STATE OF NEVADA
JOE LOMBARDO
Governor

DEPARTMENT OF BUSINESS & INDUSTRY HOUSING DIVISION
3300 W Sahara Ste 300 Las Vegas, NV 89102
1830 College Parkway, Suite 200 Carson City, Nevada 89706
Phone: (702) 486-7220, (775) 687-2240, (800) 227-4960
Fax: (775) 687-4040, TDD: (800) 326-6868

KRISTOPHER SANCHEZ
Director

STEVE AICHROTH
Administrator

Date: September 16, 2024

NRS 278.237 – Additional Reporting on Housing Progress and Plans

The adoption of AB 213 in the 2023 legislative session added an additional reporting requirement for governing bodies required to include a housing element in their master plans pursuant to NRS 278.150. This includes Washoe County, City of Reno, City of Sparks, Clark County, City of Las Vegas, City of Henderson, City of North Las Vegas, City of City of Mesquite, and City of Boulder City. The reports must be submitted to the division annually and contain specified information at the city or county level relating

- Inventories of housing conditions and needs, existing affordable housing, available parcels suitable
- Analyses of projected demographic growth, impediments to the development of affordable residential development, needs and appropriate methods for the construction of affordable
- Determination of present and prospective need for affordable housing and sufficiency of existing
- A plan for maintaining and developing affordable and market rate housing to meet community needs for at least 5 years.

The Housing Division is required to compile and post these reports on an annual basis pursuant to NRS 278.237.

Northern Jurisdictions

Washoe County

City of Reno City of

Sparks

July 12, 2024

To: **Christine Hess**
Nevada Housing Division
chess@housing.nv.gov

From: **Trevor Lloyd**
Washoe County Planning and Building Division
tlloyd@washoecounty.gov (775) 328-3620

Subject: **Washoe County Affordable Housing Report – July 2024**

In order to satisfy the requirements of section 1.6 of Assembly Bill 213, Washoe County has prepared a report for the Nevada Housing Division of the Department of Business and Industry regarding the status of Washoe County's housing situation. This report includes a narrative response to each of the eight requirements (a thru h) of section 1.6 of AB213, as well as a reporting spreadsheet with a list of links to the housing documents identified in this letter.

Below are eight responses to the requirements of section 1.6.

a) An inventory of housing conditions and needs and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.

Currently Washoe County has an inventory of 60% single family detached housing, 5% single family attached housing, 7% small multifamily (2-4 units), 13% midsize multifamily (5-19 units), and 9% large multifamily (20+ units). This includes the cities and the Tahoe Basin. The unincorporated county contains primarily single-family detached housing, multifamily housing being more prevalent in the Tahoe Basin. The 2022 Washoe County Consensus Forecast anticipates a population increase of over 100,000 persons in Washoe County by the year 2042 (refer to the, WC Consensus Forecast). According to the Washoe County Population and Housing Element, a component of the Washoe County Master Plan, unincorporated Washoe County will need to absorb up to a 16,824 person population increase between 2022 and 2042. Below is a Table 1, Potential Increase by Jurisdiction of the Population and Housing Element of the Washoe County Master plan.

Jurisdiction	Average Dwelling Unit Growth Share (%)	2021 NV Governor's Certified Estimate	Minimum Population Increase (-5%) 2022 to 2042	Maximum Population Increase (+5%) 2022 to 2042	Minimum 2042 Population Estimate **	Maximum 2042 Population Estimate **
City of Reno	60.6	264,318	56,591	62,547	323,373	329,330
City of Sparks	23.1	107,489	21,572	23,842	130,000	132,271
Unincorporated Washoe County	16.3	113,306	15,222	16,824	129,191	130,793

The Population and Housing Element includes a number of policies that Washoe County is working towards to support ongoing affordable housing initiatives and promote a set of tools to increase and maintain a diversity of housing types. The Washoe County Planning and Building Division has already begun a series of affordable housing code amendment packages in support of the addressing the principles of the Population and Housing Element.
Washoe County continues to work with our regional partners. The City of Reno, City of Sparks and Washoe County staff have worked cooperatively to develop a consolidated plan. The development of the Consolidated Plan included significant community involvement in order to establish a needs assessment, a list of the number of households and a demographic makeup, a list of housing problems, etc.

b) An inventory of existing affordable housing in the community, including, without limitation, housing that is available to rent or own, housing that is subsidized either directly or indirectly by this State, an agency or political subdivision of this State, or the Federal Government or an agency of the Federal Government, and housing that is accessible to persons with disabilities.

According to the 2019 Truckee Meadows Regional Strategy for Housing Affordability (TMRSHA), for every 100 households in unincorporated Washoe County there are approximately 40 available units for households earning 31-50% AMI and only 31 available units for households earning less than 30% AMI. This shortage is likely the result of an increase in competition for affordable rental housing and slower rates of production across Washoe County. Washoe County relies on it's partnering agencies, specifically the Truckee Meadows Regional Planning Agency (TMRPA) and the Tahoe Regional Planning Agency to help monitor and track affordable housing in the region. TMRPA has created an inventory of affordable housing, specifically subsidized housing projects and contract details and has created an interactive map which is updated on an annual basis in which affordable housing can be spatially analyzed and assessed.

c) An analysis of projected growth and the demographic characteristics of the community.

As discussed in section a, the consensus forecast projects that unincorporated Washoe County will need to absorb 16,824 people between 2022 and 2042. Overall, the age distribution will shift upwards, with a proportional increase in people over 65 years old, a proportional decrease in

people between 5 and 64 years of age, and approximately the same proportion of people 4 years and younger. Below is Table 5 from the Consensus Forecast with a detailed breakdown:

Table 5: Population and Percent Composition of Total Population by Generalized Age Groups

Generalized Age Group	2022		2042	
	Population	Percent of Total	Population	Percent of Total
Preschool (Ages 0 - 4)	27,503	5.6%	33,956	5.7%
School (Ages 5 - 19)	89,690	18.2%	104,198	17.5%
Working (Ages 20-64)	284,874	57.8%	329,740	55.5%
Retired (Ages 65 and over)	91,165	18.5%	126,496	21.3%
Total Population (thousands)	493,233	100.0%	594,390	100.0%

Truckee Meadows tomorrow maintains a dashboard of data—including demographic data—for Washoe County. Currently, Washoe County has a higher percentage white population than Nevada as a whole, a slightly higher percentage of American Indian/Alaskan Native population, and lower percentages in other racial demographic groups.

Population by Race	County: Washoe		State: Nevada	
	Persons	% of Population	Persons	% of Population
White	314,315	62.27%	1,569,362	48.52%
Black/African American	13,503	2.67%	335,723	10.38%
American Indian/Alaskan Native	9,249	1.83%	46,248	1.43%
Asian	31,228	6.19%	298,701	9.23%
Native Hawaiian/Pacific Islander	3,640	0.72%	26,784	0.83%
Some Other Race	63,453	12.57%	477,137	14.75%
2+ Races	69,402	13.75%	480,687	14.86%

Approximately 26.6% of the population of Washoe County is Hispanic/Latino. A breakdown by race is below.

Hispanic/Latino Population by Race	County: Washoe		State: Nevada	
	Persons	% of Hispanic/Latino Population	Persons	% of Hispanic/Latino Population
White	26,258	19.56%	178,631	18.26%
Black/African American	843	0.63%	14,035	1.43%
American Indian/Alaskan Native	3,541	2.64%	22,561	2.31%
Asian	808	0.60%	7,372	0.75%
Native Hawaiian/Pacific Islander	237	0.18%	2,245	0.23%
Some Other Race	60,932	45.40%	459,702	47.00%
2+ Races	41,602	31.00%	293,536	30.01%

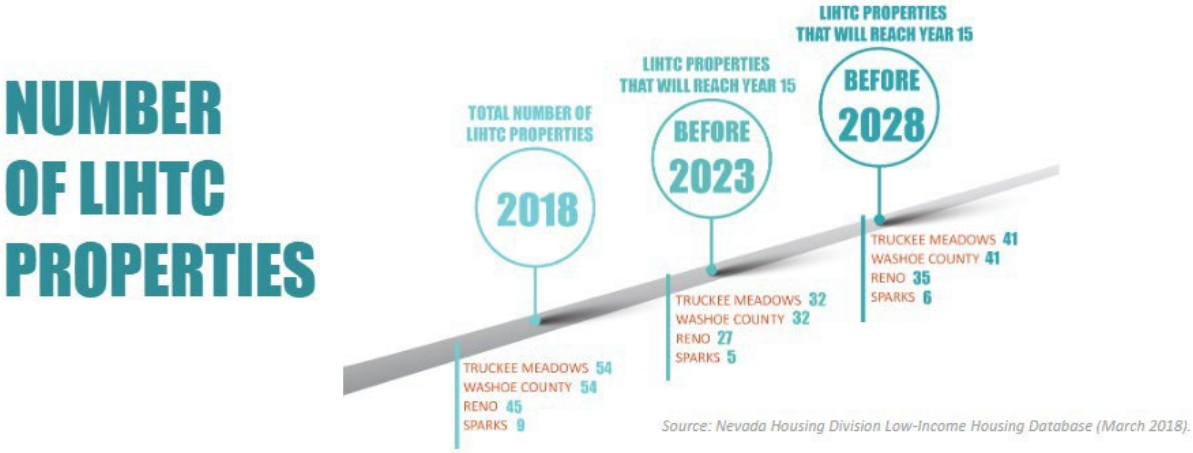
ACS data between 2010 and 2022 show that the fastest growing group in Washoe County is the Hispanic/Latino population. While many factors could impact that trend over the coming decades, it is possible that it will continue.

The ACS has many more dimensions of demographic data for Washoe County, much of which is represented on the Truckee Meadows Tomorrow Dashboard. The Population and Housing

Element of the Washoe County Master Plan also contains a description of Washoe County's demographic profile and anticipated growth through 2042.

d) A determination of the present and prospective need for affordable housing in the community.

The 2019 Truckee Meadows Regional Strategy for Housing Affordability (TMRSHA) provides an analysis of the present need for affordable housing in Section 3.3. In Washoe County as a whole, there is an identified need for 41,500 more affordable dwelling units, about 26,000 of those being rental units. The TMRSHA also identifies several trends that indicate the need for affordable housing will continue to grow. In the region, several properties will be reaching the end of their required affordability period and could become market-rate units. A breakdown is below:



Furthermore, the gap between median household income and median home value is continuing to grow, which only increases affordability challenges. According to the National Association of Home Builders/Wells Fargo Cost of Housing Index, Reno is the 10th most burdened housing market in the nation. A typical family must spend 50% of their income on a mortgage payment, which is over the 30% threshold for being considered cost burdened. According to ACS data as presented on the Truckee Meadows Tomorrow dashboard, about 50% of renters are also cost burdened. Renters are more likely to be cost burdened, and the proportion of renters in Washoe County is continuing to increase. All of these trends point to an anticipated increased need for affordable housing in the coming years.

e) An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.

The 2019 Truckee Meadows Regional Strategy for Housing Affordability (TMRSHA) provides a comprehensive analysis of challenges for affordable housing and potential solutions to those challenges. The population and housing element of Envision Washoe 2040 also contains principles and policies to create more affordable housing.

A primary impediment to affordable housing is the growing gap between median home value and median household income, the former increasing 145% between 2010 and 2022 and the latter increasing only 58%. Existing zoning codes can also serve as barriers. For a comprehensive

discussion of these issues, see the Population and Housing Element of Envision Washoe 2040 and the Truckee Meadows Regional Strategy for Housing Affordability. Policies and actions to decrease barriers are identified in the principles and policies of Envision Washoe 2040, as well as on page 29 and in Chapter 3 of the Plan. Many relevant policies are found under PH Principle 3 and identify particular barriers in the development code, such as limited utilization of accessory dwelling units, a lack of flexibility for housing types, and the need to reduce regulatory barriers to the development of housing.

As part of the implementation of the master plan and the Washoe County Strategic Plan, Washoe County Planning has initiated several amendments to Washoe County Code over the last year to decrease barriers to the development of affordable housing. First, in alignment with the policies of the Population and Housing element, the County updated codes relating to ADU's, reducing discretionary review requirements in several regulatory zones. Secondly, the County is in the process of reducing regulatory barriers to multifamily housing development through amending requirements tied to open space, balconies, parking, and more. The Board of County Commissioners identified two additional priority development code amendments related to affordable and attainable housing in November of 2023 which will continue to be implemented throughout the year.

f) An analysis of the characteristics of the land that is suitable for residential development. The analysis must include, without limitation:

1. A determination of whether the existing infrastructure is sufficient to sustain the current needs and projected growth of the community; and

2. An inventory of available parcels that are suitable for residential development and any zoning, environmental and other land use planning restrictions that affect such parcels.

Existing and planned infrastructure is sufficient to sustain the current needs and project growth of the community. However, depending on the nature of the development, much of the infrastructure occurs as the development takes place. For example, the regional road impact fees and the construction fees are collected at the time a building permit is issued. Furthermore, the developers of subdivision are responsible for constructing most of the on-site infrastructure as well as much of the off-site infrastructure needed to develop a subdivision.

Washoe County has prepared an inventory of vacant residentially zoned properties in the unincorporated Washoe County outside of the Tahoe Basin. According to this inventory, there are 421 residentially zoned vacant properties in unincorporated Washoe County. Residential development potential within the Lake Tahoe basin are measured very differently than they are outside of the basin as the development potential is based on available land coverage determined by the Tahoe Regional Planning Agency (TRPA) and the availability of residential allocations which are provided by Washoe County. At present, there are 80 residential allocations available from Washoe County

g) An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.

The needs and appropriate methods for the construction of all housing are components of both the Consolidated Plan, the Truckee Meadows Regional Strategy for Housing Affordability, and the Washoe County Master Plan. Chapter Three, Implementation, of the WC Master Plan identifies multiple priorities for action centered around increasing housing supply.

h) A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.

The documents cited throughout this report comprise Washoe County's plan to meet the housing needs of the community. Washoe looks to these reports, plans, and strategies to inform and guide its efforts to support and maintain a healthy regional housing market. In particular, the county looks to its Master Plan policies and maps. Within the master plan, all of the elements and chapters work together to identify and pursue measures that support increased housing supply. However, it is the Housing and Population Element and Chapter Three, Implementation that solidify housing as a strategic priority for the county. These sections of the Master Plan prioritize the diversification of housing types and the removal of unnecessary regulatory barriers. This focus on housing is now guiding a reimagination of how the Washoe County Development Code approaches housing and development review for housing related projects. The Master Plan and Regulatory Zone Maps reflect an overall regional plan to distribute housing, employment and services within the region in a manner that supports efficient infrastructure and resource use. Washoe County's maps portray where Washoe County's opportunities for increased housing exist, and where further development is challenging and or unwelcome.

Enclosure

xc: Washoe County AB213 Reporting Spreadsheet

The following information is intended to satisfy the reporting requirement of AB 213 Sec. 1.6. Washoe County is required to include a housing element in its master plan pursuant to NRS 278.150, which describes the requirements related to housing also found in affordmentioned bill. For each required reporting section, a description of documents, products, and/or processes related each specific section are provided, along with any additional pertinent information.

Reporting Requirement	Document/Location of Related Information	Last Updated	Planning Horizon/Potential Update Timeframe	Additional Information (as needed)
a) An inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.	2020 Consolidated Plan, Needs Assessment – Pg 29	6/22/2020	5 Years	
	EnvisionWashoe.pdf (washoecounty.gov)	12/1/2023	5 Years	
b) An inventory of existing affordable housing in the community, including, without limitation, housing that is available to rent or own, housing that is subsidized either directly or indirectly by this State, an agency or political subdivision of this State, or the Federal Government or an agency of the Federal Government, and housing that is accessible to persons with disabilities.	2020 Consolidated Plan, Needs Assessment – Pg 29	6/22/2020	5 Years	
	TMRPA Affordable Housing Tracker	May 2016	5 Years	
c) An analysis of projected growth and the demographic characteristics of the community.	FIND DATA | Truckee Meadows Tomorrow | Community Data | Nevada		2 Years	
	2022-2024 Washoe County Consensus Forecast	2022	Annual	
d) A determination of the present and prospective need for affordable housing in the community.	American Community Survey Demographic Data	6/22/2020	5 Years	
	2020 Consolidated Plan, Housing Market Analysis	2019		
e) An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those	RSHA 2019 Executive Summary.pdf | Powered by Box	6/22/2020	5 Years	
	2020 Consolidated Plan, Housing Market Analysis	12/1/2023	5 Years	
	EnvisionWashoe.pdf (washoecounty.gov)			
f) An analysis of the characteristics of the land that is suitable for residential development. The analysis must include, without limitation: 1. A determination of whether the existing infrastructure is sufficient to sustain the current needs and projected growth of the community; and 2. An inventory of available parcels that are suitable for residential development and any zoning, environmental and other land use planning restrictions that affect such parcels.	EnvisionWashoe.pdf (washoecounty.gov)			
			Annual	
g) An analysis of the needs and appropriate methods for the construction of affordable housing or the	American Community Survey Demographic Data	6/22/2020	5 Years	
	2020 Consolidated Plan, Strategic Plan	12/1/2023	5 Years	
h) A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.	EnvisionWashoe.pdf (washoecounty.gov)	12/1/2023	5 Years	
	EnvisionWashoe.pdf (washoecounty.gov)			

City of Reno – Development Services

AB 213 Reporting

Assembly Bill No. 213 requires governing bodies to report the below information on or before July 15 of each year. Attached is a spreadsheet with references to all of the documents used to satisfy this requirement. Below is a brief narrative of each item.

a) An inventory of housing conditions and needs, and plans and procedures to improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.
    a. The 2016 Housing Demand Forecast and Needs Assessment addresses current baseline conditions and future needs based on a housing demand model. For this particular requirement, chapter 3 addresses factors impacting demand and chapter 4 addresses housing needs.
    b. The 2020 Consolidated Plan contains a needs assessment found on page 29 of the plan which addresses housing condition issues as well as needs.
    c. Additionally, chapter 2 of our Reno Master Plan under Citywide Policies Guiding Principal 4 discusses exploring new housing development to meet the changing needs of the community and to diversify the City's housing portfolio. This was established to help serve as the plan for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.
b) An inventory of existing affordable housing in the community, including, without limitation, housing that is available to rent or own, housing that is subsidized either directly or indirectly by this State, an agency or political subdivision of this State, or the Federal Government or an agency of the Federal Government, and housing that is accessible to persons with disabilities.
    a. The 2020 consolidated plan generally addresses inventory in the needs assessment starting on page 29 of the plan. Additionally, on page 41 of the plan it addresses the number of households at each area median income and separates them into households with specific needs. There are a handful of supplemental tables that help address the inventory, growth, and the continuing need.
    b. 2016 Analysis of Impediments provides information on housing patterns, demographics, and disability access which addresses the latter part of this item. Those elements are provided throughout the 2016 Analysis of Impediments.
    c. The Truckee Meadows Regional Affordable Housing Tracker is a map function that tracks affordable housing projects as they come to market. This helps us visualize where affordable housing is and how many units can be expected in the near future.
c) An analysis of projected growth and the demographic characteristics of the community.
    a. The 2016 Housing Demand Forecast and Needs Assessment addresses major factors impacting demands starting on page 16 which includes age of residents and migration.
    b. The 2022-2024 Washoe County Consensus Forecast discusses growth and demographic information throughout the report. It also breaks down projected population growth between the three jurisdictions within Washoe County.

   c. Outside of the above referenced reports, the American Community Survey Demographic Data provides accurate up to date information for demographics for the Reno area.

d) A determination of the present and prospective need for affordable housing in the community
   a. Within the 2016 Housing Demand Forecast and Needs Assessment, it discusses both housing demands and needs. The housing gaps and needs analysis which dives into future demand, existing housing stock, and affordability gaps begins on page 39.
   b. The 2020 Consolidated Plan, Housing Market Analysis looks at the housing market and supply in Reno by analyzing various housing and economic indicators. Developing a picture of the current housing stock in the community begins by looking at trends in structure, age, price, and tenure. This analysis begins on page 76.

e) An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.
   a. As mentioned above, the 2020 Consolidated Plan, Housing Market Analysis is a good resource for the need for affordable housing, as well as identifying the impediments which begins on page 76 of the report.
   b. The 2016 Analysis of Impediments was a report focused solely on the impediments to housing in the Reno area.
   c. Chapter 2 of the Reno Master Plan: Citywide Policies, Guiding Principal 4 prioritizes diversity of housing types and infill development. This addresses the policies to mitigate the impediments to housing and it starts on page 39.

f) An analysis of the characteristics of the land that is suitable for residential development. The analysis must include, without limitation: 1) A determination of whether the existing infrastructure is sufficient to sustain the current needs and projected growth of the community; and 2) An inventory of available parcels that are suitable for residential development and any zoning, environmental and other land use planning restrictions that affect such parcels.
   a. The 2016 Housing Demand Forecast and Needs Assessment discusses future housing demand and existing housing stock on page 39 of the report.
   b. Within the Reno Master Plan, Chapter 4 discusses the land use plan which illustrates where and how Reno will grow in the future. Specific residential land uses and associated zoning districts for residential development are identified and characterized in the plan. It also outlines the concurrency management system which ensures that new growth occurs in a timely manner and is supported by necessary public facilities and infrastructure.

g) An analysis of the needs and appropriate methods for the construction of affordable housing or the conversation or rehabilitation of existing housing to affordable housing.

a. The Reno Master Plan in Chapter 5: Implementation Plan, Guiding Principal 4 provides some implementation strategies to help increase the amount of affordable housing. This starts on page 216.
b. Additionally, in the Master Plan Guiding Principal 4 in Chapter 2 promotes diverse housing options and ways to encourage infill development. This starts on page 38.
c. As mentioned previously, the 2016 Housing Demand Forecast and Needs Assessment provides information on the general need for affordable housing within the community.
d. Finally, the 2020 Consolidated Plan, Strategic Plan discusses how funds for affordable housing will be allocated. This starts on page 136.

h) A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.
   a. Again, the 2020 Consolidated Plan, Strategic Plan which starts on page 136 provides a breakdown for how funds for affordable housing will be allocated
   b. In the Reno Master Plan Chapter 2: Citywide Policies, Guiding Principal 4, infill and diverse housing types are discussed as a priority, and different policies are listed to help promote that idea.
   c. In Chapter 5 of the Master Plan: Implementation Plan, Guiding Principal 4, Implementation strategies are listed to help achieve the goal of affordable housing. This starts on page 216.

The following information is intended to satisfy the reporting requirement of AB 213 Sec. 1.6. The City of Reno is required to include a housing element in its master plan pursuant to NRS 278.150, which describes the requirements related to housing also found in affomentioned bill. For each required reporting section, a description of documents, products, and/or processes related each specific section are provided, along with any additional pertinent information.

Reporting Requirement	Document/Location of Related Information	Last Updated	Planning Horizon/Potential Update Timeframe	Additional Information (as needed)
a) An inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.	2016 Housing Demand Forecast and Needs Assessment	8/15/2016	20 Years	
	2020 Consolidated Plan, Needs Assessment – Pg 29	9/30/2021	5 Years	
	Chapter 2 City of Reno Master Plan: Citywide Policies, Guiding Principal 4	12/13/2017	5 Years	
b) An inventory of existing affordable housing in the community, including, without limitation, housing that is available to rent or own, housing that is subsidized either directly or indirectly by this State, an agency or political subdivision of this State, or the Federal Government or an agency of the Federal Government, and housing that is accessible to persons with disabilities.	2020 Consolidated Plan, Needs Assessment – Pg 29	9/30/2021	5 Years	
	2016 Analysis of Impediments	May-16	5 Years	
	TMRPA Affordable Housing Tracker	2023	Annual	
c) An analysis of projected growth and the demographic characteristics of the community.	2016 Housing Demand Forecast and Needs Assessment	8/15/2016	20 Years	
	2022-2024 Washoe County Consensus Forecast	2022	2 Years	
	American Community Survey Demographic Data		Annual	
d) A determination of the present and prospective need for affordable housing in the community.	2016 Housing Demand Forecast and Needs Assessment	8/15/2016	20 Years	
	2020 Consolidated Plan, Housing Market Analysis	9/30/2021	5 Years	
e) An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.	2020 Consolidated Plan, Housing Market Analysis	9/30/2021	5 Years	
	2016 Analysis of Impediments	May-16	5 Years	
	Chapter 2 Master Plan: Citywide Policies, Guiding Principal 4	12/13/2017	5 Years	
f) An analysis of the characteristics of the land that is suitable for residential development. The analysis must include, without limitation: 1. A determination of whether the existing infrastructure is sufficient to sustain the current needs and projected growth of the community; and 2. An inventory of available parcels that are suitable for residential development and any zoning, environmental and other land use planning restrictions that affect such parcels.	2016 Housing Demand Forecast and Needs Assessment	8/15/2016	20 Years	
	Reno Master Plan Chapter 4: Growth and Reinvestment Framework	12/13/2017	5 Years	
g) An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.	City Master Plan Chapter 5: Implementation Plan, Guiding Principle 4			
	City Master Plan Chapter 2: Citywide Policies, Guiding Principle 4			
	2016 Housing Demand Forecast and Needs Assessment			
	2020 Consolidated Plan, Strategic Plan	6/20/2020	5 Years	
h) A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.	2020 Consolidated Plan, Strategic Plan	9/30/2021	5 years	
	Chapter 2: Citywide Policies, Guiding Principle 4	12/13/2017	5 Years	
	Chapter 5: Implementation Plan, Guiding Principle 4	12/14/2017	5 Years	

The following information is intended to satisfy the reporting requirement of AB 213 Sec. 1.6. The City of Sparks is required to include a housing element in its master plan pursuant to NRS 278.150, which describes the requirements related to housing also found in afformentioned bill. For each required reporting section, a description of documents, products, and/or processes related each specific section are provided.

Reporting Requirement	Document/Location of Related Information	Last Updated	Planning Horizon/Potential Update Timeframe	Additional Information (as needed)
a) An inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.	2020 Consolidated Plan, Needs Assessment - pg 18	6/22/2020	5 Years	
	Chapter 4 City of Sparks Comprehensive Plan: Housing and Affordability Goals and Policies	3/8/2021	5 Years	
b) An inventory of existing affordable housing in the community, including, without limitation, housing that is available to rent or own, housing that is subsidized either directly or indirectly by this State, an agency or political subdivision of this State, or the Federal Government or an agency of the Federal Government, and housing that is accessible to persons with disabilities.	2020 Consolidated Plan, Needs Assessment - pg 37	6/22/2020	5 Years	
	TMRPA Affordable Housing Tracker	2023	Annual	
c) An analysis of projected growth and the demographic characteristics of the community.	2022-2042 Washoe County Consensus Forecast	2022	2 Years	
	American Community Survey Demographic Data	2022	Annual	
d) A determination of the present and prospective need for affordable housing in the community.	2020 Consolidated Plan, Housing Market Analysis - pg 49	6/22/2020	5 Years	
	Housing our Future: Regional Strategy for Housing Affordability	2019	Unknown	
e) An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.	2020 Consolidated Plan, Housing Market Analysis - pg 49	6/22/2020	5 Years	
	2016 Analysis of Impediments	May 2016	5 Years	
	Chapter 4 City of Sparks Comprehensive Plan: Housing and Affordability Goals and Policies	3/8/2021	5 Years	
f) An analysis of the characteristics of the land that is suitable for residential development. The analysis must include, without limitation: 1. A determination of whether the existing infrastructure is sufficient to sustain the current needs and projected growth of the community; and 2. An inventory of available parcels that are suitable for residential development and any zoning, environmental and other land use planning restrictions that affect such parcels.	Chapter 4 City of Sparks Comprehensive Plan: Community Facilities Goals and Policies	3/8/2021	5 Years	
	2019 Long-Term Fiscal Health Analysis	11/12/2019	20 Years	
	TMRPA Public Infrastructure Plan (PIP)	In process - scheduled for completion in summer of 2024	Annual	
g) An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.	2020 Consolidated Plan, Strategic Plan - pg 77	6/22/2020	5 Years	
h) A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a periord of at least 5 years.	Chapter 4 City of Sparks Comprehensive Plan: Housing and Affordability Goals and Policies	3/8/2021	5 Years	
	Housing our Future: Regional Strategy for Housing Affordability	2019	Unknown	

Southern Jurisdictions

Clark County City of

Las Vegas City of

Henderson

City of North Las Vegas City of

Mesquite

City of Boulder City



CLARK COUNTY

AB 213 Housing Report

Submission Date: July 15, 2024

Table of Contents

AB 213 Clark County Executive Summary 4

A. An inventory of housing conditions and needs 6

Data and Methodology 6

Housing Market Statistics 9

Jurisdiction Plans and Procedures 13

B. An inventory of existing affordable housing in the community 16

Affordable Housing Inventory 16

C. An analysis of projected growth and the demographic characteristics of the community 19

Current Population 19

2029 Market Projections 21

D. A determination of the present and prospective need for affordable housing in the community 24

Housing Gap Assessment Methodology 24

Affordable Housing Unit Shortage Estimate Methodology 24

Housing Gap and Shortage Analysis Results 26

Housing Cost Burden Assessment Results 29

Naturally Occurring Affordable Housing ("NOAH") 31

E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments 33

Impediments 33

Mitigation Policies 33

F. An analysis of the characteristics of the land that is suitable for residential development 35

Vacant Developable Land Inventory Data and Methodology 35

Additional Processing and Land Use Classifications 38

G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing 44

Needs 44

Methods for Construction , Conversion, and Rehabilitation 44

H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years 46

Goal 1.1: Provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities 47

Goal 1.2: Expand the number of long-term affordable housing units available in Clark County 47

List of Figures

Figure C-1: Unincorporated Clark County Population, 2003-2023 19
Figure D-1: Homeowner Households vs. Units Affordable by Income Group, 2023 27
Figure D-2: Renter-households vs. Units Affordable by Income Group, 2023 28
Figure D-3: Homeowner Housing Costs as a Percentage of Income, 2023 30
Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2023 31
Figure E-1: Exhibit A From Resolution of the County of Clark to Reduce Development Fees to Incentivize the Development of Affordable Housing 34
Figure F-1: Vacant Land Inventory for Unincorporated Clark County, 2024, Case 1 Least Restrictive 42
Figure F-2: Vacant Land Inventory for Unincorporated Clark County, 2024, Case 6 Most Restrictive 43

List of Tables

Table A-1: Housing Market Statistics, 2024 11
Table A-2: Unincorporated Clark County Units in Structure Occupied Units, 2023 12
Table A-3: Unincorporated Clark County Structure Built, 2023 13
Table B-1: Existing Affordable Housing Units in Unincorporated Clark County, 2024 16
Table C-1: Unincorporated Clark County Population and Growth Rate, 2003-2023 20
Table C-2: 5-year Unincorporated Clark County Housing Market Projections, 2024 — 2029 21
Table C-3: Unincorporated Clark County Population by Race and Ethnicity, 2010 — 2029 22
Table C-4: Unincorporated Clark County Population by Age, 2010 — 2029 23
Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2023 26
Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2023 27
Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2023 28
Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by % AMI, 2023 29
Table D-5: Housing Cost Burden for Homeowner Households, 2023 30
Table D-6: Housing Cost Burden for Renter-households, 2023 31
Table D-7: Naturally Occurring Affordable Housing Inventory, 2023 32
Table F-1: Vacant Land Inventory for Unincorporated Clark County, 2024 41

AB 213 Clark County Executive Summary

Clark County provides regional services to all incorporated and unincorporated areas of Southern Nevada, including a significant and historic investment in resources dedicated to increase affordable housing. In order to meet the requirements of AB 213 and since the County has coordinated with other jurisdictions and confirmed that they will produce most of the data required for this report for incorporated areas, unless noted, the data included herein is for unincorporated Clark County only. The results within this report exclude the incorporated cities of Boulder City, Henderson, Las Vegas, Mesquite, and North Las Vegas.

In 2023, unincorporated Clark County had a total population of 1,032,360 persons. Out of the total population, 577,560 people resided in 181,704 owner-occupied units (3.17 persons per household) with a vacancy rate of 1.5 percent. Likewise, 454,800 people resided in 174,263 renter-occupied units (2.61 persons per household) with a vacancy rate of 9.7 percent. In total, Clark County has a homeownership rate of 51 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2022) unincorporated Clark County's median household income was $67,934, and the median home price in 2024 is $445,418. Across all owner households and irrespective of mortgage-status, monthly housing costs average $1,742 per month, resulting in 31.7 percent of households being classified as cost burdened and 24 percent excessively cost burdened. It is important to note that the median income used within this report may differ from the US Department of Housing and Urban Development ("HUD") due to the focus on the specific political jurisdiction rather than the metropolitan statistical area ("MSA"), which HUD uses.

Housing gaps are most prevalent among homeowners in the bottom tiers of the household income distribution. For all households in median annual income groups below $74,999, there is a shortage of 70,324 owner-occupied affordable housing units. .

In terms of renters, the median contract rent in Clark County is $1,466 per month resulting in 54.2 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 45.2 percent of renters excessively cost burdened (defined as having housing costs of greater than 35 percent of gross income). For all households with median annual income of less than $34,999, there is a shortage of 49,861 renter-occupied affordable housing units. Naturally occurring affordable units (housing units that are affordable, but unsubsidized) range from 0 units for households at or below 30 percent area median income to 56,792 units for households at or below 80 percent area median income. 7,784 of the 174,263 renter-occupied units represent subsidized affordable units of which the median unit was built in 2007.

While unincorporated Clark County's population is expected to increase by 26,220 people by 2029, median household income is expected to increase from $67,934 to $77,273. Between 2024 and 2029, an additional 9,041 dwelling units are projected to be required to support Clark County's expected population growth. In addition to the existing need for affordable units, this level of population growth will require the construction of 4,615 for-sale units, 3,288 for-rent units and 1,138 subsidized units.

To determine the stock of available land able to be developed in Clark County, we have provided multiple scenarios based on less and more restrictive filtering criteria such as: private or public ownership, slopes, distance to freeway, distance to a major street, and distance to an already developed parcel. These scenarios help provide an overview of the total amount of land that could be developed (the least restrictive scenario) and the total amount of land that is most development ready (most restrictive scenario).

In the least restrictive land use scenario (which includes vacant parcels that are privately, federally, and municipally owned, have slopes <12 percent, are <10 miles from a freeway, and < five miles from a major street), there is an estimated 45,572 acres of vacant developable residential land in Clark County, but in the most restrictive, more development ready/feasible scenario (vacant parcels, privately owned, <12 percent average slope, <five miles from a freeway, <.75 miles from a major street, and <.25 miles from a developed parcel) there is an estimated 7,653 acres of vacant developable residential land.

A. An inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.

Data and Methodology

The statistical results, tables, and figures in this report are based on data obtained and analyzed from several distinct primary sources. These include:

- The American Community Survey
- The Clark County Assessor's Office
- The Clark County Community Housing Office
- The Clark County GIS Management Office ("GISMO")
- The Bureau of Land Management ("BLM)" Geospatial Business Platform Hub
- The Clark County Comprehensive Planning Department
- LANDFIRE, Earth Resources Observation and Science Center ("EROS"), U.S. Geological Survey

In many cases, variable outputs were obtained directly from the primary data source. In other cases, variable outputs were estimated and derived by statistically and geo-statistically processing raw data obtained from the primary data sources defined above. Descriptions of the processes and relevant data sources for each section are provided below and throughout the report:

Affordable Housing Unit: For renter-occupied households, a unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30 percent of a household's gross income.[1] For owner-occupied households, a unit of owner-occupied housing is considered "affordable" inventory if the implied monthly mortgage payment is less than 30 percent of a households' gross income. For each owner-occupied housing unit in the data, monthly mortgage payments are imputed assuming a down payment of 5 percent, a mortgage interest rate of 6.9 percent and the use of a 30-year fixed-rate, fully- amortizing loan. This is different to the Nevad Revised Statutes ("NRS") definition. The NRS defines affordable housing in tiers (NRS 278.0105 and the following sections). Tier One is defined as up to 60

[1] This report uses the 30% threshold to maintain consistency with the National Low Income Housing Coalition's Housing Gap Reports. As cited in the methodology section of these reports, "Using the standard definition of affordability, which assumes households should spend no more than 30% of their income on housing, we find that only 7.1 million units are affordable to extremely low-income renters Nationally" (Source: https://nlihc.org/sites/default/files/gap/2024/Gap-Report_2024.pdf, page 4). While some HUD programs may rely on a 35% cutoff, concerns have nonetheless been expressed that even 30% is perhaps too large of a threshold. Per the NLIHC, "The 30% standard is commonly used to estimate the scope of housing affordability problems and serves as the basis for some administrative policies, but some households may struggle even at this level of housing cost (Stone, 2006)" Albeit, Hamidi, Ewin and Renne (2016) note, "According to the HUD measure, total housing costs at or below 30% of gross annual income are affordable." The 30% rule has also been adopted historically by the Nevada Housing Division's housing needs assessments (https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need Inventory_2(b,c)/**).** Per the Nevada Housing Gap Reports, "A unit of rental housing is considered "affordable" inventory if the rent

and utilities are less than 30% of the renter income group's top threshold."

percent AMI, Tier Two is 80 percent to 100 percent AMI, and tier 3 is 100-120 percent AMI. Due to the nature of the ACS data this report focuses on income brackets as opposed to AMI ranges. However, where possible, estimated AMI thresholds are presented.

Affordable Housing Unit vs. Subsidized Housing Unit: In this study, we use the term "subsidized housing unit" to explicitly refer to a government subsidized affordable housing unit. However, the housing needs assessments presented herein require an explicit measure of affordability. As defined above, a unit of housing is considered affordable (regardless of said unit is a market-rate unit or subsidized unit) if rent (or the monthly mortgage payment) is less than 30 percent of a households gross income. Along these lines, while every subsidized housing unit is considered affordable, not every unit of housing deemed affordable on the basis of its cost is necessarily subsidized.

Homeownership Rate: The percentage of all households classified as owner-households. This variable is computed by dividing the number of owner-households by the total number of households in the jurisdiction.

Median Annual Income: The median household income in the past 12 months. This variable was obtained from the most recent release of the American Community Survey ("ACS", 2022) (variable B25118). This represents the total money income of all household members during the previous year. Median annual income used within this report may differ from HUD's thresholds due to the current report's focus on the specific political jurisdiction (unincorporated Clark County) rather than the Las Vegas-Henderson-Paradise MSA, which HUD uses. The median income of residents in unincorporated Clark County may differ than the AMI of the MSA which is inclusive of the incorporated cities.

Median Contract Rent: Also referred to as "rent asked" for vacant units, median contract rent is based on Housing Question 18a in the ACS. In order to capture the prevailing market rate, rent for a specific political jurisdiction, housing units that are renter occupied without payment of rent are excluded. This variable was obtained directly from the ACS (variable B25058_001E). To update the data to 2023 economic conditions, contract rent is expressed in 2023 dollars based on HUD's 50 percent percentile rent estimates for 2022 vs 2023[2].

Median Housing Value: The estimated market value of a single-family residential home. This variable is computed based on a statistical analysis of the Clark County Assessor's Data File "AOEXTRACT" which contains information about all real property parcels, such as parcel ownership and mailing address,

[2] https://www.huduser.gov/portal/datasets/50per.html#year2023

property location, land use and valuation. While median market prices reflect the typical prices of homes transacting (or selling) in any given time period, median housing value reflects the typical price homes would sell for, regardless of if they sell or not in any given time period. Viewed this way, median housing value is more in line with the appraised value of a home.

This variable is computed in several steps. Single-family residential housing units are identified in the data. We then focus on housing units that represent the primary residence of the homeowner. The data also includes information regarding the assessed value of each property which represents the taxable value of a property multiplied by a 35 percent assessment ratio. Assessed values are then divided by 35 percent to identify the taxable value of each home.

To ensure that the final estimates of the market value of a home reflect current market conditions, RCG has focused on homes that sold since 2023. We have used a linear regression model with the transaction price of each home as the dependent variable regressed against several explanatory variables. The set of parcel-level explanatory variables includes: construction year, a full series of indicators for each property's land use code, a full series of indicators representing the jurisdiction where each parcel is located, lot size, a full series of indicators representing each parcel's tax district, and lastly, estimates of the taxable value of each property defined above.

Our model results use the assessed values for properties from the Clark County Assessor (which are available for all parcels); and the sale price of these residential properties are estimated, based on the most recent sales data available. This was necessary because the assessed values of residential units that have not yet entered the for-sale market may not be reflective of current market sale trends. We obtained an estimate of the projected sale price of every home in Clark County by extrapolating our model results to the full set of units in the sample. Median housing values for the jurisdiction are computed as the median of predicted transaction prices for the jurisdiction.

Median Monthly Housing Costs: Median selected monthly owner costs for homeowner housing units with a mortgage. Cost estimates are based on the ACS variable "selected monthly owner costs" for owner- occupied units and represent the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (personal property taxes, site rent, registration fees, and license fees). This variable was obtained directly from the ACS (variable B25088_002E).

Median Year Built: The median year of built renter-occupied and owner-occupied units. These variables were obtained from the ACS Profile Table B25037.

Number of Subsidized Housing Units: Represents the number of subsidized housing units for a jurisdiction. This variable was obtained by adding up the number of units set-aside as affordable at each affordable housing development identified in the affordable housing inventory list obtained from the Community Housing Office. Parcel numbers are contrasted with the property-level information obtained from the Clark County Assessor's Data to construct the median year built amongst the set of subsidized affordable housing developments.

#Owner-Occupied Units: The number of residential units within the jurisdiction owned by the occupant. This variable was obtained from the ACS (variable DP04_0046E).

Percent of Cost Burdened Owners (>30%): Represents the percent of owner households contributing 30 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

Percent of Excessively Cost Burdened Owners (>35%): Represents the percent of owner households contributing 35 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

#Renter-Occupied Units: The number of residential units within the jurisdiction where the occupant is classified as a renter. This variable was obtained from the ACS (variable S2505_C05).

Vacancy: Identifies vacant housing units and reports the reason for the vacancy. To be counted as "vacant," a unit has to be in livable condition and intended for residential use. For newly constructed units, all exterior windows and doors must be installed, and usable floors must be in place. Dilapidated, condemned, and nonresidential buildings are excluded. The rental vacancy rate (expressed as a percentage of all renter-occupied housing units) was obtained from the ACS (variable DP04_0005E) while the housing vacancy rate (expressed as a percentage of all owner-occupied housing units) was obtained from the ACS (variable DP04_0004E).

Housing Market Statistics

Table A-1 below provides a comprehensive overview of unincorporated Clark County's housing market statistics. As previously noted, according to estimates from the NV Demographer, the population of

unincorporated Clark County was 1,032,360 as of 2023. The median annual income for the jurisdiction is $67,934 and the Homeownership Rate is 51.05 percent.

As of the most recent ACS survey, Clark County had 181,704 owner-occupied units with a 1.5 percent vacancy rate. The median year built is 1997 and the median home value is $445,418. This results in a $1,742 median monthly housing cost. In total, 31.7 percent of Clark County homeowners are Cost Burdened, and 24 percent are Excessively Cost Burdened. This resulted in a 70,324 owner-occupied Affordable Housing Unit Shortage combined across all income brackets.

Unincorporated Clark County also had 174,263 renter-occupied units as of the most recent ACS survey, with a 9.7 percent vacancy rate. The median year built is 1993 and the median contract rent is $1,466. The percentage of Cost Burdened renters is 54 percent, and the percentage of Excessively Cost Burdened Renters is 45.2 percent. In total, within unincorporated Clark County, there are 7,784 subsidized housing units with the median year of those being 2007. For renters, this led to a 49,861 Affordable Housing Unit Shortage for renters at or below 100 percent AMI as of the most recent data release.

Table A-1: Housing Market Statistics, 2024

Unincorporated Clark County Jurisdiction Characteristics	
Median Annual Income	$67,934
Homeownership Rate	51%
2023 Population	1,032,360
Homeowner Housing Profile	
#Units	181,704
Vacancy	1.5%
Median Year Built	1997
Median Monthly Housing Costs	$1,742
Median Housing Value	$445,418
Percent of Cost Burdened Owners (>30%)	31.7%
Percent of Excessively Cost Burdened Owners (>35%)	24%
Affordable Housing Unit Shortage	70,324
Renter Occupied Housing Profile	
#Units	174,263
Vacancy	9.7%
Median Year Built	1993
Median Contract Rent	$1,466
Percent of Cost Burdened Renters (>30%)	54.2%
Percent of Excessively Cost Burdened Renters (>35%)	45.2%
Number of Subsidized Housing Units	7,784
Median Year Built of the Subsidized Housing Stock	2007
Affordable Housing Unit Shortage	49,861

Source: ACS 2022 5-year, NV Demographer RCG. Percents made not add up exactly to 100% because of rounding.

Table A-2 provides an estimated breakdown of the number of units in structure for Clark County. In total, 64.9 percent of the housing stock available in Clark County is single-unit detached or attached, 32 percent is 2 units or greater, and 2.9 percent is mobile home[3] and 0.2 percent is boat, RV, or other.

[3] According to the ACS, mobile homes are defined as "Both occupied and vacant mobile homes to which no permanent rooms have been added are counted in this category. Towable recreational vehicles, such as travel trailers or fifth- wheel trailers, are considered mobile homes. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory." Additionally, Boat, RV, Van, etc. is defined as "This category is for any living quarters occupied as a housing unit that does not fit the previous categories." (https://www2.census.gov/programs-surveys/acs/tech_docs/ subject_definitions/2021_ACSSubjectDefinitions.pdf).

Table A-2: Unincorporated Clark County Units in Structure Occupied Units, 2023

Number of Units in Structure	Number of Occupied Units	Percent of Total
1-unit, detached	212,512	59.7%
1-unit, attached	18,510	5.2%
2 units	3,916	1.1%
3 or 4 units	24,562	6.9%
5 to 9 units	27,409	7.7%
10 to 19 units	19,578	5.5%
20 or more units	38,800	10.9%
Mobile home	10,323	2.9%
Boat, RV, van, etc.	712	0.2%
Total	355,967	100.0%

Source: ACS 2022 5-year percentage of total for all of Clark County, RCG estimates of number of units for unincorporated Clark County. Percents made not add up exactly to 100% because of rounding.

Table A-3 below provides an estimated breakdown of the percentage of occupied units in unincorporated Clark County, by the year the structure was built. An estimated 12.2 percent of the units were built in 2010 or later, 55.4 percent of the units were built between 1990 and 2009, and 32.4 percent of the units were built 1980 or earlier.

Table A-3: Unincorporated Clark County Structure Built, 2023

Year Built	Number of Unis	Percent of Total
Built 2020 or later	3,204	0.9%
Built 2010 to 2019	40,224	11.3%
Built 2000 to 2009	102,874	28.9%
Built 1990 to 1999	94,687	26.6%
Built 1980 to 1989	49,835	14.0%
Built 1970 to 1979	37,021	10.4%
Built 1960 to 1969	17,086	4.8%
Built 1950 to 1959	7,475	2.1%
Built 1940 to 1949	2,492	0.7%
Built 1939 or earlier	1,424	0.4%
Total	355,967	100.0%

Source: ACS2022 5-year percentage of total for all of Clark County, RCG estimates of number of units for unincorporated Clark County. Percents made not add up exactly to 100% because of rounding.

Jurisdiction Plans and Procedures

Below are Clark County's plans and procedures in relation to increasing overall housing units and reducing the cost of housing units.

Community Housing Fund

In 2022 the County created the Community Housing Fund (CHF), a funding source dedicated to supporting the development of affordable housing in Clark County. The CHF was initially funded at $160 million, and since then has been augmented with an additional $50 million. In 2022 the County also created the Community Housing Office ("CHO"), a new unit in the County dedicated to addressing the affordable housing crisis in Southern Nevada. The CHO has created new programs to address the need for affordable housing. The first program was the creation of a housing trust fund, using CHF funds, to provide gap financing to affordable housing developments. In 2022 just over $100 million in funds were awarded to 27 projects to build or rehab 2,411 units for households between 30 percent and 70 percent AMI. In 2023 another CHF funding round was opened and in early 2024 1,273 units of new construction were funded for a total of just over $66 million for households between 30 percent and 60 percent AMI. Going forward, the County expects to have annual CHF funding rounds to support affordable housing development and rehab.

In addition to these efforts, in 2024 the County also provided over $30 million to support permanent affordable housing development and services, including over 240 new units and 122 assisted living units. In 2024 the County also awarded $8,930,790 in HUD HOME funds to support the development of 569 new units for seniors, families and adults with brain injuries; each year the County provides HOME funds as gap financing for affordable housing development.

Along with the various outlays of gap funding detailed above, the CHO is also utilizing CHF funds to create Nevada's first subdivision-scale Community Land Trust. The Welcome Home Community Land Trust ("CLT") is utilizing one County-owned parcel, along with one BLM-owned parcel that the County has requested, to support the development of 240 single family homes that will be sold to homeowners at below 100 percent or 80 percent AMI. The CHF will subsidize the purchase of each home to make the sales price affordable at the target income levels. Acting as the CLT, the County will retain ownership of the land underneath the homes and the homeowners will own the home and improvements to each parcel and have a ground lease for the land. Upon resale each home is required to be sold at sales price affordable to the target AMI level, thereby providing opportunities for homeownership for those priced out of the housing market for generations to come.

The County has taken an inventory of County-owned parcels and has also undertaken the purchase of parcels to be used for affordable housing. In addition to one County-owned parcel in the City of Las Vegas being used for the CLT, another in North Las Vegas is being awarded to a developer for the construction of 76 units of affordable housing. Through a competitive process other County-owned parcels will be released for affordable housing. The County will also continue to use the BLM's SNPLMA process to secure federally-owned parcels for affordable housing.

The CHO is also in the process of conducting a survey of all existing multifamily rental properties in Southern Nevada with expiring affordability. Outreach to those properties nearing the end of their affordability period has begun, and, as staff time permits, these property owners will be made aware of their reporting requirement along with incentives that the County may offer for preservation.

Amendment to the Clark County Unified Development Code (Title 30)

The Clark County Development Code, Title 30, establishes zoning districts and regulations governing the subdivision, use, and/or development of land. A rewrite to Title 30 was commissioned in 2020 with the goal of creating a more user-friendly code and improving, and modernizing, standards for development within unincorporated Clark County. The rewrite to Title 30 was approved by the Clark County Commission in August 2023 and became effective January 1, 2024. Changing to a more user-friendly

allows developers to implement applicable rules and regulations more easily, thereby aiding in the reduction of development costs. The rewrite also included changes to affordable housing regulations. Prior to the rewrite, density bonuses were not available to affordable housing projects unless said project was located in a specific area of the County which allowed density bonuses for market rate and affordable developments. Today, density bonuses are available in all zoning districts where a residential unit is permitted and, in some zoning districts there are no limitations on the maximum density bonus one may request. Additionally, affordable housing projects are now eligible for an automatic parking reduction of 25 percent.

Development Fee Reductions and Expedited Permitting

Since 2000, land use (entitlements) applications required under Title 30 received fee waivers for affordable housing projects. In March 2021, the Clark County Commission directed various development departments and agencies to adopt fee reductions and provide expedited processing for affordable housing projects. By lowering these fees, the overall cost of development decreases, which can directly reduce the cost of housing units. These fee reductions apply to various permits and services, including building permits, fire permits, and sewer connection fees, thus reducing the cost to develop affordable housing projects.

As a result of this direction, the Clark County Building Department, Fire Department, and Public Works Department and Clark County Water Reclamation added in fee reductions for applications and permits for affordable housing projects. Projects targeting households earning 60 percent AMI and below can receive a 75-percent reduction in development fees, while those targeting 61 percent to 80 percent AMI are eligible for a 50-percent reduction. Additionally, all pre- and full-certified affordable housing projects are entitled to expedited plan reviews at no additional cost. These measures lower the financial barriers and streamline the approval process for developers; thereby' accelerating the construction of affordable housing units.

B. An inventory of existing affordable housing in the community, including, without limitation, housing that is available to rent or own, housing that is subsidized either directly or indirectly by this State, an agency or political subdivision of this State, or the Federal Government or an agency of the Federal Government, and housing that is accessible to persons with disabilities.

Affordable Housing Inventory

Table B-1 below provides a comprehensive list of existing affordable housing in unincorporated Clark County. In total there are 7,784 units across 66 developments with a median year built of 2007. The data presented may be incomplete and is being updated and monitored on a consistent basis. Multiple jurisdictions, including the State of Nevada, provide input to ensure the accuracy of this list.

Table B-1: Existing Affordable Housing Units in Unincorporated Clark County, 2024

Development Name	APN	# of Affordable Units	Year Built
The Radcliff	16210113019	20	1962
Casa Tiempo Apartments	16211201006	73	1981
Escondido Apartments	16226210005	62	1982
Sierra Pointe Apartments	16215510058	160	1988
Somerset Commons Apartments (2513)	16201511000	245	1994
Calcaterra Apartments	16215411002	42	1995
Ridge Falls Apartments (was Sedona Hills)	16201501017	256	1996
Eva Garcia Mendoza Apartments (formerly Cottonwood Apts)	14019710120	129	1997
Shadow Creek (BMS)	7012402024	24	1997
Sierra Pines Apartments	16212802001	90	1998
Apache Pines	16319813000	272	2000
Shadow Creek II	7013102004	24	2000
Parkway at Silverado Ranch Apartments (BMS)	17726301016	272	2000
Orchard Club Apartments (BMS)	16103103004	220	2001
Sunrise Palms Senior Apartments (BMS)	16103103004	122	2001
Tropical Pines Apartments (1123)	16226506006	60	2001
Silver Creek Apartments	16127402004	224	2002
Villanova Apartments (BMS) (Not in KC's report)	17717801013	346	2002
Wood Creek Apartments (BMS)	16207301004	232	2003
Silver Pines Apartments	16126401004	200	2003
Lindell Harbor	16313503016	19	2003
Ray Rawson Villa (672)	16313503015	24	2003
Sunset Canyon Apartments (BMS)	16331801022	187	2003

McFarland Senior Apartments	16226506012	47	2003
Pinewood Apartments	16215601002	755	2003
Harrison Pines I & II (1842)	16225102017	90	2004
Los Pecos Senior Apartments (BMS)	16131201003	192	2004
Dina Titus Estates	16127103001	19	2005
Rochelle Pines Senior Apartments	16224501006	115	2005
John Chambers Apartments	14019204016	25	2006
Harrison Pines III (St1467)	16225103006	20	2006
Arbor Pointe Apartments	17605801013	179	2008
Harmon Pines	16324201005	105	2008
Bledsoe Supportive Housing	14021103010	24	2008
Shelbourne Supportive Housing	17714201002	24	2008
Bob Hogan Supportive Housing	16226513003	21	2010
Vintage at Laughlin	26415401005	150	2010
Vista Creek Apartments	26415401006	300	2010
Park Apartments Supportive Housing	14021103008	22	2011
Acapella Senior Apartments (Winterwood I)	16104220002	144	2012
Mojave Cedar Supportive Housing (3090)	16201502005	10	2013
Tonopah Lamb Senior Apartments	14019704011	33	2013
Santa Barbara Palms I Senior Apartments	16119803003	70	2013
Santa Barbara Palms II Senior Apartments	16119803003	42	2013
Tempo Senior Apartments (Russell I)	16127801021	100	2014
Dr. Luther Mack, Jr. Senior Apartments (2382)	17716101027	48	2014
Dr. Paul Meacham Senior Apartments	17716101026	57	2014
Tempo II Senior Apartments (Russell II)	16127801022	75	2015
Acapella Duet Senior Apartments (Winterwood II)	16104401001	65	2015
Bonnie Lane Senior Apartments	14021601022	66	2015
Casa Oliva Apartments	16201502019	9	2015
Summerhill Apartments	14019401004	221	2015
Ensemble Senior Apartments (Agate Avenue I)	17720601012	181	2015
Tempo III Senior Apartments (Russell III)	16127801026	105	2016
Patriot Place Apartments - Veterans Supportive Housing I	16224503011	50	2017
Boulder Pines Family Apartments I & II	16117111004	264	2018
Flamingo Pines Senior Apartments	16317803011	66	2019

Fort Apache Senior Apartments	16330801009	195	2019
Oquendo Road Apartments	16332501012	201	2019
Allegiance Apartments	16213708001	50	2019
Carefree Living Overton	7013701016	20	2019
Flamingo Pines Senior Apartments (Phase 2)	16317803013	66	2020
Flamingo Pines Senior Apartments (Phase 3)	16317803014	43	2020
Stepping Stone Apartments	16201501022	10	2020
Blue Diamond Senior Apartments	17620201029	180	2020
Spencer Street Phase II	16223511004	22	2021
Total	**66 properties**	**7,784 units**	**2007 median**

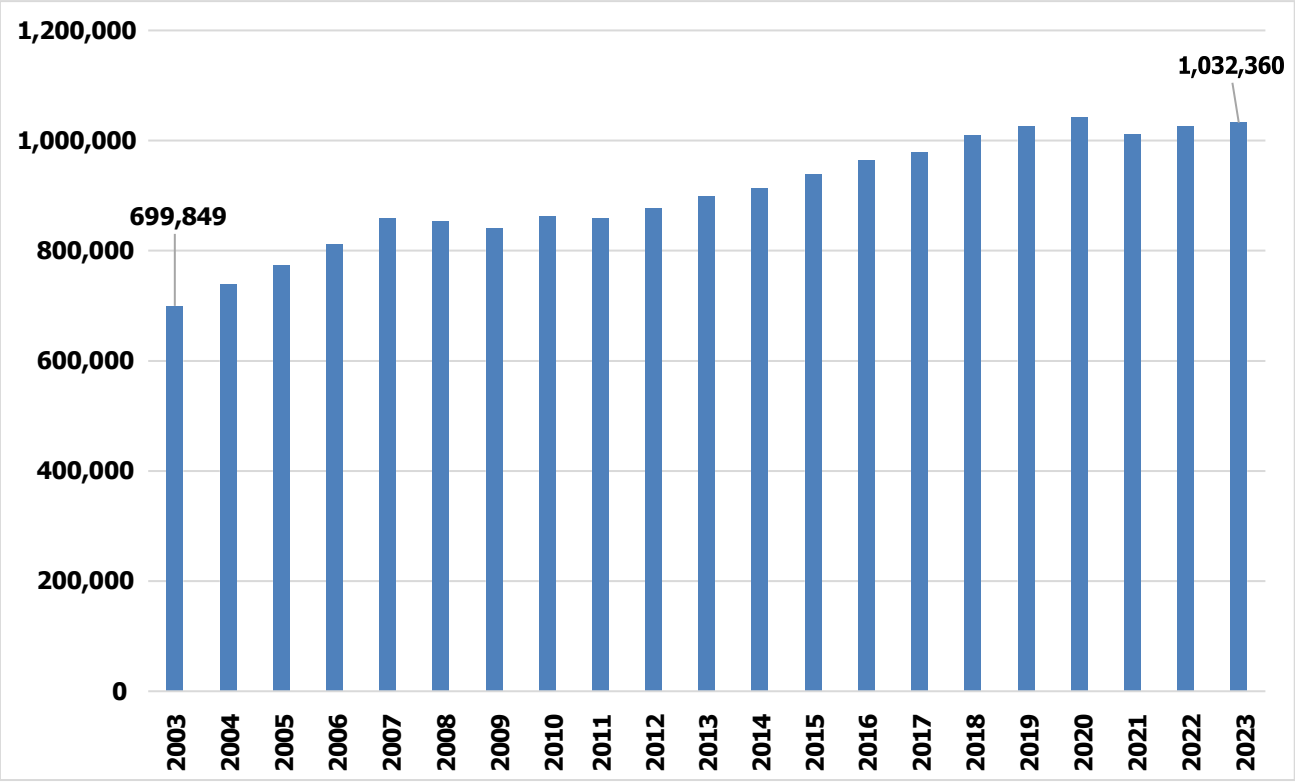
Source: Clark County Community Housing Office

C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

As noted above, current population estimates were obtained from the Nevada Demographer's most recent release. Unincorporated Clark County is defined as Clark County minus the other incorporated city jurisdictions within the county boundaries. Figure C-1 and Table C-1 provide a historical trend of the population of Clark County. In the 20 years from 2003-2023 Clark County grew by 332,511 individuals, or 48 percent. On average, this comes to a growth of 16,626 persons per year, or an average annual rate of 2.0 percent.

