City of Las Vegas, NV

Housing Report

NRS 278.237 / Assembly Bill 213 (2023)

Prepared by RCG Economics
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Table of Contents

List of Figures

List of Tables

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Executive Summary

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

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

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

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

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

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

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

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

Data and Methodology

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

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

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

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

[1] This report uses the 30% threshold to maintain consistency with the National Low Income Housing Coalition's Housing Gap Reports. As cited in the methodology section of these reports, "Using the standard definition of affordability, which assumes households should spend no more than 30% of their income on housing, we find that only 7.1 million units are affordable to extremely low-income renters Nationally" (Source: https://nlihc.org/sites/default/files/gap/2024/Gap-Report_2024.pdf, page 4). While some HUD programs may rely on a 35% cutoff, concerns have nonetheless been expressed that even 30% is perhaps too large of a threshold. Per the NLIHC, "The 30% standard is commonly used to estimate the scope of housing affordability problems and serves as the basis for some administrative policies, but some households may struggle even at this level of housing cost (Stone, 2006)" Albeit, Hamidi, Ewin and Renne (2016) note, "According to the HUD measure, total housing costs at or below 30% of gross annual income are affordable." The 30% rule has also been adopted historically by the Nevada Housing Division's housing needs assessments (https://housing.nv.gov/Programs/HDB/Nevada_Housing_Need___Inventory_2(b,c)/**)**. Per the Nevada Housing Gap Reports, "A unit of rental housing is considered "affordable" inventory if the rent and utilities are less than 30% of the renter income group's top threshold."

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Housing Market Statistics

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

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

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

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

Table A-1: Housing Market Statistics, 2024

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

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

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

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

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

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

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

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

Table A-3: Las Vegas Structure Built, 2023

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

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

Jurisdiction Plans and Procedures

2050 Master Plan and implementation:

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

TOD zoning ordinance adoption

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

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

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

The City has a legislative charge to incentivize the creation and rehabilitation of affordable housing. Upon adoption of Ordinance 6826, which incorporated certain affordable housing incentives into LVMC Title 19 and authorized creation of an affordable housing trust fund, the City Council made its first direct effort to monetarily incentivize affordable housing. Currently available incentives include density bonuses, height bonuses, fee reductions, and prioritized review. An applicant seeking incentives is required to enter into a binding agreement, the Declaration of Special Land Use Restrictions (DSLURS), running with the land, to designate the appropriate dwelling units as 'affordable' as defined for a period of no less than 30 years. While funds were appropriated for this purpose, NRS 278.235 allows for the City's Building Enterprise Fund to be used to offset the building permit fee reductions on an ongoing basis with authorization from City Council. Similarly, the City's Affordable Housing Trust Fund, as allowed under Section 2.147 of the Las Vegas City Charter, was created to finance: the acquisition of land or buildings; construction or rehabilitation of housing, including engineering or architectural work, equipment, supplies, or other incidentals; fund operations relating to creating affordable housing; or fund the costs of creating or obtaining financing. Thus far, no money has been placed within the fund, but for future fiscal years, the City intends to appropriate revenue from donations, grants, fund transfers, bonds, special assessments, fees, or rebates.

