

AFFORDABLE HOUSING IN NEVADA

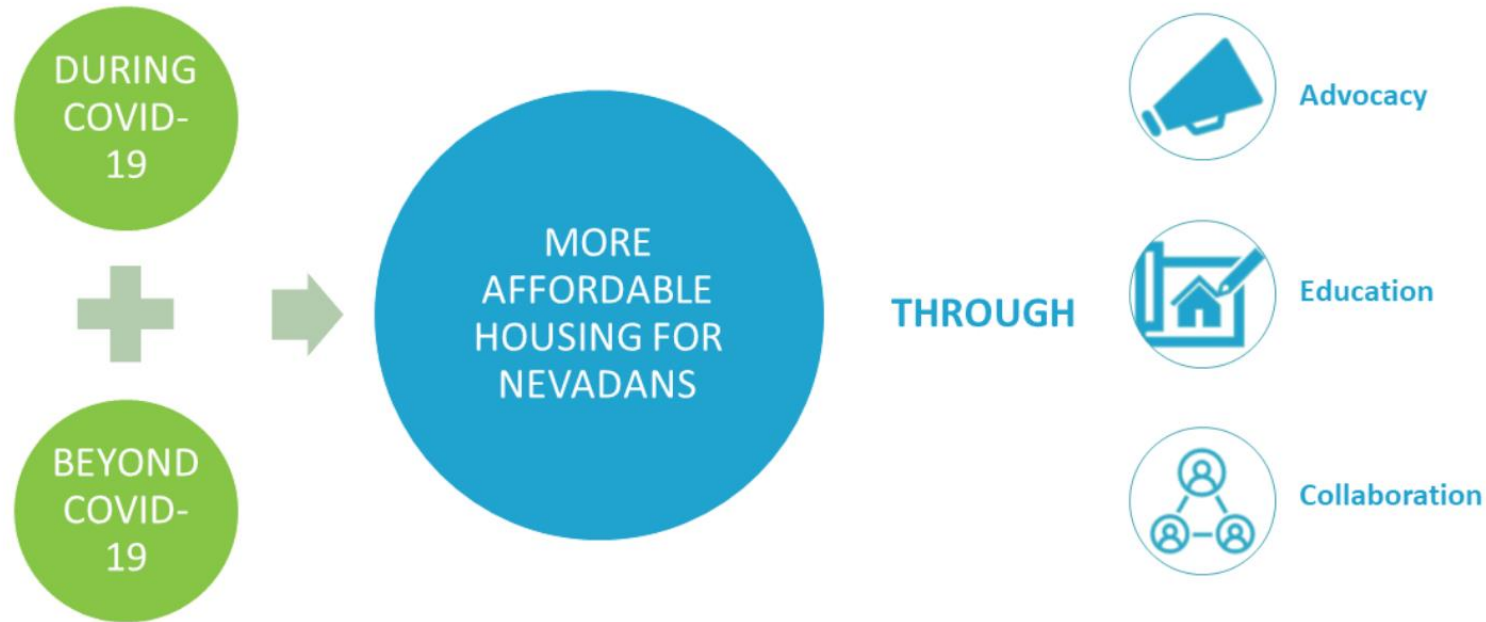
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Nevada Housing Coalition