Figure C-1: Unincorporated Clark County Population, 2003-2023



Source: NV Demographer

Table C-1: Unincorporated Clark County Population and Growth Rate, 2003-2023

Year	Population	Population Growth	YoY Growth Rate
2003	699,849		
2004	739,872	40,023	5.7%
2005	773,563	33,691	4.6%
2006	812,026	38,463	5.0%
2007	858,715	46,689	5.7%
2008	853,551	(5,164)	-0.6%
2009	841,168	(12,383)	-1.5%
2010	861,744	20,576	2.4%
2011	858,363	(3,381)	-0.4%
2012	877,647	19,284	2.2%
2013	899,622	21,975	2.5%
2014	913,505	13,883	1.5%
2015	939,321	25,816	2.8%
2016	965,176	25,855	2.8%
2017	979,783	14,607	1.5%
2018	1,009,673	29,890	3.1%
2019	1,027,039	17,366	1.7%
2020	1,041,959	14,920	1.5%
2021	1,011,127	(30,832)	-3.0%
2022	1,026,612	15,485	1.5%
2023	1,032,360	5,748	0.6%
Annual Average	**—**	**+16,626**	**2.0%**

Source: NV Demographer, RCG

2029 Market Projections

Market forecasts for 2029 are based on population estimates obtained from Environmental Systems Research Institute ("ESRI"). ESRI provides estimates on population, demographics, and income for markets based on their internal models, as well as the most up to-date ACS data estimates by geography.
Unincorporated Clark County's 2029 population was estimated by taking ESRIs total population projection for the county for 2029 multiplied by the Nevada Demographer's historical share of Clark County (43.5 percent).

To convert projected population increases into estimates of the total number of new housing units likely to be demanded by 2029, we used the estimated population increase for Clark County and divide it by estimates of the average number of people occupying each housing unit within the county. This approach creates a relationship between population growth and the total number of housing units required to support the population.

In order to obtain conservative estimates of the number of renter-occupied, owner-occupied, and affordable subsidized housing units required to support Clark County's projected population growth, we computed the proportion of each type of housing unit, based on the county's current data and apply these proportions to estimates of the total number of new housing units required to support projected 2029 population increases. Lastly, we assume a housing density of 7.5 units per acre to translate projected increases in housing unit demand to projected increases in vacant land demand. For Clark County as a whole, the average number of units per acre is 7.14; to maintain consistency with the type of dwellings per acre limits commonly used in jurisdictional development codes, we adopted a figure of 7.5.

Table C-2: 5-year Unincorporated Clark County Housing Market Projections, 2024 — 2029

Population and Median Income	
2029 Population	1,058,580
Population Increase	26,220
2029 Median Household Income	$77,273
Projected Housing Needs & Land Requirements	
Housing Units Required	9,041
Owner-Occupied Units	4,615
Renter-Occupied Units	3,288
Subsidized Units	1,138
Vacant Acreage Required	1,205

Source: RCG, ESRI, NV Demographer

Table C-3 provides historical, current, and projected estimates of the population of Clark County by race and ethnicity. Of note, the percentage of the population that is categorized as White Alone has decreased from 56.4 percent in 2010 to 37 percent in 2023 and is expected to decrease further to 33.4 percent in 2029. Subsequently, the percentage of all other races, including Two or More, has increased over time and is expected to continue to increase. The percentage of those of Hispanic Origin Ethnicity has increased from 30.8 percent in 2010 to 32.9 percent in 2023.

Table C-3: Unincorporated Clark County Population by Race and Ethnicity, 2010 — 2029

Population by Race/Ethnicity	2010	2020	2023	2029
Total	**861,744**	**1,041,959**	**1,032,360**	**1,058,580**
White Alone	56.4%	39.1%	37.0%	33.4%
Black Alone	9.8%	12.6%	13.1%	13.8%
American Indian Alone	0.7%	1.0%	1.1%	1.1%
Asian Alone	12.2%	14.9%	15.8%	17.3%
Pacific Islander Alone	0.8%	1.1%	1.1%	1.2%
Some Other Race Alone	14.7%	16.3%	16.7%	17.2%
Two or More Races	5.3%	15.0%	15.2%	15.9%
Hispanic Origin	30.8%	32.4%	32.9%	33.3%

Source: ESRI. Percents made not add up exactly to 100% because of rounding.

Table C-4 provides historical, current, and projected estimates of the population of Unincorporated Clark County by age. Of note, the median age has increased from 35.5 in 2010 to 37.4 in 2023 and is expected to continue to rise slightly to 37.5 in 2029. The age ranges 65 – 74 and 75-85 have increased the most (2.6 percentage points and 2.4 percentage points respectively) while 45 – 54 and 15- 24 have decreased the most (-1.8 percentage points and -1.51 percentage points respectively).

Table C-4: Unincorporated Clark County Population by Age, 2010 — 2029

Population by Age	2010	2020	2023	2029
0 - 4	7.1%	5.7%	6.3%	6.5%
5 - 9	6.9%	6.3%	6.5%	6.5%
10 - 14	6.8%	6.8%	6.4%	6.5%
15 - 24	13.3%	12.6%	12.0%	11.8%
25 - 34	15.1%	14.4%	15.1%	15.0%
35 - 44	14.8%	13.8%	14.4%	14.7%
45 - 54	13.6%	13.1%	12.1%	11.8%
55 - 64	11.0%	12.1%	11.3%	10.4%
65 - 74	6.9%	9.5%	9.8%	9.5%
75 - 84	3.4%	4.5%	4.8%	5.8%
85 +	1.0%	1.3%	1.3%	1.6%
18 +	75.0%	77.3%	77.2%	77.1%
Median Age	**35.5**	**38**	**37.4**	**37.5**

Source: ESRI. Percents made not add up exactly to 100% because of rounding.

D. A determination of the present and prospective need for affordable housing in the community.

Housing Gap Assessment Methodology

The housing gap assessments for the jurisdiction are shown separately for owner-households and renter-households. These illustrate the number of households, by income bracket, and the number of units affordable to households in each income bracket. A shortage of affordable homes is defined when and if the number of households in any given income bracket exceeds the number of homes affordable to them. For example, within Figures D-1 and D-2 if the Number of Occupied Households is greater than the Number of Units Affordable, then there is a gap within that income bracket because those households are living in a unit that is considered affordable for a higher income bracket.

Number of Households, by Income Bracket: Estimates of the number of owner households and renter- households split by income bracket are obtained from the variable B25118 "Tenure by Household Income in the Past 12 Months." The associated set of income brackets include: <$19,999, $20,000 to $24,999, $25,000 to $34,999, $35,000 to $49,999, $50,000 to $74,999, $75,000 to $99,999, and $100,000 to $149,999. Where possible this information is presented using estimated percent AMI brackets as well. It is important to note that there is not a direct match between ACS income brackets and percent AMI brackets. To bypass this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates an annual income of $22,000, unit counts associated with the income bracket <$19,999 are fully counted while units associated with the income bracket [$20,000 to $24,999] are only partially counted. In this case, we would attribute (22,000 – 20,000)/(24,999-20,000) = 40 percent of the unit counts falling within the [$20,000 to $24,999].

Affordable Housing Unit Shortage Estimate Methodology

Number of Units Affordable for Renters: For renter-occupied housing, housing gaps are based on estimates of the number of renter-occupied units split by rental pricing brackets obtained from the variable ACS B25063 "Gross Rent." Gross rent represents the contract rent plus the estimated average monthly cost of utilities if the renter pays these costs. The ACS provides breakdowns of the number of renter households with gross rent in a full suite of rental pricing brackets.

Estimates of the number of units affordable to households in each income bracket are based on combining the counts of rental units affordable to households within each income bracket. A housing unit is considered to be affordable to a household at a given income bracket if the monthly rent associated with the housing unit does not exceed 30 percent of the household's gross monthly income.

For renters, the 30-percent threshold is based on the upper bound of the income bracket each household belongs to. As such, housing gaps are estimated conservatively. These calculations take into account that units affordable to households in any given income bracket include units that are affordable to households in each of the lower income brackets. This is important to highlight because not every household may choose to spend 30 percent of their gross monthly income on monthly rent. Because of this, those in higher income brackets have more choices than those in lower income brackets. For each income bracket, we estimated the set of affordable homes to be "available" as the sum of (a) the set of homes affordable to households within a given income bracket plus (b) the set of surplus homes affordable to households at lower income levels if surplus exists. The number of units affordable for renters reported reflects this adjustment.

Number of Units Affordable to Owners: For owner-occupied housing units, gaps are based on estimates of the market value of owner-occupied residential housing as described above and based on an analysis of the Clark County Assessor's Real Property Data. In contrast to the ACS, these data provide unit-level information. Given the data, a unit is deemed affordable to households within a given income bracket if the associated monthly mortgage payment required to purchase the unit does not exceed 30 percent of households' monthly income.[4] Similar to the analysis of renter-occupied units, the 30 percent threshold is applied to the upper bound of the income bracket each household belongs to. For the purposes of this analysis, the implicit monthly mortgage payment for each home in the Assessor's Data assumes that households finance housing with a five percent down payment and a 6.9 percent contract interest rate using a fully amortizing 30-year fixed-rate mortgage.

Similar to the case for renters, the number of units affordable for owners reported reflects the availability adjustment described above. Those in higher income brackets are able to choose to attract supply from the units affordable to lower income brackets if they choose. Units that are affordable for lower tiers are, by definition, affordable for higher income tiers. In this respect, lower income tiers are choice constrained and those in higher tiers are less choice constrained. While households in higher income brackets can afford more expensive units, nothing forces them to live in more expensive units.

As noted, a home is deemed affordable to a household at a given income bracket if the monthly housing costs associated with the home do not exceed 30 percent of the household's gross monthly income. A shortage of affordable housing units is present when and if the number of households exceeds the number of homes affordable and available. The overall affordable housing unit shortage for renter-occupied and owner-households in the jurisdiction is computed by aggregating shortages across all income-brackets.

[4] As stated previously, 30% is used as the affordability threshold in order to stay consistent with the National Low Income Housing Coalition's Housing Gap Report as well as the Nevada Housing Division's housing needs assessment.

This analysis is focused on how many households are within income ranges and how many existing total housing units are potentially affordable to those ranges. The results presented are based on the total stock of housing within the jurisdiction. It is does not consider how many houses are currently available and listed for sale or what the total number of prospective homebuyers is. Shortages are defined when the estimated number households exceeds the number of total existing units affordable to households in the respective income bracket. The housing shortage results are limited to housing that is affordable rather than housing that is affordable and available.[5]

Housing Gap and Shortage Analysis Results

Table D-1 and Figure D-1 provide the results of the Housing Gap Analysis for owner-occupied housing units. Housing shortages exist in the <$19,999, $20,000 to $24,999, $25,000 to $34,999, $35,000 to $49,999, and $50,000 to $74,999 income ranges. In total across these income ranges, there is a 70,324- unit shortage of affordable owner-occupied housing units in unincorporated Clark County. Table D-2 presents the same data grouped using the percent AMI for the jurisdiction.

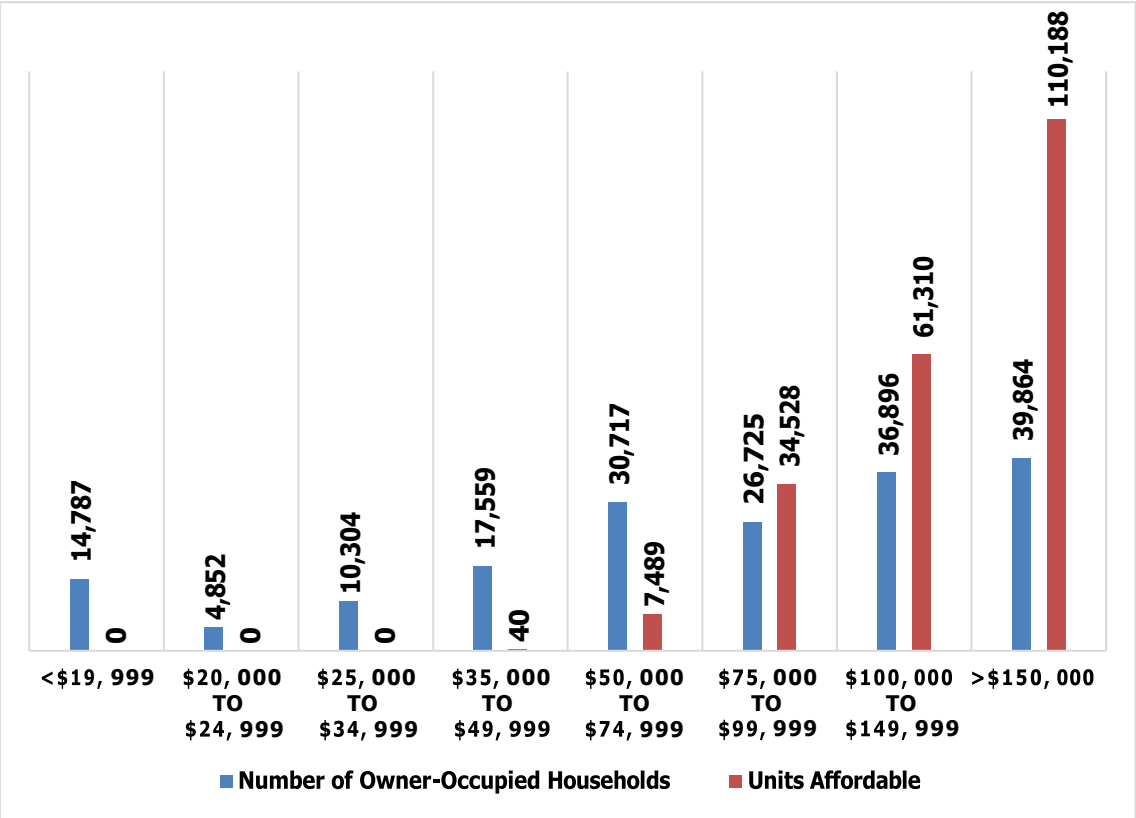
Table D-1: Homeowner Housing Counts and Affordable Unit Shortage by Income Group, 2023

Income	Number of Owner households	Units Affordable	Shortage
<$19,999	14,787	0	14,787
$20,000 to $24,999	4,852	0	4,852
$25,000 to $34,999	10,304	0	10,304
$35,000 to $49,999	17,559	406	17,153
$50,000 to $74,999	30,717	7,489	23,228
$75,000 to $99,999	26,725	34,528	—
$100,000 to $149,999	36,896	61,310	—
>$150,000	39,864	110,188	—
Affordable Housing Unit Shortage			**70,324**

Source: ACS 2022 5 year, RCG, Clark County Assessor

[5] Due to data limitations, specifically within the Integrated Public Use Microdata Series ("IPUMS"), we are unable to estimate the number of households both affordable and available. This level of data is only estimated at the MSA level not at the jurisdictional level.

Figure D-1: Homeowner Households vs. Units Affordable by Income Group, 2023



Source: ACS 2022 5 year, RCG, Clark County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2023

Income	Number of Owner households	Units Affordable	Shortage
30% AMI ($20,380/yr)	14,879	0	14,879
50% AMI ($33,967/yr)	15,064	0	15,064
60% AMI ($40,760/yr)	6,743	156	6,587
80% AMI ($54,347/yr)	16,157	1,552	14,605
100% AMI ($67,934/yr)	22,036	5,373	16,663
120% AMI ($81,520.75)	3,340	814	2,525
120+ AMI	103,485	133,428	—
Affordable Housing Unit Shortage			**70,324**

Source: ACS 2022 5 year, RCG, Clark County Assessor

Table D-3 and Figure D-2 provide the results of the Housing Gap Analysis for Renter-Occupied Housing Units. Housing shortages exist in the <$19,999, $20,000 to $24,999, $25,000 to $34,999 income ranges. In total across these income ranges, there is a 49,861-unit shortage of affordable renter-occupied housing

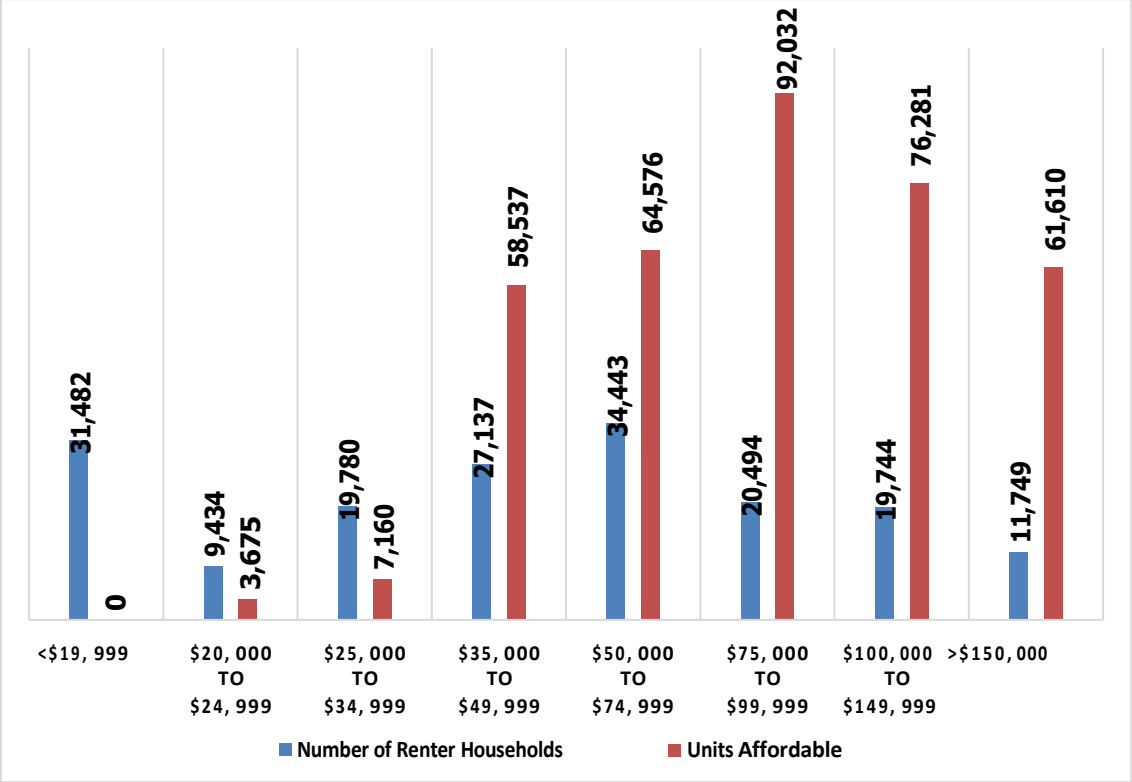
units in Clark County. Table D-4 presents the same data grouped using the percent AMI for the jurisdiction.

Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2023

Income	Number of Renter Households	Units Affordable	Shortage
<$19,999	31,482	0	31,482
$20,000 to $24,999	9,434	3,675	5,759
$25,000 to $34,999	19,780	7,160	12,620
$35,000 to $49,999	27,137	58,537	—
$50,000 to $74,999	34,443	64,576	—
$75,000 to $99,999	20,494	92,032	—
$100,000 to $149,999	19,744	76,281	—
>$150,000	11,749	61,610	—
Affordable Housing Unit Shortage			**49,861**

Source: ACS 2022 5 year, RCG, Clark County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2023



Source: ACS 2022 5 year, RCG, Clark County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2023

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI ($20,380/yr)	31,661	70	31,591
50% AMI ($33,967/yr)	29,035	10,765	18,270
60% AMI ($40,760/yr)	10,421	22,480	—
80% AMI ($54,347/yr)	22,705	47,286	—
100% AMI ($67,934/yr)	24,709	46,326	—
120% AMI ($81,520.75)	3,745	7,021	—
120+ AMI	51,987	101,848	—
Affordable Housing Unit Shortage			**49,861**

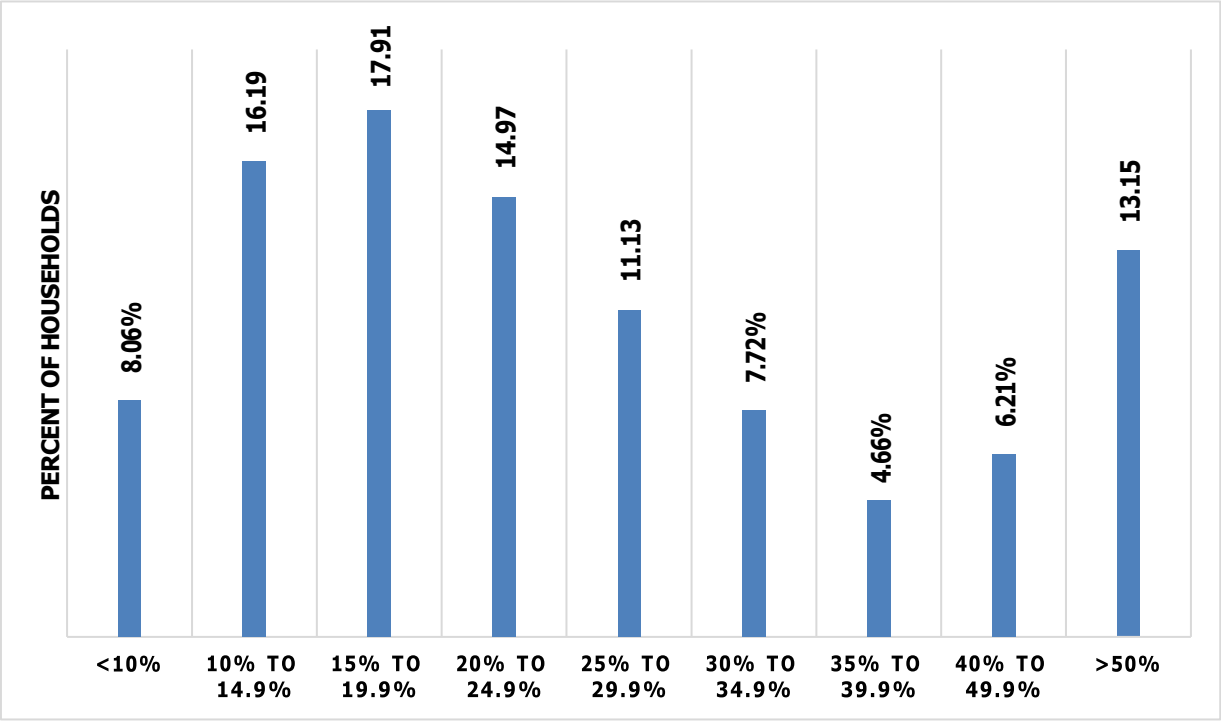
Source: ACS 2022 5 year, RCG, Clark County Assessor

Housing Cost Burden Assessment Results

The housing cost burden assessments are shown separately for owner-households and renter-households. Each figure illustrates the percentage of households broken down by the percentage of their gross household income being utilized to cover housing costs. For renter-households, cost burden assessments are based on the variable B25070 "Gross Rent as a Percentage of Household Income in the Past 12 Months." For owner-households, cost burden assessments are based on the variable B25091 "Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months."

Figure D-3 and Table D-5 provide a breakdown of the percentage of Owner-households by Housing Costs as a percent of that household's income. 8.06 percent of Households have a <10 percent Housing Cost Burden. In total 31.73 percent are considered Cost Burdened (>30 percent) and 24.02 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 13 percent of Owner-households spend
> 50 percent of their income on housing costs.

Figure D-3: Homeowner Housing Costs as a Percentage of Income, 2023



Source: ACS 2022 5 year, RCG

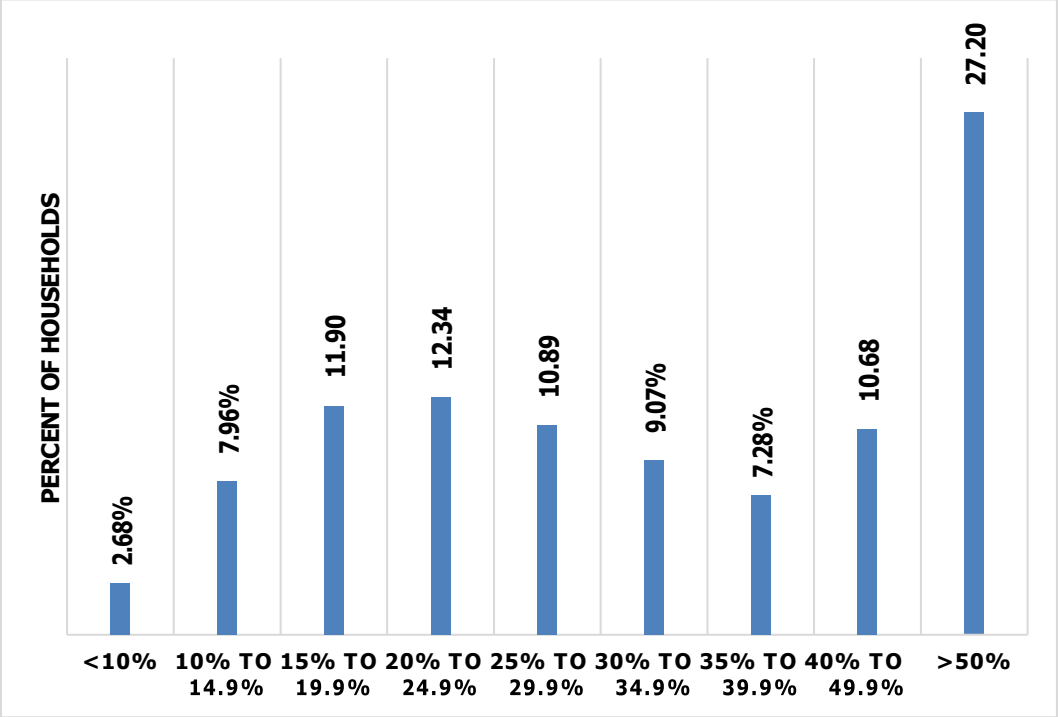
Table D-5: Housing Cost Burden for Homeowner Households, 2023

Housing Cost / Household Income	Percent of Owner households
<10%	8.2%
10% to 14.9%	16.2%
15% to 19.9%	17.9%
20% to 24.9%	14.9%
25% to 29.9%	11.%
30% to 34.9%	7.7%
35% to 39.9%	4.7%
40% to 49.9%	6.2%
>50%	13.2%

Source: ACS 2022 5 year, RCG

Figure D-4 and Table D-6 provide a breakdown of the percentage of Renter-households by Housing Costs as a percent of that household's income. 2.68 percent of Renter-households have a <10 percent Housing Cost Burden. In total 54.24 percent are considered Cost Burdened (>30 percent) and 45.17 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 27 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2023



Source: ACS 2022 5 year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2023

Housing Cost / Household Income	Percent of Renter households
<10%	2.7%
10% to 14.9%	7.9%
15% to 19.9%	11.9%
20% to 24.9%	12.3%
25% to 29.9%	10.9%
30% to 34.9%	9.1%
35% to 39.9%	7.3%
40% to 49.9%	10.7%
>50%	27.2%

Source: ACS 2022 5 year, RCG. Percents made not add up exactly to 100% because of rounding.

Naturally Occurring Affordable Housing ("NOAH")

Not all affordable housing available to lower income groups is subsidized. Residential properties that are affordable to households in an income group but are not subsidized by any direct program are defined as naturally occurring affordable housing ("NOAH").

To determine the stock of NOAH within unincorporated Clark County, we employed the above methodology (found on page 21) used to estimate affordable housing unit shortages with the exception that housing, and household counts are based on income thresholds expressed as a percentage of area median income ("AMI") for the jurisdiction. It is important to note that these AMI thresholds may differ from the US Department of Housing and Urban Development ("HUD") due to the focus on the specific political jurisdiction rather than the MSA, which HUD uses.

Estimates of the number of renter-occupied and owner-households (as well as the number of units affordable to them) are shown below at 30 percent, 50 percent, 60 percent and 80 percent of AMI.

The stock of units for the jurisdiction in these estimates includes market-rate units as well as subsidized affordable housing units. For each income level, the number of NOAH units is determined by subtracting the number of subsidized units located within the jurisdiction from the total number of units deemed affordable to households at each income level.

One caveat is the thresholds associated with 30 percent, 50 percent, 60 percent and 80 percent of AMI do not coincide with the lower- or upper-income brackets available from the ACS. To circumvent this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates an annual income of $22,000, unit counts associated with the income bracket <$19,999 are fully counted while units associated with the income bracket [$20,000 to $24,999] are only partially counted. In this case, we would attribute (22,000 – 20,000)/(24,999-20,000) = 40 percent of the unit counts falling within the [$20,000 to $24,999].

The results of this analysis are found in Table D-7 below. In the 50 percent of AMI range, 22.9 percent of the housing units that are affordable to that income group are NOAH, non-subsidized, units. Similarly, for the 60 percent of AMI income range, 76.6 percent of the affordable units are NOAH and 90.3 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory, 2023

Jurisdiction AMI*	#Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI ($20,380/ yr)	70	0	0.0%
50% AMI ($33,967/ yr)	10,096	2,312	22.9%
60% AMI ($40,760/ yr)	33,315	25,531	76.6%
80% AMI ($54,347/ yr)	80,601	72,817	90.3%

*Source: ACS 2022 5 year, RCG. *NOTE: The AMI income ranges presented herein differ from the HUD AMI limits because these AMI calculations are based on the individual jurisdiction's median income rather than being set at the MSA. Percents made not add up exactly to 100% because of rounding.*

E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.

Clark County has proactively identified impediments to the development of affordable housing and has developed policies to mitigate these impediments.

Impediments

1. Affordable Housing Economics:
    - The rents for affordable housing projects do not generate sufficient income to pay the cost of construction debt to cashflow the projects. Development fees significantly increase the overall cost of affordable housing projects, making it potentially challenging for developers to undertake these projects. The payment of various fees related to zoning, building permits, and utility connections adds material financial burden. Finally, single family market rate developers are seldom interested in affordable housing development, even when reasonable profit margins are ensured.

2. Land Use Entitlement and Permitting Costs and Processing Timeframes:
    - Affordable housing projects often face potentially lengthy land use entitlement and permitting processes, which can delay project timelines and increase costs.

Mitigation Policies

1. Affordable Housing Economics:
    - In 2022 the County created the Community Housing Fund (CHF), a funding source dedicated to supporting the development of affordable housing in Clark County. The fund was initially funded at $160 million, and since then has been augmented with an additional $50 million. In 2022 the County also created the Community Housing Office (CHO), a new unit in the County dedicated to addressing the affordable housing crisis in Southern Nevada. The CHO has created new programs to address the need for affordable housing. The first program was the creation of a housing trust fund, using CHF funds, to provide gap financing to affordable housing developments. In 2022, just over $100 million in funds were awarded to 27 projects to build or rehab 2,411 units for households between 30 percent and 70 percent AMI. In 2023 another CHF funding round was opened and in early 2024 1,273 units of new construction were funded for a total of just over $66 million for households between 30 percent and 60 percent AMI. Going forward, the County expects to have annual CHF funding rounds to support affordable housing development and rehab. The second program is a Community Land Trust, which will create homeownership opportunities for households at or below 100% AMI.

2. Development Fee Reductions and Waivers:

- The Clark County Commission has implemented policies to reduce development fees and expedite processing for affordable housing projects. Specifically, projects targeting 60 percent of AMI and below can receive a 75 percent reduction in development fees, while those targeting 61-80 percent of AMI can receive a 50-percent reduction. These fee reductions and expedited process are aimed at lowering the overall cost of affordable housing projects and incentivizing private sector development.

Figure E-1: Exhibit A From Resolution of the County of Clark to Reduce Development Fees to Incentivize the Development of Affordable Housing

EXHIBIT "A"

Clark County Code Chapter/Section	61%-80% of AMI Very Low Income-Low Income	60% AMI and Below Very Low Income-Extremely Low Income
Section 13.04.070 (106.6)	50% Reduction in Adopted Fees	75% Reduction in Adopted Fees
Section 22.02.075		
Section 22.02.280		
Section 22.02.285		
Section 22.02.340		
Section 22.02.345		
Section 22.02.390		
Section 22.02.395		
Section 22.02.400		
Section 22.02.405		
Section 22.02.410		
Section 22.02.415		
Section 22.02.433		
Table 30.80-3		
Table 30.80-5		

Clark County Water Reclamation Wastewater Connection Fee			
Effective Date	**Rate per ERU**	**61%-80% of AMI Very Low Income-Low Income**	**60% AMI and Below Very Low Income-Extremely Low Income**
January 1, 2021	$2,422 per ERU	50% Reduction in Adopted Fees	75% Reduction in Adopted Fees
July 1, 2021	$2,876 per ERU		
Note: These fees shall be adjusted from time-to-time by updates to the Clark County Water Reclamation District Services Rules adopted by the Board.			

Source: Clark County Resolution No. 3-16-21-4

F. An analysis of the characteristics of the land that is suitable for residential development.

Vacant Developable Land Inventory Data and Methodology

Each year, the Clark County's Assessor's Office releases an official version of parcel geography along with parcel attributes including state land use codes. A corresponding geo-spatial copy of this data, called the GILIS database, is maintained by the Clark County Comprehensive Planning Department, which contains verified assessor parcel information as well as additional information used for planning purposes.

The GILIS parcel geographic database links to parcel-level data provided maintained by the Clark County's Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2023 GILIS database available, but as described in more depth below, the data is updated to reflect construction activity as of May 2024. Several adjustments and filters are required to provide accurate and representative estimates of vacant developable land. Each step and filter used are described below:

Parcel Slope: A parcel's average slope, expressed as a percentage. This variable is calculated by analyzing spatial raster data from the U.S. Geological Survey's LANDFIRE Earth Resources Observation and Science Center ("EROS"), which provides the average land slope for all equidistant gridded rectangular cells in Nevada, expressed as a percentage. Each parcel is loaded into ArcGIS, and we then identify all of the gridded cells that intersect it. We then compute the average value of each overlapping cell to determine the average slope of each parcel. Slopes greater than 12 percent were eliminated from the analysis due to their impracticality for residential property development.

Nearest Distance to Major Street: The nearest distance between a parcels lot boundary and a major street in feet. In order to calculate this variable, we first used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the nearest street. We obtained spatial data describing the centerlines of each major street in Clark County from the Clark County Comprehensive Planning Department. High volumes of motor vehicle traffic, major intersection signalization, and a multimodal street environment are characteristics of major streets. In general, major streets have two official motor vehicle traffic lanes at minimum[6]. Major streets in Southern Nevada's urban core typically form a rectangular grid of roads spaced one mile apart, though there are obviously exceptions. Consequently, developed parcels usually are not located on land farther than ½ mile from a main thoroughfare.

[6] We use the major street GIS shapefile provided by Comprehensive Planning (and also accessible online) https://clarkcountygis-ccgismo.hub.arcgis.com/datasets/ccgismo::transportation/explore?layer=0&location=36.156142%2C-115.160991%2C10.59. Major streets generally appear to have two official lanes in each direction but at times (and less commonly) also have two official lanes with one lane in each direction, such as Kyle Canyon Road.

Nearest Distance to Freeway: The nearest distance between a parcels lot boundary and a freeway in feet. In order to calculate this variable, we used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the closest freeway. We obtained spatial data describing the centerlines of each freeway in Clark County from the Clark County Comprehensive Planning Department.

Disposal Boundary: Each parcel was flagged as belonging or not belonging to the BLM Disposal Boundary ("DB") obtained from the Clark County Comprehensive Planning Department. Federally-owned lands beyond the disposal boundary are excluded from the analysis as these lands are not subject to sale through the SNPLMA and are unlikely to be released for development by the federal government without legislative changes.

Zoning: Spatial zoning maps were obtained through Clark County's GIS Data Repository. Each parcel was zoned by contrasting the centroid of each parcel with where each centroid resides relative to the jurisdiction's zoning map. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction's zoning code. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction's zoning code for the purposes of evaluating the stock of land potentially developable to accommodate housing.

Municipal Owned Property: Part of the overarching goal of the vacant land inventory is to illustrate the breakdown of developable land by zoning class (residential vs. commercial) and by ownership (private vs. public). We also categorize publicly owned land by identifying land owned by the State or by local jurisdictions / municipalities. To do this, we linked the Clark County Assessor's secured tax roll data file with the GILIS parcel database using each parcels APN which contains detailed information regarding the owner of each parcel. Parcels were flagged as municipally owned parcels if the owners name met any of the criteria listed below:

- CITY OF BOULDER CITY
- CITY OF HENDERSON
- CITY OF LAS VEGAS
- CITY OF NORTH LAS VEGAS
- CITY OF LAS VEGAS GOVERMENT MUN
- CITY OF BOULDER CITY ETAL
- CITY OF HENDERSON FIRE STATION
- CITY OF HENDERSON FLOOD CONTROL
- CITY OF LAS VEGAS FIRE DEPT
- CITY OF LAS VEGAS GOVERMENT MUN
- COUNTY OF CLARK

- COUNTY OF CLARK (PUBLIC WORKS)
- COUNTY OF CLARK (FLOOD CONTR)
- CLARK COUNTY DESERT CONSERVATION PROGRAM
- CLARK COUNTY
- COUNTY OF CLARK (PK & COMM SERV)
- COUNTY OF CLARK(LIBRARY)
- COUNTY OF CLARK(ADMINISTRATIVE)
- LAS VEGAS CLARK-COUNTY LIBRARY DISTRICT
- CLARK COUNTY SCHOOL DISTRICT
- COUNTY OF CLARK (FLOOD CONTROL)
- CLARK COUNTY WATER RECLAMATION
- COUNTY OF CLARK (PK COMM SERV)
- COUNTY OF CLARK (PK_COMM SERV)
- COUNTY OF CLARK (AVIATION)
- COUNTY OF CLARK(PARKS)
- COUNTY OF CLARK(RTC)
- COUNTY OF CLARK (ADMIN SERVICES)
- COUNTY OF CLARK (FIRE DEPT)
- SCHOOL BOARD OF TRUSTEES
- SOUTHERN NEVADA WATER AUTHORITY
- STATE OF NEVADA
- STATE OF NEVADA DIV OF LANDS
- STATE OF NEVADA TRANSPORTATION
- UNIVERSITY BOARD OF REGENTS
- LAS VEGAS VALLEY WATER DISTRICT
- CITY OF NORTH LAS VEGAS (PUBLIC WORKS)
- CITY OF NORTH LAS VEGAS DEPT OF PUBLIC WORKS
- CITY OF NORTH LAS VEGAS REDEV

Federally Owned Property: Federal land ownership status was determined using spatial data describing federally owned land provided by the Bureau of Land Management's Geospatial Business Platform. Parcels identified as belonging to area under the ownership of the Bureau of Indian Affairs, Bureau of Reclamation, Department of Defense, Department of Energy, Fish and Wildlife Service, Forest Service, or National Park Service were dropped from consideration while parcels under the purview of the Bureau of Land Management (within the DB) were retained.

Parcel Acreage: Represents the size of a parcel's lot in acres. This variable was obtained directly from the GILIS parcel database.

Proximity to Developed Site: Represents the nearest distance in feet each parcel is to the nearest developed parcel. This variable was computed by segmenting GILIS parcels into the set of developed and undeveloped parcels and computing the distance from a vacant parcels lot boundary to the boundary of the nearest developed parcel. This serves as a proxy for the infrastructure requirements needed to develop the parcel. This offers a conservative assumption that sufficient infrastructure is likely in place at the nearest developed parcel and can be used for the development of the vacant parcels.

Vacant Land Status: A parcel is classified as vacant if (a) the construction year associated with each parcel is zero or missing and (b) the parcel maintains a vacant state land use code.

Additional Processing and Land Use Classifications

Additional steps were warranted to credibly identify the set of developable vacant parcels. In addition to the filters described above, parcels that were identified as belonging to Coyote Springs were removed from consideration given uncertainty over the establishment of water rights. Additionally, 6,000 acres of lands identified as belonging to the "Ivanpah Supplemental Airport Site" were expressly set aside for construction and management of a supplemental airport and were excluded. Lastly parcels located more than 10 miles from a freeway or more than five miles from a major street were excluded.

The analysis of available vacant lands is presented below across six scenarios. These scenarios are based on different sets of filters based on the above criteria. This is important to provide because it highlights what exists within the region (least restrictive filters) and what exists that has the highest chance of being developed the soonest (most restrictive filters).

The least restrictive scenario is Scenario-1. Here, any vacant parcel (regardless of ownership) is included in the analysis so long as the parcel is less than 10 miles from a freeway and 5 miles from a major street. Scenario-1 parcels include municipal owned land as well as federal land within the DB. In Scenario-2, we restricted parcels by eliminating parcels more than 5 miles from a freeway or 2.5 miles from a major street. Scenario-3 is similar to Scenario-2, but it focuses on parcels with more shallow slopes less than seven percent. In this scenario, proximity to a major street is also restricted to parcels within .75 miles. Scenario- 4 replicates the findings in Scenario-3 but excludes federally owned lands within the DB. Scenario-5 replicates Scenario-4 but excludes municipally owned lands. Lastly, Scenario-6 adds the restriction that vacant parcels must be located within .25 miles of developed infrastructure. Scenario-6 provides the most likely development ready inventory of parcels given current zoning, ownership, and proximity to

development. In each scenario the relevant changes from the previous set of filters are **underlined and in bold.**

Scenario-1 (Least restrictive set of filters)

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway <10 miles
- Distance to Major Street < 5 miles

Scenario-2

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway **<5 miles**
- Distance to Major Street **< 2.5 miles**

Scenario-3

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal Owned Land
- Average Parcel Slope **<7 percent**
- Distance to Freeway <5 miles
- Distance to Major Street **< 0.75 miles**

Scenario-4

- Land Status: Vacant
- Ownership: **Private or Municipal Owned Land**
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-5

- Land Status: Vacant
- Ownership: **Private**
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-6 (Most restrictive set of filters)

- Land Status: Vacant
- Ownership: Private

- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles
- Distance to Nearest Developed Parcel < 0.25 mile

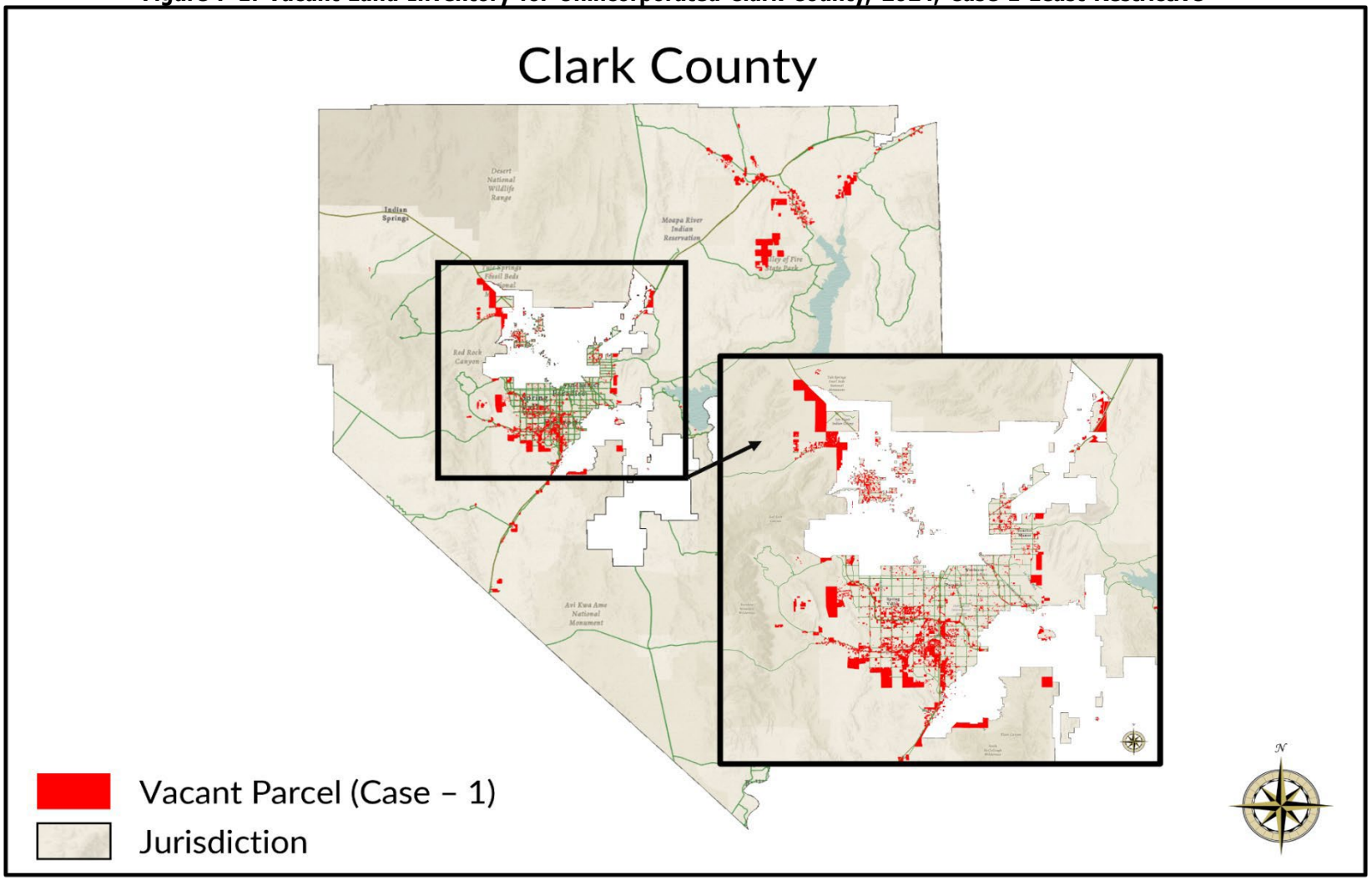
Table F-1 below provides the Vacant Land Inventory for Unincorporated Clark County. Under the most restrictive set of filters, Scenario-6, there are 1,990 vacant Commercial parcels comprising 5,319 acres. Additionally, there are 6,786 vacant residential parcels comprising 7,653. These vacant parcels and acreage are privately owned, have an average slope of <7 percent, are <5 miles from a freeway, <0.75 miles from a major street, and are <0.25 miles from the nearest developed parcel.

Table F-1: Vacant Land Inventory for Unincorporated Clark County, 2024

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
Vacant Parcels		2,359	2,278	2,196	2,159	1,999	1,990
Vacant Acres		8,531	8,331	6,707	6,202	5,569	5,319
Residential							
Vacant Parcels		9,258	8,168	7,584	7,384	6,805	6,786
Vacant Acres		45,572	30,961	18,634	10,253	7,796	7,653
Total Parcels		11,617	10,446	9,780	9,543	8,804	8,776
Total Acres		54,103	39,291	25,341	16,455	13,365	12,972
Category	**Parcel Filter Description**	**Filtering Criteria by Scenario**					
Topography	Average Slope of Parcel	<12%	<12%	<7%	<7%	<7%	<7%
Access	Nearest Distance to Freeway	<10 miles	<5 miles	<5 miles	<5 miles	<5 miles	<5 miles
Access	Nearest Distance to Major Street	<5 miles	<2.5 miles	<3/4 mile	<3/4 mile	<3/4 mile	<3/4 mile
Ownership	Includes Federally Owned Parcels w/in BLM Disposal Boundary	Yes	Yes	Yes	No	No	No
Ownership	Includes Municipally Owned Parcels	Yes	Yes	Yes	Yes	No	No
Infrastructure Proxy	Nearest Distance to Developed Parcel	No Restriction	No Restriction	No Restriction	No Restriction	No Restriction	<1/4 mile

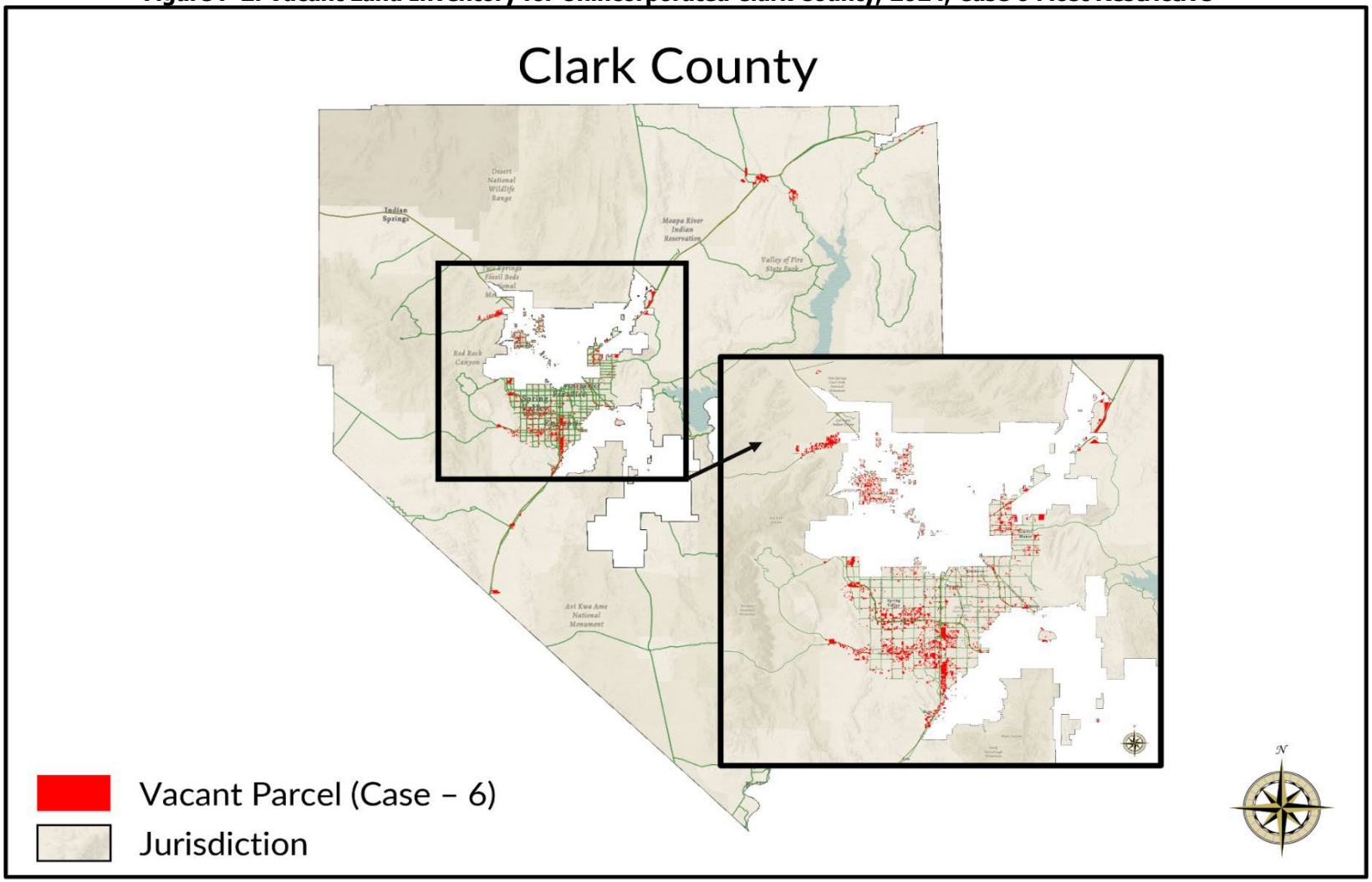
Source: RCG, Clark County Assessor

Figure F-1: Vacant Land Inventory for Unincorporated Clark County, 2024, Case 1 Least Restrictive



Source: RCG, Clark County Assessor

Figure F-2: Vacant Land Inventory for Unincorporated Clark County, 2024, Case 6 Most Restrictive



Source: RCG, Clark County Assessor

G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.

Addressing affordable housing needs in Clark County requires a multi-faceted approach that includes constructing new units, converting existing structures, and rehabilitating older housing. County officials have recognized this and have proactively enacted policies and methods to help address these existing needs. These include utilizing density bonuses, public-private partnerships, dedicated funding sources, and community land trust. The Needs, Methods for Construction, and Methods for Conversion and Rehabilitation can be found below.

Needs

1. Increasing Supply of Affordable Units:
    - Clark County faces a shortage of affordable homes. The high demand for affordable housing units necessitates the construction of new units as well as the conversion and rehabilitation of existing structures to affordable housing where possible.

2. Support for Vulnerable Populations:
    - There is a pressing need for housing options that cater to vulnerable populations, including seniors, individuals with disabilities, and those transitioning out of homelessness. Ensuring accessibility and providing supportive services are critical components of addressing these needs.

Methods for Construction, Conversion, and Rehabilitation

1. Utilizing Density Bonuses and Zoning Adjustments:
    - Clark County's updated Title 30 includes provisions for density bonuses for affordable housing developments. By allowing higher density in exchange for affordable units, developers are incentivized to build more units; thus, increasing the overall supply of affordable housing.

2. Public-Private Partnerships and Funding Initiatives:
    - Public funding sources are the primary source of equity for the construction of income-restricted affordable housing. Public and Private (non-profit and for-profit) affordable housing developers leverage the federal Low-Income Housing Tax credit, along with other forms of public subsidies to build affordable housing. To help meet the need for gap financing for affordable housing, the County uses its allocation of HUD HOME funds to support the development of affordable housing, and has also created the CHF fund, which has become an important source of gap financing for affordable housing for the Southern Nevada region.

3. Affordable Housing Trust Fund and Community Land Trust:
    - The creation of the Community Housing Fund and initiatives like the CLT are pivotal. The CLT model also helps maintain long-term affordability by separating land ownership from ownership of the improvements (the home).

4. Conversion and Rehabilitation
    - All of the policies and programs created by Clark County to address affordable housing are available for the rehab and preservation of properties as well as for new construction. in addition, the CHF fund provides a scoring preference for applicants who are rehabbing existing affordable housing units that are close to the expiration of their required affordability. Also, the Clark County Community Housing Office is working to catalogue and conduct outreach to properties with expiring affordability, in an effort to increase preservation.

For more detailed planning documents and resources, refer to the Clark County Guide & Application for Affordable Housing Incentives.

H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.

Clark County's plan for maintaining and developing affordable and market-rate housing over the next five years is grounded in recent policy updates and initiatives aimed at addressing the housing needs of the community. The plan focuses on expanding the supply of affordable housing, preserving existing units, and promoting balanced development through a combination of incentives and supportive policies.

To increase the supply of affordable housing, the County has implemented significant updates to Title 30 of the County's Development Code, effective January 1, 2024. These updates include density bonuses for affordable housing developments and 25 percent reduced parking requirements. Additionally, Clark County offers substantial development fee reductions for affordable housing projects. For instance, projects targeting households earning 60 percent of AMI and below can receive a 75-percent reduction in development fees, while those targeting 61 percent to 80 percent of AMI are eligible for a 50-percent reduction. These fee reductions are designed to lower the overall cost of development and encourage private sector participation.

Preservation of existing affordable housing is supported through initiatives such as the Community Housing Fund ("CHF"). The CHF provides gap financing for affordable housing developments, with recent rounds funding numerous projects to build or rehabilitate thousands of units for households between 30 percent and 70 percent of AMI.

In addition to providing gap financing, the CHO is utilizing CHF funds to create Nevada's first subdivision- scale Community Land Trust. The Welcome Home Community Land Trust (CLT) is utilizing one County- owned parcel, along with one BLM-owned parcel that the County has requested, to support the development of 240 single family homes that will be sold to homeowners at below 100 percent or 80 percent AMI. The CHF will subsidize the purchase of each home to make the sales price affordable at the target income levels.

Acting as the CLT, the County will retain ownership of the land underneath the homes and the homeowners will own the home and improvements to each parcel and have a ground lease for the land. Upon resale each home is required to be sold at sales price affordable to the target AMI level, thereby providing opportunities for homeownership for those priced out of the housing market for generations to come. The CLT model ensures long-term affordability by separating land ownership from housing ownership, helping to maintain affordable prices for generations. This program is specifically for homeownership, not rental housing.

To support the balanced development of market-rate and affordable housing, the County's Master Plan includes goals and policies that encourage diverse housing options. The Master Plan aims to provide opportunities for a mix of housing types at varied densities, including middle housing options like duplexes, townhomes, and smaller multi-family complexes. Policies also promote the development of supportive housing and housing for vulnerable populations through collaboration with local and regional partners.

By leveraging these proactive measures, Clark County is working to address the diverse housing needs of its community over the next five years, ensuring a sustainable balance between affordable and market-rate housing options. The County's Master Plan has the following goals and policies aimed at supporting and providing affordable and market rate housing:

Goal 1.1: Provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities.

§ Policy 1.1.1: MIX OF HOUSING TYPES: Encourage the provision of diverse housing types at varied densities and in numerous locations. In particular, seek opportunities to expand "middle" housing options that are less prevalent in unincorporated parts of Clark County, such as duplexes, townhomes, three- and four-plexes, and smaller multi-family complexes.

§ Policy 1.1.4: SUPPORTIVE HOUSING: Encourage housing options that incorporate universal design and visitability principles to facilitate aging-in[1]place, and accommodation of older residents and others with mobility limitations or disabilities.

§ Policy 1.1.5: HOUSING FOR VULNERABLE POPULATIONS: Collaborate with local and regional partners on development of programs and resources to prevent residents from becoming homeless and facilitate the provision of expanded housing for vulnerable populations, including the elderly and those transitioning away from homelessness.

Goal 1.2: Expand the number of long-term affordable housing units available in Clark County.

§ Policy 1.2.1: EXISTING AFFORDABLE UNITS: Maintain the supply of long-term affordable housing (restricted for 20-50 years) by focusing efforts on rehabilitation and preservation of existing affordable units particularly in areas where redevelopment pressure exists or is likely to occur in the future.

§ Policy 1.2.2: FINANCIAL SUPPORT: Support programs that use state, federal, and local housing program funds to preserve existing affordable housing and provide financial assistance to lower income homeowners to maintain their properties in good
condition and improve energy efficiency.

§ Policy 1.2.3: NON-PROFIT OWNERSHIP: Encourage acquisition of housing by non-profit organizations, land trusts, or tenants as a strategy to protect housing from upward pressure on prices and rents.

§ Policy 1.2.4: REGULATORY TOOLS: Investigate the feasibility of implementing regulatory requirements (e.g., inclusionary zoning), targeted incentives, and public-private partnerships to promote expanded construction of climate resilient affordable housing units throughout the County.

§ Policy 1.2.5: DISPOSAL LAND: Support the implementation of affordable housing development plans on former Bureau of Land Management (”BLM”) lands designated for the development of affordable housing.

§ Policy 1.2.6: NEW AFFORDABLE UNITS: Continue to work with community and regional partners to evaluate the feasibility of and pursue a variety of strategies that will expand the number of affordable units, such as, but not limited to activity bonds, housing trust funds, land banks or land trusts, and fee-in-lieu programs.

