

2022 Taking Stock



Nevada Housing Division
2022 Annual Affordable Apartment Survey
www.housing.nv.gov

From the Administrator

The State of Nevada Housing Division is pleased to bring you the 2022 edition of Taking Stock, the survey of Nevada's Low-Income Housing Tax Credit properties. The purpose of this report is to gather information about current properties and to help determine housing needs throughout the state. Continuing to understand our existing supply and the areas in which current supply fails to address housing needs is important as we launch into a new era with the significant funding boost for affordable housing provided by the Home Means Nevada Initiative.

The past year has brought both challenges and opportunities to the affordable housing arena and Nevada's residents. On the one hand, after record-breaking increases in 2021, rents continued to climb the first half of 2022, adding even more difficult challenges for many of Nevada's low and moderate income households. On the other hand, we now have unprecedented opportunities to increase our affordable housing supply through the influx of federal pandemic recovery funds in combination with our traditional tax credit and bond programs. While it may take some time for these developments to be constructed or rehabilitated, we will expect a significant increase in supply over the upcoming years. Along with some easing of inflation and the slowdown in rent increases, we have high hopes of making a substantial difference in solving our affordable housing issues with the help of our partners across the state. We are guided through all with valuable information about the affordable housing landscape, which we hope Taking Stock helps to provide, hoping to make the most efficient use of our opportunities.

We continue to be proud of the partnerships we have formed which lead to more affordable housing, so desperately needed statewide. We thank you for your interest in this report and your interest in expanding affordable housing opportunities.

Lastly, this will be the last Taking Stock report provided by Betsy Fadali as she will be retiring. We thank her for her dedication to the completion of this report and all of the previous Taking Stock reports she has written over the years. Her commitment to the Division and the assimilation of the housing data to the public will be missed. We wish her the best as she moves forward with her impending retirement.

Steve Aichroth
Administrator



About Nevada Housing Division

Our mission is to provide affordable housing opportunities and improve the quality of life for Nevada residents. Nevada Housing Division (NHD), a division of the State of Nevada Department of Business and Industry, was created by the Nevada State Legislature in 1975. NHD is committed to making Nevada a better place to live and work. We connect Nevadans with homes by providing financing to developers to build affordable apartment communities, by providing innovative mortgage solutions, and by making more homes energy efficient, thereby lowering utility expenses.

Programs at a Glance

Low Income Housing Tax Credit (LIHTC)

- Since 1986 the 9% LIHTC program has assisted in financing the creation or preservation of **15,220** housing units in the State of Nevada with a total of over \$209 million in nine percent housing tax credits allocated.ⁱ Very roughly, equity value of about nine times the tax credit allocation was raised for production of housing units.

Multifamily Bond Financing

- The Division is the designated issuer of tax-exempt housing revenue bonds. This type of financing uses tax exempt and taxable mortgage revenue bonds to fund affordable housing projects. Since the tax credit program was instituted, bonds have typically been used in combination with 4% Low Income Housing Tax Credits.
- Since 1975, nearly \$3.3 billion of bond financing with close to \$160,000,000 of 4% tax credit allocations have created or preserved nearly 33,000 multi-family units.ⁱⁱ Equity value of very roughly nine times the tax credit allocation was raised for production of housing units.

Table 1. Tax credit and bond units built or preserved since program inception**

Program	Units Built/Preserved since inception
4% Tax Credit with Bond	28,099
9% Tax Credit*	15,220
Bond Only	4,982
Total LIHTC/Bond	48,301

*Includes American Reinvestment and Recovery Act Tax Credit Assistance Program and Section 1602 properties.

**Properties with allocations as of February 2023 are included (includes units under construction). 5,160 units were counted twice, once for the first round of bonds and/or tax credits and a second time for preservation of the units with a second round of credits. There were 28 units that were initially financed with bonds and have also received two rounds of tax credits for preservation. 11,532 units were in properties that no longer have rent or income restrictions. An additional 474 units are in properties that have exited tax credit compliance but remain in the subsidized housing inventory through other low income housing programs.

HOME Investment Partnerships Program (HOME)

- The HOME program is the largest Federal grant to state and local governments designed exclusively to create affordable housing. Often used in partnership with local nonprofit groups, the program funds a wide range of activities including building, buying, and/or rehabilitating housing for rent or

homeownership or providing direct rental assistance to low-income people. For federal Fiscal Year 2023, Nevada Housing Division is responsible for the allocation and oversight of **\$3,000,000** to grantees carrying out these activities.

The Account for Affordable Housing Trust Fund (AAHTF)

- AAHTF, formerly known as the Low Income Housing Trust Fund, is a state funded program whose goal is to expand and improve the supply of both single and multi-family affordable housing. For the State Fiscal Year 2024, the Nevada Housing Division is responsible for the allocation and oversight of \$13,805,741 for grantees carrying out these activities. The Division allocates 15% of funds received for the Affordable Housing Trust Funds to City/County Social Services for families endangered of becoming homeless or who are homeless, and need assistance with utilities, security deposits, rental assistance, or mortgage payment assistance.

The Emergency Solutions Grants (ESG)

- The ESG grant program focuses on rapid re-housing initiatives and the prevention of homelessness. The emphasis of this program is to provide various relocation and stabilization services to avoid homelessness, while also providing rapid assistance for those who are homeless to quickly obtain permanent housing and stability. For federal Fiscal Year 2023, the Division is responsible for the allocation and oversight of **\$484,826** to grantees carrying out these activities.

National Housing Trust Fund (HTF)

- National Housing Trust Funds are targeted for the production or preservation of affordable housing for extremely low income households through the acquisition, new construction, reconstruction, and/or rehabilitation of non-luxury housing with suitable amenities. For federal Fiscal Year 2022, the Division is responsible for the allocation and oversight of **\$7,462,633** to grantees carrying out these activities.

Weatherization Assistance Program (WAP)

- The Weatherization Assistance Program serves to reduce energy costs for low-income families, particularly for the elderly, people with disabilities and children by improving the energy efficiency of their homes while ensuring their health and safety. Assistance is provided to eligible clients free of charge.
- The Weatherization Assistance Program weatherized **352** homes last year. The program, established in 1977, has increased energy efficiency for over **30,039** units of low income housing.

NVHousingSearch.org

- This locator service is a free to use resource helping Nevadans find rental homes which fit their needs and budgets. The locator is a part of the Low Income Housing Database described in NRS 319.143.
- There is no cost to property managers, builders, and developers to list any type of Nevada rental housing. Over **48,000** units are represented in the listings and the site has logged over **90,000** searches in the past year.

- Detailed resource information and Veterans' services links are available.
- Additionally, a toll-free call center can assist not only those looking to find a home, but also help property managers with analytics and other services. A new chat feature is also available this year.
- The housing resources on [NVHousingSearch.org](https://www.nvhousingsearch.org) are designed to be accessible to a broad variety of users. Listings are available through multiple modes and the website follows the most recent Web Accessibility Initiative Guidelines. Many accessible features may be detailed in the listings.

Manufactured Housing

- The 2017 Legislative session passed SB500 combining Manufactured Housing with the Nevada Housing Division.
- This area of the Housing Division works to protect homeowners and occupants of manufactured housing by providing services that assist in keeping these homes safe, sound, and sanitary.
- In 2022, Manufactured Housing issued **5,689** titles and **3,679** permits, and placed **1,245** commercial unit insignia and **22** residential insignia.
- The lot rent subsidy program was established in 1991 and provides up to \$150 for lot rental to qualifying low income manufactured homeowners. The lot rent subsidy helped **93** households in 2022.

