous year's report except for Las Vegas. 2011 baseline units plus additional units created or preserved in the following years were used for Las Vegas.

\*\*\*includes a count of all multi-family or single-family units which had construction or rehabilitation finished during the time period as well as a count of households assisted with affordable single family mortgages, tenant based rental assistance or other tenant based support.

The total existing affordable housing units in the third column of Table 4 represent the previous year's inventory of units. The Housing Division hired an economist who is tracking inventories of affordable housing in consultation with the jurisdictions. Future editions of the Annual Housing Progress Report will reflect results of these inventories. It is noteworthy there are limitations to the affordable housing information available for reporting. The jurisdictions only report units known as affordable due to participation in a government program. For purposes of the law,

affordable housing is defined as that which is affordable to households whose incomes do not exceed 80 percent of the median income for the relevant county and as adjusted for family size. The number of market-rate unsubsidized housing units existing in local housing markets which are affordable and available to households in this income bracket is not tracked by the jurisdictions. To do so, a more comprehensive housing market analysis is needed.

The column in Table 4 named “total units created, maintained or assisted in 2014” includes all categories of housing activity except for projects that have not yet been completed. Thus, the total includes tenant-based assistance as well as down-payment assistance or rehabilitation projects that helped single family owners. All these activities helped to provide an individual or family with affordable housing in 2014, so it is important to include these. Tenant based rental assistance is important to include since the majority of households experiencing a housing problem are experiencing housing cost burden. If the household is given rental assistance, the housing problem is resolved. However, some of these activities do not create long term affordable housing units. A different total is needed to track long-term affordable inventory (see Table 5). Somewhat different counts of housing units or activities have been obtained over the reporting years as different approaches have been used to cope with these and other complications.

Another limitation is there is not a mechanism for jurisdictions to be definitively aware of units no longer maintained as affordable housing. Many housing subsidy programs involve privately owned properties with terms of affordability. After the affordability period expires, owners may pursue other purposes for the property. In instances where the Housing Division is familiar with units no longer affordable due to expiring participation the Division shares this information with the jurisdictions.

**Table 5: Affordable Housing Inventory**

	<b>Total Existing at End of 2013*</b>	<b>Created or Preserved in 2014**</b>	<b>Loss in 2014</b>	<b>Total</b>
<b>Jurisdiction</b>				
Clark County	15,282	211	0	15,493
Las Vegas	12,649	241	0	12,890
N. Las Vegas	3,106	6	0	3,112
Boulder City	1,265	0	0	1,265
Henderson	2,342	85	0	2,427
Mesquite	949	0	0	949
Washoe County	Works with City of Reno			
Reno	6,833	35	0	6,868
Sparks	6,306	7	0	6,313

\*Total from previous year’s Annual Housing Progress Report except for Las Vegas. . 2011 baseline units plus additional units created or preserved in the following years were used for Las Vegas.

\*\*Included in this category were new and acquisition rehabilitation units completed for both multi-family and single family rentals. One 80 unit project is reported in both Clark County and Las Vegas totals.

With these limitations understood, the Housing Division included on forms prepared for each jurisdiction, the number of existing units based upon previous reports. The table that follows identifies the total required, existing, created/assisted/preserved and lost affordable housing units for 2014. Subtracting out the project reported by both Las Vegas and Clark County, a total of 1,553 units/households were reported in 2014. The total differs from previous year’s reports because

units that were still at funding or construction stage are not included. If these are included the total is 3,206. If only new or preserved rental units that have completed construction are counted (see Table 5) the total is 507 units, after accounting for the 78 unit overlap in Clark County and Las Vegas.

Clark County reports on the total number of units it supports within the unincorporated and incorporated areas since it provides funding in both areas. These units may also be directly supported, and reported, by the respective jurisdictions in which instance there could be an overlap in reporting. The only obvious overlap this year was the 80 unit (78 units with restricted rents) Westcliff Pines II development. Washoe County reports upon only units created within the unincorporated county. Otherwise, Washoe County primarily works with the cities of Reno and Sparks to provide affordable housing.

#### **NOTABLE HOUSING INITIATIVES IN 2014**

A number of multi-family housing projects were completed in 2014. Clark County reported the completion of three large multi-family projects all of which will serve very low income households. One additional rehabilitation and new multi-family project was completed in Las Vegas as well. Henderson partially completed a new 210 unit affordable property. Reno also reported the completion of a multi-family rental property. The remaining Henderson units and seventeen more multi-family projects were funded or under construction. Notable activity was seen in the single family sector, both with homebuyer assistance and with rehabilitation of single family rental housing. Neighborhood Stabilization Program funds were being used to create affordable housing in many jurisdictions. Over 500 households received tenant based rental assistance or some other tenant based support. Especially notable were jurisdictions that continued to go beyond funding supplied by state and federal funds to provide extra help at the local level such as tax waivers and fee abatements while still at much reduced fiscal capacity as compared to the economic boom years.