###

City of Las Vegas, NV

Housing Report

NRS 278.237 / Assembly Bill 213 (2023)

Prepared by RCG Economics

7-15-2024

Table of Contents

Executive Summary 3

A. An inventory of housing conditions and needs 5

Data and Methodology 5

Housing Market Statistics 8

Jurisdiction Plans and Procedures 12

B. An inventory of existing affordable housing in the community 14

Affordable Housing Inventory 14

C. An analysis of projected growth and the demographic characteristics of the community 17

Current Population 17

2029 Market Projections 19

D. A determination of the present and prospective need for affordable housing in the community 22

Housing Gap Assessment Methodology 22

Affordable Housing Unit Shortage Estimate Methodology 22

Housing Gap and Shortage Analysis Results 24

Housing Cost Burden Assessment Results 27

Naturally Occurring Affordable Housing ("NOAH") 29

E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments 31

Impediments 31

Mitigation Policies 31

F. An analysis of the characteristics of the land that is suitable for residential development 33

Vacant Developable Land Inventory Data and Methodology 33

Additional Processing and Land Use Classifications 36

G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing 41

H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years 43

List of Figures

Figure C-1: City of Las Vegas Population, 2003-2023 17
Figure D-1: Owner-households vs. Units Affordable by Income Group, 2023 25
Figure D-2: Renter-households vs. Units Affordable by Income Group, 2023 26
Figure D-3: Owner-households Housing Costs as a Percentage of Income, 2023 28
Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2023 29
Figure F-1 Vacant Land Inventory for City of Las Vegas, 2024, Case 6 Most Restrictive 40

List of Tables

Table A-1: Housing Market Statistics, 2024 10
Table A-2: Las Vegas Units in Structure Occupied Units, 2023 11
Table A-3: Las Vegas Structure Built, 2023 12
Table B-1: Existing Affordable Housing Units in Las Vegas, 2024 14
Table C-1: City of Las Vegas Population and Growth Rate, 2003-2023 18
Table C-2: 5-year Las Vegas Housing Market Projections, 2024 — 2029 19
Table C-3: City of Las Vegas Population by Race and Ethnicity, 2010 — 2029 20
Table C-4: City of Las Vegas Population by Age, 2010 — 2029 21
Table D-1: Owner-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2023 24
Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2023 25
Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2023 26
Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2023 27
Table D-5: Housing Cost Burden for Owner Occupied Households, 2023 28
Table D-6: Housing Cost Burden for Renter-households, 2023 29
Table D-7: Naturally Occurring Affordable Housing Inventory by Jurisdiction AMI, 2023 30
Table F-1: Vacant Land Inventory for Las Vegas, 2024 39

Report Author

RCG Economics, LLC
John Restrepo, Principal - jrestrepo@rcgecon.com Cameron
Belt, Sr Economist and Research Director

Agency Contacts

Steve Ford, PE – Deputy City Manager – sford@lasvegasnevada.gov

Seth T. Floyd, AICP – Director, Department of Community Development – sfloyd@lasvegasnevada.gov Arcelia Barajas –

Director, Department of Neighborhood Services – abarajas@lasvegasnevada.gov Marco N. Velotta, AICP – Planning

Project Manager – mvelotta@lasvegasnevada.gov

Executive Summary

The City of Las Vegas is an incorporated chartered city that is required to include a housing element in its master plan pursuant to NRS 278.150. The City of Las Vegas 2050 Master Plan was adopted by the Planning Commission pursuant to NRS 278.170 and NRS 278.210 on April 13, 2021 and adopted by the Las Vegas City Council and put into effect pursuant to NRS 278.220 and NRS 278.230 on July 21, 2021 (Ordinance 6788). In coordination with other Southern Nevada jurisdictions, the City of Las Vegas contracted with RCG Economics to develop this report pursuant to the provisions added to Chapter 278. As such, the City hereby transmits the following pursuant to NRS 278.237 to the Nevada Division of Housing and the Advisory Committee on Housing created by NRS 319.174.

In 2023, the City of Las Vegas ("Las Vegas") had a total population of 666,780 persons. Out of the total population, 383,280 people resided in 131,837 owner-occupied units (2.90 persons per household) with a vacancy rate of 1.3 percent. Likewise, 283,500 people resided in 108,625 renter-occupied units (2.61 persons per household) with a vacancy rate of 5.1 percent. In total, Las Vegas has a homeownership rate of 55 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2022) Las Vegas' median household income was $66,356, the median home price in 2024 is $448,174. Across all owner households and irrespective of mortgage-status, monthly housing costs average $1,758 per month, resulting in 31.5 percent of households being classified as cost burdened and 25 percent excessively cost burdened. It is important to note that the median income used within this report may differ from the US Department of Housing and Urban Development ("HUD") due to the focus on the specific political jurisdiction rather than the metropolitan statistical area ("MSA"), which HUD uses.

Housing gaps are most prevalent among homeowners in the bottom tiers of the household income distribution. For all households in median annual income groups below $74,999, there is a shortage of 48,818 affordable owner-occupied residential units.

In terms of renters, the median contract rent in Las Vegas is $1,415 per month resulting in 56.4 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 47.2 percent of renters excessively cost burdened (defined as having housing costs of greater than 35 percent of gross income). For all households with median annual income of less than $34,999, there is a shortage of 29,934 affordable renter-occupied units. Naturally occurring affordable units (housing units that are affordable, but unsubsidized) range from 0 units for households at or below 30 percent area median income to 40,949 units for households at or below 80 percent area median income. 7,417 of the 108,625 renter-occupied units represent subsidized affordable units of which the median unit was built in 2005.

While Las Vegas' population is expected to increase by 6,964 people by 2029, median household income is expected to increase from $66,356to $74,082. Between 2024 and 2029, an additional 2,511 dwelling units are projected to be required to support Las Vegas' expected population growth. In addition to the existing need for affordable units, this level of population growth will require the construction of 1,377 for- sale units, 829 rental units, and 305 subsidized units.

To determine the stock of available land able to be developed in Las Vegas, we have provided multiple scenarios based on less and more restrictive filtering criteria such as: private or public ownership, slopes, distance to freeway, distance to a major street, and distance to an already developed parcel. These scenarios help provide an overview of the total amount of land that could be developed (the least restrictive scenario) and the total amount of land that is most development ready (most restrictive scenario).

In the least restrictive land use scenario (which includes vacant parcels that are privately, federally, and municipally owned, have slopes <12 percent, are <10 miles from a freeway, and < five miles from a major street), there is an estimated 6,359 acres of vacant developable residential land in Las Vegas, but in the most restrictive, more development ready/feasible scenario (vacant parcels, privately owned, <12 percent average slope, <five miles from a freeway, <.75 miles from a major street, and <.25 miles from a developed parcel) there is an estimated 2,135 acres of vacant developable residential land.

A. An inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.

Data and Methodology

The statistical results, tables, and figures in this report are based on data obtained and analyzed from several distinct primary sources. These include:

- The American Community Survey
- The Clark County Assessor's Office
- The Clark County Community Housing Office
- The Clark County GIS Management Office ("GISMO")
- The Bureau of Land Management ("BLM)" Geospatial Business Platform Hub
- The Clark County Comprehensive Planning Department
- LANDFIRE, Earth Resources Observation and Science Center ("EROS"), U.S. Geological Survey

In many cases, variable outputs were obtained directly from the primary data source. In other cases, variable outputs were estimated and derived by statistically and geo-statistically processing raw data obtained from the primary data sources defined above. Descriptions of the processes and relevant data sources for each section are provided below and throughout the report:

Affordable Housing Unit: For renter-occupied households, a unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30 percent of a household's gross income.[1] For owner-occupied households, a unit of owner-occupied housing is considered "affordable" inventory if the implied monthly mortgage payment is less than 30 percent of a households' gross income. For each owner-occupied housing unit in the data, monthly mortgage payments are imputed assuming a down payment of 5 percent, a mortgage interest rate of 6.9 percent and the use of a 30-year fixed-rate, fully- amortizing loan. This is different to the Nevada Revised Statutes ("NRS") definition. The NRS defines affordable housing in tiers (NRS 278.0105 and the following sections). Tier One is defined as up to 60

[1] This report uses the 30% threshold to maintain consistency with the National Low Income Housing Coalition's Housing Gap Reports. As cited in the methodology section of these reports, "Using the standard definition of affordability, which assumes households should spend no more than 30% of their income on housing, we find that only 7.1 million units are affordable to extremely low-income renters Nationally" (Source: https://nlihc.org/sites/default/files/gap/2024/Gap-Report_2024.pdf, page 4). While some HUD programs may rely on a 35% cutoff, concerns have nonetheless been expressed that even 30% is perhaps too large of a threshold. Per the NLIHC, "The 30% standard is commonly used to estimate the scope of housing affordability problems and serves as the basis for some administrative policies, but some households may struggle even at this level of housing cost (Stone, 2006)" Albeit, Hamidi, Ewin and Renne (2016) note, "According to the HUD measure, total housing costs at or below 30% of gross annual income are affordable." The 30% rule has also been adopted historically by the Nevada Housing Division's housing needs assessments (https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2(b,c)/**).** Per the Nevada Housing Gap Reports, "A unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30% of the renter income group's top threshold."

percent AMI, Tier Two is 80 percent to 100 percent AMI, and tier 3 is 100-120 percent AMI. Due to the nature of the ACS data, this report focuses on income brackets as opposed to AMI ranges. However, where possible, estimated AMI thresholds are presented.

Affordable Housing Unit vs. Subsidized Housing Unit: In this study, we use the term "subsidized housing unit" to explicitly refer to a government subsidized affordable housing unit. However, the housing needs assessments presented herein require an explicit measure of affordability. As defined above, a unit of housing is considered affordable (regardless if said unit is a market-rate unit or subsidized unit) if rent (or the monthly mortgage payment) is less than 30 percent of a households gross income. Along these lines, while every subsidized housing unit is considered affordable, not every unit of housing deemed affordable on the basis of its cost is necessarily subsidized.

Homeownership Rate: The percentage of all households classified as owner-households. This variable is computed by dividing the number of owner-households by the total number of households in the jurisdiction.

Median Annual Income: The median household income in the past 12 months. This variable was obtained from the most recent release of the American Community Survey ("ACS", 2022) (variable B25118). This represents the total money income of all household members during the previous year. Median annual income used within this report may differ from HUD's thresholds due to the current report's focus on the specific political jurisdiction (unincorporated Clark County) rather than the Las Vegas-Henderson-Paradise MSA, which HUD uses. The median income of residents in unincorporated Clark County may differ than the AMI of the MSA, which is inclusive of the incorporated cities.

Median Contract Rent: Also referred to as "rent asked" for vacant units, median contract rent is based on Housing Question 18a in the ACS. In order to capture the prevailing market rate, rent for a specific political jurisdiction, housing units that are renter occupied without payment of rent are excluded. This variable was obtained directly from the ACS (variable B25058_001E). To update the data to 2023 economic conditions, contract rent is expressed in 2023 dollars based on HUD's 50 percent percentile rent estimates for 2022 vs 2023[2].

Median Housing Value: The estimated market value of a single-family residential home. This variable is computed based on a statistical analysis of the Clark County Assessor's Data File "AOEXTRACT" which contains information about all real property parcels, such as parcel ownership and mailing address,

[2] https://www.huduser.gov/portal/datasets/50per.html#year2023

property location, land use and valuation. While median market prices reflect the typical prices of homes transacting (or selling) in any given time period, median housing value reflects the typical price homes would sell for, regardless of if they sell or not in any given time period. Viewed this way, median housing value is more in line with the appraised value of a home.

This variable is computed in several steps. Single-family residential housing units are identified in the data. We then focus on housing units that represent the primary residence of the homeowner. The data also include information regarding the assessed value of each property which represents the taxable value of a property multiplied by a 35 percent assessment ratio. Assessed values are then divided by 35 percent to identify the taxable value of each home.

To ensure that the final estimates of the market value of a home reflect current market conditions, RCG has focused on homes that sold since 2023. We have used a linear regression model with the transaction price of each home as the dependent variable regressed against several explanatory variables. The set of parcel-level explanatory variables includes: construction year, a full series of indicators for each properties land use code, a full series of indicators representing the jurisdiction each parcel belongs to, lot size, a full series of indicators representing each parcel's tax district, and lastly, estimates of the taxable value of each property defined above.

Our model results use the assessed values for properties from the Clark County Assessor (which are available for all parcels); and the sale price of these residential properties are estimated, based on the most recent sales data available. This was necessary because the assessed values of residential units that have not yet entered the for-sale market may not be reflective of current market sale trends. We obtained an estimate of the projected sale price of every home in Las Vegas by extrapolating our model results to the full set of units in the sample. Median housing values for the jurisdiction are computed as the median of predicted transaction prices for the jurisdiction.

Median Monthly Housing Costs: Median selected monthly owner costs for homeowner housing units with a mortgage. Cost estimates are based on the ACS variable "selected monthly owner costs" for owner- occupied units and represent the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (personal property taxes, site rent, registration fees, and license fees). This variable was obtained directly from the ACS (variable B25088_002E).

Median Year Built: The median year of built renter-occupied and owner-occupied units. These variables were obtained from the ACS Profile Table B25037.

Number of Subsidized Housing Units: Represents the number of subsidized housing units for a jurisdiction. This variable was obtained by adding up the number of units set-aside as affordable at each affordable housing development identified in the affordable housing inventory list obtained from the Community Housing Office. Parcel numbers are contrasted with the property-level information obtained from the Clark County Assessor's Data to construct the median year built amongst the set of subsidized affordable housing developments.

#Owner-Occupied Units: The number of residential units within the jurisdiction owned by the occupant. This variable was obtained from the ACS (variable DP04_0046E).

Percent of Cost Burdened Owners (>30%): Represents the percent of owner households contributing 30 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

Percent of Excessively Cost Burdened Owners (>35%): Represents the percent of owner households contributing 35 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

#Renter-Occupied Units: The number of residential units within the jurisdiction where the occupant is classified as a renter. This variable was obtained from the ACS (variable S2505_C05).

Vacancy: Identifies vacant housing units and reports the reason for the vacancy. To be counted as "vacant," a unit has to be in livable condition and intended for residential use. For newly constructed units, all exterior windows and doors must be installed, and usable floors must be in place. Dilapidated, condemned, and nonresidential buildings are excluded. The rental vacancy rate (expressed as a percentage of all renter-occupied housing units) was obtained from the ACS (variable DP04_0005E) while the housing vacancy rate (expressed as a percentage of all owner-occupied housing units) was obtained from the ACS (variable DP04_0004E).

Housing Market Statistics

Table A-1 below provides a comprehensive overview of Las Vegas' housing market statistics. As previously noted, according to estimates from the NV Demographer, the population of Las Vegas was 666,780 as of

2023. The median annual income for the jurisdiction is $66,356 and the Homeownership Rate is 54.83 percent.

As of the most recent ACS survey, Las Vegas had 131,837 owner-occupied units with a 1.3 percent vacancy rate. The median year built is 1995 and the median home value is $448,174. This results in a $1,758 median monthly housing cost. In total, 31.5 percent of Las Vegas homeowners are Cost Burdened, and 24.8 percent are Excessively Cost Burdened. This resulted in a 48,818 owner-occupied Affordable Housing Unit Shortage combined across all income brackets.

Las Vegas also had 108,625 renter-occupied units as of the most recent ACS survey, with a 5.1 percent vacancy rate. The median year built is 2005 and the median contract rent is $1,415. The percentage of Cost Burdened renters is 56 percent, and the percentage of Excessively Cost Burdened Renters is 47 percent. In total, in Las Vegas, there are 7,417 subsidized housing units with the median year of those being 2005. For renters, this led to a 29,934 Affordable Housing Unit Shortage at or below 100 percent AMI as of the most recent data release.

Table A-1: Housing Market Statistics, 2024

Las Vegas Jurisdiction Characteristics	
Median Annual Income	$66,356
Homeownership Rate	54.8%
2023 Population	666,780
Owner Occupied Housing Profile	
#Units	131,837
Vacancy	1.3%
Median Year Built	1995
Median Monthly Housing Costs	$1,758
Median Housing Value	$448,174
Percent of Cost Burdened Owners (>30%)	31.5%
Percent of Excessively Cost Burdened Owners (>35%)	24.8%
Affordable Housing Unit Shortage	**48,818**
Renter Occupied Housing Profile	
#Units	108,625
Vacancy	5.10%
Median Year Built	1992
Median Contract Rent	$1,415
Percent of Cost Burdened Renters (>30%)	56.40%
Percent of Excessively Cost Burdened Renters (>35%)	47.27%
Number of Subsidized Housing Units	7,417
Median Year Built of the Subsidized Housing Stock	2005
Affordable Housing Unit Shortage	**29,934**

Source: ACS 2022 5-year, NV Demographer RCG. Percents made not add up exactly to 100% because of rounding.

Table A-2 provides an estimated breakdown of the number of units in structure for Las Vegas. In total, 67.3 percent of the housing stock available in Las Vegas is single-unit detached or attached, 31.4 percent is 2 units or greater, and 1.4 percent is mobile home. [3]

[3] According to the ACS, mobile homes are defined as "Both occupied and vacant mobile homes to which no permanent rooms have been added are counted in this category. Towable recreational vehicles, such as travel trailers or fifth- wheel trailers, are considered mobile homes. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory." Additionally, Boat, RV, Van, etc. is defined as "This category is for any living quarters occupied as a housing unit that does not fit the previous categories." (https://www2.census.gov/programs-surveys/acs/tech_docs/ subject_definitions/2021_ACSSubjectDefinitions.pdf).

Table A-2: Las Vegas Units in Structure Occupied Units, 2023

Number of Units in Structure	Number of Occupied Units	Percent of Total
1-unit, detached	150,048	62.4%
1-unit, attached	11,783	4.9%
2 units	2,886	1.2%
3 or 4 units	18,035	7.5%
5 to 9 units	19,958	8.3%
10 to 19 units	12,264	5.1%
20 or more units	22,363	9.3%
Mobile home	3,366	1.4%
Boat, RV, van, etc.	0	0.0%
Total	240,462	100.0%

Source: ACS 2022 5-year. Percents made not add up exactly to 100% because of rounding.

Table A-3 below provides an estimated breakdown of the percentage of occupied units in Las Vegas, by the year the structure was built. An estimated 8.8 percent of the units were built in 2010 or later, 51.7 percent of the units were built between 1990 and 2009, and 39.5 percent of the units were built 1980 or earlier.

Table A-3: Las Vegas Structure Built, 2023

Year Built	Number of Unis	Percent of Total
Built 2020 or later	1,683	0.7%
Built 2010 to 2019	19,477	8.1%
Built 2000 to 2009	51,459	21.4%
Built 1990 to 1999	72,860	30.3%
Built 1980 to 1989	39,195	16.3%
Built 1970 to 1979	24,287	10.1%
Built 1960 to 1969	17,554	7.3%
Built 1950 to 1959	9,859	4.1%
Built 1940 to 1949	2,645	1.1%
Built 1939 or earlier	1,443	0.6%
Total	240,462	100.0%

Source: ACS2022 5-year. Percents made not add up exactly to 100% because of rounding.

Jurisdiction Plans and Procedures

2050 Master Plan and implementation:

The City's overarching approach to improve housing standards and to provide housing to individuals and families in the community, regardless of income level, will be the continued implementation of the land use and housing implementation strategies found within the 2050 Master Plan. A wide range of those are detailed in the 2050 Plan and subsequent annual reports; both directly and indirectly, Planning Commission entitlement approvals and the operation of the City's Department of Neighborhood Services, help implement the plan's strategies and ultimately work to achieve the long-term goal of increasing affordable housing types and choices for all income levels near existing and new employment centers.

TOD zoning ordinance adoption

A central element to the City's implementation of its 2050 Master Plan is transit-oriented development (TOD) – mixed-use, high-density development that's within close proximity to transit lines or facilities. The City's General Plan identifies a range of opportunities for infill development that's ripe for TOD. However, a necessary, but absent Key Action described in the Master Plan's Land Use Tools section, is the addition of TOD zoning districts and standards to the Title 19 Unified Development Code. The proposed new zoning scheme, which has been under development by staff, would address enabling the integration of complementary residential, commercial, and civic mixed uses, each with height, lot coverage, and dimensional standards that bring buildings closer to the street. To address this effort, the Planning

Commission and City Council will review and consider adopting this code update, which will help facilitate the creation of new "missing middle" housing and higher density housing along major arterial corridors.

Continue providing incentives for affordable housing and put funds into CLV Affordable Housing Trust Fund

The City has a legislative charge to incentivize the creation and rehabilitation of affordable housing. Upon adoption of Ordinance 6826, which incorporated certain affordable housing incentives into LVMC Title 19 and authorized creation of an affordable housing trust fund, the City Council made its first direct effort to monetarily incentivize affordable housing. Currently available incentives include density bonuses, height bonuses, fee reductions, and prioritized review. An applicant seeking incentives is required to enter into a binding agreement, the Declaration of Special Land Use Restrictions (DSLURS), running with the land, to designate the appropriate dwelling units as 'affordable' as defined for a period of no less than 30 years.

While funds were appropriated for this purpose, NRS 278.235 allows for the City's Building Enterprise Fund to be used to offset the building permit fee reductions on an ongoing basis with authorization from City Council. Similarly, the City's Affordable Housing Trust Fund, as allowed under Section 2.147 of the Las Vegas City Charter, was created to finance: the acquisition of land or buildings; construction or rehabilitation of housing, including engineering or architectural work, equipment, supplies, or other incidentals; fund operations relating to creating affordable housing; or fund the costs of creating or obtaining financing. Thus far, no money has been placed within the fund, but for future fiscal years, the City intends to appropriate revenue from donations, grants, fund transfers, bonds, special assessments, fees, or rebates.

B. An inventory of existing affordable housing in the community, including, without limitation, housing that is available to rent or own, housing that is subsidized either directly or indirectly by this State, an agency or political subdivision of this State, or the Federal Government or an agency of the Federal Government, and housing that is accessible to persons with disabilities.

Affordable Housing Inventory

Table B-1 below provides a comprehensive list of existing affordable housing in Las Vegas. In total there are 7,417 units across 77 developments with a median year built of 2005. The data presented may be incomplete and is being updated and monitored on a consistent basis. Multiple jurisdictions, including the State of Nevada, provide input to ensure the accuracy of this list.

Table B-1: Existing Affordable Housing Units in Las Vegas, 2024

Development Name	APN	# of Affordable Units	Year Built
Archie Grant	13926201005	117	2022
J. David Hoggard Family Community	13928503022	100	2005
Juan Garcia Gardens (BMS)	13936402016	52	2003
Otto Merida Desert Villas (BMS)	14031402001	60	2007
Robert Gordon Plaza	13935110030	249	2003
Rulon Earl Manufactured Housing	14031303003	6	2015
Senator Richard Bryan II	13925101022	120	2010
Wardelle Street (3457)	13925405011	57	2019
Ogden Pines Apartments (aka Cimmaron Apt's.)	13935211080	39	2000
Parkway Apartments (537)	13926302001	48	1999
Sunrise Gardens Apartments	16208103006	141	1978
Walker House Apartments	16208103009	77	1978
Lake Tonopah Apartments (BMS)	13920701004	356	1994
The Betty Jean - Parsons Place	13934512030	59	2019
Lamb II / 501 North Lamb	14031501023	4	2018
Sunset Park Apartments (999)	13921202002	48	2000
500 Jefferson	13927210054	6	2023
Aldene Kline Barlow Senior Apartments	13928503028	39	2012
Arthur McCants Manor	13925301002	115	1996
Baltimore Gardens	16204806001	166	1988
Bonanza Pines III Senior Apartments	14030802006	61	2007
Bonanza Pines Senior Apartments	14030802006	96	2003

Bonanza View Apartments	13925404001	75	2002
Cedar Village	13936210006	154	2003
City Impact Senior Center	16203801140	66	2019
Cleveland Gardens (BMS)	16204806001	36	1988
Decatur Commons (3475) Phase 1	13836613002	60	2023
Decatur Commons (3475) Phase II	13836613002	386	2023
Decatur Pines 2 Senior Apartments (BMS)	12524701058	75	2012
Decatur Pines Senior Apartments (2736)	12524701048	75	2010
Desert Oasis Apartments	14032115001	74	1998
Desert Oasis II	14032115001	43	2021
Desert Pines (1-IV on NHD dbase)	14030401002	204	1996
Ethel Mae Fletcher / Vegas 1 Decatur	13825504002	16	2017
Ethel Mae Robinson Senior Apartments (BMS)	13928503023	38	2011
Genesis Las Vegas Apartments/HELP LV Housing	13927502020	75	2007
Golden Rule Apartments	13925301011	51	2023
Granada Apartments	16204806001	16	1988
Gray Plunkett Jydstrup Senior Living	16208201002	116	1976
Hilltop Villas (BMS)	13926413004	113	2003
Horizon Crest Apartments (2508)	13927502018	78	2008
Lamb 501 North Lamb (Cordero Pines)	14031501022	12	2018
L'Octaine Urban Apartments (BMS)	13934401006	41	2005
Louise Shell Senior Apartments (BMS)	13921202007	100	2004
Maryland Villas (BMS)	13926412018	108	2001
McKnight Senior Village Apartments	13925408001	110	1997
McKnight Senior Village II	13925408001	77	2010
McKnight Senior Village III	13925408001	20	2011
Minuet II (9% tax credits) (aka Lone Mountain Seniors II)	13802101002	60	2017
Minuet Senior Apartments (aka Lone Mountain Seniors)	13802101015	75	2013
Rayson Manor Apartments (missing-from KC)	14030102004	57	1998
Renaissance HELP Apartments	13927502021	50	2008
Ruby Duncan Manor Apartments	13922403002	30	1987
Sandy Robinson Apartments	14030802003	25	1999
Sarrann Knight Apartments (BMS)	13928503027	82	2010

Senator Harry Reid Senior Apartments (BMS)	13935201001	100	2004
Senator Richard Bryan Senior Apartments (1168)	13925101022	120	2008
Silver Sky Assisted Living Residences (2280)	13828401016	90	2006
Silver Sky at Deer Springs Assisted Living (2167)	12524701057	90	2011
Sky View Pines (BMS)	13927502003	144	2010
Sonoma Palms	13813101002	238	2007
St. Vincent/HELP Apartments (BMS)	13927503007	120	1998
Stella Fleming Towers	13836601005	115	1981
Stewart Pines II Senior Apartments	13935212125	49	2003
Stewart Pines III Senior Apartments (BMS)	13935201002	57	2007
Stewart Pines Senior Apartments	13935212125	72	2000
Stewart Villas (BMS)	13936210007	114	2005
Sundance Village (BMS)	13835401001	532	2005
Sunrise Senior Village Apartments (BMS)	13936110038	90	1996
Sunset Palms Apartments (BMS)	13921703012	56	1997
Tenaya Senior Apartments (Harmony)	13803701021	280	2020
Vera Johnson Manor B Apartments	14031501017	112	2017
Vintage Desert Rose Apartments (BMS)	13823801003	184	2001
Westcliff Heights	13828401019	80	2015
Westcliff Pines 2 Senior Apartments	13828401023	80	2014
Westcliff Pines 3 Senior Apartments	13828401022	40	2015
Westcliff Pines Senior Apartments	13828401020	40	2011
Total	**77 properties**	**7,417 units**	**2005 median**

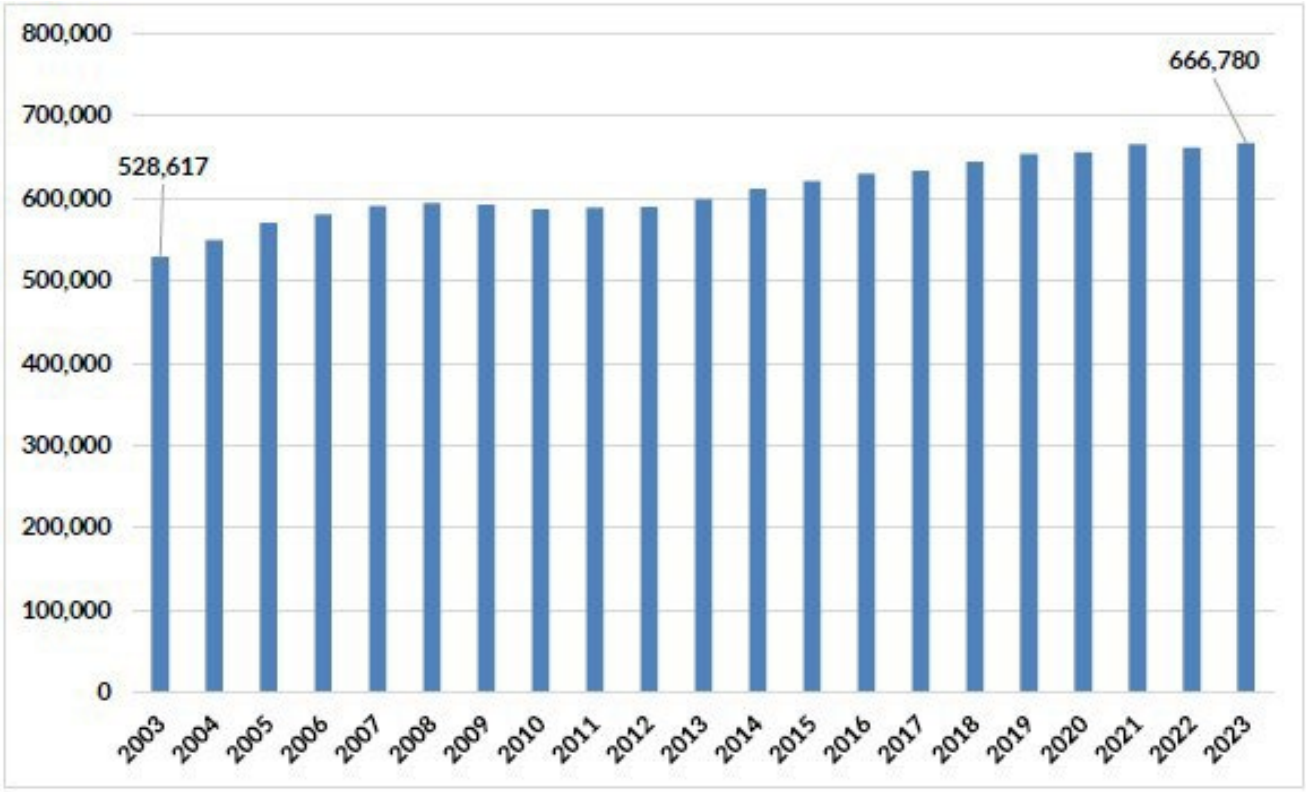
Source: Clark County Community Housing Office

C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

As noted above, current population estimates were obtained from the Nevada Demographer's most recent release. Figure C-1 and Table C-1 provide a historical trend of the population of Las Vegas. In the 20 years from 2003-2023 Las Vegas grew by 138,163 individuals, or 26 percent. On average, this comes to a growth of 6,908 persons per year, or an average annual rate of 1.2 percent.

Figure C-1: City of Las Vegas Population, 2003-2023



Source: NV Demographer

Table C-1: City of Las Vegas Population and Growth Rate, 2003-2023

Year	Population	Population Growth	YoY Growth Rate
2003	528,617		
2004	549,571	20,954	4.0%
2005	569,838	20,267	3.7%
2006	579,840	10,002	1.8%
2007	590,321	10,481	1.8%
2008	593,528	3,207	0.5%
2009	591,422	(2,106)	-0.4%
2010	586,536	(4,886)	-0.8%
2011	588,274	1,738	0.3%
2012	589,156	882	0.1%
2013	598,520	9,364	1.6%
2014	610,637	12,117	2.0%
2015	620,935	10,298	1.7%
2016	629,649	8,714	1.4%
2017	633,028	3,379	0.5%
2018	644,113	11,085	1.8%
2019	653,350	9,237	1.4%
2020	655,489	2,139	0.3%
2021	664,960	9,471	1.4%
2022	660,987	(3,973)	-0.6%
2023	666,780	5,793	0.9%
Annual Average	**—**	**+6,908**	**1.2%**

Source: NV Demographer, RCG

2029 Market Projections

Market forecasts for 2029 are based on population estimates obtained from Environmental Systems Research Institute ("ESRI"). ESRI provides estimates on population, demographics, and income for markets based on their internal models, as well as the most up to-date ACS data estimates by geography.

To convert projected population increases into estimates of the total number of new housing units likely to be demanded by 2029, we used the estimated population increase for Las Vegas and divide it by estimates of the average number of people occupying each housing unit within the county. This approach creates a relationship between population growth and the total number of housing units required to support the population.

In order to obtain conservative estimates of the number of renter-occupied, owner-occupied, and affordable subsidized housing units required to support Las Vegas' projected population growth, we computed the proportion of each type of housing unit, based on the county's current data and apply these proportions to estimates of the total number of new housing units required to support projected 2029 population increases. Lastly, we assume a housing density of 7.5 units per acre to translate projected increases in housing unit demand to projected increases in vacant land demand. For Clark County as a whole, the average number of units per acre is 7.14; to maintain consistency with the type of dwellings per acre limits commonly used in jurisdictional development codes, we adopted a figure of 7.5.

Table C-2: 5-year Las Vegas Housing Market Projections, 2024 — 2029

Population and Median Income	
2029 Population	673,744
Population Increase	6,964
2029 Median Household Income	$74,082
Projected Housing Needs & Land Requirements	
Housing Units Required	2,511
Owner-Occupied Units	1,377
Renter-Occupied Units	829
Subsidized Units	305
Vacant Acreage Required	335

Source: RCG, ESRI, NV Demographer

Table C-3 provides historical, current, and projected estimates of the population of Las Vegas by race and ethnicity. Of note, the percentage of the population that is categorized as White Alone has decreased from 62 percent in 2010 to 44 percent in 2023 and is expected to decrease further to 41 percent in 2029. Subsequently, the percentage of all other races, including Two or More, has increased over time and is expected to continue to

increase. The percentage of those of Hispanic Origin Ethnicity has increased from 31.4 percent in 2010 to 34.7 percent in 2023.

Table C-3: City of Las Vegas Population by Race and Ethnicity, 2010 — 2029

Population by Race/Ethnicity	2010	2020	2023	2029
Total	**585,168**	**641,909**	**666,780**	**673,744**
White Alone	62.3%	46.0%	44.4%	40.9%
Black Alone	11.0%	12.8%	13.3%	14.2%
American Indian Alone	0.7%	1.1%	1.2%	1.2%
Asian Alone	6.1%	7.2%	7.8%	8.7%
Pacific Islander Alone	0.6%	0.7%	0.7%	0.8%
Some Other Race Alone	14.5%	17.0%	17.3%	18.0%
Two or More Races	4.9%	15.0%	15.4%	16.3%
Hispanic Origin	31.4%	33.3%	33.8%	34.7%

Source: ESRI. Percents made not add up exactly to 100% because of rounding.

Table C-4 provides historical, current, and projected estimates of the population of Las Vegas by age. Of note, the median age has increased from 35.9 in 2010 to 37.6 in 2023 and is expected to continue to rise slightly to 37.7 in 2029. The age ranges 65 – 74 and 75-85 have increased the most (2.5 percentage points and 2.0 percentage points respectively) while 45 – 54 and 15- 24 have decreased the most (-2.0 percentage points and -1.3 percentage points respectively).

Table C-4: City of Las Vegas Population by Age, 2010 — 2029

Population by Age	2010	2020	2023	2029
0 - 4	7.2%	5.7%	6.4%	6.6%
5 - 9	7.1%	6.5%	6.6%	6.5%
10 - 14	7.0%	7.0%	6.5%	6.4%
15 - 24	13.2%	12.7%	12.3%	11.9%
25 - 34	14.1%	13.9%	14.6%	14.7%
35 - 44	14.7%	13.5%	13.6%	14.0%
45 - 54	13.8%	13.1%	12.3%	11.8%
55 - 64	10.8%	12.2%	11.5%	10.9%
65 - 74	7.0%	9.4%	9.6%	9.6%
75 - 84	3.8%	4.7%	5.1%	5.9%
85 +	1.2%	1.5%	1.5%	1.8%
18 +	74.4%	76.8%	76.8%	77.0%
Median Age	**35.9**	**38.1**	**37.6**	**37.7**

Source: ESRI. Percents made not add up exactly to 100% because of rounding.

D. A determination of the present and prospective need for affordable housing in the community.

Housing Gap Assessment Methodology

The housing gap assessments for the jurisdiction are shown separately for owner-households and renter-households. These illustrate the number of households, by income bracket, and the number of units affordable to households in each income bracket. A shortage of affordable homes is defined when and if the number of households in any given income bracket exceeds the number of homes affordable to them. For example, within Figures D-1 and D-2 if the Number of Occupied Households is greater than the Number of Units Affordable, then there is a gap within that income bracket because those households are living in a unit that is considered affordable for a higher income bracket.

Number of Households, by Income Bracket: Estimates of the number of owner households and renter- households split by income bracket are obtained from the variable B25118 "Tenure by Household Income in the Past 12 Months." The associated set of income brackets include: <$19,999, $20,000 to $24,999, $25,000 to $34,999, $35,000 to $49,999, $50,000 to $74,999, $75,000 to $99,999, and $100,000 to $149,999. Where possible, this information is presented using estimated percent AMI brackets as well. It is important to note that there is not a direct match between ACS income brackets and percent AMI brackets. To bypass this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates an annual income of $22,000, unit counts associated with the income bracket <$19,999 are fully counted while units associated with the income bracket [$20,000 to $24,999] are only partially counted. In this case, we would attribute (22,000 – 20,000)/(24,999-20,000) = 40 percent of the unit counts falling within the [$20,000 to $24,999].

Affordable Housing Unit Shortage Estimate Methodology

Number of Units Affordable for Renters: For renter-occupied housing, housing gaps are based on estimates of the number of renter-occupied units split by rental pricing brackets obtained from the variable ACS B25063 "Gross Rent." Gross rent represents the contract rent plus the estimated average monthly cost of utilities if the renter pays these costs. The ACS provides breakdowns of the number of renter households with gross rent in a full suite of rental pricing brackets.

Estimates of the number of units affordable to households in each income bracket are based on combining the counts of rental units affordable to households within each income bracket. A housing unit is considered to be affordable to a household at a given income bracket if the monthly rent associated with the housing unit does not exceed 30 percent of the household's gross monthly income.

For renters, the 30-percent threshold is based on the upper bound of the income bracket each household belongs to. As such, housing gaps are estimated conservatively. These calculations take into account that units affordable to households in any given income bracket include units that are affordable to households in each of the lower income brackets. This is important to highlight because not every household may choose to spend 30 percent of their gross monthly income on monthly rent. Because of this, those in higher income brackets have more choices than those in lower income brackets. For each income bracket, we estimated the set of affordable homes to be "available" as the sum of (a) the set of homes affordable to households within a given income bracket plus (b) the set of surplus homes affordable to households at lower income levels if surplus exists. The number of units affordable for renters reported reflects this adjustment.

Number of Units Affordable to Owners: For owner-occupied housing units, gaps are based on estimates of the market value of owner-occupied residential housing as described above and based on an analysis of the Clark County Assessor's Real Property Data. In contrast to the ACS, these data provide unit-level information. Given the data, a unit is deemed affordable to households within a given income bracket if the associated monthly mortgage payment required to purchase the unit does not exceed 30 percent of households' monthly income. [4] Similar to the analysis of renter-occupied units, the 30 percent threshold is applied to the upper bound of the income bracket each household belongs to. For the purposes of this analysis, the implicit monthly mortgage payment for each home in the Assessor's Data assumes that households finance housing with a five percent down payment and a 6.9 percent contract interest rate using a fully amortizing 30-year fixed-rate mortgage.

Similar to the case for renters, the number of units affordable for owners reported reflects the availability adjustment described above. Those in higher income brackets are able to choose to attract supply from the units affordable to lower income brackets if they choose. Units that are affordable for lower tiers are, by definition, affordable for higher income tiers. In this respect, lower income tiers are choice constrained and those in higher tiers are less choice constrained. While households in higher income brackets can afford more expensive units, nothing forces them to live in more expensive units.

As noted, a home is deemed affordable to a household at a given income bracket if the monthly housing costs associated with the home do not exceed 30 percent of the household's gross monthly income. A shortage of affordable housing units is present when and if the number of households exceeds the number of homes affordable and available. The overall affordable housing unit shortage for renter-occupied and owner-households in the jurisdiction is computed by aggregating shortages across all income-brackets.

[4] As stated previously, 30% is used as the affordability threshold in order to stay consistent with the National Low Income Housing Coalition's Housing Gap Report as well as the Nevada Housing Division's housing needs assessment.

This analysis is focused on how many households are within income ranges and how many existing total housing units are potentially affordable to those ranges. The results presented are based on the total stock of housing within the jurisdiction. It is does not consider how many houses are currently available and listed for sale or what the total number of prospective homebuyers is. Shortages are defined when the estimated number households exceeds the number of total existing units affordable to households in the respective income bracket. The housing shortage results are limited to housing that is affordable rather than housing that is affordable and available.[5]

Housing Gap and Shortage Analysis Results

Table D-1 and Figure D-1 provide the results of the Housing Gap Analysis for owner-occupied housing units. Housing shortages exist in the <$19,999, $20,000 to $24,999, $25,000 to $34,999, $35,000 to $49,999, and $50,000 to $74,999 income ranges. In total across these income ranges, there is a 48,818- unit shortage of affordable owner-occupied housing units in Las Vegas. Table D-2 presents the same data grouped using the percent AMI for the jurisdiction.

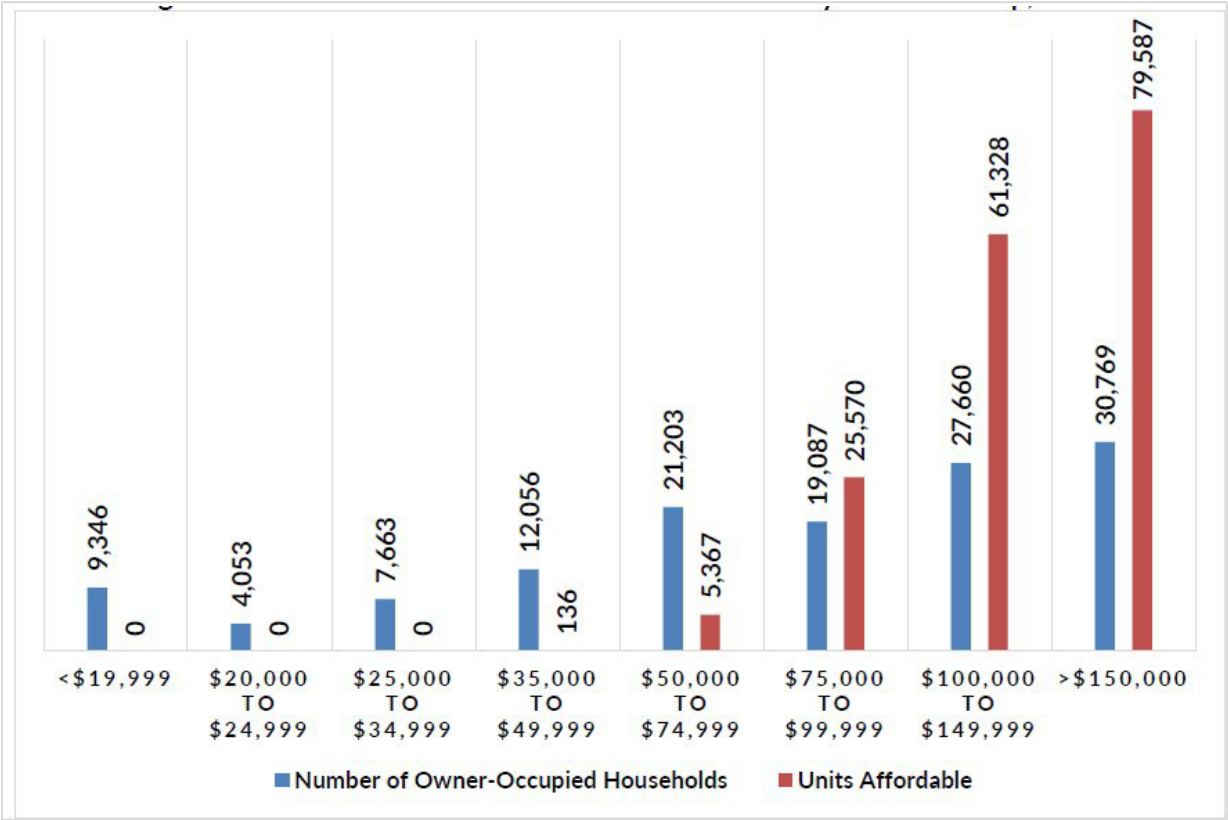
Table D-1: Owner-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2023

Income	Number of Owner households	Units Affordable	Shortage
<$19,999	9,346	0	9,346
$20,000 to $24,999	4,053	0	4,053
$25,000 to $34,999	7,663	0	7,663
$35,000 to $49,999	12,056	136	11,920
$50,000 to $74,999	21,203	5,367	15,836
$75,000 to $99,999	19,087	25,570	—
$100,000 to $149,999	27,660	61,328	—
>$150,000	30,769	79,587	—
Affordable Housing Unit Shortage			**48,818**

Source: ACS 2022 5 year, RCG, Clark County Assessor

[5] Due to data limitations, specifically within the Integrated Public Use Microdata Series ("IPUMS"), we are unable to estimate the number of households both affordable and available. This level of data is only estimated at the MSA level not at the jurisdictional level.

Figure D-1: Owner-households vs. Units Affordable by Income Group, 2023



Source: ACS 2022 5 year, RCG, Clark County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2023

Income	Number of Owner households	Units Affordable	Shortage
30% AMI ($19,906/yr)	9,346	—	9,346
50% AMI ($33,178/yr)	11,735	—	11,735
60% AMI ($39,813/yr)	3,869	44	3,825
80% AMI ($53,084/yr)	10,803	755	10,049
100% AMI ($66,356/yr)	13,872	3,511	10,361
120% AMI ($79,627/yr)	4,714	1,193	3,521
120+ AMI	77,516	98,578	—
Affordable Housing Unit Shortage			**48,818**

Source: ACS 2022 5 year, RCG, Clark County Assessor

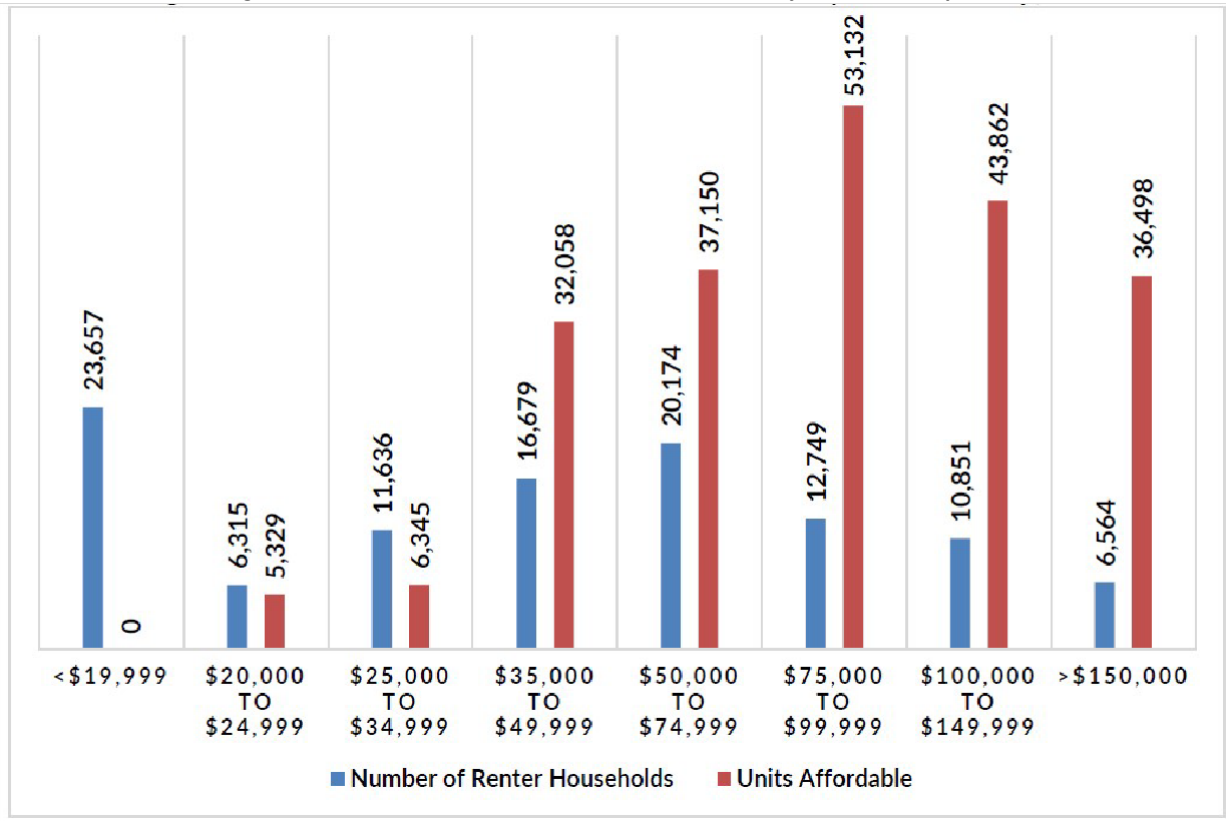
Table D-3 and Figure D-2 provide the results of the Housing Gap Analysis for Renter-Occupied Housing Units. Housing shortages exist in the <$19,999, $20,000 to $24,999, $25,000 to $34,999 income ranges. In total across these income ranges, there is a 29,934-unit shortage of affordable renter-occupied housing units in Las Vegas. Table D-4 presents the same data grouped using the percent AMI for the jurisdiction.

Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2023

Income	Number of Renter Households	Units Affordable	Shortage
<$19,999	23,657	0	23,657
$20,000 to $24,999	6,315	5,329	986
$25,000 to $34,999	11,636	6,345	5,291
$35,000 to $49,999	16,679	32,058	—
$50,000 to $74,999	20,174	37,150	—
$75,000 to $99,999	12,749	53,132	—
$100,000 to $149,999	10,851	43,862	—
>$150,000	6,564	36,498	—
Affordable Housing Unit Shortage			**29,934**

Source: ACS 2022 5 year, RCG, Clark County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2023



Source: ACS 2022 5 year, RCG, Clark County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2023

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI ($19,906/yr)	23,657	—	23,657
50% AMI ($33,178/yr)	17,951	11,674	6,277
60% AMI ($39,813/yr)	5,353	10,288	—
80% AMI ($53,084/yr)	13,816	26,354	—
100% AMI ($66,356/yr)	13,199	24,306	—
120% AMI ($79,627/yr)	4,485	8,260	—
120+ AMI	30,164	60,098	—
Affordable Housing Unit Shortage			**29,934**

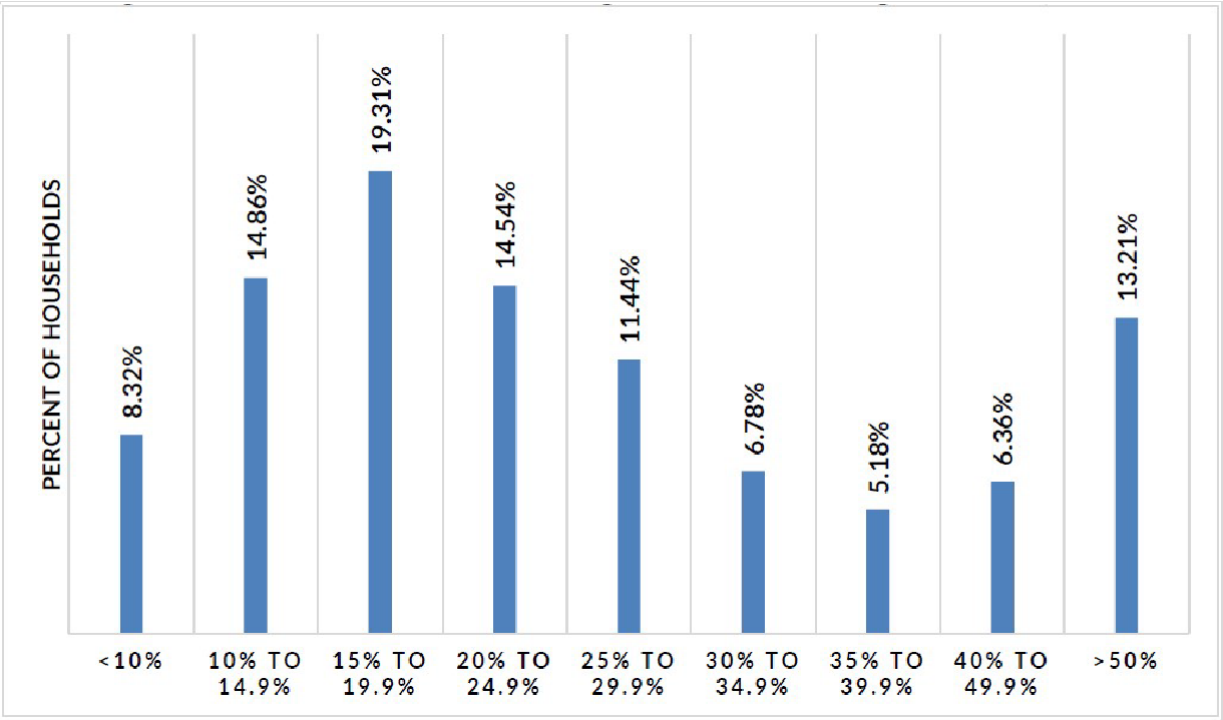
Source: ACS 2022 5 year, RCG, Clark County Assessor

Housing Cost Burden Assessment Results

The housing cost burden assessments are shown separately for owner-households and renter-households. These represent the distribution of households with respect to the percentage of monthly household income and household used for monthly housing costs. For renter-households, cost burden assessments are based on the variable B25070 "Gross Rent as a Percentage of Household Income in the Past 12 Months." For owner-households, cost burden assessments are based on the variable B25091 "Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months." The housing cost burden assessments are shown separately for owner-households and renter-households. Each figure illustrates the percentage of households broken down by the percentage of their gross household income being utilized to cover housing costs. For renter-households, cost burden assessments are based on the variable B25070 "Gross Rent as a Percentage of Household Income in the Past 12 Months." For owner- households, cost burden assessments are based on the variable B25091 "Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months."

Figure D-3 and Table D-5 provide a breakdown of the percentage of Owner-households by Housing Costs as a percent of that household's income. 8.3 percent of Households have a <10 percent Housing Cost Burden. In total 31.5 percent are considered Cost Burdened (>30 percent) and 24.7 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 13 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-3: Owner-households Housing Costs as a Percentage of Income, 2023



Source: ACS 2022 5 year, RCG

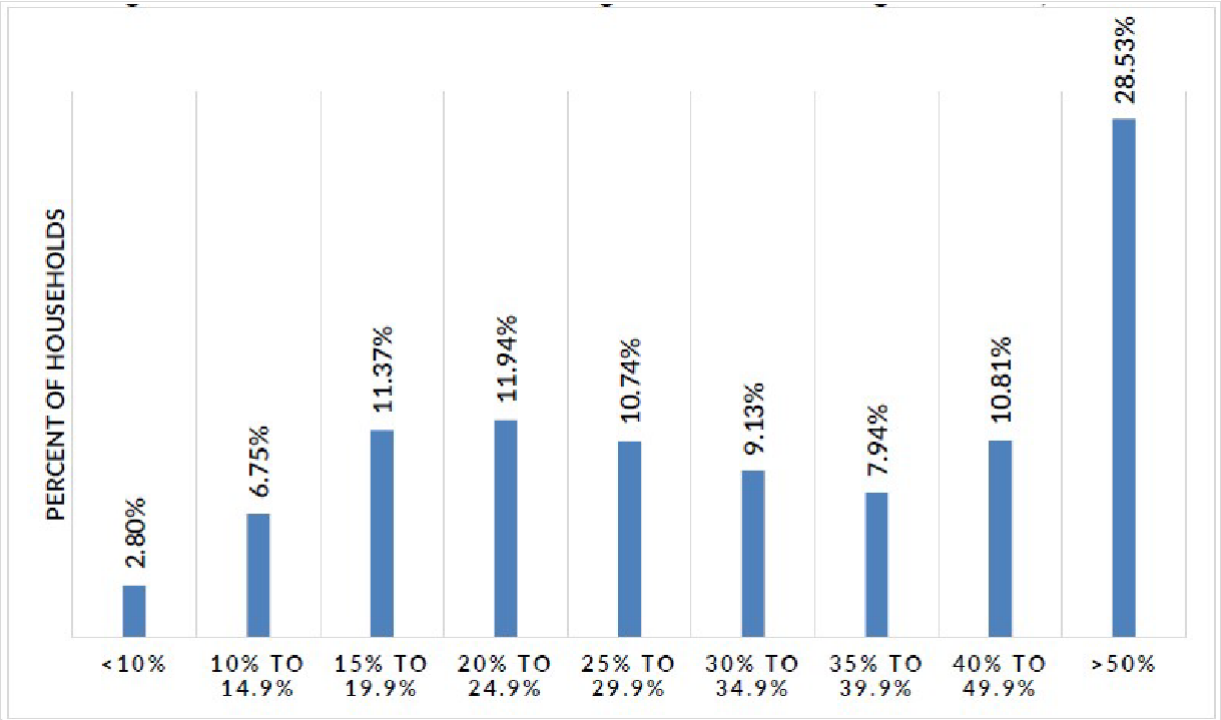
Table D-5: Housing Cost Burden for Owner Occupied Households, 2023

Housing Cost / Household Income	Percent of Owner households
<10%	8.3%
10% to 14.9%	14.8%
15% to 19.9%	19.3%
20% to 24.9%	14.5%
25% to 29.9%	11.4%
30% to 34.9%	6.8%
35% to 39.9%	5.2%
40% to 49.9%	6.4%
>50%	13.2%

Source: ACS 2022 5 year, RCG

Figure D-4 and Table D-6 provide a breakdown of the percentage of Renter-households by Housing Costs as a percent of that household's income. 2.8 percent of Renter-households have a <10 percent Housing Cost Burden. In total 56.4 percent are considered Cost Burdened (>30 percent) and 47.3 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 28 percent of Renter-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2023



Source: ACS 2022 5 year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2023

Housing Cost / Household Income	Percent of Renter households
<10%	2.8%
10% to 14.9%	6.8%
15% to 19.9%	11.4%
20% to 24.9%	11.9%
25% to 29.9%	10.7%
30% to 34.9%	9.1%
35% to 39.9%	7.9%
40% to 49.9%	10.8%
>50%	28.5%

Source: ACS 2022 5 year, RCG. Percents made not add up exactly to 100% because of rounding.

Naturally Occurring Affordable Housing ("NOAH")

Not all affordable housing available to lower income groups is subsidized. Residential properties that are affordable to households in an income group but are not subsidized by any direct program are defined as naturally occurring affordable housing ("NOAH").

To determine the stock of NOAH within Las Vegas, we employed the above methodology (found on page 21) used to estimate affordable housing unit shortages with the exception that housing, and household counts are based on income thresholds expressed as a percentage of area median income ("AMI") for the jurisdiction. It is important to note that these AMI thresholds may differ from the US Department of Housing and Urban Development ("HUD") due to the focus on the specific political jurisdiction rather than the MSA, which HUD uses.

Estimates of the number of renter-occupied and owner-households (as well as the number of units affordable to them) are shown below at 30 percent, 50 percent, 60 percent and 80 percent of AMI.

The stock of units for the jurisdiction in these estimates includes market-rate units as well as subsidized affordable housing units. For each income level, the number of NOAH units is determined by subtracting the number of subsidized units located within the jurisdiction from the total number of units deemed affordable to households at each income level.

One caveat is the thresholds associated with 30 percent, 50 percent, 60 percent and 80 percent of AMI do not coincide with the lower- or upper-income brackets available from the ACS. To circumvent this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates an annual income of $22,000, unit counts associated with the income bracket <$19,999 are fully counted while units associated with the income bracket [$20,000 to $24,999] are only partially counted. In this case, we would attribute (22,000 – 20,000)/(24,999-20,000) = 40 percent of the unit counts falling within the [$20,000 to $24,999].