Home is Possible Homebuyer Program

- Home is Possible (HIP) offers several down payment assistance programs which have provided over **28,000** Nevada families with the dream of homeownership. The program helps buyers whose savings fall short of the amount needed for entry but can otherwise afford the monthly mortgage payments.
- HIP for First-Time Homebuyers offers qualified homebuyers up to 4% of the loan amount which can be used for down payment and/or closing costs.
- HIP for Teachers program helps recruit and retain licensed, full-time K-12 public classroom teachers by offering a below market interest rate first mortgage and down payment assistance of \$7,500.
- HIP Home First Program offers qualified buyers a 30-yr fixed rate first mortgage with \$15,000 down payment assistance in the form of a no interest, no payment 3-yr forgivable second mortgage.

Low Income Housing Database

- The Housing Division is required to create and maintain a statewide low income housing database. As a part of the effort to meet this mandate the Division maintains a [Low Income Housing Database](#) webpage with maps, data, links and the most recent reports that have been generated as a part of the database project. An annual [Affordable Housing Dashboard](#) is produced as a part of the project as well as the [Annual Housing Progress Report](#).

Affordable Housing Advocate

- The Affordable Housing Advocate was established during the 2017 Legislative Session within the Housing Division to help improve the affordable housing landscape across the state. The Affordable

Housing Advocate strives to ensure superior customer service to individuals seeking services and support from the Housing Division, and endeavors to work with affordable housing stakeholders to strategically address the housing affordability crisis.

- The Affordable Housing Advocate especially strives to connect underserved populations, including seniors, veterans, disabled persons, and those with low to moderate incomes with housing and shelter providers, homebuyer programs, mortgage and rental assistance programs or other resources. The goal of the advocate is to ensure that every Nevadan has access to a safe and comfortable place to call home.

Each day ongoing housing challenges are met by a dedicated staff of professionals at the Division who allocate federal and state funds along with private sector investment dollars to help low to moderate income Nevadans make their housing dreams a reality.

Changes to Nevada’s LIHTC Housing Stock

2022 New Construction and Preservation

This year, 17 properties finished construction in 2022 or earlier and had not yet been featured in Taking Stock. The properties are listed in Table 2 below.

Nine new properties with a total of 1,408 units were added. Eight additional properties received tax credits to help preserve 1,016 units. Eight of the properties were issued 9% tax credits, and eight were financed through 4% tax credits and the multi-family bond program. In addition, Rome Pines I was developed with 4% tax credits and bonds while Rome Pines II used 9% tax credits. Nine were family properties (1,312 units), five were senior properties (616 units), one property was a mixture (420 units), and two were special use properties with 76 units. 116 of the units were in rural Nevada, 884 in Washoe County and 1,424 in Clark County.

Table 2. LIHTC properties preserved or created in 2022*

Property	County	# of units	Funding	Type	New or preserved
Desert Oasis II	Clark	43	9%	Senior	New
Duck Valley NV6-22 Project Phase I	Elko	24	9%	Family	New
Marvel Way	Washoe	42	9%	Special Use	New
Minnie St.	Lincoln	30	9%	Family	Preserved
Mountain View Village	Humboldt	42	9%	Family	Preserved
Rome South	Clark	150	9%	Senior?	New
Sierra Cove	Washoe	34	9%	Special Use	New
Winnemucca Vlg.	Humboldt	20	9%	Senior	Preserved
Rome Pines I & II	Clark	292	9%&4%/Bond	Family	New
Arioso Apts	Clark	195	4%/Bond	Senior	New
Sagebrush Pl II	Washoe	40	4%/Bond	Family	Preserved
Decatur Commons (BOND)	Clark	420	4%/Bond	Senior/Family	New
Desert Pines I – IV	Clark	204	4%/Bond	Family/Disabled	Preserved
Highland Vlg	Clark	120	4%/Bond	Family	Preserved
Park on Virginia	Washoe	332	4%/Bond	Family	Preserved
Vintage at the Sanctuary	Washoe	208	4%/Bond	Senior	New
Whittell Pointe Apts.	Washoe	228	4%/Bond	Family	Preserved
Total		2,424			

*Larger properties may be placed in service over several years. Not all properties had stabilized at the time of the survey, so they are not all included in the survey sample described in the following sections.

New and Renovated Property Descriptions

Desert Oasis II is a new senior apartment complex developed by Volunteers of America in Las Vegas. The 43 new units add to the 75 units in Phase I. The project incorporates accessible design throughout. All units have grab bars and walk-in showers. Energy saving and green building features include photovoltaic panels that will provide at least 11% of the project’s electricity.

Duck Valley NV6-22 Phase I is the second tax credit project in Nevada used to build single family homes. The 20 units are the first of two phases built on Tribal Trust Lands on the Duck Valley Indian Reservation near

the Idaho-Nevada border. Homes have two or three bedrooms with a large yard and carport. A community center provides meeting space, a pool table, playground, horseshoe pit and picnic facilities. It is the first Nevada tax credit project to be built on Native American Reservation lands and is developed by the Duck Valley Housing Authority.

Decatur Commons Apartments is the second larger phase of the project, joining the 60 units in Decatur Commons Senior finished last year in Las Vegas, for 480 total units. This phase includes both senior and family units. Community amenities include energy efficiency appliances, clubhouse, fitness center, swimming pool, dog park, and technology lab. Decatur Commons was developed jointly by George Gekakis Inc., and Nevada HAND.

Marvel Way in south Reno provides 42 new affordable one- and two-bedroom apartments for individuals and families who are recovering from drug or alcohol addiction. Marvel Way will be the first such permanent dedicated recovery housing in Northern Nevada. The new development is near the TMCC Meadowood Center which offers numerous college credit courses. Amongst the supportive services provided on-site will be 12 step meetings and a Service Coordinator. This new supportive housing was developed by The Empowerment Center (TEC) with Community Development Partners.

Minnie Street, formerly named Caliente Renaissance, is a family property in Lincoln County with full sliding scale rental assistance, renovated with 9% tax credits. The property received all new surfaces, retrofits to improve energy efficiency and security and solar panels. The non-profit, American Covenant Senior Housing Foundation Inc, will become be the managing member of the ownership entity.

Mountain View Village, in Winnemucca, formerly called Mountainview Apartments, is a family property developed by the Nevada Rural Housing Authority. Along with carrying out renovations, the Housing Authority was able to overlay 25 new project-based Section 8 vouchers, which will help the property serve extremely low income households. New cabinets, vanities, and countertops were installed along with new painting, flooring, and appliances. The renovation work improved energy conservation and accessibility.

Rome South is a new senior property developed by Nevada Hand in North Las Vegas in the Deer Springs district. The units are all either on the ground floor or can be accessed by elevator. The property is close to a large shopping center and less than a mile away from the 215 beltway.

Sierra Cove is a new family property in Sparks, only 22 miles from the Tahoe Reno Industrial Center. The apartments are in a two story walk-up with washers and dryers in each unit. A solar array will provide 12% or more of the electricity needs for the property. It is a veterans preference property developed by Northern Nevada Community Housing.

Winnemucca Village, formerly Winnemucca Manor, is a senior property with USDA Rural Development Section 515 project-based rental assistance renovated with 9% tax credits. The property received all new cabinets, vanities, countertops, painting, flooring, and appliances, as well as retrofits to improve energy efficiency and accessibility. The renovation was carried out by Nevada Rural Housing Authority.

Rome Pines I and II are new construction family projects in North Las Vegas finished in 2020 and 2021 but appear to have been missed by previous versions of Taking Stock. The properties feature schools and shopping within walking distance in the Deer Springs District. Green building features include solar panels, xeriscaping, and ENERGY STAR® appliances. The properties were developed by Nevada Hand.

Arioso is a new senior community in Las Vegas. Within a mile and a half are a walking path to Paiute Park, Le Baron Paseo trail, Nathaniel Jones Park, Hunter's Ridge riding school and Southwest Ridge Biking Trail. Management will work with local agencies to connect residents with transportation to medical appointments, shopping, banking, and other errands. The property was developed by Ovation.