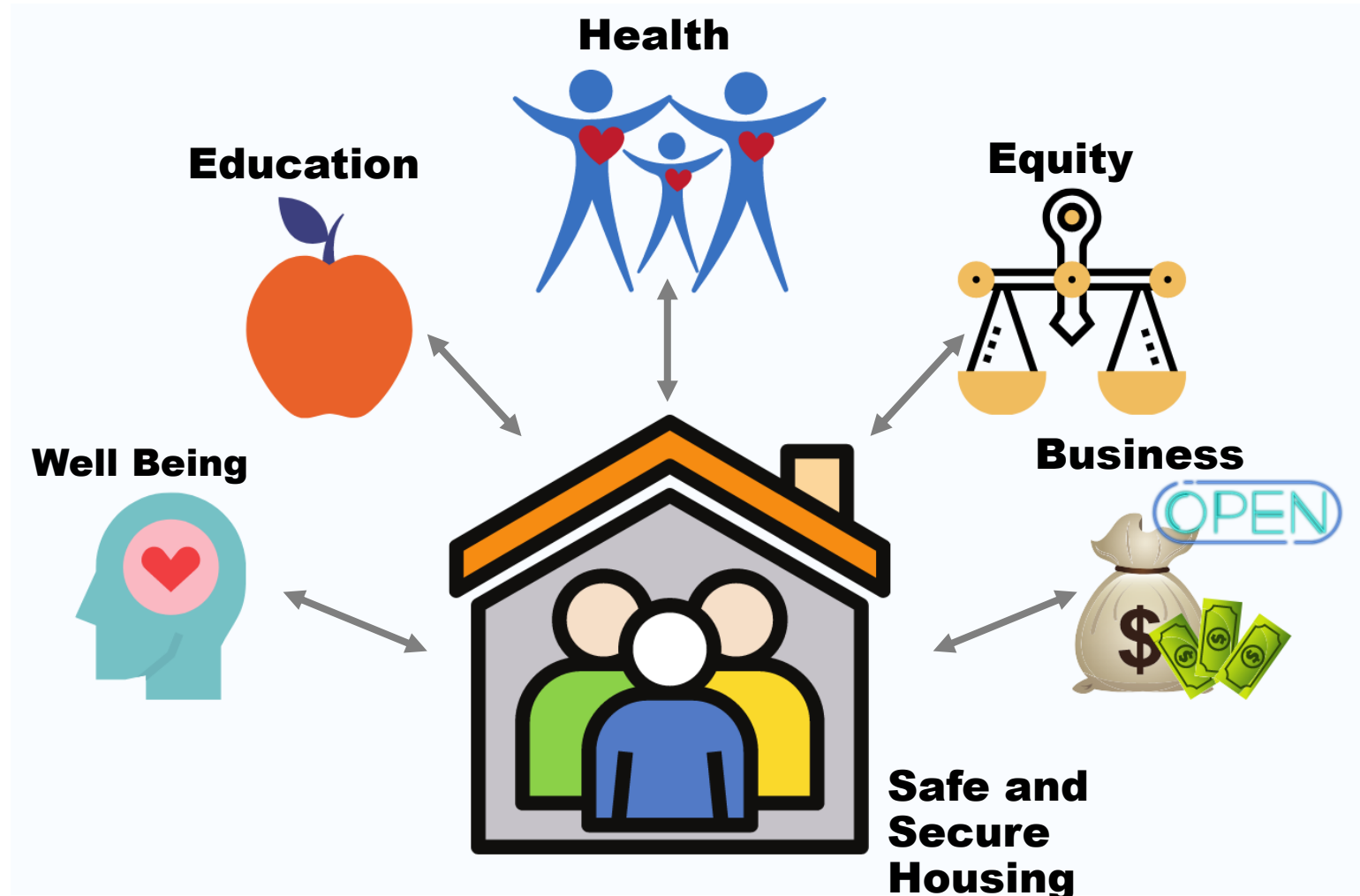
Nevada Housing Coalition Advancing and Promoting Solutions

Utilizing data, facts, research and analysis to inform



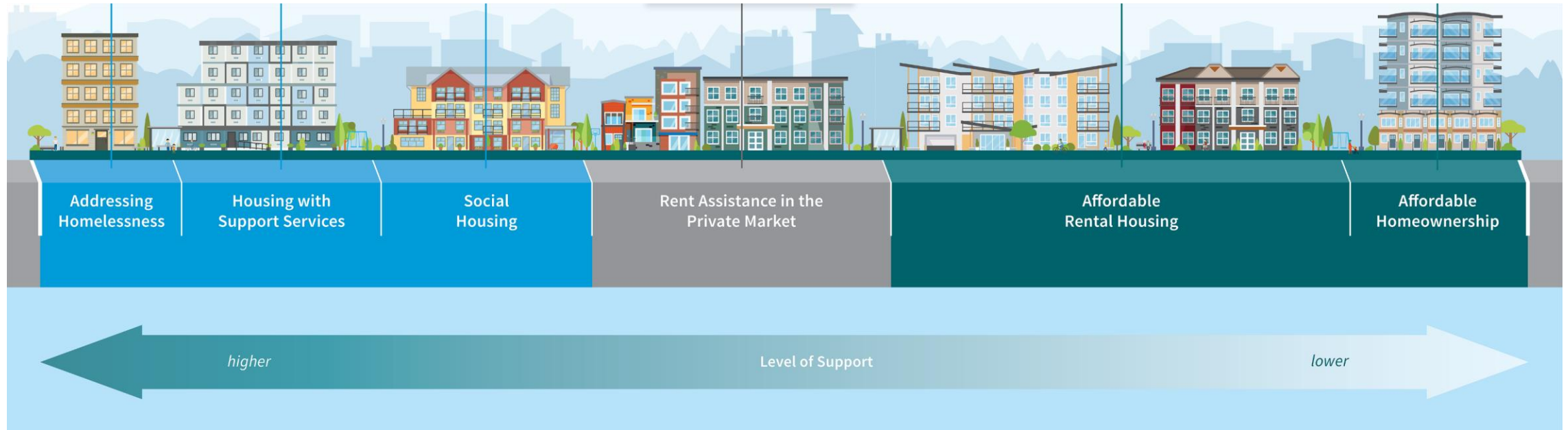
- Education
 - Annual Statewide Conference
 - On-Demand Webinars
 - Lunch & Learns
 - Timely Nevada-Specific Research & Analysis
- Advocacy
 - State Level
 - Federal Level
- Collaboration
 - Accessing diverse member perspectives
 - Working across sectors – public and private for solutions