The results of this analysis are found in Table D-7 below. In the 50 percent of AMI range, 30 percent of the housing units that are affordable to that income group are NOAH, non-subsidized, units. Similarly, for the 60 percent of AMI income range, 66 percent of the affordable units are NOAH and 85 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory by Jurisdiction AMI, 2023

Jurisdiction AMI*	#Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI ($19,906/yr)	0	0	
50% AMI ($33,178/yr)	10,518	3,152	30%
60% AMI ($39,813/yr)	21,961	14,595	66%
80% AMI ($53,084/yr)	48,315	40,949	85%

*Source: ACS 2022 5 year, RCG. *NOTE: The AMI income ranges presented herein differ from the HUD AMI limits because these AMI calculations are based on the individual jurisdiction's median income rather than being set at the MSA. Percents made not add up exactly to 100% because of rounding.*

E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.

The City of Las Vegas 2050 Master Plan provides a general overview of housing pursuant to NRS 278.160 (1)(c), with a goal to "Increase affordable housing types and choices for all income levels near existing and new employment centers." Building upon previous studies that identified housing impediments derived from the Southern Nevada Strong Regional Plan and the Regional Analysis of Impediments to Fair Housing, the 2050 Plan identifies the following factors as the general community impediments to affordable housing, while outlining a number of mitigating Key Actions.

Impediments

1. Income and means to financing homeownership:

2. Affordable Housing Inventory:

Mitigation Policies

Polices that are mitigating these impediments include developer incentives (LVMC Title 19.17) and homeowner assistance programs. Other policy changes affecting housing development include partnerships between City and private sector in making underused sites available for affording housing as

well as zoning changes that allow for smaller housing. For homeowners, policies pertaining to the use of rent control and transit-oriented development by locating housing near public transportation in an effort to reduce transportation costs aim to address these impediments.

Other Key Actions identified by the Master Plan include:

- Integrate affordable housing into the place types identified in the Land Use Chapter through the use of zoning regulations and other enabled policies.

Please see pages 3-52 to 3-65, *2050 Master Plan*.[6]

[6] https://files.lasvegasnevada.gov/planning/CLV-2050-Master-Plan.pdf

F. An analysis of the characteristics of the land that is suitable for residential development.

Vacant Developable Land Inventory Data and Methodology

Each year, the Clark County's Assessor's Office releases an official version of parcel geography along with parcel attributes including state land use codes. A corresponding geo-spatial copy of this data, called the GILIS database, is maintained by the Clark County Comprehensive Planning Department, which contains verified assessor parcel information as well as additional information used for planning purposes.

The GILIS parcel geographic database links to parcel-level data provided maintained by the Clark County's Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2023 GILIS database available, but as described in more depth below, the data is updated to reflect construction activity as of May 2024. Several adjustments and filters are required to provide accurate and representative estimates of vacant developable land. Each step and filter used are described below:

Parcel Slope: A parcel's average slope, expressed as a percentage. This variable is calculated by analyzing spatial raster data from the U.S. Geological Survey's LANDFIRE Earth Resources Observation and Science Center ("EROS"), which provides the average land slope for all equidistant gridded rectangular cells in Nevada, expressed as a percentage. Each parcel is loaded into ArcGIS, and we then identify all of the gridded cells that intersect it. We then compute the average value of each overlapping cell to determine the average slope of each parcel. Slopes greater than 12 percent were eliminated from the analysis due to their impracticality for residential property development.

Nearest Distance to Major Street: The nearest distance between a parcels lot boundary and a major street in feet. In order to calculate this variable, we first used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the nearest street. We obtained spatial data describing the centerlines of each major street in Clark County from the Clark County Comprehensive Planning Department. High volumes of motor vehicle traffic, major intersection signalization, and a multimodal street environment are characteristics of major streets. In general, major streets have two official motor vehicle traffic lanes at minimum[7]. Major streets in Southern Nevada's urban core typically form a rectangular grid of roads spaced one mile apart, though there are obviously exceptions. Consequently, developed parcels usually don't sit on land farther than ½ mile from a main thoroughfare.

[7] We use the major street GIS shapefile provided by Comprehensive Planning (and also accessible online) https://clarkcountygis-ccgismo.hub.arcgis.com/datasets/ccgismo::transportation/explore?layer=0&location=36.156142%2C-115.160991%2C10.59. Major streets generally appear to have two official lanes in each direction but at times (and less commonly) also have two official lanes with one lane in each direction, such as Kyle Canyon Road.

Nearest Distance to Freeway: The nearest distance between a parcels lot boundary and a freeway in feet. In order to calculate this variable, we used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the closest freeway. We obtained spatial data describing the centerlines of each freeway in Clark County from the Clark County Comprehensive Planning Department.

Disposal Boundary: Each parcel was flagged as belonging or not belonging to the BLM Disposal Boundary ("DB") obtained from the Clark County Comprehensive Planning Department. Federally-owned lands beyond the disposal boundary are excluded from the analysis as these lands are not subject to sale through the SNPLMA and are unlikely to be released for development by the federal government without legislative changes.

Zoning: Spatial zoning maps were obtained through Clark County's GIS Data Repository. Each parcel was zoned by contrasting the centroid of each parcel with where each centroid resides relative to the jurisdiction's zoning map. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction's zoning code. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction's zoning code for the purposes of evaluating the stock of land potentially developable to accommodate housing.

Municipal Owned Property: Part of the overarching goal of the vacant land inventory is to illustrate the breakdown of developable land by zoning class (residential vs. commercial) and by ownership (private vs. public). We also categorize publicly owned land by identifying land owned by the State or by local jurisdictions / municipalities. To do this, we linked the Clark County Assessor's secured tax roll data file with the GILIS parcel database using each parcels APN which contains detailed information regarding the owner of each parcel. Parcels were flagged as municipally owned parcels if the owners name met any of the criteria listed below:

- CITY OF BOULDER CITY
- CITY OF HENDERSON
- CITY OF LAS VEGAS
- CITY OF NORTH LAS VEGAS
- CITY OF LAS VEGAS GOVERMENT MUN
- CITY OF BOULDER CITY ETAL
- CITY OF HENDERSON FIRE STATION
- CITY OF HENDERSON FLOOD CONTROL
- CITY OF LAS VEGAS FIRE DEPT
- CITY OF LAS VEGAS GOVERMENT MUN
- COUNTY OF CLARK

- COUNTY OF CLARK (PUBLIC WORKS)
- COUNTY OF CLARK (FLOOD CONTR)
- CLARK COUNTY DESERT CONSERVATION PROGRAM
- CLARK COUNTY
- COUNTY OF CLARK (PK & COMM SERV)
- COUNTY OF CLARK(LIBRARY)
- COUNTY OF CLARK(ADMINISTRATIVE)
- LAS VEGAS CLARK-COUNTY LIBRARY DISTRICT
- CLARK COUNTY SCHOOL DISTRICT
- COUNTY OF CLARK (FLOOD CONTROL)
- CLARK COUNTY WATER RECLAMATION
- COUNTY OF CLARK (PK COMM SERV)
- COUNTY OF CLARK (PK_COMM SERV)
- COUNTY OF CLARK (AVIATION)
- COUNTY OF CLARK(PARKS)
- COUNTY OF CLARK(RTC)
- COUNTY OF CLARK (ADMIN SERVICES)
- COUNTY OF CLARK (FIRE DEPT)
- SCHOOL BOARD OF TRUSTEES
- SOUTHERN NEVADA WATER AUTHORITY
- STATE OF NEVADA
- STATE OF NEVADA DIV OF LANDS
- STATE OF NEVADA TRANSPORTATION
- UNIVERSITY BOARD OF REGENTS
- LAS VEGAS VALLEY WATER DISTRICT
- CITY OF NORTH LAS VEGAS (PUBLIC WORKS)
- CITY OF NORTH LAS VEGAS DEPT OF PUBLIC WORKS
- CITY OF NORTH LAS VEGAS REDEV

Federally Owned Property: Federal land ownership status was determined using spatial data describing federally owned land provided by the Bureau of Land Management's Geospatial Business Platform. Parcels identified as belonging to area under the ownership of the Bureau of Indian Affairs, Bureau of Reclamation, Department of Defense, Department of Energy, Fish and Wildlife Service, Forest Service, or National Park Service were dropped from consideration while parcels under the purview of the Bureau of Land Management (within the DB) were retained.

Parcel Acreage: Represents the size of a parcel's lot in acres. This variable was obtained directly from the GILIS parcel database.

Proximity to Developed Site: Represents the nearest distance in feet each parcel is to the nearest developed parcel. This variable was computed by segmenting GILIS parcels into the set of developed and undeveloped parcels and computing the distance from a vacant parcels lot boundary to the boundary of the nearest developed parcel. This serves as a proxy for the infrastructure requirements needed to develop the parcel. This offers a conservative assumption that sufficient infrastructure is likely in place at the nearest developed parcel and can be used for the development of the vacant parcels.

Vacant Land Status: A parcel is classified as vacant if (a) the construction year associated with each parcel is zero or missing and (b) the parcel maintains a vacant state land use code.

Additional Processing and Land Use Classifications

Additional steps were warranted to credibly identify the set of developable vacant parcels. In addition to the filters described above, parcels that were identified as belonging to Coyote Springs were removed from consideration given uncertainty over the establishment of water rights. Additionally, 6,000 acres of lands identified as belonging to the "Ivanpah Supplemental Airport Site" were expressly set aside for construction and management of a supplemental airport and were excluded. Lastly parcels located more than 10 miles from a freeway or more than five miles from a major street were excluded.

The analysis of available vacant lands is presented below across six scenarios. These scenarios are based on different sets of filters based on the above criteria. This is important to provide because it highlights what exists within the region (least restrictive filters) and what exists that has the highest chance of being developed the soonest (most restrictive filters).

The least restrictive scenario is Scenario-1. Here, any vacant parcel (regardless of ownership) is included in the analysis so long as the parcel is less than 10 miles from a freeway and 5 miles from a major street. Scenario-1 parcels include municipal owned land as well as federal land within the DB. In Scenario-2, we restricted parcels by eliminating parcels more than 5 miles from a freeway or 2.5 miles from a major street. Scenario-3 is similar to Scenario-2, but it focuses on parcels with more shallow slopes less than seven percent. In this scenario, proximity to a major street is also restricted to parcels within .75 miles. Scenario- 4 replicates the findings in Scenario-3 but excludes federally owned lands within the DB. Scenario-5 replicates Scenario-4 but excludes municipally owned lands. Lastly, Scenario-6 adds the restriction that vacant parcels must be located within .25 miles of developed infrastructure. Scenario-6 provides the most likely development ready inventory of parcels given current zoning, ownership, and proximity to

development. In each scenario the relevant changes from the previous set of filters are **underlined and in bold.**

Scenario-1 (Least restrictive set of filters)

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway <10 miles
- Distance to Major Street < 5 miles

Scenario-2

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 2.5 miles

Scenario-3

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal Owned Land
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-4

- Land Status: Vacant
- Ownership: Private or Municipal Owned Land
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-5

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-6 (Most restrictive set of filters)

- Land Status: Vacant
- Ownership: Private

- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles
- Distance to Nearest Developed Parcel < 0.25 mile

Table F-1 below provides the Vacant Land Inventory for the City of Las Vegas. Under the most restrictive set of filters, Scenario-6, there are 1,814 vacant Commercial parcels comprising 1,025 acres. Additionally, there are 2,870 vacant residential parcels comprising 2,135 acres. These vacant parcels and acreage are privately owned, have an average slope of <7 percent, are <5 miles from a freeway, <0.75 miles from a major street, and are <0.25 miles from the nearest developed parcel.

It is important to note that the City of Las Vegas is proactively focusing on infill, redevelopment, and making better use of underutilized land in the urban core. The City's 2050 Master Plan states "The plan for existing and future land use recognizes that land supply will greatly reduce over the next thirty years. As existing development agreements and new subdivisions are completed in the western and northwestern part of the City, this plan recognizes the need to shift to a strategy of infill and redevelopment."[8]

Additionally, the plan highlights that to meet growth and housing needs, while some development of currently undeveloped land areas could be pursued, "the majority of new housing would be accommodated through utilization of vacant land within existing development footprint…this alternative takes the opposite scenario of requiring or highly incentivizing denser land use patterns and minimizing expansion into undeveloped areas."[9]

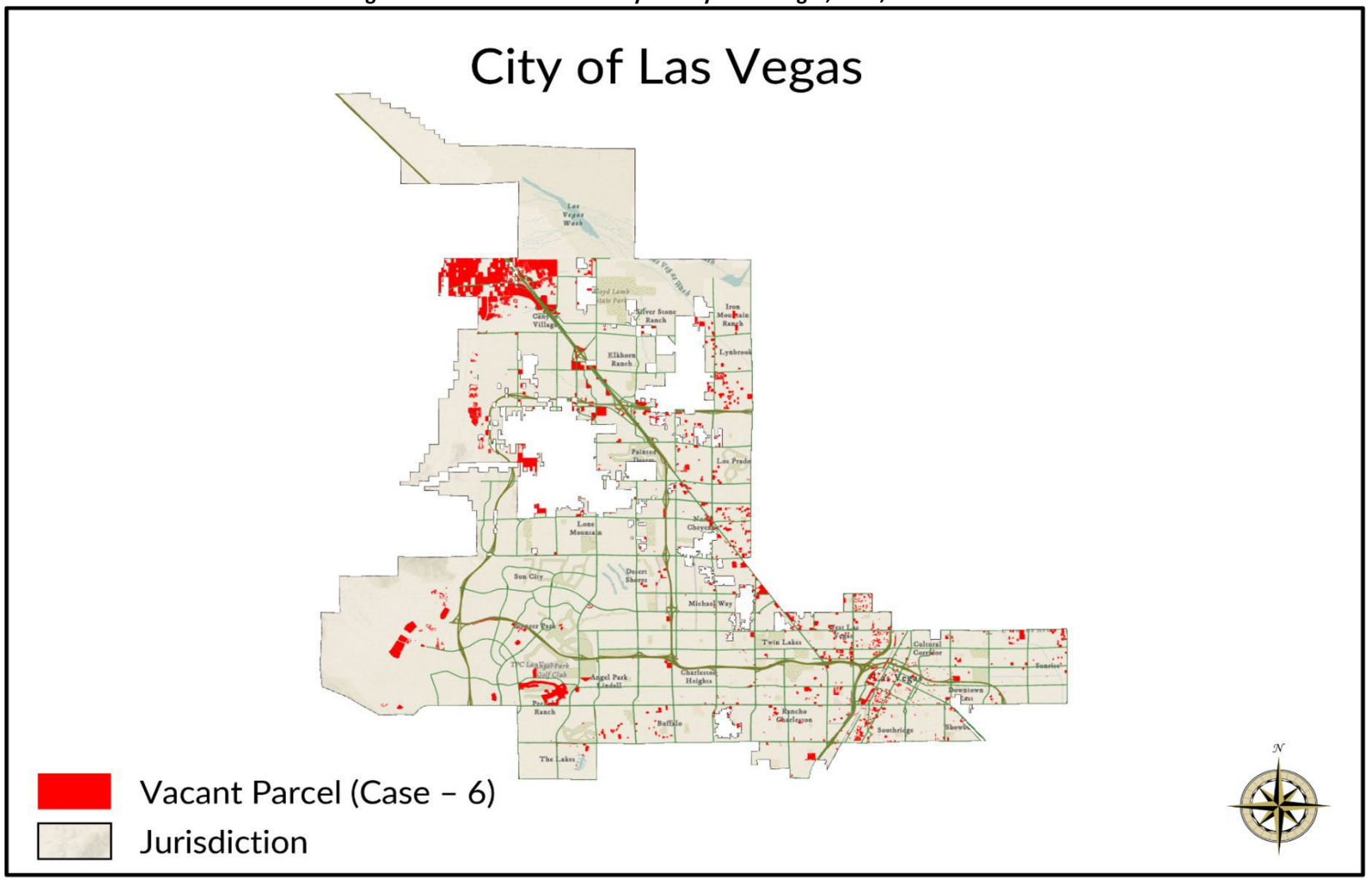
[8] https://files.lasvegasnevada.gov/planning/CLV-2050-Master-Plan.pdf pg. vi
[9] https://files.lasvegasnevada.gov/planning/CLV-2050-Master-Plan.pdf pg. 1-26

Table F-1: Vacant Land Inventory for Las Vegas, 2024

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
Vacant Parcels		2,351	2,351	1,936	1,916	1,814	1,814
Vacant Acres		3,023	3,023	2,101	1,248	1,025	1,025
Residential							
Vacant Parcels		3,187	3,187	3,106	3,069	2,874	2,870
Vacant Acres		6,359	6,359	5,193	2,236	2,145	2,135
Total Parcels		5,538	5,538	5,042	4,985	4,688	4,684
Total Acres		9,382	9,382	7,295	3,484	3,169	3,160
Category	**Parcel Filter Description**	**Filtering Criteria by Scenario**					
Topography	Average Slope of Parcel	<12%	<12%	<7%	<7%	<7%	<7%
Access	Nearest Distance to Freeway	<10 miles	<5 miles	<5 miles	<5 miles	<5 miles	<5 miles
Access	Nearest Distance to Major Street	<5 miles	<2.5 miles	<3/4 mile	<3/4 mile	<3/4 mile	<3/4 mile
Ownership	Includes Federally Owned Parcels w/in BLM Disposal Boundary	Yes	Yes	Yes	No	No	No
Ownership	Includes Municipally Owned Parcels	Yes	Yes	Yes	Yes	No	No
Infrastructure Proxy	Nearest Distance to Developed Parcel	No Restriction	No Restriction	No Restriction	No Restriction	No Restriction	<1/4 mile

Source: RCG, Clark County Assessor

Figure F-1 Vacant Land Inventory for City of Las Vegas, 2024, Case 6 Most Restrictive



Source: RCG, Clark County Assessor

G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.

Housing in the Las Vegas metropolitan area is predominantly single-family, detached residential construction. Diversifying housing to include a range of building types is a necessary strategy to implement. Based on the zoning barriers to affordability, such as lot-size and parking requirements, height and density limitations, and the allowance of pre-fabricated housing and other non-traditional development models, amending land use policy is needed for the construction of affordable housing. For example, amending LVMC Title 19 to allow more mixed residential dwelling unit types. This includes accessory dwelling units, garage conversions, or casitas. It should be noted, however, that unlike other cities and metro areas across the country, amendments to zoning requirements alone will likely have little impact on adding additional density or units – notably, lot sizes and single-family zoning requirements are already considerably compact and "right-sized" due to the constraints of Federal lands within the SNPLMA boundary.

Mitigating the financial barriers to affordable housing has led to the City incentivizing affordable housing construction, development, and rehabilitation. The City complies with and offers every measure required pursuant to NRS 278.235 (1) and (2) and amended its zoning code (LVMC Title 19.17) in January 2023 to offer:

- Expediting planning entitlement approval and plans checks
- Density bonuses for both affordable units and transit-oriented development
- Height bonuses (Downtown Las Vegas)
- Building permit fee reductions
- Establishment of a trust fund for the acquisition, construction, or rehabilitation of affordable housing. That trust fund, however, is reliant on funding and appropriation authorized by the City Council, pursuant to the City Charter.

Additional housing incentives and requirements, which would need to be authorized by the Nevada Legislature and enabled to be offered for local governments, may include, but not be limited to:

- Removal of funding or City Council policy limitations on affordable housing language contained in the Las Vegas City Charter (Section 2.147)
- Property tax incentives and/or abatements

- Inclusionary zoning (enabled, but additional clarification required)
- Linkage fees
- Other tax incentives

Please See pages 3-52 to 3-65, *2050 Master Plan*[10].

[10] https://files.lasvegasnevada.gov/planning/CLV-2050-Master-Plan.pdf

H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.

With an estimated 310,000 new residents expected by 2050, the importance of diversifying and improving housing stock cannot be understated, and the City will need more tools to not only develop new affordable housing (subsidized, for sale/for rent, City/SNRHA owned, market-rate), but also maintain its existing inventory. The City's Plan for the following five years generally includes implementation strategies that align with the 2050 Master Plan's Key Actions for housing:

- Routinely update and adopt the HUD Consolidated Housing Plan and provide annual assessments to the Nevada Division of Housing, pursuant to NRS 278.235, determining how many housing units are needed, how many are constructed, how many are affordable, and how many affordable units are lost.

- Progressively adopt new building codes that ensure the construction of quality housing.

- Develop and offer a housing rehabilitation and upgrade program to improve the quality of neighborhood building stock.

- Exercise and enable linkage fees and inclusionary zoning policies.

- Purchase or reserve SNPLMA land at a reduced price, provided that the land is within ¼ mile walking distance of an established RTC Transit route.

- Leverage major employers and anchor institutions to create residential market demand incentives in target development areas.

- Partner with nonprofit or faith-based organization(s) to provide, education, counseling, and financial assistance to homebuyers or renters, particularly minorities, the elderly, and the disabled.

Please see pages 3-52 to 3-65, *2050 Master Plan*.[11]

###

[11] https://files.lasvegasnevada.gov/planning/CLV-2050-Master-Plan.pdf

Table of Contents

AB 213 City of Henderson Executive Summary 3

A. An inventory of housing conditions and needs 5

Data and Methodology 5

Housing Market Statistics 8

Jurisdiction Plans and Procedures 12

B. An inventory of existing affordable housing in the community 13

Affordable Housing Inventory 13

C. An analysis of projected growth and the demographic characteristics of the community 14

Current Population 14

2029 Market Projections 16

D. A determination of the present and prospective need for affordable housing in the community 19

Housing Gap Assessment Methodology 19

Affordable Housing Unit Shortage Estimate Methodology 19

Housing Gap and Shortage Analysis Results 21

Housing Cost Burden Assessment Results 24

Naturally Occurring Affordable Housing ("NOAH") 26

E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments 28

Impediments 28

Mitigation Policies 29

F. An analysis of the characteristics of the land that is suitable for residential development 30

Vacant Developable Land Inventory Data and Methodology 30

Additional Processing and Land Use Classifications 33

G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing 39

Needs 39

Methods for Construction, Conversion, and Rehabilitation 39

H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years 40

List of Figures

Figure C-1: Henderson Population, 2003-2023 14
Figure D-1: Owner-households vs. Units Affordable by Income Group, 2023 22
Figure D-2: Renter-households vs. Units Affordable by Income Group, 2023 23
Figure D-3: Owner-households Housing Costs as a Percentage of Income, 2023 25
Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2023 26
Figure F-1: Vacant Land Inventory for City of Henderson, 2024, Case 1 Least Restrictive 37
Figure F-2: Vacant Land Inventory for City of Henderson, 2024, Case 6 Most Restrictive 38

List of Tables

Table A-1: Housing Market Statistics, 2024 10
Table A-2: Henderson Units in Structure Occupied Units, 2023 11
Table A-3: Henderson Structure Built, 2023 12
Table B-1: Existing Affordable Housing Units in Henderson, 2024 13
Table C-1: Henderson Population and Growth Rate, 2003-2023 15
Table C-2: 5-year Henderson Housing Market Projections, 2024 — 2029 16
Table C-3: Henderson Population by Race and Ethnicity, 2010 — 2029 17
Table C-4: Henderson Population by Age, 2010 — 2029 18
Table D-1: Owner-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2023 21
Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2023 22
Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2023 23
Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2023 24
Table D-5: Housing Cost Burden for Owner Occupied Households, 2023 25
Table D-6: Housing Cost Burden for Renter-households, 2023 26
Table D-7: Naturally Occurring Affordable Housing Inventory by Jurisdiction AMI, 2023 27
Table F-1: Vacant Land Inventory for Henderson, 2024 36

AB 213 City of Henderson Executive Summary

In 2023, the City of Henderson ("Henderson") had a total population of 341,980 persons. Out of the population, 228,680 people resided in 81,210 owner-occupied units (2.81 persons per household) with a vacancy rate of 1.3 percent. Likewise, 113,300 people resided in 43,416 renter-occupied units (2.61 persons per household) with a vacancy rate of 4.5 percent. In total, Henderson has a homeownership rate of 65 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2022) Henderson's median household income was $85,311, the median home price in 2024 is $518,886. Across all owner households and irrespective of mortgage-status, monthly housing costs average $1,943 per month, resulting in 29.5 percent of households being classified as cost burdened and 22.5 percent excessively cost burdened.

Housing gaps are most prevalent among homeowners in the bottom tiers of the household income distribution. For all households in median annual income groups below $99,999, there is a shortage of 28,122 affordable owner-occupied residential units.

In terms of renters, the median contract rent in Henderson is $1,743 per month resulting in 51.2 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 42.1 percent of renters excessively cost burdened (defined as having housing costs of greater than 35 percent of gross income). For all households with median annual income of less than $34,999, there is a shortage of 9,594 affordable renter-occupied units. Naturally occurring affordable units (housing units that are affordable, but unsubsidized) range from 0 units for households at or below 30 percent area median income to 12,167 units for households at or below 80 percent area median income. 2,458 of the 43,416 renter-occupied units represent subsidized affordable units of which the median unit was built in 2007.

While Henderson's population is expected to increase by 7,356 people by 2029, median household income is expected to increase from $85,311 to $99,171. Between 2024 and 2029, an additional 2,681 dwelling units are projected to be required to support Henderson's expected population growth. In addition to the existing need for affordable units, this level of population growth will require the construction of 1,747 additional for-sale units, 722 additional for-rent units, and 212 subsidized units.

To determine the stock of available land able to be developed in Henderson, we have provided multiple scenarios based on less and more restrictive filtering criteria such as: private or public ownership, slopes, distance to freeway, distance to a major street, and distance to an already developed parcel. These scenarios help provide an overview of the total amount of land that could be developed (the least restrictive scenario) and the total amount of land that is most development ready (most restrictive scenario).

In the least restrictive land use scenario (which includes vacant parcels that are privately, federally, and municipally owned, have slopes <12 percent, are <10 miles from a freeway, and < five miles from a major street), there is an estimated 5,592 acres of vacant developable residential land in Henderson, but in the most restrictive, more development ready/feasible scenario (vacant parcels, privately owned, <12 percent average slope, <five miles from a freeway, <.75 miles from a major street, and <.25 miles from a developed parcel) there is an estimated 1,617 acres of vacant developable residential land.

A. An inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.

Data and Methodology

The statistical results, tables, and figures in this report are based on data obtained and analyzed from several distinct primary sources. These include:

- The American Community Survey
- The Clark County Assessor's Office
- The Clark County Community Housing Office
- The Clark County GIS Management Office ("GISMO")
- The Bureau of Land Management ("BLM)" Geospatial Business Platform Hub
- The Clark County Comprehensive Planning Department
- LANDFIRE, Earth Resources Observation and Science Center ("EROS"), U.S. Geological Survey

In many cases, variable outputs were obtained directly from the primary data source. In other cases, variable outputs were estimated and derived by statistically and geo-statistically processing raw data obtained from the primary data sources defined above. Descriptions of the processes and relevant data sources for each section are provided below and throughout the report:

Affordable Housing Unit: For renter-occupied households, a unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30 percent of a household's gross income.[1] For owner-occupied households, a unit of owner-occupied housing is considered "affordable" inventory if the implied monthly mortgage payment is less than 30 percent of a households' gross income. For each owner-occupied housing unit in the data, monthly mortgage payments are imputed assuming a down payment of 5 percent, a mortgage interest rate of 6.9 percent and the use of a 30-year fixed-rate, fully- amortizing loan. This is different to the Nevad Revised Statutes ("NRS") definition. The NRS defines affordable housing in tiers(NRS 278.0105 and the following sections). Tier One is defined as up to 60 percent AMI, Tier Two is 80 percent to 100 percent AMI, and

[1] This report uses the 30% threshold to maintain consistency with the National Low Income Housing Coalition's Housing Gap Reports. As cited in the methodology section of these reports, "Using the standard definition of affordability, which assumes households should spend no more than 30% of their income on housing, we find that only 7.1 million units are affordable to extremely low-income renters Nationally" (Source: https://nlihc.org/sites/default/files/gap/2024/Gap-Report_2024.pdf, page 4). While some HUD programs may rely on a 35% cutoff, concerns have nonetheless been expressed that even 30% is perhaps too large of a threshold. Per the NLIHC, "The 30% standard is commonly used to estimate the scope of housing affordability problems and serves as the basis for some administrative policies, but some households may struggle even at this level of housing cost (Stone, 2006)" Albeit, Hamidi, Ewin and Renne (2016) note, "According to the HUD measure, total housing costs at or below 30% of gross annual income are affordable." The 30% rule has also been adopted historically by the Nevada Housing Division's housing needs assessments (https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2(b,c)/**).** Per the Nevada Housing Gap Reports, "A unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30% of the renter income group's top threshold."

tier 3 is 100-120 percent AMI. Due to the nature of the ACS data this report focuses on income brackets as opposed to AMI ranges. However, where possible, estimated AMI thresholds are presented.

Affordable Housing Unit vs. Subsidized Housing Unit: In this study, we use the term "subsidized housing unit" to explicitly refer to a government subsidized affordable housing unit. However, the housing needs assessments presented herein require an explicit measure of affordability. As defined above, a unit of housing is considered affordable (regardless of said unit is a market-rate unit or subsidized unit) if rent (or the monthly mortgage payment) is less than 30 percent of a households gross income. Along these lines, while every subsidized housing unit is considered affordable, not every unit of housing deemed affordable on the basis of its cost is necessarily subsidized.

Homeownership Rate: The percentage of all households classified as owner-households. This variable is computed by dividing the number of owner-households by the total number of households in the jurisdiction.

Median Annual Income: The median household income in the past 12 months. This variable was obtained from the most recent release of the American Community Survey ("ACS", 2022) (variable B25118). This represents the total money income of all household members during the previous year. Median annual income used within this report may differ from HUD's thresholds due to the current report's focus on the specific political jurisdiction (City of Henderson) rather than the Las Vegas-Henderson-Paradise MSA, which HUD uses. The median income of residents in Henderson may differ than the AMI of the MSA which is inclusive of the incorporated cities.

Median Contract Rent: Also referred to as "rent asked" for vacant units, median contract rent is based on Housing Question 18a in the ACS. In order to capture the prevailing market rate, rent for a specific political jurisdiction, housing units that are renter occupied without payment of rent are excluded. This variable was obtained directly from the ACS (variable B25058_001E). To update the data to 2023 economic conditions, contract rent is expressed in 2023 dollars based on HUD's 50 percent percentile rent estimates for 2022 vs 2023[2].

Median Housing Value: The estimated market value of a single-family residential home. This variable is computed based on a statistical analysis of the Clark County Assessor's Data File "AOEXTRACT" which contains information about all real property parcels, such as parcel ownership and mailing address,

[2] https://www.huduser.gov/portal/datasets/50per.html#year2023

property location, land use and valuation. While median market prices reflect the typical prices of homes transacting (or selling) in any given time period, median housing value reflects the typical price homes would sell for, regardless of if they sell or not in any given time period. Viewed this way, median housing value is more in line with the appraised value of a home.

This variable is computed in several steps. Single-family residential housing units are identified in the data. We then focus on housing units that represent the primary residence of the homeowner. The data also include information regarding the assessed value of each property which represents the taxable value of a property multiplied by a 35 percent assessment ratio. Assessed values are then divided by 35 percent to identify the taxable value of each home.

To ensure that the final estimates of the market value of a home reflect current market conditions, RCG has focused on homes that sold since 2023. We have used a linear regression model with the transaction price of each home as the dependent variable regressed against several explanatory variables. The set of parcel-level explanatory variables includes: construction year, a full series of indicators for each properties land use code, a full series of indicators representing the jurisdiction each parcel belongs to, lot size, a full series of indicators representing each parcel's tax district, and lastly, estimates of the taxable value of each property defined above.

Our model results use the assessed values for properties from the Clark County Assessor (which are available for all parcels); and the sale price of these residential properties are estimated, based on the most recent sales data available. This was necessary because the assessed values of residential units that have not yet entered the for-sale market may not be reflective of current market sale trends. We obtained an estimate of the projected sale price of every home in Henderson by extrapolating our model results to the full set of units in the sample. Median housing values for the jurisdiction are computed as the median of predicted transaction prices for the jurisdiction.

Median Monthly Housing Costs: Median selected monthly owner costs for homeowner housing units with a mortgage. Cost estimates are based on the ACS variable "selected monthly owner costs" for owner- occupied units and represent the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (personal property taxes, site rent, registration fees, and license fees). This variable was obtained directly from the ACS (variable B25088_002E).

Median Year Built: The median year of built renter-occupied and owner-occupied units. These variables were obtained from the ACS Profile Table B25037.

Number of Subsidized Housing Units: Represents the number of subsidized housing units for a jurisdiction. This variable was obtained by adding up the number of units set-aside as affordable at each affordable housing development identified in the affordable housing inventory list obtained from the Community Housing Office. Parcel numbers are contrasted with the property-level information obtained from the Clark County Assessor's Data to construct the median year built amongst the set of subsidized affordable housing developments.

#Owner-Occupied Units: The number of residential units within the jurisdiction owned by the occupant. This variable was obtained from the ACS (variable DP04_0046E).

Percent of Cost Burdened Owners (>30%): Represents the percent of owner households contributing 30 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

Percent of Excessively Cost Burdened Owners (>35%): Represents the percent of owner households contributing 35 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

#Renter-Occupied Units: The number of residential units within the jurisdiction where the occupant is classified as a renter. This variable was obtained from the ACS (variable S2505_C05).

Vacancy: Identifies vacant housing units and reports the reason for the vacancy. To be counted as "vacant," a unit has to be in livable condition and intended for residential use. For newly constructed units, all exterior windows and doors must be installed, and usable floors must be in place. Dilapidated, condemned, and nonresidential buildings are excluded. The rental vacancy rate (expressed as a percentage of all renter-occupied housing units) was obtained from the ACS (variable DP04_0005E) while the housing vacancy rate (expressed as a percentage of all owner-occupied housing units) was obtained from the ACS (variable DP04_0004E).

Housing Market Statistics

Table A-1 below provides a comprehensive overview of Henderson's housing market statistics. As previously noted, according to estimates from the NV Demographer, the population of Henderson was

341,980 as of 2023. The median annual income for the jurisdiction is $85,311 and the Homeownership Rate is 65.2 percent.

As of the most recent ACS survey, Henderson had 81,210 owner-occupied units with a 1.3 percent vacancy rate. The median year built is 2000 and the median home value is $518,886. This results in a $1,943 median monthly housing cost. In total, 29.5 percent of Henderson homeowners are Cost Burdened, and 22.6 percent are Excessively Cost Burdened. This resulted in a 28,122 owner-occupied Affordable Housing Unit Shortage combined across all income brackets.

Henderson also had 43,416 renter-occupied units as of the most recent ACS survey, with a 4.5 percent vacancy rate. The median year built is 1998 and the median contract rent is $1,743. The percentage of Cost Burdened renters is 51.2 percent, and the percentage of Excessively Cost Burdened Renters is 42.1 percent. In total, within Henderson, there are 2,458 subsidized housing units with the median year of those being 2003. For renters, this led to a 9,594 Affordable Housing Unit Shortage for renters at or below 100 percent AMI as of the most recent data release.

Table A-1: Housing Market Statistics, 2024

City of Henderson Jurisdiction Characteristics	
Median Annual Income	$85,311
Homeownership Rate	65.2%
2023 Population	341,980
Owner Occupied Housing Profile	
#Units	81,210
Vacancy	1.3%
Median Year Built	2000
Median Monthly Housing Costs	$1,943
Median Housing Value	$518,886
Percent of Cost Burdened Owners (>30%)	29.5%
Percent of Excessively Cost Burdened Owners (>35%)	22.6%
Affordable Housing Unit Shortage	**28,122**
Renter Occupied Housing Profile	
#Units	43,416
Vacancy	4.5%
Median Year Built	1998
Median Contract Rent	$1,743
Percent of Cost Burdened Renters (>30%)	51.2%
Percent of Excessively Cost Burdened Renters (>35%)	42.1%
Number of Subsidized Housing Units	2,458
Median Year Built of the Subsidized Housing Stock	2003
Affordable Housing Unit Shortage	**9,594**

Source: ACS 2022 5-year, NV Demographer RCG. Percents made not add up exactly to 100% because of rounding.

Table A-2 provides an estimated breakdown of the number of units in structure for Henderson. In total, 75.5 percent of the housing stock available in Henderson is single-unit detached or attached, 22.9 percent is 2 units or greater, and 1.5 percent is mobile home[3] and 0.1 percent is boat, RV, or other.

[3] According to the ACS, mobile homes are defined as "Both occupied and vacant mobile homes to which no permanent rooms have been added are counted in this category. Towable recreational vehicles, such as travel trailers or fifth- wheel trailers, are considered mobile homes. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory." Additionally, Boat, RV, Van, etc. is defined as "This category is for any living quarters occupied as a housing unit that does not fit the previous categories." (https://www2.census.gov/programs-surveys/acs/tech_docs/ subject_definitions/2021_ACSSubjectDefinitions.pdf).

Table A-2: Henderson Units in Structure Occupied Units, 2023

Number of Units in Structure	Number of Occupied Units	Percent of Total
1-unit, detached	86,490	69.4%
1-unit, attached	7,602	6.1%
2 units	872	0.7%
3 or 4 units	6,231	5.0%
5 to 9 units	8,724	7.0%
10 to 19 units	4,736	3.8%
20 or more units	7,976	6.4%
Mobile home	1,869	1.5%
Boat, RV, van, etc.	125	0.1%
Total	124,626	100.0%

Source: ACS 2022 5-year Percents may not add up exactly to 100% because of rounding.

Table A-3 below provides an estimated breakdown of the percentage of occupied units in Henderson, by the year the structure was built. An estimated 17.1 percent of the units were built in 2010 or later, 64.2 percent of the units were built between 1990 and 2009, and 18.8 percent of the units were built 1980 or earlier.

Table A-3: Henderson Structure Built, 2023

Year Built	Number of Unis	Percent of Total
Built 2020 or later	1,371	1.1%
Built 2010 to 2019	19,940	16.0%
Built 2000 to 2009	38,634	31.0%
Built 1990 to 1999	41,376	33.2%
Built 1980 to 1989	14,706	11.8%
Built 1970 to 1979	5,110	4.1%
Built 1960 to 1969	1,371	1.1%
Built 1950 to 1959	1,371	1.1%
Built 1940 to 1949	623	0.5%
Built 1939 or earlier	249	0.2%
Total	124,626	100.0%

Source: ACS2022 5-year. Percents made not add up exactly to 100% because of rounding.

Jurisdiction Plans and Procedures

Henderson Housing and Community Development Strategy Plan
https://www.cityofhenderson.com/home/showpublisheddocument/982/637383552843230000

Henderson Strong Comprehensive Plan
https://www.cityofhenderson.com/government/departments/community-development-and-services/land-use-plans/comprehensive-plan

B. An inventory of existing affordable housing in the community, including, without limitation, housing that is available to rent or own, housing that is subsidized either directly or indirectly by this State, an agency or political subdivision of this State, or the Federal Government or an agency of the Federal Government, and housing that is accessible to persons with disabilities.

Affordable Housing Inventory

Table B-1 below provides a comprehensive list of existing affordable housing in Henderson. In total there are 2,458 units across 22 developments with a median year built of 2003. The data presented may be incomplete and is being updated and monitored on a consistent basis. Multiple jurisdictions, including the State of Nevada, provide input to ensure the accuracy of this list.

Table B-1: Existing Affordable Housing Units in Henderson, 2024

Development Name	APN	# of Affordable Units	Year Built
Espinoza Terrace	17918401003	100	2019
Annabelle Pines	17809502004	154	2005
Capistrano Pines Senior Apartments (BMS)	17917312000	184	1999
Carol Haynes Apartments	16116401007	24	1996
College Villas Senior Apartments (2164)	17920701004	226	2012
Coronado Drive Apartments(2903)	17917602004	59	2011
Don Dawson Apartments	17917801009	60	1993
George & Lois Brown Estates	17920103003	22	2004
Henderson Manor (BMS)	17920201002	60	1998
Highland Village Plaza	17907801009	120	1983
Horizon Pines Apartments (BMS)	17830202012	156	2002
Horizon Senior Apartments (BMS)	17928101011	228	2001
Major Avenue Apartments (2607)	17917602002	25	2010
Pacific Pines II (BMS)	17918604001	51	2007
Pacific Pines II (BMS)	17918604002	83	2004
Pacific Pines III (BMS)	17918703004	51	2007
Pacific Pines IV Senior Apartments (BMS)	17918703009	62	2011
Paseo Del Prado	17908601004	120	1995
Portofino Apartments	17815801023	205	2002
Smith Williams Senior Apartments (BMS)	17908301006	80	2011
Terracina Apartments (BMS)	17920702005	144	1994
Vintage at Seven Hills Senior Apartments (BMS)	17735512003	244	2004
Total	**22 properties**	**2,458 units**	**2003 median**

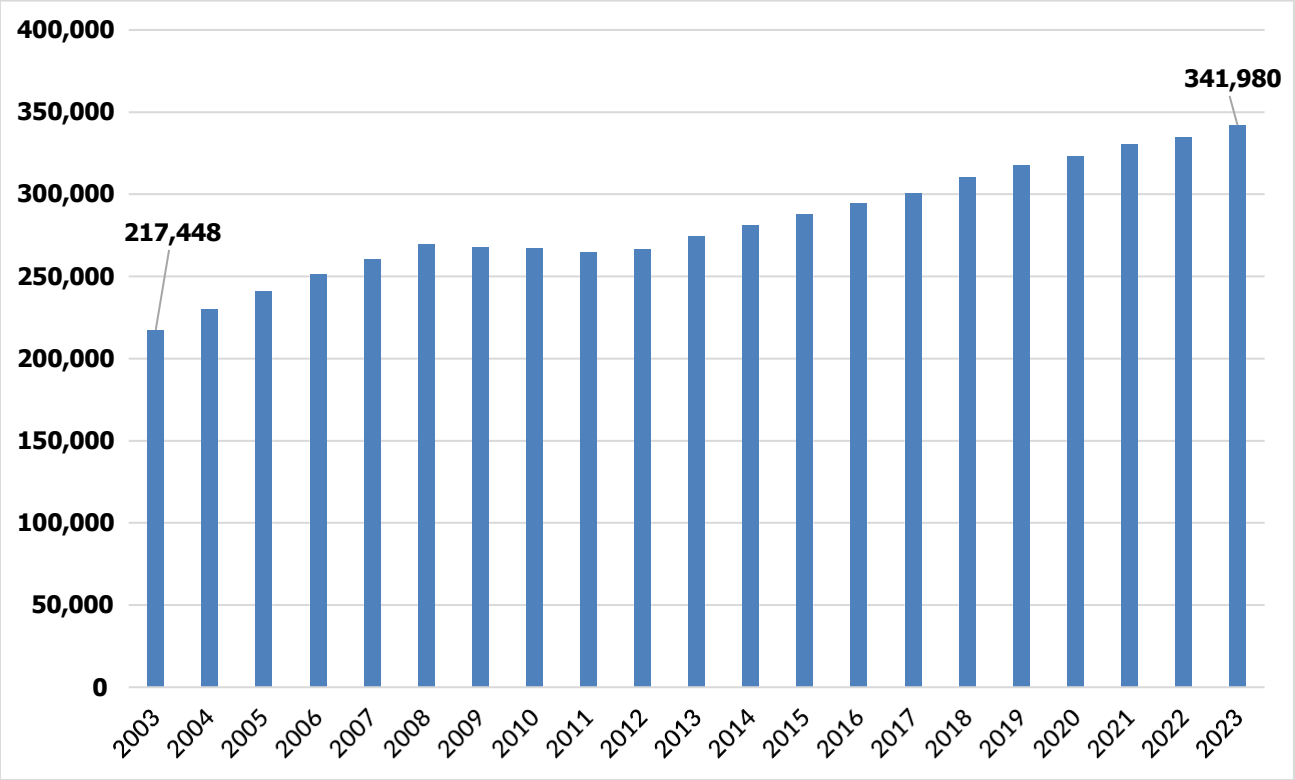
Source: Clark County Community Housing Office

C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

As noted above, current population estimates were obtained from the Nevada Demographer's most recent release. Figure C-1 and Table C-1 provide a historical trend of the population of Henderson. In the 20 years from 2003-2023 Henderson grew by 124,532 individuals, or 57 percent. On average, this comes to a growth of 6,227 persons per year, or an average annual rate of 2.3 percent.

Figure C-1: Henderson Population, 2003-2023



Source: NV Demographer

Table C-1: Henderson Population and Growth Rate, 2003-2023

Year	Population	Population Growth	YoY Growth Rate
2003	217,448		
2004	229,984	12,536	5.8%
2005	241,134	11,150	4.8%
2006	251,321	10,187	4.2%
2007	260,161	8,840	3.5%
2008	269,538	9,377	3.6%
2009	267,687	(1,851)	-0.7%
2010	267,270	(417)	-0.2%
2011	264,839	(2,431)	-0.9%
2012	266,846	2,007	0.8%
2013	274,270	7,424	2.8%
2014	280,928	6,658	2.4%
2015	287,828	6,900	2.5%
2016	294,359	6,531	2.3%
2017	300,709	6,350	2.2%
2018	310,244	9,535	3.2%
2019	317,660	7,416	2.4%
2020	322,800	5,140	1.6%
2021	330,561	7,761	2.4%
2022	334,640	4,079	1.2%
2023	341,980	7,340	2.2%
Annual Average	**—**	**+6,227**	**2.3%**

Source: NV Demographer, RCG

2029 Market Projections

Market forecasts for 2029 are based on population estimates obtained from Environmental Systems Research Institute ("ESRI"). ESRI provides estimates on population, demographics, and income for markets based on their internal models, as well as the most up to-date ACS data estimates by geography.

To convert projected population increases into estimates of the total number of new housing units likely to be demanded by 2029, we used the estimated population increase for Henderson and divide it by estimates of the average number of people occupying each housing unit within the county. This approach creates a relationship between population growth and the total number of housing units required to support the population.

In order to obtain conservative estimates of the number of renter-occupied, owner-occupied, and affordable subsidized housing units required to support Henderson's projected population growth, we computed the proportion of each type of housing unit, based on the county's current data and apply these proportions to estimates of the total number of new housing units required to support projected 2029 population increases. Lastly, we assume a housing density of 7.5 units per acre to translate projected increases in housing unit demand to projected increases in vacant land demand. For Clark County as a whole, the average number of units per acre is 7.14; to maintain consistency with the type of dwellings per acre limits commonly used in jurisdictional development codes, we adopted a figure of 7.5.

Table C-2: 5-year Henderson Housing Market Projections, 2024 — 2029

Population and Median Income	
2029 Population	349,336
Population Increase	7,356
2029 Median Household Income	$99,171
Projected Housing Needs & Land Requirements	
Housing Units Required	2,681
Owner-Occupied Units	1,747
Renter-Occupied Units	722
Subsidized Units	212
Vacant Acreage Required	357

Source: RCG, ESRI, NV Demographer

Table C-3 provides historical, current, and projected estimates of the population of Henderson's by race and ethnicity. Of note, the percentage of the population that is categorized as White Alone has decreased from 76.8 percent in 2010 to 60.3 percent in 2023 and is expected to decrease further to 56.3 percent in 2029. Subsequently, the percentage of all other races, including Two or More, has increased over time and is expected to continue to increase. The percentage of those of Hispanic Origin Ethnicity has increased from 14.9 percent in 2010 to 19.1 percent in 2023.

Table C-3: Henderson Population by Race and Ethnicity, 2010 — 2029

Population by Race/Ethnicity	2010	2020	2023	2029
Total	**258,199**	**317,618**	**341,980**	**349,336**
White Alone	76.8%	63.2%	60.3%	56.3%
Black Alone	5.1%	6.7%	7.4%	8.1%
American Indian Alone	0.7%	0.7%	0.8%	0.8%
Asian Alone	7.3%	9.3%	10.3%	11.7%
Pacific Islander Alone	0.6%	0.8%	0.8%	0.9%
Some Other Race Alone	4.8%	6.1%	6.5%	7.0%
Two or More Races	4.8%	13.2%	14.0%	15.3%
Hispanic Origin	14.9%	17.9%	19.1%	20.1%

Source: ESRI. Percents made not add up exactly to 100% because of rounding.

Table C-4 provides historical, current, and projected estimates of the population of Henderson by age. Of note, the median age has increased from 39.6 in 2010 to 41.5 in 2023 and is expected to continue to rise slightly to 41.6 in 2029. The age ranges 65 – 74 and 75-85 have increased the most (3.0 percentage points and 3.8 percentage points respectively) while 45 – 54 and 55- 64 have decreased the most (-2.4 percentage points and -2.1 percentage points respectively).

Table C-4: Henderson Population by Age, 2010 — 2029

Population by Age	2010	2020	2023	2029
0 - 4	5.9%	4.8%	5.3%	5.4%
5 - 9	6.3%	5.7%	5.8%	5.7%
10 - 14	6.5%	6.4%	5.9%	5.9%
15 - 24	11.7%	10.9%	10.8%	10.4%
25 - 34	12.9%	12.1%	13.4%	13.3%
35 - 44	14.5%	13.3%	13.6%	14.0%
45 - 54	14.3%	13.5%	12.3%	11.9%
55 - 64	13.5%	13.2%	12.7%	11.4%
65 - 74	9.1%	12.2%	12.6%	12.1%
75 - 84	4.1%	6.3%	6.1%	7.9%
85 +	1.2%	1.6%	1.6%	2.1%
18 +	77.3%	79.4%	79.8%	79.9%
Median Age	**39.6**	**42.6**	**41.5**	**41.6**

Source: ESRI. Percents made not add up exactly to 100% because of rounding.

D. A determination of the present and prospective need for affordable housing in the community.

Housing Gap Assessment Methodology

The housing gap assessments for the jurisdiction are shown separately for owner-households and renter-households. These illustrate the number of households, by income bracket, and the number of units affordable to households in each income bracket. A shortage of affordable homes is defined when and if the number of households in any given income bracket exceeds the number of homes affordable to them. For example, within Figures D-1 and D-2 if the Number of Occupied Households is greater than the Number of Units Affordable, then there is a gap within that income bracket because those households are living in a unit that is considered affordable for a higher income bracket.

Number of Households, by Income Bracket: Estimates of the number of owner households and renter- households split by income bracket are obtained from the variable B25118 "Tenure by Household Income in the Past 12 Months." The associated set of income brackets include: <$19,999, $20,000 to $24,999, $25,000 to $34,999, $35,000 to $49,999, $50,000 to $74,999, $75,000 to $99,999, and $100,000 to $149,999. Where possible this information is presented using estimated percent AMI brackets as well. It is important to note that there is not a direct match between ACS income brackets and percent AMI brackets. To bypass this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates an annual income of $22,000, unit counts associated with the income bracket <$19,999 are fully counted while units associated with the income bracket [$20,000 to $24,999] are only partially counted. In this case, we would attribute (22,000 – 20,000)/(24,999-20,000) = 40 percent of the unit counts falling within the [$20,000 to $24,999].

Affordable Housing Unit Shortage Estimate Methodology

Number of Units Affordable for Renters: For renter-occupied housing, housing gaps are based on estimates of the number of renter-occupied units split by rental pricing brackets obtained from the variable ACS B25063 "Gross Rent." Gross rent represents the contract rent plus the estimated average monthly cost of utilities if the renter pays these costs. The ACS provides breakdowns of the number of renter households with gross rent in a full suite of rental pricing brackets.

Estimates of the number of units affordable to households in each income bracket are based on combining the counts of rental units affordable to households within each income bracket. A housing unit is considered to be affordable to a household at a given income bracket if the monthly rent associated with the housing unit does not exceed 30 percent of the household's gross monthly income.

For renters, the 30-percent threshold is based on the upper bound of the income bracket each household belongs to. As such, housing gaps are estimated conservatively. These calculations take into account that units affordable to households in any given income bracket include units that are affordable to households in each of the lower income brackets. This is important to highlight because not every household may choose to spend 30 percent of their gross monthly income on monthly rent. Because of this, those in higher income brackets have more choices than those in lower income brackets. For each income bracket, we estimated the set of affordable homes to be "available" as the sum of (a) the set of homes affordable to households within a given income bracket plus (b) the set of surplus homes affordable to households at lower income levels if surplus exists. The number of units affordable for renters reported reflects this adjustment.

Number of Units Affordable to Owners: For owner-occupied housing units, gaps are based on estimates of the market value of owner-occupied residential housing as described above and based on an analysis of the Clark County Assessor's Real Property Data. In contrast to the ACS, these data provide unit-level information. Given the data, a unit is deemed affordable to households within a given income bracket if the associated monthly mortgage payment required to purchase the unit does not exceed 30 percent of households' monthly income. [4] Similar to the analysis of renter-occupied units, the 30 percent threshold is applied to the upper bound of the income bracket each household belongs to. For the purposes of this analysis, the implicit monthly mortgage payment for each home in the Assessor's Data assumes that households finance housing with a five percent down payment and a 6.9 percent contract interest rate using a fully amortizing 30-year fixed-rate mortgage.

Similar to the case for renters, the number of units affordable for owners reported reflects the availability adjustment described above. Those in higher income brackets are able to choose to attract supply from the units affordable to lower income brackets if they choose. Units that are affordable for lower tiers are, by definition, affordable for higher income tiers. In this respect, lower income tiers are choice constrained and those in higher tiers are less choice constrained. While households in higher income brackets can afford more expensive units, nothing forces them to live in more expensive units.

As noted, a home is deemed affordable to a household at a given income bracket if the monthly housing costs associated with the home do not exceed 30 percent of the household's gross monthly income. A shortage of affordable housing units is present when and if the number of households exceeds the number of homes affordable and available. The overall affordable housing unit shortage for renter-occupied and owner-households in the jurisdiction is computed by aggregating shortages across all income-brackets.

[4] As stated previously, 30% is used as the affordability threshold in order to stay consistent with the National Low Income Housing Coalition's Housing Gap Report as well as the Nevada Housing Division's housing needs assessment.

This analysis is focused on how many households are within income ranges and how many existing total housing units are potentially affordable to those ranges. The results presented are based on the total stock of housing within the jurisdiction. It is does not consider how many houses are currently available and listed for sale or what the total number of prospective homebuyers is. Shortages are defined when the estimated number households exceeds the number of total existing units affordable to households in the respective income bracket. The housing shortage results are limited to housing that is affordable rather than housing that is affordable and available.[5]

Housing Gap and Shortage Analysis Results

Table D-1 and Figure D-1 provide the results of the Housing Gap Analysis for owner-occupied housing units. Housing shortages exist in the <$19,999, $20,000 to $24,999, $25,000 to $34,999, $35,000 to $49,999, $50,000 to $74,999, and $75,000 to $99,999 income ranges. In total across these income ranges, there is a 28,122-unit shortage of affordable owner-occupied housing units in Henderson. Table D-2 presents the same data grouped using the percent AMI for the jurisdiction.

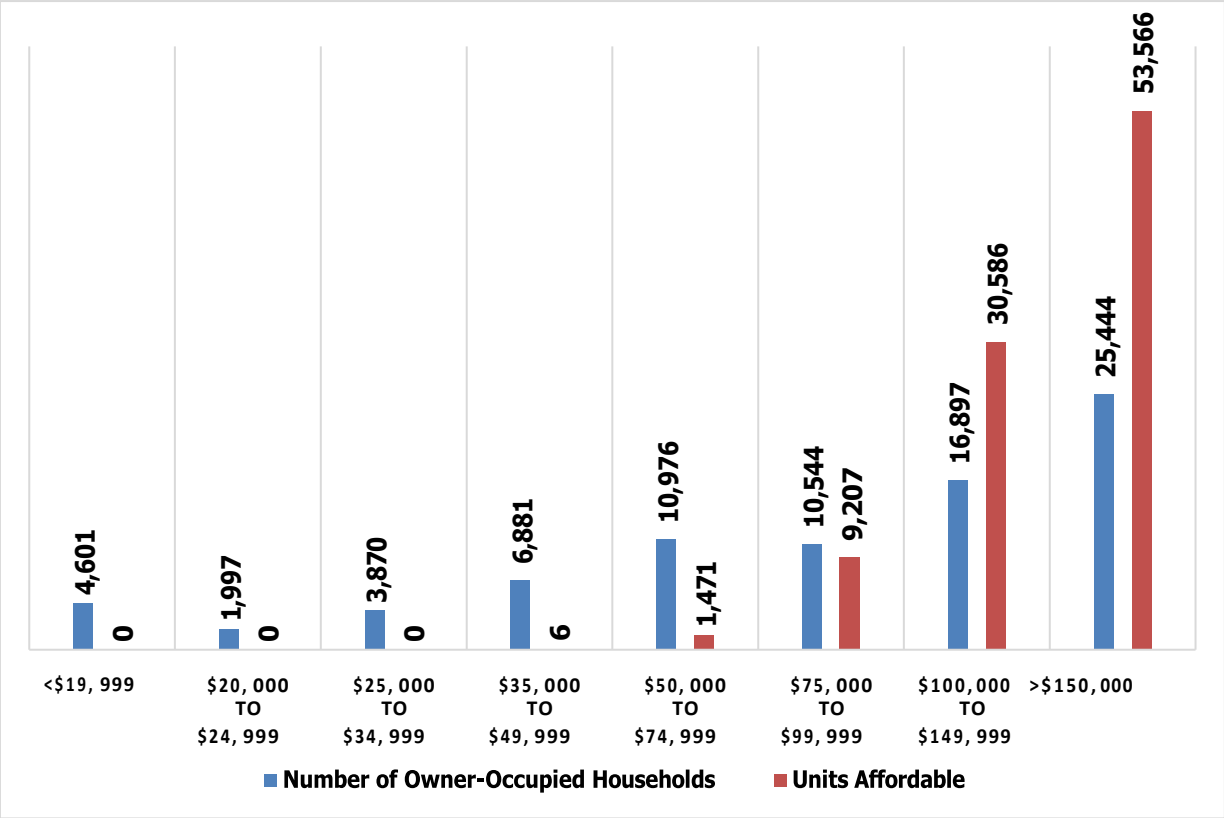
Table D-1: Owner-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2023

Income	Number of Owner households	Units Affordable	Shortage
<$19,999	4,601	0	4,601
$20,000 to $24,999	1,997	0	1,997
$25,000 to $34,999	3,870	0	3,870
$35,000 to $49,999	6,881	69	6,812
$50,000 to $74,999	10,976	1,471	9,505
$75,000 to $99,999	10,544	9,207	1,337
$100,000 to $149,999	16,897	30,586	—
>$150,000	25,444	53,566	—
Affordable Housing Unit Shortage			**28,122**

Source: ACS 2022 5 year, RCG, Clark County Assessor

[5] Due to data limitations, specifically within the Integrated Public Use Microdata Series ("IPUMS"), we are unable to estimate the number of households both affordable and available. This level of data is only estimated at the MSA level not at the jurisdictional level.