Sagebrush Place II, formerly Centennial Park Annex in Reno, has project-based Section 8 on 38 units. Preservation helps maintain these units, so vital to very low and extremely low income families. Renovation focused on energy efficiency, accessibility, and safety. New roofs, windows, kitchens, and bathrooms were some of the upgrades included in the renovation. The developer was Integra Property Group.

Desert Pines is a Nevada Hand family community in Las Vegas built in 1997 with an initial round of tax credits. Energy conservation was an important focus for the renovation work with new windows, insulation, HVAC, water heaters, ENERGY STAR® appliances, LED lighting and solar panels. In addition, new items included flooring, cabinets, and countertops. Many maintenance items were addressed on the grounds and common areas.

Highland Village is an affordable family complex in Henderson originally built in 1983. This property has full sliding scale rental assistance on all 120 units and preservation maintains this important resource for Henderson. Energy conservation was also a focus for this preservation project and included solar panels. The renovation developers were Horizon Development Consulting and ELOM LLC.

Park on Virginia, formerly Southwest Village, was originally built in Reno in 1973. The property received a second round of tax credits for renovations focused on energy efficiency. The units were also brought up to modern standards with new cabinets, countertops, lighting, painting, flooring and appliances, and roofs. Reno Housing Authority supplied 66 project based VASH vouchers which will assist veterans at risk of homelessness. The veterans will receive wrap around supportive services through the Veterans' Administration. The developer is Lincoln Avenue Capital.

Vintage at Sanctuary is a new senior property in Reno. The property emphasized accessibility with elevator access, wide hallways, and large bathrooms typically with an accessible shower. Social interaction is emphasized with many spaces available for group activities such as a community room with piano, fireplace, community kitchen and veranda, an arts and crafts room, and a cinema room. The property was developed by Vintage Housing Development and Greenstreet Companies.

Whittell Pointe is a large Reno family property built with tax credit funding in two phases in 2004 and 2005. A second round of tax credits with multifamily bonds and HUD mortgage was used to bring the property up to modern standards and increase energy conservation. The property features views of the entire Reno-

Sparks area and a family fitness center and swimming pool with sundeck, playground, and picnic area. The developer is Lincoln Avenue Capital.

Properties Exiting the LIHTC System in 2022

The tax credit program requires properties to maintain restrictions on rents and on incomes of tenants for a period of at least 30 years. However, the tax credit benefits end after 10 years and active Internal Revenue Service (IRS) compliance ends after 15 years. As early as the 14th year, in cases, owners of tax credit properties may request that the Housing Division find a buyer for the property, with the price determined by IRS formula. If no buyer can be found after one year, owners may opt out of the extended affordability period and sell the property. This is called the qualified contract (QC) process. This year no LIHTC properties exited the system through the QC process.

The tax credit program began in 1986. Until 1989, the minimum affordability period was 15 years. All these early tax credit properties have already either received additional rounds of tax credit allocations, or funding through other programs, or have exited the 15-year affordability period and joined the private market. Starting with allocations in 1990, the affordability period was changed to a minimum of 30 years. This means that a few projects from the early years of the program will start to reach the end of the 30-year period over the next several years; however, for 2022, only one project, Arborwood III in Fallon, with 24 units, reached the end of the affordability period. It is also a property active in the USDA Rural Housing 515 program until 2043 so will retain its status as an affordable project through that program.

Table 3. LIHTC properties exiting the tax credit system in 2022

Property	County	Tax Credit allocation	PIS Year*	# of units (restricted units)
Arborwood III (remains affordable through USDA 515 program)	Churchill	1991	1992	24(24)

*The PIS date is an approximation since the Placed-in-Service date occurs building by building and may involve more than one year for a large property.

Executive Summary

This report provides an analysis of data collected through the Nevada Housing Division's (NHD) 2022 Affordable Apartment Survey. The survey focused on Low Income Tax Credit Housing (LIHTC) properties. Some notable findings are as follows:

- Overall vacancy rate in the 4th quarter of 2022 for the Nevada LIHTC responding properties was 3.4%, up from 2021's 2.5%.
- Both Washoe and Clark Counties' LIHTC vacancy rates were higher than 2021's. Washoe's increased from 2.7% to 3.9% while Clark's increased from 2.0% to 3.1%.
- Clark County LIHTC vacancy rates remained lower than Washoe County's, as they have been since 2019.
- LIHTC vacancy rates were highest for mining counties (6.2%), a pattern that has held since 2016.
- Senior properties' vacancy rate rose slightly to 2.2% while family properties' rate rose 1.5 percentage points to 4.4%.
- Average 2022 Nevada LIHTC monthly rent was \$1,031 which was \$76 more than the average of \$955 found in 2021 Taking Stock.
- 2022 LIHTC rents increased by 8% in Clark County and 10% in Washoe County over 2021 rents.
- 2022 HUD median family incomes, influential in determining allowable maximum rent, increased by 13% in Clark County and 15% in Washoe County.
- On average, market rate rents were about \$500 more per month than the LIHTC rents in both regions.
- One, two- and three-bedroom high rents in LIHTC properties ranged from 29% to 39% lower than market rates on average.
- Managers reported that at 60% of Nevada LIHTC properties government issued Coronavirus emergency rental assistance had been used, up from 53% in 2021.
- As compared to 2021, there were fewer households behind on rent and for those who were behind, they were not as far in arrears.
- Eighty-eight percent of the LIHTC properties reported that most or all cases of rental arrears were resolved through Coronavirus emergency rental assistance programs.
- The bulk of the remaining arrears problem is in family properties.
- For Nevada LIHTC properties the average waiting list was 75 households for each 100 units. For properties with project based sliding scale rental assistance, the waiting list averaged 183 households for each 100 units while for properties with no sliding scale rental assistance tied to the property, the average was 43 households per 100 units.

Introduction

The Division carried out a survey of Nevada's Low Income Housing Tax Credit (LIHTC) properties from October through December 2022. The survey helps identify affordable housing needs throughout the state. Additionally, it helps the Division work with its partners to make the best use of resources such as tax credit and bond funding in support of fulfilling its mission to provide affordable housing opportunities to individuals and families throughout Nevada.

The LIHTC program is a federal tax incentive program administered by the Internal Revenue Service (IRS) through regulations published under Section 42 of the Internal Revenue Code.ⁱⁱⁱ The role the program's public private partnership plays in affordable housing is large. In 2022, tax credit units currently active or under construction made-up about 11% of the estimated 283,505 multi-family units in Nevada.^{iv} The LIHTC program is by far the largest in Nevada, and nation-wide, for producing affordable rental housing. Seventy-nine percent of below-market multi-family housing units in Nevada have been or will be constructed or rehabilitated fully or partially with tax credit funding. Included in these units with tax credit funding are 52% of Nevada's more deeply subsidized units, that is, units with project-based sliding-scale assistance.^v

Methodology of Survey

The 2022 Affordable Apartment Survey focused on Nevada's LIHTC properties. Active properties built with either 4% or 9% tax credits were included. A QualtricsTM internet survey of LIHTC properties was carried out in the fall of 2022. Survey questionnaire links were sent via e-mail to property management offices with a list of the relevant properties. Home offices filled out the questionnaires or distributed them to regional or onsite managers, as necessary. Email was used to send out notices of the upcoming survey and several reminders. Follow-up phone calls were used as well to remind property managers who had not returned a survey. In addition, rent and vacancy data directly from rent roll summaries and pricing sheets was allowed for and submitted by several property management groups with at least a dozen tax credit properties in their portfolio. Data from a much shorter survey questionnaire and from these rent rolls was merged into the main dataset. Topics this year included, for the third year in the series, rent collections during the pandemic, rental arrears, and the Emergency Rental Assistance program. The question about skipping was added back in this year. Hard-copy forms of the electronic questionnaires used are included in the Appendices.