Housing is Central to Wellness and Opportunity



The Affordable Housing Continuum

It takes a combination of services and assistance to move through the continuum to be able to access and maintain permanent housing. At any point, individuals and families, can have life events and move backwards.



Provided by Enterprise Community Partners

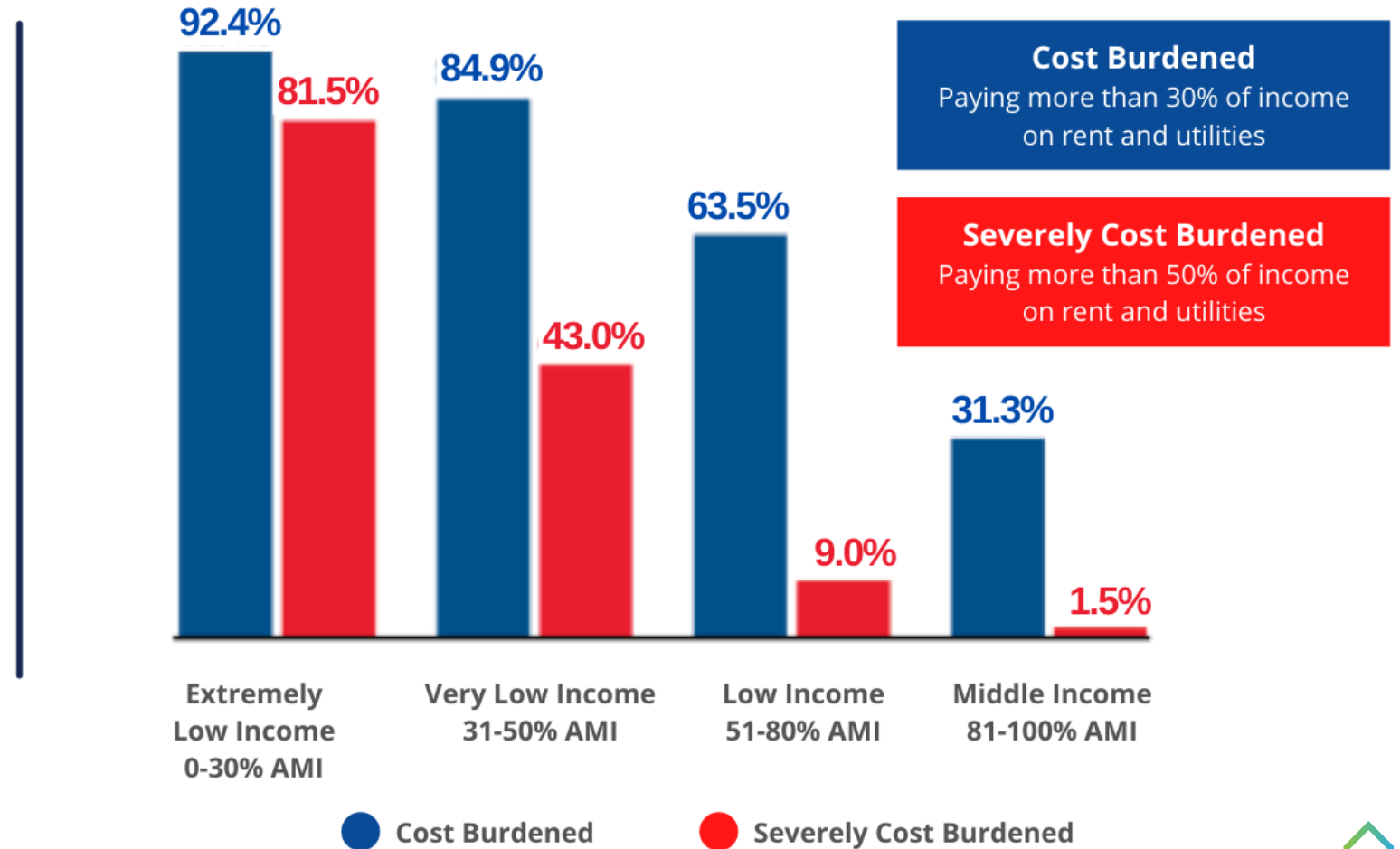
AFFORDABLE HOUSING NEEDS IN NEVADA

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

of Affordable and Available Rental Units for Extremely and Very Low Income Renters in Nevada

-105,575

NEVADA COST BURDEN BY INCOME



Housing Insecurity in Nevada and Income Levels

Reno, NV MSA

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

Las Vegas-Henderson-Paradise, NV MSA

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

Source: HUD 2021, Provided by Enterprise Community Partners

Housing Insecurity in Nevada and Jurisdictions/Industry Workers

Select Jurisdiction and employee	Clark County (public administration industry worker)	Washoe County (health care and social assistance industry worker)	Douglas County (retail trade industry worker)
Median Annual Wage	\$59,849	\$40,696	\$25,774
Max Affordable Monthly Cost	\$1,496	\$1,017	\$644
Current Rent (Median Gross Rent per American Community Survey 5-Year 2014-2019)	\$1,132	\$1,102	\$1,074
Affordable?	Affordable	Cost Burdened	Housing insecure or severely cost burdened

NEVADA'S AFFORDABLE HOUSING GAP

Analysis provided by Enterprise Community Partners

Statewide

- Around 8 out of 10 extremely low-income households are cost burdened
- Around 9 out of 10 very low-income households are cost burdened
- Around 6 out of 10 low-income household are cost burdened

Urban

- Around 8 out of 10 extremely low-income households are cost burdened
- Around 9 out of 10 very low-income households are cost burdened
- Around 6 out of 10 low-income household are cost burdened