Figure D-1: Owner-households vs. Units Affordable by Income Group, 2023



Source: ACS 2022 5 year, RCG, Clark County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2023

Income	Number of Owner households	Units Affordable	Shortage
30% AMI ($25,593/yr)	6,598	-	6,598
50% AMI ($42,655/yr)	3,870	-	3,870
60% AMI ($51,186/yr)	7,402	139	7,263
80% AMI ($68,248/yr)	8,012	1,074	6,938
100% AMI ($85,311/yr)	6,792	4,125	2,667
120% AMI ($102,373/yr)	6,195	5,410	786
120+ AMI	42,341	52,809	
Affordable Housing Unit Shortage			**28,122**

Source: ACS 2022 5 year, RCG, Clark County Assessor

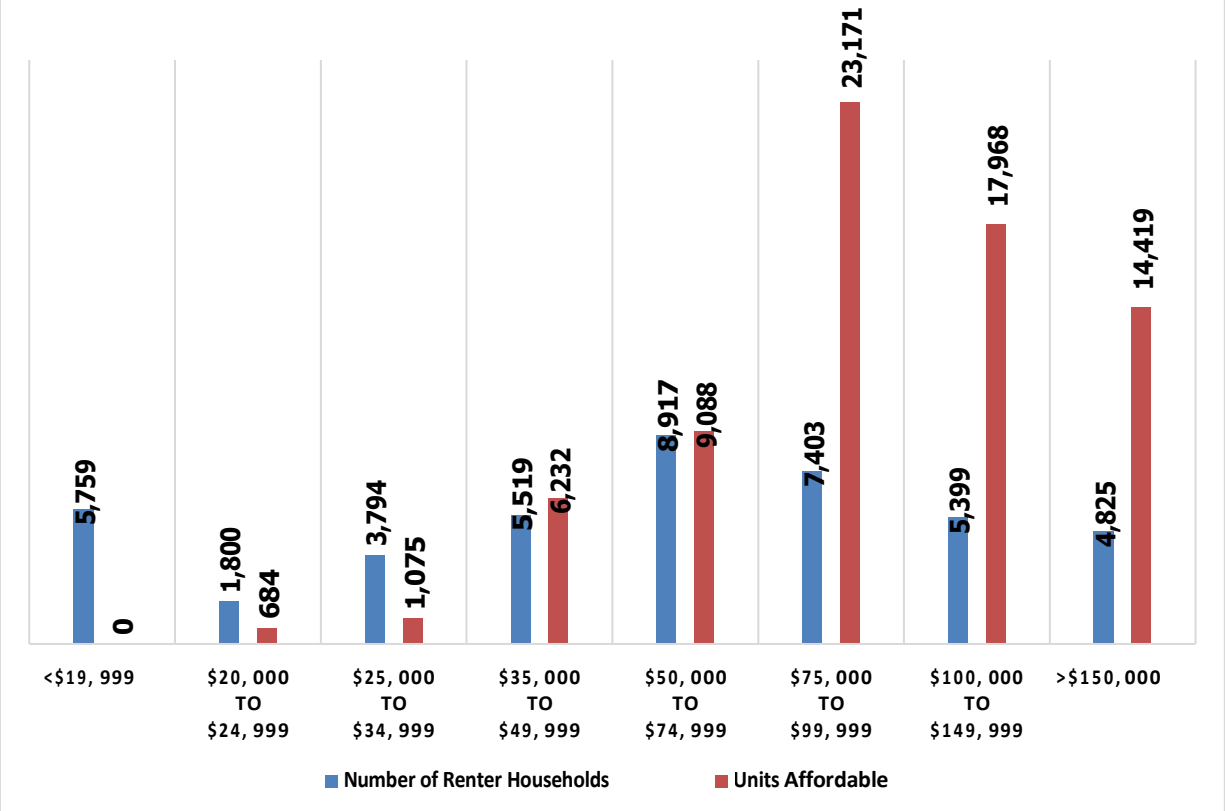
Table D-3 and Figure D-2 provide the results of the Housing Gap Analysis for Renter-Occupied Housing Units. Housing shortages exist in the <$19,999, $20,000 to $24,999, $25,000 to $34,999 income ranges. In total across these income ranges, there is a 9,594-unit shortage of affordable renter-occupied housing units in Henderson. Table D-4 presents the same data grouped using the percent AMI for the jurisdiction.

Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2023

Income	Number of Renter Households	Units Affordable	Shortage
<$19,999	5,759	0	5,759
$20,000 to $24,999	1,800	684	1,116
$25,000 to $34,999	3,794	1,075	2,719
$35,000 to $49,999	5,519	6,232	0
$50,000 to $74,999	8,917	9,088	0
$75,000 to $99,999	7,403	23,171	0
$100,000 to $149,999	5,399	17,968	0
>$150,000	4,825	14,419	
Affordable Housing Unit Shortage			**9,594**

Source: ACS 2022 5 year, RCG, Clark County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2023



Source: ACS 2022 5 year, RCG, Clark County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2023

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI ($25,593/yr)	7,559	684	6,875
50% AMI ($42,655/yr)	3,794	1,075	2,719
60% AMI ($51,186/yr)	5,942	6,663	—
80% AMI ($68,248/yr)	6,509	6,634	—
100% AMI ($85,311/yr)	5,038	11,580	—
120% AMI ($102,373/yr)	4,350	13,614	—
120+ AMI	10,224	19,818	—
Affordable Housing Unit Shortage			**9,594**

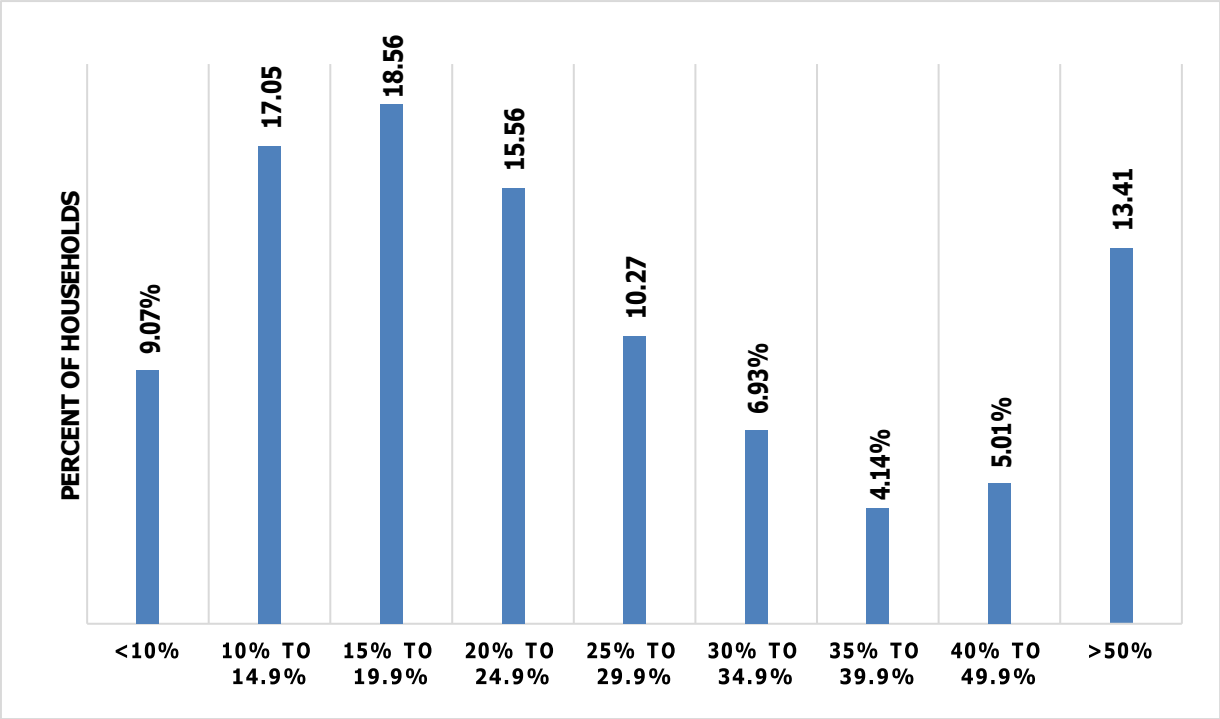
Source: ACS 2022 5 year, RCG, Clark County Assessor

Housing Cost Burden Assessment Results

The housing cost burden assessments are shown separately for owner-households and renter-households. Each figure illustrates the percentage of households broken down by the percentage of their gross household income being utilized to cover housing costs. For renter-households, cost burden assessments are based on the variable B25070 “Gross Rent as a Percentage of Household Income in the Past 12 Months.” For owner-households, cost burden assessments are based on the variable B25091 “Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months.”

Figure D-3 and Table D-5 provide a breakdown of the percentage of Owner-households by Housing Costs as a percent of that household’s income. 9.07 percent of Households have a <10 percent Housing Cost Burden. In total 29.49 percent are considered Cost Burdened (>30 percent) and 22.56 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 13 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-3: Owner-households Housing Costs as a Percentage of Income, 2023



Source: ACS 2022 5 year, RCG

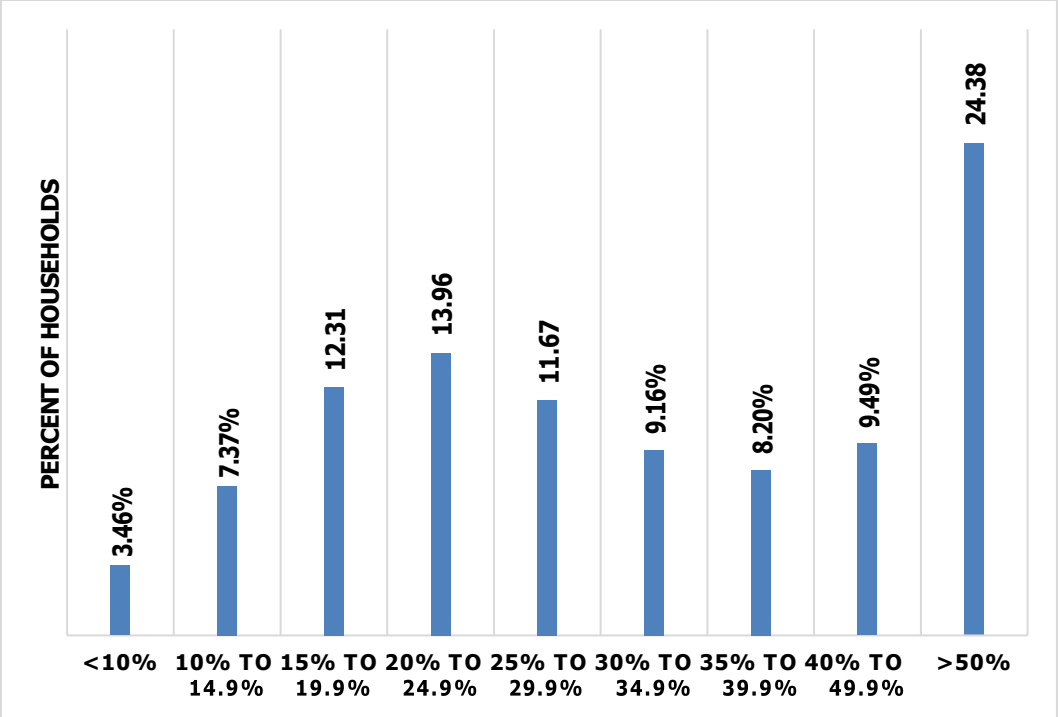
Table D-5: Housing Cost Burden for Owner Occupied Households, 2023

Housing Cost / Household Income	Percent of Owner households
<10%	9.1%
10% to 14.9%	17.1%
15% to 19.9%	18.6%
20% to 24.9%	15.6%
25% to 29.9%	10.3%
30% to 34.9%	67.0%
35% to 39.9%	4.1%
40% to 49.9%	5.0%
>50%	13.4%

Source: ACS 2022 5 year, RCG

Figure D-4 and Table D-6 provide a breakdown of the percentage of Renter-households by Housing Costs as a percent of that household's income. 3.46 percent of Renter-households have a <10 percent Housing Cost Burden. In total 51.23 percent are considered Cost Burdened (>30 percent) and 42.07 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 24 percent of Owner-households spend >50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2023



Source: ACS 2022 5 year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2023

Housing Cost / Household Income	Percent of Renter households
<10%	3.5%
10% to 14.9%	7.4%
15% to 19.9%	12.3%
20% to 24.9%	14.0%
25% to 29.9%	11.7%
30% to 34.9%	9.2%
35% to 39.9%	8.2%
40% to 49.9%	9.5%
>50%	24.4%

Source: ACS 2022 5 year, RCG. Percents made not add up exactly to 100% because of rounding.

Naturally Occurring Affordable Housing ("NOAH")

Not all affordable housing available to lower income groups is subsidized. Residential properties that are affordable to households in an income group but are not subsidized by any direct program are defined as naturally occurring affordable housing ("NOAH").

To determine the stock of NOAH within Henderson, we employed the above methodology (found on page 21) used to estimate affordable housing unit shortages with the exception that housing, and household counts are based on income thresholds expressed as a percentage of area median income ("AMI") for the jurisdiction. It is important to note that these AMI thresholds may differ from the US Department of Housing and Urban Development ("HUD") due to the focus on the specific political jurisdiction rather than the MSA, which HUD uses.

Estimates of the number of renter-occupied and owner-households (as well as the number of units affordable to them) are shown below at 30 percent, 50 percent, 60 percent, and 80 percent of AMI.

The stock of units for the jurisdiction in these estimates includes market-rate units as well as subsidized affordable housing units. For each income level, the number of NOAH units is determined by subtracting the number of subsidized units located within the jurisdiction from the total number of units deemed affordable to households at each income level.

One caveat is the thresholds associated with 30 percent, 50 percent, 60 percent and 80 percent of AMI do not coincide with the lower- or upper-income brackets available from the ACS. To circumvent this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates an annual income of $22,000, unit counts associated with the income bracket <$19,999 are fully counted while units associated with the income bracket [$20,000 to $24,999] are only partially counted. In this case, we would attribute (22,000 – 20,000)/(24,999-20,000) = 40 percent of the unit counts falling within the [$20,000 to $24,999].

The results of this analysis are found in Table D-7 below. In the 50 percent of AMI range, 50 percent of the housing units that are affordable to that income group are NOAH, non-subsidized, units. Similarly, for the 60 percent of AMI income range, 71 percent of the affordable units are NOAH and 83 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory by Jurisdiction AMI, 2023

Jurisdiction AMI*	#Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI ($25,593/yr)	748	0	0%
50% AMI ($42,655/yr)	4,940	2,482	50%
60% AMI ($51,186/yr)	8,422	5,964	71%
80% AMI ($68,248/yr)	14,625	12,167	83%

*Source: ACS 2022 5 year, RCG. *NOTE: The AMI income ranges presented herein differ from the HUD AMI limits because these AMI calculations are based on the individual jurisdiction's median income rather than being set at the MSA. Percents made not add up exactly to 100% because of rounding.*

E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.

The City of Henderson (CoH) is bordered by Unincorporated Clark County to the City of Las Vegas to the north and west and public land to the east and the south. The City is primarily fully developed except for west Henderson. The existing development makes it difficult to create large new developments without negatively impacting existing housing or commercial areas. West Henderson has been identified by the City as well as state and federal partners as areas for new affordable housing developments. However, the lack of existing infrastructure and connection with local services that working families and individuals need has slowed large scale development. This development is primarily sponsored by private for-profit partners who will make available land within the large master planned areas for affordable housing projects.

Impediments

Regulatory, financial, and market barriers that pose the largest impact to creating new affordable housing include:

1. Lengthy process to reserve and transfer federal land to the City for development
    - The process to reserve and transfer land to the City which can be sold for private development to include affordable housing is a multi-year process. Community partners who help build new housing are waiting many years for the project to start which poses a potential risk to them when factors such as interest rates, inflation, market demand, and national events such as a pandemic or economic downturn that can quickly change the current housing make-up.
2. Current high interest rates and inflation that has caused development project to see an overall increase in price.
3. Local apartments being created are being built with more luxury amenities that are desired by the renters but unfortunately continue to drive up the monthly rent for the renters.
    - Affordable housing projects that are a combination of mixed-income households seem to have the most long-term success. Such projects are very large in nature often between 100-300 units. This scale of building is very expensive and comes from a mix of multiple funding and different incentives. This portfolio of different funding takes years to meld together all before any construction can begin.

Mitigation Policies

The following actions were identified within the Regional Analysis of Impediments to Fair Housing 2020.[6]

1. Address Lack of Knowledge of Fair Housing:
    - Support fair housing training and education opportunities throughout the region, specifically for rental properties that will be directed to housing service providers, management companies, and rental residents.
    - Ensure training opportunities for rental residents to clearly inform this population on their rights and responsibilities, particularly in the area of disabilities. Ensure these trainings are offered in English and Spanish

2. Address Disproportionate Housing Problems and Economic Barriers:
    - During the grant allocation process give special consideration to rental housing development, which includes at least 10 percent accessible units, and single-family housing, which includes universal design.
    - Consider the placement of developments funded by the jurisdictions so that access to opportunities for low-income residents is enhanced.
    - Provide homebuyer education using HUD approved counselors. Ensure training is available in Spanish and English.

3. Educate on and Deter Subprime Lending
    - Offer or partner with providers to educate the community on subprime lending through financial literary courses. Ensure courses are available in Spanish and English.

4. Address Lack of Access to Transportation Options Reducing Housing and Economic Opportunities
    - Explore options for coordinating transportation across the region.
    - Locate affordable housing along transportation routes.

[6] https://webfiles.clarkcountynv.gov//Social%20Services/Community%20Resources%20Management/00%20Final%20Clark%20County%20AI.pdf

F. An analysis of the characteristics of the land that is suitable for residential development.

Vacant Developable Land Inventory Data and Methodology

Each year, the Clark County's Assessor's Office releases an official version of parcel geography along with parcel attributes including state land use codes. A corresponding geo-spatial copy of this data, called the GILIS database, is maintained by the Clark County Comprehensive Planning Department, which contains verified assessor parcel information as well as additional information used for planning purposes.

The GILIS parcel geographic database links to parcel-level data provided maintained by the Clark County's Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2023 GILIS database available, but as described in more depth below, the data is updated to reflect construction activity as of May 2024. Several adjustments and filters are required to provide accurate and representative estimates of vacant developable land. Each step and filter used are described below:

Parcel Slope: A parcel's average slope, expressed as a percentage. This variable is calculated by analyzing spatial raster data from the U.S. Geological Survey's LANDFIRE Earth Resources Observation and Science Center ("EROS"), which provides the average land slope for all equidistant gridded rectangular cells in Nevada, expressed as a percentage. Each parcel is loaded into ArcGIS, and we then identify all of the gridded cells that intersect it. We then compute the average value of each overlapping cell to determine the average slope of each parcel. Slopes greater than 12 percent were eliminated from the analysis due to their impracticality for residential property development.

Nearest Distance to Major Street: The nearest distance between a parcels lot boundary and a major street in feet. In order to calculate this variable, we first used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the nearest street. We obtained spatial data describing the centerlines of each major street in Clark County from the Clark County Comprehensive Planning Department. High volumes of motor vehicle traffic, major intersection signalization, and a multimodal street environment are characteristics of major streets. In general, major streets have two official motor vehicle traffic lanes at minimum[7]. Major streets in Southern Nevada's urban core typically form a rectangular grid of roads spaced one mile apart, though there are obviously exceptions. Consequently, developed parcels usually don't sit on land farther than ½ mile from a main thoroughfare.

[7] We use the major street GIS shapefile provided by Comprehensive Planning (and also accessible online) https://clarkcountygis-ccgismo.hub.arcgis.com/datasets/ccgismo::transportation/explore?layer=0&location=36.156142%2C-115.160991%2C10.59. Major streets generally appear to have two official lanes in each direction but at times (and less commonly) also have two official lanes with one lane in each direction, such as Kyle Canyon Road.

Nearest Distance to Freeway: The nearest distance between a parcels lot boundary and a freeway in feet. In order to calculate this variable, we used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the closest freeway. We obtained spatial data describing the centerlines of each freeway in Clark County from the Clark County Comprehensive Planning Department.

Disposal Boundary: Each parcel was flagged as belonging or not belonging to the BLM Disposal Boundary ("DB") obtained from the Clark County Comprehensive Planning Department. Federally-owned lands beyond the disposal boundary are excluded from the analysis as these lands are not subject to sale through the SNPLMA and are unlikely to be released for development by the federal government without legislative changes.

Zoning: Spatial zoning maps were obtained through Clark County's GIS Data Repository. Each parcel was zoned by contrasting the centroid of each parcel with where each centroid resides relative to the jurisdiction's zoning map. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction's zoning code. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction's zoning code for the purposes of evaluating the stock of land potentially developable to accommodate housing.

Municipal Owned Property: Part of the overarching goal of the vacant land inventory is to illustrate the breakdown of developable land by zoning class (residential vs. commercial) and by ownership (private vs. public). We also categorize publicly owned land by identifying land owned by the State or by local jurisdictions / municipalities. To do this, we linked the Clark County Assessor's secured tax roll data file with the GILIS parcel database using each parcels APN which contains detailed information regarding the owner of each parcel. Parcels were flagged as municipally owned parcels if the owners name met any of the criteria listed below:

- CITY OF BOULDER CITY
- CITY OF HENDERSON
- CITY OF LAS VEGAS
- CITY OF NORTH LAS VEGAS
- CITY OF LAS VEGAS GOVERMENT MUN
- CITY OF BOULDER CITY ETAL
- CITY OF HENDERSON FIRE STATION
- CITY OF HENDERSON FLOOD CONTROL
- CITY OF LAS VEGAS FIRE DEPT
- CITY OF LAS VEGAS GOVERMENT MUN
- COUNTY OF CLARK
- COUNTY OF CLARK(PUBLIC WORKS)

- COUNTY OF CLARK(FLOOD CONTR)
- CLARK COUNTY DESERT CONSERVATION PROGRAM
- CLARK COUNTY
- COUNTY OF CLARK(PK & COMM SERV)
- COUNTY OF CLARK(LIBRARY)
- COUNTY OF CLARK(ADMINISTRATIVE)
- LAS VEGAS CLARK-COUNTY LIBRARY DISTRICT
- CLARK COUNTY SCHOOL DISTRICT
- COUNTY OF CLARK(FLOOD CONTROL)
- CLARK COUNTY WATER RECLAMATION
- COUNTY OF CLARK(PK COMM SERV)
- COUNTY OF CLARK(PK_COMM SERV)
- COUNTY OF CLARK (AVIATION)
- COUNTY OF CLARK(PARKS)
- COUNTY OF CLARK(RTC)
- COUNTY OF CLARK(ADMIN SERVICES)
- COUNTY OF CLARK(FIRE DEPT)
- SCHOOL BOARD OF TRUSTEES
- SOUTHERN NEVADA WATER AUTHORITY
- STATE OF NEVADA
- STATE OF NEVADA DIV OF LANDS
- STATE OF NEVADA TRANSPORTATION
- UNIVERSITY BOARD OF REGENTS
- LAS VEGAS VALLEY WATER DISTRICT
- CITY OF NORTH LAS VEGAS (PUBLIC WORKS)
- CITY OF NORTH LAS VEGAS DEPT OF PUBLIC WORKS
- CITY OF NORTH LAS VEGAS REDEV

Federally Owned Property: Federal land ownership status was determined using spatial data describing federally owned land provided by the Bureau of Land Management's Geospatial Business Platform. Parcels identified as belonging to area under the ownership of the Bureau of Indian Affairs, Bureau of Reclamation, Department of Defense, Department of Energy, Fish and Wildlife Service, Forest Service, or National Park Service were dropped from consideration while parcels under the purview of the Bureau of Land Management (within the DB) were retained.

Vacant Land Status: A parcel is classified as vacant if (a) the construction year associated with each parcel is zero or missing and (b) the parcel maintains a vacant state land use code.

Parcel Acreage: Represents the size of a parcel's lot in acres. This variable was obtained directly from the GILIS parcel database.

Proximity to Developed Site: Represents the nearest distance in feet each parcel is to the nearest developed parcel. This variable was computed by segmenting GILIS parcels into the set of developed and undeveloped parcels and computing the distance from a vacant parcels lot boundary to the boundary of the nearest developed parcel. This serves as a proxy for the infrastructure requirements needed to develop the parcel. This offers a conservative assumption that sufficient infrastructure is likely in place at the nearest developed parcel and can be used for the development of the vacant parcels.

Additional Processing and Land Use Classifications

Additional steps were warranted to credibly identify the set of developable vacant parcels. In addition to the filters described above, parcels that were identified as belonging to Coyote Springs were removed from consideration given uncertainty over the establishment of water rights. Additionally, 6,000 acres of lands identified as belonging to the "Ivanpah Supplemental Airport Site" were expressly set aside for construction and management of a supplemental airport and were excluded. Lastly parcels located more than 10 miles from a freeway or more than five miles from a major street were excluded.

The analysis of available vacant lands is presented below across six scenarios. These scenarios are based on different sets of filters based on the above criteria. This is important to provide because it highlights what exists within the region (least restrictive filters) and what exists that has the highest chance of being developed the soonest (most restrictive filters).

The least restrictive scenario is Scenario-1. Here, any vacant parcel (regardless of ownership) is included in the analysis so long as the parcel is less than 10 miles from a freeway and 5 miles from a major street. Scenario-1 parcels include municipal owned land as well as federal land within the DB. In Scenario-2, we restricted parcels by eliminating parcels more than 5 miles from a freeway or 2.5 miles from a major street. Scenario-3 is similar to Scenario-2, but it focuses on parcels with more shallow slopes less than seven percent. In this scenario, proximity to a major street is also restricted to parcels within .75 miles. Scenario- 4 replicates the findings in Scenario-3 but excludes federally owned lands within the DB. Scenario-5 replicates Scenario-4 but excludes municipally owned lands. Lastly, Scenario-6 adds the restriction that vacant parcels must be located within .25 miles of developed infrastructure. Scenario-6 provides the most likely development ready inventory of parcels given current zoning, ownership, and proximity to development. In each scenario the relevant changes from the

previous set of filters are **underlined and in bold.**

Scenario-1 (Least restrictive set of filters)

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway <10 miles
- Distance to Major Street < 5 miles

Scenario-2

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 2.5 miles

Scenario-3

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal Owned Land
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-4

- Land Status: Vacant
- Ownership: Private or Municipal Owned Land
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-5

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-6 (Most restrictive set of filters)

- Land Status: Vacant
- Ownership: Private

- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles
- Distance to Nearest Developed Parcel < 0.25 mile

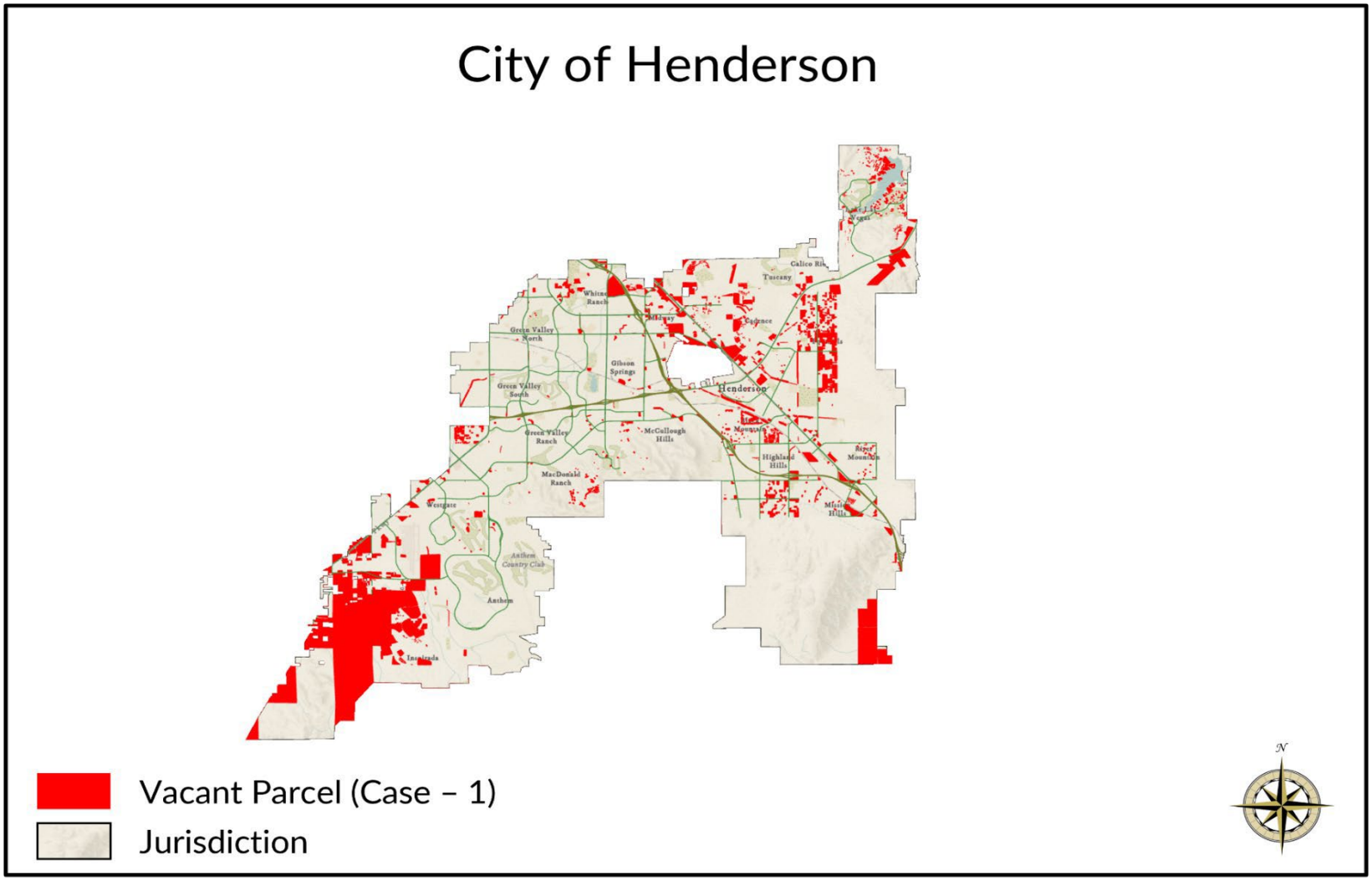
Table F-1 below provides the Vacant Land Inventory for Henderson. Under the most restrictive set of filters, Scenario-6, there are 352 vacant Commercial parcels comprising 1,482 acres. Additionally, there are 3,054 vacant residential parcels comprising 1,617 acres. These vacant parcels and acreage are privately owned, have an average slope of <7 percent, are <5 miles from a freeway, <0.75 miles from a major street, and are <0.25 miles from the nearest developed parcel.

Table F-1: Vacant Land Inventory for Henderson, 2024

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
Vacant Parcels		427	419	399	398	352	352
Vacant Acres		2,449	2,423	1,986	1,659	1,482	1,482
Residential							
Vacant Parcels		4,618	3,933	3,198	3,165	3,062	3,054
Vacant Acres		5,592	5,201	3,263	1,835	1,650	1,617
Total Parcels		5,045	4,352	3,597	3,563	3,414	3,406
Total Acres		8,041	7,624	5,250	3,494	3,133	3,100
Category	**Parcel Filter Description**	**Filtering Criteria by Scenario**					
Topography	Average Slope of Parcel	<12%	<12%	<7%	<7%	<7%	<7%
Access	Nearest Distance to Freeway	<10 miles	<5 miles	<5 miles	<5 miles	<5 miles	<5 miles
Access	Nearest Distance to Major Street	<5 miles	<2.5 miles	<3/4 mile	<3/4 mile	<3/4 mile	<3/4 mile
Ownership	Includes Federally Owned Parcels w/in BLM Disposal Boundary	Yes	Yes	Yes	No	No	No
Ownership	Includes Municipally Owned Parcels	Yes	Yes	Yes	Yes	No	No
Infrastructure Proxy	Nearest Distance to Developed Parcel	No Restriction	No Restriction	No Restriction	No Restriction	No Restriction	<1/4 mile

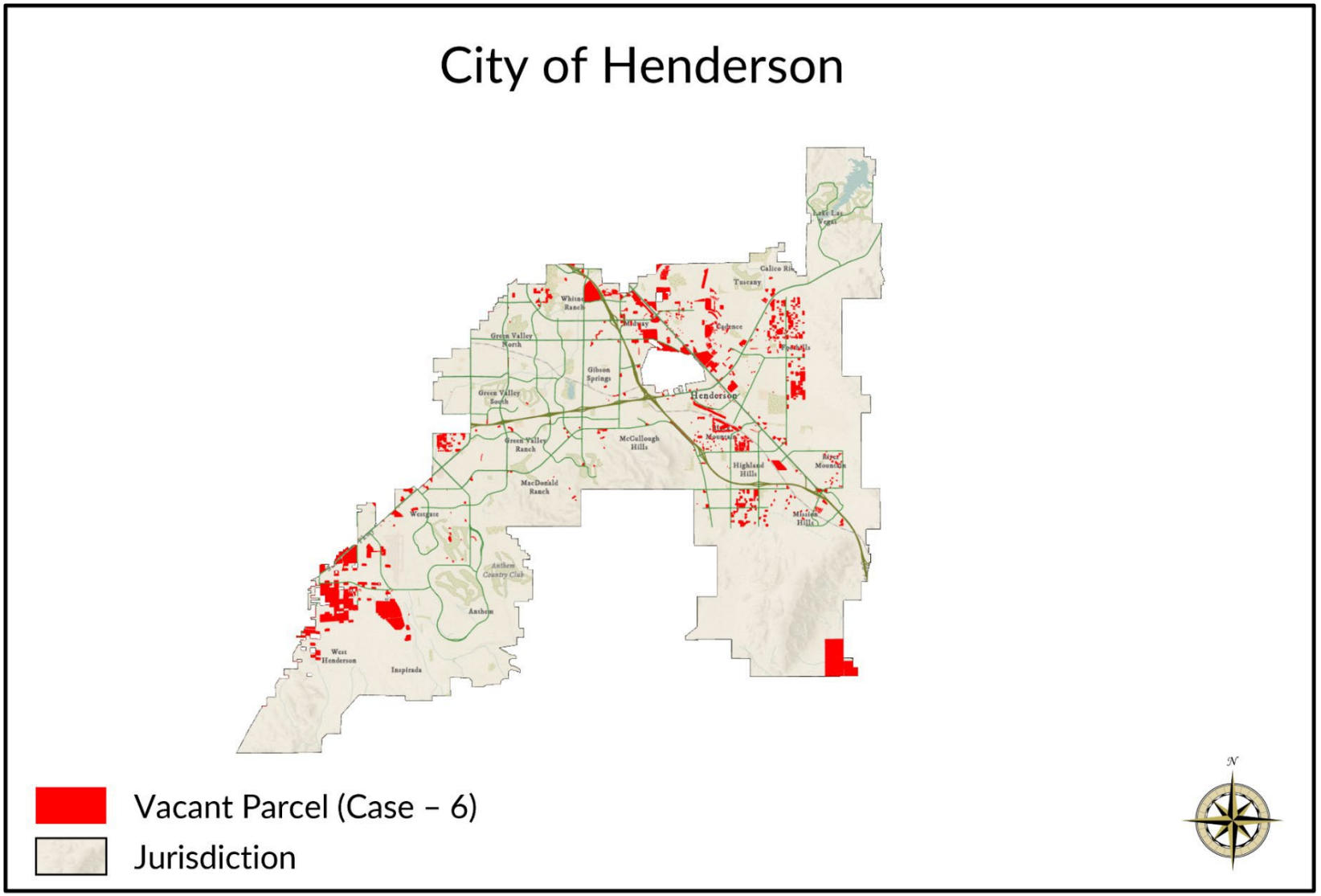
Source: RCG, Clark County Assessor

Figure F-1: Vacant Land Inventory for City of Henderson, 2024, Case 1 Least Restrictive



Source: RCG, Clark County Assessor

Figure F-2: Vacant Land Inventory for City of Henderson, 2024, Case 6 Most Restrictive



Source: RCG, Clark County Assessor

G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.

Needs

The building of different types of affordable housing continues to evolve in the City of Henderson as new best practices, emerging evidence, and desires of the community continue to be implemented. The opportunities that exist are to develop new mixed-use buildings, apartments that have a greater density of units, locating large scale developments near infrastructure to avoid a dependence on private transportation, and utilizing existing housing stock to convert into long-term affordable housing.

Challenges that the City has worked to overcome are streamlining the development standards in the City code. Such streamlining efforts have caused projects to be reviewed and decided on by staff rather than having plans reviewed at multiple levels and the Planning Commission. As new types of building materials and different types of housing are coming to the nation, the City stays up to date on the different methodologies of housing and actively updates City codes to accommodate these new structures if they are conforming to the current area and provide healthy and safe housing.

Additional opportunities exist in identifying affordable housing from existing housing stock. This occurs in partnership with a local nonprofit, private owner, or acquisition of an apartment complex that is being sold. The City works to provide funding or to facilitate a transaction that ensures the property to be rehabilitated or acquired provides long-term affordability to low-income households. If the partner organization has in it's mission to maintain affordability, the City requesting the affordability period to continue into perpetuity to maintain continued affordability.

Henderson residents that obtain vouchers often face a hardship in identifying willing landlords who will accept them. There has been a negative stigma associated with vouchers and the City is working to change the perception of vouchers to landlords. In collaboration with regional partners and local nonprofits the City encourages dialogue with landlords and management companies to educate what benefits come from accepting vouchers and change the negative stereotypes of accepting vouchers.

Methods for Construction, Conversion, and Rehabilitation

Construction, conversion, and rehabilitation of affordable housing can best be completing by allowing the local experts in these arenas to act as the lead agency to complete their projects. The City utilizes a partnership approach with nonprofits, local and state government, private developers, and landlords to aid in providing new housing. Each of these methods that create affordable housing requires a specialized skill set combined with separate funding and resources for each.

H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.

Henderson maintains a comprehensive plan internal to the Neighborhood Services Department that considers the current need for housing, what financial resources are available for different years, and the need to help maintain housing stock while also spurring the development of new construction.

Henderson maintains a multifamily housing portfolio that documents all assisted multifamily developments that were constructed or assisted with state and federal funds. These developments have specific time frames of when their tax credits and affordability periods expire. The City goes to great lengths to work with the owner to extend affordability when possible, and ultimately identify a willing buyer who will maintain affordability indefinitely.

Henderson also encourages homeowner rehabilitation to maintain the quality of local housing stock. Each year a local nonprofit administers critical repairs and large-scale rehabilitation that allow senior citizens to age in place and maintain the integrity of the communities where they live.

Henderson has an overall goal of maintaining existing housing stock, identify opportunities to acquire new affordable housing, to extend affordability periods for existing homes, and to work in partnership with developers to create new housing. These activities are documented annually in the Consolidated Plan, Annual Action Plan, Henderson Strong Plan, and The Henderson Housing Plan. Each year the City staff and executive leadership work to prioritize the level of effort for each activity and allocate the necessary resources to maintain a combination of services that maintain and increase affordable housing.

###

Table of Contents

AB 213 North Las Vegas Executive Summary 3

A. An inventory of housing conditions and needs 5

Data and Methodology 5

Housing Market Statistics 8

Jurisdiction Plans and Procedures 12

B. An inventory of existing affordable housing in the community. 13

Affordable Housing Inventory 13

C. An analysis of projected growth and the demographic characteristics of the community 14

Current Population 14

2029 Market Projections 16

D. A determination of the present and prospective need for affordable housing in the community 19

Housing Gap Assessment Methodology 19

Affordable Housing Unit Shortage Estimate Methodology 19

Housing Gap and Shortage Analysis Results 21

Housing Cost Burden Assessment Results 24

Naturally Occurring Affordable Housing ("NOAH") 26

E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments 28

Impediments 28

Mitigation Policies 28

F. An analysis of the characteristics of the land that is suitable for residential development 30

Vacant Developable Land Inventory Data and Methodology 30

Additional Processing and Land Use Classifications 33

G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing 39

Needs 39

Methods for Construction and for Conversion and Rehabilitation 39

H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the

community for a period of at least 5 years 40

List of Figures

Figure C-1: North Las Vegas Population, 2003-2023 14
Figure D-1: Owner-households vs. Units Affordable by Income Group, 2023 22
Figure D-2: Renter-households vs. Units Affordable by Income Group, 2023 233
Figure D-3: Owner-households Housing Costs as a Percentage of Income, 2023 25
Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2023 26
Figure F-1 Vacant Land Inventory for North Las Vegas, 2024, Case 1 Least Restrictive 37
Figure F-2 Vacant Land Inventory for North Las Vegas, 2024, Case 6 Most Restrictive 38

List of Tables

Table A-1: Housing Market Statistics, 2024 10
Table A-2: North Las Vegas Units in Structure Occupied Units, 2023 11
Table A-3: North Las Vegas Structure Built, 2023 12
Table B-1: Existing Affordable Housing Units in North Las Vegas, 2024 13
Table C-1: North Las Vegas Population and Growth Rate, 2003-2023 15
Table C-2: 5-year North Las Vegas Housing Market Projections, 2024 — 2029 16
Table C-3: North Las Vegas Population by Race and Ethnicity, 2010 — 2029 17
Table C-4: North Las Vegas Population by Age, 2010 — 2029 18
Table D-1: Owner-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2023 21
Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2023 22
Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2023 23
Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2023 24
Table D-5: Housing Cost Burden for Owner Occupied Households, 2023 25
Table D-6: Housing Cost Burden for Renter-households, 2023 26
Table D-7: Naturally Occurring Affordable Housing Inventory by Jurisdiction AMI, 2023 27
Table F-1: Vacant Land Inventory for North Las Vegas, 2024 36

AB 213 North Las Vegas Executive Summary

In 2023, the City of North Las Vegas ("North Las Vegas") had a total population of 282,496 persons. Out of the total population, 198,296 people resided in 50,931 owner-occupied units (3.89 persons per household) with a vacancy rate of 0.70 percent. Likewise, 84,200 people resided in 32,257 renter-occupied units (2.61 persons per household) with a vacancy rate of 4.8 percent. In total, North Las Vegas has a homeownership rate of 61 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2022) North Las Vegas' median household income was $71,774, the median home price in 2024 is $399,675.
Across all owner households and irrespective of mortgage-status, monthly housing costs average $1,694 per month, resulting in 33.6 percent of households being classified as cost burdened and 25 percent excessively cost burdened. It is important to note that the median income used within this report may differ from the US Department of Housing and Urban Development ("HUD") due to the focus on the specific political jurisdiction rather than the metropolitan statistical area ("MSA"), which HUD uses.

Housing gaps are most prevalent among homeowners in the bottom tiers of the household income distribution. For all households in median annual income groups below $74,999, there is a shortage of 19,658 affordable owner-occupied residential units.

In terms of renters, the median contract rent in North Las Vegas is $1,508 per month resulting in 55.9 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 45.2 percent of renters excessively cost burdened (defined as having housing costs of greater than 35 percent of gross income). For all households with median annual income of less than $34,999, there is a shortage of 8,322 affordable renter-occupied units. Naturally occurring affordable units (housing units that are affordable, but unsubsidized) range from 0 units for households at or below 30 percent area median income to 11,434 units for households at or below 80 percent area median income. 1,525 of the 32,257 renter-occupied units represent subsidized affordable units of which the median unit was built in 2006.

While North Las Vegas' population is expected to increase by 12,266 people by 2029, median household income is expected to increase from $71,774 to $78,169. Between 2024 and 2029, an additional 3,612 dwelling units are projected to be required to support North Las Vegas' expected population growth. . In addition to the existing need for affordable units, this level of population growth will require the construction of 2,211 for-sale units, 1,061 rental units, and 340 subsidized units.

To determine the stock of available land able to be developed in North Las Vegas, we have provided multiple scenarios based on less and more restrictive filtering criteria such as: private or public ownership,

slopes, distance to freeway, distance to a major street, and distance to an already developed parcel. These scenarios help provide an overview of the total amount of land that could be developed (the least restrictive scenario) and the total amount of land that is most development ready (most restrictive scenario).

In the least restrictive land use scenario (which includes vacant parcels that are privately, federally, and municipally owned, have slopes <12 percent, are <10 miles from a freeway, and < five miles from a major street), there is an estimated 11,878 acres of vacant developable residential land in North Las Vegas, but in the most restrictive, more development ready/feasible scenario (vacant parcels, privately owned, <12 percent average slope, <five miles from a freeway, <.75 miles from a major street, and <.25 miles from a developed parcel) there is an estimated 1,315 acres of vacant developable residential land.

A. An inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.

Data and Methodology

The statistical results, tables, and figures in this report are based on data obtained and analyzed from several distinct primary sources. These include:

- The American Community Survey
- The Clark County Assessor's Office
- The Clark County Community Housing Office
- The Clark County GIS Management Office ("GISMO")
- The Bureau of Land Management ("BLM)" Geospatial Business Platform Hub
- The Clark County Comprehensive Planning Department
- LANDFIRE, Earth Resources Observation and Science Center ("EROS"), U.S. Geological Survey

In many cases, variable outputs were obtained directly from the primary data source. In other cases, variable outputs were estimated and derived by statistically and geo-statistically processing raw data obtained from the primary data sources defined above. Descriptions of the processes and relevant data sources for each section are provided below and throughout the report:

Affordable Housing Unit: For renter-occupied households, a unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30 percent of a household's gross income.[1] For owner-occupied households, a unit of owner-occupied housing is considered "affordable" inventory if the implied monthly mortgage payment is less than 30 percent of a households' gross income. For each owner-occupied housing unit in the data, monthly mortgage payments are imputed assuming a down payment of 5 percent, a mortgage interest rate of 6.9 percent and the use of a 30-year fixed-rate, fully- amortizing loan. This is different to the Nevad Revised Statutes ("NRS") definition. The NRS defines affordable housing in tiers (NRS 278.0105 and the following sections). Tier One is defined as up to 60 percent AMI, Tier Two is 80 percent to 100 percent AMI, and

[1] This report uses the 30% threshold to maintain consistency with the National Low Income Housing Coalition's Housing Gap Reports. As cited in the methodology section of these reports, "Using the standard definition of affordability, which assumes households should spend no more than 30% of their income on housing, we find that only 7.1 million units are affordable to extremely low-income renters Nationally" (Source: https://nlihc.org/sites/default/files/gap/2024/Gap-Report_2024.pdf, page 4). While some HUD programs may rely on a 35% cutoff, concerns have nonetheless been expressed that even 30% is perhaps too large of a threshold. Per the NLIHC, "The 30% standard is commonly used to estimate the scope of housing affordability problems and serves as the basis for some administrative policies, but some households may struggle even at this level of housing cost (Stone, 2006)" Albeit, Hamidi, Ewin and Renne (2016) note, "According to the HUD measure, total housing costs at or below 30% of gross annual income are affordable." The 30% rule has also been adopted historically by the Nevada Housing Division's housing needs assessments (https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need_Inventory_2(b,c)/**).** Per the Nevada Housing Gap Reports, "A unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30% of the renter income group's top threshold."

tier 3 is 100-120 percent AMI. Due to the nature of the ACS data this report focuses on income brackets as opposed to AMI ranges. However, where possible, estimated AMI thresholds are presented.

Affordable Housing Unit vs. Subsidized Housing Unit: In this study, we use the term "subsidized housing unit" to explicitly refer to a government subsidized affordable housing unit. However, the housing needs assessments presented herein require an explicit measure of affordability. As defined above, a unit of housing is considered affordable (regardless of said unit is a market-rate unit or subsidized unit) if rent (or the monthly mortgage payment) is less than 30 percent of a households gross income. Along these lines, while every subsidized housing unit is considered affordable, not every unit of housing deemed affordable on the basis of its cost is necessarily subsidized.

Homeownership Rate: The percentage of all households classified as owner-households. This variable is computed by dividing the number of owner-households by the total number of households in the jurisdiction.

Median Annual Income: The median household income in the past 12 months. This variable was obtained from the most recent release of the American Community Survey ("ACS", 2022) (variable B25118). This represents the total money income of all household members during the previous year. Median annual income used within this report may differ from HUD's thresholds due to the current report's focus on the specific political jurisdiction (unincorporated Clark County) rather than the Las Vegas-Henderson-Paradise MSA, which HUD uses. The median income of residents in unincorporated Clark County may differ than the AMI of the MSA which is inclusive of the incorporated cities.

Median Contract Rent: Also referred to as "rent asked" for vacant units, median contract rent is based on Housing Question 18a in the ACS. In order to capture the prevailing market rate, rent for a specific political jurisdiction, housing units that are renter occupied without payment of rent are excluded. This variable was obtained directly from the ACS (variable B25058_001E). To update the data to 2023 economic conditions, contract rent is expressed in 2023 dollars based on HUD's 50 percent percentile rent estimates for 2022 vs 2023[2].

Median Housing Value: The estimated market value of a single-family residential home. This variable is computed based on a statistical analysis of the Clark County Assessor's Data File "AOEXTRACT" which contains information about all real property parcels, such as parcel ownership and mailing address,

[2] https://www.huduser.gov/portal/datasets/50per.html#year2023

property location, land use and valuation. While median market prices reflect the typical prices of homes transacting (or selling) in any given time period, median housing value reflects the typical price homes would sell for, regardless of if they sell or not in any given time period. Viewed this way, median housing value is more in line with the appraised value of a home.

This variable is computed in several steps. Single-family residential housing units are identified in the data. We then focus on housing units that represent the primary residence of the homeowner. The data also include information regarding the assessed value of each property which represents the taxable value of a property multiplied by a 35 percent assessment ratio. Assessed values are then divided by 35 percent to identify the taxable value of each home.

To ensure that the final estimates of the market value of a home reflect current market conditions, RCG has focused on homes that sold since 2023. We have used a linear regression model with the transaction price of each home as the dependent variable regressed against several explanatory variables. The set of parcel-level explanatory variables includes: construction year, a full series of indicators for each properties land use code, a full series of indicators representing the jurisdiction each parcel belongs to, lot size, a full series of indicators representing each parcel's tax district, and lastly, estimates of the taxable value of each property defined above.

Our model results use the assessed values for properties from the Clark County Assessor (which are available for all parcels); and the sale price of these residential properties are estimated, based on the most recent sales data available. This was necessary because the assessed values of residential units that have not yet entered the for-sale market may not be reflective of current market sale trends. We obtained an estimate of the projected sale price of every home in North Las Vegas by extrapolating our model results to the full set of units in the sample. Median housing values for the jurisdiction are computed as the median of predicted transaction prices for the jurisdiction.

Median Monthly Housing Costs: Median selected monthly owner costs for homeowner housing units with a mortgage. Cost estimates are based on the ACS variable "selected monthly owner costs" for owner- occupied units and represent the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (personal property taxes, site rent, registration fees, and license fees). This variable was obtained directly from the ACS (variable B25088_002E).

Median Year Built: The median year of built renter-occupied and owner-occupied units. These variables were obtained from the ACS Profile Table B25037.

Number of Subsidized Housing Units: Represents the number of subsidized housing units for a jurisdiction. This variable was obtained by adding up the number of units set-aside as affordable at each affordable housing development identified in the affordable housing inventory list obtained from the Community Housing Office. Parcel numbers are contrasted with the property-level information obtained from the Clark County Assessor's Data to construct the median year built amongst the set of subsidized affordable housing developments.

#Owner-Occupied Units: The number of residential units within the jurisdiction owned by the occupant. This variable was obtained from the ACS (variable DP04_0046E).

Percent of Cost Burdened Owners (>30%): Represents the percent of owner households contributing 30 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

Percent of Excessively Cost Burdened Owners (>35%): Represents the percent of owner households contributing 35 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

#Renter-Occupied Units: The number of residential units within the jurisdiction where the occupant is classified as a renter. This variable was obtained from the ACS (variable S2505_C05).

Vacancy: Identifies vacant housing units and reports the reason for the vacancy. To be counted as "vacant," a unit has to be in livable condition and intended for residential use. For newly constructed units, all exterior windows and doors must be installed, and usable floors must be in place. Dilapidated, condemned, and nonresidential buildings are excluded. The rental vacancy rate (expressed as a percentage of all renter-occupied housing units) was obtained from the ACS (variable DP04_0005E) while the housing vacancy rate (expressed as a percentage of all owner-occupied housing units) was obtained from the ACS (variable DP04_0004E).

Housing Market Statistics

Table A-1 below provides a comprehensive overview of North Las Vegas' housing market statistics. As previously noted, according to estimates from the NV Demographer, the population of North Las Vegas

was 282,496 as of 2023. The median annual income for the jurisdiction is $71,774 and the Homeownership Rate is 61 percent.

As of the most recent ACS survey, North Las Vegas had 50,931 owner-occupied units with a 0.7 percent vacancy rate. The median year built is 2003 and the median home value is $399,675. This results in a $1,694 median monthly housing cost. In total, 33.6 percent of North Las Vegas homeowners are Cost Burdened, and 25.8 percent are Excessively Cost Burdened. This resulted in a 19,658 owner-occupied Affordable Housing Unit Shortage combined across all income brackets.

North Las Vegas also had 32,257 renter-occupied units as of the most recent ACS survey, with a 4.8 percent vacancy rate. The median year built is 1999 and the median contract rent is $1,508. The percentage of Cost Burdened renters is 55.9 percent, and the percentage of Excessively Cost Burdened Renters is 45.2 percent. In total, in North Las Vegas, there are 1,525 subsidized housing units with the median year of those being 2006. For renters, this led to a 8,322 Affordable Housing Unit Shortage for renters at or below 100 percent AMI as of the most recent data release.

Table A-1: Housing Market Statistics, 2024

North Las Vegas Jurisdiction Characteristics	
Median Annual Income	$71,774
Homeownership Rate	61.2%
2023 Population	282,496
Owner Occupied Housing Profile	
#Units	50,931
Vacancy	0.7%
Median Year Built	2003
Median Monthly Housing Costs	$1,694
Median Housing Value	$399,675
Percent of Cost Burdened Owners (>30%)	33.6%
Percent of Excessively Cost Burdened Owners (>35%)	25.8%
Affordable Housing Unit Shortage	**19,658**
Renter Occupied Housing Profile	
#Units	32,257
Vacancy	4.8%
Median Year Built	1999
Median Contract Rent	$1,508
Percent of Cost Burdened Renters (>30%)	55.91%
Percent of Excessively Cost Burdened Renters (>35%)	45.2%
Number of Subsidized Housing Units	1,525
Median Year Built of the Subsidized Housing Stock	2006
Affordable Housing Unit Shortage	**8,322**

Source: ACS 2022 5-year, NV Demographer RCG. Percents made not add up exactly to 100% because of rounding.

Table A-2 provides an estimated breakdown of the number of units in structure for North Las Vegas. In total, 79 percent of the housing stock available in North Las Vegas is single-unit detached or attached, 19.7 percent is 2 units or greater, and 1.2 percent is mobile home.[3]

[3] According to the ACS, mobile homes are defined as "Both occupied and vacant mobile homes to which no permanent rooms have been added are counted in this category. Towable recreational vehicles, such as travel trailers or fifth- wheel trailers, are considered mobile homes. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory." Additionally, Boat, RV, Van, etc. is defined as "This category is for any living quarters occupied as a housing unit that does not fit the previous categories." (https://www2.census.gov/programs-surveys/acs/tech_docs/ subject_definitions/2021_ACSSubjectDefinitions.pdf).

Table A-2: North Las Vegas Units in Structure Occupied Units, 2023

Number of Units in Structure	Number of Occupied Units	Percent of Total
1-unit, detached	62,807	75.5%
1-unit, attached	2,912	3.5%
2 units	1,414	1.7%
3 or 4 units	4,409	5.3%
5 to 9 units	3,827	4.6%
10 to 19 units	2,745	3.3%
20 or more units	3,993	4.8%
Mobile home	998	1.2%
Boat, RV, van, etc.	30	0.0%
Total	83,188	100.0%

Source: ACS 2022 5-year.Percents may not add up exactly to 100% because of rounding.

Table A-3 below provides an estimated breakdown of the percentage of occupied units in North Las Vegas, by the year the structure was built. An estimated 14.2 percent of the units were built in 2010 or later, 66.1 percent of the units were built between 1990 and 2009, and 19.8 percent of the units were built 1980 or earlier.

Table A-3: North Las Vegas Structure Built, 2023

Year Built	Number of Unis	Percent of Total
Built 2020 or later	1,747	2.1%
Built 2010 to 2019	10,066	12.1%
Built 2000 to 2009	36,104	43.4%
Built 1990 to 1999	18,884	22.7%
Built 1980 to 1989	4,825	5.8%
Built 1970 to 1979	4,409	5.3%
Built 1960 to 1969	4,076	4.9%
Built 1950 to 1959	2,496	3.0%
Built 1940 to 1949	416	0.5%
Built 1939 or earlier	250	0.3%
Total	83,188	100.0%

Source: ACS2022 5-year. Percents may not add up exactly to 100% because of rounding.

Jurisdiction Plans and Procedures

- The city plans to propose a fee waiver program to incentivize affordable housing development.
- The city plans to focus on only new construction for the next fiscal an effort to create new affordable units within the city.

Plans or procedures to reduce the cost of housing units

- Developing a focus on solar and alternative energy use to make units affordable within the city.
- Work with local planning office to reduce parking requirements.
- Drafting plan to utilize state bill 152 take advantage of tiny house ordinance and develop higher density projects.

B. An inventory of existing affordable housing in the community, including, without limitation, housing that is available to rent or own, housing that is subsidized either directly or indirectly by this State, an agency or political subdivision of this State, or the Federal Government or an agency of the Federal Government, and housing that is accessible to persons with disabilities.

Affordable Housing Inventory

Table B-1 below provides a comprehensive list of existing affordable housing in North Las Vegas. In total there are 1,455 units across 13 developments with a median year built of 2006. The data presented may be incomplete and is being updated and monitored on a consistent basis. Multiple jurisdictions, including the State of Nevada, provide input to ensure the accuracy of this list.

Table B-1: Existing Affordable Housing Units in North Las Vegas, 2024

Development Name	APN	# of Affordable Units	Year Built
Rose Gardens Senior Apartments	13922802002	120	2018
Buena Vista Springs III Apartments	13916410287	58	2001
Centennial Park Arms Apartments (BMS)	13914310024	156	2002
Cheyenne Crossing (BMS)	13912401006	176	2007
Donna Louise Family Apartments	12426103004	48	2017
Glenbrook Terrace Apartments	12424401022	272	2006
Madison Palms Senior Apartments	12429416000	54	2018
Owens Senior Plaza (BMS)	13922810039	72	2001
Rome South	12422801024	116	2019
Rose Garden Townhouses	13922810033	115	1985
Silvercrest Apartments (Salvation Army)	13912404011	60	2002
Whispering Palms Apartments (BMS)	13920602003	208	2000
Yale Keys Senior Apartments (1586)	13922810051	70	2003
Total	**13 properties**	**1,455 units**	**2006 median**

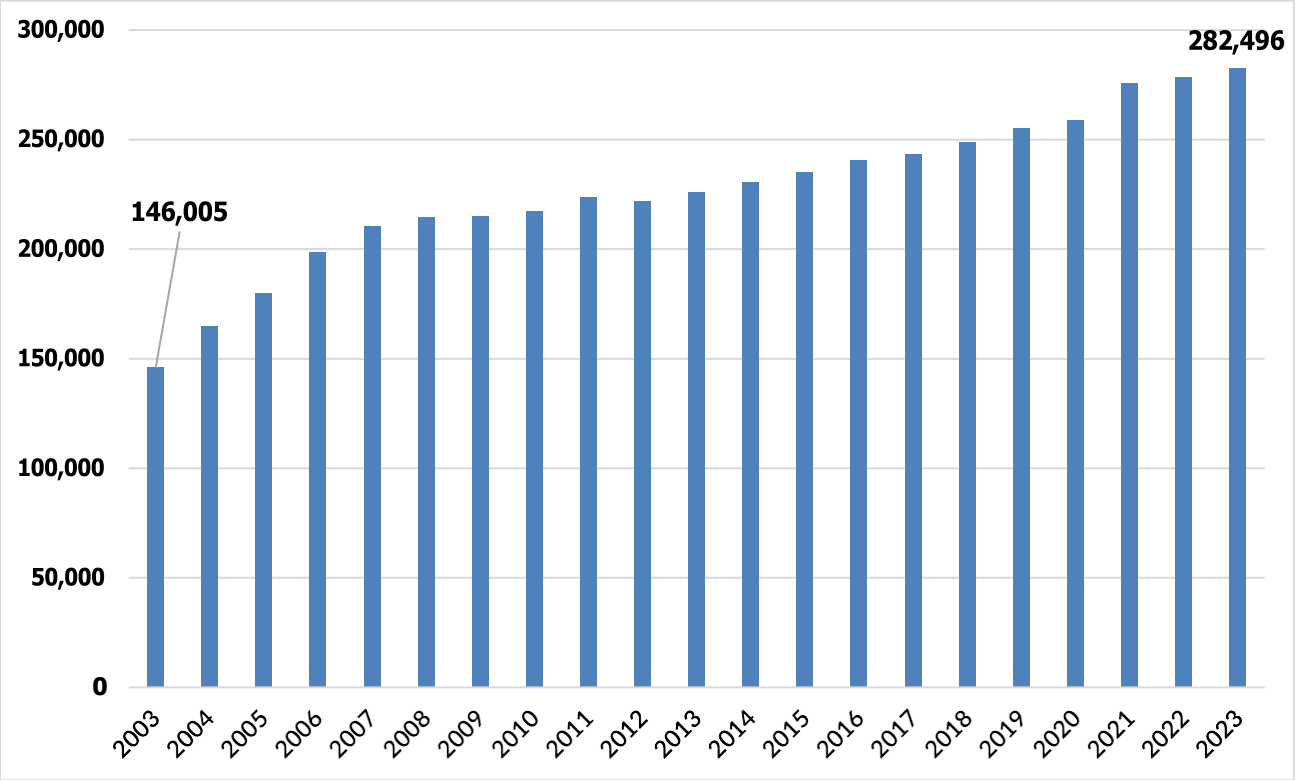
Source: Clark County Community Housing Office

C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

As noted above, current population estimates were obtained from the Nevada Demographer's most recent release. Figure C-1 and Table C-1 provide a historical trend of the population of North Las Vegas. In the 20 years from 2003-2023 North Las Vegas grew by 136,491 individuals, or 93 percent. On average, this comes to a growth of 6,825 persons per year, or an average annual rate of 3.4 percent.