Survey Sample Description

The properties surveyed constitute the active LIHTC properties listed on the auditing rolls of NHD as of September 2022. Special use properties and new or renovated properties not yet stabilized were excluded where known.^{vi} The surveyed properties represented 26,261 units. Each year has a slightly different group of participating properties included in the final dataset due to new properties being added, properties having exited affordability restrictions and slight variations in response rate. The return rate this year was 99.6% with 271 of the 272 questionnaires returned. These properties represent 99.4% of the 26,261 units surveyed (see Table 4). Las Vegas and surrounding communities had 136 responses, the Reno-Sparks region had 60 responses and 75 responses were from the balance of State. Sixty-one percent of the units represented in the survey are in Clark County.

About 4% of the units represented by returned questionnaires were market rate units or manager units. About 44% of the units were either senior units or senior/non-senior disabled designated units. Seventeen percent of the units had project-based sliding scale assistance available from United States Housing and Urban Development (HUD) programs, United States Department of Agriculture Rural Development programs or other programs. Project based assistance provides a deeper sliding-scale type subsidy to tenant households which is like the Housing Choice Voucher program except that the assistance is tied to the property.

Table 4. Taking Stock survey respondents and response rate by region

Region	Properties Responding	Property Response Rate	Units Represented	% Units Represented
Clark Co.	136	99.3%	15,886	99.0%
Washoe Co.	60	100.0%	7,263	100.0%
Rural Nevada	75	100.0%	2,956	100.0%
Total	271	99.4%	26,105	99.4%

Economic Context: 2022 Recovery from Pandemic and Inflation Spiked Rents

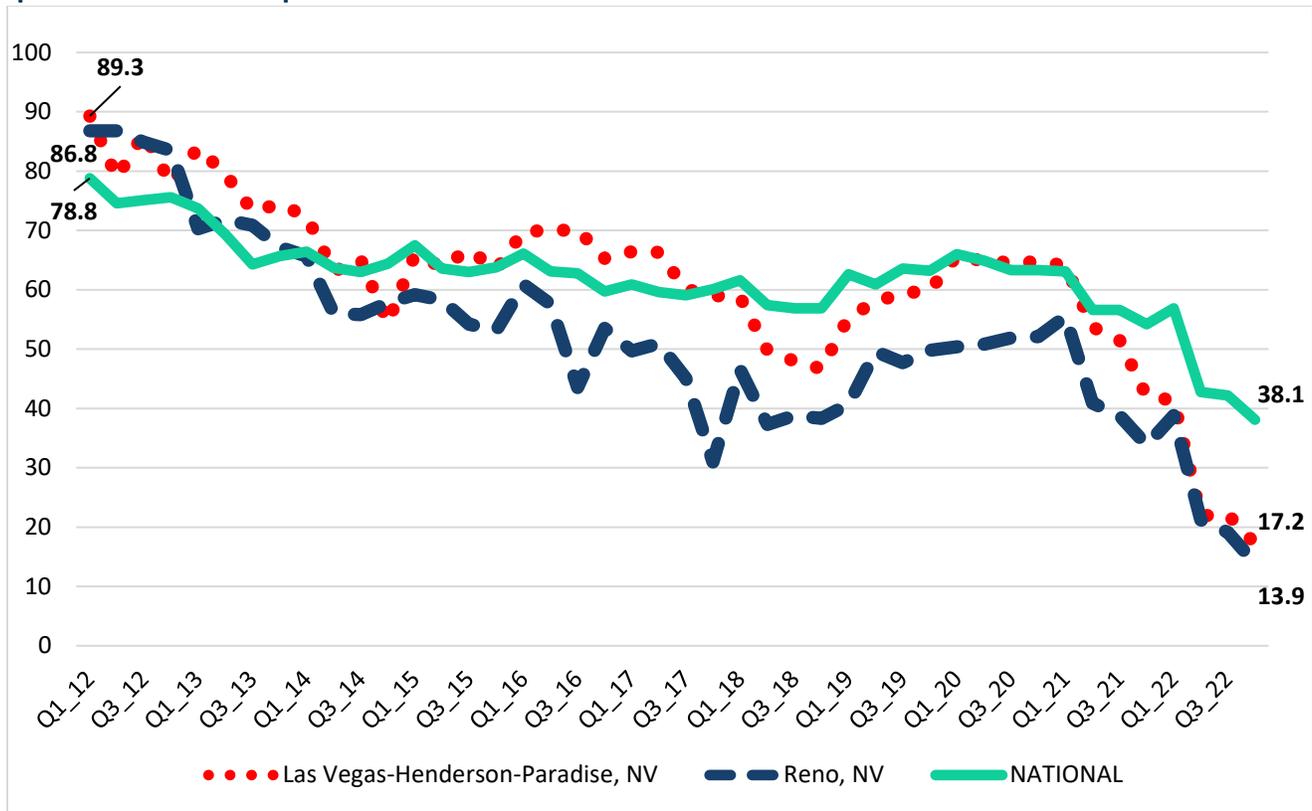
Despite the Federal Reserve’s fight against inflation threatening an economic cooldown or even a recession, in 2022, Nevada’s economy continued to recover from the pandemic and related business closures of 2020 and 2021. In Dec. 2022, Nevada’s seasonally adjusted unemployment rate was 5.5% (revised), the same as the revised rate at the end of 2021, but still not as low as the 4.4% (revised) experienced before the mass business closures of March 2020. However, it should be noted that revised seasonally adjusted rates dipped to a low of 5.2% in April, May, and June before trending back up through December. Regional differences remained, with Reno Metropolitan Area at 3.4% (preliminary) in December 2022, while Las Vegas-Henderson-Paradise Metropolitan Area was 5.4% (preliminary).^{vii}

Nationwide, the real estate market switched gears in 2022 as the Federal Reserve began increasing interest rates to tamp down inflation. Average 30 year fixed mortgage rates went from 3.2% in January of 2022 to 6.4% in December.^{viii} At the beginning of the year home prices continued to increase despite the higher rates but slowed and stopped rising towards the end of the year. Las Vegas home prices, as measured by the Case Schiller repeat sales index, peaked in July of 2022 but dropped 9% below the July peak by December ending at 4% above prices at the end of 2021.^{ix} The Case Schiller index is not available for the Reno area, but median sale price per square foot for single family homes was down more than 6% year over year as of December 2022, according to Reno-Sparks Association of Realtors data.^x

Figure 1 gives the housing opportunity index from the National Association of Home Builders. The index gives the share of homes sold that would be affordable to the median income family. Coming out of the previous recession, the affordability share rose to 86.8% in Reno and 89.3% in Las Vegas-Henderson-Paradise. Affordability has trended downward since then. For the fourth quarter of 2022, the affordability index stands at 17.2% for Las Vegas-Henderson-Paradise and 13.9% in Reno-Sparks. The Reno-Sparks and Las Vegas-Henderson-Paradise indices fell 19.9 and 24.8 percentage points respectively from 4th quarter 2021 to 4th quarter 2022. Affordability decreased mainly because of an approximate doubling of the interest rate used in the series. Median income increased, surpassing the increase in home prices in the series for Las Vegas and the nation, while nearly keeping pace with the home price increase in Reno-Sparks. Nationally the index

decreased to 38.1%. Both Reno-Sparks and Las Vegas-Henderson-Paradise homes are less affordable than the national average with Reno’s Opportunity Index below both the national and Las Vegas index since 4th quarter 2014.

Figure 1. National Association of Home Builders – Wells Fargo Housing Opportunity Index, 1st quarter 2012 to 4th quarter 2022.



National Association of Home Builders. NAHB-Wells Fargo Housing Opportunity Index. <https://www.nahb.org/news-and-economics/housing-economics/indices/housing-opportunity-index> accessed 3-9-2023.