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

Affordable Housing Inventory

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

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

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

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

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

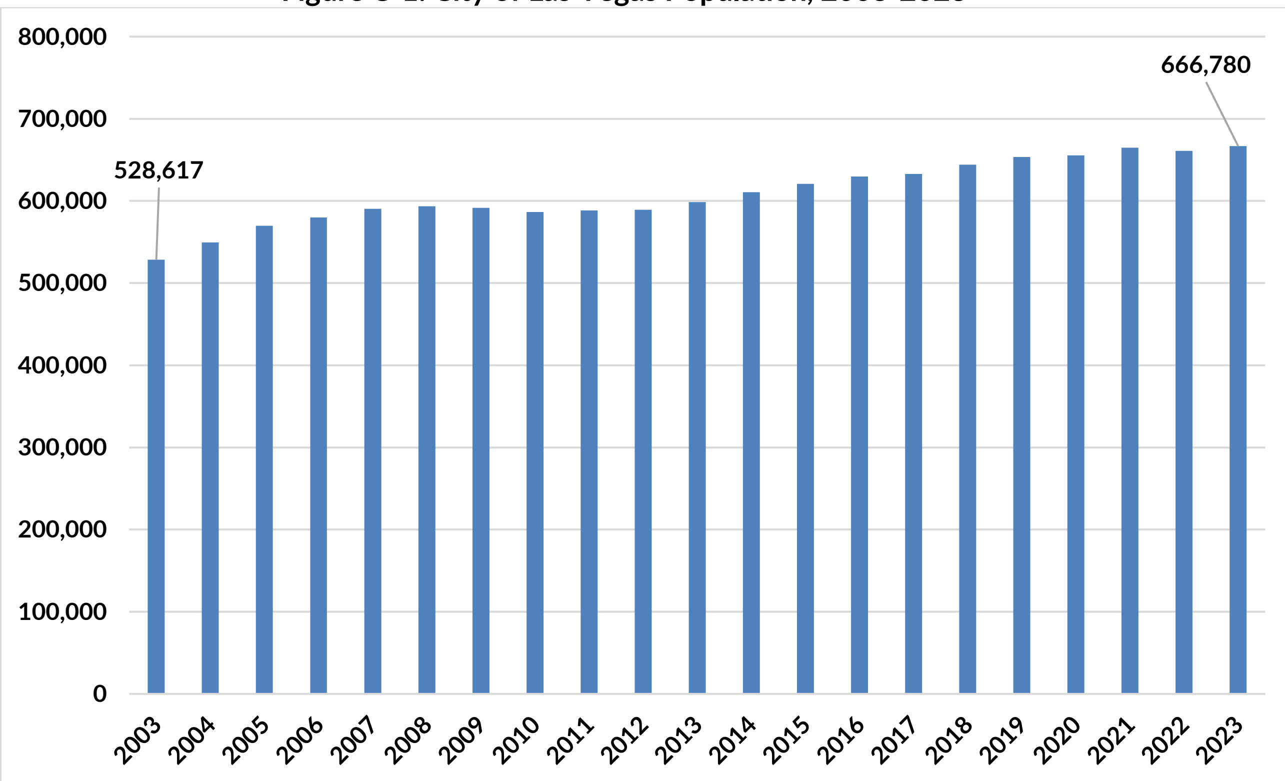
Source: Clark County Community Housing Office

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

Current Population

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

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



Source: NV Demographer

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

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

Source: NV Demographer, RCG

2029 Market Projections

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

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

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

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

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

Source: RCG, ESRI, NV Demographer

Table C-3 provides historical, current, and projected estimates of the population of Las Vegas by race and ethnicity. Of note, the percentage of the population that is categorized as White Alone has decreased from 62 percent in 2010 to 44 percent in 2023 and is expected to decrease further to 41 percent in 2029. Subsequently, the percentage of all other races, including Two or More, has increased over time and is expected to continue to increase. The percentage of those of Hispanic Origin Ethnicity has increased from 31.4 percent in 2010 to 34.7 percent in 2023.

