



Carson City Affordable Housing Plan

Appendix B-Carson City Master Plan

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1.0 INTRODUCTION

The purpose of the Carson City Affordable Housing Element is to provide a method for City elected and appointed officials and citizens to identify the projected growth in population and to set forth plans, policies and action programs through which the housing needs of the projected population will be met. Nevada Revised Statutes states that counties with populations less than 100,000 persons may prepare a housing element as part of their comprehensive plan. The housing element requirements are stated as:

NRS 278.0105 “ Affordable housing defined. “Affordable housing” means housing affordable for a family with a total gross income less than 110 percent of the median gross income in the county concerned based upon the estimates of the United States Department of Housing and Urban Development.

NRS 278.150 (1) The planning commission shall prepare and adopt a comprehensive, long-term general plan for the physical development of the city, county, region in which the commission’s judgment bears relation to the planning thereof.

NRS 278.160 (e) Housing plan. The housing plan must include, but is not limited to:

- (1) An inventory of housing conditions, needs and plans and procedures for improving housing standards and for providing adequate housing.
- (2) An inventory of affordable housing in the community.
- (3) An analysis of the demographic characteristics of the community.
- (4) A determination of the present and prospective need for affordable housing in the community.
- (5) An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.
- (6) An analysis of the characteristics of the land that is the most appropriate for the construction of affordable housing.
- (7) 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.
- (8) A plan for maintaining and developing affordable housing to meet the housing needs of the community

The formulation of the Housing Plan has been guided by the Carson City Board of Supervisors, the Carson City Regional Planning Commission, and a specially created workforce housing advisory committee. To assist the user in reading this plan, significant findings and conclusions have been summarized in Section 7.0.

2.0 EXISTING HOUSING CONDITIONS IN CARSON CITY

This section describes the existing housing conditions in Carson City including an inventory of existing and affordable housing. The inventory includes the total number of units, tenure of occupied housing, a subsidized housing inventory, homeless and special needs inventory, as well as an overview of housing market conditions in Carson City.

2.1 Housing Stock

Table 2-1 shows the composition of the Carson City housing stock from 1990 to 2004. Mobile homes continue to provide a significant portion of the total housing stock in Carson City, about 14.4 percent in 2004. This is somewhat unusual for an urbanized community such as Carson City. In Washoe County and Clark Counties, mobile homes as a percentage of the housing stock represented about 6.0 and 9.0 percent, respectively. Increasingly, the housing stock in Carson City includes more single-family detached structures as compared to other types of housing.

**Table 2-1
Housing Stock Carson City 1990, 2000, and 2004**

Type	1990	% of Total	2000	% of Total	2004	% of Total
S.F. Detached	8,927	53.7%	11,982	56.3%	12,751	56.4%
Multi-Family	4,650	28.0	6,254	29.4	6,577	29.2
Mobile Home	3,051	18.3	3,047	14.3	3,263	14.4
Total	16,628	100.0	21,283	100.0	22,591	100.0

Source: 2000 Census, and Nevada State Demographer's Office 2004

Tenure of Occupied Households(Owners and Renters)

Table 2-2 shows household tenure for Carson City, the State Nevada and adjoining communities of Lyon and Douglas County. In 2000, ownership rates were lower in Carson City as compared to Douglas and Lyon Counties. Ownership rates in Carson City were similar to the State of Nevada, Clark County, and Washoe County.

**Table 2-2
Tenure of Occupied Housing
Carson City, Nevada and Surrounding Areas: 1990 to 2000**

Year	Carson City		Nevada		Lyon County		Douglas County	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
1990	60.3%	39.7%	54.8%	45.2%	72.4%	27.3%	68.9%	31.1%
2000	63.1	36.3	60.9	39.1	75.8	24.2	74.3	25.7

Source: 1990 and 2000 Census

Ownership rates can be a function of affordability, but are also influenced by other factors such as economic conditions, housing stock including public and subsidized housing, and infrastructure development (municipal services). The Carson City area has and will continue to be a regional employment center attracting a workforce from surrounding communities for government related functions, retail and wholesale trade, services and to a lesser extent manufacturing. Because areas surrounding Carson City have traditionally

provided lower density single-family housing, Carson City has absorbed more renter occupied multi-family housing. Figure 2-1 shows the highest concentrations of renter households in Carson City. The majority of rental housing is found to the east of U.S. 395 and in the downtown corridor.

Table 2-3 compares the housing stock of Carson City to surrounding communities. Differences among the communities were:

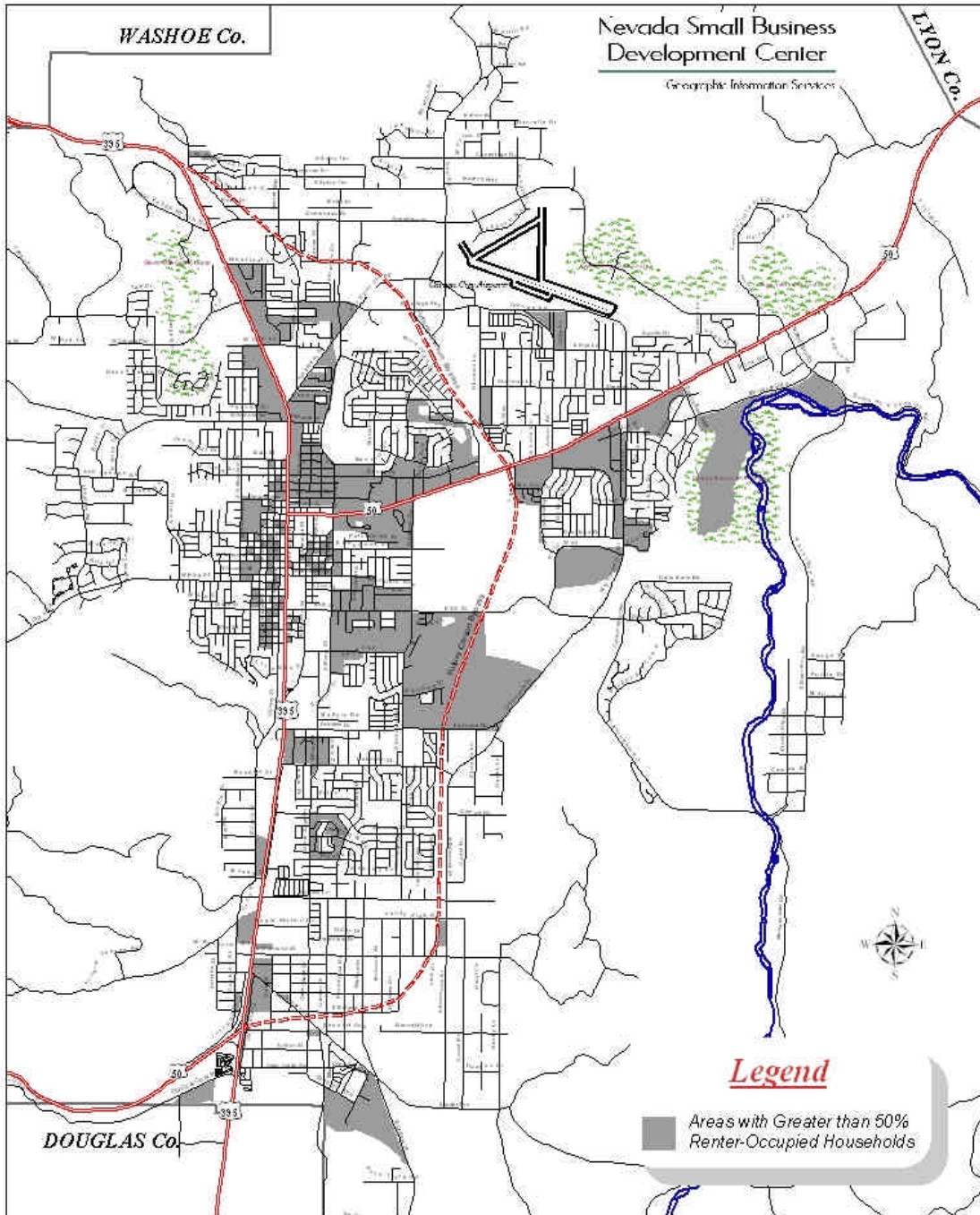
- Douglas County, Carson City and Lyon County have a limited supply of ownership housing comprised of single-family attached units such as condominiums and townhouses as compared to Washoe County. In Carson City, Douglas and Lyon Counties, the alternative to single-family detached structures has traditionally been mobile homes.
- A greater share of the Carson City rental housing stock in 2000 was comprised of multi-family units as compared to Douglas and Lyon County. A relatively large number of single-family units in Douglas County were used for rental units in 2000. Both Lyon and Douglas Counties had a limited number of rental units available through larger multi-family structures.

**Table 2-3
Housing Stock By Tenure,
Western Nevada Communities: 2000**

Units	Douglas County	Lyon County	Washoe County	Carson City
Total:	16,401	13,007	132,084	20,171
Owner occupied:	12,174	9,867	78,318	12,727
1, detached	10,440	5,815	61,274	9,712
1, attached	383	74	3,996	390
2	74	30	429	82
3 or 4	64	0	1,039	32
5 to 9	32	0	752	34
10 to 19	0	0	310	15
20 to 49	14	0	298	0
50 or more	8	0	561	34
Mobile home	1,132	3,809	9,310	2,383
Boat, RV, van, etc.	27	139	349	45
Renter occupied:	4,227	3,140	53,766	7,444
1, detached	1,900	1,341	11,314	1,981
1, attached	487	75	2,770	427
2	470	176	2,819	500
3 or 4	421	441	6,623	807
5 to 9	290	216	8,641	701
10 to 19	93	72	5,438	882
20 to 49	208	17	4,194	850
50 or more	19	21	9,631	848
Mobile home	328	773	2,253	448
Boat, RV, van, etc.	11	8	83	0

Source: 2000 Census

Figure 2-1
Census Blocks with Greater than 50% Renter-Occupied Households
Carson City, Nevada



2.2 Affordable Housing Stock

Table 2-4 shows the subsidized housing inventory for Carson City and surrounding communities. The inventory includes both subsidized housing units, rent assisted subsidized housing units, and section 8 housing choice vouchers. About 43 percent of all assisted housing units in Table 2-4 are located in Carson City and nearly 50 percent of all section 8 vouchers provided through the Nevada Rural Housing Authority are used in Carson City. Carson City provides the vast majority of family subsidized housing in the region. The results in Table 2-4 suggests that Carson City has a disproportionately high number of subsidized housing units as compared to adjacent communities of similar size. Another notable characteristic of Carson City and other communities in Table 2-4 is the limited availability of subsidized housing for persons with disabilities.

**Table 2-4
Subsidized Housing Inventory
Carson City and Surrounding Communities: 2005**

	Carson City	Churchill	Douglas	Lyon	Mineral	Pershing	Storey	Total
Subsidized Housing Units								
Elderly	100	168	0	195	0	24	0	487
Family	638	242	192	141	8	88	0	1,309
Disabled	24	0	0	0	0	0	0	24
Total	782	410	192	336	8	112	0	1,820
Subsidized Housing- With Rent Assistance								
Elderly	100	148	0	143	19	24	0	434
Family	152	161	17	58	6	48	0	442
Disabled	24	0	0	0	0	0	0	24
Total	276	309	17	201	25	72	0	900
Section 8-Tenant Based Assistance								
Elderly	84	16	32	26	11	1	0	170
Disabled	137	29	56	40	12	0	1	275
Elderly/Disabled	30	6	6	6	4	3	1	56
Family/Individual	233	44	123	69	10	6	0	485
Total	484	95	217	141	36	10	2	986

Source: Nevada Rural Housing Authority, 2005.

Clearly, Carson City has relatively higher levels of rental housing, multi-residential structures, and subsidized housing as compared to surrounding communities. This situation is not unique to Carson City which has traditionally functioned as the regional employment and retail trade/services center and exhibits some of the same characteristics of larger urban centers. Research shows in the wake of decentralizing economies, central cities still harbor a disproportionate share of their regions' low-income families. Low-cost rental housing, including federally subsidized housing, tends to be concentrated in

central-city neighborhoods, in part because wealthier suburban jurisdictions have limited the development of affordable housing within their borders. Historically, central-city neighborhoods were convenient to entry-level and low-skill job opportunities, but today's outlying employment centers are often inaccessible from low-income neighborhoods in the urban core (Pugh 1998; Coulton, Leete, and Bania 1999; Turner, Rubin, and DeLair 1999).

2.4 Special Needs Housing

Table 2-5 identifies the special needs housing in Carson City. Special needs housing includes housing with a supportive service component. Most of the assisted housing in Carson City are focused on the elderly and age related problems.