Figure C-1: North Las Vegas Population, 2003-2023



Source: NV Demographer

Table C-1: North Las Vegas Population and Growth Rate, 2003-2023

Year	Population	Population Growth	YoY Growth Rate
2003	146,005		
2004	164,971	18,966	13.0%
2005	180,219	15,248	9.2%
2006	198,516	18,297	10.2%
2007	210,472	11,956	6.0%
2008	214,661	4,189	2.0%
2009	215,022	361	0.2%
2010	217,482	2,460	1.1%
2011	223,873	6,391	2.9%
2012	222,009	(1,864)	-0.8%
2013	226,199	4,190	1.9%
2014	230,491	4,292	1.9%
2015	235,395	4,904	2.1%
2016	240,708	5,313	2.3%
2017	243,339	2,631	1.1%
2018	248,701	5,362	2.2%
2019	255,327	6,626	2.7%
2020	258,761	3,434	1.3%
2021	275,733	16,972	6.6%
2022	278,671	2,938	1.1%
2023	282,496	3,825	1.4%
Annual Average	**—**	**+6,825**	**3.4%**

Source: NV Demographer, RCG

2029 Market Projections

Market forecasts for 2029 are based on population estimates obtained from Environmental Systems Research Institute ("ESRI"). ESRI provides estimates on population, demographics, and income for markets based on their internal models, as well as the most up to-date ACS data estimates by geography.

To convert projected population increases into estimates of the total number of new housing units likely to be demanded by 2029, we used the estimated population increase for North Las Vegas and divide it by estimates of the average number of people occupying each housing unit within the county. This approach creates a relationship between population growth and the total number of housing units required to support the population.

In order to obtain conservative estimates of the number of renter-occupied, owner-occupied, and affordable subsidized housing units required to support North Las Vegas's projected population growth, we computed the proportion of each type of housing unit, based on the county's current data and apply these proportions to estimates of the total number of new housing units required to support projected 2029 population increases. Lastly, we assume a housing density of 7.5 units per acre to translate projected increases in housing unit demand to projected increases in vacant land demand. For Clark County as a whole, the average number of units per acre is 7.14; to maintain consistency with the type of dwellings per acre limits commonly used in jurisdictional development codes, we adopted a figure of 7.5.

Table C-2: 5-year North Las Vegas Housing Market Projections, 2024 — 2029

Population and Median Income	
2029 Population	294,762
Population Increase	12,266
2029 Median Household Income	$78,169
Projected Housing Needs & Land Requirements	
Housing Units Required	3,612
Owner-Occupied Units	2,211
Renter-Occupied Units	1,061
Subsidized Units	340
Vacant Acreage Required	482

Source: RCG, ESRI, NV Demographer

Table C-3 provides historical, current, and projected estimates of the population of North Las Vegas by race and ethnicity. Of note, the percentage of the population that is categorized as White Alone has decreased from 47.4 percent in 2010 to 29.4 percent in 2023 and is expected to decrease further to 26.4 percent in 2029. Subsequently, the percentage of all other races, including Two or More, has increased over time and is expected to continue to increase. The percentage of those of Hispanic Origin Ethnicity has increased from 38.9 percent in 2010 to 40.9 percent in 2023.

Table C-3: North Las Vegas Population by Race and Ethnicity, 2010 — 2029

Population by Race/Ethnicity	2010	2020	2023	2029
Total	**216,519**	**262,527**	**282,496**	**294,762**
White Alone	47.4%	31.0%	29.4%	26.4%
Black Alone	19.9%	22.1%	23.0%	24.3%
American Indian Alone	0.8%	1.2%	1.2%	1.3%
Asian Alone	6.2%	6.7%	7.0%	7.6%
Pacific Islander Alone	0.8%	1.0%	1.1%	1.1%
Some Other Race Alone	19.1%	21.9%	22.0%	22.5%
Two or More Races	5.8%	16.1%	16.4%	16.9%
Hispanic Origin	38.9%	40.7%	40.9%	41.2%

Source: ESRI. Percents made not add up exactly to 100% because of rounding.

Table C-4 provides historical, current, and projected estimates of the population of North Las Vegas by age. Of note, the median age has increased from 30.6 in 2010 to 32.6 in 2023 and is expected to slightly decrease to 32.4 in 2029. The age ranges 65 – 74 and 75-84 have increased the most (1.6 percentage points and 1.3 percentage points respectively) while 15 – 24 and 45- 54 have decreased the most (-1.7 percentage points and -1.0 percentage points respectively).

Table C-4: North Las Vegas Population by Age, 2010 — 2029

Population by Age	2010	2020	2023	2029
0 - 4	9.1%	6.5%	8.0%	8.3%
5 - 9	8.8%	7.4%	8.2%	8.1%
10 - 14	8.7%	8.1%	7.7%	8.0%
15 - 24	14.7%	14.8%	13.5%	12.9%
25 - 34	15.8%	15.1%	16.7%	17.5%
35 - 44	15.3%	13.6%	15.0%	15.6%
45 - 54	12.0%	12.5%	11.5%	11.0%
55 - 64	8.5%	10.5%	9.1%	8.1%
65 - 74	4.7%	7.5%	6.8%	6.4%
75 - 84	1.9%	3.2%	2.9%	3.3%
85 +	0.5%	0.8%	0.6%	0.8%
18 +	68.3%	73.3%	72.0%	71.5%
Median Age	**30.6**	**33.7**	**32.6**	**32.4**

Source: ESRI. Percents made not add up exactly to 100% because of rounding.

D. A determination of the present and prospective need for affordable housing in the community.

Housing Gap Assessment Methodology

The housing gap assessments for the jurisdiction are shown separately for owner-households and renter-households. These illustrate the number of households, by income bracket, and the number of units affordable to households in each income bracket. A shortage of affordable homes is defined when and if the number of households in any given income bracket exceeds the number of homes affordable to them. For example, within Figures D-1 and D-2 if the Number of Occupied Households is greater than the Number of Units Affordable, then there is a gap within that income bracket because those households are living in a unit that is considered affordable for a higher income bracket.

Number of Households, by Income Bracket: Estimates of the number of owner households and renter- households split by income bracket are obtained from the variable B25118 "Tenure by Household Income in the Past 12 Months." The associated set of income brackets include: <$19,999, $20,000 to $24,999, $25,000 to $34,999, $35,000 to $49,999, $50,000 to $74,999, $75,000 to $99,999, and $100,000 to $149,999. Where possible this information is presented using estimated percent AMI brackets as well. It is important to note that there is not a direct match between ACS income brackets and percent AMI brackets. To bypass this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates an annual income of $22,000, unit counts associated with the income bracket <$19,999 are fully counted while units associated with the income bracket [$20,000 to $24,999] are only partially counted. In this case, we would attribute (22,000 – 20,000)/(24,999-20,000) = 40 percent of the unit counts falling within the [$20,000 to $24,999].

Affordable Housing Unit Shortage Estimate Methodology

Number of Units Affordable for Renters: For renter-occupied housing, housing gaps are based on estimates of the number of renter-occupied units split by rental pricing brackets obtained from the variable ACS B25063 "Gross Rent." Gross rent represents the contract rent plus the estimated average monthly cost of utilities if the renter pays these costs. The ACS provides breakdowns of the number of renter households with gross rent in a full suite of rental pricing brackets.

Estimates of the number of units affordable to households in each income bracket are based on combining the counts of rental units affordable to households within each income bracket. A housing unit is considered to be affordable to a household at a given income bracket if the monthly rent associated with the housing unit does not exceed 30 percent of the household's gross monthly income.

For renters, the 30-percent threshold is based on the upper bound of the income bracket each household belongs to. As such, housing gaps are estimated conservatively. These calculations take into account that units affordable to households in any given income bracket include units that are affordable to households in each of the lower income brackets. This is important to highlight because not every household may choose to spend 30 percent of their gross monthly income on monthly rent. Because of this, those in higher income brackets have more choices than those in lower income brackets. For each income bracket, we estimated the set of affordable homes to be "available" as the sum of (a) the set of homes affordable to households within a given income bracket plus (b) the set of surplus homes affordable to households at lower income levels if surplus exists. The number of units affordable for renters reported reflects this adjustment.

Number of Units Affordable to Owners: For owner-occupied housing units, gaps are based on estimates of the market value of owner-occupied residential housing as described above and based on an analysis of the Clark County Assessor's Real Property Data. In contrast to the ACS, these data provide unit-level information. Given the data, a unit is deemed affordable to households within a given income bracket if the associated monthly mortgage payment required to purchase the unit does not exceed 30 percent of households' monthly income. [4] Similar to the analysis of renter-occupied units, the 30 percent threshold is applied to the upper bound of the income bracket each household belongs to. For the purposes of this analysis, the implicit monthly mortgage payment for each home in the Assessor's Data assumes that households finance housing with a five percent down payment and a 6.9 percent contract interest rate using a fully amortizing 30-year fixed-rate mortgage.

Similar to the case for renters, the number of units affordable for owners reported reflects the availability adjustment described above. Those in higher income brackets are able to choose to attract supply from the units affordable to lower income brackets if they choose. Units that are affordable for lower tiers are, by definition, affordable for higher income tiers. In this respect, lower income tiers are choice constrained and those in higher tiers are less choice constrained. While households in higher income brackets can afford more expensive units, nothing forces them to live in more expensive units.

As noted, a home is deemed affordable to a household at a given income bracket if the monthly housing costs associated with the home do not exceed 30 percent of the household's gross monthly income. A shortage of affordable housing units is present when and if the number of households exceeds the number of available affordable homes. The overall affordable housing unit shortage for renter-occupied and owner-households in the jurisdiction is computed by aggregating shortages across all income-brackets.

[4] As stated previously, 30% is used as the affordability threshold in order to stay consistent with the National Low Income Housing Coalition's Housing Gap Report as well as the Nevada Housing Division's housing needs assessment.

This analysis is focused on how many households are within income ranges and how many existing total housing units are potentially affordable to those ranges. The results presented are based on the total stock of housing within the jurisdiction. It is does not consider how many houses are currently available and listed for sale or what the total number of prospective homebuyers is. Shortages are defined when the estimated number households exceeds the number of total existing units affordable to households in the respective income bracket. The housing shortage results are limited to housing that is affordable rather than housing that is affordable and available.[5]

Housing Gap and Shortage Analysis Results

Table D-1 and Figure D-1 provide the results of the Housing Gap Analysis for owner-occupied housing units. Housing shortages exist in the <$19,999, $20,000 to $24,999, $25,000 to $34,999, $35,000 to $49,999, and $50,000 to $74,999 income ranges. In total across these income ranges, there is a 19,658- unit shortage of affordable owner-occupied housing units in North Las Vegas. Table D-2 presents the same data grouped using the percent AMI for the jurisdiction.

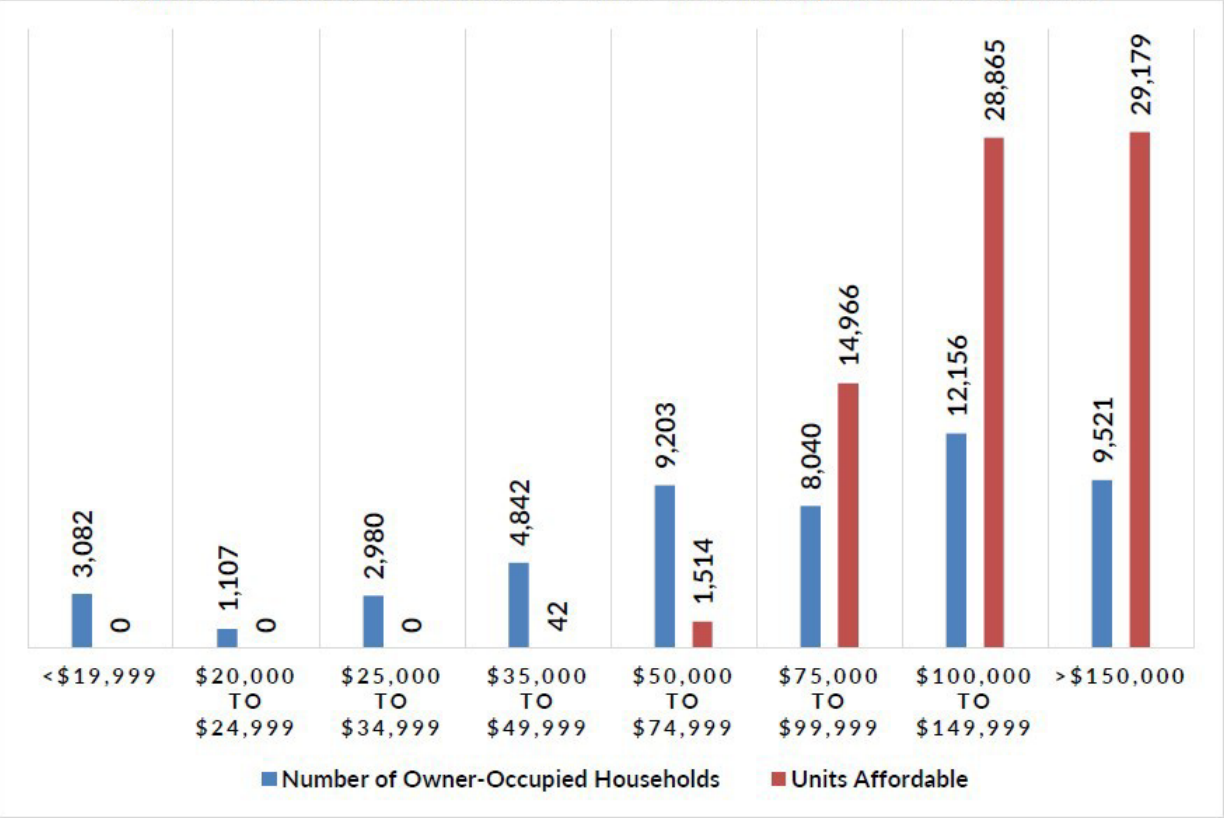
Table D-1: Owner-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2023

Income	Number of Owner households	Units Affordable	Shortage
<$19,999	3,082	0	3,082
$20,000 to $24,999	1,107	0	1,107
$25,000 to $34,999	2,980	0	2,980
$35,000 to $49,999	4,842	42	4,800
$50,000 to $74,999	9,203	1,514	7,689
$75,000 to $99,999	8,040	14,966	—
$100,000 to $149,999	12,156	28,865	—
>$150,000	9,521	29,179	—
Affordable Housing Unit Shortage			**19,658**

Source: ACS 2022 5 year, RCG, Clark County Assessor

[5] Due to data limitations, specifically within the Integrated Public Use Microdata Series ("IPUMS"), we are unable to estimate the number of households both affordable and available. This level of data is only estimated at the MSA level not at the jurisdictional level.

Figure D-1: Owner-households vs. Units Affordable by Income Group, 2023



Source: ACS 2022 5 year, RCG, Clark County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2023

Income	Number of Owner households	Units Affordable	Shortage
30% AMI ($21,532/yr)	3,167	—	3,167
50% AMI ($35,887/yr)	4,002	—	4,002
60% AMI ($43,064/yr)	2,603	23	2,581
80% AMI ($57,419/yr)	4,970	469	4,501
100% AMI ($71,774/yr)	6,472	1,065	5,407
120% AMI ($86,128/yr)	1,271	2,366	—
120+ AMI	28,446	56,458	—
Affordable Housing Unit Shortage			**19,658**

Source: ACS 2022 5 year, RCG, Clark County Assessor

Table D-3 and Figure D-2 provide the results of the Housing Gap Analysis for Renter-Occupied Housing Units. Housing shortages exist in the <$19,999, $20,000 to $24,999, $25,000 to $34,999 income ranges. In total across these income ranges, there is a 8,322-unit shortage of affordable renter-occupied housing

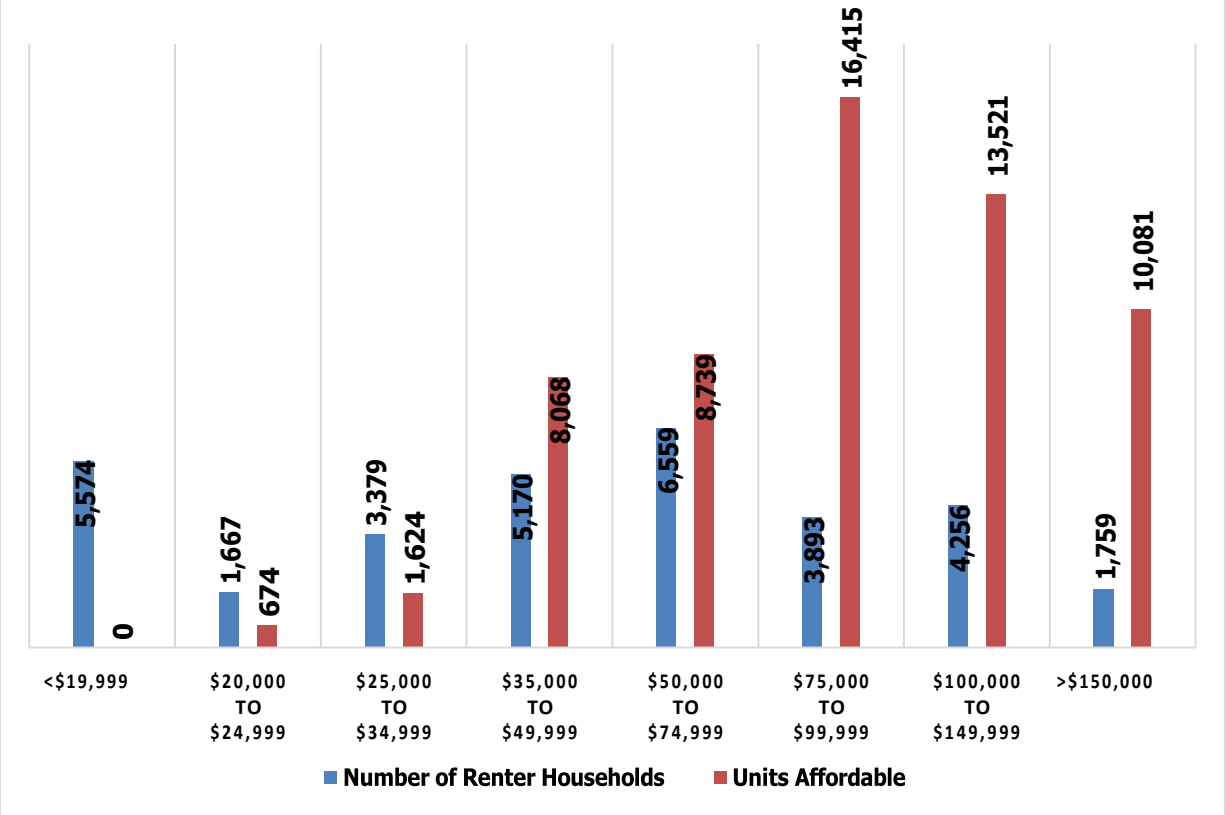
units in North Las Vegas. Table D-4 presents the same data grouped using the percent AMI for the jurisdiction.

Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2023

Income	Number of Renter Households	Units Affordable	Shortage
<$19,999	5,574	0	5,574
$20,000 to $24,999	1,667	674	993
$25,000 to $34,999	3,379	1,624	1,755
$35,000 to $49,999	5,170	8,068	—
$50,000 to $74,999	6,559	8,739	—
$75,000 to $99,999	3,893	16,415	—
$100,000 to $149,999	4,256	13,521	—
>$150,000	1,759	10,081	—
Affordable Housing Unit Shortage			**8,322**

Source: ACS 2022 5 year, RCG, Clark County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2023



Source: ACS 2022 5 year, RCG, Clark County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2023

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI ($21,532/yr)	5,702	52	5,650
50% AMI ($35,887/yr)	4,918	2,246	2,672
60% AMI ($43,064/yr)	2,780	4,338	
80% AMI ($57,419/yr)	4,337	6,324	
100% AMI ($71,774/yr)	4,612	6,145	
120% AMI ($86,128/yr)	615	2,595	
120+ AMI	9,293	36,289	
Affordable Housing Unit Shortage			**8,322**

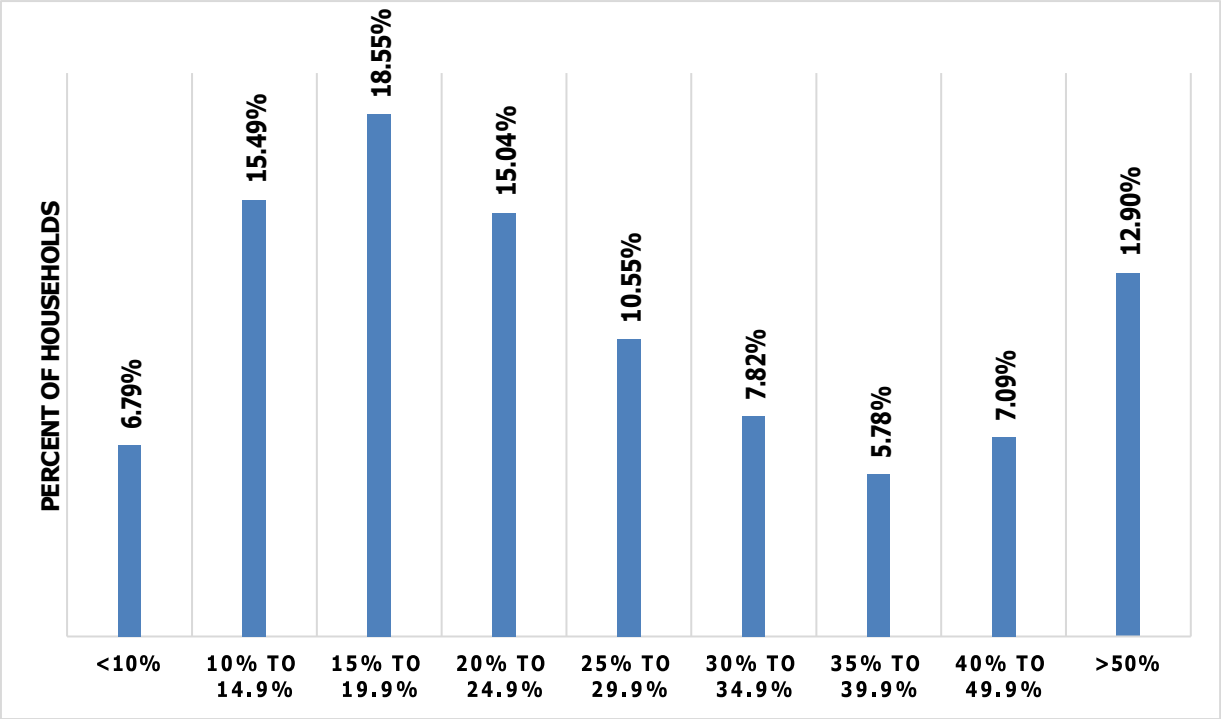
Source: ACS 2022 5 year, RCG, Clark County Assessor

Housing Cost Burden Assessment Results

The housing cost burden assessments are shown separately for owner-households and renter-households. Each figure illustrates the percentage of households broken down by the percentage of their gross household income being utilized to cover housing costs. For renter-households, cost burden assessments are based on the variable B25070 “Gross Rent as a Percentage of Household Income in the Past 12 Months.” For owner-households, cost burden assessments are based on the variable B25091 “Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months.”

Figure D-3 and Table D-5 provide a breakdown of the percentage of Owner-households by Housing Costs as a percent of that household’s income. 6.8percent of Households have a <10 percent Housing Cost Burden. In total 33.6 percent are considered Cost Burdened (>30 percent) and 25.7 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 12.9 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-3: Owner-households Housing Costs as a Percentage of Income, 2023



Source: ACS 2022 5 year, RCG

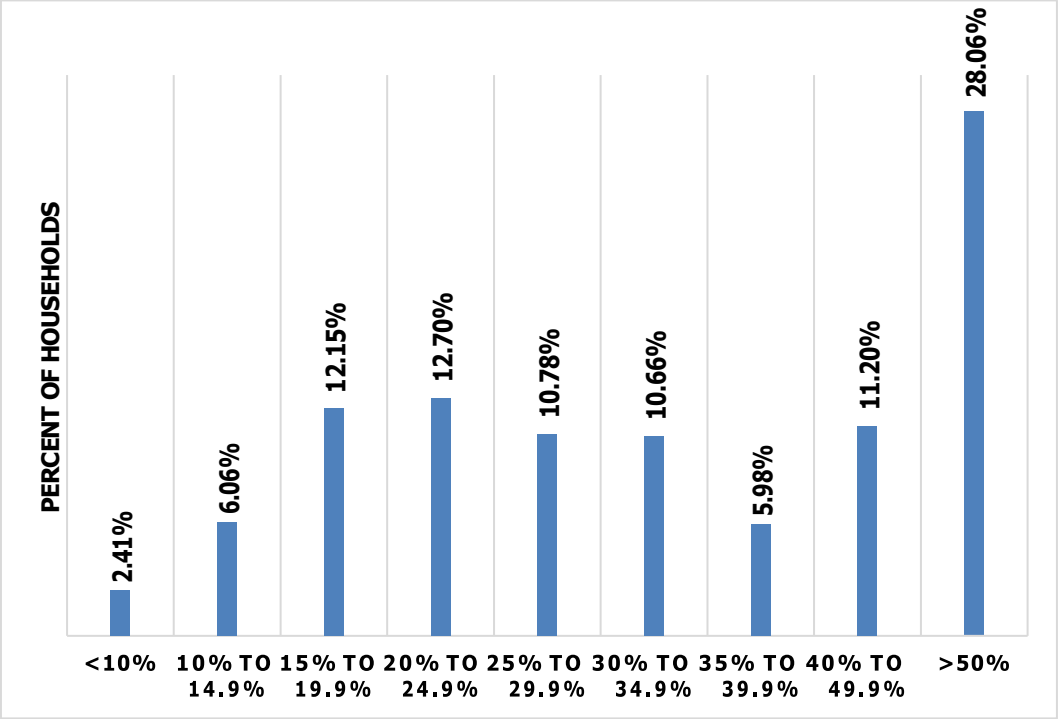
Table D-5: Housing Cost Burden for Owner Occupied Households, 2023

Housing Cost / Household Income	Percent of Owner households
<10%	6.8%
10% to 14.9%	15.5%
15% to 19.9%	18.6%
20% to 24.9%	15.0%
25% to 29.9%	10.6%
30% to 34.9%	7.8%
35% to 39.9%	5.8%
40% to 49.9%	7.1%
>50%	12.9%

Source: ACS 2022 5 year, RCG

Figure D-4 and Table D-6 provide a breakdown of the percentage of Renter-households by Housing Costs as a percent of that household's income. 2.4 percent of Renter-households have a <10 percent Housing Cost Burden. In total 55.9 percent are considered Cost Burdened (>30 percent) and 45.2 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 28 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2023



Source: ACS 2022 5 year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2023

Housing Cost / Household Income	Percent of Renter households
<10%	2.4%
10% to 14.9%	6.1%
15% to 19.9%	12.2%
20% to 24.9%	12.7%
25% to 29.9%	10.8%
30% to 34.9%	10.7%
35% to 39.9%	6.0%
40% to 49.9%	11.2%
>50%	28.1%

Source: ACS 2022 5 year, RCG. Percents made not add up exactly to 100% because of rounding.

Naturally Occurring Affordable Housing ("NOAH")

Not all affordable housing available to lower income groups is subsidized. Residential properties that are affordable to households in an income group but are not subsidized by any direct program are defined as naturally occurring affordable housing ("NOAH").

To determine the stock of NOAH within North Las Vegas, we employed the above methodology (found on page 21) used to estimate affordable housing unit shortages with the exception that housing, and household counts are based on income thresholds expressed as a percentage of area median income ("AMI") for the jurisdiction. It is important to note that these AMI thresholds may differ from the US Department of Housing and Urban Development ("HUD") due to the focus on the specific political jurisdiction rather than the MSA, which HUD uses.

Estimates of the number of renter-occupied and owner-households (as well as the number of units affordable to them) are shown below at 30 percent, 50 percent, 60 percent and 80 percent of AMI.

The stock of units for the jurisdiction in these estimates includes market-rate units as well as subsidized affordable housing units. For each income level, the number of NOAH units is determined by subtracting the number of subsidized units located within the jurisdiction from the total number of units deemed affordable to households at each income level.

One caveat is the thresholds associated with 30 percent, 50 percent, 60 percent and 80 percent of AMI do not coincide with the lower- or upper-income brackets available from the ACS. To circumvent this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates an annual income of $22,000, unit counts associated with the income bracket <$19,999 are fully counted while units associated with the income bracket [$20,000 to $24,999] are only partially counted. In this case, we would attribute (22,000 – 20,000)/(24,999-20,000) = 40 percent of the unit counts falling within the [$20,000 to $24,999].

The results of this analysis are found in Table D-7 below. In the 50 percent of AMI range, 45 percent of the housing units that are affordable to that income group are NOAH, non-subsidized, units. Similarly, for the 60 percent of AMI income range, 77 percent of the affordable units are NOAH and 88 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory by Jurisdiction AMI, 2023

Jurisdiction AMI*	#Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI ($21,532/yr)	52	0	0%
50% AMI ($35,887/yr)	2,775	1,250	45%
60% AMI ($43,064/yr)	6,636	5,111	77%
80% AMI ($57,419/yr)	12,959	11,434	88%

*Source: ACS 2022 5 year, RCG. *NOTE: The AMI income ranges presented herein differ from the HUD AMI limits because these AMI calculations are based on the individual jurisdiction's median income rather than being set at the MSA. Percents made not add up exactly to 100% because of rounding.*

E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.

North Las Vegas has proactively identified impediments to the development of affordable housing and has developed policies to mitigate these impediments. In addition to the impediments listed below a comprehensive list of impediments and mitigation actions can be found in the Regional Analysis of Impediments to Fair Housing 2020.[6]

Impediments

1. Inflation:
    - Inflation has created an affordability issue within the valley. Increased land valuation, material, and labor cost impedes affordable housing development.
2. Availability of Land:
    - Lack of available land aids to high land and development prices.
3. Inventory:
    - Lack of available low-income affordable inventory.
4. Lack of adequate funding (Public/Private) AND available land

Mitigation Policies

The following actions were identified within the Regional Analysis of Impediments to Fair Housing 2020.

1. Address Lack of Knowledge of Fair Housing:
    - Support fair housing training and education opportunities throughout the region, specifically for rental properties that will be directed to housing service providers, management companies, and rental residents.

[6] https://webfiles.clarkcountynv.gov//Social%20Services/Community%20Resources%20Management/00%20Final%20Clark%20County%20AI.pdf

- Ensure training opportunities for rental residents to clearly inform this population on their rights and responsibilities, particularly in the area of disabilities. Ensure these trainings are offered in English and Spanish

2. Address Disproportionate Housing Problems and Economic Barriers:
   - During the grant allocation process give special consideration to rental housing development, which includes at least 10 percent accessible units, and single-family housing, which includes universal design.

   - Consider the placement of developments funded by the jurisdictions so that access to opportunities for low-income residents is enhanced.

   - Provide homebuyer education using HUD approved counselors. Ensure training is available in Spanish and English.

3. Educate on and Deter Subprime Lending
   - Offer or partner with providers to educate the community on subprime lending through financial literary courses. Ensure courses are available in Spanish and English.

4. Address Lack of Access to Transportation Options Reducing Housing and Economic Opportunities
   - Explore options for coordinating transportation across the region.

   - Locate affordable housing along transportation routes.

F. An analysis of the characteristics of the land that is suitable for residential development.

Vacant Developable Land Inventory Data and Methodology

Each year, the Clark County's Assessor's Office releases an official version of parcel geography along with parcel attributes including state land use codes. A corresponding geo-spatial copy of this data, called the GILIS database, is maintained by the Clark County Comprehensive Planning Department, which contains verified assessor parcel information as well as additional information used for planning purposes.

The GILIS parcel geographic database links to parcel-level data provided maintained by the Clark County's Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2023 GILIS database available, but as described in more depth below, the data is updated to reflect construction activity as of May 2024. Several adjustments and filters are required to provide accurate and representative estimates of vacant developable land. Each step and filter used are described below:

Parcel Slope: A parcel's average slope, expressed as a percentage. This variable is calculated by analyzing spatial raster data from the U.S. Geological Survey's LANDFIRE Earth Resources Observation and Science Center ("EROS"), which provides the average land slope for all equidistant gridded rectangular cells in Nevada, expressed as a percentage. Each parcel is loaded into ArcGIS, and we then identify all of the gridded cells that intersect it. We then compute the average value of each overlapping cell to determine the average slope of each parcel. Slopes greater than 12 percent were eliminated from the analysis due to their impracticality for residential property development.

Nearest Distance to Major Street: The nearest distance between a parcels lot boundary and a major street in feet. In order to calculate this variable, we first used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the nearest street. We obtained spatial data describing the centerlines of each major street in Clark County from the Clark County Comprehensive Planning Department. High volumes of motor vehicle traffic, major intersection signalization, and a multimodal street environment are characteristics of major streets. In general, major streets have two official motor vehicle traffic lanes at minimum. [7]. Major streets in Southern Nevada's urban core typically form a rectangular grid of roads spaced one mile apart, though there are obviously exceptions. Consequently, developed parcels usually don't sit on land farther than ½ mile from a main thoroughfare.

[7] We use the major street GIS shapefile provided by Comprehensive Planning (and also accessible online) https://clarkcountygis-ccgismo.hub.arcgis.com/datasets/ccgismo::transportation/explore?layer=0&location=36.156142%2C-115.160991%2C10.59. Major streets generally appear to have two official lanes in each direction but at times (and less commonly) also have two official lanes with one lane in each direction, such as Kyle Canyon Road.

Nearest Distance to Freeway: The nearest distance between a parcels lot boundary and a freeway in feet. In order to calculate this variable, we used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the closest freeway. We obtained spatial data describing the centerlines of each freeway in Clark County from the Clark County Comprehensive Planning Department.

Disposal Boundary: Each parcel was flagged as belonging or not belonging to the BLM Disposal Boundary ("DB") obtained from the Clark County Comprehensive Planning Department. Federally-owned lands beyond the disposal boundary are excluded from the analysis as these lands are not subject to sale through the SNPLMA and are unlikely to be released for development by the federal government without legislative changes.

Zoning: Spatial zoning maps were obtained through Clark County's GIS Data Repository. Each parcel was zoned by contrasting the centroid of each parcel with where each centroid resides relative to the jurisdiction's zoning map. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction's zoning code. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction's zoning code for the purposes of evaluating the stock of land potentially developable to accommodate housing.

Municipal Owned Property: Part of the overarching goal of the vacant land inventory is to illustrate the breakdown of developable land by zoning class (residential vs. commercial) and by ownership (private vs. public). We also categorize publicly owned land by identifying land owned by the State or by local jurisdictions / municipalities. To do this, we linked the Clark County Assessor's secured tax roll data file with the GILIS parcel database using each parcels APN which contains detailed information regarding the owner of each parcel. Parcels were flagged as municipally owned parcels if the owners name met any of the criteria listed below:

- CITY OF BOULDER CITY
- CITY OF HENDERSON
- CITY OF LAS VEGAS
- CITY OF NORTH LAS VEGAS
- CITY OF LAS VEGAS GOVERMENT MUN
- CITY OF BOULDER CITY ETAL
- CITY OF HENDERSON FIRE STATION
- CITY OF HENDERSON FLOOD CONTROL
- CITY OF LAS VEGAS FIRE DEPT
- CITY OF LAS VEGAS GOVERMENT MUN
- COUNTY OF CLARK

- COUNTY OF CLARK (PUBLIC WORKS)
- COUNTY OF CLARK (FLOOD CONTR)
- CLARK COUNTY DESERT CONSERVATION PROGRAM
- CLARK COUNTY
- COUNTY OF CLARK (PK & COMM SERV)
- COUNTY OF CLARK(LIBRARY)
- COUNTY OF CLARK(ADMINISTRATIVE)
- LAS VEGAS CLARK-COUNTY LIBRARY DISTRICT
- CLARK COUNTY SCHOOL DISTRICT
- COUNTY OF CLARK (FLOOD CONTROL)
- CLARK COUNTY WATER RECLAMATION
- COUNTY OF CLARK (PK COMM SERV)
- COUNTY OF CLARK (PK_COMM SERV)
- COUNTY OF CLARK (AVIATION)
- COUNTY OF CLARK(PARKS)
- COUNTY OF CLARK(RTC)
- COUNTY OF CLARK (ADMIN SERVICES)
- COUNTY OF CLARK (FIRE DEPT)
- SCHOOL BOARD OF TRUSTEES
- SOUTHERN NEVADA WATER AUTHORITY
- STATE OF NEVADA
- STATE OF NEVADA DIV OF LANDS
- STATE OF NEVADA TRANSPORTATION
- UNIVERSITY BOARD OF REGENTS
- LAS VEGAS VALLEY WATER DISTRICT
- CITY OF NORTH LAS VEGAS (PUBLIC WORKS)
- CITY OF NORTH LAS VEGAS DEPT OF PUBLIC WORKS
- CITY OF NORTH LAS VEGAS REDEV

Federally Owned Property: Federal land ownership status was determined using spatial data describing federally owned land provided by the Bureau of Land Management's Geospatial Business Platform. Parcels identified as belonging to area under the ownership of the Bureau of Indian Affairs, Bureau of Reclamation, Department of Defense, Department of Energy, Fish and Wildlife Service, Forest Service, or National Park Service were dropped from consideration while parcels under the purview of the Bureau of Land Management (within the DB) were retained.

Parcel Acreage: Represents the size of a parcel's lot in acres. This variable was obtained directly from the GILIS parcel database.

Proximity to Developed Site: Represents the nearest distance in feet each parcel is to the nearest developed parcel. This variable was computed by segmenting GILIS parcels into the set of developed and undeveloped parcels and computing the distance from a vacant parcels lot boundary to the boundary of the nearest developed parcel. This serves as a proxy for the infrastructure requirements needed to develop the parcel. This offers a conservative assumption that sufficient infrastructure is likely in place at the nearest developed parcel and can be used for the development of the vacant parcels.

Vacant Land Status: A parcel is classified as vacant if (a) the construction year associated with each parcel is zero or missing and (b) the parcel maintains a vacant state land use code.

Additional Processing and Land Use Classifications

Additional steps were warranted to credibly identify the set of developable vacant parcels. In addition to the filters described above, parcels that were identified as belonging to Coyote Springs were removed from consideration given uncertainty over the establishment of water rights. Additionally, 6,000 acres of lands identified as belonging to the "Ivanpah Supplemental Airport Site" were expressly set aside for construction and management of a supplemental airport and were excluded. Lastly parcels located more than 10 miles from a freeway or more than five miles from a major street were excluded.

The analysis of available vacant lands is presented below across six scenarios. These scenarios are based on different sets of filters based on the above criteria. This is important to provide because it highlights what exists within the region (least restrictive filters) and what exists that has the highest chance of being developed the soonest (most restrictive filters).

The least restrictive scenario is Scenario-1. Here, any vacant parcel (regardless of ownership) is included in the analysis so long as the parcel is less than 10 miles from a freeway and 5 miles from a major street.
Scenario-1 parcels include municipal owned land as well as federal land within the DB. In Scenario-2, we restricted parcels by eliminating parcels more than 5 miles from a freeway or 2.5 miles from a major street. Scenario-3 is similar to Scenario-2, but it focuses on parcels with more shallow slopes less than seven percent. In this scenario, proximity to a major street is also restricted to parcels within .75 miles. Scenario- 4 replicates the findings in Scenario-3 but excludes federally owned lands within the DB. Scenario-5 replicates Scenario-4 but excludes municipally owned lands. Lastly, Scenario-6 adds the restriction that vacant parcels must be located within .25 miles of developed infrastructure. Scenario-6 provides the most likely development ready inventory of parcels given current zoning, ownership, and proximity to

development. In each scenario the relevant changes from the previous set of filters are **underlined and in bold.**

Scenario-1 (Least restrictive set of filters)

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway <10 miles
- Distance to Major Street < 5 miles

Scenario-2

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 2.5 miles

Scenario-3

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal Owned Land
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-4

- Land Status: Vacant
- Ownership: Private or Municipal Owned Land
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-5

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-6 (Most restrictive set of filters)

- Land Status: Vacant
- Ownership: Private

- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles
- Distance to Nearest Developed Parcel < 0.25 mile

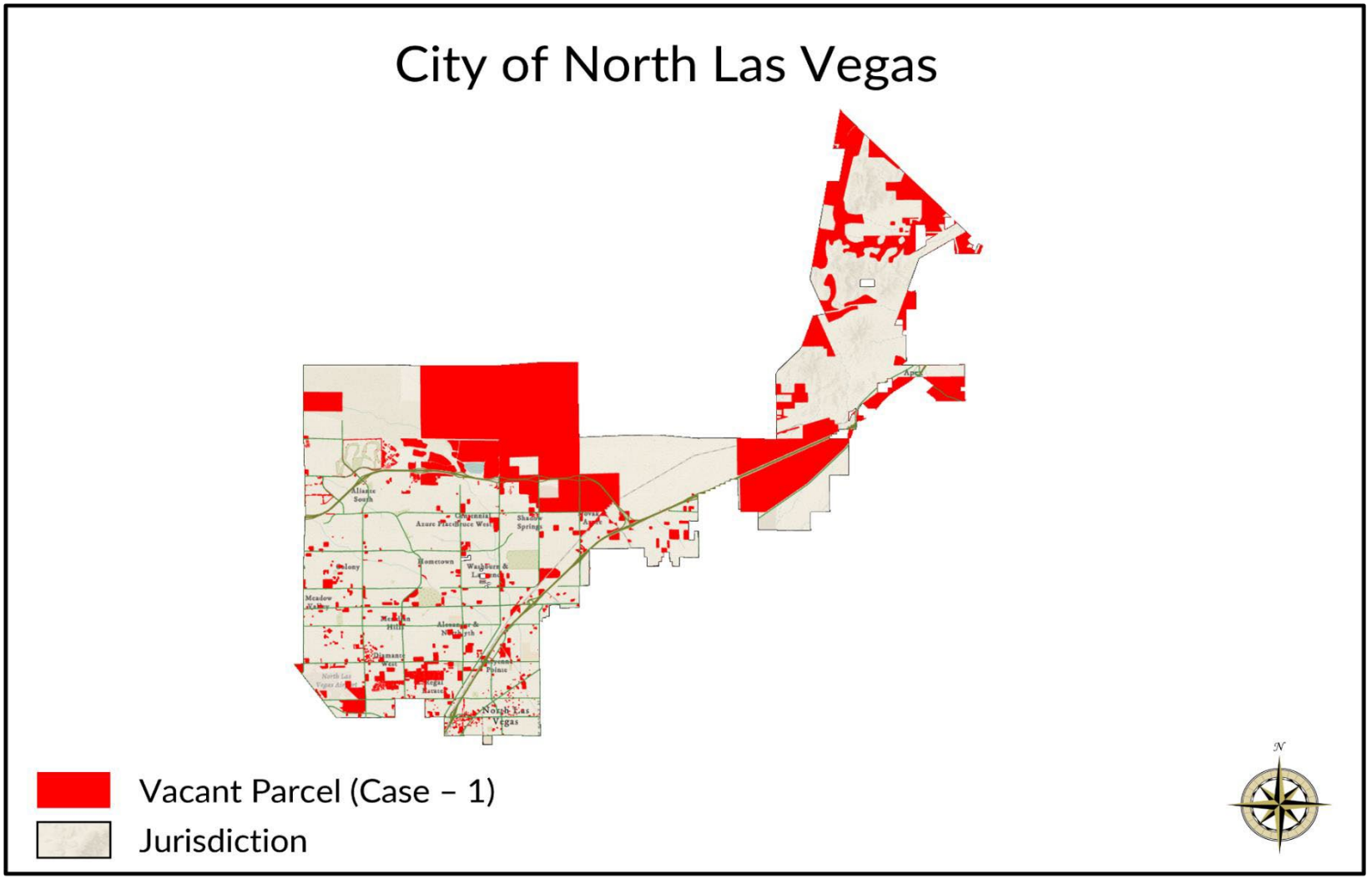
Table F-1 below provides the Vacant Land Inventory for North Las Vegas. Under the most restrictive set of filters, Scenario-6, there are 400 vacant Commercial parcels comprising 3,182 acres. Additionally, there are 3,041 vacant residential parcels comprising 1,315. These vacant parcels and acreage are privately owned, have an average slope of <7 percent, are <5 miles from a freeway, <0.75 miles from a major street, and are <0.25 miles from the nearest developed parcel.

Table F-1: Vacant Land Inventory for North Las Vegas, 2024

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
Vacant Parcels		572	571	479	479	427	400
Vacant Acres		5,577	5,577	3,855	3,855	3,536	3,182
Residential							
Vacant Parcels		3,658	3,658	3,429	3,415	3,041	3,041
Vacant Acres		11,878	11,878	5,906	1,918	1,315	1,315
Total Parcels		4,230	4,229	3,908	3,894	3,468	3,441
Total Acres		17,455	17,454	9,760	5,773	4,850	4,496
Category	**Parcel Filter Description**	**Filtering Criteria by Scenario**					
Topography	Average Slope of Parcel	<12%	<12%	<7%	<7%	<7%	<7%
Access	Nearest Distance to Freeway	<10 miles	<5 miles	<5 miles	<5 miles	<5 miles	<5 miles
Access	Nearest Distance to Major Street	<5 miles	<2.5 miles	<3/4 mile	<3/4 mile	<3/4 mile	<3/4 mile
Ownership	Includes Federally Owned Parcels w/in BLM Disposal Boundary	Yes	Yes	Yes	No	No	No
Ownership	Includes Municipally Owned Parcels	Yes	Yes	Yes	Yes	No	No
Infrastructure Proxy	Nearest Distance to Developed Parcel	No Restriction	No Restriction	No Restriction	No Restriction	No Restriction	<1/4 mile

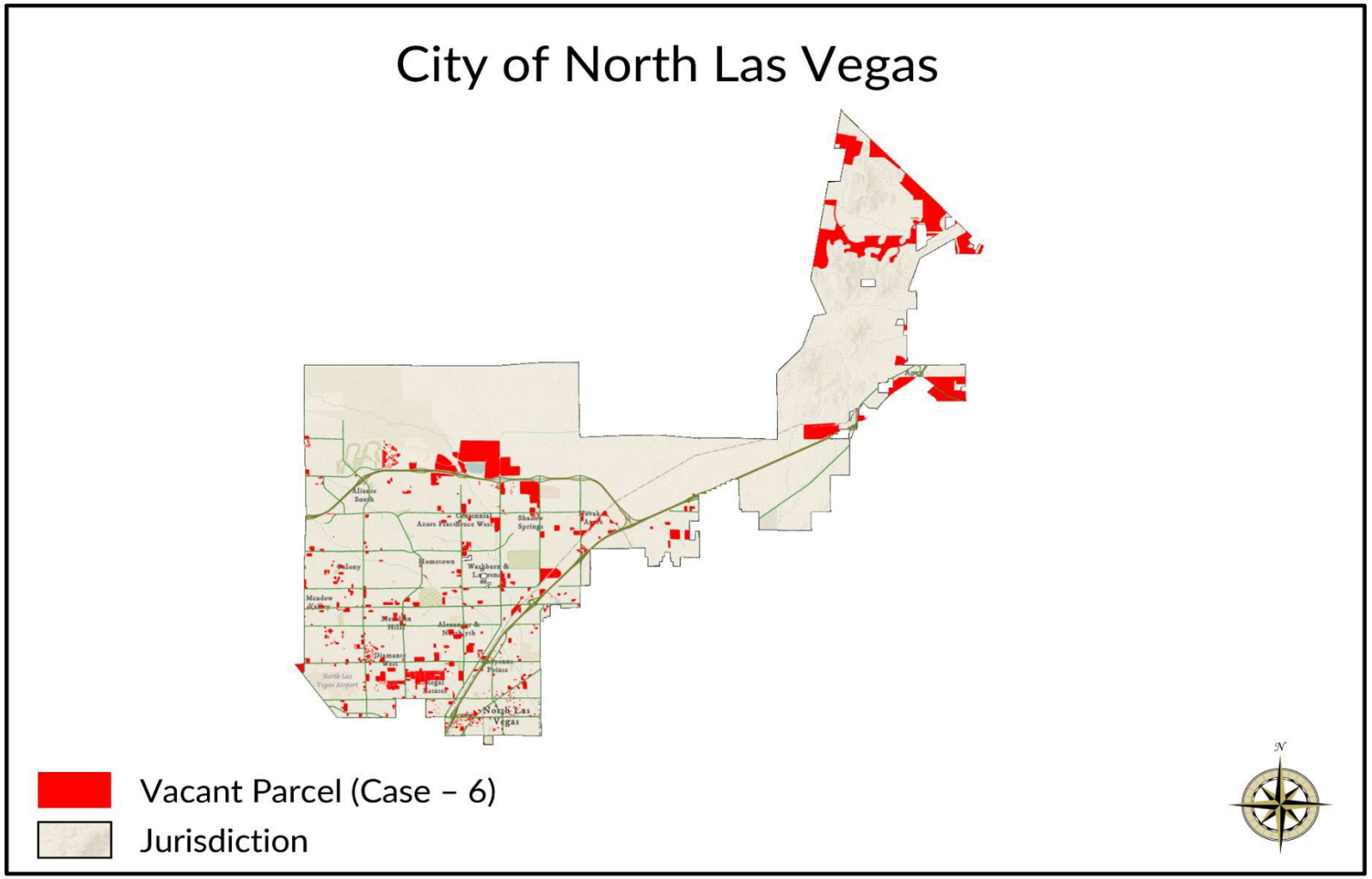
Source: RCG, Clark County Assessor

Figure F-1 Vacant Land Inventory for North Las Vegas, 2024, Case 1 Least Restrictive



Source: RCG, Clark County Assessor

Figure F-2 Vacant Land Inventory for North Las Vegas, 2024, Case 6 Most Restrictive



Source: RCG, Clark County Assessor

G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.

Needs

1. Increasing Supply of Affordable Units:
    - North Las Vegas faces a shortage of affordable homes. The high demand for affordable housing units necessitates the construction of new units as well as the conversion and rehabilitation of existing structures to affordable housing where possible.

2. Regulations to Support Diverse Supply:
    - There is a pressing need for housing options that may not currently be possible due to stringent zoning, parking, and minimum unit sizes which reduce the options and types of housing developments.

Methods for Construction and for Conversion and Rehabilitation

- Title 17 development code is the most stringent in the valley. No density bonuses for affordable housing. No priority for affordable housing.

- Considering an Inclusionary-zoning program within the City could leverage a significant increase in affordable housing.

- The City is revising zoning and other rules to allow for Tiny homes – SB 150.

- Parking restrictions are some of the most stringent in the valley. Consider reducing, changing, or providing additional waivers to parking requirements on affordable housing developments.

- Minimum unit size are some of the most stringent in the valley. Consider allowing for a greater mix of unit sizes, and efficiency units to the City code.

- Lack of affordable housing waivers or considerations. Consider allowing additional waivers if City funds are invested in affordable housing developments.

H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.

The City has made significant changes to our affordable housing investment model. Previously we were focusing on single-family rehabilitation projects and single-family homeownership. This was accomplished through our Single Family Owner Occupied Rehabilitation program (SFOOR)[8] and Homebuyer Assistance Program (HAP), both of which have been put on hold for now.

The City has instead focused our support to maintain 11active income restricted rental developments within our portfolio at this time. There are also 5 projects that are currently in the construction or lease-up phase of their development, all planned to start accepting residents by the end of 2025. Finally, four more rental developments are scheduled to begin construction within the next two years.

###

[8] https://apps.cityofnorthlasvegas.com/sirepub/cache/2/mrlwfpl4y5v15dkvvijkqsgo/1927837807012024014250144.PDF#:~:text=The%20City%20of%20North%20Las,compliance%20with%20local%20building%20codes.

MESQUITE ANNUAL HOUSING REPORT



May 15, 2024

Prepared by

Simon Kim, PhD, Director

Development Services

City of Mesquite

10 E Mesquite Blvd.

Mesquite, NV 89027

INTRODUCTION

In 2023, during the 82nd Session, Assembly Bill (AB) 213 was passed:

- Assembly passed it Tuesday, April 25, 2023; and,
- The Senate padded in Thursday, May 25, 2023.

Section 1.6 of this bill requires the governing body of cities in counties, whose population is 700,000 or more, to annually report information relating to housing (NRS 278.150, 278.160) to the Housing Division of the Department of Business and Industry and the Advisory Committee on Housing.

The bill also requires the governing body of such a city or county to submit the first report required pursuant to section 1.6 on or before July 15, 2024.

PURPOSE & LEAD DEPARTMENT

The purpose of this report is to meet the requirements of AB 213, collect appropriate data, maintain information flow, and ultimately to provide needed housing stocks to the community. Mesquite Department of Development Services has been leading the efforts, while collaborating with other departments, such as GIS/IT.

SOURCE DATA RELEASE DATES

Staff prepared and projected data on the basis of the following sources in general.

- US Census QuickFacts: July 1, 2023
- www.huduser.gov, May 2024
- Clark County (Nevada Housing Estimates):
  - Data Collected: August 2023
  - Release: November 2023

1. An inventory of housing conditions and needs

As a new and fast-growing community, the housing conditions in the City of Mesquite is generally good and sound. As can be seen from the Table 1, housing units older than 50 years (from 1900s through 1970s) are counted approximately 206 only. It's only 1.65% of the entire housing units.

Table 1. Number of Residential Construction[1]

Year	Number of Residential Construction
1900s	15
1910s	6
1920s	15
1930s	22
1940s	22
1950s	21
1960s	39
1970s	66
1980s	190
1990s	3,473
2000s	4,909
2010s	2,282
2020s	1,456
Total	12,516

Regardless, on March 28, 1995, the City Council adopted "Redevelopment Project"[2] and determined that "Adequate permanent housing is or will be made available in the community for displaced occupants of the redevelopment area at rents comparable to those in the community at the time of displacement, if the redevelopment plan may result in the temporary or permanent displacement of any occupants of housing in the redevelopment area."

2. Plans and procedures for improving housing standards

Under the spirit of the Redevelopment Project, design standards have been prepared. Also, both Redevelopment Agency and Architectural Review

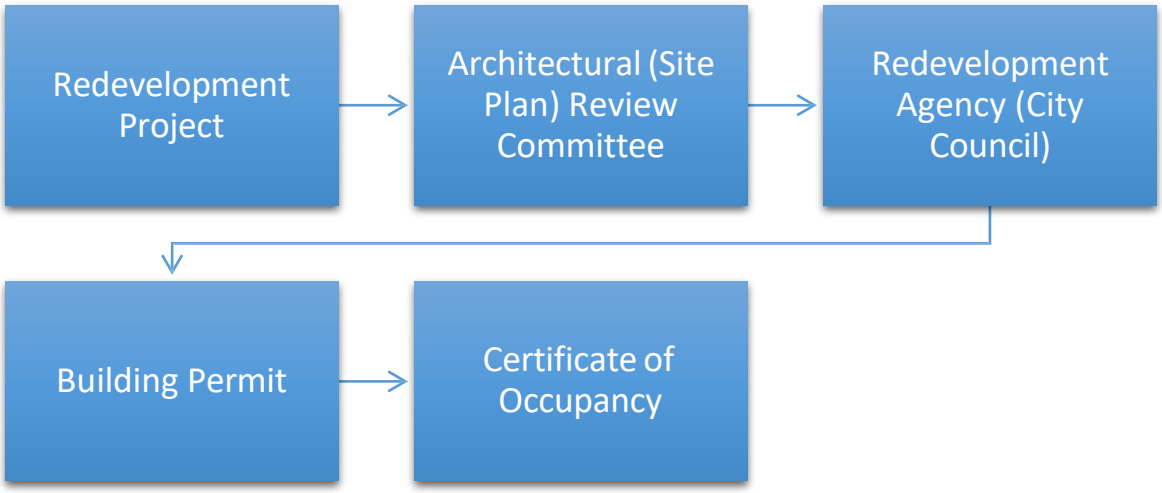
[1] GIS data (2023)

SUBDIVISION (a)

[2] Mesquite Municipal Code (MMC) Title 1 Administration, Chapter 10 Community Development.

Committee have been established. Every application for building, remodeling or rehabilitation financial assistance must be reviewed by the architectural review committee prior to coming before the redevelopment agency for consideration unless the redevelopment agency grants a request for an expedited hearing before the agency[3].

Chart 1. General Redevelopment Process



3. Providing adequate housing to individuals and families in the community, regardless of income level.

   As can be found in Table 2, there have been about 2,016 vacant homes in the City of Mesquite and housing supply in numbers seems to be satisfying the needs. These vacant homes have been created by new constructions for sale.

Table 2. Housing Unit Estimates[4]

	Single Family	2/3/4 Plex	Mobile Home	Apartment	Townhomes	Condominiums	Group Quarters	Total	Person /Household
2023 Population	13,734	407	447	1,551	3,631	2,819	221	22,810	
2023 Total Housing Units	7,768	161	204	699	2,080	1,604		12,516	1.82
2023 Occupied	6,517	135	171	586	1,745	1,346		10,500	2.17
2023 Vacancy	1,251	26	33	113	335	258		2,016	N/A

[3] MMC 1-10-17.B

[4] Clark County, Nevada Housing Estimates, 2023

The new houses are selling out pretty fast. Among the 2,016 vacant homes, only 289 (14.3%) units are on sale through public advertisement, as of May 15, 2024, and others are sold directly from the model house through residing real estate agents. Among those in the public advertisement, 107 (37.0% of 289) units are within the affordable rates. (See Table 6)

The following section, denoted to affordable housing, does not include these vacant homes.

SUBDIVISION (b)

1. An inventory of existing affordable housing in the community, including, without limitation, housing that is available to rent or own.

   Table 3 shows the inventory of existing affordable housing in the Community, including housing that is available to rent or own.

