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NRS 278.235 – Annual Housing Progress Report (AHPR)

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

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

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

Due to the passage of AB 213 in the 2023 legislative session, the due date for jurisdictions to report to the Housing Division is July 15. This report compiles information contained within the jurisdictional reports, analyzes trends to the degree possible and highlights notable efforts to establish and maintain affordable housing.

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

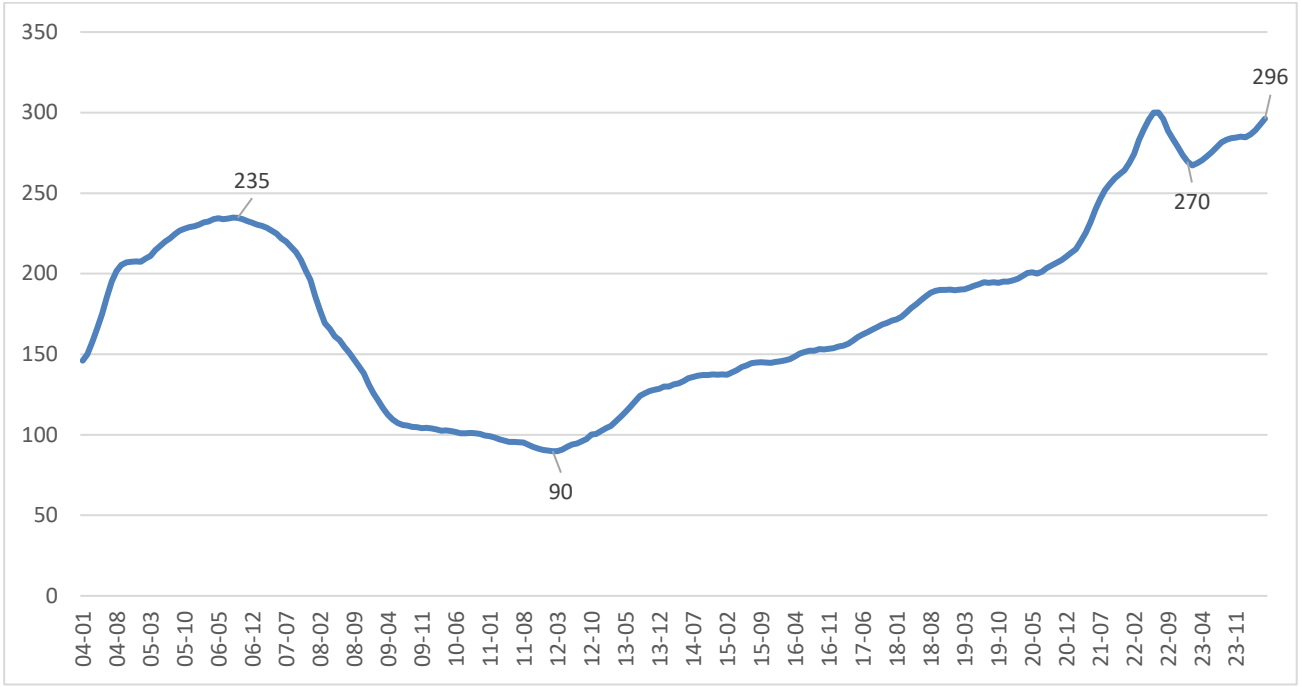
households up to 80% of HAMFI. In 2023, AB 213 passed into law changing the due date for jurisdictions to submit reports to the Nevada Housing Division from January 15 to July 15, changing the due date for posting the compilation report from Nevada Housing Division from February 15 to August 15 and changing the wording for Measure I to include multi-story housing. For more information see the Nevada Electronic Legislative Information System (NELIS), 80th Session, Senate Bill 103, 104 and 473, and 82nd Session, Assembly Bill 213.[i]

This year's methodology was the same as the eight previous years for the most part. The method adopted in 2020 for reporting on rental assistance (under measure K) and supportive services, (measure L) was used by Clark County, but not by the other southern jurisdictions. Clark County used the Homeless Management Information System (HMIS) report to capture activity on those measures.

2023 HOUSING CONTEXT

In 2023, Nevada's economy continued its trend towards recovery—as was the case in 2022—from the impacts of the 2020 COVID-19 pandemic and recession. For instance, Nevada's seasonally adjusted unemployment rate for both December 2022 and December 2023 was 5.3%. However, it should be noted that seasonally adjusted rates decreased to a low of 5% in April, May, June, and July before trending back up August through December. Regional differences remained, with the Reno Metropolitan Area at 4% (not seasonally adjusted) in December 2023, while the Las Vegas-Henderson-Paradise Metropolitan Area was 5.4% (not seasonally adjusted). Please note that data for Nevada's statewide unemployment rates in 2022 and 2023 were subject to revision by the Bureau of Labor Statistics (BLS) on March 1, 2024, and data for the Metropolitan Areas were subject to revision on April 19, 2024.[ii]

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



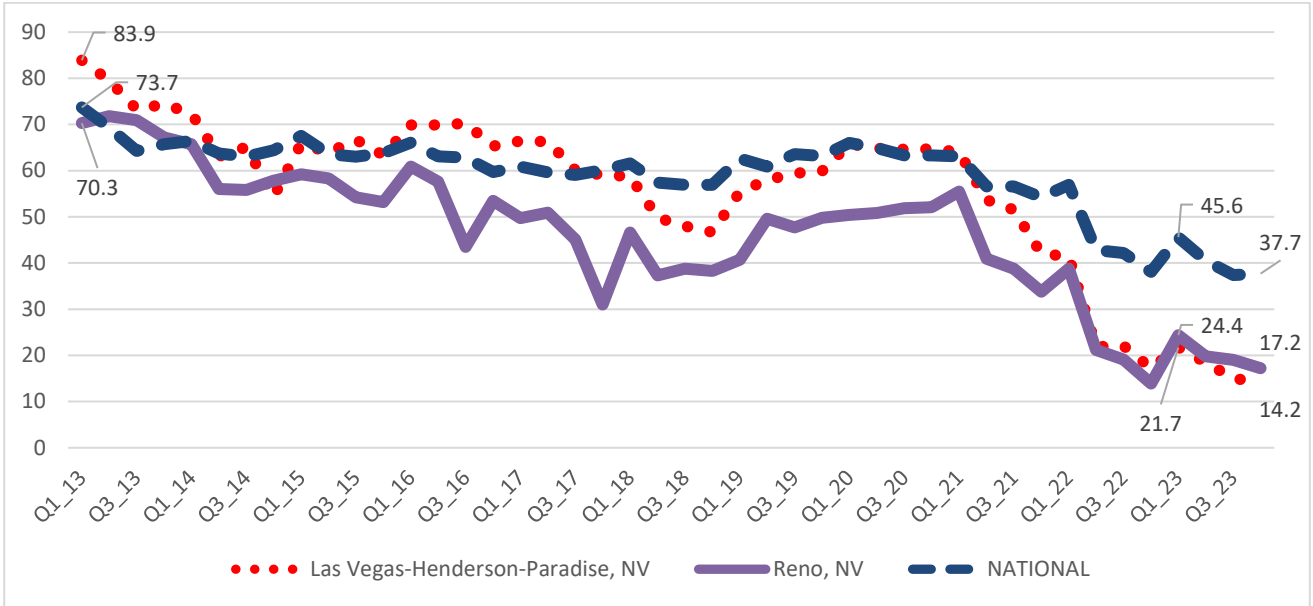
S&P® Dow Jones® Indices LLC, *S&P/Case-Shiller NV-Las Vegas Home Price Index*© [LVXRNSA], retrieved from FRED, Federal Reserve Bank of St. Louis https://research.stlouisfed.org/fred2/series/LVXRNSA, August 9, 2024. S&P® and S&P 500® are registered trademarks of Standard & Poor's Financial Services LLC, and Dow Jones® is a registered trademark of Dow Jones Trademark Holdings LLC. © 2017 S&P Dow Jones Indices LLC, its affiliates and/or its licensors. All rights reserved.

Multiple housing context indicators increased in 2023, including interest rates, average 30-year fixed mortgage rates, and home prices. In 2022, the Federal Reserve began increasing interest rates to tamp down inflation. The Federal Reserve maintained this trend into 2023 and increased rates throughout the year. Average 30-year fixed rate mortgage rates rose from 6.5% in January of 2023 to 7% in December.[iii] Las Vegas home prices, as measured by the Case-Schiller repeat sales index, hit their lowest point of 2023 in February and subsequently rose throughout the rest of that year (see Figure 1).[iv]

The Case Schiller index is not available for the Reno area, but median sale price per square foot for single family homes was up 6.5% year over year as of December 2023, according to the Reno Realty blog.[v]

Figure 2 gives the housing opportunity index from the National Association of Home Builders (NAHB) and Wells Fargo. The index gives the share of homes sold which were affordable to the median income family. Coming out of the previous recession, the affordability share was high at 70.3% in Reno-Sparks and 83.9% in Las Vegas-Henderson-Paradise. Affordability has trended downward since then. Although the index increased from the 4th quarter of 2022 to the 1st quarter of 2023, the index subsequently declined as interest rates increased. For the 4th quarter of 2023, the affordability index stood 14.2% for Las Vegas-Henderson-Paradise and 17.2% in Reno-Sparks. The Reno-Sparks and Las Vegas-Henderson-Paradise indices grew 3.3 and decreased 3.0 percentage points, respectively, from 4th quarter 2022 to 4th quarter 2023. The national index decreased to 37.7% by the 4th quarter of 2023; the indexes both nationwide and for Las Vegas-Henderson-Paradise reached an all-time low in the 4th quarter of 2023 for this time series (starting in 2013). Additionally, in Las Vegas, median income increased 2.7% and median price increased by 1.6% between the 4th quarter of 2022 and 2023; in Reno, median income increased 8.2% and median price decreased by 11.7%.

Figure 2. National Association of Home Builders – Wells Fargo Housing Opportunity Index, 1st quarter 2013 to 3rd quarter 2023



National Association of Home Builders. NAHB-Wells Fargo Housing Opportunity Index. https://www.nahb.org/news-and-economics/housing-economics/indices/housing-opportunity-index accessed 4-10-2024.

The Census Bureau's homeownership rate for Nevada decreased from 61.2% in 2020 to 60.5% in 2021 to 60.3% in 2022, breaking with the upward trend that had been occurring since the post-recession

nadir in 2016.[vi] Despite increasing interest rates, Nevada's homeownership rate did increase from 2022 to 2023 from 60.3% to 61.2%, respectively, returning to its 2020 rate.

After a decline in 2022, Nevada multifamily monthly rents continued to increase in the first part of 2023, peaking in the 2nd quarter, then decreasing in the 3rd and 4th quarters. For example, according to the Johnson, Perkins and Griffin 4th Quarter 2023 Apartment Survey, average asking rents in Reno-Sparks ended the year in 2022 at $1,625, then increased to $1,644 and $1,661 in the 1st quarter and 2nd quarter of 2023, respectively, until coming back down to $1,612 at the end of 2023, lower than the 4th quarter of 2022.[vii] In Las Vegas, Zillow data from a survey of renters showed a similar pattern with median rents for all home types starting the year in January at $2,000, peaking in April and May at $2,100, then decreasing to $1,955 at the end of the year.[viii] Nationwide, Fannie Mae's Multifamily Commentary publication reports a national rent growth of less than 1% in 2023, down significantly from an estimated 4.8% in 2022.[ix]

Severe rent burden occurs when a household pays more than 50% of its income for gross rent. The proportion of Nevada's extremely low and very low income (VLI) renter households (households with incomes under 50% of HUD area median family income) experiencing severe rent burden decreased from 59% in the 2011-2015 period to 56% in the 2016-2020 period.[x] However, the lag on HUD's rent burden data means that it includes only one pandemic year. Using 2022 one-year American Community Survey data directly, the Joint Center for Housing Studies reported that for the U.S., severe rent burden for renter households of all income levels climbed 2.8 percentage points since 2019 to 26.7%, giving evidence of increasing severe rent burden over the Covid and post-Covid years. In Nevada there was an even steeper rise in severe rent burden for all income groups from 25.3% in 2019 to 30.5% in 2022.[xi]

The rate of homelessness as measured by the point-in-time homeless count per thousand population increased in Clark County over the last five years from 2019 to 2023 from 2.4 to 2.8. Year over year the increase was also 16%. The only good news on homelessness rates was that Clark County remains below rates in the 2007 to 2015 period. Washoe County experienced a 28% increase in homeless rate from 2019 to 2023 from 2.7 to 3.4, but a smaller increase of 5% year over year. Washoe County homelessness rates were higher than rates in the 2007 to 2015 period. Washoe County homeless rate remained higher than Clark's. Both counties are well above the national average rate of point-in-time homelessness per thousand of 2.0, which had also increased over the past five years and year over year. A total of 8,666 Nevadans were counted as homeless during the 2023 point-in-time count.[xii]

JURISDICTION HOUSING PLANS & THE TWELVE MEASURES

With the passage of AB213 (now NRS 278.237) in the 2023 legislative session, all jurisdictions required to participate in the Annual Housing Progress Report (AHPR) must submit an additional housing report annually to the Housing Division. This report is to include a response to the same eight bullet points required by the Housing Element portion of NRS 278.160 regarding the Master Plan. According to the Annual Housing Progress Plan governing statute, NRS 278.235, "in carrying out the plan for maintaining and developing affordable housing to meet the housing needs of the community, which is required to be included in the housing element pursuant to subparagraph (8) of paragraph (c) of subsection 1 of NRS 278.160", the jurisdictions subject to NRS 278.235 are required to adopt at least six of twelve specific measures into their Housing Plan.

This year was the first year Housing Division and the AHPR jurisdictions carried out NRS 278.237. Each participating jurisdiction submitted a report for NRS 278.237 addressing the eight bullet points listed. However, for this year there was ambiguity as to whether this report should include a list of which of the 12 measures had been adopted and only the City of Mesquite submitted such a list with

its NRS 278.237 report to the Division. Table 1 below displays identified update years for noted housing plans by each jurisdiction; the information displayed in the table is from previous collection of Housing Elements or other documentation and discussion provided by the jurisdictions.

Many jurisdictions have created a special report or pages in their Housing Plan to specifically address which NRS 278.235 measures have been adopted including Boulder City (pages 10-1 to 10-4, Boulder City Master Plan), City of Henderson (Housing Element Narrative for Annual Housing Progress Report), Las Vegas (pages 22-23 in the in the 2021 Affordable Housing Strategic Plan), City of Reno (Reimagine Reno, Appendix C: Housing Resources), City of Sparks (2016 Housing Plan under Housing Plan Requirements) and Washoe County (Master Plan Housing Element, pages 7-8). City of Mesquite (City of Mesquite 2023 Annual Housing Plan) set out a new adoption of all 12 measures. Clark County Comprehensive Master Plan Housing Element refers to encouragement of supportive housing, financial support to low income homeowners and use of density bonuses, fee waivers or reductions or expedited permits to support affordable rents and references the Clark County Consortium HUD Consolidated Plan for specific strategies of encouraging affordable housing.