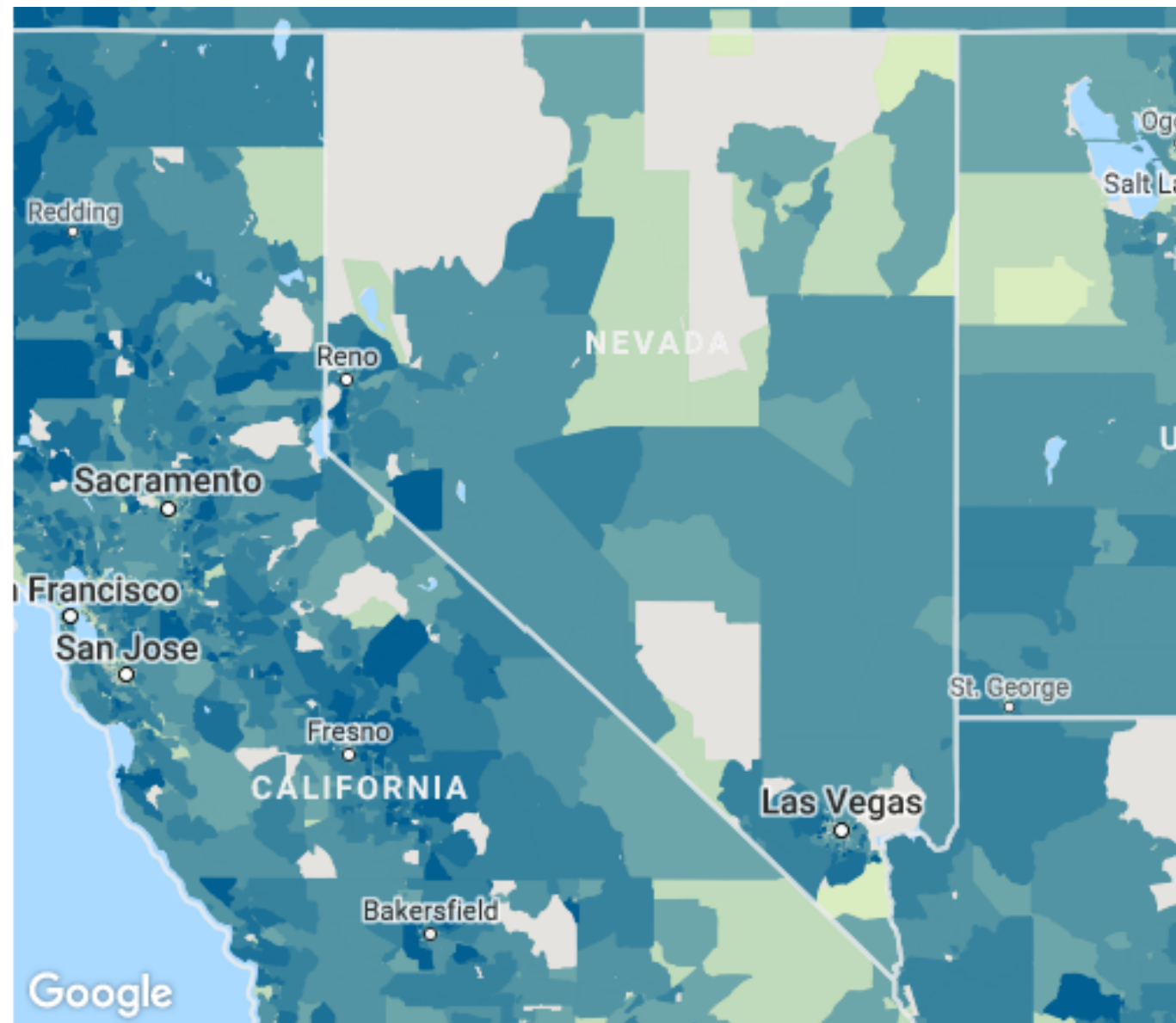
Rural

- Around 7 out of 10 extremely low-income households are cost burdened
- Around 7 out of 10 very low-income households are cost burdened
- Around 4 out of 10 low income households are cost burdened

CHAS 2013-2017

HOUSING & TRANSPORTATION COSTS

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



Housing + Transportation Costs % Income



Affordable Housing Does Not Just Happen

...and Affordable Housing for Households that Make Below 30% AMI Doesn't Just Happen

Nevada history of 30-35% AMI Units including Fully Assisted Units, 2011 to 2020

Allocation Date	New Construction	Renovation	Exiting Units	Net Inventory Increase
2011	78	163	0	78
2012	6	81	0	6
2013	55	317	0	55
2014	23	216	0	23
2015	99	204	4	95
2016	12	780	0	12
2017	404	267	0	404
2018	83	278	160	-77
2019	53	279	67	-14
2020	52	271	14	38
Grand Total	865	2,856	245	620
2011-2020 year average	87	286	25	62
2016-2020 average	121	375	48	73

THERE IS NO SILVER BULLET

Solutions

- Local, state and federal policy
- Education and awareness
- Leveraging and maximizing resources
- Leveraging and maximizing existing tools
- Identifying new tools for greater capacity building

OPPORTUNITIES FOR ACTION

- 1915i Tenancy Support Services Benefit that can fund services in housing
- HOME ARPA Funds
- ARPA Fiscal Recovery Funds

Key Stakeholders

- Low-income Nevadans
 - Tier 1: Less than 30% AMI
 - Tier 2: 60-80% AMI
 - Tier 3: 80-120% AMI
- Local, state and federal elected officials
- Nevada Housing Division
- City and County staff especially in community development and social services
- Public housing authorities
- Mission-driven and nonprofit developers
- Private Sector – finance and investors, developers, consultants
- Cross Sector Partners including healthcare, education, economic development, and business

TRANSFORMATIVE SOLUTIONS FOR STRONGER COMMUNITIES:

INVEST \$500 MILLION
of State Fiscal Recovery Funds in
Nevada's Future Through Housing
Infrastructure



\$275 Million

Affordable Housing Multi-Family
Development, Targeting Our Highest
Impacted Communities and Greatest Need



\$125 Million

Affordable Housing Preservation



\$50 Million

Affordable Homeownership



\$50 Million

Land

[CLICK HERE FOR FULL
RECOMMENDATION](#)



NEVADA
Housing Coalition

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