Table 3. The Inventory of Existing Affordable Housing

Name	Units	Address	Condition
Hafen Village	96	850 W Hafen Ln	Low Income
Sun River Apartment	48	61 N Arrowhead Ln	62+ Low Income
Mesquite Bluff Apartments	176	100 N Grapevine Rd	Low Income
Old Mill Village (Millstream) Apartments	39	302 E Old Mill Rd	55+ Low Income
Rivers Bend	48	704 Pinnacle Ct	Low Income
Total	407		

Picture 1. Hafen Village Apartments





The Hafen Village Apartments has been built by the Nevada Rural Housing Authority. It is for low-income households. So far, among the total 6 apartment buildings, 4 buildings acquired the Certificate of Occupancy, and 2 other buildings will be completed by the time this report is sent to the State. The total residential units that is provided by this would be 96. (See Picture 1)

Picture 2. Sun River Apartments





Sun River Apartments provides 48 affordable low-income residential units while limiting ages to 62 or older. (See Picture 2)

Picture 3. Mesquite Bluffs Apartments





Mesquite Bluffs Apartments provides 176 residential units. Mesquite Bluffs went through foreclosure in 2012 and no longer is subject to affordability restrictions. However, the rental prices are low enough to support low-income population. (See Picture 3)

Picture 4. Old Mill Village Apartments





Old Mill Village Apartments has renovated in 2020 and changed the name from Millstream to Old Mill Village. The apartments offer 39 units to age (55+)- restricted low-income population. (See Picture 4)

Picture 5. Rivers Bend Homes





Rivers Bend Homes provide 48 houses to low-income population. The homes are owned by individuals and no longer subject to affordability restrictions. Since they were planned to distribute to low-income families and assumed to be done so, we are including them to affordable housing calculations. (See Picture 5)

2. Housing that is subsidized either directly or indirectly by this State, an agency or political subdivision of this State, or the Federal Government or an agency of the Federal Government, and housing that is accessible to persons with disabilities.

Table 4. Hosing Subsidization Program

Name	Subsidization Program
Hafen Village	Rental Assistance (Housing Choice Voucher Program, Security Deposit Assistance, Emergency Rental Assistance, etc.), LIHTC funding
Sun River Apartments	Section 515 & 521, LIHTC 20/50 Set-Aside
Mesquite Bluffs Apartments	No public funds. However, the rental prices are affordable: $1,000/month for I-bedroom and $1,100/month for 2-bedroom apartments (see Table 6)
Old Mill Village (Millstream) Apartments	Section 515 & 521, LIHTC funding.
Rivers Bend Homes	LIHTC project. All units are now owned by homeowners and no longer subject to any affordability restrictions. Current home sales prices (estimates) are vary starting from $242,000 to $331,000, a bit higher than the affordable rates (see Table 6). It is assumed that these units have been occupied by low-income population and we will include these in the need calculation.

The Table 4 provides information of housing subsidization program and the details are as follow:

- The Housing Choice Voucher (HCV) program is a federally funded program that helps very low-income families, seniors and people with disabilities with their rents in the private market.
- Security Deposit Program by Nevada Rural Housing Authority offers eligible applicants up to $700 toward their security deposit. The assistance is a federally funded grant and does not have to be paid back.
- Emergency Rental Assistance Program by Nevada Rural Housing provides assistance to renters in NRH jurisdictions who are facing eviction or utility shut-off for non-payment.
- Section 515 program of the Federal Housing Act offers direct loans to eligible borrowers to provide economically designed and constructed housing and related facilities for very low-, low-, and moderate-income households; elderly households, and persons with disabilities living in rural areas.
- Section 521 Rural Rental Assistance (RA) is available in some properties financed by the Section 515 Rural Rental or Section 514/516 Farm Labor Housing program of the US Department of Agriculture's Rural Development Housing and Community Facilities Programs office (RD). It covers the difference between 30% of a tenant's income and the monthly rental rate.
- Low Income Housing Tax Credit (LIHTC) properties must dedicate a minimum percentage of their housing units to affordable housing:

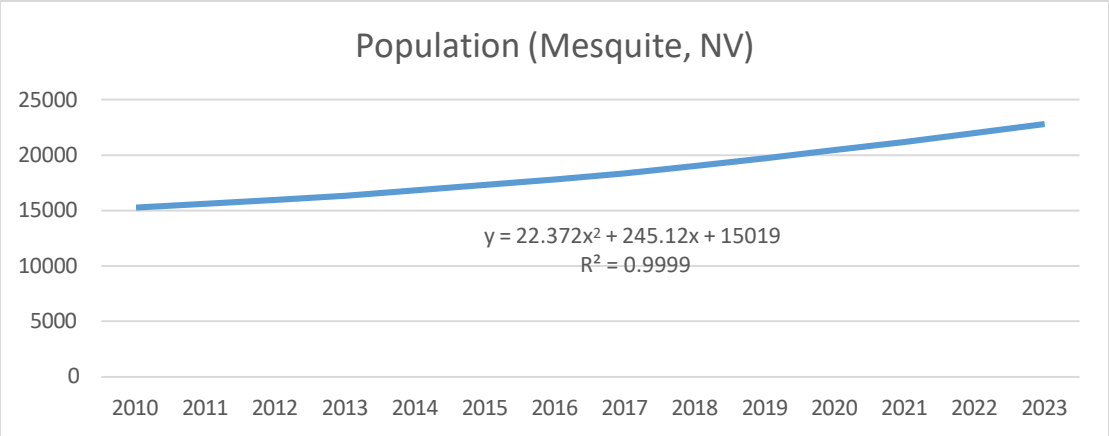
    - 20-50 Test: A minimum of 20% of the units must be set aside for low-income households whose incomes do not exceed 50% of Area Median Income (AMI).
    - 40-60 Test: A minimum of 40% of the units must be set aside for low-income households whose incomes do not exceed 60% of AMI.
- Federal Housing Administration (FHA) Mortgage Insurance protects lenders against losses. If a property owner defaults on their mortgage, FHA Mortgage Insurance pay a claim to the lender for the unpaid principal balance.

SUBDIVISION (c)

1. An analysis of projected growth and the demographic characteristics of the community.

A population forecast model has been produced on the basis of the US Census QuickFacts for Year 2010 through 2023 (See Chart 2). At this time, a statistical forecast was utilized (Polynomial relations at R-Square Value of 99.99% of the variation in the population growth is accounted for by time series) to project the data further, rather than traditional in-out/birth-death calculations, due to available information at hand:

Chart 2. Historic Population (The US Census)[5]



On the basis of both the historic population trends and housing unit estimates, a forecast until 2060 has been produced by the city staff. (See Table 5)

Table 5. Forecasts of Population and Housing[6]

Year	Population	Pop Increase	Housing Units (Occupied)	New Units (Occupied)	Housing Units (Vacant)	Housing Units (All)
					1,350	8,382
2011	15,616	340	7,188	157	1,380	8,569
2012	15,962	346	7,348	159	1,411	8,758
2013	16,338	376	7,521	173	1,444	8,965
2014	16,819	481	7,742	221	1,487	9,229
2015	17,327	508	7,976	234	1,531	9,507
2016	17,819	492	8,203	226	1,575	9,777
2017	18,345	526	8,445	242	1,621	10,066
2018	19,025	680	8,758	313	1,681	10,439
2019	19,726	701	9,080	323	1,743	10,824

[5] The US Census (QuickFacts) for Years 2010 through 2023

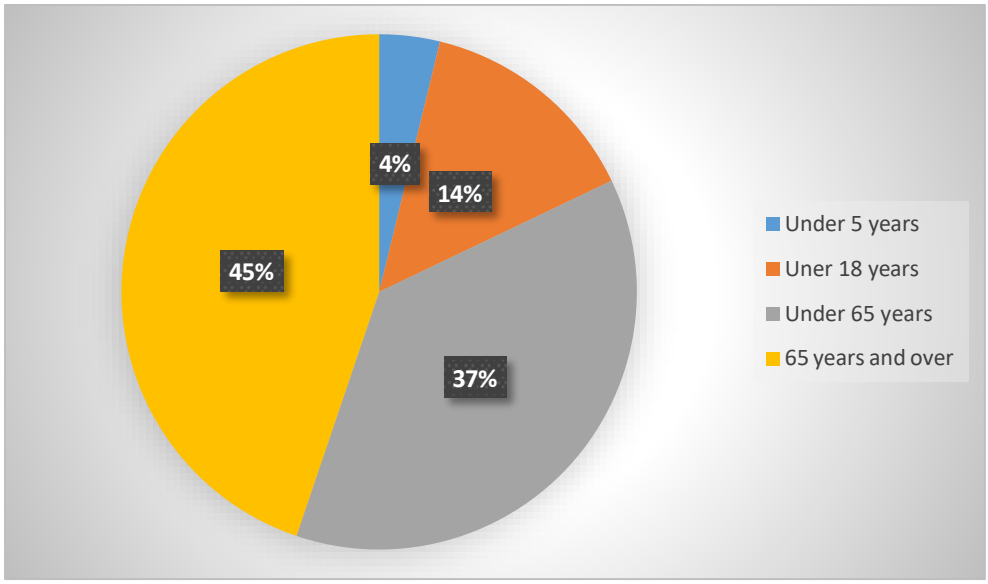
[6] Simon Kim, PhD, Director of Development Services (November 3, 2023)

2020						
2021						
2022						
2023						
2024	23,730	920	10,923	423	2,097	13,021
2025	24,668	939	11,355	432	2,180	13,536
2026						
2027	26,680	1,028	12,281	473	2,358	14,639
2028	27,753	1,073	12,775	494	2,453	15,228
2029	28,870	1,118	13,290	514	2,552	15,841
2030						
2031	31,240	1,207	14,380	556	2,761	17,141
2032	32,492	1,252	14,957	576	2,872	17,828
2033	33,788	1,297	15,554	597	2,986	18,540
2034						
2035	36,516	1,386	16,809	638	3,227	20,036
2036	37,946	1,431	17,468	659	3,354	20,821
2037	39,422	1,476	18,147	679	3,484	21,631
2038						
2039	42,507	1,565	19,567	720	3,757	23,324
2040	44,117	1,610	20,308	741	3,899	24,207
2041						
2042	47,471	1,699	21,852	782	4,196	26,048
2043	49,215	1,744	22,655	803	4,350	27,005
2044						
2045	52,837	1,834	24,322	844	4,670	28,992
2046	54,716	1,878	25,187	865	4,836	30,023
2047						
2048	58,606	1,968	26,978	906	5,180	32,158
2049						
2050	62,676	2,057	28,851	947	5,539	34,391
2051	64,778	2,102	29,819	968	5,725	35,544
2052						
2053	69,116	2,191	31,816	1,009	6,109	37,925
2054						
2055	73,634	2,281	33,895	1,050	6,508	40,403
2056						
2057	78,330	2,370	36,057	1,091	6,923	42,980
2058						
2059	83,205	2,460	38,301	1,132	7,354	45,655
2060	85,710	2,505	39,454	1,153	7,575	47,029

On Wednesday, November 29, 2023, Chris Wright, the State Demographer, announced the 2023 Annual Population Estimates. At this time, the state certified number of population for Mesquite was 22,711 and the county's estimate was 22,810. As you can see from the Table 2, the city staff's estimate was 22,810, which was coincidently the same with the county's estimate.

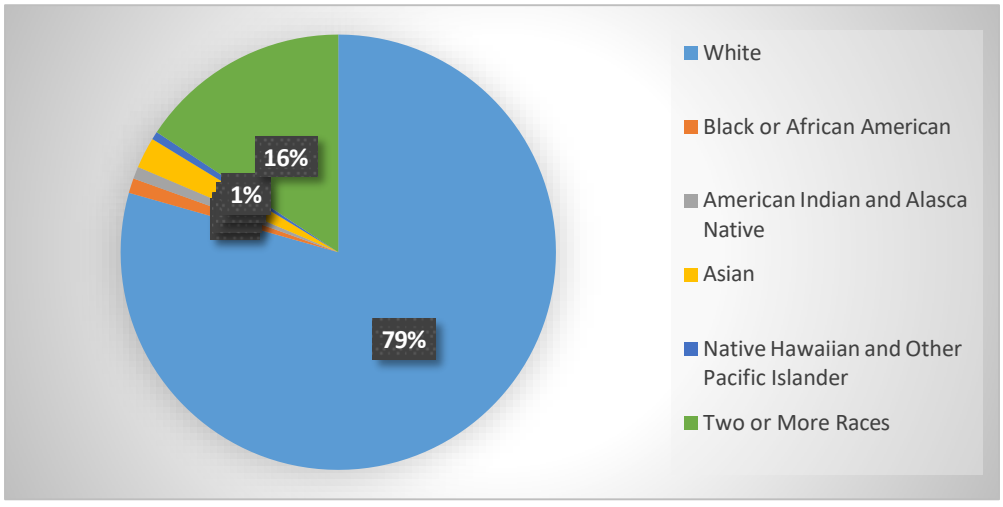
In Mesquite, persons 65 years and over occupies 44.8% of the total population, and the ratio is larger than other jurisdictions[7].

Chart 3. Age Distribution



Dominant race in Mesquite is white, which shows 79.4% of the total population[8].

Chart 4. Race



[7] https://www.census.gov/quickfacts/fact/table/mesquitecitynevada/PST045223
[8] https://www.census.gov/quickfacts/fact/table/mesquitecitynevada/PST045223

SUBDIVISION (d)

1. A determination of the present and prospective need for affordable housing in the community.

According to US Census QuickFacts[9] (2023), persons in poverty in the City of Mesquite occupies about 9.8% of the total population. Given the percentage, we can roughly estimate the affordable housing needs to be 1,276 in 2024. After deducting the number of existing affordable housing stock, 869-unit deficiencies have been observed. (See Table 6)

Table 6. Affordable Housing Needs (Rough Estimates)

	Housing Units	Projected Affordable Housing Needs	Existing	Deficiency
2023	12,516	1,227	311	916
2024	13,021	1,276	407	869

Also, according to Subsection (a), there are 107 vacant houses that are affordable, the deficiencies are further reduced to 762 units.

To properly provide affordable housing with guideposts in Mesquite, the following calculations of maximum cost/sale price have been produced:

a. Household Size = Number of Bedrooms X 1.5 Occupants

Number of Bedrooms	Household Size
1	2
2	3
3	5
4	6

b. Annual Household Income Limits[10] (2021)

Number of Bedrooms	Household Size	Household Income Limits
1	2	$60,950
2	3	$68,550
3	5	$82,250
4	6	$88,350

[9] https://www.census.gov/quickfacts/fact/table/mesquitecitynevada/IPE120222#IPE120222
[10] https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_IncomeLmts_State_NV_2024.pdf

c. Maximum Monthly Housing Cost Allowance

Number of Bedrooms	Monthly Household Income	Max. Housing Cost Allowance (30%)
1	$5,079	$1,422
2	$5,713	$1,600
3	$6,854	$1,919
4	$7,363	$2,062

d. Maximum Mortgage Amount

Number of Bedrooms	Max. Housing Cost Allowance	Housing Cost Allowance Less Expenses (-7% such as Property Taxes, Insurance, HOA Fees, etc.)	Maximum Mortgage Amount (at 7.5% interest rate & 30-year fixed)
1	$1,422	$1,316	$170,683
2	$1,600	$1,480	$202,318
3	$1,919	$1,775	$248,010
4	$2,062	$1,907	$268,393

e. Maximum Sales Price

Number of Bedrooms	Maximum Mortgage Amount	Maximum Sales Price = Maximum Mortgage Amount / 0.9825 (lesser of 1.75% FHA insured mortgage down payment)
1	$170,683	$176,874
2	$202,318	$209,656
3	$248,010	$257,005
4	$268,393	$278,127

SUBDIVISION (e)

1. An analysis of any impediments to the development of affordable housing.

Impediments would be NIMBY, strict regulations, and the financial viability of development projects in general. The City has been working on each case as follows:

NIMBY – Staff received complaints regarding potential increases in traffic, noise, and drug uses if affordable housing uses were provided. It simply required communication and education. When staff explained how the claims were not relevant, the complainers understood.

Strict regulations would hinder any affordable housing developments too. In Mesquite, however, except CR-1 (Commercial Neighborhood), which allows existing residential dwellings only, and CR-H (Commercial – Hospital Services), most of zoning districts allow some forms of affordable housing constructions. Maximum density limits sometimes make it harder to provide feasible plan to build affordable housing units. The city staff has helped the affordable housing applicant(s) expediting the process throughout the process.

Financial viability would be the major impediments. To help developing affordable housing units, the City has provided the city-owned properties at a cheaper prices. The problems in this case have been the case that the purchaser of the city-owned properties sells the properties for a greater margin and disappears.

2. The development of policies to mitigate those impediments.

To meet the housing needs of the existing and future residents of Mesquite and to mitigate those impediments, the City has developed and been working under the following goals of the Housing Element of the Master Plan. To further support the goals, policies amplify the goal statement, and the actions provide a more specific description of a proposed implementing action:

Goal 1. Maintain an adequate supply of land with flexible zoning designations to meet the anticipated housing demand.

Policy HS.1.1 Establish and maintain a regional forecast of housing needs and set periodic goals for housing supply, based on population projections.

Policy HS.1.2 Educate elected officials, citizens and the public on the housing needs and diversity of Southern Nevada's residents and create a plan to provide quality housing for all residents regardless of income or stage of life.

Policy HS.1.3 Encourage updates to the housing element of the local master plan to align with housing demand.

Policy HS.1.4 Diversify housing options to meet the needs of local talent and the workforce. Increase the supply of high-quality, multifamily (condominium) housing in the commercial core and mixed commercial areas.

Policy HS.1.5 Craft zoning designations that allow for residential uses in addition to commercial and other appropriate uses on a specific property based on the circumstances of the site and market conditions.

Goal2. Ensure the availability of a variety of housing types which meet the needs of the Mesquite's diverse population.

Policy HS.2.1 Encourage increased opportunities for home ownership.

Action HS.2.1.1 The City will advocate opportunities for private ownership of single-family dwellings, condominiums, or townhome units.

Action 2.1.2 Seek to build numbers of new housing units commensurate with the needs of the various income groups of Mesquite, as identified in the Housing Demand Analysis.

Policy HS.2.2 Support provision of a wide range of housing options and residential densities throughout the community.

Action HS. 2.2.1 The City will advocate development of varied housing types in a range of prices, when it is consistent with the Master Plan.

Action HS.2.2.2 The City Master Plan and Zoning Map shall provide a balance of land uses that include sufficient opportunities to develop multi-family or higher density residential units.

Action HS.2.2.3 The City will recognize the need to maintain a mix of for-sale and rental housing in the City.

Policy HS.2.3 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.

Policy HS.2.4 The City will work with federal and state departments and agencies to acquire land for community affordable and attainable housing needs.

Policy HS.2.5 Residential development shall incorporate adequate buffering and landscaping to avoid the appearance of “wall to wall” neighborhoods and communities.

Action HS.1.5.1 Clustered housing developments may be considered when they promote conservation of natural areas or include significant open space.

Goal 3. Remove regulatory barriers to increase the availability of affordable and workforce housing for all.

Policy HS.3.1 Educate and inform the population regarding housing choice, needs and rights.

Action HS.3.1.1 Support the findings of the Regional Analysis of Impediments through continued engagement of housing and planning stakeholders and outreach with homeowner association, multi-family property owners and residents to provide information on the Fair Housing Act, ADA and rights of residents. (A Regional Analysis of Impediments is a housing analysis that assesses barriers to fair housing choice.)

Action HS.3.1.2 Coordinate support services to interested homebuyers and first-time homeowners to prepare residents to establish credit, become financially stable, purchase homes, help ensure timely mortgage payments, maintenance of structure, and fulfillment of loan requirements.

Policy HS.3.2 Encourage flexibility in the zoning, building, and land use regulations to enable affordable housing units to be built throughout the community.

Action HS.3.2.1 To increase affordable housing, the City’s Municipal Code Title 9 and other procedures should be reviewed and if needed amended and updated including condominium conversions, accessory dwelling units (ADUs), single-room occupancy (SRO) housing types allowed by-right, density bonus, and conditional use permit (CUP) requirements.

Action HS.3.2.2 Consider amending the Central Business District (CR-3) Zone by adding appropriate development standards for multi-family and mixed-use housing.

Action HS.3.2.3 Consider amending the development standards for Casitas in conventional single family zones comparable to standards being used in most Planned Unit Developments.

Action HS.3.2.4 Consider the creation and adoption of an Accessory Dwelling Unit Ordinance, where an accessory unit could be rented out to supplement the owner's income.

Action HS.3.2.5 Consider the creation and adoption of additional single family zoning districts which allow smaller lots.

Action HS.3.2.6 Consider the creation and adoption of a mixed-use residential district which allows the co-mingling of single family and appropriate multi-family dwellings.

Action HS.3.2.7 Consider the creation and adoption of a density bonus program to encourage affordable multi-family dwelling units.

Policy HS.3.3 Review fees associated with the affordable and workforce housing development.

Action HS.3.3.1 Evaluate the possible techniques to offset for the development of affordable and workforce housing.

Policy HS.3.4 Review and evaluate City policies and procedures to enable and increase the development of affordable and workforce housing.

Action HS.3.4.1 Advocate for policies and procedures that promote and encourage affordable and workforce housing, including state and federal legislative changes.

Goal 4. Preserve and rehabilitate affordable and workforce housing.

Policy HS.4.1 Encourage neighborhood revitalization in existing areas through housing rehabilitation and infill reuse/conversion for both owner- and renter-occupied units.

Action HS.4.1.1 Develop housing rehabilitation programs with incentives to assist in the rehabilitation of owner- and renter- occupied housing through partnerships with public and private organizations and local community groups.

Policy HS.4.2 Coordinate efforts with the Community Associations (CAs) to identify and address preservation and rehabilitation housing needs in the associations' area.

Action HS.4.2.1 Work with the CAs to identify housing that needs rehabilitation and provide information to the CAs on housing rehabilitation and available funding sources to assist homeowners and renters.

Policy HS.4.3 Review State and County rehabilitation programs for owner- occupied homes and for residents making up to 80 percent of the area median income.

Action HS.4.3.1 Continue working with the Clark County Housing Consortium and utilize CDBG and HOME funding for housing rehabilitation.

Policy HS.4.4 Work to preserve the existing affordable housing stock and ensure longer affordability for new units built with financial assistance.

Action HS.4.4.1 Provide assistance to local property owners to identify possible state and federal funding that allows them to maintain affordability of a housing project. Review resale controls or rental restrictions for units built with locally generated housing funds.

Policy HS.4.5 Identify mobile home parks in appropriate locations in which the park infrastructure and the majority of units are feasible to preserve.

Goal 5. Provide developer incentives.

Policy HS.5.1 Create an "Affordable and Workforce Housing Brochure."

Action HS.5.1.1 The brochure should be available on the City's web site and provide information, resources, and incentives for developers.

Policy HS.5.2 Develop programs that allow for flexible development standards, to encourage developers to provide affordable and workforce housing.

Action HS.5.2.1 Develop a toolkit for development standards for affordable and workforce housing.

Policy HS.5.3 Promote affordable and workforce housing along transit corridors (Mesquite Boulevard, Pioneer Boulevard).

Action HS.5.3.1 Identify programs and/or incentives to increase the building of affordable and workforce housing along transit corridors, including a mixed-income policy.

Policy HS.5.4 Promote and encourage the development of affordable housing near services, transportation routes, schools, and employment areas.

Action HS.5.4.1 Work with other agencies and departments to foster and promote the development of affordable housing in urban areas and other parts of the City where adequate public facilities and services are available.

Policy HS.5.5 Create financial incentives to encourage developers to provide affordable and workforce housing.

Goal 6. Identify funding sources for affordable and workforce housing.

Policy HS.6.1 Identify funding mechanisms to increase affordable and workforce housing.

Action HS.6.1.1 Investigate funding sources and coordinate with state and federal resources to seek any available sources of funding for affordable and workforce housing.

Policy HS.6.2 Review funding subsidy options for development application fees for affordable and workforce housing.

Action HS.6.2.1 Develop a funding program to provide money for development applications fees for affordable and workforce housing.

Action HS.6.2.2 Consider the creation and adoption of an Affordable Housing Fee on the issuance of all building permits to create a Housing Trust Fund.

Policy HS.6.3 Continue to evaluate and utilize local, state, and federal funds.

Action HS.6.3.1 Identify methods to advocate and/or increase funding resources and programs, including HOME, CDBG, and the Housing Choice Voucher Program.

Policy HS.6.4 Partner with local employers to discuss affordable and workforce housing initiatives.

Action HS.6.4.1 Work with local employers to develop employer assisted housing programs in which major employers provide incentives for their employees to live nearby. The housing programs could include a down-payment assistance program, and/or, provide housing on-site or at another location.

Goal 7. Promote housing for special needs.

Policy HS.7.1 Provide housing units accessible to persons with disabilities.

Action HS.7.1.1 Promote cooperation with developers in the production of

dwelling units accessible to persons with disabilities. Encourage developers to provide a percentage of new units, which are more usable for persons with disabilities while not otherwise affecting their market ability.

Policy HS.7.2 Continue to work with advocacy groups that assist people with special housing needs such as modifications to their homes.

Action HS.7.2.1 Work with local housing groups to assist disabled persons with accessibility modifications to their homes.

Policy HS.7.3 Encourage developments for affordable senior housing.

Action HS.7.3.1 Examine programs and requirements to assist developers and provide information on government financing, other government subsidies, and/or surplus government land suitable for multi-family development.

Policy HS.7.4 Utilize methods to assist individuals and families at-risk of becoming homeless so that they are able to maintain their current housing and avoid entry into the homeless service system.

Action HS.7.4.1 Work to increase the supply of permanent-supportive and affordable housing. Advocate for state and federal policies to increase the availability of permanent-supportive housing opportunities.

Action HS.7.4.2 Facilitate and/or provide more emergency and transitional shelters for persons with mental illness or substance abuse disorders and for homeless families. Increase the supply of permanent-supportive and affordable housing and increase short-term and long-term resources to assist in the prevention and recovery from homelessness.
The City should advocate for state and federal policies that increase the availability of permanent-supportive housing opportunities.

Goal 8. Encourage sustainable development and energy efficiency for new and existing affordable and workforce housing.

Policy HS.8.1 Promote sustainable and green development and energy efficiency for new and existing affordable and workforce housing stock.

Action HS.8.1.1 The City should develop guidelines and/or requirements for developers to employ energy conservation measures for building sites, landscaping, and solar access through development standards including the following:

- Encourage the use of C-PACE financing tool, for sustainable and energy efficient buildings.
- Pursue Green Building certification programs such as the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED).
- Water conservation including landscape techniques, materials, or equipment.
- Low impact grading: Utilization of grading techniques that minimize the amount of cut and fills, use alternatives to large block retaining walls, and generally result in an appearance that mimics the natural slope.
- Common open space development: Development proposals should follow practices that maintain viable habitat or wildlife corridors, create viable passive recreational opportunities, propagate an overall design that utilizes open space, parcel design, road design, and pedestrian facilities in a manner that is consistent with the community character and sensitive to the design of existing neighboring development, and utilizes low impact grading techniques.
- Mixed-use developments: Developments that incorporate employment and commercial service opportunities, utilizing integrated designs that stimulate pedestrian and bicycle use for access to internal and external services and amenities.
- The dedication of public Open Space.

Policy HS.8.2 New development should encourage pedestrian, bicycle, and transit access to facilitate the reduction of automobile use.

Action HS.8.2.1 Developers should provide circulation plans that are pedestrian oriented and encourage alternative modes of transportation.

Goal 9. Increase homeownership opportunities.

Policy HS.9.1 The City should support existing programs and develop new programs, if needed to promote owner-occupied housing units.

Action HS.9.1.1 Methods to increase and maintain owner-occupied units in the City should be investigated, including working with nonprofits, increasing down payment assistance to first-time buyers, lease-to-own programs, and sweat-equity programs.

Policy HS.9.2 The City should maintain a close working relationship with the Nevada Rural Housing Authority and continue to find ways of working together to meet our housing needs.

Action HS.9.2.1 Encourage the periodic update and utilization of the Housing Needs Analysis prepared for the Nevada Rural Housing Authority, to identify housing needs in Mesquite.

Policy HS.9.3 The City should maintain a close working relationship with the Southern Nevada Housing Authority and continue to find ways of working together to meet our housing needs.

Goal 10. Achieve and maintain stable, racially, ethnically, and economically diverse neighborhoods.

Policy HS.10.1 Actively work to eliminate impediments to Fair Housing Choice.

Action HS.10.1.1 Appoint a Fair Housing Officer to be the jurisdiction's point person on fair housing.

Action HS.10.1.2 Train the City's phone operators and receptionists to refer all calls about housing discrimination to the jurisdiction's Fair Housing Officer.

Action HS.10.1.3 Establish a web page that provides clear information on behaviors and practices that constitute a fair housing violation, an online and/or downloadable form to file a housing discrimination complaint, full contact information to reach the jurisdiction's Fair Housing Officer, and full contact information to reach a reliable fair housing organization that can assist the user with her fair housing complaint.

Action HS.10.1.4 Explicitly require developers of all residential developments and buildings to comply with the federal Fair Housing Act.

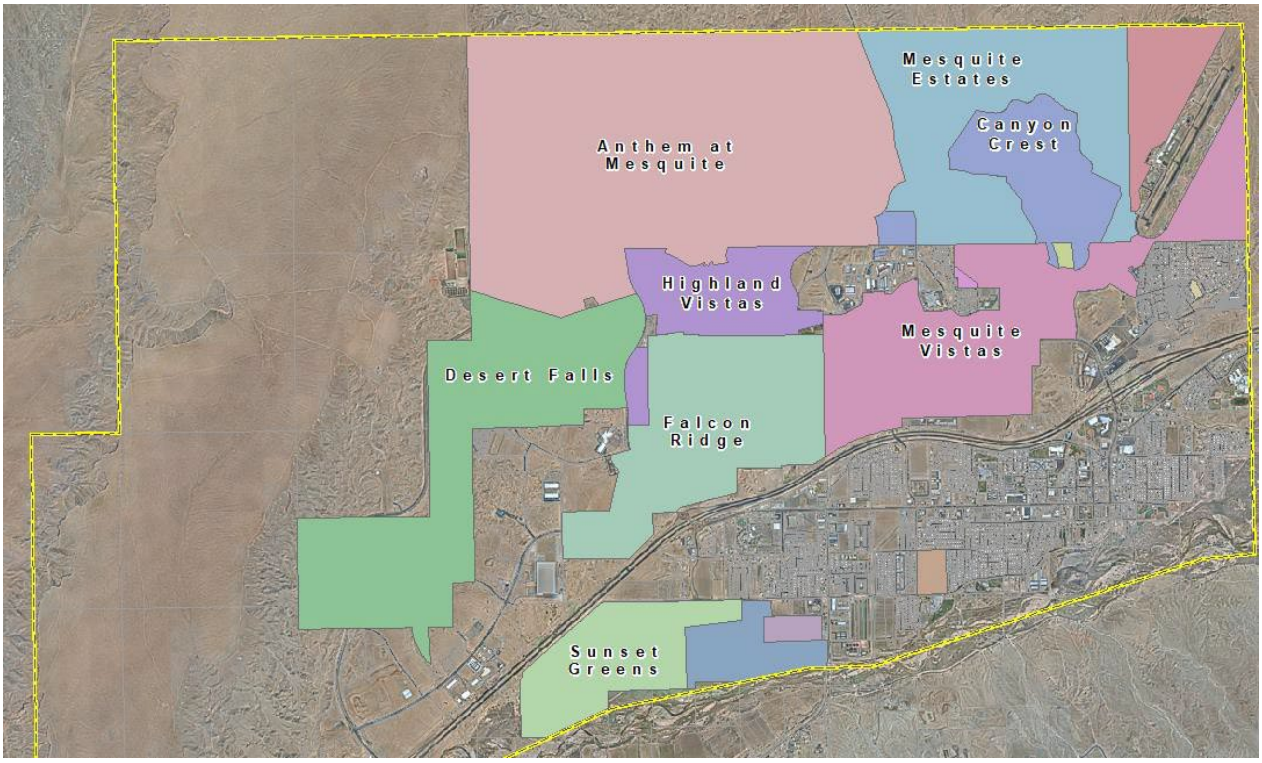
SUBDIVISION (f)

1. An analysis of the characteristics of the land that is suitable for residential development. The analysis must include, without limitation:

(1) A determination of whether the existing infrastructure is sufficient to sustain the current needs and projected growth of the community.

Almost of the City have been subdivided into Planned Unit Developments (PUDs) and the locations can be seen at Figure 1.

Figure 1. Planned Unit Developments in Mesquite



The City has approximately 13 PUDs, which include: Anthem at Mesquite, Canyon Crest, Coyote Willows, Falcon Ridge, Grapevine Villas, Highland Vistas, Las Palmas, Mesquite Estates, Mesquite Vistas, Palm Cove, Paradise Canyon Resort, Rivers Bend, and Sunset Greens. Many large PUDs are still under construction and so far provided about 47.3% completion.

All infrastructure including water, sewer, and power is available throughout the PUDs and ready for future connection.

Figure 2. Water Supply

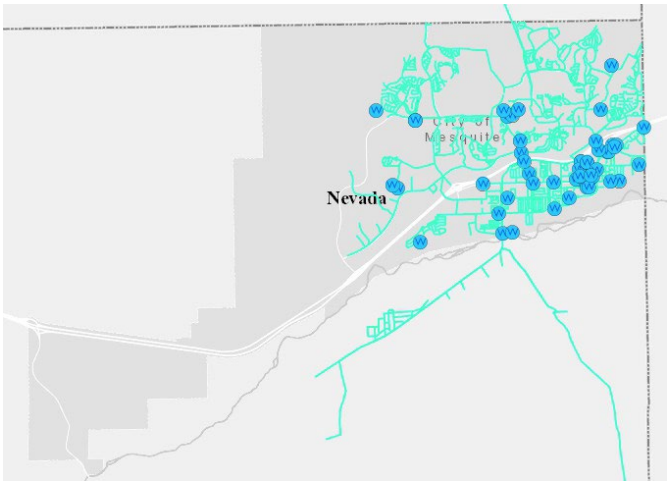


Figure 3. Sewer

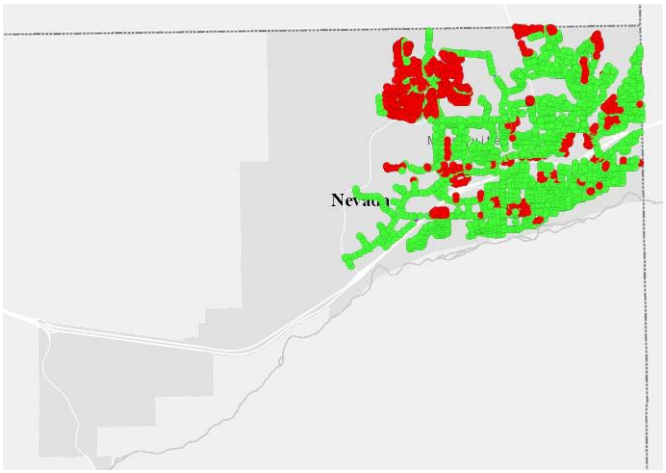
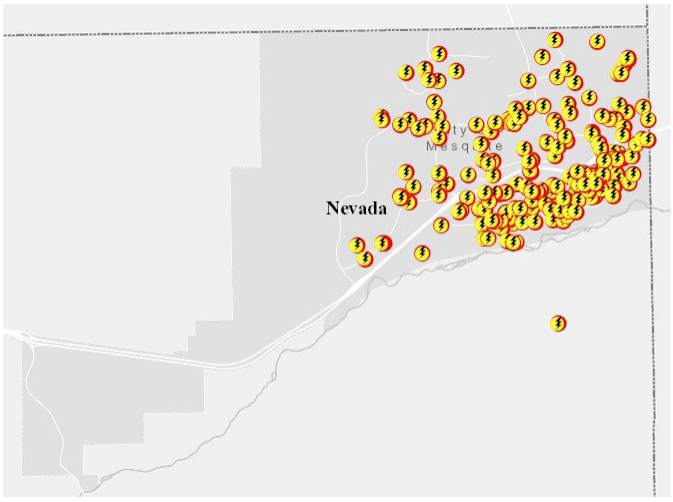


Figure 4. Power Meters



(2) An inventory of available parcels that are suitable for residential development and any zoning, environmental and other land use planning restrictions that affect such parcels.

The City has about 8,764 planned residential parcels that are currently vacant (16,629 total units allowed through PUDs – 7,865 total built units; See Table 7). If we add 8,764 units to total residential units available today (13,021), we will find total 21,785 units.

When comparing the total 21,785 units with Table 5 (Forecasts of Population and Housing), we can find that the numbers are sufficient enough to provide needed residential housing units until 2037, which is about 13 years away from today. There is no zoning, environmental and other land use planning restrictions against the plan.

Table 7. The Status of Planned Unit Developments

PUD (May 2024)	Caps on Units Allowed	Built Units	% Built Units to Allowable Cap
Anthem at Mesquite	6,052	2,599	42.94%
Canyon Crest	999	681	68.17%
Coyote Willows	465	185	39.78%
Falcon Ridge	1,100	534	48.55%
Grapevine Villas	188	188	100.00%
Highland Vistas	972	299	30.76%
Las Palmas	20	20	100.00%
Mesquite Estates	2,301	640	27.81%
Mesquite Vistas	3,499	1,783	50.96%
Palm Cove	23	15	65.22%
Paradise Canyon Resort	76	46	60.53%
Rivers Bend	233	174	74.68%
Sunset Greens	701	701	100.00%
PUD Total	16,629	7,865	47.30%
Non-PUD Units	NA	5,156	NA
Total Residential Units		13,021	

SUBDIVISION (g)

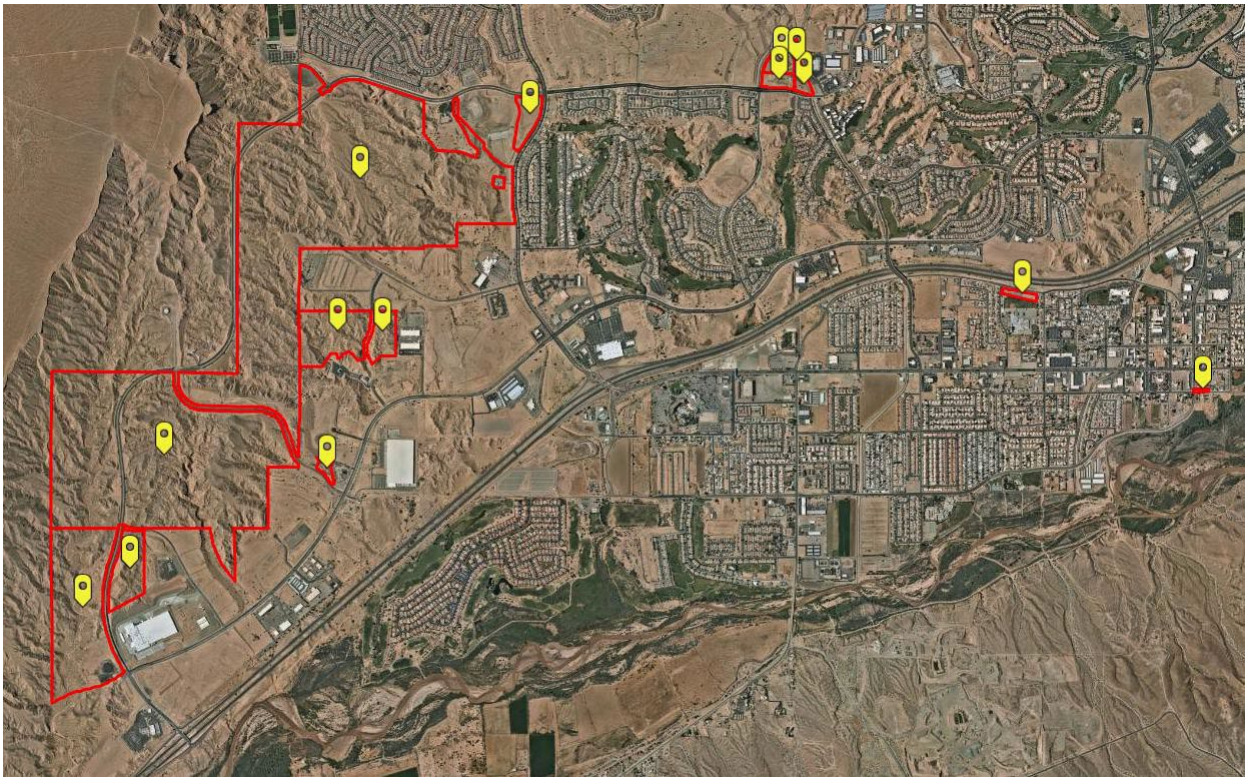
1. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.

   Previously, Table 6 provided the number of Affordable Housing Needs and 762 deficiencies have been observed.

   To alleviate the deficiencies and provide affordable housing in 2023, the City initiated a zoning map amendment (Case No. ZCM-23-004) over the 16-acre city- owned properties to accommodate multi-family affordable housing. The subject property now allows 20 dwelling units per acre, which could potentially provide affordable 320 units. A couple of builders are currently communicating with the City for potential developments.

   The City has promoted affordable housing developments and always been ready to discuss the City's financial as well as policy supports for the work. The City owns approximately 1,017.51 acres of vacant lands and those have been utilized for economic developments and potential affordable housing programs (Figure 5).

Figure 5. City-Owned Vacant Properties



In 2003, the City condemned and demolished a dilapidated motel structure in the downtown area. It did not have any remodeling value at that point of time. In fact, the negotiation between the owner and the redevelopment agency continued for years, which did not see any positive results in the end. Conversion or rehabilitation is always difficult when the owner does not see the immediate needs, and only seek for a big financial gaining from the government.

SUBDIVISION (h)

1. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.

   The following twelve measures have been adopted by the City (The Housing Element of the Master Plan) to maintain and develop affordable housing and market rate housing, as outlined in (NRS 278.235(1)(a-l):

   (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 pursuant to 42 U.S.C. § 12705 and described in 24 C.F.R. Part 91.

Subdivision	Additional Information	Initial Intake	Agency Review	Approval	Days Taken	No. of Notice for Incompleteness	No. of Rejection	Case
Suntero Phase 2	Suntero Phase 2, PN II Inc.	2/27/2024	3/13/2024	3/14/2024	16	0	0	Final Map Case No. FM-24-004, Suntero Phase 2 to create a 37 lot residential subdivision.
Dancing Boots - Unit 12	New Horizon, Horizon BoulevardHilltop Mesquite, LLC	1/25/2024	2/14/2024	3/12/2024	47	0	0	Final Map Case No. FM-24-003, New Horizon Phase 1 to create a 31 lot residential subdivision.
1001 Horizon Boulevard	1001 Horizon Boulevard, Mesquite, NV 89027 Pulte	11/2/2023	11/15/2023	11/15/2023	13	0	0	Parcel Map Case No. PM-23-008 to split the existing parcel into two (2) parcels, located at 1001 Horizon Boulevard.
Unit 26, Falcon Ridge and Conestoga	Unit 26 Subdivision Pulte	10/3/2023	10/25/2023	10/25/2023	22	0	0	Parcel Map Case No. PM-23-007 to create four (4) parcels located at Falcon Ridge Parkway and Conestoga Parkway.
1030 West Pioneer Boulevard	1030 West Pioneer Boulevard Holiday Inn Express	8/16/2023	9/6/2023	9/7/2023	22	0	0	Parcel Map Case No. PM-23-005 to approve an adjustment to a common property line between two lots.
450 West, 454 West, 460 West, 490 West	415 N Old Mill Rd, Mesquite, NV 89027 CITY OWNED PROPERTY	8/15/2023	9/6/2023	9/12/2023	28	0	0	Parcel Map Case No. PM-23-006 to combine four (4) parcels into three (3), located at 450 West, 454 West, 460 West and 490 West Mesquite Boulevard.
624 Wingate	WINGATE AND KENSINGTON	6/28/2023	7/23/2023	7/24/2023	26	0	0	To subdivide 21.17 acres into 83 single-family residential lots plus common open space areas
415 Old Mill Road	CITY OWNED PROPERTY	5/15/2023	6/14/2023	6/16/2023	32	0	0	Parcel Map Case No. PM-23-004 to subdivide 2.33 acres into two (2) parcels.
1225 West Hafen Lane	Dairy Hills LLC	3/1/2023	3/21/2023	3/23/2023	22	0	0	Parcel Map Case No. PM-23-003 to adjust property boundaries and to define the boundary of the Mesquite Trails RV Park.
751 Turtleback Road	NRC	2/22/2023	5/15/2023	5/17/2023	84	0	0	Parcel Map Case No. PM-23-002 (TB Edge) to divide two (2) parcels into three (3) parcels. The applicant originally proposed a 2-lot subdivision and changed it to a 3-lot subdivision, which took longer review time.
595 Canal Street	HUGHES PARCEL	2/2/2023	3/13/2023	3/6/2023	32	0	0	Parcel Map Case No. PM-23-001 to divide 26.3 acres into two (2) lots.

See information on a map: https://storymaps.arcgis.com/stories/9ce42e3f24a04b44ba1d4be593a5fd2e

7/15/2024

AB 213 Housing Report

Boulder City, Nevada

Table of Contents

AB 213 Boulder City Executive Summary 3

A. An inventory of housing conditions and needs 5

Data and Methodology 5

Housing Market Statistics 8

Jurisdiction Plans and Procedures ..... Error! Bookmark not defined.

B. An inventory of existing affordable housing in the community 12

Affordable Housing Inventory 12

C. An analysis of projected growth and the demographic characteristics of the community 13

Current Population 13

2029 Market Projections 15

D. A determination of the present and prospective need for affordable housing in the community 18

Housing Gap Assessment Methodology 18

Affordable Housing Unit Shortage Estimate Methodology 18

Housing Gap and Shortage Analysis Results 20

Housing Cost Burden Assessment Results 23

Naturally Occurring Affordable Housing ("NOAH") 25

E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments 27

Impediments 27

Mitigation Policies 27

F. An analysis of the characteristics of the land that is suitable for residential development 28

Vacant Developable Land Inventory Data and Methodology 28

Additional Processing and Land Use Classifications 31

G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing 37

H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years 38

List of Figures

Figure C-1: Boulder City Population, 2003-2023 13
Figure D-1: Owner-households vs. Units Affordable by Income Group, 2023 21
Figure D-2: Renter-households vs. Units Affordable by Income Group, 2023 22
Figure D-3: Owner-households Housing Costs as a Percentage of Income, 2023 24
Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2023 25
Figure F-1: Vacant Land Inventory for Boulder City, 2024, Case 1 Least Restrictive 35
Figure F-2: Vacant Land Inventory for Boulder City, 2024, Case 6 Most Restrictive 36

List of Tables

Table A-1: Housing Market Statistics, 2024 10
Table A-2: Boulder City Units in Structure Occupied Units, 2023 11
Table A-3: Boulder City Structure Built, 2023 12
Table B-1: Existing Affordable Housing Units in Boulder City, 2024 12
Table C-1: Boulder City Population and Growth Rate, 2003-2023 14
Table C-2: 5-year Boulder City Housing Market Projections, 2024 —2029 15
Table C-3: Boulder City Population by Race and Ethnicity, 2010 —2029 16
Table C-4: Boulder City Population by Age, 2010 —2029 17
Table D-1: Owner-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2023 20
Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2023 21
Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2023 22
Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2023 23
Table D-5: Housing Cost Burden for Owner Occupied Households, 2023 24
Table D-6: Housing Cost Burden for Renter-households, 2023 25
Table D-7: Naturally Occurring Affordable Housing Inventory by Jurisdiction AMI, 2023 26
Table F-1: Vacant Land Inventory for Boulder City, 2024 34

AB 213 Boulder City Executive Summary

In 2023, the City of Boulder City ("Boulder City") had a total population of 14,958 persons. Out of the total population, 10,835 people resided in 4,547 owner-occupied units (2.38 persons per household) with a vacancy rate of 2.1 percent. Likewise, 4,123 people resided in 1,580 renter-occupied units (2.61 persons per household) with a vacancy rate of 4.2 percent. In total, Boulder City has a homeownership rate of 74 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2022) Boulder City's median household income was $76,402, the median home price in 2024 is $489,991. Across all owner households and irrespective of mortgage-status, monthly housing costs average $1,967 per month, resulting in 25.1 percent of households being classified as cost burdened and 22 percent excessively cost burdened. It is important to note that the median income used within this report may differ from the US Department of Housing and Urban Development ("HUD") due to the focus on the specific political jurisdiction rather than the metropolitan statistical area ("MSA"), which HUD uses.

Housing gaps are most prevalent among homeowners in the bottom tiers of the household income distribution. For all households in median annual income groups below $99,999, there is a shortage of 1,898 affordable owner-occupied residential units.

In terms of renters, the median contract rent in Boulder City is $1,391 per month resulting in 48.2 percent of households being classified as cost burdened (defined as having housing costs of greater than 30 percent of gross income) and 35.9 percent of renters excessively cost burdened (defined as having housing costs of greater than 35 percent of gross income). For all households with median annual income of less than $34,999, there is a shortage of 406 affordable renter-occupied units. Naturally occurring affordable units (housing units that are affordable, but unsubsidized) range from 0 units for households at or below 30 percent area median income to 962 units for households at or below 80 percent area median income. 59 of the 1580 renter-occupied units represent subsidized affordable units of which the median unit was built in 1995.

While Boulder City's population is expected to increase by 51 people by 2029, median household income is expected to increase from $76,402 to $81,786. Between 2024 and 2029, an additional 21 dwelling units are projected to be required to support Boulder City's expected population growth. In addition to the existing need for affordable units, this level of population growth will require the construction of 16 for-sale units, 4 for-rent units, and 1 subsidized unit.

To determine the stock of available land able to be developed in Boulder City, we have provided multiple scenarios based on less and more restrictive filtering criteria such as: private or public ownership, slopes,

distance to freeway, distance to a major street, and distance to an already developed parcel. These scenarios help provide an overview of the total amount of land that could be developed (the least restrictive scenario) and the total amount of land that is most development ready (most restrictive scenario).

In the least restrictive land use scenario (which includes vacant parcels that are privately, federally, and municipally owned, have slopes <12 percent, are <10 miles from a freeway, and < five miles from a major street), there is an estimated 207 acres of vacant developable residential land in Boulder City, but in the most restrictive, more development ready/ feasible scenario (vacant parcels, privately owned, <12 percent average slope, <five miles from a freeway, <.75 miles from a major street, and <.25 miles from a developed parcel) there is an estimated 10 acres of vacant developable residential land.

A. An inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.

Data and Methodology

The statistical results, tables, and figures in this report are based on data obtained and analyzed from several distinct primary sources. These include:

- The American Community Survey
- The Clark County Assessor's Office
- The Clark County Community Housing Office
- The Clark County GIS Management Office ("GISMO")
- The Bureau of Land Management ("BLM)" Geospatial Business Platform Hub
- The Clark County Comprehensive Planning Department
- LANDFIRE, Earth Resources Observation and Science Center ("EROS"), U.S. Geological Survey

In many cases, variable outputs were obtained directly from the primary data source. In other cases, variable outputs were estimated and derived by statistically and geo-statistically processing raw data obtained from the primary data sources defined above. Descriptions of the processes and relevant data sources for each section are provided below and throughout the report:

Affordable Housing Unit: For renter-occupied households, a unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30 percent of a household's gross income.[1] For owner-occupied households, a unit of owner-occupied housing is considered "affordable" inventory if the implied monthly mortgage payment is less than 30 percent of a households' gross income. For each owner- occupied housing unit in the data, monthly mortgage payments are imputed assuming a down payment of 5 percent, a mortgage interest rate of 6.9 percent and the use of a 30-year fixed-rate, fully- amortizing loan. This is different to the Nevada Revised Statutes ("NRS") definition. The NRS defines affordable housing in tiers (NRS 278.0105 and the following sections). Tier One is defined as up to 60 percent AMI, Tier Two is 80 percent to 100

[1] This report uses the 30% threshold to maintain consistency with the National Low Income Housing Coalition's Housing Gap Reports. As cited in the methodology section of these reports, "Using the standard definition of affordability, which assumes households should spend no more than 30% of their income on housing, we find that only 7.1 million units are affordable to extremely low-income renters Nationally" (Source: https:/ / nlihc.org/ sites/ default/ files/ gap/ 2024/ Gap-Report_2024.pdf, page 4). While some HUD programs may rely on a 35% cutoff, concerns have nonetheless been expressed that even 30% is perhaps too large of a threshold. Per the NLIHC, "The 30% standard is commonly used to estimate the scope of housing affordability proble ms and serves as the basis for some administrative policies, but some households may struggle even at this level of housing cost (Stone, 2006)" Albeit, Hamidi, Ewin and Renne (2016) note, "According to the HUD measure, total housing costs at or below 30% of gross annual income are affordable." The 30% rule has also been adopted historically by the Nevada Housing Division's housing needs assessments (https:/ / housing.nv.gov/ Programs/ HDB/ Nevada_Housing_Need Inventory_2

(b,c)/ **).** Per the Nevada Housing Gap Reports, "A unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30% of the renter income group's top threshold."

AMI, and tier 3 is 100-120 percent AMI. Due to the nature of the ACS data this report focuses on income brackets as opposed to AMI ranges. However, where possible, estimated AMI thresholds are presented.

Affordable Housing Unit vs. Subsidized Housing Unit: In this study, we use the term "subsidized housing unit" to explicitly refer to a government subsidized affordable housing unit. However, the housing needs assessments presented herein require an explicit measure of affordability. As defined above, a unit of housing is considered affordable (regardless of said unit is a market-rate unit or subsidized unit) if rent (or the monthly mortgage payment) is less than 30 percent of a households gross income. Along these lines, while every subsidized housing unit is considered affordable, not every unit of housing deemed affordable on the basis of its cost is necessarily subsidized.

Homeownership Rate: The percentage of all households classified as owner-households. This variable is computed by dividing the number of owner-households by the total number of households in the jurisdiction.

Median Annual Income: The median household income in the past 12 months. This variable was obtained from the most recent release of the American Community Survey ("ACS", 2022) (variable B25118). This represents the total money income of all household members during the previous year. Median annual income used within this report may differ from HUD's tthresholds due to the current report's focus on the specific political jurisdiction (unincorporated Clark County) rather than the Las Vegas-Henderson-Paradise MSA, which HUD uses. The median income of residents in unincorporated Clark County may differ than the AMI of the MSA which is inclusive of the incorporateed cities.

Median Contract Rent: Also referred to as "rent asked" for vacant units, median contract rent is based on Housing Question 18a in the ACS. In order to capture the prevailing market rate, rent for a specific political jurisdiction, housing units that are renter occupied without payment of rent are excluded. This variable was obtained directly from the ACS (variable B25058_001E). To update the data to 2023 economic conditions, contract rent is expressed in 2023 dollars based on HUD's 50 percent percentile rent estimates for 2022 vs 2023[2].

Median Housing Value: The estimated market value of a single-family residential home. This variable is computed based on a statistical analysis of the Clark County Assessor's Data File "AOEXTRACT" which contains information about all real property parcels, such as parcel ownership and mailing address,

[2] https:/ / www.huduser.gov/ portal/ datasets/ 50per.html#year2023

property location, land use and valuation. While median market prices reflect the typical prices of homes transacting (or selling) in any given time period, median housing value reflects the typical price homes would sell for, regardless of if they sell or not in any given time period. Viewed this way, median housing value is more in line with the appraised value of a home.

This variable is computed in several steps. Single-family residential housing units are identified in the data. We then focus on housing units that represent the primary residence of the homeowner. The data also include information regarding the assessed value of each property which represents the taxable value of a property multiplied by a 35 percent assessment ratio. Assessed values are then divided by 35 percent to identify the taxable value of each home.

To ensure that the final estimates of the market value of a home reflect current market conditions, RCG has focused on homes that sold since 2023. We have used a linear regression model with the transaction price of each home as the dependent variable regressed against several explanatory variables. The set of parcel-level explanatory variables includes: construction year, a full series of indicators for each properties land use code, a full series of indicators representing the jurisdiction each parcel belongs to, lot size, a full series of indicators representing each parcel's tax district, and lastly, estimates of the taxable value of each property defined above.

Our model results use the assessed values for properties from the Clark County Assessor (which are available for all parcels); and the sale price of these residential properties are estimated, based on the most recent sales data available. This was necessary because the assessed values of residential units that have not yet entered the for-sale market may not be reflective of current market sale trends. We obtained an estimate of the projected sale price of every home in Boulder City by extrapolating our model results to the full set of units in the sample. Median housing values for the jurisdiction are computed as the median of predicted transaction prices for the jurisdiction.

Median Monthly Housing Costs: Median selected monthly owner costs for homeowner housing units with a mortgage. Cost estimates are based on the ACS variable "selected monthly owner costs" for owner-occupied units and represent the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (personal property taxes, site rent, registration fees, and license fees). This variable was obtained directly from the ACS

(variable B25088_002E).

Median Year Built: The median year of built renter-occupied and owner-occupied units. These variables were obtained from the ACS Profile Table B25037.

Number of Subsidized Housing Units: Represents the number of subsidized housing units for a jurisdiction. This variable was obtained by adding up the number of units set-aside as affordable at each affordable housing development identified in the affordable housing inventory list obtained from the Community Housing Office. Parcel numbers are contrasted with the property-level information obtained from the Clark County Assessor's Data to construct the median year built amongst the set of subsidized affordable housing developments.

#Owner-Occupied Units: The number of residential units within the jurisdiction owned by the occupant. This variable was obtained from the ACS (variable DP04_0046E).

Percent of Cost Burdened Owners (>30%): Represents the percent of owner households contributing 30 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

Percent of Excessively Cost Burdened Owners (>35%): Represents the percent of owner households contributing 35 percent or more of their annual household income towards annual housing costs. This variable was obtained directly from the ACS DP04 Profile (Selected Housing Characteristics).

#Renter-Occupied Units: The number of residential units within the jurisdiction where the occupant is classified as a renter. This variable was obtained from the ACS (variable S2505_C05).

Vacancy: Identifies vacant housing units and reports the reason for the vacancy. To be counted as "vacant," a unit has to be in livable condition and intended for residential use. For newly constructed units, all exterior windows and doors must be installed, and usable floors must be in place. Dilapidated, condemned, and nonresidential buildings are excluded. The rental vacancy rate (expressed as a percentage of all renter-occupied housing units) was obtained from the ACS (variable DP04_0005E) while the housing vacancy rate (expressed as a percentage of all owner-occupied housing units) was obtained from t he ACS (variable DP04_0004E).

Housing Market Statistics

Table A-1 below provides a comprehensive overview of Boulder City's housing market statistics. As previously

noted, according to estimates from the NV Demographer, the population of Boulder City was 14,958 as of 2023. The median annual income for the jurisdiction is $76,402 and the Homeownership Rate is 74.2 percent.

As of the most recent ACS survey, Boulder City had 4,547 owner-occupied units with a 2.1 percent vacancy rate. The median year built is 1982 and the median home value is $489,991. This results in a $1,967 median monthly housing cost. In total, 25.1 percent of Boulder City homeowners are Cost Burdened, and 22 percent are Excessively Cost Burdened. This resulted in a 1,898 owner-occupied Affordable Housing Unit Shortage combined across all income brackets.

Boulder City also had 1,580 renter-occupied units as of the most recent ACS survey, with a 4.2 percent vacancy rate. The median year built is 1977 and the median contract rent is $1,391. The percentage of Cost Burdened renters is 48 percent, and the percentage of Excessively Cost Burdened Renters is 36 percent. In total, in Boulder City, there are 59 subsidized housing units with the median year of those being 1995. For renters, this led to a 406 Affordable Housing Unit Shortage for renters at or below 100 percent AMI as of the most recent data release.