Fewer jurisdictions report a specific year for updating their Housing Plan. Also, AHPR jurisdictions report adopting new measures in code without necessarily reproducing this information in a formal Housing Plan submitted to the Housing Division. City of Reno reported several changes in the zoning codes in 2021 that increased density bonuses and decreased parking requirements to incentivize affordable housing along transit corridors and report working on more changes to support affordable housing that will be finalized in coming years. Clark County reported new measures that will be adopted in 2024.

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

Jurisdiction	Year of Housing Plan	Update Year
Clark County	2019	2024
Las Vegas	2021	2026
North Las Vegas	2018	As needed
Boulder City	2009	Unknown
Henderson	2020	2025
Mesquite	2023 (see Annual Housing Report)	2026
Washoe County	2010	Unknown
Reno	2017 (zoning code changes in 2021)	Unknown
Sparks	2016	2024

ANNUAL HIGHLIGHTS

Table 2 below summarizes affordable housing activity by AHPR (Annual Housing Progress Report) jurisdictions during the period from January 1, 2023 through December 31, 2023. For example, jurisdictions generally report affordable projects when they first use measures to support it and thus projects may be monitored for several years until they are completed. Unfinished projects, whether they be new construction or preservation, are considered to be in the 'pipeline.' This year, 6,612 affordable units (including 20 single family units) were reported to be in the pipeline, down from 7,159 affordable units in 2022. The pipeline was still large as compared to 2021's pipeline of about 3,800 units.[xiii] A total of 690 new affordable units were completed and added to the inventory, with 23% of them targeted to very low income (VLI) households. Completed units were lower than last year's AHPR total of 891 units. This was surprising given the very large pipeline reported in 2022 and an additional 2,069 units first reported to be in the pipeline this year. It turns out that 1,226 units were

withdrawn from the pipeline this year because of funding difficulties or other problems (see Table 3 below for withdrawn projects). Three multifamily preservation projects with 764 units were reported to be complete, a much larger number than the 35 units reported last year. In addition, 66 low income homeowners were assisted with rehabilitation funds while two mobile home units received help from the City of Mesquite. Some activities helping households with middle incomes of 80% to 120% AMI were reported this year (21 households received rental assistance, while 10 received home rehabilitation funds) but are not included in the numbers below in order to keep the time series in sync with previous years. Conversion to market rate units was very low at only ten units. An additional 62 units were subtracted from the inventory because of a mistaken report about a completed project in 2022. In a first for the AHPR, five pipeline projects reported last year were withdrawn (last year one project had been reported as withdrawn). The five withdrawn properties are listed in Table 3. Over one thousand restricted units were taken out of consideration. Although projects are tracked over a number of years and there is always a slight possibility of a project not continuing, typically they are not reported in AHPR until there is some certainty the project will go through. Withdrawals of previously reported pipeline projects have been unusual for the Annual Housing Progress Report but may have become more likely as the pipeline has grown, making it more difficult for jurisdictions to track all projects as precisely.

Table 2. Summary of Affordable Housing Activity

Category of housing unit or assistance	Total units or households (includes all nine jurisdictions)*	% Very Low Income (VLI)
Single family/mobile home for rent or for sale/owner occupied with rent or deed restrictions completed	0	NA
Multi-family rehabilitation completed	764	15%
New multi-family project completed	690	23%
Pipeline projects funded or under construction	6,612	46%
Special population or transitional	0	NA
Single family purchase, rehabilitation or modification assistance	68	35%
Tenant based rental assistance (TBRA)	10,678	98%
Other housing assistance (application fees, deposits, utilities)	Not tracked separately	NA
Support services, homeless services, other tenant-based assistance (City of Las Vegas HOPWA)	66	100%

Additional details about the 6,592 multifamily units in the pipeline are given in Table 4 below (20 units in the pipeline are single family units). For inventory purposes, units are counted in the jurisdiction that they reside in physically, regardless of which jurisdiction took measures to assist a project. City of Reno again reported the largest number of units in the pipeline at 2,292, with 1,584 to be new units, 673 units in preservation projects and 35 naturally occurring affordable housing units to be preserved with affordability restrictions, adding to the inventory of subsidized housing. City of Sparks reported another 31 new units in the pipeline. Washoe County, the only AHPR jurisdiction without any formally rent-restricted units within its boundaries, reported pipeline activity with 452 affordable units in two projects planned. By next year, Washoe County may report its first its first inventory. These projects together make a total of 2,775 units in the Washoe County region's pipeline. If all the Clark County jurisdictions are added up, 3,817 total units are in the pipeline with 2,639 of them new construction. For pipeline information at the property level for each jurisdiction see Attachment D.

Pandemic related program funding was winding down in 2023 although it was still a significant factor for the tenant-based rental assistance and supportive services numbers for reported for measures K and L. The Emergency Rental Assistance round 2 continued into 2023 as well as some other pandemic-related supplementary funding. Clark County again asked BitFocus to run an HMIS report on all rental assistance program, allowing for a more comprehensive approach to capturing this type of activity.

Table 3. Projects Withdrawn from 2022 Multifamily Pipeline Activity by Jurisdiction

	Total Rent Restricted Units	Subtotal Set-aside for VLI Households
Clark Co unincorporated		
Desert Inn (new)	176	19
City of Henderson		
Raider's Way (new)	304	8
City of Las Vegas		
Desert Rose (new to the inventory preservation)	237	22
City of North Las Vegas		
Cine Apartments	269	2
Washoe Co unincorporated		
Chocolate Drive	240	6
Total Withdrawn	**1,226**	**57**

Table 4. Summary of Multifamily Pipeline Activity by Jurisdiction

	Total Rent Restricted Units	Subtotal Set-aside for VLI Households
Clark Co (unincorporated)	**1,638**	**793**
minor preservation	219	219
new	1,015	215
preservation	404	359
City of Henderson	**620**	**219**
minor preservation	80	69
new	540	150
Mesquite	**36**	**36**
new	36	36
City of Las Vegas	**1,075**	**917**
minor preservation	55	55
new	600	442
preservation	420	420
City of N. Las Vegas	**448**	**246**
new	448	246
Washoe County (unincorporated)	**452**	**13**
new	452	13
City of Reno	**2,292**	**793**
new	1,584	279
new to inventory preservation	35	35
preservation	673	479
City of Sparks	**31**	**20**
new	15	4
preservation	16	16
Grand Total	***6,592***	***3,037***

Except where more information on income was available, rental assistance and supportive services participants were assumed to be VLI households. Tenant based rental assistance (TBRA) was given to 10,678 households according to the BitFocus report and other jurisdiction data sources. Of these, an estimated 7,548 households (72%) were assisted through the Emergency Rental Assistance Programs or other Covid-19 related funding. Totals were down from the 24,920 reported in the 2022 report.

Funding Sources

The past few years have witnessed an important development: Clark County, City of Las Vegas, Washoe County and the City of Reno have begun developing their own trust funds or similar vehicles to fund affordable housing. Washoe County approved an Affordable Housing Trust Fund in 2019 that allowed for public or private sector funds to be dedicated solely for the purpose of building affordable housing and in 2022 the detailed code regarding the purposes and administration of the fund were put into place with priorities given to permanent supportive housing for extremely low income households. Initial funds include private donations and $2,000,000 from the American Rescue Plan Act funds (ARPA). Agreements with two affordable project developers were expected to be completed in 2024. Clark County formed the Welcome Home Community Housing Fund (CHF) to be used for rehab, construction and acquisition of affordable housing. Initial funds of $120 million of Clark County general funds were indirectly made possible through revenue replacement due to the ARPA. Smaller but regular funding is planned for future years. Of the projects awarded in 2022, 4 projects executed formal agreements for the funds in 2023 and were working towards completion; and an additional 23 awardees were working towards financial closing and funding agreement execution. City of Reno approved the requirement of an affordable housing fee contribution for two market rate projects in 2022 and projects using the funds in 2024.

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

Incorporation and Use of Measures

NRS 278.235 requires the adoption of six of 12 possible measures (Sub-paragraphs (a) through (l) of the statute) into the Housing Plan as instruments used in maintaining and developing affordable housing. The 12 measures, as specified in NRS 278.235, are listed below:

(a) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created.
(b) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development. Nothing in this paragraph authorizes a city or county to obtain land pursuant to the power of eminent domain for the purposes set forth in this paragraph.

(c) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.
(d) Leasing land by the city or county to be used for affordable housing.
(e) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.
(f) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.
(g) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.
(h) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.
(i) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component.
(j) Offering density bonuses or other incentives to encourage the development of affordable housing.
(k) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.
(l) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with a need for supportive housing identified in the 5-year consolidated plan adopted by the United States Department of Housing and Urban Development for the city or county pursuant to 42 U.S.C. § 12705 and described in 24 C.F.R. Part 91.

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

Table 5, below, identifies the measures incorporated into each Master Plan and those utilized by each jurisdiction in 2023. All jurisdictions at least passively met this requirement by incorporating six

Table 5: NRS 278.235 Measures Incorporated into Master Plans and Used in 2023

Jurisdiction	a	b	c	d	e	f	g	h	i	j	k	l	# of measures used
Clark Co.	XX	XX	X	X	X	XX	XX	XX	X	X	XX	XX	7
Boulder City	X	X	X	X			X	X		X			0
Henderson	XX	X			X X		XX	XX	X X	XX	XX	XX	8
Las Vegas		X	XX	X	X	XX		XX			XX	XX	5
Mesquite	XX	X	XX	X	X	X	XX	XX	X	X	X	X	4
N. Las Vegas	XX	X	X		X			XX			XX	XX	4
Washoe Co.	X	X			X	XX	X	Y	X	X	Y	XX	4
Reno	XX	X	XX			XX		XX	X	X	XX	XX	6
Sparks		X	XX	X	X			XX	X	X	Y	XX	4
# of jurisdictions reporting active use	**5**	**1**	**4**	**0**	**1**	**4**	**3**	**8**	**1**	**1**	**7**	**7**	**42**

Note: Measures a through l correspond to measures as given in Attachment A and above.
X indicates that the NRS 278.235 Measure is in the jurisdiction's Housing Plan.
XX indicates that the NRS 278.235 Measure is in the Housing Plan and the Measure was used in 2023.

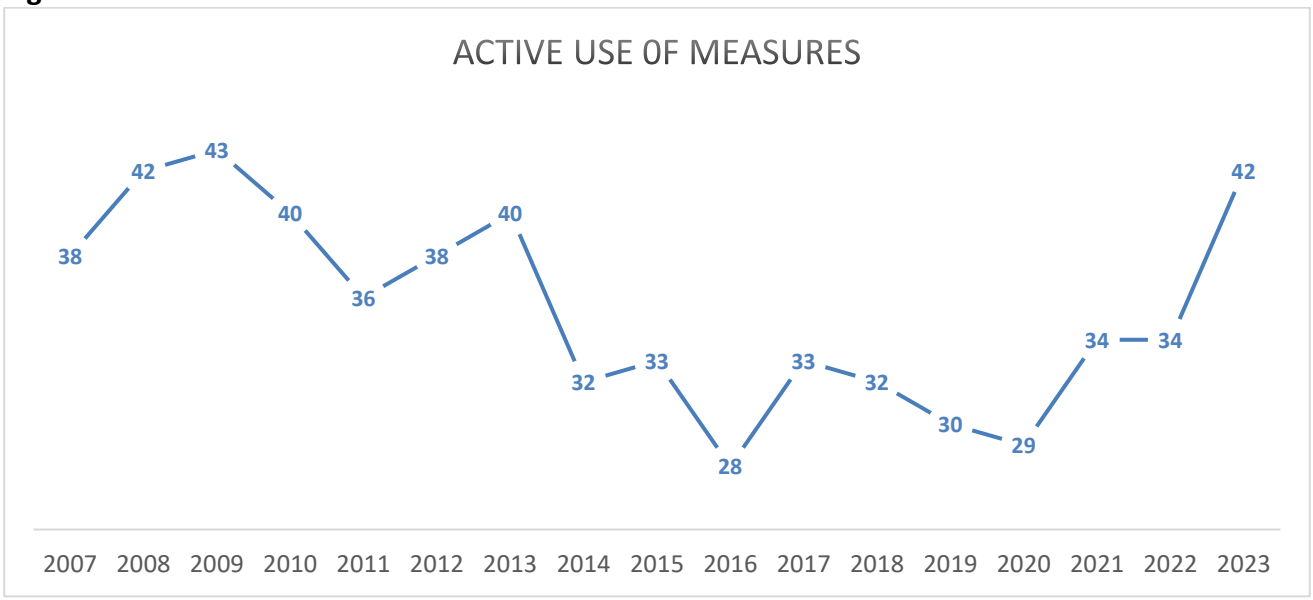
Y indicates that the Measure was used in 2023 but is not incorporated into the jurisdiction's Master Plan.

measures into their Master Plan. Clark County and City of Henderson reported the most diverse use of the measures with seven and eight measures being actively used. Measures H, "Providing money, support or density bonuses for affordable housing," K, "Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing" and L, "Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing" were the three measures used by the largest number of jurisdictions. There was continued progress on Affordable Housing Trust Fund (Measure F) with City of Las Vegas now joining Washoe County, Clark County and City of Reno forming similar funds dedicated to building and preserving affordable housing. Measures used only for moderate income families with 80% to 120% of HUD area median income were not included in Table 5 to keep the table comparable to previous years.

Active Use Time Series and Intensive Use of Measures

Table 5 indicates in 2023 measures were used by the jurisdictions at least 42 times up from 34 last year. Figure 3 shows the total number as reported from 2007 to 2023. The City of Henderson accounted for about half of the increase over 2022. Increase in use was spread across a large number of different measures. Diversity of measure use activity reported depends to some extent on subjective decisions about what constitutes such use.

Figure 3. Active Use of Measures



Note that a measure in Table 5 could have been used more than once. To understand more about the intensity of measure use, the number of projects or programs the measure was used for was collected on Form 1. Table 6 displays the results for 2023. The 238 instances of measure use reported are much lower than last year's 329, primarily because of a drop in use of measures k and l due to a reduction in Covid-19 related funds. City of Reno and Clark County specialize in housing development activities and once again have the highest measure intensity for their respective regions. Both jurisdictions often participate in joint projects. Measure H, "Providing money, support or density bonuses for affordable housing" was used in 72 instances, more than any other measure. The measures k and l for rental assistance and supportive services decreased from 2022 but remained the second and third most extensively used measures. Measures A, "reducing or waiving impact fees," and G, "expediting plan approvals," were also popular. As noted above, the use of measure F has been increasing in the last few

years. Just as with diversity of measure use, there are many subjective decisions made in determining what constitutes an instance of measure use.

