



Washoe County Presentation

November 2025

 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.



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.

FY 2022 Rankings Nevada	Spending Per Capita by Function									
	<i>Agriculture</i>	<i>Community and Regional Development</i>	<i>Education</i>	<i>Employment and Training</i>	<i>Energy, Environment, and Natural Resources</i>	<i>General Government</i>	<i>Health (Non-Medicaid)</i>	<i>Income Security and Social Services</i>	<i>Justice</i>	<i>Transportation</i>
	50	38	50	15	42	13	54	52	14	37

NEVADA
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**The Need For
Affordable Housing**

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

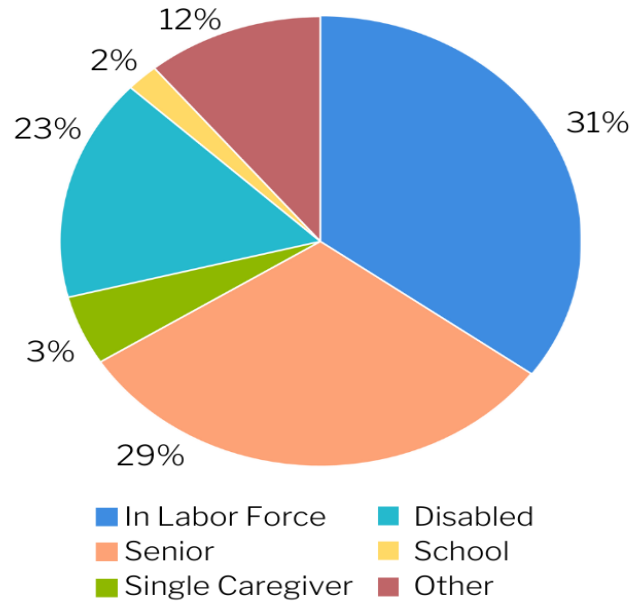
\$64,203

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

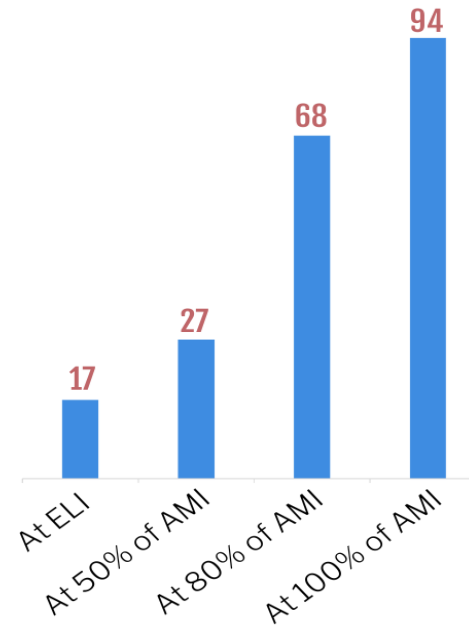
86%

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

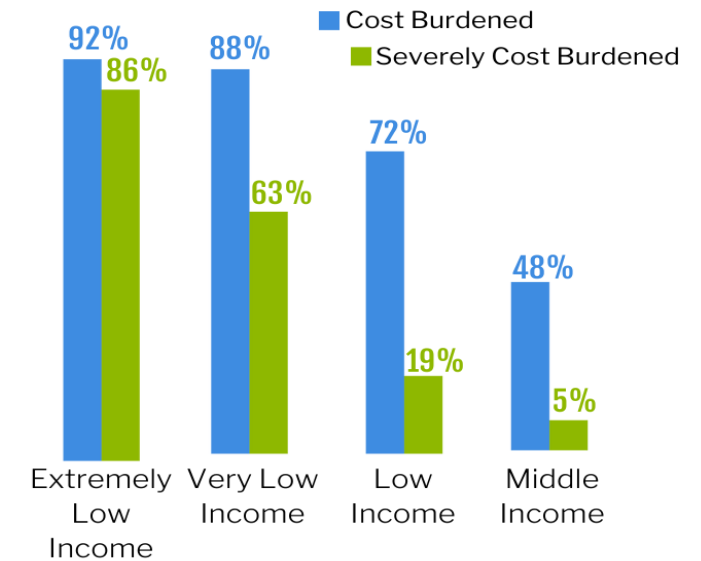
Extremely Low Income Renter Households



Affordable & Available Homes per 100 Renter Households