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

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

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

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

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

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

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

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

Housing Gap Assessment Methodology

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

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

Affordable Housing Unit Shortage Estimate Methodology

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

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

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

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

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

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

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

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

Housing Gap and Shortage Analysis Results

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

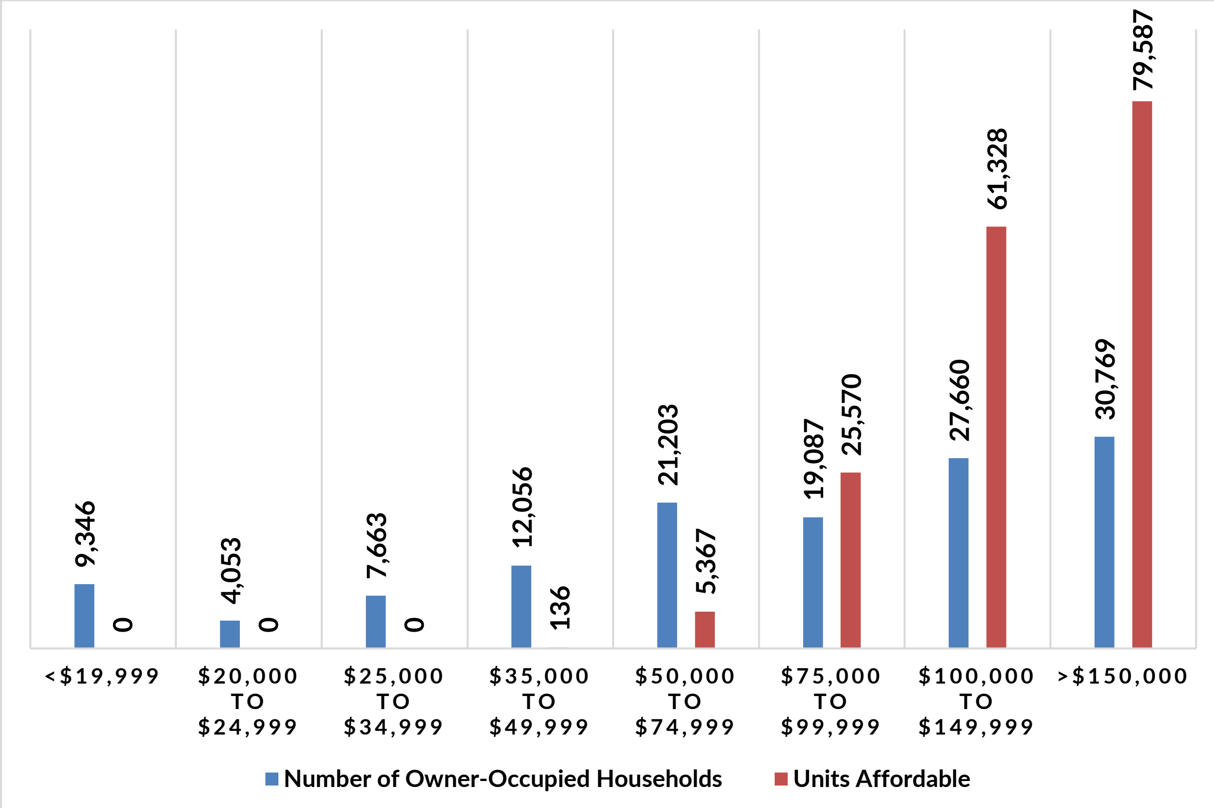
Table D-1: Owner-Occupied Housing Counts and Affordable Unit Shortage by Income Group, 2023