Table 6. Intensity of NRS 278.235 Measure Use 2023: Number of Projects Associated with Active Use of Measure

Jurisdiction	a	b	c	d	e	f	g	h	i	j	k	l	Total instances reported
Clark Co.	9	1	0	0	0	1	8	32	0	0	31	28	110
Boulder City	0	0	0	0	0	0	0	0	0	0	0	0	0
Henderson	1	0	0	0	1	0	2	3	1	2	7	4	21
Las Vegas	0	0	1	0	0	1	0	6	0	1	4	2	15
Mesquite	1	0	2	0	0	0	1	3	0	0	0	0	7
N. Las Vegas	4	0	0	0	0	0	0	5	0	0	9	9	27
Washoe Co.	0	0	0	0	0	1	0	3	0	0	4	4	12
Reno	10	0	3	0	0	1	0	16	0	0	5	4	39
Sparks	0	0	1	0	0	0	0	4	0	0	1	1	7
Total instances of active use	**25**	**1**	**7**	**0**	**1**	**4**	**11**	**72**	**1**	**3**	**61**	**52**	**238**

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

AFFORDABLE HOUSING INVENTORY

Table 7 summarizes changes to the inventory of subsidized housing units in the nine jurisdictions.

The number given in the second column of Table 7, "Total Units End of 2022", matches the Nevada Housing Division list of subsidized housing before 2023 additions and subtractions. The total is tied to a list of subsidized housing for each jurisdiction maintained at the Housing Division and checked by the jurisdiction each year. Low income housing included on the list includes all types of tax credit properties, private or non-profit properties with project based HUD rental assistance, public housing, USDA Rural Development multifamily housing, properties owned by regional housing authorities, and some properties built or assisted with HOME funding, Nevada Account for Affordable Housing Trust Funds, National Housing Trust Funds, or Neighborhood Stabilization Program funding as well as a small number of properties with other miscellaneous funding. To be included on the list, the properties must either have project based rental assistance, or deed restrictions or other agreements restricting income levels of occupants or rent levels. Group homes and most transitional housing are not included on the list. Using the lists compiled by the Housing Division and the jurisdictions there were a total of 31,334 units of subsidized or below market housing in existence in the designated AHPR jurisdictions at the end of 2022. This was 2.9% more than 2021's inventory unit count.

The third column tracks additions to the inventory in 2023. Only units that are new to the inventory and reported as completed in 2023 are included. Because HOME funding is an important way that jurisdictions support affordable housing, often it is most convenient for jurisdictions to report a project as complete when HOME draws have been completed. Also, jurisdictions cooperate in the production of housing units. Multiple jurisdictions may support and report the same project, creating overlap. For

inventory purposes, such as in Table 7, units are counted only in the jurisdiction where they are physically located to prevent double counting.

The fourth column tallies any units that were previously on the list of subsidized housing but as of 2023 no longer have deed restrictions or other agreements restricting rents or incomes of the inhabitants. The majority of these are accounted for by exiting tax credit properties. The exiting units enter the private market, or rarely, are demolished for an alternate land use. This column may contain corrections to the inventory as well.

Table 7: Change in AHPR Jurisdictions' Affordable Housing Inventory, 2022 to 2023

Jurisdiction	Total Units End of 2022	Units Created in 2023*	Units Converted to Private Market in 2023	Total Units End of 2023	% Year over Year change
Clark Unincorporated	8,379	195	0	8,574	2.3%
Boulder City	59	0	0	59	0.0%
Henderson	2,960	0	0	2,960	0.0%
Mesquite	92	62	0	154	67.4%
Las Vegas	9,065	57	10	9,112	0.5%
NLV	2,040	156	62**	2,134	4.6%
Clark Total	**22,595**	**470**	**72**	**22,993**	**1.8%**
Washoe Unincorporated	-	0	0	0	NA
Reno	7,595	180	0	7,775	2.4%
Sparks	1,144	40	0	1,184	3.5%
Washoe Total	**8,739**	**220**	**-**	**8,959**	**2.5%**
Grand Total	***31,334***	***690***	***72***	***31,952***	***2.0%***

*Included in this category were new and renovated units new to the inventory that were completed in 2023 for both multifamily and single-family rentals and single-family owner occupied with deed restrictions.
**The 62 units lost to the City of North Las Vegas is a correction to account for a property that was not finished in 2022 as originally reported. It should eventually be added back in when it is finished.

The fifth column gives the total units existing at the end of 2023 (column 2 plus column 3 minus column 4) while the sixth column gives the percentage increase or decrease in subsidized units.

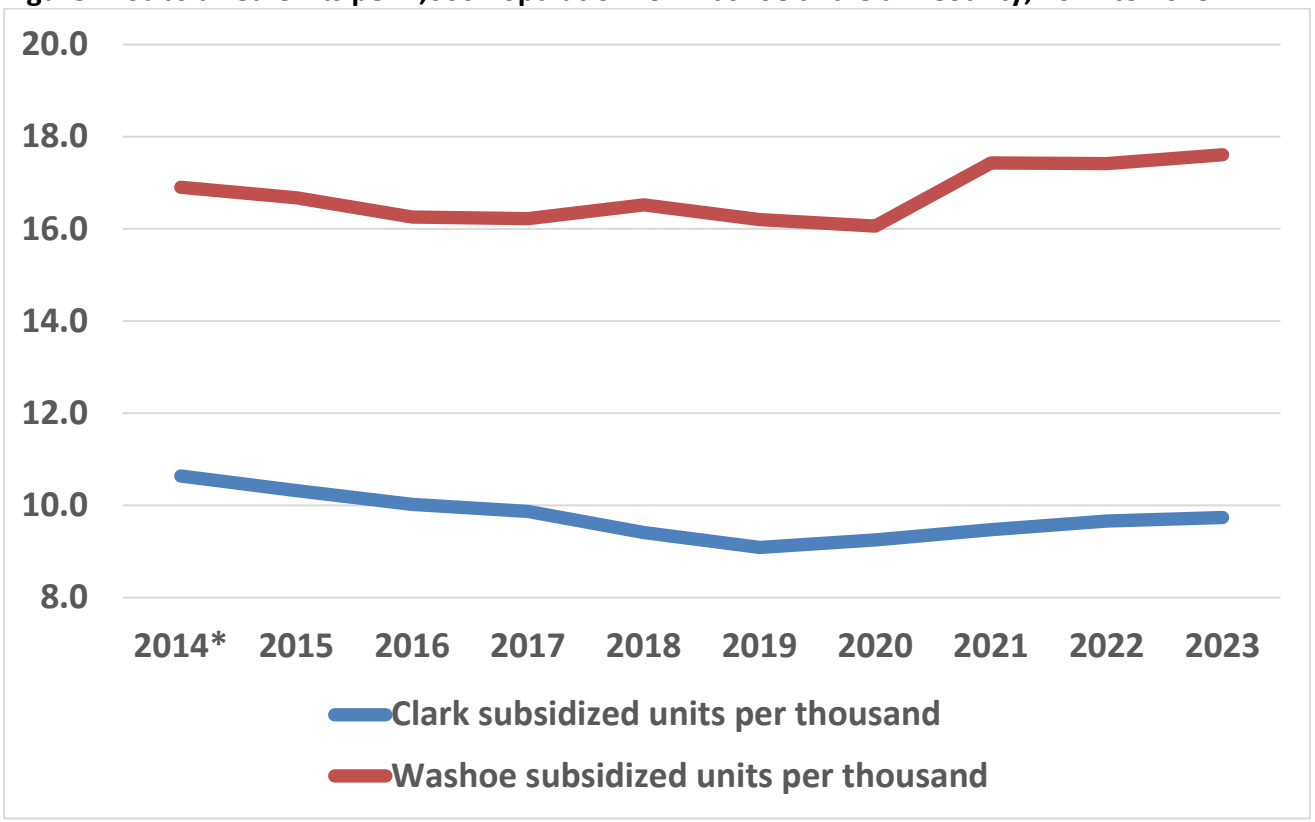
According to jurisdiction reports, the total increase was 690 units, down from an increase of 891 new units last year. This year 72 units were recorded in the 4th column, Units Converted to Private Market in 2023. This year 62 units were subtracted from the North Las Vegas inventory because a property was mistakenly recorded as finished in 2022. The 62 units are likely to be finished in 2024 so will eventually be added back. The 10 units subtracted from the Las Vegas inventory had not had rent restrictions for some years but were discovered while updating the database. Considering both column 3 and 4, total units on the subsidized housing list increased in net by 618 units or 2.0%. Total units in the AHPR jurisdictions' inventory at the end of 2023 was 31,952 units.[xiv]

Affordable Housing Inventory Time Series

A time series of the Annual Housing Progress Report (AHPR) inventory of subsidized units is available from 2014 to the current year. Table 8 gives this time series for all AHPR jurisdictions. The total change

in units from 2014 to 2023 is calculated. In addition, totals for Washoe and Clark Counties are given along with Nevada demographer population estimates for the two counties. Clark County Unincorporated, Henderson, Mesquite, Las Vegas, North Las Vegas, and Reno all experienced a net gain in total subsidized units over the time period. Boulder City and Washoe County Unincorporated experienced neither a net gain nor net loss over the time period, and Sparks is the only jurisdiction to have a net loss in subsidized units. For Clark County total, there was a net gain of 975 units (approximately 4%) while population over the period increased by 14%, according to the Nevada Demographer estimates. The increase in population was greater than the increase in subsidized units and caused a decrease in the subsidized units per thousand metric. Washoe County inventory increased in net by 1,574 units (21%) with a 16% increase in population over the period allowing for an increase in subsidized units per thousand. This information is summarized in Figure 4 which shows number of subsidized units per 1,000 population for both counties over the period. Clark County has shown a uniform decrease in this metric until 2019 and an uptick over the past four years, while Washoe County has experienced an increase over the past three years.

Figure 4. Subsidized Units per 1,000 Population for Washoe and Clark County, 2014 to 2023



Sources: Annual Housing Progress Reports 2015 to 2023, Governor Certified Population Estimates of Nevada's Counties, Cities and Towns 2000 to 2023, Office of the State Demographer for Nevada, https://tax.nv.gov/Publications/Population_Statistics_and_Reports/

Table 8. Subsidized Housing Inventory 2014 to 2023 with Demographer Population Estimates

Jurisdiction	2014*	2015	2016	2017	2018[a]	2019	2020	2021	2022	2023	Change 2014 to 2023	% Change 2014 to 2023
Clark Unincorporated	8,411	8,779	8,089	8,219	7,797	7,630	7,941	8,364	8,379	8,574	163	2%
Boulder City	59	59	59	59	59	59	59	59	59	59	-	0%
Henderson	2,798	2,935	2,938	2,945	2,951	2,949	2,949	2,960	2,960	2,960	162	6%
Mesquite	111	111	111	111	111	136	125	88	92	154	43	39%
Las Vegas	8,982	8,576	8,594	8,866	8,836	8,529	8,486	8,543	9,065	9,112	130	1%
NLV	1,657	1,410	1,414	1,453	1,430	1,542	1,907	1,978	2,040	2,134	477	29%
Washoe Unincorporated	0	0	0	0	0	0	0	0	0	0	-	NA
Reno	6,171	6,200	6,225	6,269	6492	6,500	6,497	7,345	7,595	7,775	1,604	26%
Sparks	1,214	1,170	1,063	1,063	1113	1,113	1,110	1,110	1,144	1,184	(30)	-2%
Total	***29,403***	***29,240***	***28,493***	***28,985***	***28,789***	***28,458***	***29,074***	***30,447***	***31,334***	***31,952***	***2,549***	***9%***
Clark Co. total	**22,018**	**21,870**	**21,205**	**21,653**	**21,184**	**20,845**	**21,467**	**21,992**	**22,595**	**22,993**	**975**	**4%**
Washoe Co. total	**7,385**	**7,370**	**7,288**	**7,332**	**7,605**	**7,613**	**7,607**	**8,455**	**8,739**	**8,959**	**1,574**	**21%**
Clark Co. population	**2,069,450**	**2,118,353**	**2,116,181**	**2,193,818**	**2,251,175**	**2,293,391**	**2,320,107**	**2,320,551**	**2,351,954**	**2,361,285**	**291,835**	**14%**
Washoe Co. population	**436,797**	**441,946**	**448,316**	**451,923**	**460,237**	**469,801**	**473,606**	**485,113**	**492,077**	**508,759**	**71,962**	**16%**
Clark Co. subsidized units per thousand	**10.6**	**10.3**	**10.0**	**9.9**	**9.4**	**9.1**	**9.3**	**9.5**	**9.6**	**9.7**	**(0.9)**	**-8%**
Washoe Co. subsidized units per thousand	**16.9**	**16.7**	**16.3**	**16.2**	**16.5**	**16.2**	**16.1**	**17.4**	**17.8**	**17.6**	**0.5**	**3%**

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

[a]See previous AHPR reports for notes about corrections to 2018 numbers.

Affordable Housing Inventory Time Series for VLI Households

Nevada is particularly short of affordable and available housing for VLI households. A time series of the Annual Housing Progress Report (AHPR) inventory of VLI subsidized units is available from 2018 to the current year. Table 9 gives this time series for all AHPR jurisdictions. The total change in units from 2018 to 2023 is calculated. There was a net gain in this type of unit for every jurisdiction except Boulder City and Washoe County Unincorporated, which had no changes in inventory. For Clark County as a whole, there was a net gain of 970 VLI units (approximately 9%). Washoe County inventory increased in net by 581 units (16%). In the last four years there have been over 1,500 additional VLI subsidized units added to the AHPR jurisdictions' inventory.