#### **CONCLUSION**

The total number of units/households funded, under development, created, preserved and assisted in 2014 increased by 17% over 2014 from 2,745 to 3,206. Also, an additional 1,643 units were funded or under construction. All of these units are welcome additions and even more will be needed in the coming year if economic trends pointing to a growing economy and a tighter housing market continue to develop.

The Housing Division continues to work with the jurisdictions to improve reporting methodologies to better understand trends. Work to compile a comprehensive inventory of low income housing is ongoing at NHD as a part of NRS 319.143 and may influence the data collection methods. As work continues this year on Housing Plan updates, jurisdictions will have the advantage of using the NRS 278.235 measures for a five-year period that involves a changing housing landscape. This should provide jurisdictions with improved opportunities to use the measures, become more adept in capitalizing on them and to develop goals and strategies appropriate for the current housing environment.

For further information or to answer questions regarding this report please contact Elizabeth Fadali at [efadali@Housing.NV.gov](mailto:efadali@Housing.NV.gov) or 775.687.2049.



# Attachment A – NRS 278.235

The governing statute underlying the Annual Housing Progress Report.

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

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

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

(a) At the expense of the city or county, as applicable, subsidizing in whole or in part impact fees and fees for the issuance of building permits collected pursuant to NRS 278.580.

(b) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. Nothing in this paragraph authorizes a city or county to obtain land pursuant to the power of eminent domain for the purposes set forth in this paragraph.

(c) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.

(d) Leasing land by the city or county to be used for affordable housing.

(e) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.

(f) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.

(g) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.

(h) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.

(i) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.

(j) Offering density bonuses or other incentives to encourage the development of affordable housing.

(k) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.

(l) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with a need for supportive housing identified in the 5-year consolidated plan adopted by the United States Department of Housing and Urban Development for the city or county pursuant to 42 U.S.C. § 12705 and described in 24 C.F.R. Part 91.

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

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

# Attachment B – Form 1 From Jurisdiction Reports

**FORM 1: SELECTED SPECIFIED MEASURES**

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

MEASURE	A INCORPORATED INTO HOUSING PLAN	B USED IN 2014 (PLEASE "X" TO	C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X	X	Please see attachment for all measures.
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		
D) Leasing land by the city or county to be used for affordable housing.	X		
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X		
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X		
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	
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	
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.	X	X	

### FORM 1: SELECTED SPECIFIED MEASURES

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

MEASURE	A INCORPORATED INTO HOUSING PLAN	B USED IN 2014 (PLEASE "X" TO DENOTE)	C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X		No affordable housing projects were proposed.
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		No affordable housing projects were proposed.
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		No affordable housing projects were proposed.
D) Leasing land by the city or county to be used for affordable housing.	X		No affordable housing projects were proposed.
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.			
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.			
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X		No affordable housing projects were proposed.
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X		No affordable housing projects were proposed.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.			
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		Code amendment in process.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.			
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.			

**FORM 1: SELECTED SPECIFIED MEASURES**

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

MEASURE	A INCORPORATED INTO HOUSING PLAN	B USED IN 2014 (PLEASE “X” TO DENOTE)	C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X		
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.			
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.			
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		While the City of Henderson at this time does not have any current land sales involved with BLM for affordable housing.
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	
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.			
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X	X	
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.	X	X	

### FORM 1: SELECTED SPECIFIED MEASURES

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

MEASURE	A INCORPORATED INTO HOUSING PLAN	B USED IN 2014 (PLEASE "X" TO DENOTE)	C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350			
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		Did not use this measure during 2014 funding year. Most of city-owned parcels are in the same neighborhood. Reviewing issues of over saturation.
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		Did not use this measure during 2014 funding year. Most of city-owned parcels are in the same neighborhood. Reviewing issues of over saturation.
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		Did not purchase additional land during the 2014 funding year; but is developing a plan for currently owned BLM land.
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X	X	Trust funds are used as matching funds for federal HOME funds. Trust funds have been used to partial fund several projects this year.
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	The City continues to provide Gap financing for affordable housing projects that use tax credits as the primary funding source.
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	The city continues to fund down-payment assistance and tenant-based rental assistance.
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	The City uses HOPWA funding to provide supportive services to families living with HIV-AIDS.