**Table 2-5
Special Needs Housing in Carson City**

Facility/Owner Name	Address	Beds/Units	Type of Facility
Accessible Space		24 beds	Assisted Care-TBI
Whispering Heights	2397 Empire Ranch Rd.	6 beds	Adult Group Care
Wade's Family Care Home	2320 Meadow Brook Ln.	5 beds	Adult Group Care
Nevada Cares For Seniors	2907 N. Mountain St.	72 beds	Adult Group Care
Nevada Cares for Seniors 3	2765 Mountain St.	46 beds	Adult Group Care
Eagle Valley Children's Home	2300 Eagle Valley Ranch	15 Beds	Intermediate Care for mentally retarded
Carson Detoxification Center	105 S. Roop St.	8 beds	Alcohol and Drug Abuse
Sierra Place	11 W. College Parkway	76 units	Assisted care
First Care of Nevada	N. Roop St.	40 units	Assisted Care
JWB Development Corp.	N. Roop St.	124 beds	Skilled nursing Facility
Prestige Care Inc.	3883 Eagle Station Lane	44 units 3 duplexes 16beds	Assisted Care Independent Living Alzheimers

The Seasons Senior Community Housing Development, adjacent to the Carson City Senior Center, is a low-income senior housing project funded by low-income housing tax credits. The lead agency is a Community Housing Development Corporation (CHDO), Citizens for Affordable Homes, Inc.

2.5 Inventory of Homeless Facilities in Carson City

The following is a summary of homeless facilities and services in Carson City.

Emergency Shelters

- Advocates to End Domestic Violence-Carson City 12 family units, 51 beds
- Carson Treatment Center- Carson City, 4 individual beds
- FISH Carson City-18 units, 18 family beds, 20 individual beds

Transitional/Permanent Housing

- Advocates to End Domestic Violence-Carson City 2 family units, 14 family beds
- Carson Treatment Center- Carson City, 16 individual beds
- Carson City FISH- 12 beds

Permanent Housing

- Rural Clinics-Statewide 22 family units, 55 beds

Use of Motels for Short-Term Rental Housing

Increasingly, local motels in Carson City are being used as short-term rental housing primarily by lower income households including those in imminent danger of homelessness. Based upon recent interviews conducted by the Rural Nevada Continuum of Care, most smaller motels in the Carson City area are providing some type of short-term housing by providing daily, weekly and monthly rentals. The 2005 survey found 205 motel residents including 43 long-term residents, 76 singles, and 86 family members. Information collected by the Carson City Convention and Visitor's Authority in August of 2005 suggests that just over 400 rooms each night were occupied by long-term renters.

2.6 Mobile Home Parks

Increasingly, mobile homes and mobile home parks are providing opportunities for affordable housing in northern Nevada. Overall, mobile home units in Carson City accounted for approximately 14.4 percent of the housing units in 2004. During 2004, the majority of mobile home sales in Carson City occurred at or below \$150,000 (See Table 2-9). During the first half of 2005 the majority of mobile homes sold between \$150,000 and \$199,000. The majority of mobile home use occurs in local Carson City mobile home parks and not as individual units tied to real property.

Table 2-6 shows occupied mobile homes by age of the head of household. In 2000, there were 2,383 mobile home owners in Carson City. The majority (63.2 percent) of mobile home owners in Carson City were age 55 and older. There were only 448 mobile home units occupied by renters in 2000. Combined about 60 percent of heads of households living in mobile homes in 2000 were age 55 and older. Not surprisingly, the majority of mobile homes were occupied by 1 and 2 person households in 2000.

**Table 2-6
Age of Householder By Tenure
Mobiles Homes in Carson City: 2000**

Age of Householder	Owner Occupied	Percent	Renter Occupied	Percent	Total	Percent
15 to 24 yrs	118	5.0	15	3.3	133	4.7
25 to 34 yrs	152	6.4	88	19.6	240	8.5
35 to 44 yrs	290	12.2	126	28.1	416	14.7
45 to 54 yrs	317	13.3	44	9.8	361	12.8
55 to 64 yrs	426	17.9	57	12.7	483	17.1
65 to 74 yrs	382	16.0	62	13.8	442	15.7
75 and older	698	29.3	56	12.5	754	26.6
Total	2,383	100.0	448	100.0	2,831	100.0

Source: 2000 Census.

The closure and sale of mobile home parks occur in areas with limited available lands and where land values have increased substantially creating an opportunity for redevelopment. Both conditions have occurred in Carson City. The ability to close and redevelop mobile homes is relatively easy in Nevada.

Nevada Revised Statutes (NRS 118B.177) defines the obligations of landlord before closure. The Statute requires the following:

1. If a landlord closes a manufactured home park he shall pay the amount described in subsection 2 or 3, in accordance with the choice of the tenant.
2. If the tenant chooses to move the manufactured home, the landlord shall pay to the tenant:
 - (a) The cost of moving each tenant's manufactured home and its appurtenances to a new location within 50 miles from the manufactured home park; or
 - (b) If the new location is more than 50 miles from the manufactured home park, the cost of moving the manufactured home for the first 50 miles, including fees for inspection, any deposits for connecting utilities, and the cost of taking down, moving, setting up and leveling the manufactured home and its appurtenances in the new lot or park.
3. If the tenant chooses not to move the manufactured home, the manufactured home cannot be moved without being structurally damaged, or there is no manufactured home park within 50 miles that is willing to accept the manufactured home, the landlord:
 - (a) May remove and dispose of the manufactured home; and
 - (b) Shall pay to the tenant the fair market value of the manufactured home less the reasonable cost of removing and disposing of the manufactured home.
4. Written notice of the closure must be served on each tenant in the manner provided in [NRS 40.280](#), giving the tenant at least 180 days after the date of the notice before he is required to move his manufactured home from the lot.
5. For the purposes of this section, the fair market value of a manufactured home and the reasonable cost of removing and disposing of a manufactured home must be determined by:
 - (a) A dealer licensed pursuant to [chapter 489 of NRS](#) who is agreed upon by the landlord and tenant; or
 - (b) If the landlord and tenant cannot agree pursuant to paragraph (a), a dealer licensed pursuant to [chapter 489 of NRS](#) who is selected for this purpose by the Division.

(Added to NRS by 1987, 931; A 1989, 1796; 1991, 2278; 2001, [1183](#); 2003, [2476](#))

Most older mobile home units, are not capable of being moved without structural damage. Furthermore, most mobile home parks in the 50 mile radius area will not accept older units. As a result, the redevelopment process can result in the loss of mobile home housing because units are dismantled. Mobile home values decline fairly rapidly, with most units having a useful life of less than 35 years (Marshall Swift Valuation Service). In some instance, the owner of a mobile home unit may be required to pay for the disposal of the unit upon mobile home closure and redevelopment.

2.7 Housing Market Overview

2.7.1 Ownership

Table 2-7 summarizes recent income and for-sale housing costs in Carson City. The Table illustrates the compound annual rates of change for income and sales prices from 1989 to 2001. Overall improvement in affordability was seen between 1995 and 2001. Since 2001 affordability in Carson City has declined as prices have increased. The median price of a home in 2003 was approximately \$200,000, a 33 percent increase since 2001.

More recently, the median value of a single family detached residential unit soared to almost \$300,000 by the third quarter of 2004. For the year 2004, the median value of a home in Carson City averaged about \$282,000. The median value of a condominium sold in Carson City during 2004 was \$149,000. By August of 2005, the median price of a single-family home in Carson City reached \$350,000 (Northern Nevada Regional MLS).

Table 2-7
Ratio of Median Sales Price to Median Household Income: 1989-2001

Housing Type	Median Sales Price			Ratio of Median Sales Price to Median Household Income		
	1989	1995	2001	1989	1995	2001
Single Family	\$93,500	\$126,900	\$150,000	2.96	3.40	3.18
Condo/Townhouse	60,000	78,933	95,750	1.90	2.12	2.03
Duplexes	105,000	135,000	168,500	3.33	3.62	3.57
Mobile Home	29,500	55,000	80,740	.93	1.47	1.71
Median Income	\$31,570	\$ 37,293	\$ 47,197			

Sources: Carson City Assessor's Office Sales Database
1989 median income from U.S. Bureau of the Census
1995 and 2001 median household income estimates provided by Claritas

Table 2-8 shows housing affordability measures for Carson City and surrounding communities for 2004. In Carson City, both entry-level housing and the median price of single family detached housing is not affordable to a household earning the median income or below. It is possible that such household could still afford to purchase single-

family attached housing (condominiums, townhomes, and duplexes). The affordability gap for a single family home in Carson City is substantial (\$119,500). The gap measures the difference between the price of a home that is affordable to the median income and the amount a household would have to pay for the median price of a single family detached home in Carson City.

Carson City has and continues to be one of the least affordable communities among several neighboring jurisdictions. Table 2-8 also compares Carson City to other neighboring communities. Only Douglas County is less affordable.

**Table 2-8
Housing Affordability Measures: 2004**

Community	2004 Median Sales Value	2004 S.F. Entry-level Housing Costs	2004 Housing Affordability for 80% of Median Inc. (1)	2004 Housing Affordability for Median Income (2)	2004 Ratio of Median Price To Median Inc. (3)	2004 Median Inc. Affordability Gap (4)
Carson City	\$298,000	\$210-260K	\$142,800	\$178,500	5.34	\$119,500
Churchill	\$154,000	\$150K+	\$140,709	\$175,860	3.00	-\$21,860
Douglas	\$371,633	\$250K+	\$166,430	\$208,214	5.71	\$163,419
Lyon	\$207,000	\$180+	\$129,000	\$161,200	4.11	\$45,800
Storey	\$259,700	\$200K+	\$172,429	\$215,500	4.34	\$44,200

Source: Northern Nevada MLS, County Assessor's Records, U.S HUD.

Housing affordability assumes no more than 30 percent of gross income spent on housing related costs including PITI and essential utilities.

- (1) Single family detached home price that is affordable to a household at 80 percent of the 2004 median household income assuming not more than 30 percent of gross income is spent on related costs.
- (2) Single family detached home price that is affordable to a household at the 2004 median household income assuming not more than 30 percent of gross income is spent on related costs.
- (3) 2004 median price of a single family detached home divided by the 2004 median income.
- (4) Difference between the 2004 median single family home sales value and (2).

In Table 2-8, the ratio of median sales price of a single-family structure to median family income increased to 5.34 in 2004. This ratio means that it will take 5.34 years to purchase a home if the entire amount of the projected annual median household income is used to purchase housing. Nationally, that figure has increased to 3.4 Carson City has one of the highest ratios among Nevada's 15 non-metropolitan counties.

Table 2-9 shows the distribution of sales reported to the Carson City Assessor's Office for 2004. More recent sales data for the first half of 2005 is included in Table 2-10.

**Table 2-9
Carson City Sales Activity: 2004**

Sale Amount	Single Family		Condos		Mobile Homes	
	Count	Percentage	Count	Percentage	Count	Percentage
\$100,000 - \$149,999	24	2.8%	30	46.2%	22	53.7%
\$150,000 - \$199,999	144	16.7%	24	36.9%	16	39.0%
\$200,000 - \$249,999	250	29.1%	8	12.3%	3	7.3%
\$250,000 - \$299,999	158	18.4%	2	3.1%		0.0%
\$300,000 - \$349,999	99	11.5%		0.0%		0.0%
\$350,000 - \$399,999	71	8.3%	1	1.5%		0.0%
\$400,000 - \$449,999	38	4.4%		0.0%		0.0%
\$450,000 - \$499,999	27	3.1%		0.0%		0.0%
\$500,000 or greater	49	5.7%		0.0%		0.0%
TOTAL	860		65		41	

Source: Carson City Assessor's Office.

**Table 2-10
Carson City Sales Activity: First Half 2005**

Sale Amount	Single Family		Condos		Mobile Homes	
	Count	Percentage	Count	Percentage	Count	Percentage
\$50,000 - \$99,999	0	0.0%	9	20.9%	0	0.0%
\$100,000 - \$149,999	4	1.3%	15	34.9%	8	38.1%
\$150,000 - \$199,999	19	6.2%	12	27.9%	11	52.4%
\$200,000 - \$249,999	60	19.6%	5	11.6%	2	9.5%
\$250,000 - \$299,999	73	23.9%	0	0.0%	0	0.0%
\$300,000 - \$349,999	52	17.0%	1	2.3%	0	0.0%
\$350,000 - \$399,999	36	11.8%	1	2.3%	0	0.0%
\$400,000 - \$449,999	15	4.9%	0	0.0%	0	0.0%
\$450,000 - \$499,999	16	5.2%	0	0.0%	0	0.0%
\$500,000 or greater	31	10.1%	0	0.0%	0	0.0%
Total	306		43		21	

Source: Carson City Assessor's Data

A noticeable difference in the sales of housing between 2004 and the first half of 2005 is the limited number of single family homes below \$200,000. Only about 7 percent of the single family housing units sold for less than \$200,000 in the first half of 2005 as compared to 19.5 percent in 2004. The majority of condominiums in Carson City remain below \$200,000 in price.