Table 9. Subsidized Housing Inventory of VLI Units, 2018 to 2023

Jurisdiction	VLI Units 2018	VLI Units 2019	VLI Units 2020	VLI Units 2021	VLI Units 2022	VLI Units 2023	Change in VLI Units 2018 to 2023	% Change in VLI Inventory 2018 to 2023
Clark Unincorporated	3,339	3,396	3,591	3,642	3,677	3,686	347	10%
Boulder City	59	59	59	59	59	59	-	0%
Henderson	1,268	1,268	1,268	1,270	1,270	1,270	2	0%
Mesquite	44	44	69	57	60	120	76	173%
Las Vegas	5,762	5,763	5,828	5,885	6,025	6,078	316	5%
NLV	717	782	785	890	952	946	229	32%
Clark Total	**11,189**	**11,312**	**11,600**	**11,803**	**12,043**	**12,159**	**970**	**9%**
Washoe Unincorporated	-	-	-	-	-	-	-	NA
Reno	3,203	3,451	3,428	3,596	3,654	3,724	521	16%
Sparks	492	492	489	489	523	552	60	12%
Washoe Total	**3,695**	**3,943**	**3,917**	**4,085**	**4,177**	**4,276**	**581**	**16%**
Grand total	***14,884***	***15,255***	***15,517***	***15,888***	***16,220***	***16,435***	***1,551***	***10%***

Table 10. Percent of Inventory for VLI Households

Jurisdiction	% of Total Subsidized Inventory for VLI Households
Clark Unincorporated	43%
Boulder City	100%
Henderson	43%
Mesquite	78%
Las Vegas	67%
NLV	44%
Clark Total	**53%**
Washoe Unincorporated	NA
Reno	48%
Sparks	47%
Washoe Total	**48%**
Grand total	***51%***

With the inventory of VLI units established, it is possible to calculate the percentage of VLI units for each jurisdiction (Table 10). Overall, 51% of subsidized units either had sliding scale rental assistance or a set aside for VLI households. The largest percentage of units devoted to VLI households was in Boulder City which has one property with full project based rental assistance. The second largest percentage of VLI units was in Mesquite with 78%. The City of Las Vegas is also notable with 67% of its subsidized housing inventory suitable for VLI households. Recall that this inventory includes public housing.

JURISDICTION PROGRESS IN CREATING AND MAINTAINING AFFORDABLE UNITS

As required by NRS 278.235, remaining affordable housing need has been analyzed below in Table 11 using information compiled from jurisdiction reports.

Each jurisdiction is required to prepare a five-year Consolidated Plan in order to receive housing funds from the United States Department of Housing and Urban Development (HUD). As part of the housing needs analysis contained in the Consolidated Plan, jurisdictions are required to use the Comprehensive Housing Affordability Strategy (CHAS) data supplied by HUD to investigate housing needs for their population. Starting with the 2015 report, the Housing Division has assigned all jurisdictions the "Total Need" (column two in Table 11) using CHAS data.

The CHAS estimate of households with one or more housing problems and income under 80% HUD Area Median Income (low income) was used for "total need" given in column 2. This is a relatively broad and inclusive measure of housing needs. This estimate was adjusted downward by subtracting out CHAS estimates of housing units that are affordable to low income households and vacant. This helps account for affordable and available private market units. The Division assigns this estimate to help make them comparable across jurisdictions. If a jurisdiction would like to provide an alternate estimate, they may work with the Division to do so; however, as of the 2023 report none have yet requested this option. Using the most recent CHAS data available from 2016 to 2020, the estimate of low income Washoe and Clark County households experiencing one or more housing problems such as housing cost burden, lack of complete kitchen or plumbing facilities or overcrowding was 284,220. About 26,000 units were affordable to low income families and vacant. After adjusting for vacant units, there were an estimated 258,255 households in need of housing assistance. There was an increase of 5% in Clark County and 4% in Washoe County as compared to the previous year. The largest component of change was an increase in the number of households from 50 to 80% of HUD Area Median Family Income (Low Income, LI) with a housing problem. Following close behind, the second and third largest components were the increase in VLI households with a housing problem and a vacancy decrease in housing affordable to VLI households. The latest CHAS numbers (2016 to 2020) now contain one year of pandemic influenced data (2020), so may be finally beginning to reflect the upheavals in the housing market during the pandemic era.[xv]

Some further notes on the meaning of this CHAS estimate are given in this paragraph. The concept requires careful interpretation. An incorrect interpretation is that number of households in need is the same as the number of new units that the AHPR jurisdictions should build to solve the affordable housing crisis. These types of CHAS numbers represent the number of households in need. For the most part, these households already have an adequate housing unit but there is a significant housing problem they are facing. Their rent is so expensive that it may be difficult to

both pay rent and afford other necessities. In other words, the problem for most of these households relates strongly to income. As such, in addition to more subsidized unit production, there are many other possible solutions and partial solutions that have been suggested by various housing analysts: vouchers, renter tax credits, raises in the minimum wage, assistance with energy costs, transportation or childcare, buying and holding naturally occurring affordable housing by PHAs or B corporations, increasing housing production and housing density by lowering regulatory burden and so forth. In other words, the numbers should be thought of as the number of households with a housing related need, but do not dictate a particular solution.

There are other economic reasons that these "households in need" numbers do not correlate directly to "number of new subsidized units we need to build." The economy is made up of moving parts; population, especially in Nevada, may be growing; household formation increases and decreases due to changes in employment opportunities; increased supply of housing, whether subsidized or private market, may bring down rents overall if a large amount of production creates more vacancies, there is a time lag on the CHAS numbers that should be accounted for and so forth. An additional factor is that these numbers do not account for the homeless population (8,666 individuals were found homeless in 2023's Point-in-Time Count). These complexities must be taken into account, at least to some degree, before we can attempt an estimate of the number of new units to build. Experiments with methodologies that take into account some of these factors include Washington State's Housing Targets.[xvi]

The third column in Table 11, "Total 2023 Subsidized Units," is total inventory of units at the end of 2023 as given in Table 7 above. The column in Table 11 named "Additional Households Assisted in 2023" includes housing activities such as tenant-based rental assistance provided through jurisdictions as well as down-payment assistance for single family owners. These activities helped to provide additional individuals or families with affordable housing during 2023. Tenant based rental assistance is important to include since most households experiencing a housing problem are experiencing housing cost burden. If the burdened household is given rental assistance, the housing problem may be resolved. However, these activities do not create long term affordable housing units so are tracked separately from the long-term affordable inventory in the third column. A total of 10,812 additional households were reported to be assisted in 2023. This total still includes a large number of households who received housing assistance through the Emergency Rental Assistance program or other assistance related to various rounds of Covid-19 relief packages.

The final column is the ratio of the assistance (column 3 plus column 4) to need (column 2). It compares total subsidized low income housing units, rental assistance, and other housing assistance available at the end of 2023 to total need for affordable units from the CHAS data. Subsidized units and other assistance are expressed as a percentage of total need as measured in the 2016 to 2020 CHAS estimates. This provides a consistent way to compare the scale of low income housing activity across jurisdictions to the need for assistance. This year for the AHPR jurisdictions, and before including Housing Choice Vouchers, the ratio of subsidized units and other assistance to households in need was 17%, six percentage points lower than last year's 23%, but still representing an increase when compared to this ratio as calculated in the AHPR in 2019 (13%) and earlier years. This increase was still primarily due to the availability of the remaining Emergency Rental Assistance and other Covid-19 related housing assistance programs.

Summary of Remaining Need

The ratio of assistance to need for AHPR jurisdictions in total declined from last year's 23% to 17%. As usual, Reno was the jurisdiction with the strongest level of assistance and subsidized units as compared to its total need at 30%. In the southern portion of the state, Clark County Unincorporated had the strongest level of assistance at 17%. Again, this was largely because most of the Emergency Rental Assistance program was credited to them, even though the assistance was used throughout the Las Vegas Metro area. It is more insightful to look at Clark and Washoe Counties as a whole.

It may often be the case that AHPR results are more meaningful to consider regionally than at the individual jurisdiction level. Housing needs do not normally stop at city boundaries and there is normally a regional approach taken to administering federal, state and local funding.

Table 11: Analysis of Remaining Affordable Housing Need

Jurisdiction	Total Need	Total 2023 Subsidized Units	Additional Households Assisted in 2023	Assistance and subsidized units as % of existing need
Clark Unincorporated	95,960	8,574	7,491	**17%**
Boulder City	1,075	59	0	**5%**
Henderson	24,240	2,960	417	**14%**
Mesquite	1,605	154	2	**10%**
Las Vegas	67,340	9,112	264	**14%**
N. Las Vegas	21,105	2,134	766	**14%**
Washoe Unincorporated	6,990	0	567	**8%**
Reno	29,765	7,775	1,151	**30%**
Sparks	10,175	1,184	154	**13%**
Total	**258,255**	**31,952**	**10,812**	**17%**
Washoe Co. total without vouchers	46,930	8,959	1,872	**23%**
Washoe Co. total with vouchers	46,930	10,993	1,872	**27%**
Clark Co. total without vouchers	211,325	22,993	8,940	**15%**
Clark Co. total with vouchers	211,325	33,822	8,940	**20%**
AHPR totals with HC vouchers	**258,255**	**44,815**	**10,812**	**22%**

*Total need numbers are from 2016 to 2020 data which only contains one year of data from the pandemic era; however, households assisted includes Covid-related program participants.
Note that voucher numbers are adjusted for overlap (vouchers are often used in tax credit units).

Although the emergency rental assistance provided by the jurisdictions is included in column four, federal housing choice vouchers are not included. The final four rows allow comparison of the two

counties with and without housing choice vouchers. Using Housing Choice Voucher data available at Housing Authority level, Table 11 demonstrates how housing assistance and subsidized units available increase substantially when vouchers are considered. Taking into account voucher availability, there were approximately four households in need in Washoe and five in Clark County for each household assisted, up from three and four, respectively, last year.

The 2020 survey of tax credit projects found that 14% of households living in Clark County tax credit funded units and 22% in Washoe County use vouchers or other types of portable rental assistance.[xvii] Because up to 13% of the assistance reported was emergency rental assistance from the CARES Act, these estimates were reduced by that amount to 12% and 19% respectively. Estimates in Table 11 accounted for this overlap of tax credit units and Project Based Vouchers.[xviii]

Analysis of Remaining Need for VLI Households

In 2019, a new baseline number for the subset of subsidized units affordable to very low income (VLI) households was established. A unit was considered a part of this inventory if it had a project-based rental assistance contract, project-based voucher or other sliding scale rental assistance or had set asides for households with incomes at or below 50% of HAMFI. Table 12 gives a break-out of the remaining need information in Table 11 by units affordable to VLI and LI households in 2023. LI households were defined as households with incomes from 50% to 80% of HAMFI. To compare housing need in each category like Table 11 above, additional assistance such as tenant-based rental assistance and owner occupied renovation programs provided through the jurisdictions are added to units to compare housing effort for each population separately.

Results show that the drop-off in levels of Covid-19 related rental assistance was more significant for VLI households. The ratio of housing assistance to housing need for VLI households decreased from 24.0% in 2022 to 16.0% in 2023, while the ratio for LI households only decreased from 20.0% to 19.0% this year.

Regionally, the City of Reno remained the jurisdiction with the strongest level of assistance for both VLI and LI households at 23.0% and 50.0%, respectively.

Table 12. Subsidized Units for VLI Households and LI Households and Ratio to Need

Jurisdiction	VLI units 2023	Additional VLI Households Assisted in 2023	Ratio of VLI Assistance to VLI Need	LI Units 2023	Additional LI Households Assisted in 2023	Ratio of LI Assistance to LI Need
Clark Unincorporated	3,686	7,491	17%	4,888	-	16%
Boulder City	59	-	7%	-	-	0%
Henderson	1,270	292	11%	1,690	125	19%
Mesquite	120	-	13%	34	2	5%
Las Vegas	6,078	254	14%	3,034	10	14%
NLV	946	756	13%	1,188	10	14%
Clark Total	**12,159**	**8,793**	**15%**	**10,834**	**147**	**15%**
Washoe Unincorporated	-	448	10%	-	119	5%
Reno	3,724	1,151	23%	4,051	-	50%
Sparks	552	122	10%	632	32	20%
Washoe Total	**4,276**	**1,721**	**18%**	**4,683**	**151**	**34%**
Grand total	***16,435***	***10,514***	***16%***	***15,517***	***298***	***19%***

NOTABLE HOUSING INITIATIVES IN 2023

Covid-19 related funding remained significant and provided approximately 7,500 households with rental assistance and/or supportive services related to housing, which was 72% of the total rental assistance/supportive services numbers reported in the 2023 AHPR. However, the program was far smaller this year as compared to 2021 and 2022 when 21,000 and 22,000 households were assisted through these programs.

The Covid era American Rescue Plan Act (ARPA) funds have also been influential in efforts to further build subsidized housing inventory. These funds allowed for the creation of the Home Means Nevada Initiative (HMNI), and the initial rounds of funding for the Welcome Home Community Housing Fund (CHF) of Clark County as well as extra funding for project finance in the northern jurisdictions. Over 3,000 restricted units, 2,200 of which are to be new, will be using HMNI or CHF funding, usually in addition to traditional sources of funding. It is too early for any of these projects to have finished so none are yet on the completed list. The 2024 AHPR may be the first to record completed projects with HMNI and CHF funding.

Efforts to develop dedicated funding for affordable housing at the local level continued to be notable this year. In January of 2023 the City of Las Vegas City Council created a new Affordable Housing Trust Fund. Clark County continued the Welcome Home Community Housing Fund (CHF), providing direct gap financing for both new development and preservation projects. Twenty-seven projects had executed formal agreements or were working towards closing. Washoe County had selected the first two projects to receive the first funds through its Affordable Housing Trust Fund created in 2019 and agreements may be executed in 2024. The City of Reno projected 2024 use of the funds collected through a per unit fee on certain developments that was dedicated to affordable housing projects.

The number of affordable units in the AHPR jurisdictions' new construction and preservation pipeline this year declined somewhat to 6,612, down from last years' remarkable high at 7,159. While over 2,000 units were first reported and added to the pipeline this year, and 1,454 new and preserved units were completed, an additional factor was 1,226 units in projects that were reported withdrawn this year.

A total of seven new and three renovation projects were completed this year making for a total of 690 new units and 764 units preserved.[xix] Last year, AHPR jurisdictions produced more new units but preserved fewer units. One notable project reported finished this year was the first phase of the new Hafen Village in the City of Mesquite, which has reported increased affordable housing activity in the past several years.

Delays in finishing construction may have again reduced the number of projects reported as completed in 2023. Delays have been reported in recent years due to Covid protocols, supply chain issues, lack of construction workers, and increases in costs of building supplies as well as general inflation. This year 1,752 units in 17 projects were being reported for the third year or more, a possible indication that they have been delayed although some may have been reported in earlier stages than has been the case in past years. Over 1,400 hundred of these pipeline units are to be new units. Were all these projects to finish next year, it is possible that 2024 could set a record for AHPR units of new construction completed, something that was anticipated in 2023 but did not come to fruition.

No conversions to the private market were reported this year. However, one project with 62 restricted units turned out to have been prematurely reported in the 2022 AHPR and was corrected. Another property with 10 units had not had active restrictions for many years, making for another correction to the subsidized inventory.

Regional work on housing continued to be the norm in both the north and south. As usual Clark County set the record for the most joint projects reported (22), three of which were completed this year. City of Reno and Washoe County reported cooperation on three pipeline projects.