Vacancies

Nevada 2022 LIHTC Overall Vacancy Rate Rises to 3.4%

Overall vacancy rate in the 4th quarter of 2022 for the Nevada LIHTC responding properties was 3.4%, up 0.9 percentage points from last year’s rate of 2.5%. Half of all responding properties had a 2.3% vacancy rate or lower. The median nearly doubled as compared to 2021’s 1.2%. Seventy-three properties, or 29% of the responding properties, reported that all units were full, that is, 0% vacancy rate. One hundred ninety properties (76%) had a vacancy rate of 5% or less. There were seventeen properties with vacancy rates at 10% or higher, the majority of which were small rural properties.

There were 251 properties with usable information on vacancies.^{xi} Sixty-three percent of the units were in Clark County, 26% in Washoe County, 5% in rural mining counties (Elko, Eureka, Humboldt, Lander, Nye, Pershing and White Pine) and 7% in the remaining rural counties (these are Douglas, Lyon, Lincoln, Churchill, and Carson City; the counties of Esmeralda, Mineral and Storey do not have tax credit properties). Two

percent of units reported were studio units, 37% were one-bedroom units, 44% were two bedroom, 15% three bedroom and 2% were four- or five-bedroom units.

Nevada LIHTC Vacancy Rates Rise in Urban Regions

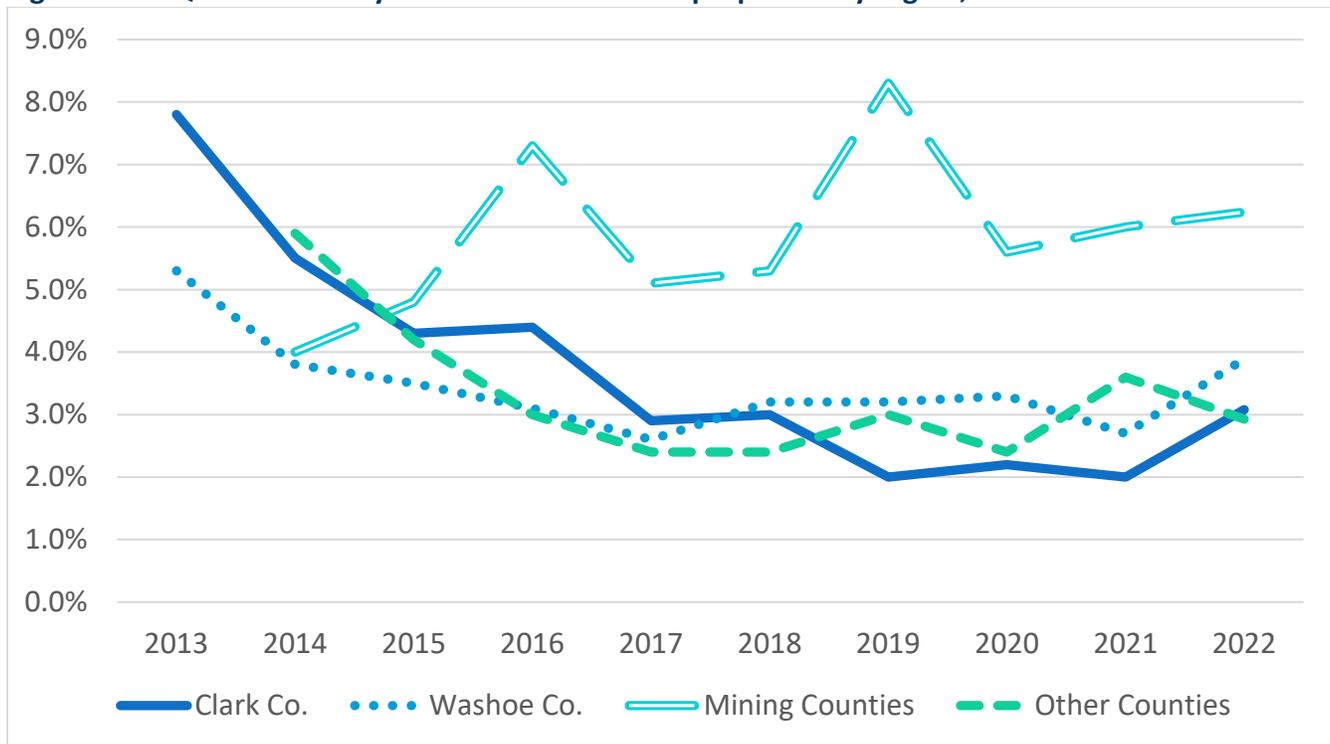
As for the last several years, the highest overall LIHTC vacancy rate was in mining counties. At 6.2% overall they were up somewhat from 2021 at 6.0%. Washoe County’s vacancy rate was up considerably from 2.7% in 4th quarter 2021 to 3.9% in 2022. Clark County also had a higher vacancy rate at 3.1% this year versus 2.0% in 2021. It was once again lower than Washoe County’s rate. Other rural counties, which include several counties in northwestern Nevada, decreased somewhat from 3.6% in 2021 to 2.9% in 2022. Vacancy rates were again lowest overall for one-bedroom (2.6%) apartments.

Table 5. 4th Quarter 2022 vacancy rate for Nevada LIHTC properties by region

Number of bedrooms	Clark	Mining Counties ^{xii}	Other Counties	Washoe	Nevada
One-bedroom	2.2%	4.6%	1.9%	3.4%	2.6%
Two-bedroom	3.2%	8.6%	3.0%	4.7%	3.8%
Three-bedroom	4.9%	3.6%	5.3%	3.9%	4.6%
Overall average	3.1%	6.2%	2.9%	3.9%	3.4%

Figure 2 charts the changes in the Taking Stock vacancy rate for each of the four regions from 2013 to 2022.^{xiii} All regions’ vacancy rates increased in 2022 except for “Other Counties” which includes Carson City, Churchill, Douglas, Lincoln, and Lyon counties. This is a departure from the mostly downward trends of the last several years.

Figure 2. 4th Quarter vacancy rate for Nevada LIHTC properties by region, 2013 to 2022



For Most Series Year over Year Vacancy Rates Rise

October 2022 market vacancy rate for multi-family properties in Las Vegas was up to 8.9% for the ALN Apartment Data Inc. (ALN) series. This is the largest increase in the 2013-2022 series and the highest vacancy rate since 2013. The series includes new properties that have not yet stabilized. The Lied Institute series 2 also reported an increase in the vacancy rate from 1.4% in 4th quarter of 2021 to 3.4% in 4th quarter of 2022. Towards the end of the year a CoStar report issued by the Nevada Apartment Association gave a vacancy rate of 9.2% for the Las Vegas region. LIHTC vacancy rates in Las Vegas are much lower than market vacancy rates measured by ALN or CoStar but only 0.3% lower than the Lied Institute vacancy rate.

Table 6. Comparison of 4th quarter market and LIHTC vacancy rates, 2013 to 2022

Region/Type	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Change 2013 to 2022
Las Vegas - ALN	9.1%	7.7%	6.8%	6.4%	7.2%	6.5%	6.2%	4.7%	4.2%	8.9%	-0.2%
Las Vegas -Lied Inst. 1	8.7%	8.3%	8.2%	7.6%	7.6%	*	*	*	*	*	NA
Las Vegas -Lied Inst. 2							5.4%	3.2%	1.4%	3.4%	NA
Las Vegas – LIHTC rate	7.8%	5.5%	4.3%	4.4%	2.9%	3.0%	2.0%	2.2%	2.0%	3.1%	-4.7%
Reno- JP & G	4.1%	3.3%	2.9%	2.9%	3.8%	3.6%	4.0%	2.8%	3.2%	3.0%	-1.1%
Reno- ALN	4.0%	3.9%	4.3%	3.4%	5.0%	5.7%	6.4%	5.5%	8.0%	13.6%	9.6%
Reno- LIHTC	5.3%	3.8%	3.5%	3.1%	2.6%	3.2%	3.2%	3.3%	2.7%	3.9%	-0.2%

*Starting with 2019 the Lied Institute series has new methodology and report. Sources: [Lied Institute Apartment Market Trends Report](#), [ALN Market Reviews](#), [Johnson, Perkins and Griffin Q4 2022 Apartment Survey](#), [Taking Stock 2021](#). See also endnotes 15 and 16.