2.7.2 Rental Housing

An informal survey of larger apartment complexes in Carson City shows a high occupancy rate, probably above 95 percent. Research on rental rates and survey information reveals the following expected price ranges for rental housing in Carson City.

- 1 bedroom: \$500-\$600
- 2 bedroom: \$650-\$900
- 3 bedroom: \$750-\$950

There are multi-family units in Carson City that have higher rental rates, however, the aforementioned range generally captures the majority of available rentals. Most single family detached 3 bedroom and 2 bath rentals fall into the range of \$975 to \$1,400 per month in Carson City. Monthly rental costs are assumed to include sewer, water and garbage in the monthly rental rates.

Detailed apartment market studies have not been conducted for Carson City. However, apartment studies conducted by the Nevada Housing Division for the Reno/Sparks area may give some insight into market conditions in the greater Northern Nevada region.

According to the Housing Division Apartment Survey, the rental housing market is beginning to see lower vacancy rates caused by the lack of new multi-family construction, and the escalating cost of ownership. As interest rates declined more and more renters with lower incomes were able to purchase housing. Zero down payment and interest only loans also helped a sizeable number of households purchase their own home over the last several years. With the increasing number of renter households transitioning to ownership, vacancy rates began to increase and rents remain relatively stable. In the Reno/Sparks area rental rate increases between 2000 and 2004 averaged about 1 percent per year far below the rate of inflation. As a result, real rental rates (inflation adjusted) actually declined. In the last couple of years, there have been a limited number of multi-family housing units constructed in Carson City. Between 2000 and 2004 the total number of multi-family units increased by only 23 units (See Table 2-1). The most recent multi-family complex in Carson City added 132 units. Unless more units are constructed in Carson City, the limited supply of new rental units will likely result in higher rental rates. Table 3-3 shows the projected number of units needed over the next 20 years in Carson City.

3.0 HOUSING NEEDS

Affordable Housing Defined

Affordable housing is a term generally applied to households with incomes at or below the area's median household income. The 2005 median household income for Carson City is \$58,100 (U.S. Department of Housing and Urban Development). Total housing costs for households at or below the median area household income must not exceed 30 percent of gross income to be affordable. For renters, housing costs include rent paid by the tenant plus essential utilities. For owners, housing costs include mortgage, taxes, insurance, and utilities. This definition is primarily applicable to households with incomes at or below the median area income.

Appendix A contains an analysis of affordable housing prices and rents for Carson City in 2005. A summary of the analysis is contained in Table 3-1. In 2005, a Carson City household with the median income could afford a home that costs less than \$197,000.

Table 3-1
Summary of Housing Affordability
Carson City: 2005

Income Range	Income	Affordable Rent	Affordable Housing Cost (1)
30 % of median	\$17,430	\$245	\$59,071
50 % of median	\$29,050	\$535	\$98,429
80 % of median	\$46,480	\$971	\$157,571
Median Income	\$58,100	\$1,262	\$197,000
120 % of Median	\$69,720	\$1,552	\$236,297

Source: 2005 Median Income: 2005 HUD, (1) includes principal, interest, taxes and insurance.

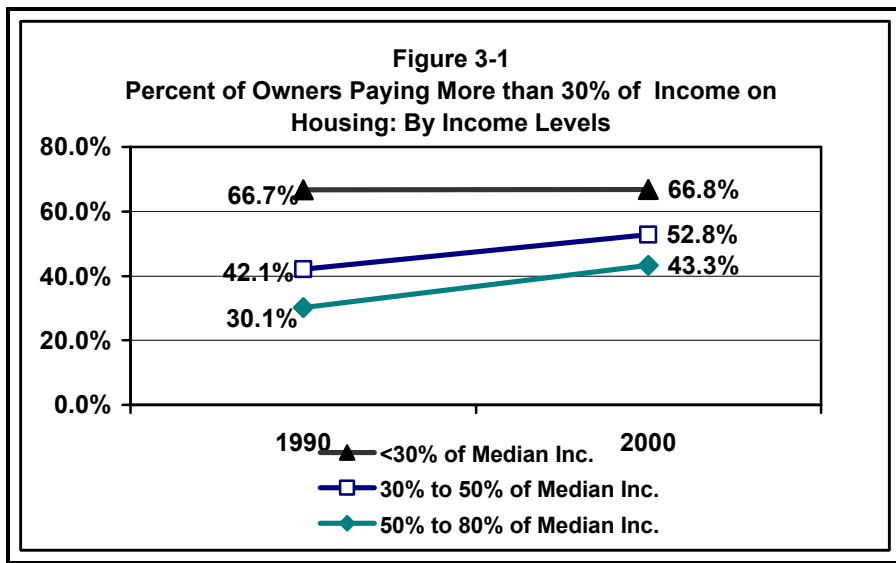
3.1 Affordability and Demand

Comparing the median household income against recent housing cost trends indicate that those households at or below 120 percent of median income would have difficulty purchasing certain types of housing in Carson City. Most entry level conventional single family housing in Carson City is not affordable to households earning less than 120 of the median family income. As seen in Table 2-7, there is a sizeable housing affordability gap which exists for households at median income level. The housing affordability gap is defined as the difference between the median value of a single family conventional home and the price of a single family home that is affordable to a household that earns the area median income.

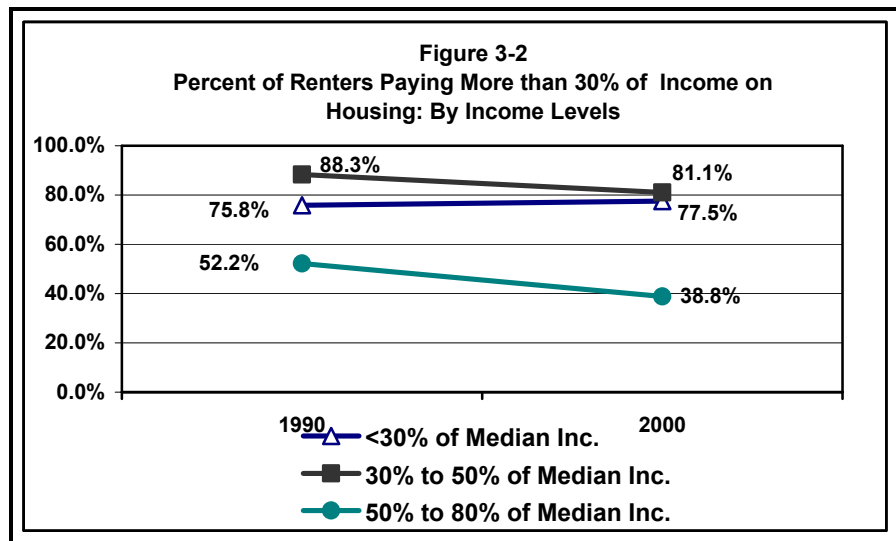
Based upon recent housing sales information, single-family attached housing units such as condominiums, townhomes, and duplex units still remain affordable to Carson City households with incomes above 80 percent of the median family income in 2005. The majority of single family attached units sold for less than \$200,000 in 2004 and during the first half of 2005. Rising home prices and associated ownership costs in Carson City will contribute to the number of households paying more than 30 percent of their income on housing.

Comparisons between 1990 and 2000 Census data shows that an increasing percentage of owners are paying more than 30 percent of their income on housing (Figure 3-1) whereas declines in the number of renter households paying more than 30 percent of their income on housing has declined (Figure 3-2).

Table 3-2 provides a further breakdown of Carson City households by type and level of income for owners and renters in 2000. The largest group of low and moderate income owners (households at or below 80 percent of median income) were elderly homeowners. Elderly households are defined as those age 62 and older. Other groups facing a housing cost burden in Carson City include small related (2 to 4 person) households and large family households (See Table 3-2). Although the incidence of housing cost burden is high among large families (5 or more persons), they are relatively few in number as compared to other renter and owner groups.



Source: U.S. Dept of Housing and Urban Development, 2000 Census



Source: U.S. Dept of Housing and Urban Development, 2000 Census

**Table 3-2
Tenure and Household Income
Carson City, Nevada: 2000**

Household by Type, Income, & Housing Problem	Renters					Owners					Total
	Elderly	Small Related	Large Related	All	Total	Elderly	Small Related	Large Related	All	Total	
	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other	Renters	(1 & 2 members)	(2 to 4 members)	(5 or more members)	Other	Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1. Household Income <= 50% MFI	689	838	231	798	2,556	903	379	102	294	1,678	4,234
2. Household Income <=30% MFI	340	424	78	404	1,246	329	159	43	185	716	1,962
3. % with any housing problems	70.6	85.8	100	76.5	79.5	68.1	81.8	90.7	45.9	66.8	74.9
4. % Cost Burden >30%	70.6	85.8	67.9	76.5	77.5	68.1	81.8	90.7	45.9	66.8	73.6
5. % Cost Burden >50%	55.9	75.5	37.2	66.8	64.9	34.7	69.2	90.7	37.8	46.5	58.2
6. Household Income >30 to <=50% MFI	349	414	153	394	1,310	574	220	59	109	962	2,272
7. % with any housing problems	71.3	95.4	100	88.6	87.5	50.3	70.5	40.7	59.6	55.4	73.9
8. % Cost Burden >30%	71.3	91.8	57.5	87.6	81.1	50.3	59.1	40.7	59.6	52.8	69.1
9. % Cost Burden >50%	44.4	42.3	9.2	31.7	35.8	23.5	45.5	6.8	36.7	29	32.9
10. Household Income >50 to <=80% MFI	293	790	184	399	1,666	1,019	535	167	190	1,911	3,577
11. % with any housing problems	50.5	45.6	72.8	53.6	51.4	28.9	61.7	82.6	76.3	47.5	49.3
12. % Cost Burden >30%	47.1	36.1	18.5	47.4	38.8	28.9	61.7	35.3	76.3	43.3	41.2
13. % Cost Burden >50%	16.7	0	0	1	3.2	12.8	16.8	2.4	18.4	13.6	8.7
14. Household Income >80% MFI	384	1,350	300	1,190	3,224	2,468	4,765	795	1,110	9,138	12,362
15. % with any housing problems	23.2	14.1	53.3	7.1	16.3	7.4	15.4	32.7	15.3	14.8	15.1
16. % Cost Burden >30%	23.2	2.6	3.3	4.2	5.7	7.3	14.4	12.6	15.3	12.4	10.7
17. % Cost Burden >50%	7.6	0	0	0	0.9	0.8	0.8	1.3	0.9	0.9	0.9
18. Total Households	1,366	2,978	715	2,387	7,446	4,390	5,679	1,064	1,594	12,727	20,173
19. % with any housing problems	53.1	44	73.4	40.1	47.2	22.6	23.8	43.3	29.2	25.7	33.6
20. % Cost Burden >30	52.4	35.7	25.9	37.4	38.4	22.5	22.5	20.9	29.2	23.2	28.8
21. % Cost Burden >50	31	16.6	6	16.7	18.3	9.1	6	5.4	9.7	7.5	11.5

Definitions: Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. **Other housing problems:** overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities. **Elderly households:** 1 or 2 person household, either person 62 years old or older. **Renter:** Data does not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide. **Cost Burden:** Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Figure 3-3 shows the areas in Carson City with high concentrations of renter households that experienced a housing cost burden in 2000. Overall, about 38.4 percent of the renter households in Carson City experienced a housing cost burden in 2000.