**FORM 1: SELECTED SPECIFIED MEASURES**

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

<b>MEASURE</b>	<b>A</b> <b>INCORPORATED INTO HOUSING PLAN</b>	<b>B</b> <b>UTILIZED IN 2014 (PLEASE "X" TO DENOTE)</b>	<b>C</b> <b>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</b>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	(X) Action HS.2.2.1: Evaluate the possible techniques to offset the fees for the development of affordable and workforce housing.		This incentive is available, but was not used this year.
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.			
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) HS.1.4 The City will work with federal and state departments and agencies to acquire land for community affordable and attainable housing needs.		While the City of Mesquite at this time does not have any current land sales involved with BLM for affordable housing, active discussions about suitable locations have occurred with BLM concerning lands adjacent to Flat Top Mesa.
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.			Similar to Clark County, the City of Mesquite does not operate a local housing fund, but instead relies on the state of Nevada's Low Income Housing Trust Funds. The City Council and staff will review and evaluate opportunities to use this measure as part of the five-year update of the Housing Element.
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	(X) Action HS.4.1.1: The brochure should be available on the City's web site and provide		This incentive is available, but was not used this year.

	<p>information, resources, and incentives for developers.</p> <p>Action HS.4.2.1: Develop a toolkit for development standards for affordable and workforce housing.</p>		
<p>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.</p>	<p>(X) HS.1.3 Higher density housing and mixed use developments shall be encouraged in the Downtown Central Business District, which support nearby cultural, civic, historic and commercial activity centers.</p>		<p>As previously mentioned, the City of Mesquite is covered under the HCP Consortium with Clark County as the lead agency. The HUD programs seek to accomplish decent housing, suitable living environments, and expanded economic opportunities for low-moderate income persons. Additionally, the City of Mesquite has annually transferred the remaining portion of the tax exempt activity bond cap to the Nevada Rural Housing Authority for its single-family mortgage loan program. The City Council approved the most recent transfer on August 9, 2011.</p> <p>Within the City, affordable housing is available and utilized for low-income and very low-income housing. The following income based projects were identified through the 2006 private party market analysis report as being associated with LIHTC/ low-income housing properties.</p> <p>Millstream Apartments – This is an income based project as of 2006. It was noted that rental rates vary, but is based on 30 percent of the tenant’s income.</p> <p>Mesquite Bluffs Apartments – The rents are restricted to 60 percent of area median income (AMI).</p> <p>Sun River Apartments – This project is a senior/disable LIHTC/subsidized property. The tenants pay 30 percent</p>
<p>I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.</p>	<p>(X) HS.2.1.1: To increase affordable housing, the City’s Municipal Code Title 9 and other procedures should be reviewed and if</p>		<p>In 2009 the City adopted the Vision Plan for Mesquite Boulevard Corridor and Central Business District. Includes strategies to incorporate higher density housing and mixed uses to revitalize</p>



	needed amended and updated.		downtown. Implementing Code has not been adopted by Council.
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	(X) HS.1.3 Higher density housing and mixed use developments shall be encouraged in the Downtown Central Business District, which support nearby cultural, civic, historic and commercial activity centers.		<p>No density bonuses have been used this year. The City of Mesquite has entered in to a Development Agreement with LB Properties to construct a minimum of 175 to a maximum of 250 units of affordable housing units. The affordable housing is located in the Highland Vista Master Plan. The two most recent approved developments are called Hitters Subdivision Phase 1 and Batsmen Subdivision Phase 1. Final Maps for these subdivisions received approval from the City in the fall of 2008, and some of the improvements have been made. However, no units have been built and offered for sale.</p> <p>The two projects listed below were also identified as affordable housing in Mesquite:</p> <ul style="list-style-type: none"> <li>• Skyhawk Townhomes - These units were up for purchase with the intent of being affordable housing. There were a percentage of units to be offered as affordable housing in exchange for a density bonus.</li> <li>• Riversbend PUD - These single-family homes were offered as affordable housing. The development was created with smaller lots and decreased setbacks in exchange for a density bonus. Within the PUD, Phase 3B is currently owned by a Corporation, and has rental units, while Phases 1 &amp; 2 is privately owned.</li> </ul>
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.			Relies on State of Nevada's Low Income Housing Trust Funds.
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.			Mesquite does not directly provide funds for supportive services. It relies on Clark County for disbursement of funds within the community. Elder & Frail Seniors (62 yrs of age & older) have been identified in the HUD-Consolidated 2011-2015 as receiving supportive services. Sun River Apartments is specifically for seniors and disabled persons in our community.

**FORM I: SELECTED SPECIFIED MEASURES**

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

	<b>A</b>	<b>B</b>	<b>c</b>
<b>MEASURE</b>	<b>INCORPORATED INTO HOUSING PLAN</b>	<b>UTILIZED IN 2014 (PLEASE “X” TO DENOTE)</b>	<b>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</b>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X		
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X	X	
D) Leasing land by the city or county to be used for affordable housing.	X		
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X		
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X	X	
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. § 1701 q and 42 u.s.c.§ 8013.	X	X	1. Rose Garden Retrofit Rehabilitation 2. CNLV-Single-Family Owner Occupied Rehab* (SF Owner) 3. RTSN-Single-Family Owner Occupied Rehab* (SF Owner) 4. SN RHA-Acquisition, Rehabilitation NHSSN-Acquisition, Rehabilitation, Resale* (SF Owner) NHSSN-Retrofit Rehabilitation NV HAND-Retrofit Rehabilitation
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.	X	X	
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X	X	
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	1. Housing Assistance Payment (Down Payment Assistance)
L) Providing money for supportive services necessary to enable persons with supportive	X	X	

housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.