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

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

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

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



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

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

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

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

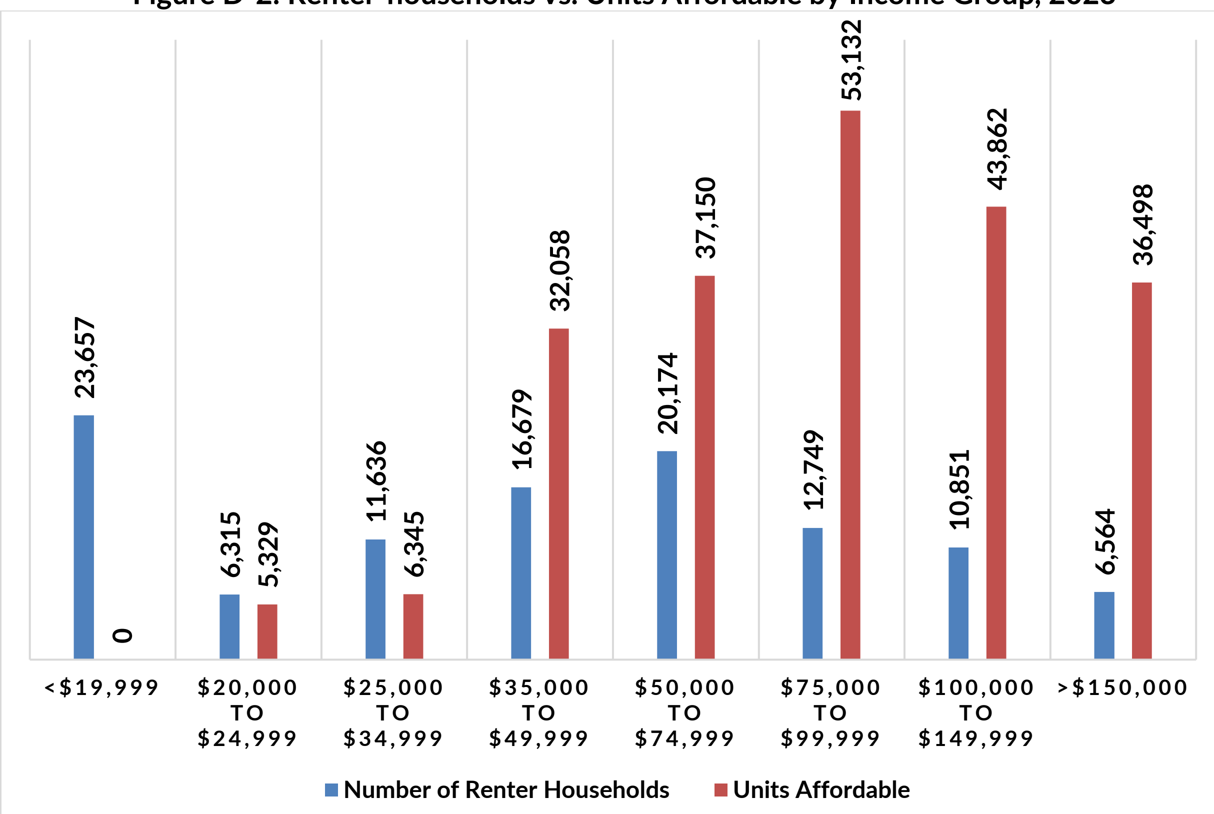
Table D-3 and Figure D-2 provide the results of the Housing Gap Analysis for Renter-Occupied Housing Units. Housing shortages exist in the <$19,999, $20,000 to $24,999, $25,000 to $34,999 income ranges. In total across these income ranges, there is a 29,934-unit shortage of affordable renter-occupied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