Figure 3-3
Percent of Renter-Households with Housing Cost Burden
Carson City, Nevada

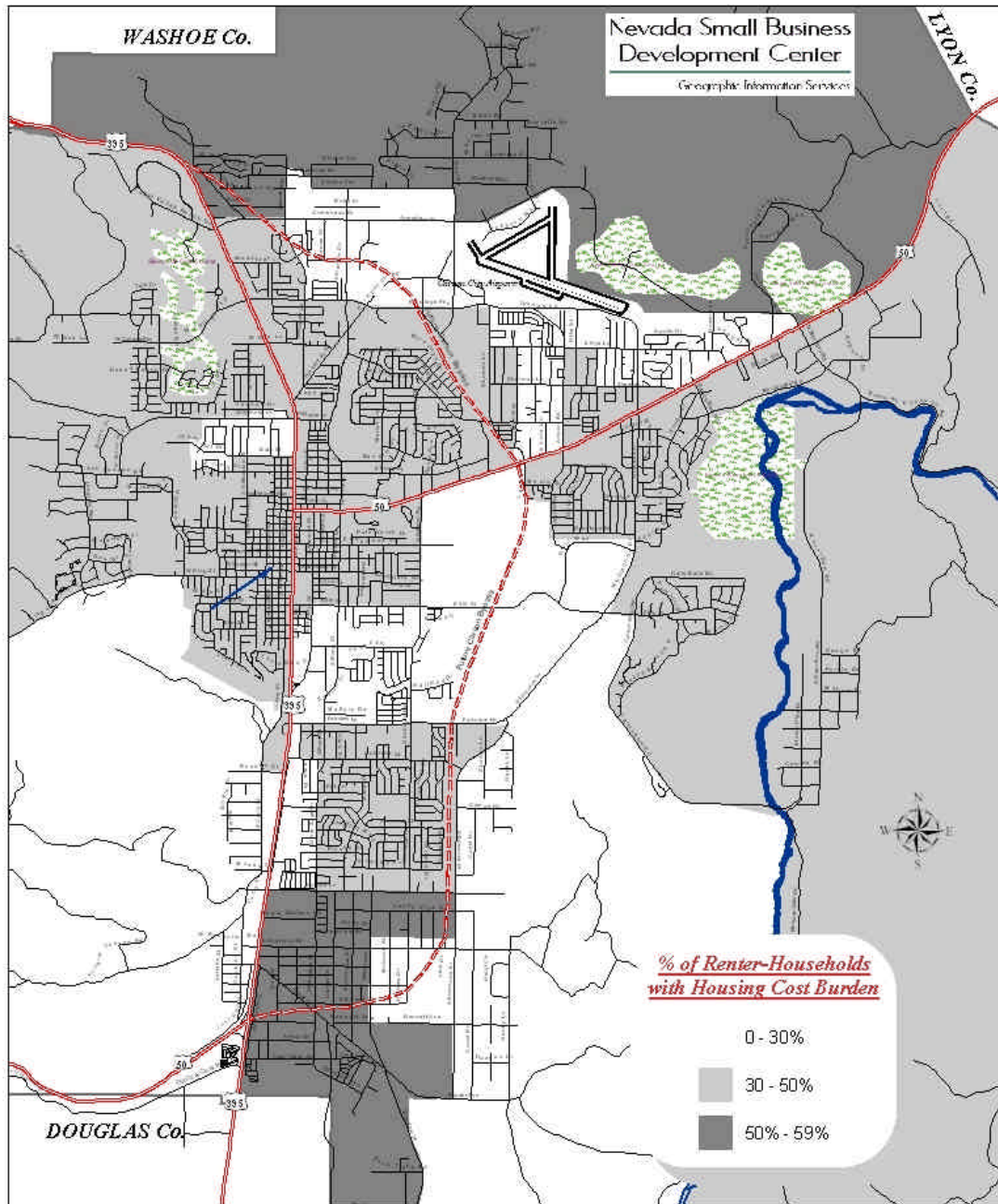
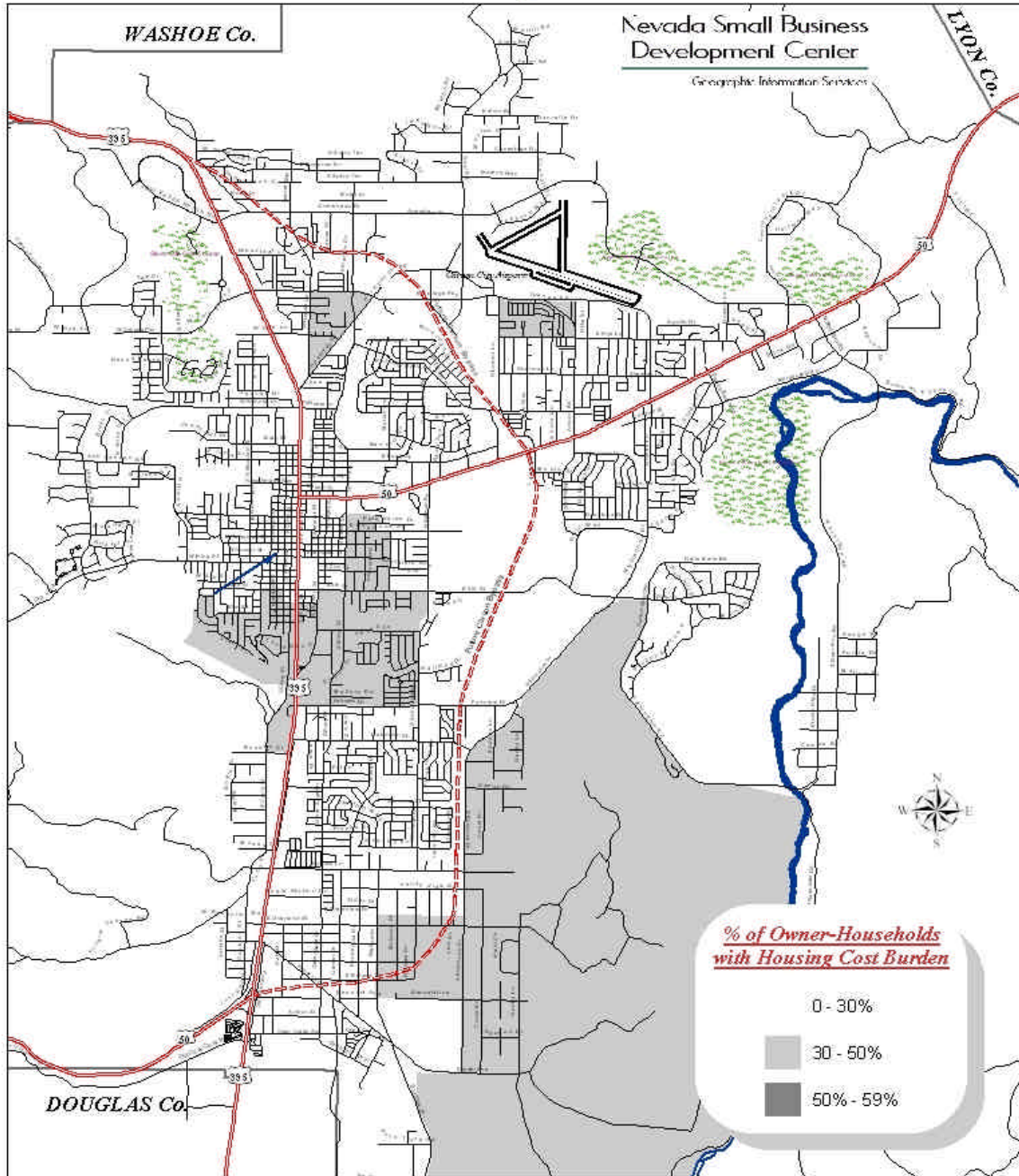


Figure 3-4 shows areas of Carson City with high concentrations of homeowners facing a housing cost burden. Overall, about 29 percent of owners faced a housing cost burden in 2000.

Figure 3-4
Percent of Owner-Households with Housing Cost Burden
Carson City, Nevada



Affordable Housing Demand

The projected build-out of Carson City over the next 20 to 25 years may reach a population of 75,000. The State Demographer's forecast will add approximately 10,000 people by 2024 to the current population of 56,147. The population growth will translate into additional housing demand by low and moderate-income households. Table 3-3 identifies the potential number of affordable housing units by type of household. Over the next 20 years, approximately 3,640 affordable housing units will be required based upon population projections. Table 3-3 also estimates affordable housing demand for total build-out in Carson City.

**Table 3-3
Housing Demand: Low and Moderate Income Households
Carson City: 2005-2024**

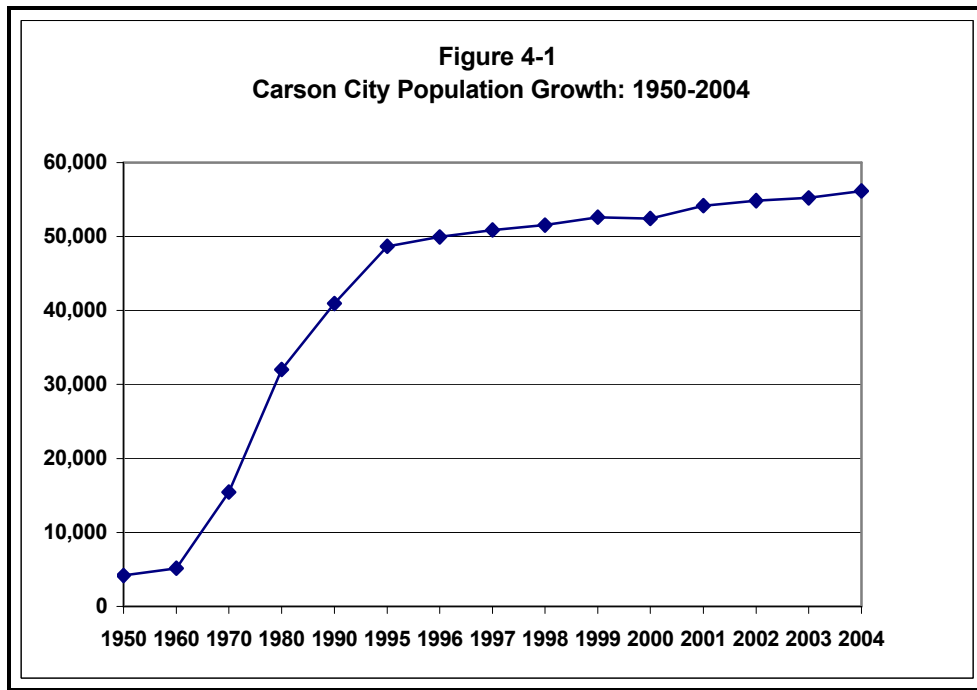
Forecast	Pop.	Households	Renters				Owners				Total
			Elderly	Small	Large	Other	Elderly	Small	Large	Others	
2005	56,147	21,592									
2006	56,671	21,794	14	30	7	24	44	57	11	16	202
2007	57,204	21,999	14	30	7	24	45	58	11	16	205
2008	57,743	22,206	14	31	7	25	45	58	11	16	207
2009	58,288	22,415	14	31	7	25	46	59	11	17	210
2010	58,840	22,628	14	31	8	25	46	60	11	17	212
2011	59,402	22,844	15	32	8	26	47	61	11	17	216
2012	59,961	23,059	15	32	8	25	47	61	11	17	215
2013	60,526	23,276	15	32	8	26	47	61	11	17	217
2014	61,092	23,494	15	32	8	26	47	61	11	17	218
2015	61,657	23,711	15	32	8	26	47	61	11	17	217
2016	62,199	23,919	14	31	7	25	45	59	11	16	208
2017	62,719	24,119	14	30	7	24	44	56	11	16	200
2018	63,214	24,310	13	28	7	23	41	54	10	15	190
2019	63,675	24,487	12	26	6	21	39	50	9	14	177
2020	64,119	24,658	12	25	2	20	37	48	9	13	167
2021	64,520	24,812	10	23	5	18	34	43	9	12	155
2022	64,914	24,963	10	22	5	18	33	43	8	12	152
2023	65,282	25,105	10	21	5	17	31	40	8	11	143
2024	65,628	25,238	9	20	5	16	29	37	8	11	134
Total 2005-2024	9,481	3,646	247	538	123	431	793	1,026	192	288	3,646
Maximum Build-Out	75,000	28,842	491	1,070	251	858	1,578	2,041	382	573	6,873

4.0 COMMUNITY DEMOGRAPHICS

Section 4.0 describes the population and demographic characteristics of Carson City with specific emphasis on low and moderate income households.

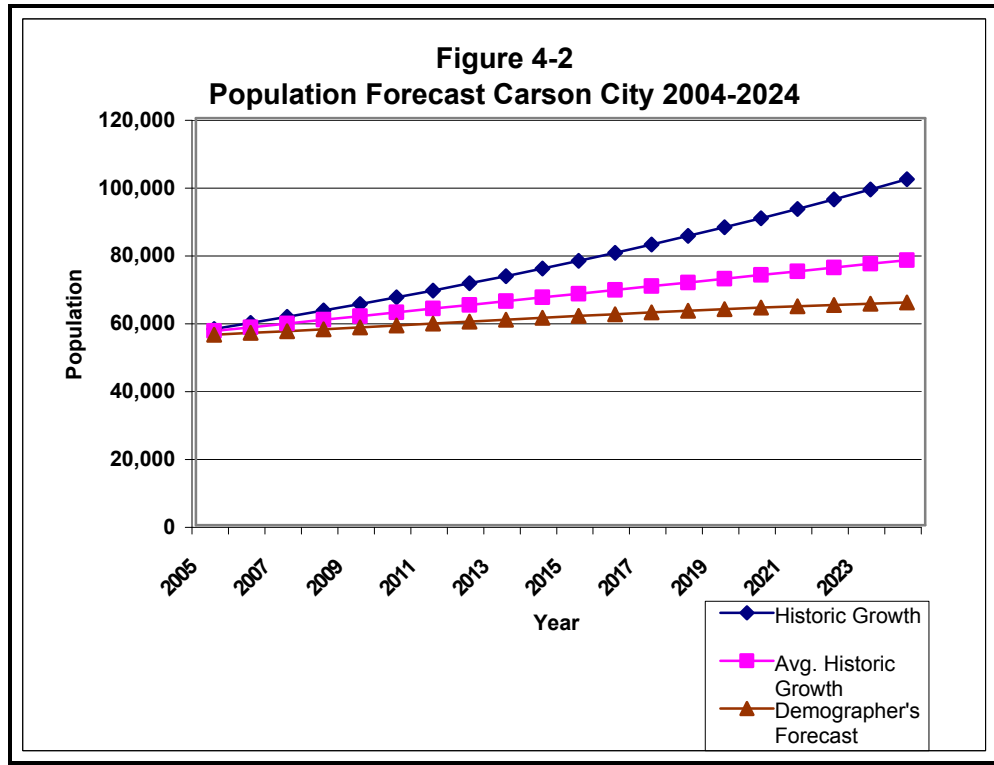
4.1 Demographic Characteristics: Population Trends and Projection

Historic trends in Carson City population growth are shown in Figure 4-1. From 1986 to 2004 the total population increased by more than 54 percent averaging about 3 percent annually over the 18-year period from 1986 to 2004.