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\*These programs target single-family owner occupied housing units.

**FORM 1: SELECTED SPECIFIED MEASURES**

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

MEASURE	A INCORPORATED INTO HOUSING PLAN	B USED IN 2014 (PLEASE “X” TO DENOTE)	C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X		
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		
D) Leasing land by the city or county to be used for affordable housing.	X		
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X		
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.			
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	
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.			
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		

**FORM 1: SELECTED SPECIFIED MEASURES**

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

MEASURE	A INCORPORATED INTO HOUSING PLAN	B USED IN 2014 (PLEASE “X” TO DENOTE)	C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350			
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.			
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.		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.			
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X	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	
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.	X	X	
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X	X	
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.	X	X	

**FORM 1: SELECTED SPECIFIED MEASURES**

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

MEASURE	A INCORPORATED INTO HOUSING PLAN	B USED IN 2014 (PLEASE "X" TO DENOTE)	C NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X		In 2009, the City adopted a revised Housing Element which includes a policy that calls for the City to consider a fee offset fund. No funding was provided in 2014.
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.			
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.			
D) Leasing land by the city or county to be used for affordable housing.	X		The City of Sparks Redevelopment Agency continues to lease land to Sierra Crest Apartments, a 72-unit multi-family apartment complex for senior located along a principal transit oriented development corridor. The term of the ground lease is through 2055. Each apartment must be occupied by at least one person who is at least 55 years old. All of the units are affordable to households with incomes ranging between 30 and 50 percent of the Area Median Income.
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.			

<p>F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.</p>	<p>X</p>	<p>X</p>	<ul style="list-style-type: none"> <li>• The City of Sparks continues to offer the Deferred Payment Loan Program, which in 2014 helped to rehabilitate 2 units of homeowner occupied affordable housing.</li> <li>• The City of Sparks continues to offer Emergency Repair Grants, which in 2014 helped to rehabilitate 7 units of homeowner occupied affordable housing.</li> <li>• In 2014 The Reno Housing Authority (RHA) used Program Income of Neighborhood Stabilization Program 2 (NSP2) funding to purchase 7 homes in the City of Sparks for potential resale or rental to low- to moderately-low income household.</li> </ul>
<p>G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.</p>			
<p>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.</p>	<p>X</p>	<p>X</p>	<ul style="list-style-type: none"> <li>• In 2014, the City of Sparks allocated tax exempt bond volume capacity of \$4,850,938.14 to the Nevada Housing Division (NHD) for the First Time Homebuyer and Down Payment Assistance Program.</li> <li>• In 2014, Nevada Housing Division and Nevada Rural Housing Authority assisted a combined total of 257 City of Sparks families to secure low interest mortgage loans and down payment assistance.</li> </ul>

<p>I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.</p>	<p>X</p>	<p>X</p>	<ul style="list-style-type: none"> <li>• The City of Sparks adopted in 2009 a master plan component, the Transit Oriented Development (TOD) Plan. The TOD allows for higher densities and eliminates the need for master plan amendments for higher densities and simplifies the entitlement process. In 2014, using the TOD, the City worked with two prospective developers for market-based projects in the TOD area for a total of 1,156 potential units. The TOD master plan generally promotes density by providing incentives such as parking and landscape reductions and flexible design.</li> <li>• In 2014, Lincoln Way Apartments, a 45 affordable senior apartment complex received planning entitlement. The building plans were submitted to the City Building Division in December 2014. Construction is anticipated to start in Spring 2015 and possible completion in late 2015. This project received Funding from the Washoe County Housing Consortium.</li> </ul>
<p>J) Offering density bonuses or other incentives to encourage the development of affordable housing.</p>	<p>X</p>	<p>X</p>	<p>The TOD encourages development of higher density housing, including affordable housing within the TOD corridor. The TOD simplifies the entitlement process for the property owners removing barriers to development of affordable housing,. In 2014, Lincoln Way Apartments received planning entitlement of Site Plan Review, an administrative review process. The project is proposed to be developed at a gross density of 22.5 dwelling units/acre which is higher density than typical apartments complexes in City of Sparks. .</p>
<p>K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.</p>			
<p>L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.</p>			



## Endnotes

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<sup>i</sup> Federal Reserve Bank of St. Louis. Federal Reserve Economic Data. S&P/Case-Shiller NV-Las Vegas Home Price Index©. <http://research.stlouisfed.org/fred2/series/LVXRNSA#> accessed 1-29-2015.