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

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

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

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



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

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

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

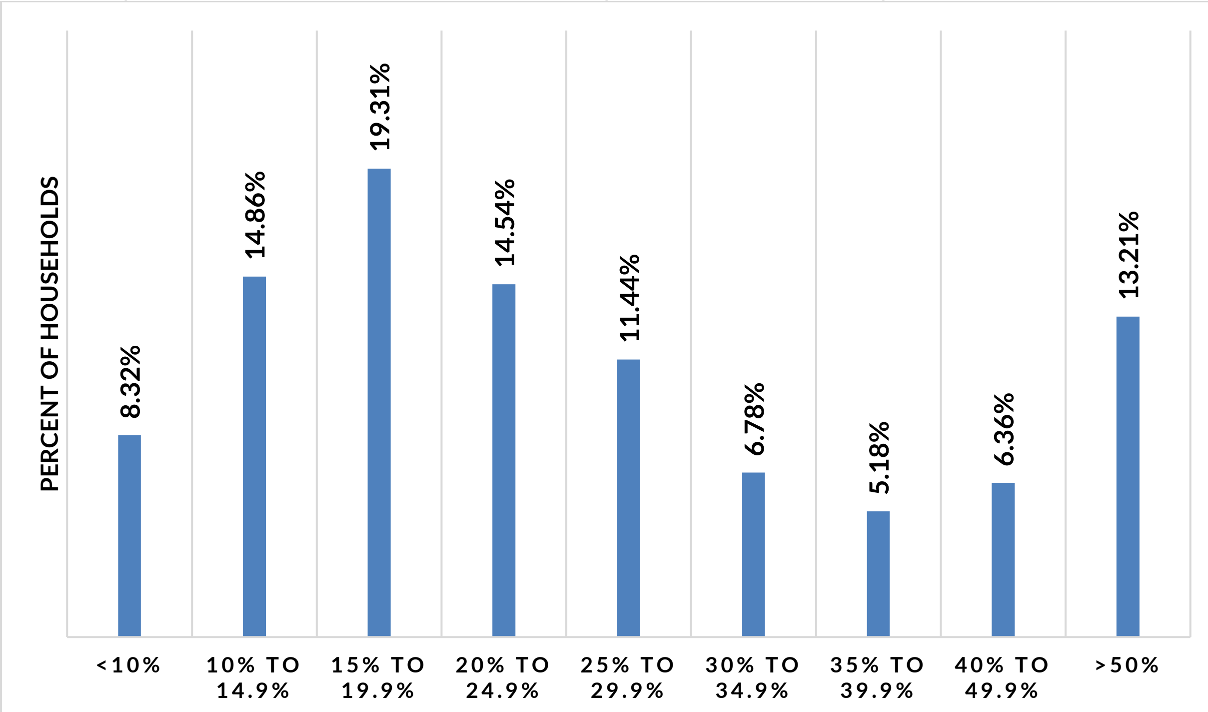
Source: ACS 2022 5 year, RCG, Clark County Assessor

Housing Cost Burden Assessment Results

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

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

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



Source: ACS 2022 5 year, RCG

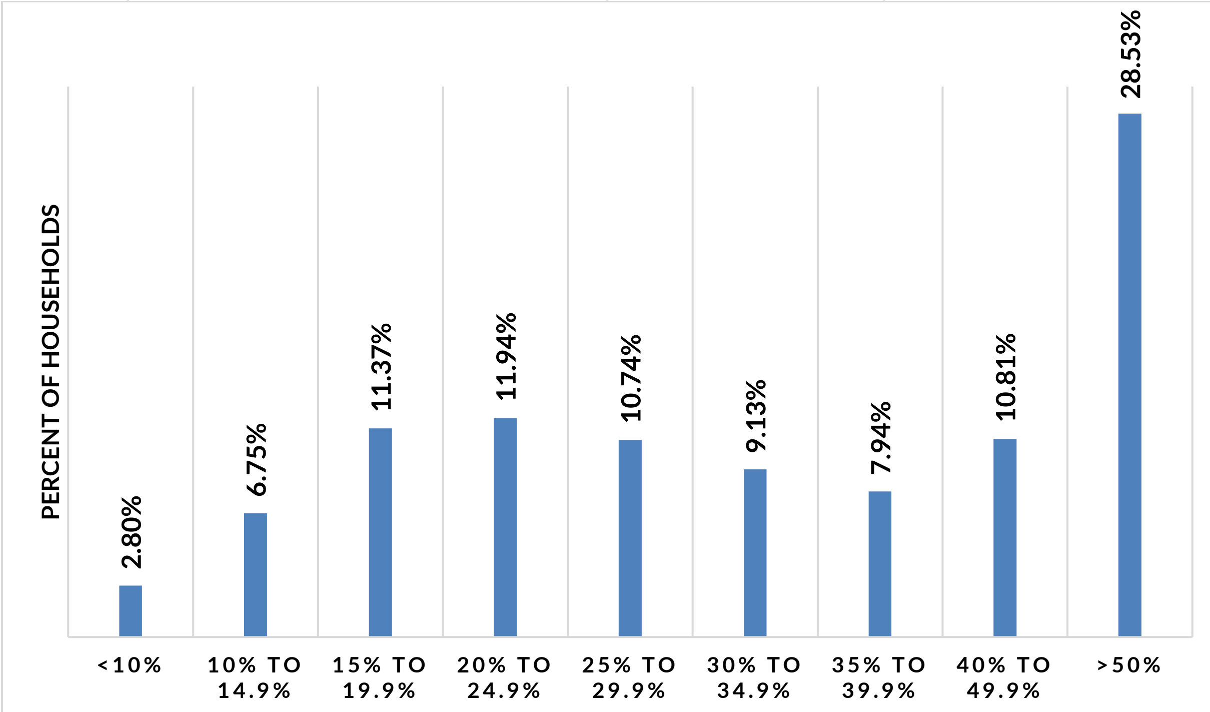
Table D-5: Housing Cost Burden for Owner Occupied Households, 2023