Source: Nevada State Demographer's Office, and the U.S. Census

Future growth scenarios for Carson City are shown in Figure 4-2. The scenarios include a historic population increase based upon a 3.02 compounded percentage increase, an average historic growth rate using a point slope formula, and the Demographer's forecast. The historic growth rate using the point slope formula is most consistent with past growth levels. A compounded annual 3 percent growth rate would result in a Carson City population exceeding 100,000 by 2024. The State Demographer's forecasts only results in an increase of just over 10,000 people between 2005 and 2024, well below the historic rates of growth. The average historic growth rate increases Carson City's population to 78,150 by 2024.



Source: Nevada State Demographer's Office, and RCS, Inc.

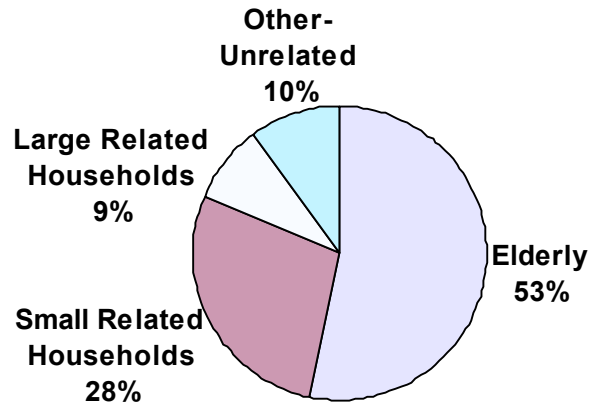
4.2 Demographics of Low and Moderate Income

Figures 4-3 through 4-8 show the percentage of households by income and tenure. In 2000, Elderly were by far the largest share of low and moderate income owner households in Carson City. There were 1,922 elderly homeowners having incomes at or below 80 percent of the area median income.

The age of the population is an important demographic characteristic in Carson City. Carson City has a relatively high percentage of persons age 65 and older. This is occurring through an aging of the population and to a lesser extent migration to Carson City. In 2000, elderly households accounted for approximately 14.8 percent of all households in Carson City. Small related (2 to 4 person members) comprised the next largest group of low and moderate income owners. Large related households (5 or more persons) generally made-up between 6 and 9 percent of the low and moderate income households in 2000.

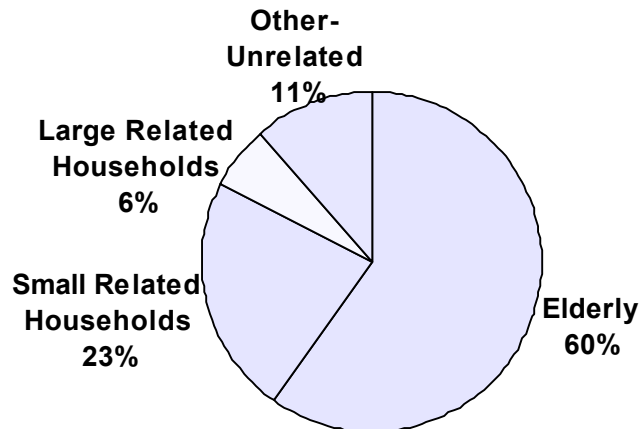
With a substantial number of low and moderate income elderly homeowners, assistance with housing maintenance costs, rehabilitation and weatherization as well as utility payments would be appropriate forms of housing assistance in Carson City.

Figure 4-3
Owners with Household Income between 50% and 80% of the Area's Median Income: 2000

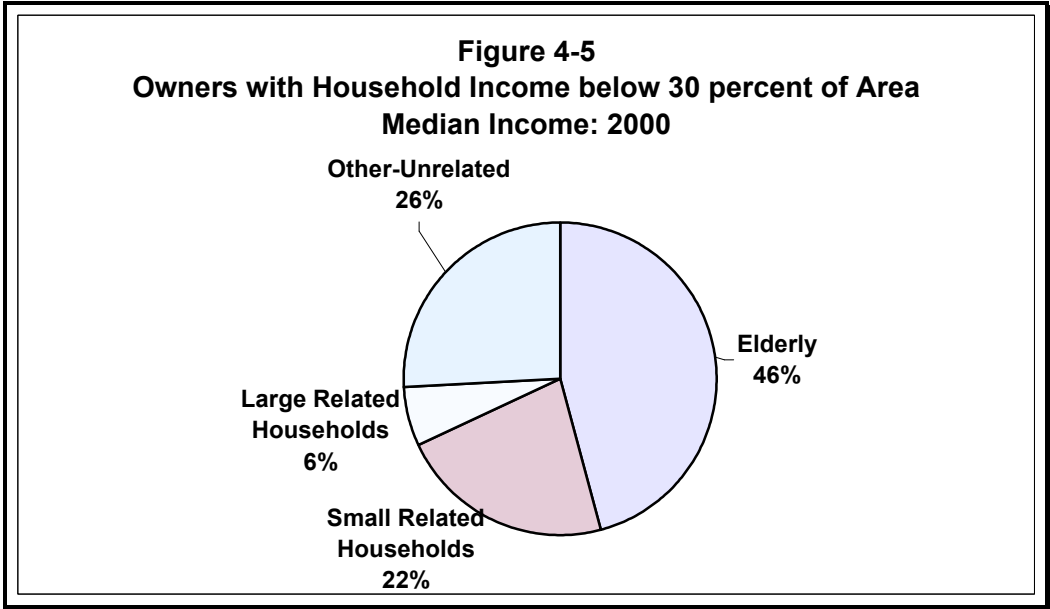


Source: 2000 Census

Figure 4-4
Owners with Household Income between 30% and 50% of the Area's Median Income: 2000

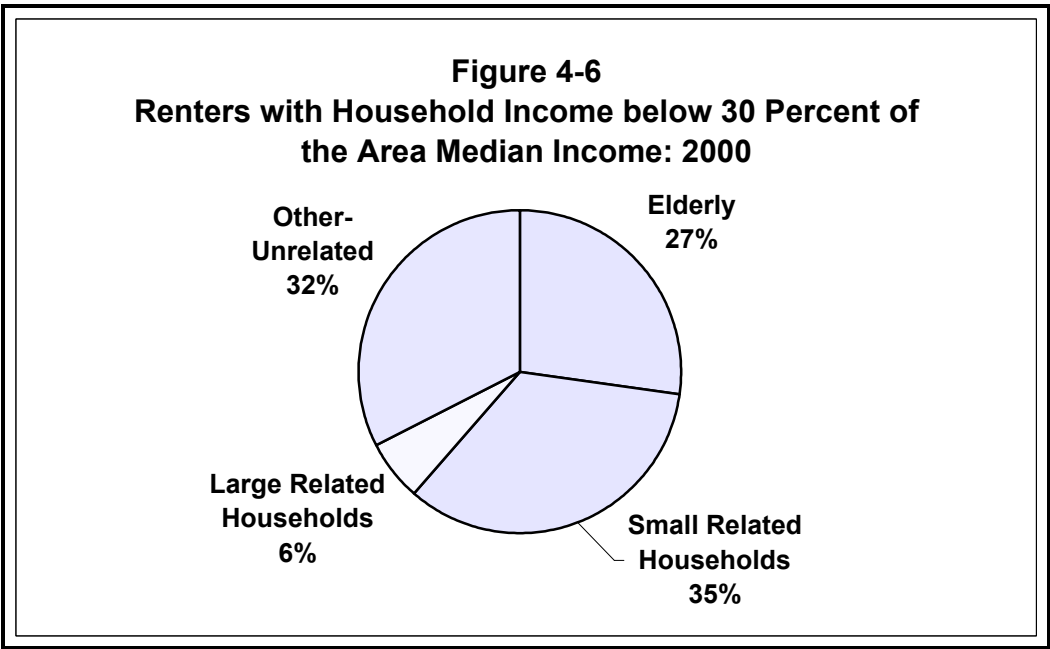


Source: 2000 Census

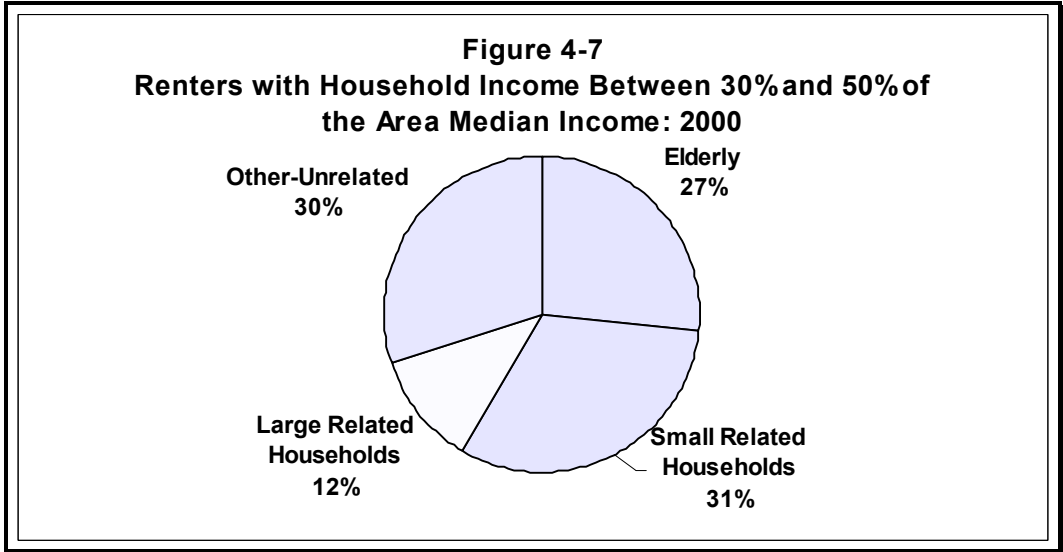


Source 2000 Census

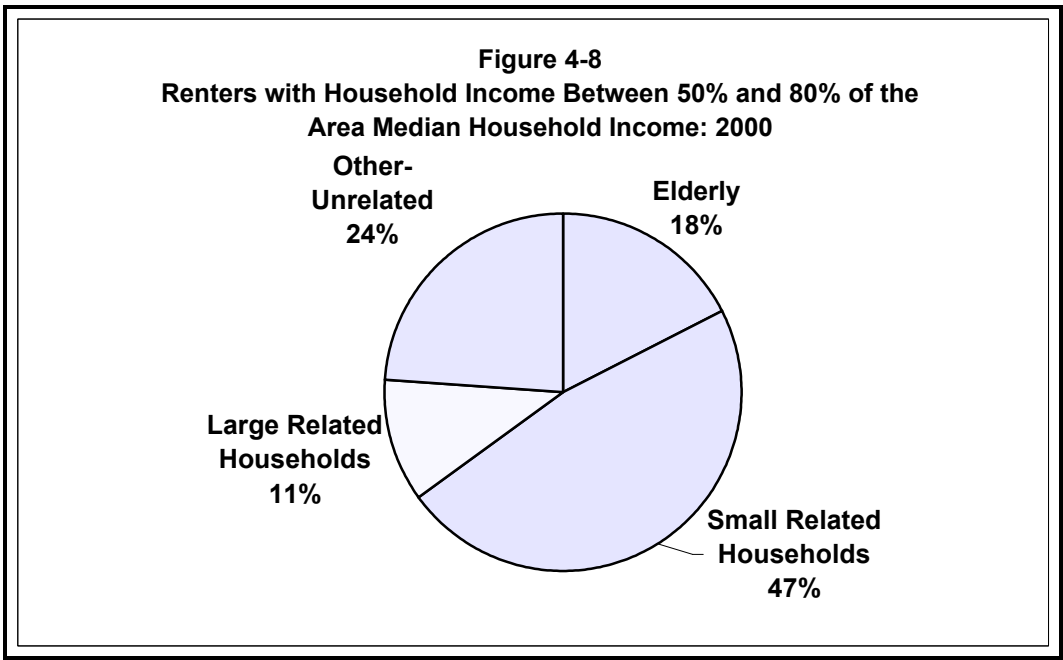
Figures 4-6, 4-7, and 4-8 show the demographic characteristics of renters in Carson City by income levels. In 2000 small related households with 2 to 4 persons and unrelated renter households were the majority of low and moderate income renter households in Carson City. Elderly renter households made up a smaller share of the total in 2000.