CONCLUSION

AHPR reports indicated Emergency Rental Assistance and other Covid-19 related supplemental housing assistance programs decreased markedly this year, with about 13,500 fewer households reported to be assisted than were last year. Accordingly, AHPR measures of housing effort to housing need began to retreat to levels seen before the pandemic as Covid-19 related rental assistance programs decreased. The ratio of households assisted to households in need decreased to 17% as compared to 23% last year. The ratio still compared favorably the 2019 AHPR ratio which was 13%.

The AHPR pipeline number were down somewhat (6,612 including 20 single family units) as compared to last year's extraordinary level (7,159). Of the 6,612 units in the pipeline, 4,725 units were in new multifamily projects. Typically, projects have finished within two or three years of first being reported in the AHPR so there is hope that most of this large number of new units will be reported as complete and in the inventory by 2024 or 2025, making these years of banner productivity. The funding boost from CHF and HMNI should continue to boost the number of units in the pipeline over the next several years. However, there have been difficulties reported in moving this larger number of units through the pipeline, and five projects with 1,226 new or new-to-the-inventory units were withdrawn from AHPR reporting this year.

The affordable housing winning streak continued yet again this year, albeit not quite as robustly as may have been hoped given such a large pipeline of projects. Year over year the net increase of 618 units was a 2% increase in AHPR inventory. Also, AHPR net inventory as compared to the 2014 baseline increased again in 2023. Total subsidized units in the AHPR inventory increased to 31,952 units, 2,549 units (9%) more than the 2014 baseline inventory. In the case of Washoe County, the net increase in subsidized units even outpaced population growth. Once again, conversions to market rate were low, helping inventory to grow.

The time series for the subset of very low income subsidized inventory revealed that since 2018 the AHPR jurisdictions experienced a net gain of 1,551 units with sliding scale rental assistance or set asides for households with incomes at or below 50% of area median family income for a total of 16,435 units. Over half of the AHPR subsidized inventory of units (51%) continues to be appropriate for very low income households.

Homelessness is the most visible "tip of the iceberg" indicator of the large, systemic, and long-term problems that have developed in the housing market. However, as the data nationwide and from our local jurisdictions shows, even with extraordinary levels of rental assistance, the rates of homelessness continue to rise. The Housing Division anticipates that the increased supply coming online in the next two to three years of ELI and VLI units through the HMNI program in addition

to AHPR jurisdiction level programs such as the CHF will assist in the mitigation of homelessness; however, it is just one part of the solution to ending homelessness.

For further information or to answer questions regarding this report please contact Jaylin Hendricks at jhendricks@housing.nv.gov or 702.486.5990 or contact the Nevada Housing Division at NHDinfo@housing.nv.gov or 775.687.2240.

Attachment A – NRS 278.235

Below is the governing statute underlying the Annual Housing Progress Report as amended in 2023. See 2023 Statutes of Nevada, Pages 1161-1286 (state.nv.us) for information on recent amendments due to passage of AB213.

NRS 278.235 Adoption of measures to maintain and develop affordable housing to carry out housing plan required in master plan; conditions under which governing body may reduce or subsidize certain fees; annual reports.

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

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

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

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

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

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

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

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

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

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

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

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

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

2. A governing body may reduce or subsidize impact fees, fees for the issuance of building permits or fees imposed for the purpose for which an enterprise fund was created to assist in maintaining or developing a project for affordable housing, pursuant to paragraph (a) of subsection 1, only if:

(a) When the incomes of all the residents of the project for affordable housing are averaged, the housing would be affordable on average for a family with a total gross income that does not exceed 60 percent of the median gross income for the county concerned based upon the estimates of the United States Department of Housing and Urban Development of the most current median gross family income for the county.

(b) The governing body has adopted an ordinance that establishes the criteria that a project for affordable housing must satisfy to receive assistance in maintaining or developing the project for affordable housing. Such criteria must be designed to put into effect all relevant elements of the master plan adopted by the governing body pursuant to NRS 278.150.

(c) The project for affordable housing satisfies the criteria set forth in the ordinance adopted pursuant to paragraph (b).

(d) The governing body makes a determination that reducing or subsidizing such fees will not impair adversely the ability of the governing body to pay, when due, all interest and principal on any outstanding bonds or any other obligations for which revenue from such fees was pledged.

(e) The governing body holds a public hearing concerning the effect of the reduction or subsidization of such fees on the economic viability of the general fund of the city or county, as applicable, and, if applicable, the economic viability of any affected enterprise fund.

3. On or before July 15 of each year, the governing body shall submit to the Housing Division of the Department of Business and Industry a report, in the form prescribed by the Housing Division, of how the measures adopted pursuant to subsection 1 assisted the city or county in maintaining and developing affordable housing to meet the needs of the community for the preceding year. The report must include an analysis of the need for affordable housing within the city or county that exists at the end of the reporting period. The governing body shall cooperate with the Housing Division to ensure that the information contained in the report is appropriate for inclusion in, and can be effectively incorporated into, the statewide low-income housing database created pursuant to NRS 319.143.

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

(Added to NRS by 2007, 1517; A 2009, 2764; 2013, 1506; 2017, 1038; 2019, 827, 831; 2023, 1165)

Attachment B – Form 1 From Jurisdiction Reports

FORM 1: SELECTED SPECIFIED MEASURES FOR CLARK COUNTY

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	B	C
MEASURE	*INCORPORATED INTO HOUSING PLAN*	*USED IN 2023 (PLEASE "X" TO DENOTE)*	*NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE*
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	X	X	This is mentioned in our housing plan as well as County Code. These discounts are available in unincorporated Clark County, for County-managed utilities only. 9 projects listed either starting this year or continuing projects. Used for 4 affordable projects in 2023 (were certified with this reduction); 7 projects were in progress with this incentive in 2023 and 1 project finished in 2023 with 195 units
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X	X	1 instance listed; 3 projects in process in 2023, agreements for transfer/lease will be executed in 24-25
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		No instances for 2023; however, 1 project in process in 2023, agreements for transfer/lease will be executed in 24
D) Leasing land by the city or county to be used for affordable housing.	X		No instances listed for 2023, however, the land under Community Land Trust homes will be leased by homeowners. 2 projects in process in 2023 – to be finalized 24-26. This may not yet be in our Housing Plan as this is a newly created program.
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		No instance for 2023; however 1 project in process in 2023, will receive the patent in 2024.
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X	X	CHF Fund created in 2022, total CHF funds awarded to developers between 2022 and the end of 2023: Approx $105M (23 properties on Form 2 have CHF)
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X	X	This is mentioned in our housing plan as well as County Code. These discounts are available in unincorporated Clark County, for County-managed utilities only. 8 instances on Form 2 for 2023. Used for 4 affordable projects in 2023 (were certified with this reduction); 7 projects were in progress with this incentive in 2023 and 1 project finished in 2023 with 195 units

H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	32 instances in Form 2 including 4 properties with 562 units that are complete in 2023. All CHF -funded projects (Measure F) were also funded with LIHTC and/or other public funds. Regarding Density Bonuses for affordable housing, those, along with parking reductions, were added into our Housing Plan and County code as of Jan 1, 2024.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component.	X		Density Bonuses for affordable housing, along with parking reductions, were added into our Housing Plan and County code as of Jan 1, 2024.
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		Density Bonuses for affordable housing, along with parking reductions, were added into our Housing Plan and County code as of Jan 1, 2024. We have many other incentives, outlined above.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	Provided by Karen, CCSS. 31 programs on Form 2 serving 7,570 households.
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.	X	X	CHO awarded substantial money (HOME-ARP) for supportive services in 2024; more information will be included in AHPR 2024. Otherwise info provided by Karen, CCSS gives 7,491 households served by 28 programs. These households also received direct financial assistance and are included in Measure K numbers.

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF BOULDER CITY

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	B	C
MEASURE	*INCORPORATED INTO HOUSING PLAN*	*USED IN 2023 (PLEASE "X" TO DENOTE)*	*NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE*
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	X		
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		
D) Leasing land by the city or county to be used for affordable housing.	X		
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.			
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.			
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X		
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X		
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component.			
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.			
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.			

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF HENDERSON

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	B	C
MEASURE	*INCORPORATED INTO HOUSING PLAN*	*USED IN 2023 (PLEASE "X" TO DENOTE)*	*NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE*
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	X	X	1 instance: Sunrise Ranch Affordable Hsg (in progress). An enterprise fund established by City Council in 2023 will be used in 2024; a portion of the City of Henderson's Development Services Center is being funded by the newly created Enterprise Fund.
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		This was not used during 2023.
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.			
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X	X	1 instance: West Henderson (in progress). This was used in 2023 and is an ongoing annual process with the Federal government. The City intentionally reserves federal parcels to encourage private large-scale development. The City tries to reserve federal parcels that are in proximity of utilities and in proximity of current and planned infrastructure
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.			
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X	X	2 instances: Sunrise Ranch &West Henderson Affordable Hsg (not finished in 2023). Also note in 2023 the City made changes to its Development Code. The City has approved modified standards to parking and other required specifications for developing affordable housing. The City does not have a process to expedite the approval of plans, but rather has created stream-lining processes for plan reviews. Some of these process improvements include allowing for staff-level review versus the need to take such reviews to committee or council. This staff review allows for the administrative process to move

	A	B	C
MEASURE	*INCORPORATED INTO HOUSING PLAN*	*USED IN 2023 (PLEASE "X" TO DENOTE)*	*NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE*
			more quickly and avoid a public review.
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	3 instances (Blind Center, Sunrise Ranch & West Henderson Affordable Housing, not finished in 2023). The City does provide density bonuses for affordable housing constructed for residents who are 80% or below the area median income. Density units are based upon total units constructed on an acre of land.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component.	X	X	1 instance: Sunrise Ranch Affordable Hsg (in progress). The City provides density bonuses for affordable housing constructed for residents who are 80% or below the area median income. Density units are based upon total units constructed on an acre of land.
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X	X	2 instances: Sunrise Ranch &West Henderson Affordable Hsg (in progress). The City provides density bonuses for affordable housing constructed for residents who are 80% or below the area median income. Density units are based upon total units constructed on an acre of land.
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	7 active TBRA programs (438 households). The City of Henderson has three main categories of programs that assist low-income individuals with the rental of affordable housing. All were used this year. They are: 1. Tenant-based rental assistance 2. Emergency Rental Assistance 3. Welfare Set-Aside An additional program, NV Partners CDBG program was included on the Bitfocus HMIS report. The City of Henderson also has 2 programs offered to low-income homeowners that provide for weatherization, mobility improvements, and ensure the health and safety of the residents. They are: 1. Critical Home Repair (small scale) 2. Homeowner Occupied Rehabilitation (large scale).
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.	X	X	4 active programs (443 households). Many of the households receiving rental assistance also have supportive services. The Blind Center was also supported. The Blind Center is a regional project located in the City of Las Vegas.

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF LAS VEGAS

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	B	C
MEASURE	*INCORPORATED INTO HOUSING PLAN*	*USED IN 2023 (PLEASE "X" TO DENOTE)*	*NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE*
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created			
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X	X	1 instance Decatur & Rome, in progress
D) Leasing land by the city or county to be used for affordable housing.	X		
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X	X	Affordable housing Trust Fund established 1-18-2023.
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.			
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	6 instances of which 2 are complete (Golden Rule, 51 restricted units, 500 Jefferson, 6 restricted units)
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component.			
J) Offering density bonuses or other incentives to encourage the development of affordable housing.			1 instance, in progress
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	4 instances reported assisting 133 households.
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.	X	X	2 instances with 94 households assisted, some overlap with households helped with rental assistance.

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF MESQUITE

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	B	C
MEASURE	*INCORPORATED INTO HOUSING PLAN*	*UTILIZED IN 2023 (PLEASE "X" TO DENOTE)*	*NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE*
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	X	X	Waived all impact fees and collected a flat $420 permit fee only from manufactured home developments.
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X	X	2 instances, for Hafen Vlg Phase I, which is completed, & II, which is under construction.
D) Leasing land by the city or county to be used for affordable housing.	X		
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X		
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X	X	Initiated rezoning (ZCM-23-004) of the 16-acre city-owned property from Single Family & Public Facilities to Multi-Family Medium Density (MF-3) to have it available for future affordable housing development.
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	3 instances, Hafen Vlg I & II (Not yet complete) and ongoing donation of bond cap to NRHA
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component.	X		
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X		
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.	X		

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

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	B	C
MEASURE	*INCORPORATED INTO HOUSING PLAN*	*USED IN 2023 (PLEASE "X" TO DENOTE)*	*NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE*
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	X	X	4 instances with 1 of these projects finishing: Lake Mead West with 156 units.
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.			
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.			
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	5 instances with 1 of these projects finishing: Lake Mead West with 156 units.
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component.			
J) Offering density bonuses or other incentives to encourage the development of affordable housing.			
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	7 ESG-CV or ESG rental assistance programs and 2 rapid rehousing program serving 766 households
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.	X	X	The 766 households above with rental assistance also received supportive services.

FORM 1: SELECTED SPECIFIED MEASURES FOR WASHOE COUNTY

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	B	C
MEASURE	*INCORPORATED INTO HOUSING PLAN*	*USED IN 2023 (PLEASE "X" TO DENOTE)*	*NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE*
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	X		
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.			
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X	X	Affordable Housing Trust Fund: Additional money added; contracts prepared but not yet signed.
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.	X		
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.		X	3 instances, Washoe County participates in the Washoe County HOME Consortium, Bond cap for the Ridge @ Sun Valley, project under development, ground broken on Washoe County Cares Campus Ph. 4, permanent supportive housing
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component.	X		
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.		X	Four programs used this measure in 2023 assisting 567 households.
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.	X	X	The same four programs used this measure in 2023 with the same 567 households assisted.

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF RENO

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	B	C
MEASURE	*INCORPORATED INTO HOUSING PLAN*	*USED IN 2023 (PLEASE "X" TO DENOTE)*	*NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE*
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created	X	X	10 instances recorded, 1 project complete: Springview with 180 units.
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X	X	Used measure in 3 instances, projects ongoing and not yet complete.
D) Leasing land by the city or county to be used for affordable housing.			
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.			
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X	X	Although not yet held in a trust fund, developers paid contribution fees into a fund for affordable housing. Plans are to use these funds in 2024.
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.			Note: City goal is to review all complete building permit submittals within 10 business days whether affordable or not.
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	16 instances recorded; 3 projects are complete in 2023: Springview (new 180 units), Whitelle (228 renovated units), Park on Virginia/SW Vlg (332 renovated units).
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component.	X		
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.	X	X	Used in 5 projects to help 1,151 households. Three of these projects were new & funded in 2023 but have not yet assisted any households.
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.	X	X	Used in 4 projects for same households helped with rental assistance with two new projects at funding stage.