<sup>ii</sup> Applied Analysis, Nevada Housing Report Card, June 23, 2014. Accessed 1-28-2014.

<http://www.appliedanalysis.com/work/presentations.php>

<sup>iii</sup> Clark County Nevada, Comptroller's Office, Jessica L. Colvin, Comptroller. Clark County, Nevada Comprehensive Annual Financial Report Year Ended June 30, 2014. Accessed 2-9-2015

<http://www.clarkcountynv.gov/Depts/finance/comptroller/Pages/CAFR.aspx> deflated with Consumer Price Indices for all Urban Consumers, U.S. Fiscal Year Averages as accessed at California Department of Finance 2-9-2015

[http://www.dof.ca.gov/HTML/FS\\_DATA/LatestEconData/FS\\_Price.htm](http://www.dof.ca.gov/HTML/FS_DATA/LatestEconData/FS_Price.htm)

<sup>iv</sup> Frank Avera, City of Reno Budget Office, email and reports, 2-9-2015, deflated with Consumer Price Indices for all Urban Consumers, U.S. Fiscal Year Averages as accessed at California Department of Finance 2-9-2015

[http://www.dof.ca.gov/HTML/FS\\_DATA/LatestEconData/FS\\_Price.htm](http://www.dof.ca.gov/HTML/FS_DATA/LatestEconData/FS_Price.htm)

<sup>v</sup>U. S. Census Bureau Building Permits data <http://censtats.census.gov/bldg/bldgprmt.shtml> accessed 2-11-2015

# Attachment C – Form 2 From Jurisdiction Reports

**FORM 2: Selected Specified Measures**

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

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

City or County Name: City of Henderson Year of Housing Plan: 2011  
 Contact Person: Gilbert Medina Year for Update of Plan: 2016  
 Title: Housing Specialist II  
 Phone: 702-267-2025 Email: Gilbert.Medina@cityofhenderson.com

Reporting Period: 1/1/2014 to 12/31/2014

Column 1		Column 2			Column 3	Column 4		Column 5		Column 6			Column 7	Column 8		Column 9
Measure (refer to letter on Form 1)		Project Information			Project Status	Indicate Number of Units Lost		Number of Housing Units Maintained		Number of Housing Units Funded/Developed			Unit Type & Tenure	No. of Units Restricted	Term (years)	Narrative Attached (Y or N)
		Project Name	Address/APN	Zip		Low Income	Very Low Income	Low Income	Very Low Income	Total	Low Income	Very Low Income				
1	K	redacted	redacted	89015	F,C					1		1	SFR	1	Def	
2	K	redacted	redacted	89011	F,C					1	1		SFR	1	Def	
3	K	HFN Acq/Rehab/Resale	redacted	89015	F,C					1	1		SFR	1	15	
4	K	HFN Acq/Rehab/Resale	redacted	89015	F,C					1	1		SFR	1	15	
5	K	SNHRA Acq/Rehab/Rent	redacted	89014	F,C					1		1	SFR	1	Def	
6	K	SNHRA Acq/Rehab/Rent	redacted	89014	F,C					1		1	SFR	1	Def	
7	K	SNHRA Acq/Rehab/Rent	redacted	89015	F,C					1		1	SFR	1	Def	
8	K	redacted	redacted	89015	F,C					1	1		SFR	1	5	
9	HJ	Henderson Family Apts (Boulder Pointe)	993 Equestrian Dr.	89002	C					82	77	5	MFR	82	50	
10	HJ	Henderson Family Apts (Boulder Pointe)	993 Equestrian Dr.	89002	U					128	123	5	MFR	128	50	
11	HJ	Al Landsman Gardens Apts	750 N. Major Ave.	89015	U					100		100	MFR	100	20	
12																
13																
14																
15																
insert additional rows if needed																
<b>Total</b>						0	0	0	0	318	81	9		318		
<b>Percent of Total</b>											25%	3%		28.909091		

**FORM 2: Selected Specified Measures**

Use this form to report on the measures specified in NRS 278.235 used by your jurisdiction to maintain and develop affordable housing.  
 For questions or for assistance completing this form, please contact Betsy Fadali, Economist, at 775.687.2049 or at efadali@housing.nv.gov

City or County Name: Clark County Year of Housing Plan: 2010  
 Contact Person: Kristin Cooper Year for Update of Plan: 2015  
 Title: Principal Planner  
 Phone: 702-455-5025 Email: KRC@ClarkCountyNV.gov  
 Reporting Period: 1/1/2014 to 12/31/2014