Source: 2000 Census



Source: 2000 Census



Source: 2000 Census

Figure 4-9 shows areas with high concentrations of low and moderate-income households in Carson City. The low and moderate-income households areas were strongly correlated with high concentrations of renter households in 2000. The low and moderate-income areas include 2000 census blocks where the percentage of households with incomes at or below 80 percent of the area median income exceeds 50 percent of all households. In 2000 most low and moderate-income households were located near the downtown area and east of U.S. 395 along the U.S. 50 corridor. Figure 4-10 shows concentrations of low and moderate-income renter households with a housing cost burden in 2000.

Figure 4-9
Low-Mod Income by Census Block Group
Carson City, Nevada

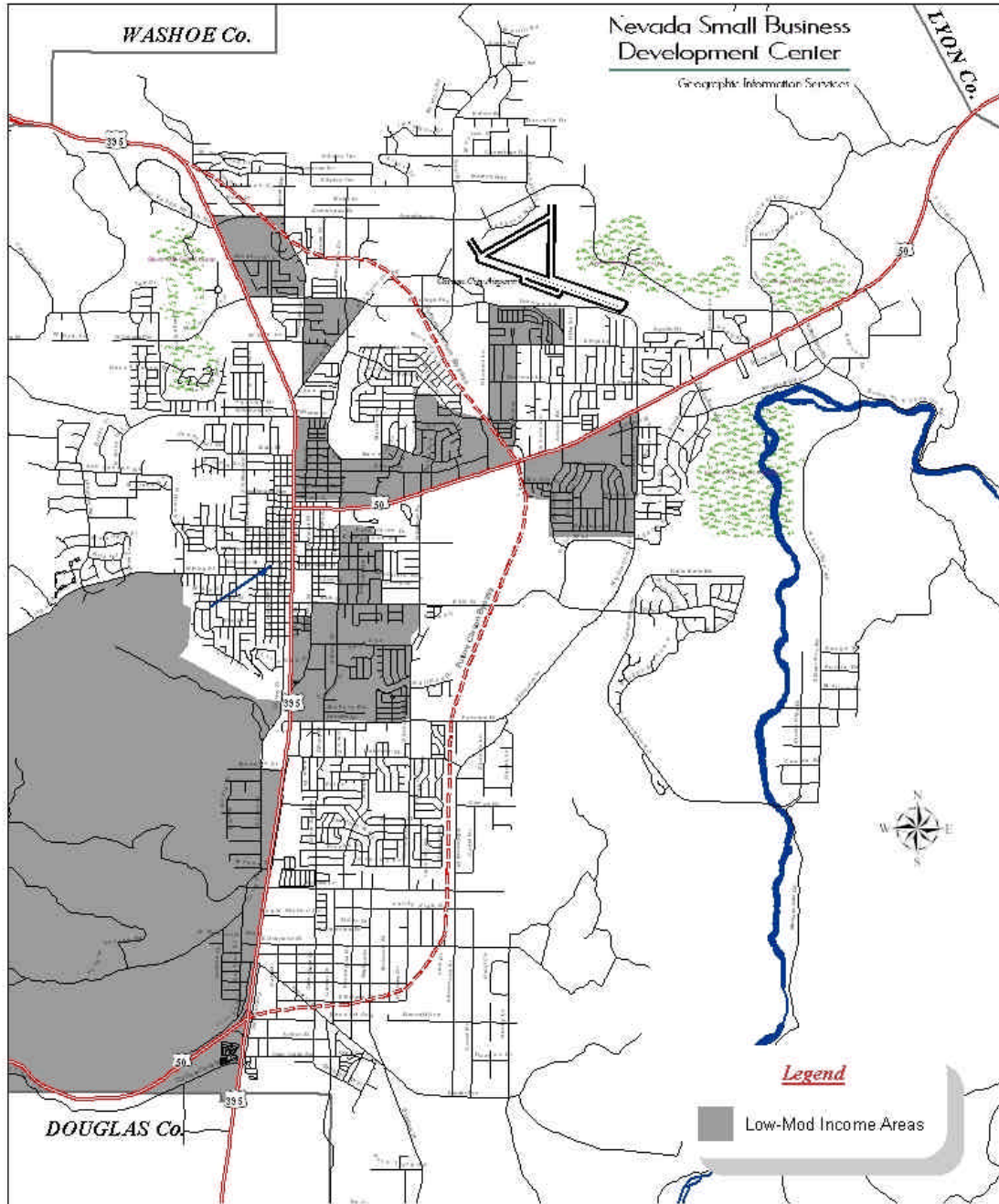


Figure 4-10
 Percent of Renter-Households with Housing Cost Burden
 & low-Mod Income Census Block Groups
Carson City, Nevada

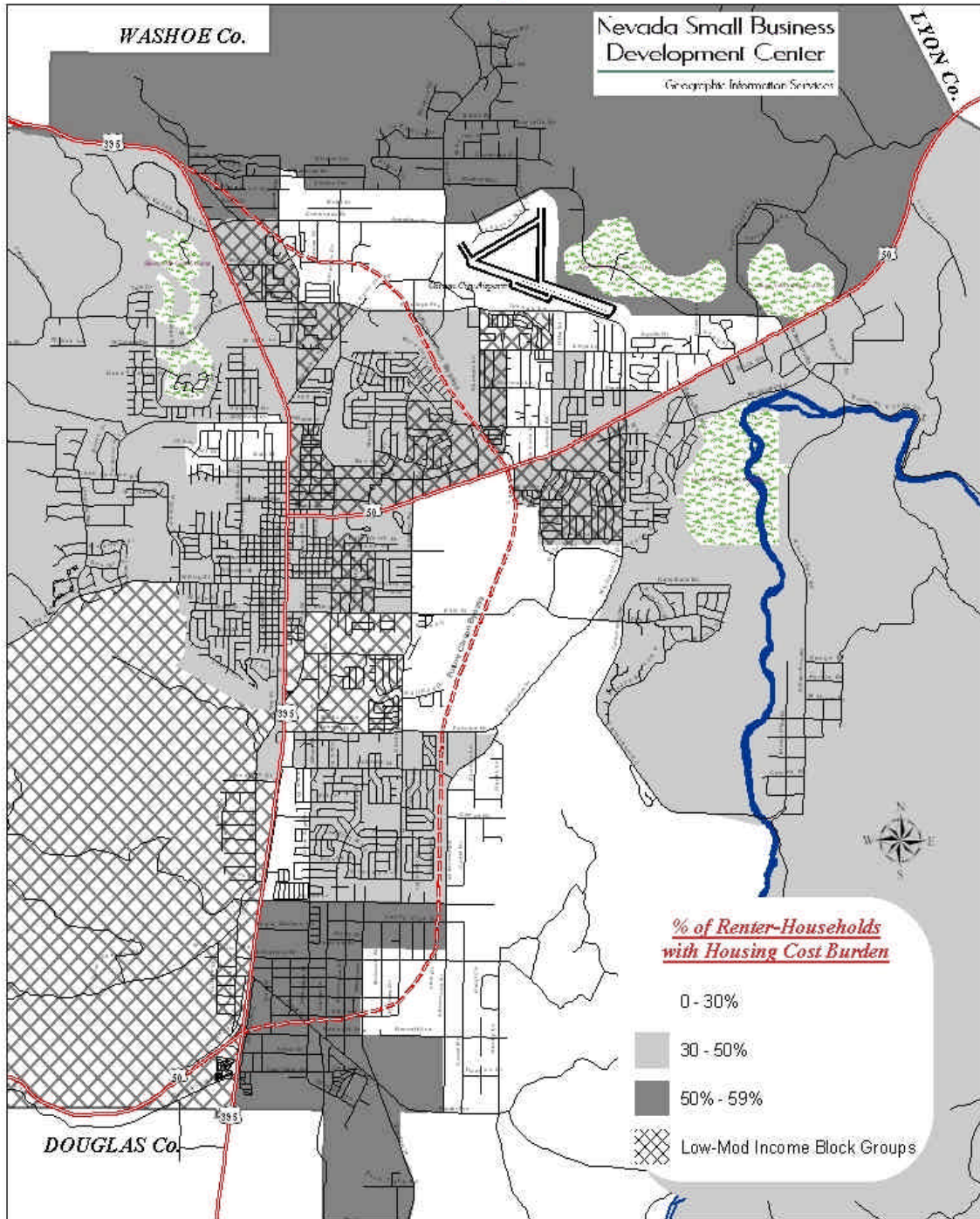


Table 4-1 shows the distribution of household income among renters and owners in Carson City. In 2000 the median household income for all households in Carson City was \$41,809. Family households in Carson City, which comprised about 66.4 percent of all households, had a median household income substantially higher at \$49,570. Differences existed in the household income distribution of owners and renters. Nearly 60 percent of the renters had incomes below \$35,000 whereas only 30 percent of owner households had incomes below \$35,000 in 2000.

**Table 4-1
Household Income Distribution
Carson City Renters and Owners: 2000**

Household Income Level	Owner			Renters		
		Percent of	Cumulative		Percent of	Cumulative
		Total	Total		Total	Total
Less than \$5,000	287	2.3%	2.3%	421	5.7%	5.7%
\$5,000 to \$9,999	293	2.3%	4.6%	536	7.2%	12.9%
\$10,000 to \$14,999	566	4.4%	9.0%	766	10.3%	23.1%
\$15,000 to \$19,999	462	3.6%	12.6%	724	9.7%	32.9%
\$20,000 to \$24,999	759	6.0%	18.6%	721	9.7%	42.6%
\$25,000 to \$34,999	1,373	10.8%	29.4%	1,209	16.2%	58.8%
\$35,000 to \$49,999	2,452	19.3%	48.7%	1,383	18.6%	77.4%
\$50,000 to \$74,999	3,079	24.2%	72.8%	1,107	14.9%	92.2%
\$75,000 to \$99,999	1,740	13.7%	86.5%	334	4.5%	96.7%
\$100,000 to \$149,999	1,178	9.3%	95.8%	174	2.3%	99.1%
\$150,000 or more	538	4.2%	100.0%	69	0.9%	100.0%
Total	12,727			7,444		

Source: 2000 Census

4.2 Household Composition

Table 4-2 shows household by type for Carson City and Nevada in 2000. Overall, the household demographics in Carson City are similar to the State as a whole. Noticable differences can be seen among the percentage of householders age 65 years and older. Otherwise, the overall demographic characteristics of Carson City were similar to the State of Nevada in 2000. The average household size and average family size is somewhat lower than the state of Nevada.

Race and Ethnicity

The composition of race and ethnicity in Carson City is different from the state of Nevada (Table 4-3). The percentage of the white population was higher and the percentage of Hispanic population was lower in Carson City as compared to the State of Nevada in 2000. The non-white population in Carson City is somewhat overstated. For example, in 2000 there were only 114 black households but a total black population of 1,085. The institutionalized population in Carson City accounted for a large segment of the non-white population in 2000.