In Reno-Sparks the market vacancy rate decreased over the last year from 3.2% to 3.0% as measured by Johnson, Perkins, and Griffin (JP & G, Reno) and increased from 8.0% to 13.6% as measured by the ALN Apartment data series. The NVSAA CoStar report gave a vacancy rate of 8.5% towards the end of the year. Again, the ALN vacancy rate may be high because of the inclusion of properties that are not fully leased up.^{xiv} Reno’s overall LIHTC vacancy rate was 3.9%, higher than last year’s 2.7% and the JP & G vacancy rate (3.0%), but lower than vacancy rates from ALN and the NVSAA CoStar report.

JP & G survey only stabilized properties with 80 or more units that have “competitive management on-site” while ALN includes properties with 50 or more units. ALN includes new properties that have not yet stabilized, producing a more volatile vacancy rate.

Family LIHTC Vacancy Rates Increase by 1.5 Percentage Points

Overall average vacancy rates in senior LIHTC properties increased from 1.9% in 2021 to 2.2% while family rates increased from 2.9% to 4.4%. The spread between family and senior properties’ rates widened again this year (see Figure 3).^{xv}

Washoe County senior properties reported a vacancy rate of 3.2% for one-bedroom units and 3.6% for two-bedroom units, up from last year’s 2.3% and 3.0% respectively. Clark County vacancy rates in senior LIHTC properties were again lower than Washoe’s at 1.8% for one-bedroom units and 2.0% for two-bedroom units. Clark County vacancy rates for senior properties were lower than Washoe’s despite remarkable differences in the proportion of senior units in the inventory. In Clark County, for the LIHTC properties included in the

2022 survey results, 55% of LIHTC units in Las Vegas were designated for seniors or senior/non-senior disabled, whereas in Washoe County only 27% of the LIHTC inventory was set aside for seniors or senior/non-senior disabled.

Family LIHTC vacancy rates were higher than 2021 for both one and two bedrooms in both regions.

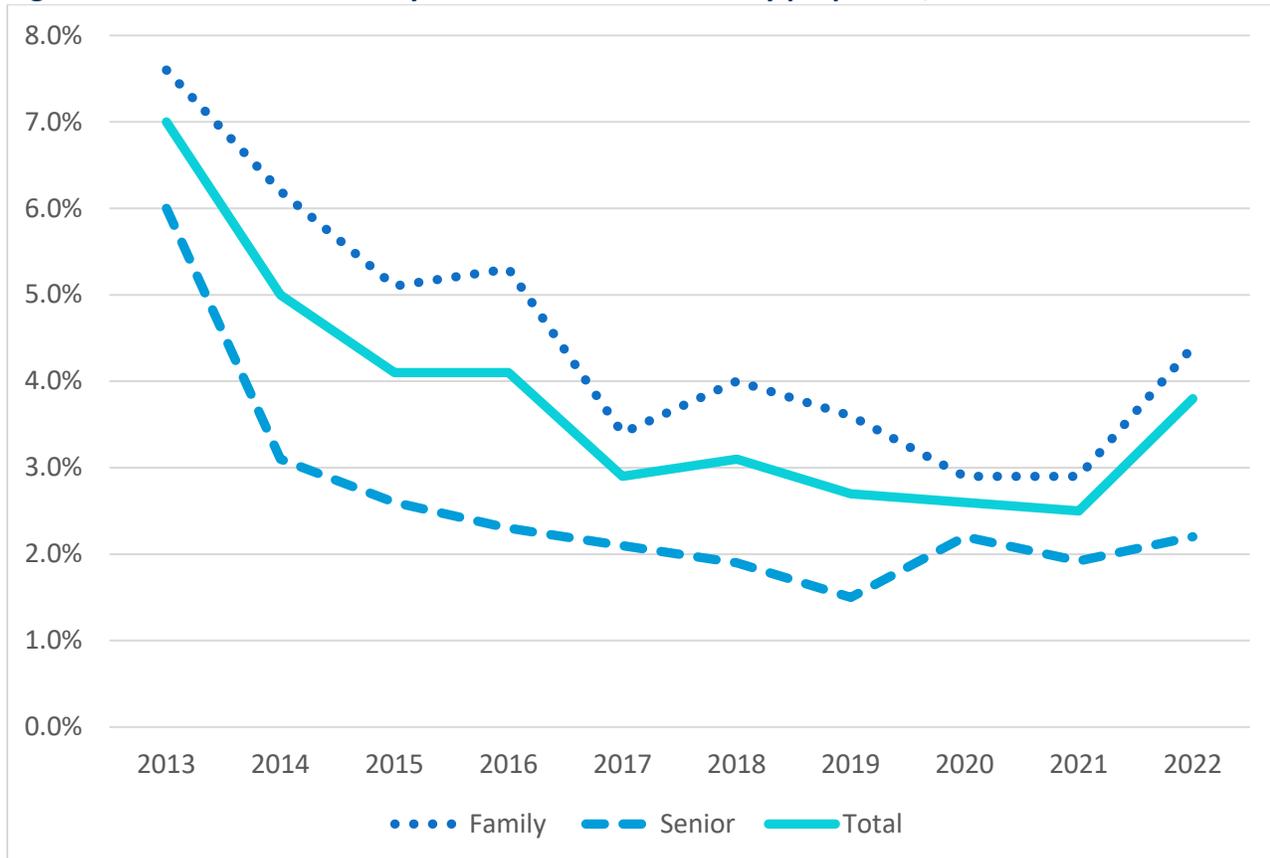
Table 7. 4th quarter 2022 vacancy rates for LIHTC senior and family properties

Number of Bedrooms	Family	Senior
Studio	3.7%	1.9%
One-bedroom	3.5%	2.2%
Two-bedroom	4.8%	2.2%
Three-bedroom	4.6%	NA
Four-bedroom	4.1%	NA
Overall average	4.4%	2.2%

Table 8. 4th quarter 2022 senior and family vacancy rates for LIHTC properties in Washoe & Clark Co.

	Clark Senior	Washoe Senior	Clark Family	Washoe Family
One-bedroom	1.8%	3.2%	3.5%	3.6%
Two-bedroom	2.0%	3.6%	4.4%	4.9%

Figure 3. Nevada LIHTC vacancy rates for senior and family properties, 2013-2022



County and Neighborhood LIHTC Vacancy Rates

To investigate how vacancy rates may vary within the four regions of Clark County, Washoe County, mining counties and other counties, some selected sub-regional LIHTC vacancy rates are reported below.

Nye and Lyon Counties have highest vacancy rates

The housing markets in the cities and towns of rural Nevada may be almost completely unrelated to each other given the distances and low population density of the region. On the other hand, some counties near urban centers in Washoe and Clark County may have housing markets that are highly related to those urban centers. Table 9 gives the LIHTC vacancy rate for selected Nevada counties. Clark and Washoe County rates are included for comparison. Douglas, Carson City and Clark Counties had the lowest vacancy rates. Carson City, Douglas and Lyon Counties have strong commuting links to Washoe County and to each other. It is somewhat surprising that Lyon County and Nye County have high vacancy rates given potential commuting ties to Washoe and Clark County. The subset of LIHTC properties in rural Clark County had a vacancy rate of 2.3% (not reported below). Rates were high again in the remaining counties (5.9%) which are mining counties and/or some of the counties with the smallest populations.