FORM 1: SELECTED SPECIFIED MEASURES FOR CITY OF SPARKS

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction's Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 120 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

	A	B	C
MEASURE	*INCORPORATED INTO HOUSING PLAN*	*USED IN 2023 (PLEASE "X" TO DENOTE)*	*NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE*
A) Reducing or subsidizing in whole or in part impact fees, fees for the issuance of building permits collected pursuant to NRS 278.580 and fees imposed for the purpose for which an enterprise fund was created			
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X	X	The City was awarded HMNI funding for the purpose of purchasing vacant land for the future use of affordable housing (two parcels purchased in 2024).
D) Leasing land by the city or county to be used for affordable housing.	X		
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.			
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.			
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X	X	4 instances. • The City gave Private Activity Bond Cap to NRHA and NHD for single family homebuyer programs and the development of affordable multifamily projects. • HOME -ARP funding to Railyard Flats, multifamily new construction project (not yet finished). • HOME funding to Silver Sage Court rehabilitation project. ARPA funds for the installation of solar at Truckee Heights (project completed August 2023).
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented or multi-story housing developments that would include an affordable housing component.	X		
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		

	A	B	C
MEASURE	*INCORPORATED INTO HOUSING PLAN*	*USED IN 2023 (PLEASE "X" TO DENOTE)*	*NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE*
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.		X	In 2023 the City was awarded $1.5M through AB396 for the purpose of providing rental assistance. IN the calendar year 154 households were assisted.
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction's Consolidated Plan.	X	X	The City provides CDBG funding to support the operations of the Eddy House.

Attachment C – Form 2
From Jurisdiction Reports

FORM 2: Selected Specified Measures

City or County Name: Clark County
Reporting Period: Calendar Year 2023

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	F	Welcome Home Community Housing Fund (CHF) was continued, with direct gap financing available for new development and rehab/aquisition. Of the projects awarded in 2022, 4 projects executed formal agreements for the funds as of year end 2023 and were working towards completion; and an additional 23 awardees were working towards financial closing and funding agreement execution.	NA	NA	Other											NA	NA	NA
2	A	Torrey Pines (FKA Arby) (CHF)	Arby and Badura		F							190		190		MFR	190	
3	B,H	Microbusiness Park (Other County Funds, located in NLV, retail & housing)	Lake Mead and Englestad		F							76		76		MFR	76	99
4	H	Pearson Pines (FKA Buena Vista Springs) (CHF)	2510 Morton Ave	89032	F							60		29	31	MFR	60	40
5	H	Visions Park (CHF)	1401 E Washington Ave	89101	F							100			100	MFR	100	40
6	A,G,H,L	Vegas Valley Supportive Housing/Vista del Sol (Clark Co HOME with 20 year restrictions, 9% TC)	4955 E. Vegas Valley Drive	89121	U							70			69	MFR	69	50
7	H	Lake Mead West (joint with NLV, HOME units with 20 year restrictions, 4% &PAB)	3286 Coran Lane North	89106	C-NLV							156		152	4	MFR	156	30
8	L	Carol Haynes Apartments (CHF award, HOME/AAHTF)	5160 General Miles Way	89122	U						24	24				Other/MFR	24	20
9	L	Sandy Robinson Apartments (CHF award, HOME/AAHTF, located in LV)	4200 E. Bonanza Road	89110	U						25	25				Other/MFR	25	20
10	L	Ruby Duncan Manor (CHF award, HOME/AAHTF) located in LV	500 West Owens Avenue	89106	U						30	30				Other/MFR	30	20
11	H	Rome South (joint with NLV, HOME from NLV and Clark Co. 20 year restrictions, 9%)	Southeast corner of E. Rome Boulevard and North 5th Street	89084	U							150			134	MFR	134	50
12	NA	Rome South Phase 2 Correction (CNLV reported correction - not complete in 2022)	Southeast corner of E. Rome Boulevard and North 5th Street	89084	L-NLV		52	10										
13	NA	Rome South Phase 2 (joint with Clark Co, HOME from NLV and Clark Co. 30 year restrictions)	Southeast corner of E. Rome Boulevard and North 5th Street	89084	U							70		52	10	MFR	62	30 & 20
14	H	1501 LLC (joint with LV, HOME units with 20 year restrictions, 9%, CHF award)	1501 Decatur Boulevard	89108	U							40			33	MFR	33	50
15	H	Eastern Land Senior Apartments aka Golden Rule (joint with LV, 9%, HOME with 20 year restrictions)	832 N. Eastern Avenue	89107	C-LV							60			51	MFR	51	50
16	NA	James Down Towers (CHF funding transferred to Marion Bennett, project located in CLV and continues)	5000 Alta Dr.	89107														
17	H	Hafen Village (Nevada Rural Housing Authority, joint with Mesquite, 9% TC) phase 1	850 West Hafen Lane	89027	C-Mesquite							60			60	MFR	60	50
18	H	Hafen Village (Nevada Rural Housing Authority, joint with Mesquite, 9% TC) phase 2	850 West Hafen Lane	89027	U							36			36	MFR	36	50
19	A,G,H	Russell Senior (FKA Tempo IV Senior Apartments) (combined phase 1 and 2, 4% &PAB) (CHF)	NW corner of E. Russell Road and Boulder Hwy	89122	U							208		208		MFR	208	30
20	A,G,H	West Sahara Apartments (combined phase 1 and 2, received CHF award, 9% TC)	8007 West Sahara Avenue	89117	U							171		105	65	MFR	170	50
21	A,G,H	Wigwam and Fort Apache (Clark County HOME units, 4% &PAB)	NW corner of Wigwam Avenue and S Fort Apache Road	89178	C							195		186	9	MFR	195	30
22	NA	Woodcreek (4% &PAB)	4485 Pennwood Ave.	89102	U					40	192	232				MFR	232	30
23	H	1501 LLC (joint with LV, HOME units with 20 year restrictions) Phase 2	1501 Decatur Boulevard	89108	U							40	7		33	MFR	33	50
24	H	Donna Louise Phase 2 (joint with CNLV, CHF award, 9% TC)	Corner of Azure and Donna st		U							48	6		42	MFR	42	50
25	A,G,H	Buffalo & Cactus Apartments (CHF award, 4% &PAB)	NW corner of Buffalo and cactus	89179	U							125		112	13	MFR	125	
26	A,G,H	Decatur Pyle 9% aka Southern Pines (CHF award)	NE corner of S Decatur and W Pyle	89141	U							60	12		48	MFR	48	
27	NA	Desert Rose Apartments/28th St. (project withdrawn)	29 N 28th street	89101	W							237		215	22	Other/MFR	NA	NA

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
28	NA	4000 E Desert Inn (project withdrawn)	4000 E Desert Inn	89121	W							176		157	19	MFR	NA	NA
29	G,H	Decatur Rome (CHF) located in LV	6635 N Decatur Blvd	89131	U							276		100	176	MFR	276	50
30	A,G,H	Pebble and Eastern	NW corner of Pebble and Eastern Ave	89123	U							195		175	20	MFR	195	50
31	NA	Hullum Homes rehab (no measure used, Public Housing RAD rehab project with SNRHA)	4980 E. Owens Ave.	89115	U						59	59				MFR	59	50
32	NA	Rochelle Pines rehab (no measure used, 4% &PAB)	4285 Hildebrand Ave.	89121	U					5	108	115				MFR	113	30
33	NA	Cine Apts (joint with NLV, project withdrawn)	2235 N. Las Vegas Blvd.	89030	W							269		267	2	MFR	NA	NA
34	H	Marion Bennett Plaza Phase II (CHF and HMNI awards, SNRHA project in CLV)	1818 Balzar Ave.	89106	U							46			46	MFR	46	TBD
35	H	Sartini Plaza (located in CLV)	900 Brush Street	89107	F						220	220				MFR	220	SNRHA
36	H	Sunrise Ranch aka Boulder & Gibson Apts./St. Jude's Ranch (CHF, joint with Henderson)	N. Boulder Hwy. & N. Gibson	89011	U							150			150	MFR	150	TBD
37	H	George and Lois Brown (minor renovations, CHF) located in Henderson	429 E. Van Wagenen St.	89015	U						21	22				MFR	21	TBD
38	H	Coronado Dr. (minor renovations, CHF) located in Henderson	500 N. Major Ave.	89015	U					11	48	60				MFR	59	TBD
39	H	Bledsoe (minor renovations, CHF)	2306 Bledsoe Ln.	89156	U						23	24				MFR	23	TBD
40	H	Bob Hogan (minor renovations, CHF)	5075 Newport Cove Dr.	89119	U						20	21				MFR	20	TBD
41	H	Bonnie Ln (minor renovations, CHF)	2047 Bonnie Ln.	89156	U						65	65				MFR	65	TBD
42	H	Dina Titus (minor renovations, CHF)	5050 Missouri Ave.	89122	U						18	19				MFR	18	TBD
43	H	John Chambers (minor renovations, CHF)	2030 Camel St.	89115	U						24	25				MFR	24	TBD
44	H	Park Apts (minor renovations, CHF)	2312 Bledsoe Ln.	89156	U						21	22				MFR	21	TBD
45	H	Ray Rawson (minor renovations, CHF)	3420 Lindell Rd.	89146	U						24	24				MFR	24	TBD
46	H	Pura Vida (joint with NLV)	Coran ln, NLV	89032	F							74		45	29	MFR	74	30
47	H	A Place to Call Home (located in CLV, 2023 9% TC)	3460 North Rancho	89130	F							51		42	9	MFR	51	50
48	A	Family Promise Navigation Center	3110 East Twain		F							10					10	
49																		
50		1632 Yale St/Old Rose Gardens (CHF) (coming in 2024) (Measure H)	1632 Yale St	89030								192		112	80	MFR		
51		DP Parcel 3 (CHF) (2024) (Measure H)	Pecos & Bonanza	89101								136		108	28	MFR		
52		Bruner Senior Apartments (CHF) (2024) (Measure H)	Bruner & Grand Mosaic	89183								194		174	20	MFR		
53		Pecos Apartments (CHF) (2024) (Measure H)	Pecos & Rome	89086								105		105		MFR		
54		Laughlin Senior Apartments (CHF) (2024) (Measure H)	Needles Hwy (Laughlni)									36		7	29	MFR		
55	NA	West Henderson Affordable Apartments (CHF) (2024) (Joint with Henderson, Measure H support planned but was not yet carried out in 2023)	LV BLVD & Larson	89044	F							390		390		MFR	390	30
56		McKnight Senior Village (CHF) (2024) (Measure H)	Harris & Eastern	89101								60		54	6	MFR		
57		Marble Manor - Phase 1 (CHf) (2024) (Measure H)	MLK & Washington	89106								138	30	72	36	MFR		
58		Westside Flats (2024)																
59		Cactus Trails (Welcome Home CLT) Coming 2024 using measures D,E,H,A,G																
60		Rebecca Street (Welcome Home CLT) Coming 2024 using measures D,H																
61																		
62	K,L	CCSS - CRF - CCSS - ERA2	Various Addresses	N/A	N/A							5,086			5,086	Other	N/A	N/A
63	K,L	Hopelink - (Hopelink) FRC Program	Various Addresses	N/A	N/A							532			532	Other	N/A	N/A
64	K,L	Clark County Social Service - (CCSS-SN) Eviction Prevention	Various Addresses	N/A	N/A							480			480	Other	N/A	N/A
65	K,L	CCSS - CRF - FI-Rental Assistance Program	Various Addresses	N/A	N/A							298			298	Other	N/A	N/A
66	K,L	Economic Opportunity Board of Clark County - EOB - (EOBCC) Economic Opportunity Board of Clark County	Various Addresses	N/A	N/A							481			481	Other	N/A	N/A
67	K,L	Kline Veterans Fund - (Kline) Edward Kline Memorial Homeless Veterans Fund	Various Addresses	N/A	N/A							175			175	Other	N/A	N/A
68	K,L	The Salvation Army EFSP PH 39/ARPA-R - ARPA-R	Various Addresses	N/A	N/A							155			155	Other	N/A	N/A
69	K,L	The Salvation Army EFSP PH 39/ARPA-R - EFSP Phase 40	Various Addresses	N/A	N/A							124			124	Other	N/A	N/A
70	K,L	Caridad - Caridad Gardens Housing	Various Addresses	N/A	N/A							24			24	Other	N/A	N/A
71	K,L	The Salvation Army EFSP PH 39/ARPA-R - EFSP Phase 39	Various Addresses	N/A	N/A							29			29	Other	N/A	N/A
72	K,L	CCSS - CRF - CHAP - CARES	Various Addresses	N/A	N/A							23			23	Other	N/A	N/A
73	K,L	Nevada Partners Inc. - (NP) [CC] ESG Program	Various Addresses	N/A	N/A							18			18	Other	N/A	N/A
74	K,L	The Just One Project - (TJOP) TJOP HOPWA-STRMU	Various Addresses	N/A	N/A							9			9	Other	N/A	N/A

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
75	K,L	The Salvation Army - (TSA) Seeds of Hope	Various Addresses	N/A	N/A							7			7	Other	N/A	N/A
76	K,L	HELP of Southern Nevada - (HOSN) Anthem Shared Housing	Various Addresses	N/A	N/A							4			4	Other	N/A	N/A
77	K,L	Nevada Partnership for Homeless Youth (NPHY) - (NPHY) CCHIP Youth TH-RRH Transitional Housing	Various Addresses	N/A	N/A							5			5	Other	N/A	N/A
78	K,L	St. Jude's Ranch - (STJUDE) Rise Up	Various Addresses	N/A	N/A							5			5	Other	N/A	N/A
79	K,L	El-Shaddai Refuge Homes CDC - El-Shaddai IDL Housing Project	Various Addresses	N/A	N/A							3			3	Other	N/A	N/A
80	K,L	HELP of Southern Nevada - (HOSN) CCHIP Youth TH-RRH Transitional Housing	Various Addresses	N/A	N/A							3			3	Other	N/A	N/A
81	K,L	CCSS - CRF - CCSS - Relocation	Various Addresses	N/A	N/A							2			2	Other	N/A	N/A
82	K,L	FirstMed Health and Wellness Center - (FirstMed) FirstMed Unsheltered Homeless Program	Various Addresses	N/A	N/A							1			1	Other	N/A	N/A
83	K,L	HELP of Southern Nevada - AB396 Rental Assistance Program	Various Addresses	N/A	N/A							1			1	Other	N/A	N/A
84	K,L	Lutheran Social Services of Nevada - (LSSN) ESG HP Program	Various Addresses	N/A	N/A							3			3	Other	N/A	N/A
85	K,L	St. Jude's Ranch - (ST JUDE) Title I HOPE ARP	Various Addresses	N/A	N/A							2			2	Other	N/A	N/A
86	K,L	Stabilization	Various Addresses	N/A	N/A							15			15	Other	N/A	N/A
87	K,L	CCSS - CRF - CC Rent Assistance	Various Addresses	N/A	N/A							4			4	Other	N/A	N/A
88	K,L	United States Veterans Initiative - Las Vegas - (USVETS) CC-BETterment Community	Various Addresses	N/A	N/A							1			1	Other	N/A	N/A
89	K,L	Hopelink - AB396 Rental Assistance Program	Various Addresses	N/A	N/A							1			1	Other	N/A	N/A
90																		
91	**Total**	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	56	922	195	0	186	9		4018	