**Table 4-2
Household Composition
Nevada and Carson City: 2000**

	Nevada	Percent	Carson City	Percent
Total households	751,165	100	20,171	100
Family households (families)	498,333	66.3	13,256	65.7
With own children under 18 years	238,846	31.8	6,015	29.8
Married-couple family	373,201	49.7	10,080	50
With own children under 18 years	166,072	22.1	4,088	20.3
Female householder, no husband present	83,482	11.1	2,217	11
With own children under 18 years	50,675	6.7	1,348	6.7
Nonfamily households	252,832	33.7	6,915	34.3
Householder living alone	186,745	24.9	5,609	27.8
Householder 65 years and over	53,564	7.1	2,228	11
Households with individuals under 18 years	264,800	35.3	6,598	32.7
Households with individuals 65 years and over	159,831	21.3	5,573	27.6
Average household size	2.62	(X)	2.44	(X)
Average family size	3.14	(X)	2.97	(X)

Source: 2000 Census

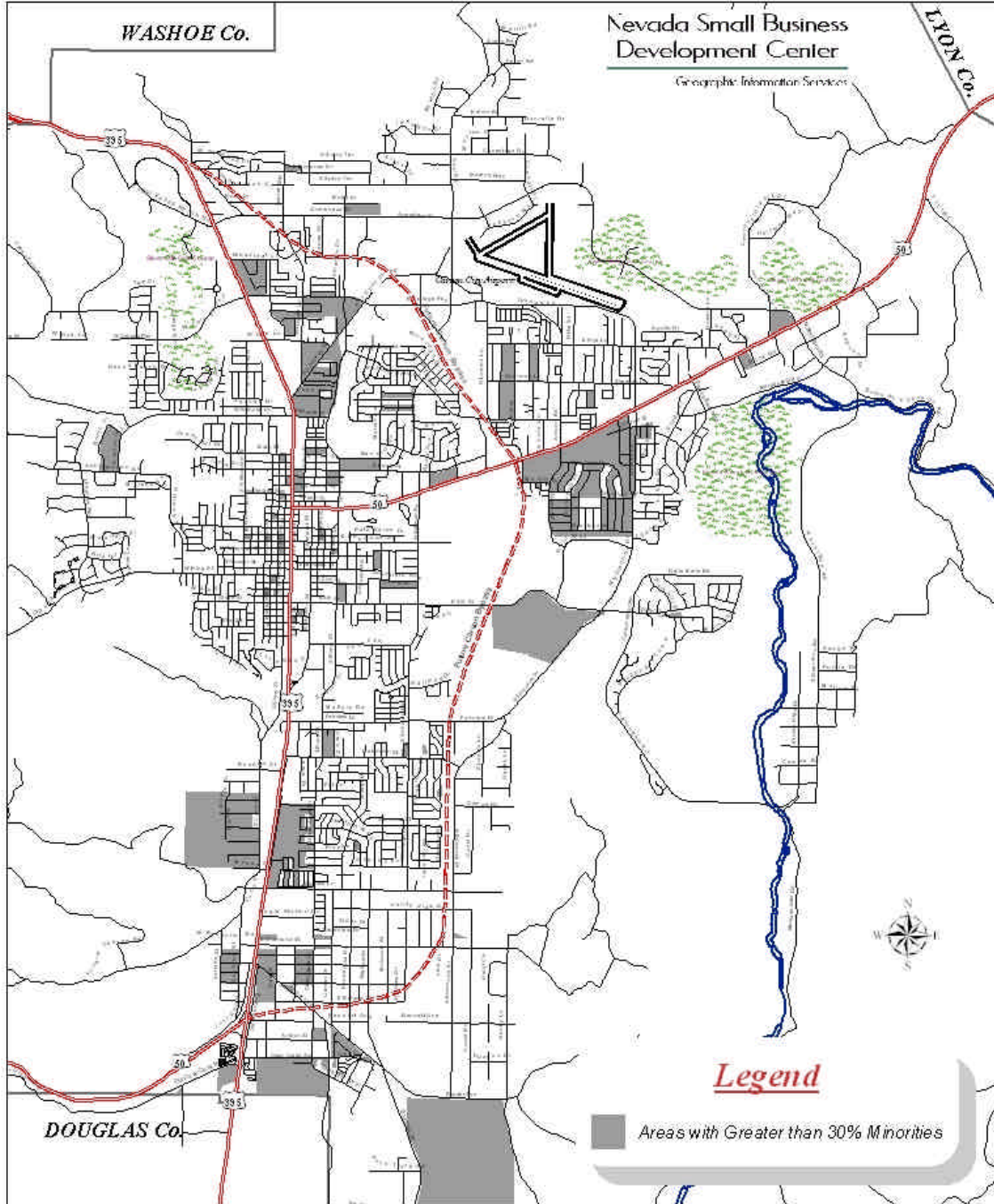
**Table 4-3
Race and Ethnicity
Carson City and Nevada: 2000**

Race alone or in combination with one or more other races	Nevada	Percent	Carson City	Percent
White	1,565,866	78.4	45,760	87.2
Black or African American	150,508	7.5	1,085	2.1
American Indian and Alaska Native	42,222	2.1	1,722	3.3
Asian	112,456	5.6	1,154	2.2
Native Hawaiian and Other Pacific Islander	16,234	0.8	139	0.3
Some other race	193,720	9.7	3,779	7.2
HISPANIC OR LATINO AND RACE	393,970	19.7	7,466	14.2

Source: Census 2000

Figure 4-11 shows the areas of Carson City that have a high concentration of minorities. A concentration is defined as an area having more than 30 percent of the population being non-white.

Figure 4-11
Census Blocks with Greater than 3% Minorities
Carson City, Nevada



5.0 LANDS APPROPRIATE FOR AFFORDABLE HOUSING DEVELOPMENT

Lands available for development of affordable housing in Carson City are limited. Geographic constraints associated with public land ownership and surrounding mountain ranges limits the ability of the City to grow. City staff estimate that maximum build-out of Carson City could be reached at or near a total population of approximately 75,000. This number could increase somewhat depending upon the extent to which new construction consists of higher density residential projects and or the level of redevelopment and infill that occurs.

As seen in Table 3-2, the projected number of new low and moderate-income households between 2005 and 2024 is 3,640. At total build-out with a population of approximately 75,000, the number of new low and moderate-income households could be approximately 6,873. These estimates are based upon 2000 Census demographics that provide the number of low and moderate- income households by household type. It is difficult to determine to what extent the existing housing stock and or new construction will meet this increase in housing demand. New construction will occur with the development of vacant lands as well as redevelopment and in-fill projects. Lands available for such development can be found in three primary areas of Carson City.

The Land Use Plan identifies several zoning districts that are appropriate for the construction of higher density multi-family housing. They include high density residential (8-36 du/ac.), mixed use commercial, and mixed use residential neighborhood designations. As shown in the Land Use Plan, most of the appropriate zoning designations available for affordable housing development are located adjacent to or near major transportation facilities which is ideal for transit oriented development. Carson City now offers fixed route transit service on designated routes. These lands are also located near mixed-use activity centers and commercial development that provide access to nearby employment and services. One of the basic principles of the Carson City Master Plan is to provide livable neighborhoods and activity centers. Under this principle new commercial development will be focused in pedestrian friendly, mixed use activity centers located along major thoroughfares where they will be readily accessible to surrounding neighborhoods and may ultimately be served by transit. New higher density housing will be encouraged as part of the overall land use mix. Lands in this area will largely support affordable housing development through smaller in-fill projects and redevelopment of existing structures.

Currently vacant and undeveloped lands are limited in Carson City. One of the last remaining sizeable tracts of undeveloped lands is the Lompa Ranch. This area is zoned mixed use residential neighborhood requiring the development of a specific plan. Land use policies (LR-SPA 1.4 Mix of Housing Type) calls for a range of housing types including single family detached, duplexes, multi-family residential units and housing included as part of the mixed-use development to meet varying functional and pricing needs. Single-family neighborhoods shall provide a range of lot sizes.

Finally, a limited amount of land owned by Carson City may be available for affordable housing development. Carson City owns approximately 7.95 acres of land off Butti Way that would be appropriate high density residential development and affordable housing.

6.0 IMPEDIMENTS TO AFFORDABLE HOUSING DEVELOPMENT

Current public policies related to affordable housing in Carson City do not create a significant barrier to affordable housing development. Land use controls, zoning ordinances, building codes, fees and charges are fairly common for a municipality like Carson City. Carson City does allow higher density multi-family and single-family residential housing units. Maximum density for single-family and multi-family units is 36 units per acre. Under certain circumstances, Carson City allows for zero lot line and clustered development that can reduce development costs and improve the affordability of housing development. Carson City maintains a fairly broad mix of housing options, including multi-family, mobile home, single-family attached and single-family detached unit development.

Two potential barriers, however, include the lack of available land and growth limits imposed by Carson City. Geographically, Carson City is land-locked. The available inventory of developable land is declining each year. Carson City, like most communities in Nevada, is surrounded by large tracts of public lands and National Forest. As a result, the inventory of privately owned land declines as Carson City expands. Carson City is currently in the process of exploring the use of multi-story housing complexes and combined housing with other uses, such as commercial, in order to maximize available lands. The limited availability of lands may ultimately result in price pressure and erosion of affordability. The current trend may result in more housing being developed in adjacent communities.

Carson City imposes growth limits primarily to ensure that local infrastructure demands can keep pace with development. Since the ordinance has been enacted, growth limits have only been imposed once in Carson City. As a result, the growth ordinance probably has not contributed to higher real estate prices or negatively affected housing affordability.

Some degree of NIMBYism (Not in my backyard) was identified as a potential barrier to affordable housing, particularly for higher density (presumably lower income) residential housing projects. However, NIMBYism was not identified as an overwhelming problem facing the community.

Carson City Planning Department staff also completed a U.s. Department of Housing and Urban Development survey for communities exercising land use and building regulatory authority. The survey is part of HUD's initiative on removal of regulatory barriers to affordable housing. With respect to potential constraints to affordable housing, the results of the survey indicated that Carson City:

- Does not provide waivers for impact and other significant fees related to affordable housing development.
- Has not modified infrastructure standards and or authorized the use of new infrastructure technologies (eg. Water, sewer, street width) to significantly reduce the cost of housing)
- Does not give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes units as an incentive.

- Does not provide for expedited or “fast track” permitting and approvals for all affordable housing projects in Carson City.
- Does not have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments.
- Allows accessory apartments in residential districts zoned for single-family housing, but no rentals allowed.

In addition to barriers to affordable housing, other obstacles to meeting underserved needs in Carson City include:

- Operating costs for new facilities for homeless and special needs populations. Such costs have been identified as an impediment to the development of additional facilities and housing including transitional housing,
- The lack of case management and administrative personnel resources for supportive housing proposals, and;
- The lack of accessible housing for physically disabled and frail elderly households in Carson City.

7.0 SUMMARY

Carson City is one of the least affordable communities for homeownership in Northern Nevada. The housing affordability gap was almost \$120,000 in 2004. The gap measures the difference between the price of a home that is affordable to the median income and the existing median price of a single family detached home in Carson City. The affordability gap widened further in 2005.

The median price of a home in 2003 was approximately \$200,000, a 33 percent increase since 2001. More recently, the median value of a single family detached residential unit soared to almost \$300,000 by the third quarter of 2004. For the year 2004, the median value of a home in Carson City averaged about \$282,000. The median value of a condominium sold in Carson City during 2004 was \$149,000. By August of 2005, the median price of a single-family home in Carson City reached \$350,000 (Northern Nevada Regional MLS).

In Carson City, both entry-level housing and the median price of single family detached housing is not affordable to a households earning the median income or below. It is possible that such household could still afford to purchase single-family attached housing (condominiums, townhomes, and duplexes) or mobile homes.

The cost of entry-level single family detached housing in Carson City is not affordable to households earning 120 percent of the area median income. Mobile homes and single family attached housing (townhomes and condominiums) still provide affordable housing options for those households generally having income between 80 and 120 percent of the median income.

Not only has the median price of a single-family home increased, but so have other costs related to home ownership such as property tax, insurance, maintenance, and utilities. These costs are particularly difficult for fixed income elderly persons to absorb in household budgets.

The increase in housing costs for low and moderate-income households has had a more pronounced impact on homeowners in recent years. From 1990 to 2000 the housing cost burden among low and moderate-income homeowners generally increased in Carson City. A housing cost burden exists when a households pays more than 30 percent of their income on housing related expenses. In other words, an increasing number of Carson City households are paying more than 30 percent of the income on ownership related costs. This trend has probably continued since the median cost of a single-family home has more than doubled from 2000 to 2005.

Elderly comprised the largest share of low and moderate-income homeowners in Carson City and the largest group of persons facing a housing cost burden in 2000. The increasing housing related costs for utilities and maintenance are making it difficult for fixed income households to maintain housing. As shown in Table 3-1, the majority of owners (54 percent) at or below 50 percent of the area's median income were elderly in 2000.

Elderly persons also account for a majority of mobile home owners in Carson City. The majority (63.2 percent) of mobile home owners in Carson City were age 55 and older. Combined about 60 percent of heads of households living in mobile homes in 2000 were

age 55 and older. Increasingly, mobile homes and mobile home parks are providing opportunities for affordable housing in northern Nevada. Overall, mobile home units in Carson City accounted for approximately 14.4 percent of the housing units in 2004.

As the housing cost burden continues to rise, particularly with respect to single-family detached dwellings, single-family attached units become an attractive alternative for many households. However, Douglas County, Carson City and Lyon County have a limited supply of ownership housing comprised of single-family attached units. In Carson City, Douglas and Lyon Counties, the alternative to single-family detached structures has been mobile homes. Given recent information on housing prices, single-family attached units may provide the best opportunity for ownership by low and moderate-income households.

Because areas surrounding Carson City have traditionally provided lower density single-family housing or manufactured housing on large parcels, Carson City has absorbed higher density multi-family housing and rental housing stock. Furthermore, Carson City currently provides a substantial amount of subsidized rental housing. About 43 percent of all assisted housing units (vouchers and subsidized housing units) in Table 2-4 are located in Carson City and nearly 50 percent of all section 8 vouchers provided through the Nevada Rural Housing Authority are used in Carson City. The results in Table 2-4 suggest that Carson City has a disproportionately high number of subsidized housing as compared to adjacent communities of similar size. Carson City provides the vast majority of family subsidized housing as well. Another notable characteristics of Carson City and other communities is the limited availability of subsidized housing for persons with disabilities (see Table 2-4).

As the area continues to grow so will the demand from housing among low and moderate-income households. Table 3-2 identified the potential number of affordable housing units by type of household and tenure. Over the next 20 years, approximately 3,640 affordable housing units will be required for low and moderate-income households based upon population projections. At total build-out (approximately 75,000 people) , over 6,800 affordable housing units will be required to meet demand of low and moderate income households. It is uncertain the extent to which housing demand by low and moderate income households will be met by market rate or subsidized housing units. Low and moderate-income households are more dependent upon rental housing (See Table 4-1), particularly multi-family housing.