Column 1 Measure (refer to letter on Form 1)	Column 2 Project Information			Column 3 Project Status	Column 4 Indicate Number of Units Lost		Column 5 Number of Housing Units Maintained		Column 6 Number of Housing Units Funded/Developed			Column 7 Unit Type & Tenure	Column 8		Column 9 Narrative Attached (Y or N)	
	Project Name	Address/APN	Zip		Low Income	Very Low Income	Low Income	Very Low Income	Total	Low Income	Very Low Income		No. of Units Restricted	Term (years)		
																Term (years)
1	H, J	Nevada HAND Flamingo Pines I	4075 S. Durango Drive	89147	F					60	0	60	MFR	60	20	N
2	H	ASI Agate Senior Apartments, Phase II	2655 W. Agate Ave	89123	F					188	75	113	MFR	188	20	Y
3	H	ASI Russell Senior Apartments, Phase II	5665 S. Hollywood Blvd	89122	F					75	0	75	MFR	75	20	Y
4	A, H	ASI Casa Oliva Supportive Apartments	1315 S. Mojave Road	89101	U					9	0	9	MFR	9	30	Y
5	A, H	ASI Bonnie Lane Senior Apartments	2047 Bonnie Lane	89156	U					66	0	65	MFR	65	30	Y
6	A, H	Coordinated Living of S. NV Winterwood II Senior Apartments	2192 S. Nellis Blvd.	89104	U					80	0	80	MFR	80	20	Y
7	A, H	ASI Agate Senior Apartments, Phase I	2655 W. Agate Ave	89123	U					182	71	110	MFR	181	20	Y
8	H	CDPCN Mixed Income Senior Apartments, Phase II	65 E. Windmill Lane	89123	U					57	0	57	MFR	57	20	Y
9	H	ASI Russell Senior Apartments, Phase I	5625 S. Hollywood Blvd	89122	C					100	0	85	MFR	85	20	Y
10	H	CDPCN Mixed Income Senior Apartments, Phase I	8158 Giles Street	89123	C					48	0	48	MFR	48	20	Y
11	H	Nevada HAND Westcliff II Senior Apartments	8286 Silver Sky Drive	89145	C					78	0	78	MFR	78	20	Y
12	H, K	HFN Acq/Rehab/Resale	Various Addresses	county- wide	C					3	3	0	SFS	3	varies	Y
13	K	HOME Homebuyer Assistance Program	Various Addresses	county- wide	C					85	85	0	SFS	85	varies	Y
14	K	SNRHA Tenant Based Rental Assistance	Various Addresses	county- wide	C					50	0	50	Other	50	N/A	Y
15	L	HELP of S. NV Shannon West Center	1417 Las Vegas Blvd N.	89101	C					62	0	62	Other	62	N/A	N
16	L	Women's Development Center Transitional Housing Program	Various Addresses	N/A	C					100	0	100	Other	100	N/A	N
17	L	HELP of S. NV Rapid Re-Housing	Various Addresses	N/A	C					2	0	2	Other	2	N/A	N
18	L	Nevada Community Associates	Various Addresses	N/A	C					20	0	20	Other	20	N/A	N
insert additional rows if needed																
<b>Total</b>						0	0	0	0	548	88	445		1248		
<b>Percent of Total</b>											16%	81%		69.333333		

**FORM 2: Selected Specified Measures**

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

City or County Name: Boulder City Year of Housing Plan: 2009  
 Contact Person: Susan Danielewicz Year for Update of Plan: NA  
 Title: Planner  
 Phone: 702-293-9282 Email: planner@bcnv.org

Reporting Period: 1/1/2014 to 12/31/2014

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

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City or County Name: City of Mesquite Year of Housing Plan: 2012  
 Contact Person: Richard Secrist Year for Update of Plan: 2017  
 Title: Development Services Director  
 Phone: 702-346-2835 ext 3002 Email: rsecrist@mesquitenv.gov  
 Reporting Period: 1/1/2014 to 12/31/2014

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

**FORM 2: Selected Specified Measures**

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City or County Name: City of Las Vegas Year of Housing Plan: 2010  
 Contact Person: Earlie King Year for Update of Plan: 2015  
 Title: Grant Program Coordinator  
 Phone: 702.229.5935 Email: emking@lasvegasnevada.gov