Table 9. 4th quarter 2022 LIHTC vacancy rate for selected Nevada counties

County	LIHTC vacancy rate
Douglas County	1.0%
Carson City	2.4%
Clark County	3.1%
Washoe County	3.9%
Humboldt County	4.5%
Elko County	5.3%
Remaining Counties	5.9%
Lyon County	6.2%
Nye County	8.2%

Las Vegas Metro LIHTC vacancy rates low in all neighborhoods; most higher than 2021 rates

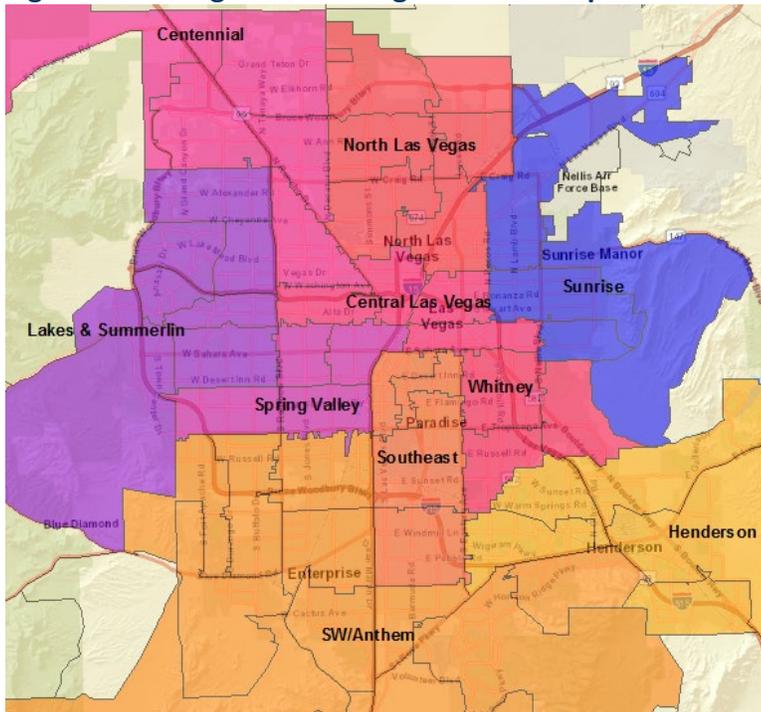
In addition, neighborhoods within urban regions may constitute somewhat differentiated housing markets for many reasons: average age of housing units, distance to work centers, hospitals, parks and shopping, school quality, perceived and real crime rates and more. Selected neighborhood's LIHTC vacancy rates are reported in Tables 10 to 13 below for Clark and Washoe County.

Clark County neighborhoods were defined using zip codes. Table 10 gives zip code definitions used, and Figure 4 illustrates the neighborhoods. All vacancy rates remain in the low range for both market rate and LIHTC properties except Sunrise market rate vacancy rate, which was slightly above 5%. The highest rates for LIHTC properties were in Sunrise as well at 3.9%. The lowest LIHTC vacancy rate was in Lakes and Summerlin at 0.6%. For market rate properties the lowest vacancy rates were in Whitney. Compared to Lied Center private market vacancy rates, LIHTC vacancies were lower except in Whitney, Central Las Vegas and Southeast. The pattern of vacancy rates from lowest to highest was not similar for market properties and LIHTC properties.

Table 10. 4th quarter 2022 LIHTC vacancy rate for selected Las Vegas Metro neighborhoods

Las Vegas Metro neighborhood	LIHTC vacancy rate	Lied 4th Qtr 2022 private market ^{xvi} *	Zip codes included
Lakes & Summerlin	0.6%	2.8%	89117, 89128, 89129, 89134, 89135, 89144, 89145
Southwest & Anthem	1.2%	3.6%	89012, 89052, 89113, 89118, 89139, 89141, 89148, 89178, 89183
Centennial	2.3%	4.4%	89108, 89130, 89131, 89149, 89166
Southeast	2.8%	2.3%	89109, 89119, 89123, 89169
North Las Vegas	3.2%	4.7%	89030, 89031, 89032, 89081, 89084, 89085, 89086
Central Las Vegas	3.3%	2.5%	89101, 89104, 89106, 89107
Whitney	3.4%	2.2%	89120, 89121, 89122
Green Valley & Henderson	3.6%	4.1%	89011, 89014, 89015, 89074
Spring Valley	3.6%	4.2%	89102, 89103, 89146, 89147
Sunrise	3.9%	5.4%	89110, 89115, 89142, 89156

*Lied Center for Real Estate. University of Nevada Las Vegas, Apartment Market Trends, Vol. 16, 4th Quarter 2022, and calculations by author. See [Lied Center for Real Estate: Apartment Trends 2022Q4 \(arcgis.com\)](https://arcgis.com).

Figure 4. Las Vegas Metro neighborhood map for LIHTC vacancy rates

Area definitions adapted from Las Vegas View News Distribution Map Creative Commons.

Comparison by zip code rent range.

Because the definitions by neighborhood above tended to include zip codes with a wide range of rents, an alternate comparison of vacancy rates by Lied average rents for zip code areas was carried out. Average rents reported in the Fourth Quarter Apartment Market Trends from Lied Institute at UNLV were used to

Table 11. 2022 LIHTC and market rate vacancies by monthly rent range of zip code.

Monthly rent range for Zip Codes	LIHTC vacancy rate	Lied market vacancy rate*	Zip Codes in category
\$1150 or less	3.0%	2.4%	89030,89101,89104,89109,89119,89169
\$1151 to \$1350	3.8%	3.8%	89106,89107,89110,89115,89121,89122,89156
\$1351 to \$1550	3.4%	4.1%	89015,89081,89102,89103,89108,89120,89129,89130,89146,89149,89178
\$1551 to \$1700	3.1%	3.3%	89014,89032,89084,89086,89117,89118,89128,89131,89142
\$1701 and up	1.8%	3.5%	89011,89012,89031,89052,89074,89113,89123,89134,89135,89139,89141,89144,89145,89147,89148,89166,89183

*Lied Center for Real Estate. University of Nevada Las Vegas, Apartment Market Trends, Vol. 16, 4th Quarter 2022, and calculations by author. See [Lied Center for Real Estate: Apartment Trends 2022Q4 \(arcgis.com\)](#). See also endnote vxi.

define the zip code categories. The results are in Table 11. The LIHTC properties in the most expensive zip codes had a very low vacancy rate of 1.8%. The lowest vacancy rate for market rate properties, in contrast, occurred in the \$1150 or less rent range category. LIHTC vacancy rates were higher than Lied market vacancy rates in the lowest rent zip codes, the same vacancy rate in the second lowest group of zip codes, and lower in the three highest rent groups of zip codes. Although higher than in last year's report, LIHTC and market rate vacancy rates remained low in all regions.

Reno/Sparks vacancy rates

Reno/Sparks neighborhoods were defined to facilitate comparisons with Johnson, Perkins, and Griffin's Quarterly Apartment Survey for 4th Quarter 2022 by using the definitions and map posted on page eight and nine, a screenshot of which is displayed with permission in Figure 5 and 6.

LIHTC vacancy rates were low in all Reno/Sparks sub-regions. The lowest vacancy reported was in the Airport neighborhood at 3.0%, while the highest reported was in Northwest Reno at 4.9%. Johnson, Perkins, and Griffin (JP&G) fourth quarter vacancy rates remained extremely low and were equal to or lower than the LIHTC vacancy rates.