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

Source: ACS 2022 5 year, RCG

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

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



Source: ACS 2022 5 year, RCG

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

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

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

Naturally Occurring Affordable Housing ("NOAH")

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

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

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

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

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

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

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

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

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

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

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

Impediments

1. Income and means to financing homeownership:
    - Wages in Las Vegas remain low compared to national averages, meaning a disproportionate share of income is being dedicated to rent or mortgage payments. Additionally, according to the Bureau of Labor Statistics, wages in the Las Vegas metropolitan area are 12 percent below the nationwide average. The ability to even qualify for a loan for home ownership, particularly with respect to credit worthiness and ability to make a down payment, is similarly stymied.

2. Affordable Housing Inventory:
    - The availability of affordable housing is an additional factor; the state as a whole has a vast shortage of affordable housing, among the highest in the country. Las Vegas only has 10 affordable units available for every 100 households earning 30 percent or less of the average median income. In 2021, the City of Las Vegas currently owned less than 1,000 affordable housing units and required more than 5,000 to address the existing lack in that year alone. Additionally, while there is a shrinking regional land supply, one in which Las Vegas is at the forefront of, an equally important component is the ability to infill and redevelop urban core and arterial locations with mixed-use development that integrate affordable housing.

Mitigation Policies

Polices that are mitigating these impediments include developer incentives (LVMC Title 19.17) and homeowner assistance programs. Other policy changes affecting housing development include partnerships between City and private sector in making underused sites available for affording housing as well as zoning changes that allow for smaller housing. For homeowners, policies pertaining to the use of rent control and transit-oriented development by locating housing near public transportation in an effort to reduce transportation costs aim to address these impediments

Other Key Actions identified by the Master Plan include:

- Diversify and improve housing stock to include a range of building types and "missing middle" housing appropriate for transit-oriented developments.

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

- Amend LVMC Title 19 to remove affordability barriers and to allow more mixed residential dwelling unit types in areas of transformation and enhancement, including accessory dwelling units, garage conversions, casitas, or granny flats, with selective applications in areas of preservation.

- Accommodate a population increase of approximately 309,000 new residents by constructing approximately 110,000 new dwelling units, of which 121,000 of the City's total 366,535 projected units must be affordable or meet HUD's affordability criteria.

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

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

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

Vacant Developable Land Inventory Data and Methodology

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Additional Processing and Land Use Classifications

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

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

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

Scenario-1 (Least restrictive set of filters)

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

Scenario-2

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

Scenario-3

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

Scenario-4

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

Scenario-5

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

Scenario-6 (Most restrictive set of filters)