Table A-1: Housing Market Statistics, 2024

Boulder City Jurisdiction Characteristics	
Median Annual Income	$76,402
Homeownership Rate	74.2%
2023 Population	14,958
Owner Occupied Housing Profile	
#Units	4,547
Vacancy	2.1%
Median Year Built	1982
Median Monthly Housing Costs	$1,967
Median Housing Value	$489,991
Percent of Cost Burdened Owners (>30%)	25.1%
Percent of Excessively Cost Burdened Owners (>35%)	22.2%
Affordable Housing Unit Shortage	**1,898**
Renter Occupied Housing Profile	
#Units	1,580
Vacancy	4.2%
Median Year Built	1977
Median Contract Rent	$1,391
Percent of Cost Burdened Renters (>30%)	48.2%
Percent of Excessively Cost Burdened Renters (>35%)	36.0%
Number of Subsidized Housing Units	59
Median Year Built of the Subsidized Housing Stock	1995
Affordable Housing Unit Shortage	**406**

Source: ACS2022 5-year, NV Demographer RCG. Percents made not add up exactly to 100% because of rounding.

Table A-2 provides an estimated breakdown of the number of units in structure for Boulder City. In total, 69 percent of the housing stock available in Boulder City is single-unit detached or attached, 16 percent is 2 units or greater, and 11.6 percent is mobile home[3] and 3.5 percent is boat, RV, or other.

[3] According to the ACS, mobile homes are defined as "Both occupied and vacant mobile homes to which no permanent rooms have been added are counted in this category. Towable recreational vehicles, such as travel trailers or fifth- wheel trailers, are considered mobile homes. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory." Additionally, Boat, RV, Van, etc. is defined as "This category is for any living quarters occupied as a housing unit that does not fit the previous categories." (https:/ / www2.census.gov/ programs-surveys/ acs/ tech_docs/ subject_definitions/ 2021_ACSSubjectDefinitions.pdf).

Table A-2: Boulder City Units in Structure Occupied Units, 2023

Number of Units in Structure	Number of Occupied Units	Percent of Total
1-unit, detached	3,927	64.1%
1-unit, attached	306	5.0%
2 units	55	0.9%
3 or 4 units	355	5.8%
5 to 9 units	214	3.5%
10 to 19 units	214	3.5%
20 or more units	141	2.3%
Mobile home	711	11.6%
Boat, RV, van, etc.	214	3.5%
Total	6,127	100.0%

Source: ACS2022 5-year. Percents may not add up exactly to 100% because of rounding.

Table A-3 below provides an estimated breakdown of the percentage of occupied units in Boulder City, by the year the structure was built. An estimated 2.6 percent of the units were built in 2010 or later, 27.5 percent of the units were built between 1990 and 2009, and 70.1 percent of the units were built 1980 or earlier.

Table A-3: Boulder City Structure Built, 2023

Year Built	Number of Unis	Percent of Total
Built 2020 or later	18	0.3%
Built 2010 to 2019	141	2.3%
Built 2000 to 2009	637	10.4%
Built 1990 to 1999	1,048	17.1%
Built 1980 to 1989	1,262	20.6%
Built 1970 to 1979	1,740	28.4%
Built 1960 to 1969	374	6.1%
Built 1950 to 1959	227	3.7%
Built 1940 to 1949	343	5.6%
Built 1939 or earlier	349	5.7%
Total	6,127	100.0%

Source: ACS2022 5-year. Percents may not add up exactly to 100% because of rounding.

B. An inventory of existing affordable housing in the community, including, without limitation, housing that is available to rent or own, housing that is subsidized either directly or indirectly by this State, an agency or political subdivision of this State, or the Federal Government or an agency of the Federal Government, and housing that is accessible to persons with disabilities.

Affordable Housing Inventory

Table B-1 below provides a comprehensive list of existing affordable housing in Boulder City's. In total there are 59 units in one developments built in 1995. The data presented may be incomplete and is being updated and monitored on a consistent basis. Multiple jurisdictions, including the State of Nevada, provide input to ensure the accuracy of this list.

Table B-1: Existing Affordable Housing Units in Boulder City, 2024

Development Name	APN	# of Affordable Units	Year Built
Quail Ridge Apartments	18608801005	59	1995

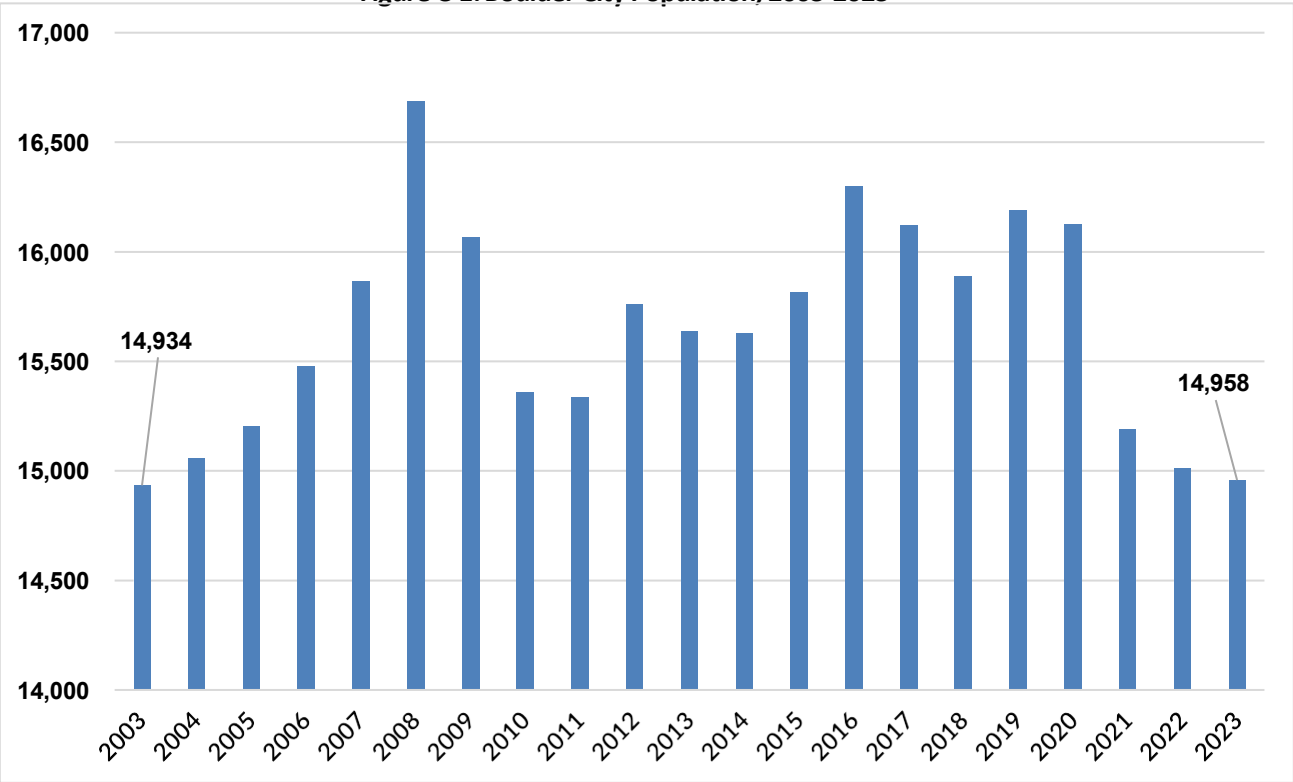
Source: Clark County Community Housing Office

C. An analysis of projected growth and the demographic characteristics of the community.

Current Population

As noted above, current population estimates were obtained from the Nevada Demographer's most recent release. Figure C-1 and Table C-1 provide a historical trend of the population of Boulder City. In the 20 years from 2003-2023 Boulder City grew by 24 individuals, or 0.1 percent. On average, this comes to a growth of 1.2 persons per year, or an average annual rate of 0.04 percent.

Figure C-1: Boulder City Population, 2003-2023



Source: NV Demographer

Table C-1: Boulder City Population and Growth Rate, 2003-2023

Year	Population	Population Growth	YoY Growth Rate
2003	14,934		
2004	15,058	124	0.8%
2005	15,203	145	1.0%
2006	15,478	275	1.8%
2007	15,863	385	2.5%
2008	16,684	821	5.2%
2009	16,064	(620)	-3.7%
2010	15,359	(705)	-4.4%
2011	15,335	(24)	-0.2%
2012	15,759	424	2.8%
2013	15,635	(124)	-0.8%
2014	15,627	(8)	-0.1%
2015	15,813	186	1.2%
2016	16,298	485	3.1%
2017	16,121	(177)	-1.1%
2018	15,887	(234)	-1.5%
2019	16,188	301	1.9%
2020	16,127	(61)	-0.4%
2021	15,189	(938)	-5.8%
2022	15,012	(177)	-1.2%
2023	14,958	(54)	-0.4%
Annual Average	**—**	**+1.2**	**0.04%**

Source: NV Demographer, RCG

2029 Market Projections

Market forecasts for 2029 are based on population estimates obtained from Environmental Systems Research Institute ("ESRI"). ESRI provides estimates on population, demographics, and income for markets based on their internal models, as well as the most up to-date ACS data estimates by geography.

To convert projected population increases into estimates of the total number of new housing units likely to be demanded by 2029, we used the estimated population increase for Boulder City and divide it by estimates of the average number of people occupying each housing unit within the county. This approach creates a relationship between population growth and the total number of housing units required to support the population.

In order to obtain conservative estimates of the number of renter-occupied, owner-occupied, and affordable subsidized housing units required to support Boulder City's projected population growth, we computed the proportion of each type of housing unit, based on the county's current data and apply these proportions to estimates of the total number of new housing units required to support projected 2029 population increases. Lastly, we assume a housing density of 7.5 units per acre to translate projected increases in housing unit demand to projected increases in vacant land demand. For Clark County as a whole, the average number of units per acre is 7.14; to maintain consistency with the type of dwellings per acre limits commonly used in jurisdictional development codes, we adopted a figure of 7.5.

Table C-2: 5-year Boulder City Housing Market Projections, 2024 —2029

Population and Median Income	
2029 Population	15,009
Population Increase	51
2029 Median Household Income	$81,786
Projected Housing Needs & Land Requirements	
Housing Units Required	21
Owner-Occupied Units	16
Renter-Occupied Units	4
Subsidized Units	1
Vacant Acreage Required	3

Source: RCG, ESRI, NV Demographer

Table C-3 provides historical, current, and projected estimates of the population of Boulder City's by race and ethnicity. Of note, the percentage of the population that is categorized as White Alone has decreased from 92 percent in 2010 to 34 percent in 2023 and is expected to decrease further to 82 percent in 2029. Subsequently, the percentage of all other races, including Two or More, has increased over time and is expected to continue to increase. The percentage of those of Hispanic Origin Ethnicity has increased from 7 percent in 2010 to 10 percent in 2023.

Table C-3: Boulder City Population by Race and Ethnicity, 2010 —2029

Population by Race/ Ethnicity	2010	2020	2023	2029
Total	**15,018**	**14,885**	**14,958**	**15,009**
White Alone	92.3%	85.8%	84.5%	82.3%
Black Alone	0.9%	1.1%	1.2%	1.4%
American Indian Alone	0.8%	0.7%	0.7%	0.8%
Asian Alone	1.1%	1.5%	1.7%	2.0%
Pacific Islander Alone	0.3%	0.1%	0.1%	0.1%
Some Other Race Alone	1.6%	2.2%	2.4%	2.7%
Two or More Races	3.0%	8.6%	9.3%	10.7%
Hispanic Origin	7.1%	9.1%	10.0%	10.9%

Source: ESRI. Percents made not add up exactly to 100% because of rounding.

Table C-4 provides historical, current, and projected estimates of the population of Boulder City by age. Of note, the median age has increased from 49.9 in 2010 to 55.6 in 2023 and is expected to continue to rise slightly to 56.7 in 2029. The age ranges 65 – 74 and 75-85 have increased the most (6.9 percentage points and 5.0 percentage points respectively) while 45 – 54 and 55- 64 have decreased the most (-5.0 percentage points and -2.0 percentage points respectively).

Table C-4: Boulder City Population by Age, 2010 —2029

Population by Age	2010	2020	2023	2029
0 - 4	4.2%	3.3%	3.4%	3.4%
5 - 9	4.9%	4.3%	3.8%	3.7%
10 - 14	5.7%	5.1%	4.6%	4.4%
15 - 24	9.9%	8.8%	9.3%	8.5%
25 - 34	7.6%	8.0%	8.0%	8.2%
35 - 44	10.2%	9.8%	8.6%	8.7%
45 - 54	15.9%	11.9%	11.5%	10.8%
55 - 64	16.4%	18.0%	16.5%	14.3%
65 - 74	12.4%	17.3%	19.2%	19.4%
75 - 84	8.8%	9.9%	10.9%	13.9%
85 +	4.0%	3.7%	4.3%	4.7%
18 +	81.3%	84.1%	84.9%	85.6%
Median Age	**49.9**	**54.2**	**55.6**	**56.7**

Source: ESRI. Percents made not add up exactly to 100% because of rounding.

D. A determination of the present and prospective need for affordable housing in the community.

Housing Gap Assessment Methodology

The housing gap assessments for the jurisdiction are shown separately for owner-households and renter-households. These illustrate the number of households, by income bracket, and the number of units affordable to households in each income bracket. A shortage of affordable homes is defined when and if the number of households in any given income bracket exceeds the number of homes affordable to them. For example, within Figures D-1 and D-2 if the Number of Occupied Households is greater than the Number of Units Affordable, then there is a gap within that income bracket because those households are living in a unit that is considered affordable for a higher income bracket.

Number of Households, by Income Bracket: Estimates of the number of owner households and renter- households split by income bracket are obtained from the variable B25118 "Tenure by Household Income in the Past 12 Months." The associated set of income brackets include: <$19,999, $20,000 to $24,999, $25,000 to $34,999, $35,000 to $49,999, $50,000 to $74,999, $75,000 to $99,999, and $100,000 to $149,999. Where possible this information is presented using estimated percent AMI brackets as well. It is important to note that there is not a direct match between ACS income brackets and percent AMI brackets. To bypass this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates an annual income of $22,000, unit counts associated with the income bracket <$19,999 are fully counted while units associated with the income bracket [$20,000 to $24,999] are only partially counted. In this case, we would attribute (22,000 – 20,000)/ (24,999-20,000) = 40 percent of the unit counts falling within the [$20,000 to $24,999].

Affordable Housing Unit Shortage Estimate Methodology

Number of Units Affordable for Renters: For renter-occupied housing, housing gaps are based on estimates of the number of renter-occupied units split by rental pricing brackets obtained from the variable ACS B25063 "Gross Rent." Gross rent represents the contract rent plus the estimated average monthly cost of utilities if the renter pays these costs. The ACS provides breakdowns of the number of renter households with gross rent in a full suite of rental pricing brackets.

Estimates of the number of units affordable to households in each income bracket are based on combining the counts of rental units affordable to households within each income bracket. A housing unit is considered to be affordable to a household at a given income bracket if the monthly rent associated with the housing unit does not exceed 30 percent of the household's gross monthly income.

For renters, the 30-percent threshold is based on the upper bound of the income bracket each household belongs to. As such, housing gaps are estimated conservatively. These calculations take into account that units affordable to households in any given income bracket include units that are affordable to households in each of the lower income brackets. This is important to highlight because not every household may choose to spend 30 percent of their gross monthly income on monthly rent. Because of this, those in higher income brackets have more choices than those in lower income brackets. For each income bracket, we estimated of the set affordable homes to be "available" as the sum of (a) the set of homes affordable to households within a given income bracket plus (b) the set of surplus homes affordable to households at lower income levels if surplus exists. The number of units affordable for renters reported reflects this adjustment.

Number of Units Affordable to Owners: For owner-occupied housing units, gaps are based on estimates of the market value of owner-occupied residential housing as described above and based on an analysis of the Clark County Assessor's Real Property Data. In contrast to the ACS, these data provide unit-level information. Given the data, a unit is deemed affordable to households within a given income bracket if the associated monthly mortgage payment required to purchase the unit does not exceed 30 percent of households' monthly income.[4] Similar to the analysis of renter-occupied units, the 30 percent threshold is applied to the upper bound of the income bracket each household belongs to. For the purposes of this analysis, the implicit monthly mortgage payment for each home in the Assessor's Data assumes that households finance housing with a five percent down payment and a 6.9 percent contract interest rate using a fully amortizing 30-year fixed-rate mortgage.

Similar to the case for renters, the number of units affordable for owners reported reflects the availability adjustment described above. Those in higher income brackets are able to choose to attract supply from the units affordable to lower income brackets if they choose. Units that are affordable for lower tiers are, by definition, affordable for higher income tiers. In this respect, lower income tiers are choice constrained and those in higher tiers are less choice constrained. While households in higher income brackets can afford more expensive units, nothing forces them to live in more expensive units.

As noted, a home is deemed affordable to a household at a given income bracket if the monthly housing costs associated with the home do not exceed 30 percent of the household's gross monthly income. A shortage of affordable housing units is present when and if the number of households exceeds the number of homes affordable and available. The overall affordable housing unit shortage for renter-occupied and owner-households in the jurisdiction is computed by aggregating shortages across all income-brackets.

[4] As stated previously, 30% is used as the affordability threshold in order to stay consistent with the National Low

Income Housing Coalition's Housing Gap Report as well as the Nevada Housing Division's housing needs assessment.

This analysis is focused on how many households are within income ranges and how many existing total housing units are potentially affordable to those ranges. The results presented are based on the total stock of housing within the jurisdiction. It is does not consider how many houses are currently available and listed for sale or what the total number of prospective homebuyers is. Shortages are defined when the estimated number households exceeds the number of total existing units affordable to households in the respective income bracket. The housing shortage results are limited to housing that is affordable rather than housing that is affordable and available.[5]

Housing Gap and Shortage Analysis Results

Table D-1 and Figure D-1 provide the results of the Housing Gap Analysis for owner-occupied housing units. Housing shortages exist in the <$19,999, $20,000 to $24,999, $25,000 to $34,999, $35,000 to $49,999, $50,000 to $74,999, and $75,000 to $99,999 income ranges. In total across these income ranges, there is a 1,898-unit shortage of affordable owner-occupied housing units in Boulder City. Table D-2 presents the same data grouped using the percent AMI for the jurisdiction.

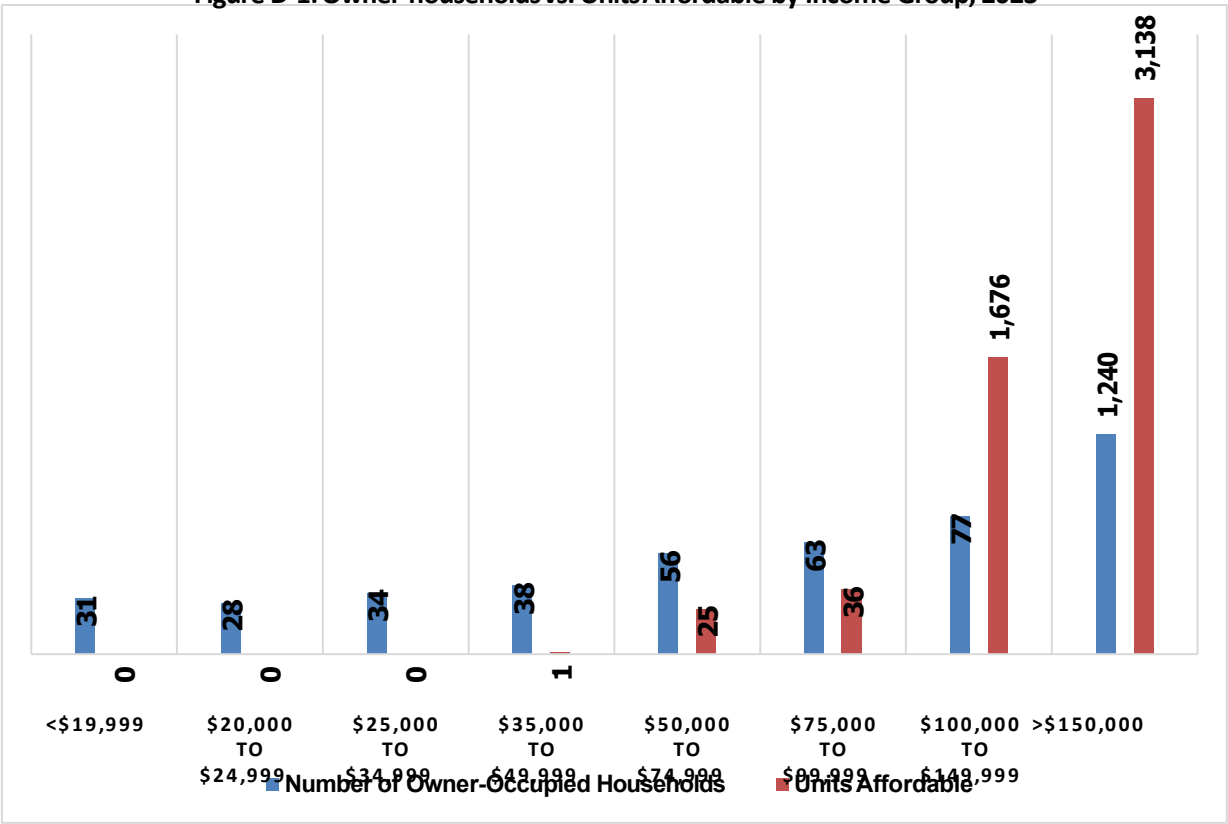
Table D-1: Owner-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2023

Income	Number of Owner households	Units Affordable	Shortage
<$19,999	314	0	314
$20,000 to $24,999	287	0	287
$25,000 to $34,999	345	0	345
$35,000 to $49,999	387	12	375
$50,000 to $74,999	567	255	312
$75,000 to $99,999	630	365	265
$100,000 to $149,999	777	1,676	—
>$150,000	1,240	3,138	—
Affordable Housing Unit Shortage			**1,898**

Source: ACS2022 5 year, RCG, Clark County Assessor

[5] Due to data limitations, specifically within the Integrated Public Use Microdata Series ("IPUMS"), we are unable to estimate the number of households both affordable and available. This level of data is only estimated at the MSA level not at the jurisdictional level.

Figure D-1: Owner-households vs. Units Affordable by Income Group, 2023



Source: ACS2022 5 year, RCG, Clark County Assessor

Table D-2: Homeowner Housing Counts and Affordable Unit Shortage by % AMI, 2023

Income	Number of Owner-households	Units Affordable	Shortage
30% AMI ($22,921/yr)	386	—	386
50% AMI ($38,201/yr)	560	—	560
60% AMI ($45,841/yr)	280	9	271
80% AMI ($61,121/yr)	360	117	243
100% AMI ($76,402/yr)	350	162	188
120% AMI ($91,682/yr)	594	344	250
120+ AMI	2,018	2,964	—
Affordable Housing Unit Shortage			**1,898**

Source: ACS2022 5 year, RCG, Clark County Assessor

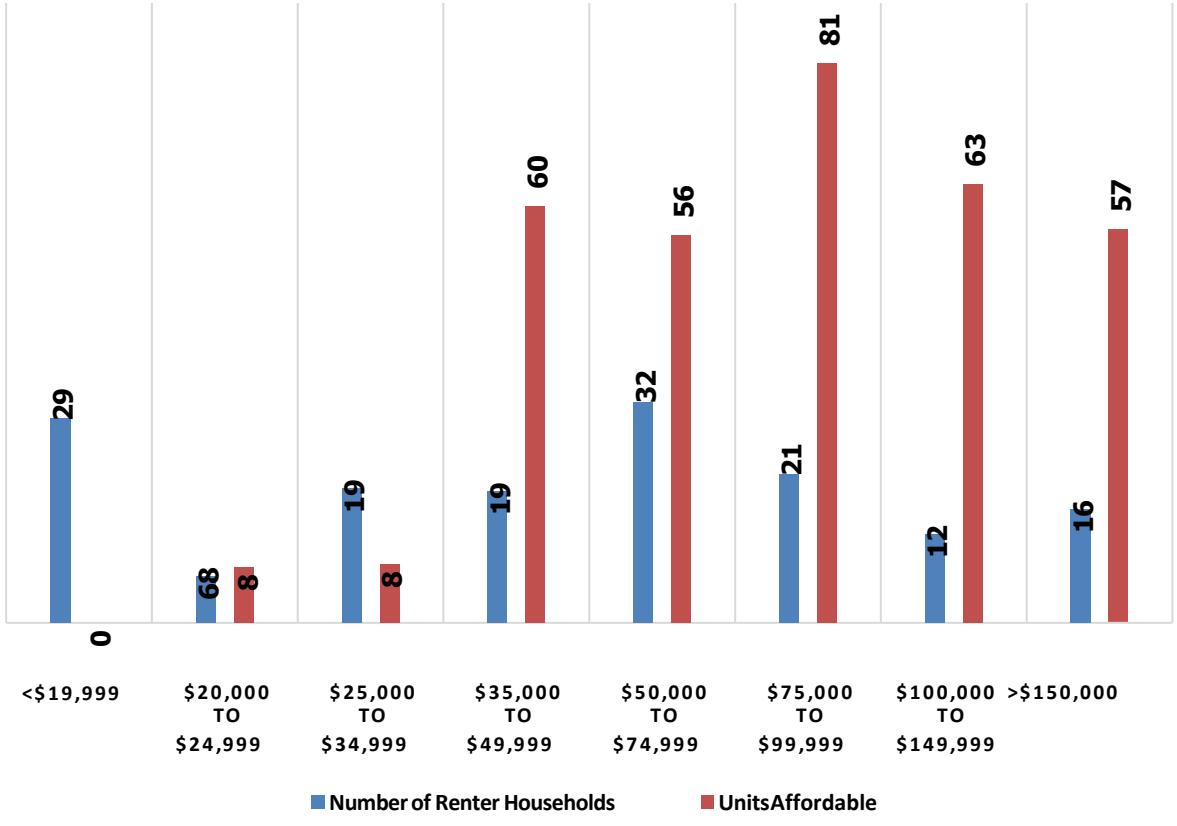
Table D-3 and Figure D-2 provide the results of the Housing Gap Analysis for Renter-Occupied Housing Units. Housing shortages exist in the <$19,999 and the $25,000 to $34,999 income ranges. In total across these income ranges, there is a 406-unit shortage of affordable renter-occupied housing units in Boulder City. Table D-4 presents the same data grouped using the percent AMI for the jurisdiction.

Table D-3: Renter-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2023

Income	Number of Renter Households	Units Affordable	Shortage
<$19,999	296	0	296
$20,000 to $24,999	68	81	—
$25,000 to $34,999	195	85	110
$35,000 to $49,999	191	605	—
$50,000 to $74,999	321	562	—
$75,000 to $99,999	215	812	—
$100,000 to $149,999	129	637	—
>$150,000	165	571	—
Affordable Housing Unit Shortage			**406**

Source: ACS2022 5 year, RCG, Clark County Assessor

Figure D-2: Renter-households vs. Units Affordable by Income Group, 2023



Source: ACS2022 5 year, RCG, Clark County Assessor

Table D-4: Renter-Occupied Housing Counts and Affordable Unit Shortage by percent AMI, 2023

Income	Number of Renter Households	Units Affordable	Shortage
30% AMI ($22,921/yr)	313	20	293
50% AMI ($38,201/yr)	246	133	113
60% AMI ($45,841/yr)	138	437	—
80% AMI ($61,121/yr)	196	418	—
100% AMI ($76,402/yr)	190	358	—
120% AMI ($91,682/yr)	78	294	—
120+ AMI	419	825	—
Affordable Housing Unit Shortage			**406**

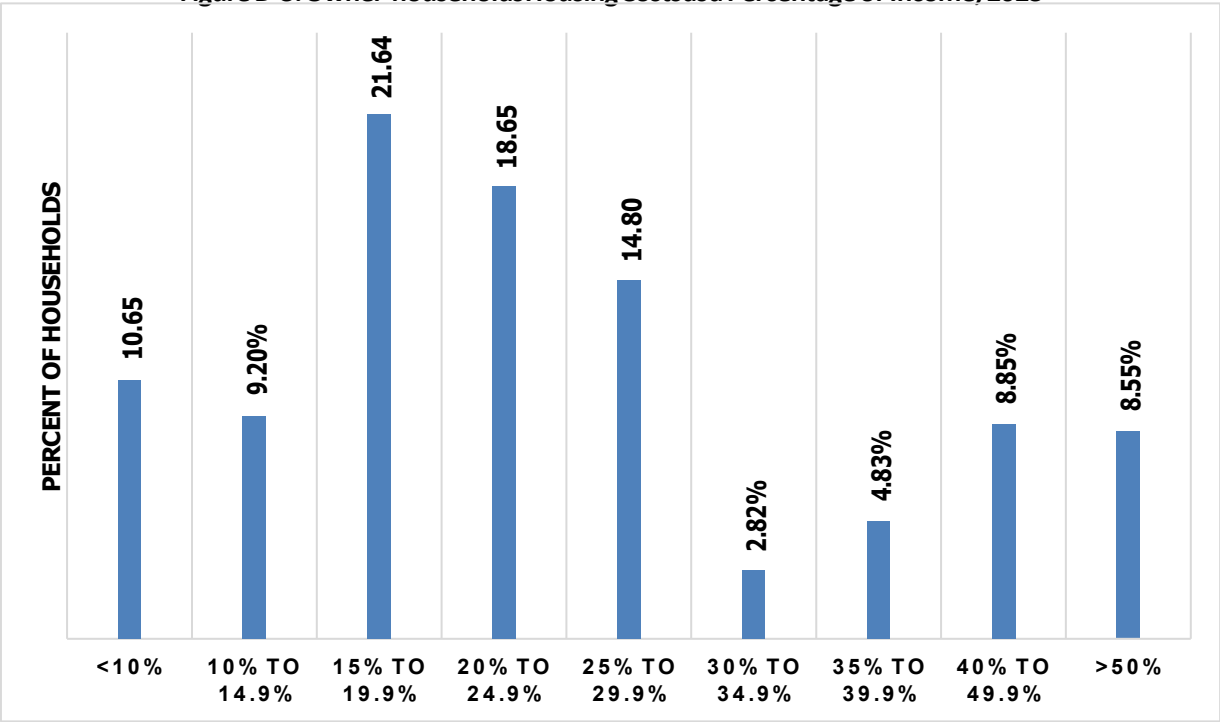
Source: ACS2022 5 year, RCG, Clark County Assessor

Housing Cost Burden Assessment Results

The housing cost burden assessments are shown separately for owner-households and renter-households. Each figure illustrates the percentage of households broken down by the percentage of their gross household income being utilized to cover housing costs. For renter-households, cost burden assessments are based on the variable B25070 "Gross Rent as a Percentage of Household Income in the Past 12 Months." For owner-households, cost burden assessments are based on the variable B25091 "Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months."

Figure D-3 and Table D-5 provide a breakdown of the percentage of Owner-households by Housing Costs as a percent of that household's income. 10.6 percent of Households have a <10 percent Housing Cost Burden. In total 25.1 percent are considered Cost Burdened (>30 percent) and 22.2 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 8 percent of Owner-households spend > 50 percent of their income on housing costs.

Figure D-3: Owner-households Housing Costs as a Percentage of Income, 2023



Source: ACS2022 5 year, RCG

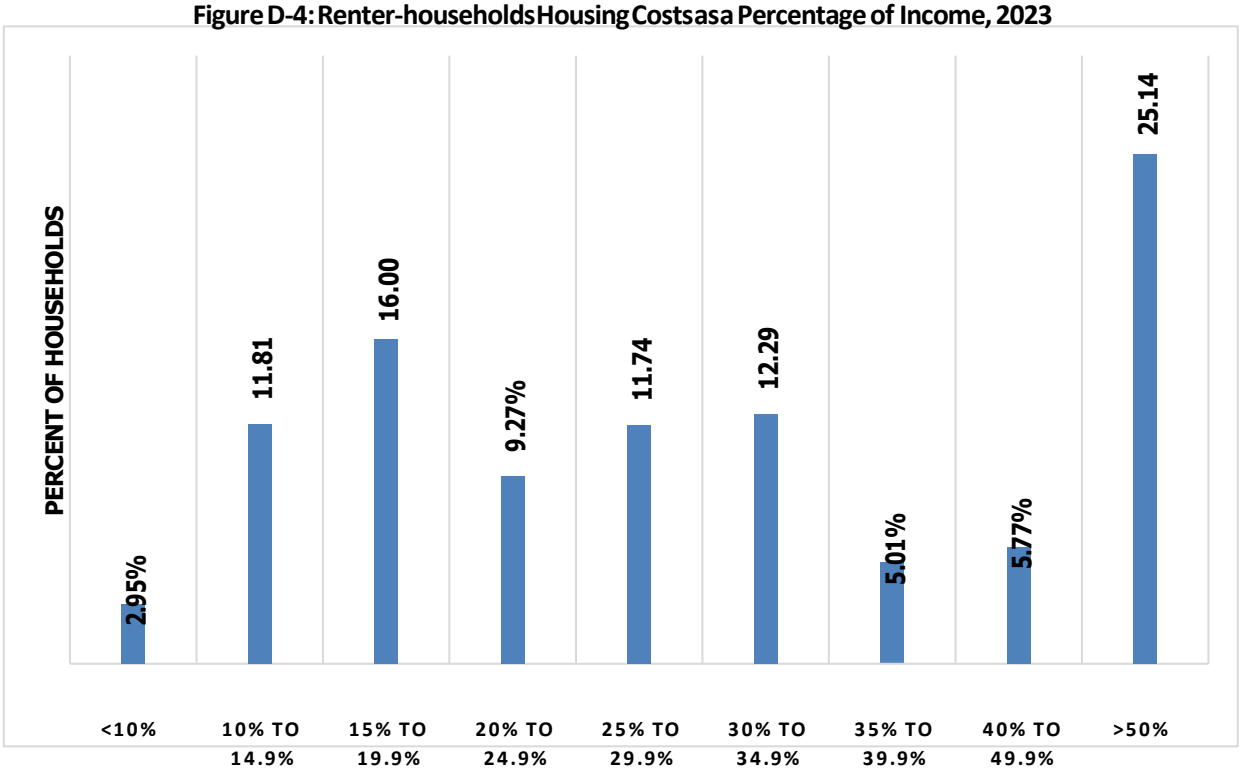
Table D-5: Housing Cost Burden for Owner Occupied Households, 2023

Housing Cost / Household Income	Percent of Owner households
<10%	10.7%
10% to 14.9%	9.2%
15% to 19.9%	21.6%
20% to 24.9%	18.7%
25% to 29.9%	14.8%
30% to 34.9%	2.8%
35% to 39.9%	4.8%
40% to 49.9%	8.9%
>50%	8.6%

Source: ACS2022 5 year, RCG

Figure D-4 and Table D-6 provide a breakdown of the percentage of Renter-households by Housing Costs as a percent of that household's income. 2.95 percent of Renter-households have a <10 percent Housing Cost Burden. In total 48.2 percent are considered Cost Burdened (>30 percent) and 35.9 percent are considered to be Excessively Cost Burdened (> 35 percent). Over 25 percent of Renter-households spend > 50 percent of their income on housing costs.

Figure D-4: Renter-households Housing Costs as a Percentage of Income, 2023



Source: ACS2022 5 year, RCG

Table D-6: Housing Cost Burden for Renter-households, 2023

Housing Cost / Household Income	Percent of Renter households
<10%	3.0%
10% to 14.9%	11.8%
15% to 19.9%	16.0%
20% to 24.9%	9.3%
25% to 29.9%	11.7%
30% to 34.9%	12.3%
35% to 39.9%	5.0%
40% to 49.9%	5.8%
>50%	25.1%

Source: ACS2022 5 year, RCG. Percents made not add up exactly to 100% because of rounding.

Naturally Occurring Affordable Housing ("NOAH")

Not all affordable housing available to lower income groups is subsidized. Residential properties that are affordable to households in an income group but are not subsidized by any direct program are defined as naturally occurring affordable housing ("NOAH").

To determine the stock of NOAH within Boulder City, we employed the above methodology (found on page 21) used to estimate affordable housing unit shortages with the exception that housing, and household counts are based on income thresholds expressed as a percentage of area median income ("AMI") for the jurisdiction. It is important to note that these AMI thresholds may differ from the US Department of Housing and Urban Development ("HUD") due to the focus on the specific political jurisdiction rather than the MSA, which HUD uses.

Estimates of the number of renter-occupied and owner-households (as well as the number of units affordable to them) are shown below at 30 percent, 50 percent, 60 percent and 80 percent of AMI.

The stock of units for the jurisdiction in these estimates includes market-rate units as well as subsidized affordable housing units. For each income level, the number of NOAH units is determined by subtracting the number of subsidized units located within the jurisdiction from the total number of units deemed affordable to households at each income level.

One caveat is the thresholds associated with 30 percent, 50 percent, 60 percent and 80 percent of AMI do not coincide with the lower- or upper-income brackets available from the ACS. To circumvent this challenge, we have statistically estimated the housing counts by bracket. For instance, if 30 percent of AMI equates an annual income of $22,000, unit counts associated with the income bracket <$19,999 are fully counted while units associated with the income bracket [$20,000 to $24,999] are only partially counted. In this case, we would attribute (22,000 – 20,000)/ (24,999-20,000) = 40 percent of the unit counts falling within the [$20,000 to $24,999].

The results of this analysis are found in Table D-7 below. In the 50 percent of AMI range, 80 percent of the housing units that are affordable to that income group are NOAH, non-subsidized, units. Similarly, for the 60 percent of AMI income range, 90 percent of the affordable units are NOAH and 94 percent of the affordable units for 80 percent AMI are NOAH.

Table D-7: Naturally Occurring Affordable Housing Inventory by Jurisdiction AMI, 2023

Jurisdiction AMI*	#Units Affordable	NOAH Units	Percent of Units NOAH
30% AMI ($22,921/yr)	47	0	0%
50% AMI ($38,201/yr)	295	236	80%
60% AMI ($45,841/yr)	603	544	90%
80% AMI ($61,121/yr)	1,021	962	94%

*Source: ACS2022 5 year, RCG. *NOTE: The AMI income ranges presented herein differ from the HUD AMI limits because these AMI*

calculations are based on the individual jurisdiction's median income rather than being set at the MSA. Percents made not add up exactly to 100% because of rounding.

E. An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.

Boulder City has proactively identified impediments to the development of affordable housing and has developed policies to mitigate these impediments.

Impediments

1. Constraints within the Boulder City Zoning Ordinance, Title 11
   - Limitations within Chapter 41, Controlled Growth Management Plan (i.e. 120 maximum dwelling units per construction year, allotment limitations for future growth and per developer basis, etc.)
   - Restrictive density allowances (i.e. maximum density of 11 dwelling units per acre for our R-3, Multiple Family Residential Zone, conditional use permit requirement for densities up the 18 dwelling units, no more than one dwelling unit for R-1, Single Family Residential Zone regardless of form and intensity standards being met to accommodate more, etc.)
   - Prohibition of accessory dwelling units
2. Restrictive Processes with the sale of City-owned land
   - City owns the majority of the remaining vacant land within it's jurisdiction.
   - The sale of City owned land that is more than one acre must be approved by the votes through a ballot question.
   - Maximum height limitation of 25 feet.

Mitigation Policies

Potential solutions to promote the creation of affordable housing based on the impediments listed above include:

- Amending the Zoning Ordinance to allow for suitable density bonuses.
- Expedited entitlement processes
- Amending the Zoning Ordinance to allow for accessory dwelling units.
- Evaluation of existing residential zones for greater density allowances

F. An analysis of the characteristics of the land that is suitable for residential development.

Vacant Developable Land Inventory Data and Methodology

Each year, the Clark County's Assessor's Office releases an official version of parcel geography along with parcel attributes including state land use codes. A corresponding geo-spatial copy of this data, called the GILIS database, is maintained by the Clark County Comprehensive Planning Department, which contains verified assessor parcel information as well as additional information used for planning purposes.

The GILIS parcel geographic database links to parcel-level data provided maintained by the Clark County's Assessor's Office through assessor parcel numbers ("APNs"). This analysis uses the most recent 2023 GILIS database available, but as described in more depth below, the data is updated to reflect construction activity as of May 2024. Several adjustments and filters are required to provide accurate and representative estimates of vacant developable land. Each step and filter used are described below:

Parcel Slope: A parcel's average slope, expressed as a percentage. This variable is calculated by analyzing spatial raster data from the U.S. Geological Survey's LANDFIRE Earth Resources Observation and Science Center ("EROS"), which provides the average land slope for all equidistant gridded rectangular cells in Nevada, expressed as a percentage. Each parcel is loaded into ArcGIS, and we then identify all of the gridded cells that intersect it. We then compute the average value of each overlapping cell to determine the average slope of each parcel. Slopes greater than 12 percent were eliminated from the analysis due to their impracticality for residential property development.

Nearest Distance to Major Street: The nearest distance between a parcels lot boundary and a major street in feet. In order to calculate this variable, we first used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the nearest street. We obtained spatial data describing the centerlines of each major street in Clark County from the Clark County Comprehensive Planning Department. High volumes of motor vehicle traffic, major intersection signalization, and a multimodal street environment are characteristics of major streets. In general, major streets have two official motor vehicle traffic lanes at minimum[6]. Major streets in Southern Nevada's urban core typically form a rectangular grid of roads spaced one mile apart, though there are obviously exceptions. Consequently, developed parcels usually don't sit on land farther than ½ mile from a main thoroughfare.

[6] We use the major street GIS shapefile provided by Comprehensive Planning (and also accessible online) https:/ / clarkcountygis-ccgismo.hub.arcgis.com/ datasets/ ccgismo::transportation/ explore?layer=0&location =36.156142%2C-115.160991%2C10.59. Major streets generally appear to have two official lanes in each direction but at times (and less commonly) also have two official lanes with one lane in each direction, such as Kyle Canyon Road.

Nearest Distance to Freeway: The nearest distance between a parcels lot boundary and a freeway major street in feet. In order to calculate this variable, we used the Near Analysis tool in ArcGIS to calculate the distance between parcel polygons and the closest freeway. We obtained spatial data describing the centerlines of each freeway in Clark County from the Clark County Comprehensive Planning Department.

Disposal Boundary: Each parcel was flagged as belonging or not belonging to the BLM Disposal Boundary ("DB") obtained from the Clark County Comprehensive Planning Department. Federally-owned lands beyond the disposal boundary are excluded from the analysis as these lands are not subject to sale through the SNPLMA and are unlikely to be released for development by the federal government without legislative changes.

Zoning: Spatial zoning maps were obtained through Clark County's GIS Data Repository. Each parcel was zoned by contrasting the centroid of each parcel with where each centroid resides relative to the jurisdiction's zoning map. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction's zoning code. Zoning classifications were segmented into commercial and residential categories based on the jurisdiction's zoning code for the purposes of evaluating the stock of land potentially developable to accommodate housing.

Municipal Owned Property: Part of the overarching goal of the vacant land inventory is to illustrate the breakdown of developable land by zoning class (residential vs. commercial) and by ownership (private vs. public). We also categorize publicly owned land by identifying land owned by the State or by local jurisdictions / municipalities. To do this, we linked the Clark County Assessor's secured tax roll data file with the GILIS parcel database using each parcels APN which contains detailed information regarding the owner of each parcel. Parcels were flagged as municipally owned parcels if the owners name met any of the criteria listed below:

- CITY OF BOULDER CITY
- CITY OF HENDERSON
- CITY OF LAS VEGAS
- CITY OF NORTH LAS VEGAS
- CITY OF LAS VEGAS GOVERMENT MUN
- CITY OF BOULDER CITY ETAL
- CITY OF HENDERSON FIRE STATION
- CITY OF HENDERSON FLOOD CONTROL
- CITY OF LAS VEGAS FIRE DEPT
- CITY OF LAS VEGAS GOVERMENT MUN
- COUNTY OF CLARK
- COUNTY OF CLARK(PUBLIC WORKS)

- COUNTY OF CLARK (FLOOD CONTR)
- CLARK COUNTY DESERT CONSERVATION PROGRAM
- CLARK COUNTY
- COUNTY OF CLARK (PK & COMM SERV)
- COUNTY OF CLARK(LIBRARY)
- COUNTY OF CLARK (ADMINISTRATIVE)
- LAS VEGAS CLARK-COUNTY LIBRARY DISTRICT
- CLARK COUNTY SCHOOL DISTRICT
- COUNTY OF CLARK (FLOOD CONTROL)
- CLARK COUNTY WATER RECLAMATION
- COUNTY OF CLARK (PK COMM SERV)
- COUNTY OF CLARK (PK_COMM SERV)
- COUNTY OF CLARK (AVIATION)
- COUNTY OF CLARK(PARKS)
- COUNTY OF CLARK(RTC)
- COUNTY OF CLARK (ADMIN SERVICES)
- COUNTY OF CLARK (FIRE DEPT)
- SCHOOL BOARD OF TRUSTEES
- SOUTHERN NEVADA WATER AUTHORITY
- STATE OF NEVADA
- STATE OF NEVADA DIV OF LANDS
- STATE OF NEVADA TRANSPORTATION
- UNIVERSITY BOARD OF REGENTS
- LAS VEGAS VALLEY WATER DISTRICT
- CITY OF NORTH LAS VEGAS (PUBLIC WORKS)
- CITY OF NORTH LAS VEGAS DEPT OF PUBLIC WORKS
- CITY OF NORTH LAS VEGAS REDEV

Federally Owned Property: Federal land ownership status was determined using spatial data describing federally owned land provided by the Bureau of Land Management's Geospatial Business Platform. Parcels identified as belonging to area under the ownership of the Bureau of Indian Affairs, Bureau of Reclamation, Department of Defense, Department of Energy, Fish and Wildlife Service, Forest Service, or National Park Service were dropped from consideration while parcels under the purview of the Bureau of Land Management (within the DB) were retained.

Parcel Acreage: Represents the size of a parcel's lot in acres. This variable was obtained directly from the GILIS parcel database.

Proximity to Developed Site: Represents the nearest distance in feet each parcel is to the nearest developed parcel. This variable was computed by segmenting GILIS parcels into the set of developed and undeveloped parcels and computing the distance from a vacant parcels lot boundary to the boundary of the nearest developed parcel. This serves as a proxy for the infrastructure requirements needed to develop the parcel. This offers a conservative assumption that sufficient infrastructure is likely in place at the nearest developed parcel and can be used for the development of the vacant parcels.

Vacant Land Status: A parcel is classified as vacant if (a) the construction year associated with each parcel is zero or missing and (b) the parcel maintains a vacant state land use code.

Additional Processing and Land Use Classifications

Additional steps were warranted to credibly identify the set of developable vacant parcels. In addition to the filters described above, parcels that were identified as belonging to Coyote Springs were removed from consideration given uncertainty over the establishment of water rights. Additionally, 6,000 acres of lands identified as belonging to the "Ivanpah Supplemental Airport Site" were expressly set aside for construction and management of a supplemental airport and were excluded. Lastly parcels located more than 10 miles from a freeway or more than five miles from a major street were excluded.

The analysis of available vacant lands is presented below across six scenarios. These scenarios are based on different sets of filters based on the above criteria. This is important to provide because it highlights what exists within the region (least restrictive filters) and what exists that has the highest chance of being developed the soonest (most restrictive filters).

The least restrictive scenario is Scenario-1. Here, any vacant parcel (regardless of ownership) is included in the analysis so long as the parcel is less than 10 miles from a freeway and 5 miles from a major street. Scenario-1 parcels include municipal owned land as well as federal land within the DB. In Scenario-2, we restricted parcels by eliminating parcels more than 5 miles from a freeway or 2.5 miles from a major street. Scenario-3 is similar to Scenario-2, but it focuses on parcels with more shallow slopes less than seven percent. In this scenario, proximity to a major street is also restricted to parcels within .75 miles. Scenario- 4 replicates the findings in Scenario-3 but excludes federally owned lands within the DB. Scenario-5 replicates Scenario-4 but excludes municipally owned lands. Lastly, Scenario-6 adds the restriction that vacant parcels must be located within .25 miles of developed infrastructure. Scenario-6 provides the most likely development ready inventory of parcels given current zoning, ownership, and proximity to

development. In each scenario the relevant changes from the previous set of filters are **underlined and in bold.**

Scenario-1 (Least restrictive set of filters)

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway <10 miles
- Distance to Major Street < 5 miles

Scenario-2

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal Owned Land
- Average Parcel Slope <12 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 2.5 miles

Scenario-3

- Land Status: Vacant
- Ownership: Private, Federal Land within the DB, Municipal Owned Land
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-4

- Land Status: Vacant
- Ownership: Private or Municipal Owned Land
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-5

- Land Status: Vacant
- Ownership: Private
- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles

Scenario-6 (Most restrictive set of filters)

- Land Status: Vacant
- Ownership: Private

- Average Parcel Slope <7 percent
- Distance to Freeway <5 miles
- Distance to Major Street < 0.75 miles
- Distance to Nearest Developed Parcel < 0.25 mile

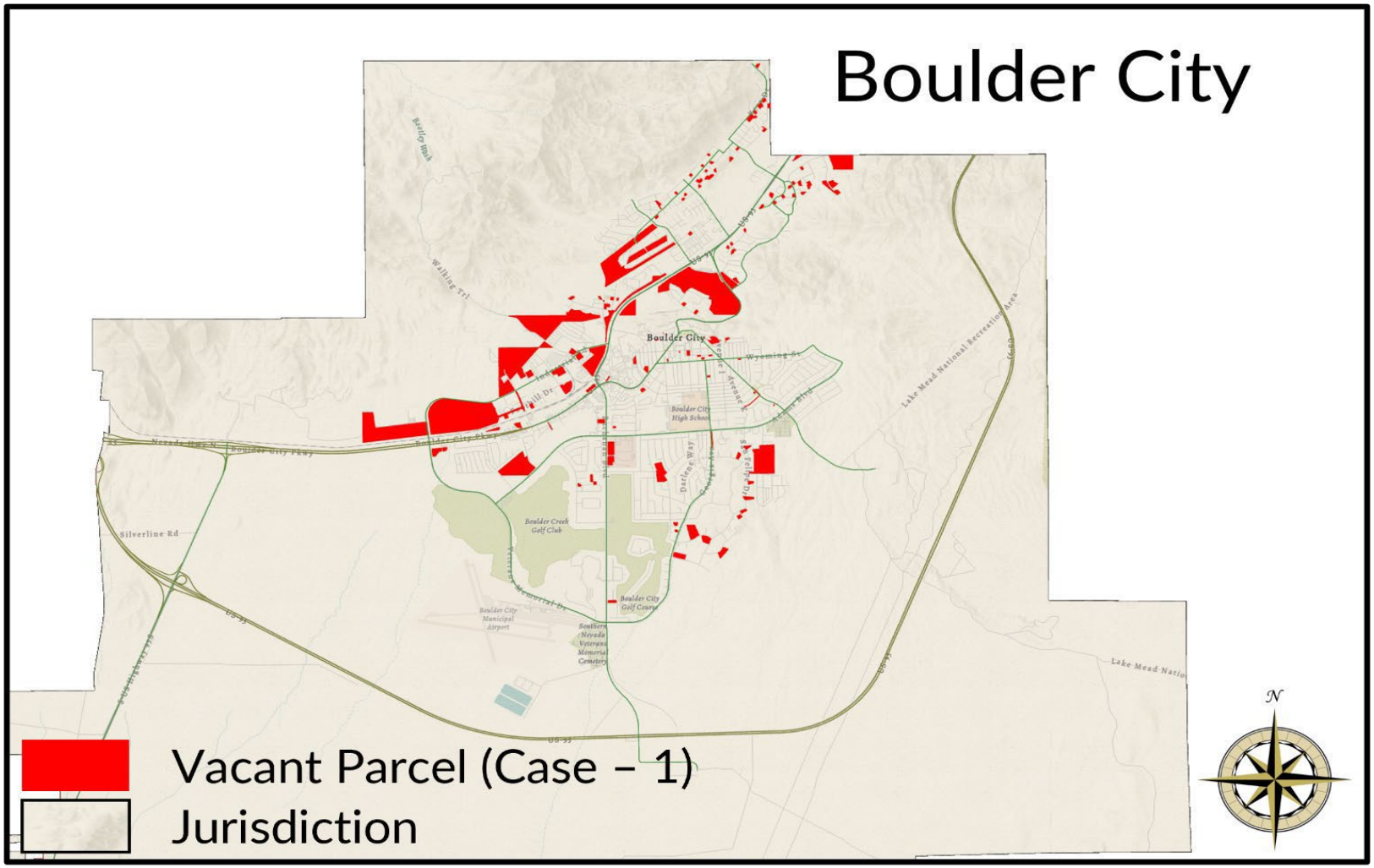
Table F-1 below provides the Vacant Land Inventory for Boulder City. Under the most restrictive set of filters, Scenario-6, there are 31 vacant Commercial parcels comprising 31 acres. Additionally, there are 34 vacant residential parcels comprising 10 acres. These vacant parcels and acreage are privately owned, have an average slope of <7 percent, are <5 miles from a freeway, <0.75 miles from a major street, and are <0.25 miles from the nearest developed parcel.

Table F-1: Vacant Land Inventory for Boulder City, 2024

Scenario		1 (Least Restrictive)	2	3	4	5	6 (Most Restrictive)
Commercial							
Vacant Parcels		52	52	49	49	31	31
Vacant Acres		227	227	210	210	31	31
Residential							
Vacant Parcels		128	128	59	59	34	34
Vacant Acres		207	207	61	61	10	10
Total Parcels		180	180	108	108	65	65
Total Acres		434	434	271	271	41	41
Category	**Parcel Filter Description**	**Filtering Criteria by Scenario**					
Topography	Average Slope of Parcel	<12%	<12%	<7%	<7%	<7%	<7%
Access	Nearest Distance to Freeway	<10 miles	<5 miles	<5 miles	<5 miles	<5 miles	<5 miles
Access	Nearest Distance to Major Street	<5 miles	<2.5 miles	<3/4 mile	<3/4 mile	<3/4 mile	<3/4 mile
Ownership	Includes Federally Owned Parcels w/ in BLM Disposal Boundary	Yes	Yes	Yes	No	No	No
Ownership	Includes Municipally Owned Parcels	Yes	Yes	Yes	Yes	No	No
Infrastructure Proxy	Nearest Distance to Developed Parcel	No Restriction	No Restriction	No Restriction	No Restriction	No Restriction	<1/4 mile

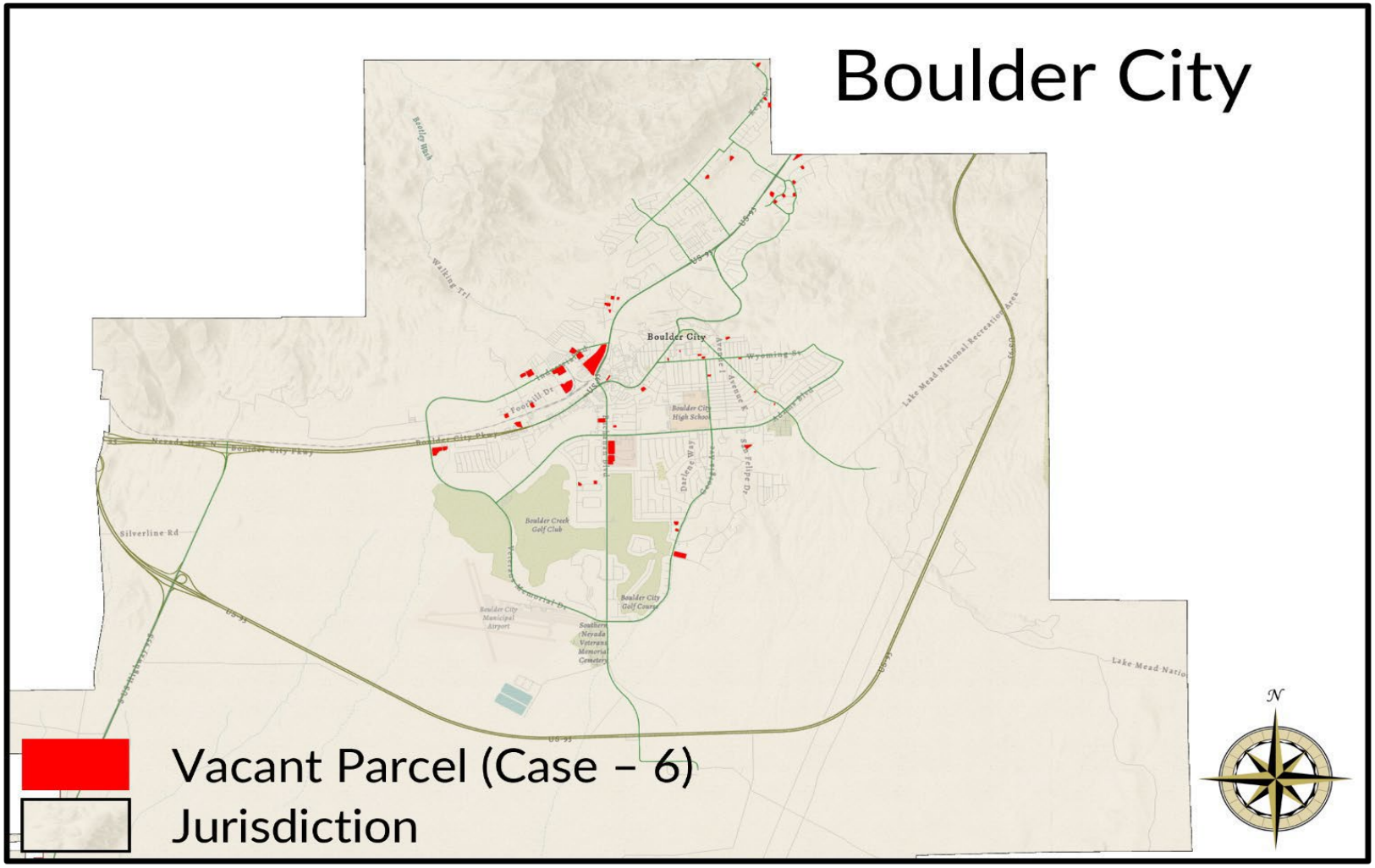
Source: RCG, Clark County Assessor

Figure F-1: Vacant Land Inventory for Boulder City, 2024, Case 1 Least Restrictive



Source: RCG, Clark County Assessor

Figure F-2: Vacant Land Inventory for Boulder City, 2024, Case 6 Most Restrictive



Source: RCG, Clark County Assessor

G. An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.

Boulder City can promote affordable housing development by:

- City initiated Land Management Processing and entitlements to have certain parcels of land available for developers.

- Provisions for accessory dwelling units in conjunction with pre-approved model plans, fee waivers, and other mechanisms to expedite approval and decrease project design and administrative costs.

- Zoning code evaluation for appropriate live/ work and small scale mixed use opportunities suitable for our community.

H. A plan for maintaining and developing affordable housing and market rate housing to meet the housing needs of the community for a period of at least 5 years.

The only existing plan or policy mechanisms for promoting the creation of affordable housing within Boulder City includes:

1. **Exceptions for Low-Income Housing from the City's Allotment Process**

   - Sec. 11-41-14.B denotes allows up to 50 dwelling units in a 5 year period for low income or seniors to be excepted from the allotment process and shall not be counted or included as part of the total number of allotments for that construction year or for any construction year in the five (5) year period.

2. **Chapter 10: Housing and Neighborhood – Boulder City Master Plan**

   - Policy HN 6:
     i. Boulder City does hereby adopt the following policies pursuant to AB 439: The City shall subsidize, at its own expense, in whole or in part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.580.

     ii. The City shall establish a process that expedites the approval of plans and

specifications relating to maintaining and developing affordable housing.

iii. The City shall provide density bonuses for affordable housing developments that are financed, wholly or in part, with low income 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 (federal programs for housing for the elderly and disabled).

iv. The City shall offer density bonuses or other incentives to encourage the development of affordable housing

v. 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.

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

vii. Leasing land by the city or county to be used for affordable housing

###