

Washoe County Presentation

November 2025

He Home Means Nevada and Every Nevadan Deserves a Home

About Us

The Nevada Housing Coalition (NHC) is a 501(c)3 statewide, member-based nonprofit.

MISSION:

To promote the development and preservation of affordable housing for all Nevadans through collaboration, education, and advocacy.



State Level

- 2025 Legislative Session
- HMNI Recommendation

Federal Level

- National working group participation
- Active engagement with Congressional Delegates



COLLABORATION

- Cross-sector collaboration
- Advisory committees
- Accessing diverse perspectives through membership
- Working groups
- Networking events
- Community involvement
- Stakeholder engagement



EDUCATION

- ElevateNV Affordable Housing
- Monthly Lunch & Learns
- Annual Nevada Housing Conference
- Nevada Affordable Housing 101
- Nevada Affordable Housing Toolkit
- Information and resource sharing







In FFY22, Nevada ranked in the **bottom 20%** in 5 of the 10 largest funding categories.



In FFY22, Nevada received approximately \$800 less per person than the national average.

Nevada receives among the least federal grant funding despite having some of the highest need.

As a result, State and local governments, tribes, and nonprofits have substantially less funding for programs, services, and projects than they could.

	Spending Per Capita by Function									
FY 20 22 Rankings _{Nevada}	Agriculture	Community and Regional Development	Education	Employment and Training	Energy, Environment, and Natural Resources	General Government	Health (Non-Medicaid)	Income Security and Social Services	Justice	Transportation
	50	38	5 0	15	42	13	54	5 2	14	37







Nevada State Data Overview

Key Facts

93,574 or 19%

Renter households that are extremely low-income

\$30,080

Average income for 4-person extremely low-income household

-77,928

Shortage of rental homes affordable and available for extremely low-income renters

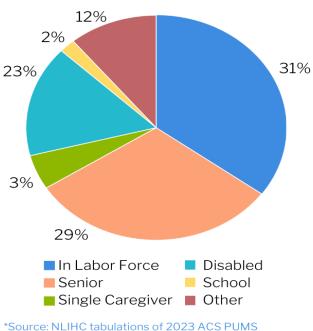
\$64,203

Annual household income needed to afford a twobedroom rental home at HUD's Fair Market Rent