FORM 2: Selected Specified Measures

City or County Name: Boulder City
Reporting Period: Calendar Year 2023

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

FORM 2: Selected Specified Measures

City or County Name: City of Henderson
Reporting Period: Calendar Year 2023

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	K/L	Welfare Set-Aside Rental and Mortgage Assistance (WSA)	178 Westminster Ave	89015	NP-C					10	19	29				NA	NA	NA
2	K	Tenant-Based Rental Assistance (TBRA)	178 Westminster Ave	89015	NP-C					1	1	2				NA	NA	NA
3	K	Rental, Mortgage and Utility Assistance (CDBG-CV)	178 Westminster Ave	89015	NP-C					9	38	47				NA	NA	NA
4	K,L	Rental, Mortgage, and Utility Assistance (ERAP 2)	178 Westminster Ave	89015	NP-C				21	73	208	302				NA	NA	NA
5	K,L	Nevada Partners Inc. - (NP) [CoH] CDBG Program (added from Bifocus report)	Various Addresses	N/A	N/A							12			12	Other	N/A	N/A
6	K	Critical Home Repair (CDBG)	Various	various	NP-C					27	14	41				SFS	41	1
7	K	Homeowner Occupied Rehabilitation (HOME)	Various	various	NP-C					5		5				SFS	5	1
8	H/L	Blind Center Affordable Housing AKA Visions Park (joint with Clark Co., CHF, HMNI, located in CLV)	100 N Bruce Street, Las Vegas	89101	U							100			100	MFR	100	40
9	A/I/G/H/J	Sunrise Ranch Affordable Housing (Broadbent & Boulder Hwy) FKA St. Jude's Ranch FKA Boulder & Gibson	APN #161-35-302-007	89011	U							150			150	MFR	150	TBD
10	E/G/H/J	West Henderson Affordable Housing (Larson & Las Vegas Blvd, 11 HOME units - City of Henderson)	APN# 191-17-501-010	89044	F							390		390		MFR	390	30
11	NA	Henderson at Raider's Way Apts. (Bond Revoked, Project Withdrawn)	Bermuda Rd. & Welpman Wy	89044	W							304		296	8	MFR	NA	NA
12	NA	George and Lois Brown (minor renovations, CHF, Clark Co. action, inventory in COH)	429 E. Van Wagenen St.	89015	U						21	22				MFR	21	TBD
13	NA	Coronado Dr. (minor renovations, CHF, Clark Co. action, inventory in COH))	500 N. Major Ave.	89015	U					11	48	60				NFR	59	TBD
13	**Total**	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	21	136	349	0	0	0	0		766	

FORM 2: Selected Specified Measures

City or County Name: City of Las Vegas
Reporting Period: Calendar Year 2023

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	H	1501 N. Decatur (joint with Clark Co., 6 CLV HOME units and 2 AAHTF units with 20 year restrictions)	1501 N. Decatur Blvd.	89108	U							40			33	MFR	33	50
2	H	Eastern Sr./Golden Rule Apts. (Joint with Clark Co., Fed. & State HOME, AHTF, 8 HOME units and 2 AAHTF units with 30 yr restrictions)	832 N. Eastern Ave.	89101	C							60			51	MFR	51	50
3	H	500 Jefferson St. Apts. (City of LV HOME, 15 yr.)	500 Jefferson Ave.	89106	C							6		4	2	MFR	6	15
4	H	James Down Towers (SNRHA RAD conversion of public housing, rehab, federal HOME funds, 6 HOME units with 15 year restrictions, PAB & 4% TC 30 year restrictions)	5000 Alta Dr.	89107	U						200	200				MFR	200	30 & TBD
5	K	CDBG Single Family Rehabilitation Program (occupant owned, ongoing program)	various	various	NP-C				10	10	10					SFS	0	NA
6	K	Tenant Based Rental Assistance - HOPWA	various	NA	NA										24	Other	NA	NA
7	K	Housing Assistance Program - ESG	various	NA	NA										126	Other	NA	NA
8	L	HOPWA related supportive services	various	NA	NA										66	Other	NA	NA
9	K,L	City of Las Vegas Flexible Housing (CLVC) Flexible Housing	Various Addresses	N/A	N/A										28	Other	N/A	N/A
10	H,J	Golden Rule Phase II (private activity bonds, 4 CLV HOME units, 2 CLV HOME State units, 35 yr restrictions)	820 N Eastern Ave	89101	F							60		28	32	MFR	60	35
11	H	7th Street Apartments (2 AAHTF units)	524 N7th Street	89101	F							8			2	MFR	2	30
12	NA	Visions Park (CHF) multi-jurisdictional project located in Las Vegas	1401 E Washington Ave	89101	F							100			100	MFR	100	40
13	F	Establishment of Affordable Housing Trust Fund 1-18-2023		NA	F											NA		
14	NA	Desert Pines I-IV rehab	3750 E Bonanza Rd.	89110	C					163	41	204				MFR	204	30
15	C	Decatur & Rome (land donation, joint with Clark Co.- CHF award)	6635 N Decatur Blvd	89131	U							276		100	176	MFR	276	50
16	NA	Sandy Robinson Apartments renovations (Clark County CHF award)	4200 E. Bonanza Road	89110	U						25	25				Other/MFR	25	20
17	NA	Sartini Plaza rehab (measure use reported by Clark Co., located in CLV)	900 Brush Street	89107	F						220	220				MFR	220	SNRHA
18	NA	Ruby Duncan Manor (additional minor renovation work, Clark County CHF award)	500 West Owens Avenue	89106	U						30	30				Other/MFR	30	20
19	NA	Marion Bennett Plaza Phase II (SNRHA, CHF award, HMNI award)	1818 Balzar Ave.	89106	U							46			46	MFR	46	TBD
20	NA	1501 N. Decatur phase 2 (reported by Clark County, 2024 9% TC app)	1501 N. Decatur Blvd.	89108	U							40			33	MFR	33	50
21	NA	A Place To Call Home (2023 9% TC, no measure use reported yet)	3460 N. Ranch Dr.	89130	F							50		50	20	MFR	50	50
22	NA	Clark Terrace Mutual Homes	3401 El Conlon Ave.	89102	L		10					108				MFR	NA	NA
23	NA	Desert Rose/28th St. NOAH rehab (reported in Clark Co Form 2 last year but within CLV) not moving forward			W													
24	insert additional rows if needed																	
25	**Total**	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	10	0	10	173	526	270	0	4	53		1336	

FORM 2: Selected Specified Measures

City or County Name: City of Mesquite
Reporting Period: Calendar Year 2023

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	C, H	Hafen Village, Phase I (Joint with Clark Co. & NRHA)	850 Hafen Ln	89027	C							60			60	MFR	60	50
2	C,H	Hafen Village, Phase II (joint with Clark Co. & NRHA) - almost finalizing the work.	850 Hafen Ln	89027	U							36			36	MFR	36	50
3	H	Private Activity Bond Cap to NRHA Down Payment Assistance Program - used to support program statewide	various	various	NP-C							NA				SFS	NA	NA
4		Correction - 2 additional restricted units in Old Mill Village			C									2		MFR	2	50
5	A	Manufactured Home Construction	various	various	NP-C							2				SFS	NA	NA
6	G	Rezoning of the 16-acre city-owned property from Single Family & Public Facilities to Multi-Family Medium Density (MF-3) to have it available for future affordable housing development.	750 Horizon Blvd; 799 Hardy Way; 800 Horizon Blvd; 870 Horizon Blvd	89027	NP-C							TBD				SFR/SFS	333	NA
7																		
8																		
9																		
10																		
11																		
12																		
13																		
14																		
15																		
16																		
17																		
18																		
19	insert additional rows if needed																	
20	**Total**	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	0	0	60	0	2	60		431	

FORM 2: Selected Specified Measures

City or County Name: City of North Las Vegas
Reporting Period: Calendar Year 2023

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	A,H	Rome South Phase 1 (joint with Clark Co, HOME from NLV and Clark Co. 30 year restrictions)	Southeast corner of E. Rome Boulevard and North 5th Street	89084	U							150			134	MFR	134	30
2	A,H	Rome South Phase 2 (joint with Clark Co, HOME from NLV and Clark Co. 30 year restrictions)	Southeast corner of E. Rome Boulevard and North 5th Street	89084	U							70		52	10	MFR	62	30 & 20
3	NA	Correction to 2022 AHPR: Rome South Phase 2 incorrectly recorded Rome South Phase 2 as complete	Southeast corner of E. Rome Boulevard and North 5th Street	89084	L		52	10				70				MFR	62	30 & 20
4	A,H	Lake Mead West (joint with Clark Co, HOME from NLV)	3286 Coran Lane North	89084	C							156		152	4	MFR	156	30
5	A,H	PuraVida (HOME funds with 20 year restrictions, joint with Clark Co., agreement still being finalized)	3286 Coran Lane North	89106	F							74		45	29	MFR	74	20
6	NA	Microbusiness Park (Other County Funds, located in NLV & reported by Clark Co, retail & housing)	Lake Mead and Englestad		F							76		76		MFR	76	99
7	NA	Pearson Pines (FKA Buena Vista Springs) (CHF) located in NLV, reported by Clark Co.	2510 Morton Ave	89032	F							60		29	31	MFR	60	40
8	H	Donna Louise Phase 2 (Joint with Clark County, 1 CNLV HOME unit with 20 year affordability restriction, CHF awardClark County HOME)	6275 Donna St.	89081	U							48	6		42	MFR	42	60
9	NA	Cine Apartments (project not going forward - withdrawn)	2235 N. Las Vegas Blvd.	89030	W							269		267	2	MFR	N/A	N/A
10	K,L	Hopelink -(Hopelink) ESG-CVNLV HP	Various Addresses	N/A	N/A	0	0	0	0	0	240	0	0	0	0	Other	N/A	N/A
11	K,L	Nevada PartnersInc. - (NP) [NLV]ESG-CV Program HP	Various Addresses	N/A	N/A	0	0	0	0	0	203	0	0	0	0	Other	N/A	N/A
12	K,L	The Just One Project (TJOP) NLV ESG-CV HP	Various Addresses	N/A	N/A	0	0	0	0	0	89	0	0	0	0	Other	N/A	N/A
13	K,L	The Salvation Army- (TSA) NLV-ESG-CV-HP	Various Addresses	N/A	N/A	0	0	0	0	0	166	0	0	0	0	Other	N/A	N/A
14	K,L	The Salvation Army- (TSA) NLV-ESG-CV-RRH	Various Addresses	N/A	N/A	0	0	0	0	0	43	0	0	0	0	Other	N/A	N/A
15	K,L	Nevada PartnersInc. - (NP) [NLV]ESG Program	Various Addresses	N/A	N/A	0	0	0	0	0	10	0	0	0	0	Other	N/A	N/A
16	K,L	The Salvation Army- (TSA) NLV-ESG HP	Various Addresses	N/A	N/A	0	0	0	0	0	2	0	0	0	0	Other	N/A	N/A
17	K,L	Lutheran Social Services (LSSN) HP ESG Program	Various Addresses	N/A	N/A	0	0	0	0	0	4	0	0	0	0	Other	N/A	N/A
18	K,L	The Salvation Army- (TSA) NLV-ESG RRH	Various Addresses	N/A	N/A	0	0	0	0	0	9	0	0	0	0	Other	N/A	N/A
19	insert additional rows if needed																	
20	**Total**	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	52	10	0	0	766	156	0	152	4		666	

FORM 2: Selected Specified Measures

City or County Name: Washoe County
Reporting Period: Calendar Year 2023

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	K,L	Permanent Supportive Housing (HUD contracts, general funds)		NA	NA										13	NA	NA	NA
2	K,L	Shelter Plus Care with VOA (HUD contracts, general funds)		NA	NA										16	NA	NA	NA
3	K,L	Low Income Housing Trust Fund TBRA, security deposit assistance and case management (AHTF)		NA	NA									85	46	NA	NA	NA
4	K,L	Emergency Rental Assistance 2		NA	NA									34	373	NA	NA	NA
5	H	Washoe County HOME Consortium participation including HOME funds to The Ridge and Vintage at Spanish Springs		NA	NA											NA	NA	NA
6	F	Washoe Co. Affordable Housing Trust Fund update: two contracts for $1,750,000 are about to be signed. RFP is out for another $250,000.		NA	NA											NA	NA	NA
7	H	The Ridge @ Sun Valley (HMNI, 4%TC/Bond including Washoe Co. bond cap, WCHC HOME units with 30 yr. restrictions)	5100 West First Ave.	89433	U							195		187	8	MFR	195	30
8	NA	Vintage @ Spanish Springs (No measure use through Washoe Co. reported, 4%TC/Bond, WCHC HOME)	Eagle Cnyn. Dr. & Neighborhood Wy.	89441	U							257		252	5	MFR	257	30
9	NA	Chocolate Dr (project withdrawn)	6400 Chocolate Dr.	89433	W							240		234	6	MFR	NA	NA
10	H	1800 Threikel St. CARES Campus Phase 4 (transitional supportive housing, HMNI)	1800 Threikel St.	89512	F							50			50	MFR	50	TBD
11																		
12																		
13																		
14																		
15																		
16																		
17																		
18	insert additional rows if needed																	
	Total	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	0	0	0	0	0	0		502	