- Land Status: Vacant
- Ownership: Private

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

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

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

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

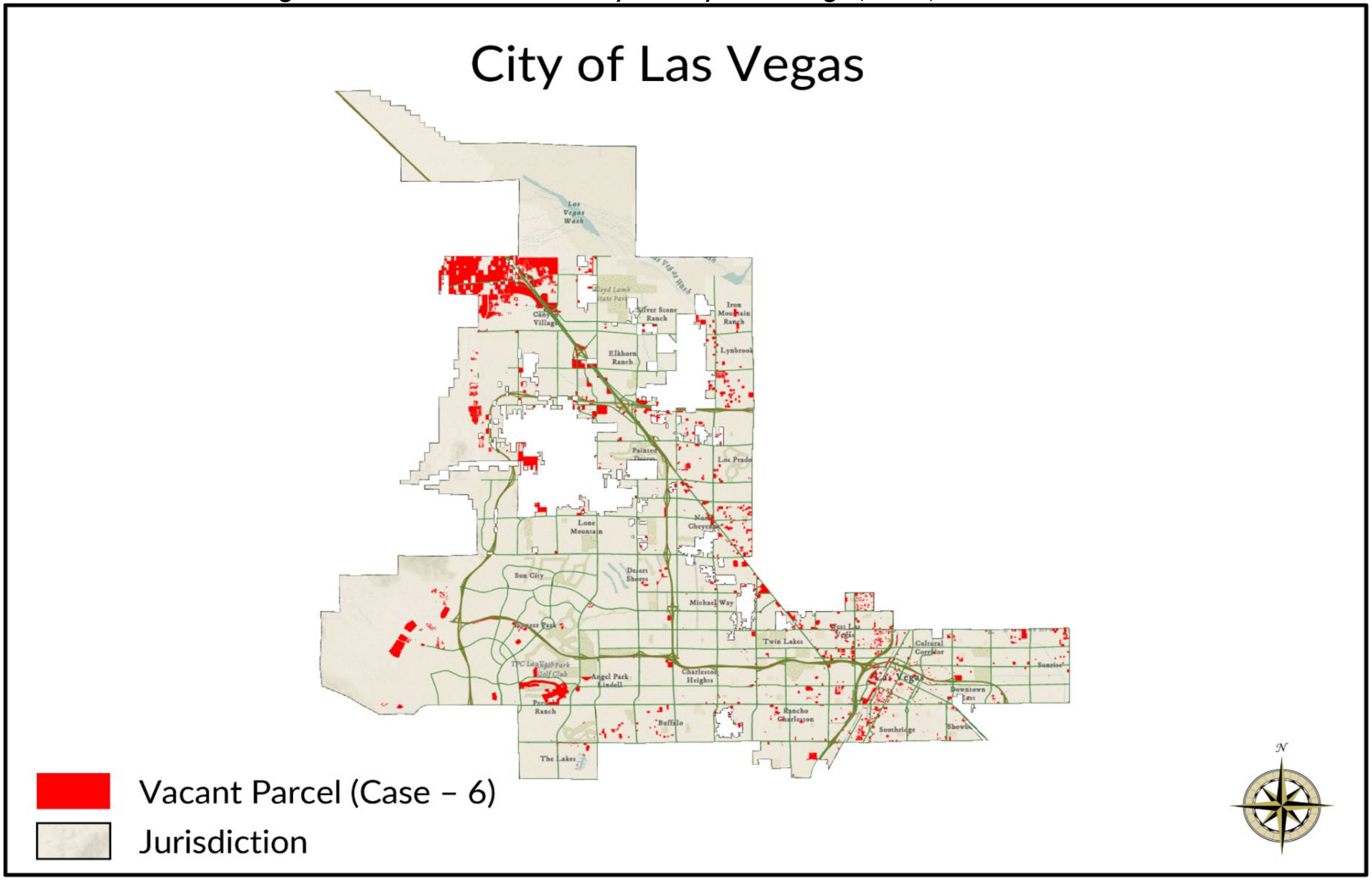
[8] https://files.lasvegasnevada.gov/planning/CLV-2050-Master-Plan.pdf pg. vi
[9] https://files.lasvegasnevada.gov/planning/CLV-2050-Master-Plan.pdf pg. 1-26

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

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

Source: RCG, Clark County Assessor

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



Source: RCG, Clark County Assessor

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Exercise and enable linkage fees and inclusionary zoning policies

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

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

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

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

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