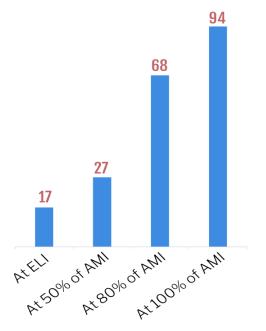
86%

Percent of extremely low-income renter households with severe cost burden

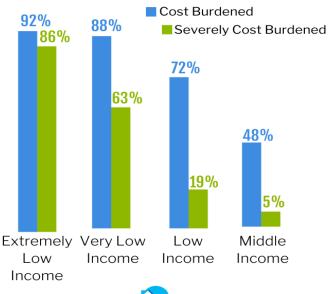




Affordable & Available Homes per 100 Renter Households



Housing Cost Burden by Income Group

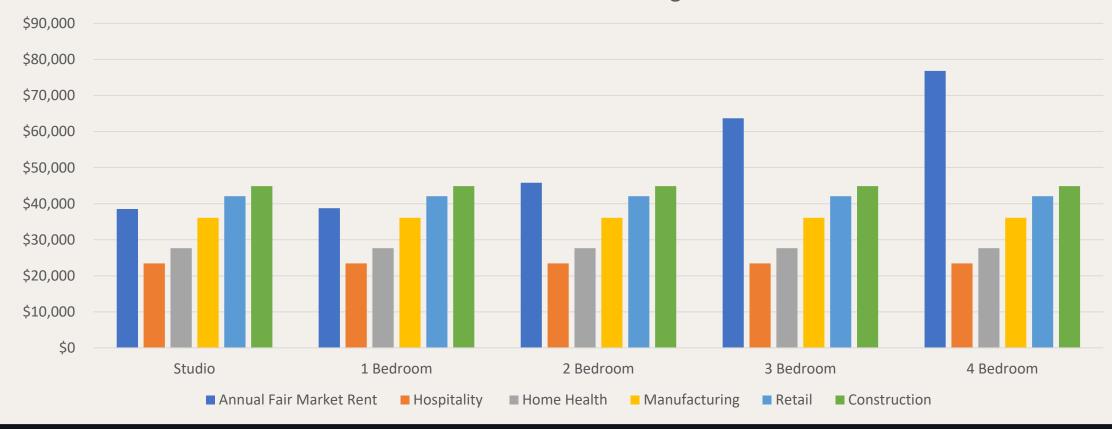






Housing Affordability – Washoe County

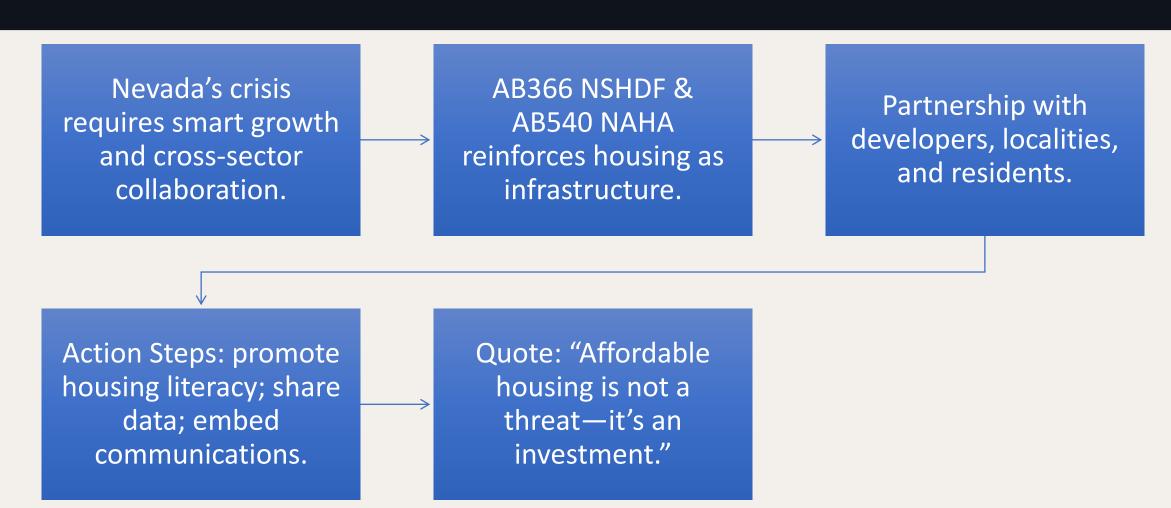
Fair Market Rent vs. Wages







Turning Data into Policy Impact





2025 Legislative Session: Housing Bill Outcomes

01

1,210 bills were presented during the 2025 legislative session.

02

63 housing bills represented 5% of all bills introduced.

03

26 of the 63 housing bills were signed into law. A 40% success rate.

04

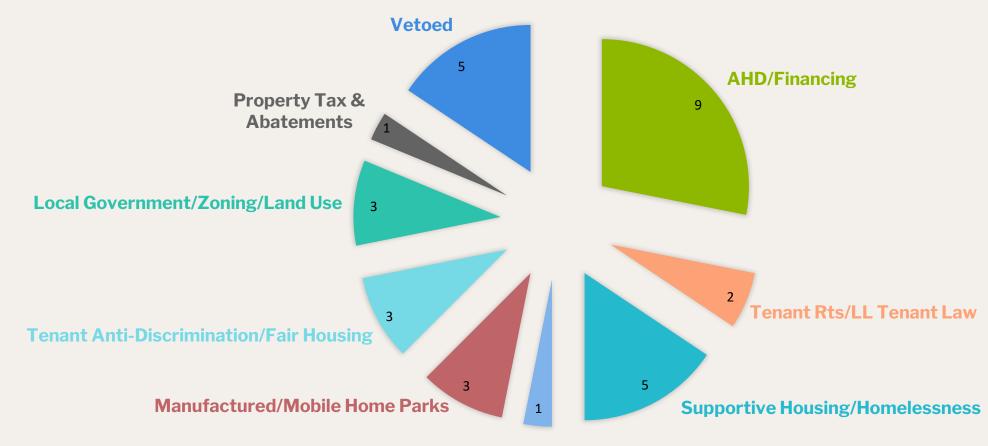
518 bills were signed into law overall.

05

87 bills were vetoed, most bills rejected in a single legislative session.



2025 Legislative Session: Housing Bill Outcomes





2025 Nevada Legislative Session Wins

AB366

Nevada Supportive Housing Development Fund

- Redesignates the Nevada Supportive Housing Development Fund from a special revenue fund to an account in the State General Fund.
- Supportive Housing Grant Program:
- Procuring and developing supportive housing
- Training and supporting housing partnerships
- Funding ongoing operations
- Measuring housing outcomes
- Allocates \$21 million from the State General Fund to support the program.

Sponsor: Assemblymember Daniele Monroe Moreno Status: Approved by the Governor.

AB62

Transferable Tax Credits for Affordable Housing

- Improves the administration and effectiveness of Nevada's Transferable Tax Credit (TTC) program for affordable housing development.
- · Key Reforms:
- · Application Timing:
- Final applications for TTCs now due 15 days before project closing (previously 45 days).
- ·Land Ownership Flexibility:
- Allows project sponsors to use long-term ground leases to demonstrate site control.
- Expanded Transferability:
- •TTCs can now be transferred to members/partners, then to subsidiaries or affiliates.
- •No additional funding and language was moved to AB301 – General Improvement Districts.

Sponsor: Advisory Committee on Housing Status: Approved by the Governor.

AB475

Eviction Diversion Program

- •An act making appropriations to Clark County, the City of Reno and the Nevada Rural Housing Authority for eviction diversion programs; and providing other matters properly relating thereto.
- Clark County will receive \$15 million from the State General Fund for eviction diversion programs.
- •State General Fund to the City of Reno the sum of \$5,250,000 for eviction diversion programs.
- •State General Fund to the Nevada Rural Housing Authority the sum of \$750,000 for eviction diversion programs.

Sponsor: Assembly Ways and Means Status: Approved by the Governor.

AB540

Housing Attainable Housing Act

- Establishes the Nevada Attainable Housing Account with an initial \$133 million appropriation.
- Creates the Nevada Attainable Housing Council to guide priorities and oversee fund allocations.
- Adds a new "Tier One" category for those earning 30% AMI or less and renames existing tiers accordingly.
- •Funds may be used for loans, grants, rental assistance, land acquisition, supportive housing, and homebuyer programs for households up to 150% of area median income (AMI).
- Authorizes contractor license endorsements and provisional licenses in rural areas to address housing-related labor shortages.
- Provides up to \$50 million in general obligation bonds to finance priority housing developments.

Sponsor: Assembly Committee on Government Affairs Status: Approved by the Governor.







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