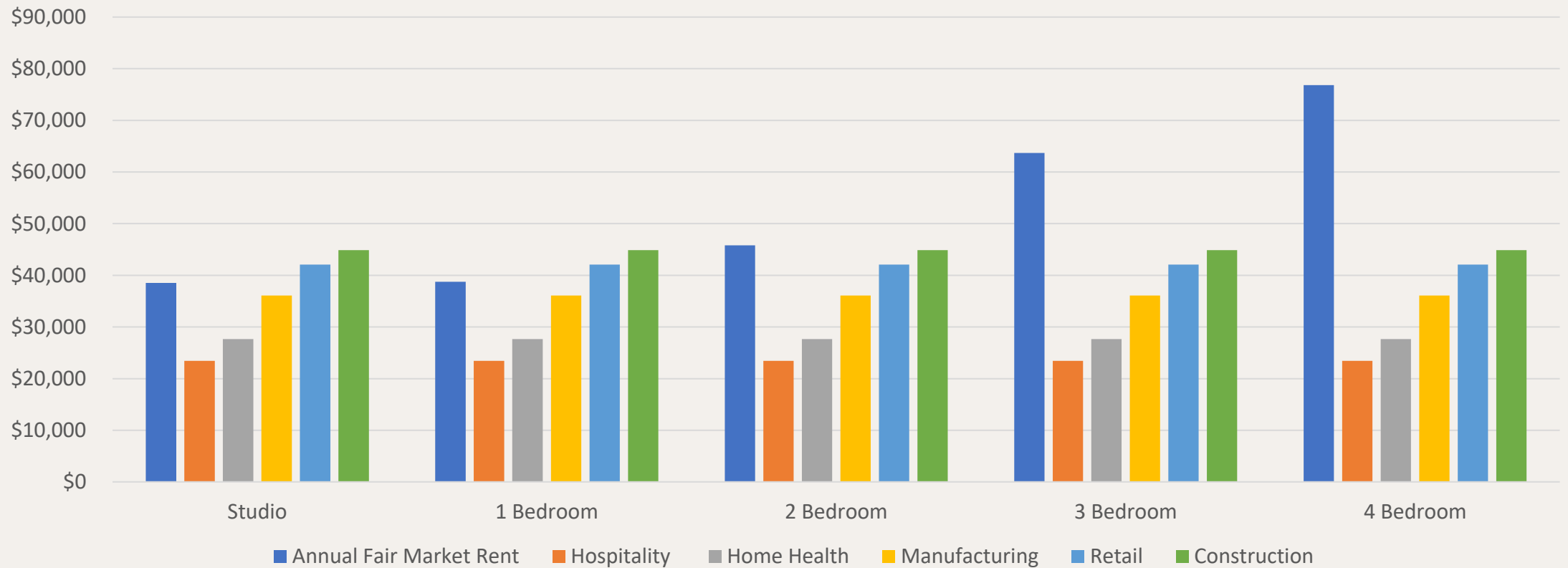
Housing Cost Burden by Income Group



*Source: NLIHC tabulations of 2023 ACS PUMS

Housing Affordability – Washoe County

Fair Market Rent vs. Wages

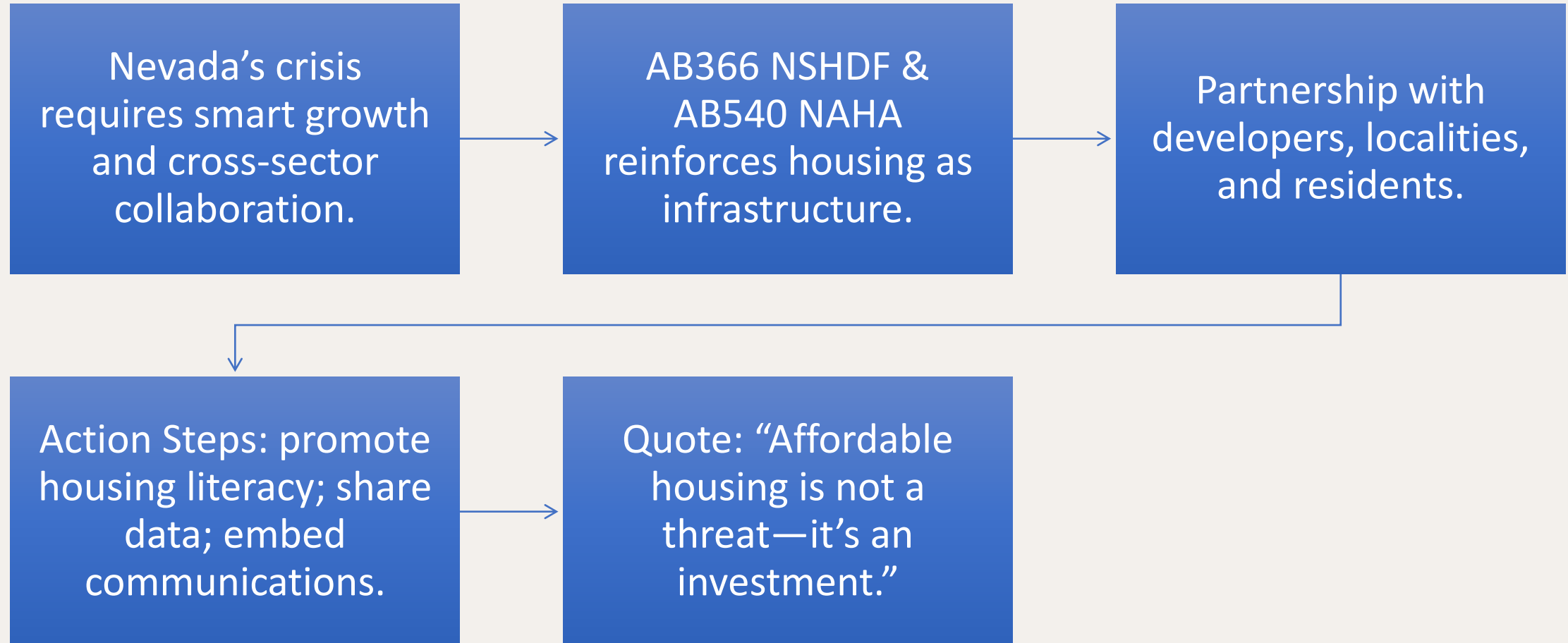


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**Policy Wins for
Affordable Housing**



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.

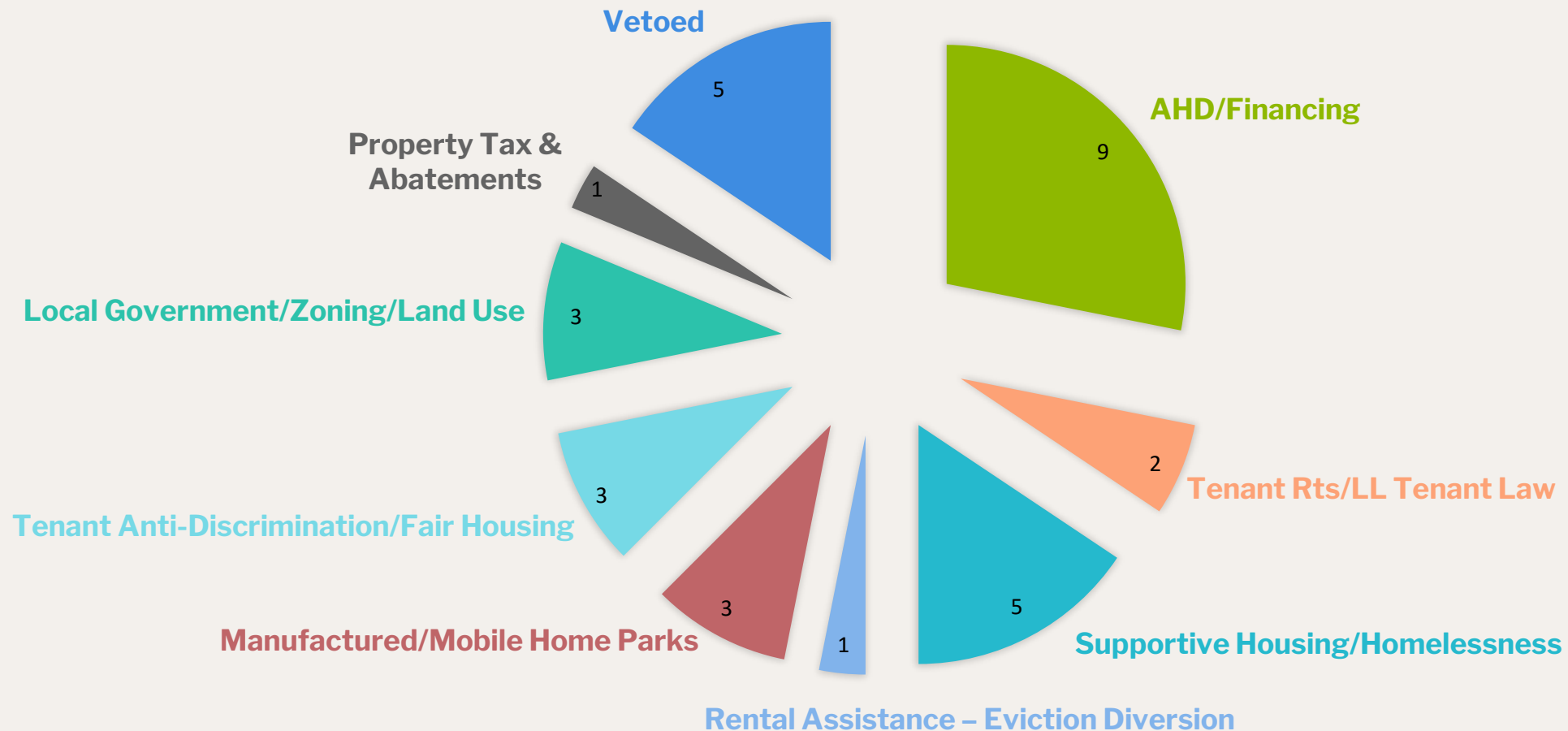
04

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.



Thank You

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