In recent years the construction of multi-family rental housing in Carson City has been limited. Between 2000 and 2004 the total number of multi-family units increased by only 23 (See Table 2-1). The most recent multi-family complex in Carson City added 132 units. Unless more units are constructed in Carson City, the limited supply of new rental units will likely result in higher rental rates. Table 3-3 shows the projected number of units needed over the next 20 years in Carson City.

Existing multi-family rental housing tends to be concentrated in certain areas of Carson City. Figure 2-1 showed the concentrations of households that are renters in Carson City. The majority of rental housing is found to the east of U.S. 395 along the U.S. Highway 50 corridor.

An increasing number of local motels in Carson City, particularly those near the downtown area have been providing short-term rental housing in the form of daily, weekly or monthly rentals. Based upon recent interviews conducted by the Rural Nevada Continuum of Care,

most smaller motels in the Carson City area are providing some type of short-term housing by providing daily, weekly and monthly rents. The 2005 survey found 205 motel residents including 43 long-term residents, 76 singles, and 86 family members. Information collected by the Carson City Convention and Visitor's Authority in August of 2005 suggests that just over 400 rooms each night were occupied by long-term renters.

One potential constraint to the ability to address the demand for affordable housing is the availability of lands for development. The limited availability of lands creates a premium in underlying land values and cost to produce housing. One of the basic principles of the Carson City Master Plan is to provide livable neighborhoods and activity centers. Under this principle new commercial development will be focused in pedestrian friendly, mixed use activity centers located along major thoroughfares where they will be readily accessible to surrounding neighborhoods and may ultimately be served by transit. New higher density housing will be encouraged as part of the overall land use mix. Lands in this area will largely support affordable housing development through smaller in-fill projects and redevelopment of existing structures.

Currently vacant and undeveloped lands are limited in Carson City. One of the last remaining sizeable tracts of undeveloped lands is the Lompa Ranch. This area is zoned mixed use residential neighborhood requiring the development of a specific plan. Land use policies (LR-SPA 1.4 Mix of Housing Type) calls for a range of housing types including single family detached, duplexes, multi-family residential units and housing included as part of the mixed-use development to meet varying functional and pricing needs.

Finally, a limited amount of land owned by Carson City may be available for affordable housing development. Carson City owns approximately 7.95 acres of land off Butti Way that would be appropriate high density residential development and affordable housing.

Local governments also have the ability to influence the production of affordable housing through regulation. The majority of low-income households with serious housing problems do not receive assistance, even though they are eligible. State and local regulatory policies may offer opportunities to make private housing more affordable. Most states delegate the authority to regulate the private housing market to local governments, which then establish and enforce zoning policies, land use restrictions, development fees, subdivision and design requirements, building codes, rent controls, and other regulations that reflect local priorities and objectives. Taken together, these regulations help determine whether and where different types of housing can be developed, how much it costs, and how it is maintained. Although regulatory policies are often overlooked in discussions of affordable housing policy, they play a critical role (Source Brookings Institute, 2005).

Section 6.0 summarizes local development policies where Carson City could provide additional support for affordable housing. A number of measures identified in Section 6.0 have been incorporated into the master plan process. Current public policies for the development affordable housing in Carson City do not create a significant barrier to affordable housing development. Land use controls, zoning ordinances, building codes, fees and charges are fairly common for a municipality like Carson City.

8.0 PLAN: POLICIES AND ACTION PROGRAMS

H1. Identify and acquire specific lands that can be used for the development of affordable housing projects in Carson City.

H.1.1 Identify public lands, including City-owned properties that would be appropriate for affordable housing development and create a plan for the development of affordable housing.

H.1.2 Pursue acquisition of appropriate lands for the development of affordable and workforce housing projects.

H2. Create affordable and workforce ownership housing opportunities for households earning 80 percent to 120 percent of median area income.

H.2.1 Encourage the development of attached housing such as condominiums, townhomes, and multi-story residential housing.

H.2.2 Develop specific incentives to encourage/require the development of workforce housing. Consideration should be given to creating inclusionary housing ordinances.

H.3 Encourage opportunities for accessory dwelling units in single family residential regulatory zones as a means of promoting affordable housing opportunities.

H.4.1 Include appropriate standards in the Carson City Municipal code for permitting and construction of attached or detached accessory dwelling units that allow rental of the units.

H.4 Encourage a wide variety of housing types and residential densities in the County's planning areas, as implemented through the Carson City Development Code.

H.5. Establish policies and implement actions that reduce housing related costs.

H.6.1 Provide housing rehabilitation and weatherization programs and or direct assistance to households with particularly emphasis on fixed income elderly residents of Carson City. Encourage state and non-profit organizations to provide such programs.

H.6.2 Encourage the development of new energy efficient housing and energy retrofitting for existing housing stock to lower average monthly housing costs.

H.6.3 Carson City will advocate cluster subdivision designs and high efficiency construction designs when submitted for subdivision and multi-family housing approval.

H.6.4 The Carson City Planning Division or Building Division encourage housing unit siting requirements that ensure and promote solar, and wind efficiency.

H.6 Promote local, state and federal programs to encourage rehabilitation of existing housing stock and preservation of neighborhoods to ensure continued availability of affordable housing units.

H.7.1 Carson City will identify performance incentives in housing and building codes to encourage housing rehabilitation and prevent the degradation of older residential neighborhoods.

H.7.2 Carson City will identify and implement appropriate code enforcement programs to maintain safe residential structures.

H.7.3 Encourage state and federally funded programs such as weatherization and housing preservation to provide additional resources in Carson City.

H.7. Enforce appropriate standards for safe and decent affordable housing in Carson City.

H.8.1 Prohibit the use or limit the length of stay recreational vehicle parks and motels.

H.8.2 Establish permit requirements for short-term residential housing at recreational vehicle parks and local motels.

H.8. Encourage and support efforts to create more affordable housing on a regional basis. Reassess regulatory policies to ensure that they allow for the development of more affordable rental and homeowner housing.

H.9 Encourage placement of higher density residential development in proximity to major arterials and principal transportation corridors as well as areas that are near employment and service centers.

H.10.1 Work with the Regional Transportation Commission to identify areas that can be served by public transit with appropriate residential densities to encourage affordable housing unit developments.

H.10 Ensure economical and efficient processing of development applications and building permits to minimize housing development costs and the provide opportunities for workforce and affordable housing development.

Appendix D-1: Affordable Rents and Housing Prices: Carson City, 2005

Affordable Housing Levels: Carson City-2005										
Very-Low Income 30% of Median Income : \$17,430										
Household Size	Income	Amt Available for Housing	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Cost	Down Payment	Mortgage	Affordable Price
1	\$12,201	\$305	\$223	\$9	\$34	\$39	\$305	\$4,135	\$37,215	\$41,350
2	\$13,944	\$349	\$255	\$10	\$39	\$44	\$349	\$4,726	\$42,531	\$47,257
3	\$15,687	\$392	\$287	\$11	\$44	\$50	\$392	\$5,316	\$47,848	\$53,164
4	\$17,430	\$436	\$319	\$12	\$49	\$55	\$436	\$5,907	\$53,164	\$59,071
5	\$18,824	\$471	\$344	\$13	\$53	\$60	\$471	\$6,380	\$57,417	\$63,797
6	\$20,219	\$505	\$370	\$14	\$57	\$64	\$505	\$6,852	\$61,671	\$68,523
Low-Income Households 50% of Median Income: \$29,050										
1	\$20,335	\$508	\$372	\$14	\$57	\$65	\$508	\$6,890	\$62,010	\$68,900
2	\$23,240	\$581	\$425	\$16	\$66	\$74	\$581	\$7,874	\$70,869	\$78,743
3	\$26,145	\$654	\$478	\$18	\$74	\$83	\$653	\$8,859	\$79,727	\$88,586
4	\$29,050	\$726	\$531	\$21	\$82	\$92	\$726	\$9,843	\$88,586	\$98,429
5	\$31,374	\$784	\$574	\$22	\$89	\$100	\$784	\$10,630	\$95,673	\$106,303
6	\$33,698	\$842	\$616	\$24	\$95	\$107	\$842	\$11,418	\$102,759	\$114,177
Moderate Income 80% of Median Income: \$46,480										
1	\$32,536	\$813	\$595	\$23	\$92	\$103	\$813	\$11,030	\$99,270	\$110,300
2	\$37,184	\$930	\$680	\$26	\$105	\$118	\$930	\$12,606	\$113,451	\$126,057
3	\$41,832	\$1,046	\$765	\$30	\$118	\$133	\$1,046	\$14,181	\$127,633	\$141,814
4	\$46,480	\$1,162	\$850	\$33	\$131	\$148	\$1,162	\$15,757	\$141,814	\$157,571
5	\$50,198	\$1,255	\$918	\$35	\$142	\$160	\$1,255	\$17,018	\$153,159	\$170,177
6	\$53,917	\$1,348	\$986	\$38	\$152	\$171	\$1,348	\$18,278	\$164,505	\$182,783
Median Family Income \$58,100										
1	\$40,670	\$1,017	\$744	\$29	\$115	\$129	\$1,017	\$13,790	\$124,110	\$137,900
2	\$46,480	\$1,162	\$850	\$33	\$131	\$148	\$1,162	\$15,760	\$141,840	\$157,600
3	\$52,290	\$1,307	\$957	\$37	\$148	\$166	\$1,308	\$17,730	\$159,570	\$177,300
4	\$58,100	\$1,453	\$1,063	\$41	\$164	\$185	\$1,453	\$19,700	\$177,300	\$197,000
5	\$62,748	\$1,569	\$1,148	\$44	\$177	\$199	\$1,569	\$21,276	\$191,484	\$212,760
6	\$67,396	\$1,685	\$1,233	\$48	\$190	\$214	\$1,685	\$22,852	\$205,668	\$228,520
120% of Median Income \$69,720										
1	\$50,838	\$1,271	\$930	\$36	\$144	\$162	\$1,271	\$17,230	\$155,070	\$172,300
2	\$58,100	\$1,453	\$1,063	\$41	\$164	\$185	\$1,452	\$19,691	\$177,223	\$196,914
3	\$65,363	\$1,634	\$1,195	\$46	\$185	\$208	\$1,634	\$22,153	\$199,376	\$221,529
4	\$69,720	\$1,743	\$1,275	\$49	\$197	\$222	\$1,743	\$23,630	\$212,667	\$236,297
5	\$78,435	\$1,961	\$1,434	\$55	\$222	\$249	\$1,961	\$26,583	\$239,251	\$265,834
6	\$84,245	\$2,106	\$1,541	\$59	\$238	\$268	\$2,106	\$28,553	\$256,973	\$285,526
Assumptions										
LTV	90%	Taxes	1% of affordable price							
Interest Rate	6.00%	Insurance	.25 % of affordable price							
Term	30 years	Source: U.S. HUD-MFI 2005								

Table Affordable Rents				
Very-Low Income 30% of Median Income				
Household Size	Income	Amt Available for Housing	Utilities	Affordable Rent
1	\$12,201	\$305	\$111	\$194
2	\$13,944	\$349	\$135	\$214
3	\$15,687	\$392	\$156	\$236
4	\$17,430	\$436	\$191	\$245
5	\$18,824	\$471	\$212	\$259
6	\$20,219	\$505	\$212	\$293
Low-Income Households 50% of Median Income				
Household Size	Income	Amt Available for Housing	Utilities	Affordable Rent
1	\$20,335	\$508	\$111	\$397
2	\$23,240	\$581	\$135	\$446
3	\$26,145	\$654	\$156	\$498
4	\$29,050	\$726	\$191	\$535
5	\$31,374	\$784	\$212	\$572
6	\$33,698	\$842	\$212	\$630
Moderate Income 80% of Median Income				
Household Size	Income	Amt Available for Housing	Utilities	Affordable Rent
1	\$32,536	\$813	\$111	\$702
2	\$37,184	\$930	\$135	\$795
3	\$41,832	\$1,046	\$156	\$890
4	\$46,480	\$1,162	\$191	\$971
5	\$50,198	\$1,255	\$212	\$1,043
6	\$53,917	\$1,348	\$212	\$1,136
Median Family Income				
Household Size	Income	Amt Available for Housing	Utilities	Affordable Rent
1	\$40,670	\$1,017	\$111	\$906
2	\$46,480	\$1,162	\$135	\$1,027
3	\$52,290	\$1,307	\$156	\$1,151
4	\$58,100	\$1,453	\$191	\$1,262
5	\$62,748	\$1,569	\$212	\$1,357
6	\$67,396	\$1,685	\$212	\$1,473
Source: U.S. HUD-MFI 2005				
Assumes rent includes sewer, water and garbage				