Reporting Period: 1/1/2014 to 12/31/2014

Column 1		Column 2			Column 3	Column 4		Column 5		Column 6			Column 7	Column 8		Column 9
Measure (refer to letter on Form 1)		Project Information			Project Status	Indicate Number of Units Lost		Number of Housing Units Maintained		Number of Housing Units Funded/Developed			Unit Type & Tenure	No. of Units Restricted	Term (years)	Narrative Attached (Y or N)
		Project Name	Address/APN	Zip		Low Income	Very Low Income	Low Income	Very Low Income	Total	Low Income	Very Low Income				
1	H	Rulon Earl	3901 East Stewart Ave	89110	C					51	8	43	MobileR	51	30	N
2	H	Westcliff Pines 2	138-28-401-023	89145	C					80		80	MFR	80	20	N
3	H	Westcliff Heights	8206 Silver Sky Drive	89145	U					80		80	MFR	80	30	N
4	H	Westcliff Pines 3	8286 Silver Sky Drive	89145	C					40		40	MFR	40	30	N
5	F	Vgas 1 Dcatur Apartments Mixed Inc. #1	138-25-504-001	89108	F					42	2	28	MFR	30	20	N
6	H	Vera Johnson Apartments Rehab	503 North Lamb Blvd.	89110	F				112				MFR	112	15	N
7	H	Desert Pines	3750 East Bonanza Rd.	89110	U			159	45				MFR	204	20	N
8	H	McKnight Sr. Village I Rehabilitation project	651 McKnight	89101	C			66	44				MFR	110	30	N
9	H	James Seastrand	various LV addresses	NA	C					56	29	27	SFS	0	0	N
10	H	Rebuilding Together	various LV addresses	NA	C					101	38	63	SFS	1	5	N
11	K	City of Las Vegas Homebuyers	various LV addresses	NA	C					8	8		SFS	8	10	N
12	L	City of Las Vegas NSP Scattered Site Rentals	various LV addresses	NA	C					16		16	SFR	16	15	N
13	K	City of Las Vegas Tenant Based Rental Assistance	various LV addresses	NA	C					157	2	155	MFR	0	0	N
14	L	HOPWA Perm Housing	various LV addresses	NA	C					30		30	MFR	30	30	N
15																
16																
insert additional rows if needed																
<b>Total</b>						0	0	225	201	539	85	454		762		
<b>Percent of Total</b>											16%	84%		54.428571		

**FORM 2: Selected Specified Measures**

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City or County Name: City of North Las Vegas Year of Housing Plan: 2011  
 Contact Person: Mary Ellen Donner Year for Update of Plan: 2016  
 Title: Director of Neighborhood and Leisure Services  
 Phone: (702) 633-1171 Email: donnerm@cityofnorthlasvegas.com

Reporting Period: 1/1/2014 to 12/31/2014

Column 1		Column 2			Column 3	Column 4		Column 5		Column 6			Column 7	Column 8		Column 9
Measure (refer to letter on Form 1)		Project Information			Project Status	Indicate Number of Units Lost		Number of Housing Units Maintained		Number of Housing Units			Unit Type & Tenure	No. of Units Restricted	Term (years)	Narrative Attached (Y or N)
		Project Name	Address/APN	Zip		Low Income	Very Low Income	Low Income	Very Low Income	Total	Low Income	Very Low Income				
1	K	Housing Assistance Payment (Down Payment Assistance)	Various	Various	C	N/A	N/A	8	0	8	8	0	SFR	0	5	N
2	H	Rose Garden Retrofit Rehabilitation	16 E. Webb Avenue	89030	F	0	0	115	0	115	115	0	MF	115	30	N
3	H	CNLV-Single-Family Owner Occupied Rehab	Various	Various	F	0	0	5	0	5	5	0	SFS	5	15	N
4	H	RTSN-Single-Family Owner Occupied Rehab	Various	Various	F	0	0	5	0	5	5	0	SFS	5	15	N
5	H	SNRHA-Acquisition, Rehabilitation	redacted	89030	F	0	0	0	1	1	0	1	SFR	1	15	N
6	H	SNRHA-Acquisition, Rehabilitation	redacted	89030	F	0	0	0	1	1	0	1	SFR	1	15	N
7	H	NHSSN-Acquisition, Rehabilitation, Resale	redacted	89032	F	0	0	1	0	1	1	0	SFS	1	15	N
8	H	NHSSN-Acquisition, Rehabilitation, Resale	redacted	89032	F	0	0	1	0	1	1	0	SFS	1	15	N
9	H	NHSSN-Retrofit Rehabilitation	Various	Various	F	0	0	2	0	1	1	0	SFR	2	15	N
10	H	NV HAND-Retrofit Rehabilitation	redacted	89032	F	0	0	0	2	2	0	2	SFR	2	15	N
11																
12																
13																
14																
15																
insert additional rows if needed																
<b>Total</b>						0	0	137	4	8	8	0		133		
<b>Percent of Total</b>											100%	0%		13.3		



**FORM 2: Selected Specified Measures**

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City or County Name: Washoe County Year of Housing Plan:             
 Contact Person: Eric Young Year for Update of Plan:             
 Title: Planner  
 Phone: (775) 328-3613 Email: eyoung@washoecounty.us