FORM 2: Selected Specified Measures

City or County Name: City of Reno
Reporting Period: Calendar Year 2023

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	C,H	Truckee Meadows Housing Solutions (City of Reno donation of land and additional funds)	West Fourth St and Keystone Ave.	89502	U							9			9	MFR	NA	NA
2	A,H	Springview (4 HOME units @50% AMI, WCHC HOME, AHTF)	2355 Clearacre Ln	89512	C							180		176	4	MFR	180	30
3	H	Whittell Pointe (4%/Bond rehab)	1855 Selmi Dr.	89512	C					223	5	228				MFR	228	30
4	A, H	Orovada Sr.	Orovada St. & Silverada Blvd.	89512	U							40			40	MFR	40	50
5	H	Park on Virginia/Southwest Village (will have 66 project based VASH vouchers through RHA)	3295 S. Virginia St.	89502	C					263	69	332				MFR	332	30
6	NA	Park on Virginia/Southwest Village VLI inventory accounting	3295 S. Virginia St.	89502	C									-66	66	MFR		
7	A, H	Vintage at Washington Station	260 Winter St.	89503	U							205		200	5	MFR	205	30
8	NA	Sagebrush Place II Apts aka Centennial Annex rehab (HOME funds withdrawn; however, project continues)	1562 Wedekind Rd. and 2090 Centennial Way	89512	U					2	38					MFR	40	30
9	H	Vintage at Spanish Springs - Senior Apartments (located in unincorporated Washoe County)	0 Eagle Canyon Dr. and 505 Neighborhood Way	89441	U							257		252	5	MFR	257	20
10	A,C, K	Dick Scott Mnr/Reno Housing Authority (ARPA funds from City of Reno, will have PBRA from VASH, HMDI award)	1035 E. 8th St.	89512	U							12			12	MFR	12	20
11	C	Golden Valley Homes (land donation to Community Housing Land Trust for affordable single family)	various	various	U							20		20		SFS	20	
12	H	Part of Stonegate Phase II will include 200 affordable units deed restricted to 60% AMI. An assessment bond helped finance infrastructure costs for the project (see 2021 AHPR notes)	no address available yet		U							200		200		Not yet specified	200	20
13	K,L	Rental Assistance Program - Rent, security & utility deposits, application fees (ESG-CV, CARES Act Rental Assistance, AB396, ESG, assume all households served are VLI)	769 unique households	NA	NA										769	NA	NA	NA
14	K,L	Rental Assistance Program - Rent, security & utility deposits, application fees (AHTF), assume all households served are VLI	382 unique households	NA	NA										382	NA	NA	NA
15	K,L	RenoWorks TBRA (HOME ARP - funded status)	projected to serve 36 VLI households	NA	NA										0	NA	NA	NA
16	K,L	DVRC (HOME ARP - funded status)	projected to serve 156 VLI households	NA	NA										0	NA	NA	NA
17	H	Chocolate Drive in Sun Valley (located in Washoe County unincorporated) - project withdrawn	6400 Chocolate Dr.	89433	W							240		234	6	MFR	NA	NA
18	A,H	Copper Mesa	Red Rock Rd & Silver Lake Rd	89506	U							290		286	4	MFR	290	30
19	A,H	Marvel Way II (HMNI award, WCHC HOME)	SW of McCarran Blvd & Airway Dr.	89502	U							44			44	MFR	44	50
20	A, H	Pinyon Apartments (HMNI award)	near Moana Lane and Neil Road	89502	U							250		245	5	MFR	250	30
21	H	The Ridge at Sun Valley (located in unincorporated Washoe County)	5100 West First Ave.	89433	U							195		192	8	MFR	195	30
22	A,H	Vintage at Redfield	Baker Lane and Redfield Parkway	89502	U							230		225	5	MFR	230	30
23	NA	Dakota Crest and Carriage Stone rehab	446 Kirman St., 695 S. Center St.	89502;89501	U						131	132				MFR	131	30
24	H	Hi-way 40 VOA rehab (City of Reno ARPA funds, HMNI award, purchase and rehab of 35 unit motel - units will be new to the subsidized inventory so adding as new units)	1750 E. 4th St.	89512	U							35			35	MFR	35 or TBD	TBD
25	F	The City approved requirement of an affordable housing fee contribution for two projects in 2022. Although not held in a Trust Fund, this represents a dedicated source of funding for affordable housing. Projected use of funding in 2024.	NA	NA	NA											NA	NA	NA
26	NA	Altitude by Vintage (rehab of Southridge, Skyline, and Skyview)	1550-1590 Sky Valley Dr	89503	F					192	101	293				MFR	293	30
27	NA	Altitude accounting (additional restricted and VLI units)	1550-1590 Sky Valley Dr	89503	F									60	5	MFR	NA	NA
28	NA	Carville Park (rehab and reconfiguration)	1244 Carville Dr	89512	F						209	209				MFR	209	30
29	A	Sutro Senior Sanctuary (will be joint with Washoe Co in 2024)	696 & 839 Sutro St	89512	F							170		149	21	MFR	170	30
30	H	Line Drive Apartments (will be joint with Washoe Co in 2024)	1775 E. 4th Street	89512	F							50			50	MFR	50	TBD
31	A,H	Orovada Sr. Phase II	2580 Orovada St.	89512	F							34			34	MFR	34	50
32	NA	Cares Campus Ph IV permanent supportive housing (within City Reno and reported by Washoe Co)	1800 Threikel St.	89512	F							50			50	MFR	50	TBD
33																		
34																		
35																		
36	insert additional rows if needed																	
37	**Total**	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	680	553	740	0	110	70		3460	

FORM 2: Selected Specified Measures

City or County Name: City of Sparks
Reporting Period: Calendar Year 2023

A Row #	B Measure (refer to letter on Form 1)	C Project Name	D Address/APN	E Zip	F Project Status	G Middle Income Units Lost (80 to 100% AMI)	H Low Income Units Lost (50 to 80% AMI)	I Very Low Income Units Lost (under 50% AMI)	J # Middle Income Maintained	K #Low Income Maintained	L # Very Low Income Maintained	M Total # of units Funded/ Developed	N Middle Income Units Only	O Low Income Units Only	P Very Low Income Units Only	Q Unit Type & Tenure	R # Units Restricted	S Term (yrs)
1	L	CDBG funding to suport the operations of the Eddy House																
2	H	City of Sparks Bond Cap to NRHA and NHD for home buyer or multifamily programs																
3	H	Truckee Heights (ARPA Funds will be used in 2024, 11 WCHC HOME units with completion in 2023)	2153 Prater Wy	89431	C							40		11	29	MFR	40	50
4	H	Railyard Flats (HMNI, 3 WCHC HOME-ARP units)	419 10th Street	89431	F							15		11	4	MFR	15	50
5	H	Silver Sage Manor (5 WCHC HOME units)	2455 Orvada Street	89431	F						16					MFR	16	30
6	K	City of Sparks received $1.5M through AB396 to provide rental assistance. (Eviction Prevention Fund & Short-term Senior Rental Assistance)			NA							154		32	122	NA	NA	NA
7	C	HMNI funding awarded to the City of Sparks to purchase vacant land for the future use of affordable housing.																
8																		
9																		
10																		
11																		
12																		
13																		
14																		
15																		
16																		
17																		
18																		
19																		
20	insert additional rows if needed																	
21	**Total**	Note: Column M to P sum only status "C" items which are new completed residential units with long-term restrictions physically located in the jurisdiction (inventory additions).				0	0	0	0	0	16	40	0	11	29		71	

Attachment D – Detailed Multifamily Pipeline List

Detailed Pipeline List	Rent Restricted Units	Subset of VLI Units
Clark Co (unincorporated)	**1638**	**793**
minor preservation	**219**	**219**
Bledsoe	23	23
Bob Hogan	20	20
Bonnie Ln	65	65
Carol Haynes	24	24
Dina Titus	18	18
John Chambers	24	24
Park Apts	21	21
Ray Rawson	24	24
new	**1015**	**215**
Buffalo & Cactus	125	13
Decatur & Pyle/ Southern Pines 9%	48	48
Family Promise Navigation Center	10	0
Pebble & Eastern	195	20
Tempo IV	208	0
Torrey Pines FKA Arby	190	0
Vegas Valley	69	69
West Sahara	170	65
preservation	**404**	**359**
Hullum Homes RAD (no measure use)	59	59
Rochelle Pines (no measure use)	113	108
Woodcreek (no measure use)	232	192
City of Henderson	**620**	**219**
minor preservation	**80**	**69**
Coronado Dr	59	48
George & Lois Brown	21	21
new	**540**	**150**
Sunrise Ranch/Boulder & Gibson/St. Jude's	150	150
West Henderson Affordable Housing	390	0
City of Mesquite	**36**	**36**
new	**36**	**36**
Hafen Village II	36	36
City of Las Vegas	**1075**	**917**
minor preservation	**55**	**55**
Ruby Duncan minor rehab	30	30
Sandy Robinson Apts	25	25
new	**600**	**442**
1501 N. Decatur	33	33
1501 N. Decatur/1501 LLC phase 2	33	33
7th Street Apts	2	2
A Place to Call Home	50	20
Decatur & Rome	276	176
Golden Rule Ph 2	60	32
Marion Bennett Plaza Phase II	46	46
Visions Park	100	100

Detailed Pipeline List	Rent Restricted Units	Subset of VLI Units
preservation	**420**	**420**
James Down Towers - RAD	200	200
Sartini Plaza	220	220
City of N. Las Vegas	**448**	**246**
new	**448**	**246**
Donna Louise Phase 2	42	42
Microbusiness Park	76	0
Pearson Pines/BVS IV	60	31
PureVida	74	29
Rome South 1	134	134
Rome South Phase 2 (incorrectly reported as finished in 2022 AHPR)	62	10
Washoe County (unincorporated)	**452**	**13**
new	**452**	**13**
The Ridge at Sun Valley	195	8
Vintage at Spanish Springs	257	5
City of Reno	**2292**	**793**
new	**1584**	**279**
1800 Threikel St CARES Campus IV	50	50
Copper Mesa	290	4
Dick Scott Mnr/RHA at 1035 E. 8th	12	12
Line Drive Apts.	50	50
Marvel Way II	44	44
Orovada Sr.	40	40
Orovada Sr. Phase II	34	34
Pinyon Apts	250	5
Stonegate II Affordable	200	0
Sutro Senior Sanctuary	170	21
Truckee Meadows Housing Solutions*	9	9
Vintage @ Washington Station	205	5
Vintage at Redfield	230	5
new to inventory preservation	**35**	**35**
Hi-way 40 VOA	35	35
preservation	**673**	**479**
Altitude by Vintage (adds 65 restricted units, no measure use)	293	101
Carville Park (rehab & reconfiguration, no measure use)	209	209
Dakota Crest & Carriage Stone (no measure use)	131	131
Sagebrush Pl/Centennial Annex (no measure use)	40	38
City of Sparks	**31**	**20**
new	**15**	**4**
Railyard Flats	15	4
preservation	**16**	**16**
Silver Sage Manor	16	16
Grand Total	***6592***	***3037***

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

NOTE: Five properties with 1,266 units that were listed in the 2022 AHPR pipeline were reported as having withdrawn this year. See page 7 for details.

Endnotes

[i] https://www.leg.state.nv.us/App/NELIS/REL/80th2019/Bill/6091/Overview
AB213 Text (state.nv.us)
[ii] U.S. Bureau of Labor Statistics. Local Area Unemployment Statistics. https://www.bls.gov/lau/data.htm Accessed August 9, 2024.
[iii] 30-Year Fixed Rate Mortgage Average in the United States (MORTGAGE30US) | FRED | St. Louis Fed (stlouisfed.org) Accessed August 9, 2024.
[iv]S&P Dow Jones Indices LLC, *S&P/Case-Shiller NV-Las Vegas Home Price Index*© [LVXRNSA], retrieved from FRED, Federal Reserve Bank of St. Louis https://research.stlouisfed.org/fred2/series/LVXRNSA, Accessed August 9, 2024.
[v] Johnson, Guy. January 3 2024. December 2023 Market Report for Reno and Sparks, Nevada. December 2023 Market Report for Reno and Sparks, Nevada – Reno, Incline Village, Sparks, Carson City, and Northern Nevada Real Estate Blog (renorealtyblog.com). Accessed August 15th, 2024.
[vi] U.S. Census Bureau accessed through the Federal Reserve Bank of St. Louis. Homeownership Rate for Nevada https://research.stlouisfed.org/fred2/series/NVHOWN Accessed August 9, 2024.
[vii] Johnson, Perkins & Griffin 4th Quarter 2023 Apartment Survey. Apartment-Survey-4th-Quarter-2023-FINAL.pdf (secureserver.net). Accessed August 9, 2024.
[viii] Zillow Average Rental Price in Las Vegas, Market and Trends, Average Rental Price in Las Vegas, NV & Market Trends | Zillow Rental Manager. Accessed August 9, 2024.
[ix] Betancourt, Kim and Tim Komosa. Fannie Mae Multifamily Market and Economic Commentary – January 2024. Multifamily Market Commentary - January 2024 (fanniemae.com). Accessed August 9, 2024.
[x] HUD CHAS data query tool: http://www.huduser.org/portal/datasets/cp/CHAS/data_querytool_chas.html accessed in 2018 and 2024 with tabulations by the author.
[xi] Joint Center for Housing Studies. America's Rental Housing 2024 (harvard.edu), Renter Cost Burdens by Income by State– Rental 2024 - Google Sheets accessed 8-15-2024.
[xii] PIT homeless counts were from the HUD exchange at PIT and HIC Data Since 2007 - HUD Exchange accessed 8-15-2024. Census Bureau Vintage 2023 population estimates were used to derive the rates. They are available at https://www.census.gov/programs-surveys/popest/data/tables.html accessed 8-15-2024.
[xiii] For six preservation projects with 1,037 units in the pipeline, no use of the 12 measures was reported. However, all are included for inventory and tracking purposes..
[xiv] Where the Housing Division is familiar with units no longer affordable due to expiring affordability restrictions, the Division shares this information with the jurisdictions, but this will not include all types of affordable housing. Also, it is possible that low income housing activity takes place without involvement of the jurisdiction through the twelve measures. In these cases, in so far at the Division is aware of the activity it will be added into the inventory lists and Form 2 for tracking purposes but may not always be included in reports from jurisdictions; that is, the housing activity lists from jurisdictions are usually, but not necessarily comprehensive.
[xv] It is difficult to interpret comparisons between overlapping time periods of the American Community Survey. Comparisons between overlapping samples emphasize differences between non-overlapping years, in this case 2015 and 2020. See https://www.census.gov/newsroom/blogs/random-samplings/2022/03/period-estimates-american-community-survey.html
[xvi] Washington State Department of Commerce. *Establishing Housing Targets for your Community.* July 2023. HB 1220 Book1_Establishing Housing Targets_July 2023_updated 230901.pdf | Powered by Box accessed 5-13-2024.
[xvii] Fadali, E. April 13,2021. Taking Stock 2020: 2020 Annual Affordable Apartment Survey. Nevada Housing Division. pp. 29-31. https://housing.nv.gov/uploadedFiles/housingnewnvgov/Content/Programs/HDB/Taking%20Stock%202020.pdf
[xviii] U.S. Housing and Urban Development Voucher Housing Choice Voucher Data Dashboard. "Current Reported Leasing" for November 2022 for Reno Housing Authority and Southern Nevada Regional Housing Authority are adjusted for overlap with LIHTC units. https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/dashboard Accessed 8-14-2024.
[xix] An inventory correction of two additional units was also recorded. One of the preserved projects, Desert Pines, was carried out without any measure use recorded by the jurisdictions.