Reporting Period: 1/1/2014 to 12/31/2014

Column 1		Column 2			Column 3	Column 4		Column 5		Column 6			Column 7	Column 8		Column 9
Measure (refer to letter on Form 1)		Project Information			Project Status	Indicate Number of Units Lost		Number of Housing Units Maintained		Number of Housing Units Funded/Developed			Unit Type & Tenure	No. of Units Restricted	Term (years)	Narrative Attached (Y or N)
		Project Name	Address/APN	Zip		Low Income	Very Low Income	Low Income	Very Low Income	Total	Low Income	Very Low Income				
1	H	Spokane Street Project	Various Addresses	89512	F	0	0	0	4	4	0	4	SFR	4	20	Y
2	H	Zephyr Way Project	Various Addresses	89431	F	0	0	0	4	3	0	3	SFR	3	20	Y
3	H	Zephyr Way Project	Various Addresses	89431	F	0	0	3	0	3	3	0	SFR	3	20	Y
4																
5																
6																
7																
8																
9																
10																
11																
12																
13																
14																
15																
insert additional rows if needed																
<b>Total</b>						0	0	3	8	0	0	0		10		
<b>Percent of Total</b>										#DIV/0!	#DIV/0!			3.3333333		

**FORM 2: Selected Specified Measures**

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City or County Name: City of Reno Year of Housing Plan: 2008  
 Contact Person: Maria Corrillo Year for Update of Plan: 2015  
 Title: \_\_\_\_\_  
 Phone: 334-4228 Email: carrillom@reno.gov  
 Reporting Period: 1/1/2014 to 12/31/2014

Column 1 Measure (refer to letter on Form 1)	Column 2 Project Information			Column 3 Project Status	Column 4 Indicate Number of Units Lost		Column 5 Number of Housing Units Maintained		Column 6 Number of Housing Units Funded/Developed			Column 7 Unit Type & Tenure	Column 8		Column 9 Narrative Attached (Y or N)
	Project Name	Address/APN	Zip		Low Income	Very Low Income	Low Income	Very Low Income	Total	Low Income	Very Low Income		No. of Units Restricted	Term (years)	
1 K	CAC Security Deposit Assistance	Various Reno addresses	Various	F					36	36		R	36	1	
2 K	City of Reno RAPID REHOUSING	Various Reno addresses	Various	U				29	29			R			
3 H,I,J	Juniper Terrace	505 Morrill Ave., Reno Various addresses in the	89512	U					44	0	44	MFR	44	30	
4 C	Oliver Montello NSP	Oliver/Montello Neighborhood	Various	C					3	3	0	R	3	20	
5 L,F	NNCIL Home Modification Program	Various Reno addresses	Various	U				16	16			R		15	
6 H,I,J	D Street	2555 D Street, Sparks	89436	C					16	0	16	MFR	16	15	
7 H,I,J	Silver Sage on 4th	618 4th Street, Sparks	89431	U					45	38	7	MFR	45	20	
8 H,I,J	The Village at North	925 N. Virginia St. Reno	89503	U					25	14	11	MFR	25	50	
9															
10															
11															
12															
13															
14															
15															
insert additional rows if needed															
<b>Total</b>					0	0		45	45	19	3	16		169	
<b>Percent of Total</b>										#DIV/0!	84%			28.166667	

**FORM 2: Selected Specified Measures**

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City or County Name: City of Sparks Year of Housing Plan: 2008  
 Contact Person: Karen Melby Year for Update of Plan: unknown  
 Title: Senior Planner  
 Phone: 775-353-7878 Email: kmelby@cityofsparks.us

Reporting Period: 1/1/2014 to 12/31/2014

Column 1		Column 2			Column 3	Column 4		Column 5		Column 6			Column 7	Column 8		Column 9
Measure (refer to letter on Form 1)		Project Information			Project Status	Indicate Number of Units Lost		Number of Housing Units Maintained		Number of Housing Units Funded/Developed			Unit Type & Tenure	No. of Units Restricted	Term (years)	Narrative Attached (Y or N)
		Project Name	Address/APN	Zip		Low Income	Very Low Income	Low Income	Very Low Income	Total	Low Income	Very Low Income				
1	L	Lincoln Way Apartments	618 4th Street	89431	F/U					45	0	45	MF	0	NA	Y
2	F	Housing Rehabilitation Deferred Loans	various throughout Sparks	various	F/U					2	2	0	SF	0	NA	Y
3	F	Emergency Repair Grant Program	various throughout Sparks	various	F/U					7	5	2	SF	0	NA	Y
	F	RHA NSP Program - "Program Income"	various throughout Sparks	various	F/U					7	7	0	SF	0	NA	Y
4	H	First Time Homebuyer Prog. (NHD/NRHA)	various throughout Sparks	various	F/U					257	TBD	TBD	SF	0	NA	Y
5																
6																
7																
8																
9																
10																
11																
12																
13																
14																
15																
insert additional rows if needed																
<b>Total</b>						0	0	0	0	318	14	47		0		
<b>Percent of Total</b>											4%	15%		0		