Figure 5. Johnson, Perkins and Griffin market area map for Reno-Sparks

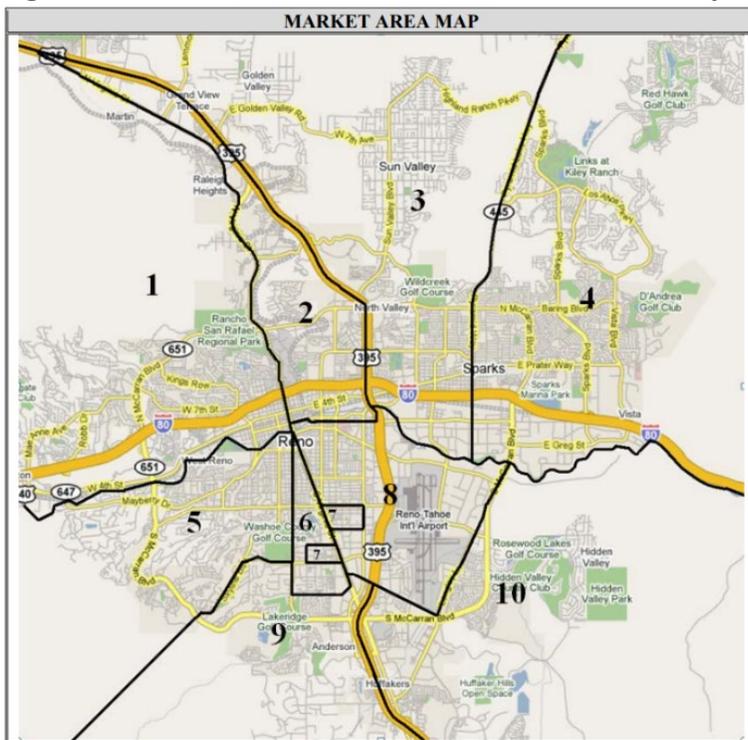


Figure 6. Johnson, Perkins and Griffin market area definitions for Reno/Sparks

MARKET AREAS		
Area	Sub-Market	Location
1	Northwest Reno	North of Truckee River & West of N. Virginia St.
2	Northeast Reno	North of 2 nd St.; West of US-395 & Northtowne Lane; East of N. Virginia St.
3	West Sparks/North Valleys	North of the Truckee River; West of Pyramid Way; East of US-395
4	East Sparks	North of the Truckee River & East of Pyramid Way
5	West Reno	North of Moana Lane; West of Plumas St.; South of Truckee River
6	Southwest Reno	South of Truckee River; West of S. Virginia St.; East of Plumas St.; North of Redfield Parkway
7	Brinkby/Grove	North of Moana Lane; West of S. Virginia St.; South of Brinkby Ave.; East of Lakeside Dr. & North of Linden St.; West of Kietzke Lane; South of Plumb Lane; East of S. Virginia St.
8	Airport	North of Peckham Lane; West of Longley Lane; East of S. Virginia St.; South of 2 nd St. & Truckee River
9	Lakeridge	South of Moana Lane and Redfield Parkway; West of S. Virginia St.
10	Southeast Reno	South of Truckee River; East of S. Virginia St. & Longley Lane
11	Downtown Urban	Downtown Reno; Downtown Sparks

*Sub-Market Area 11 is not depicted on the following Market Area Map, as it contains portions of Downtown Reno and Downtown Sparks, which are contained within previously existing Sub-Market Areas.

Table 12. 4th quarter 2022 LIHTC vacancy rate for selected Reno/Sparks neighborhoods

Reno/Sparks neighborhoods	LIHTC vacancy rate	JP&G private market vacancy rate*
Airport (Reno)	3.0%	1.8%
Northeast Reno	3.3%	1.2%
West Sparks/North Valleys	3.4%	3.4%
Remaining neighborhoods combined**	4.1%	3.2%
Northwest Reno	4.9%	1.8%

*Johnson, Perkins & Griffin 4th Quarter 2022 report and calculations by author for combined remaining neighborhoods.

**West Reno has no tax credit properties and is not included in the remaining neighborhoods.

A comparison of vacancy rates by average rent of the neighborhood as reported by JP&G 4th quarter was carried out for Reno-Sparks as it was for the Las Vegas Metro region but with only two rent regions. The regions with average rent from \$1180 to \$1500 per month in 4th quarter JP&G had an average LIHTC vacancy rate of 4.0% whereas the higher rent neighborhoods reporting rents over \$1500 a month had an LIHTC vacancy rate of 3.8%. Corresponding average market rate from JP&G was 3.0% in the neighborhoods with lower rents and 2.8% in the neighborhoods with higher rents.^{xvii}

Rents

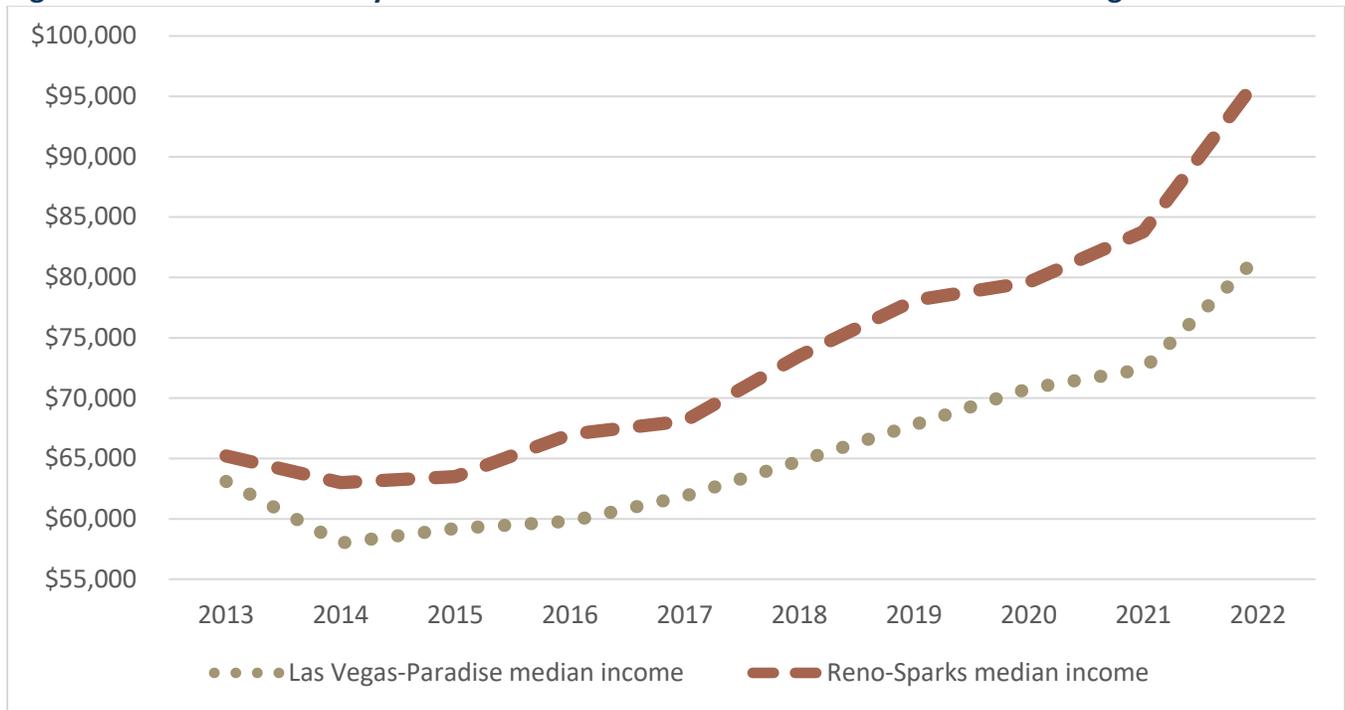
HUD Median Family Income Higher

Maximum allowable rents for LIHTC properties are complex. They depend on regional HUD median family incomes, determined annually, number of bedrooms, set aside agreements, the date each property is put into service, whether median incomes have increased or decreased, and other factors.^{xviii}

HUD median family incomes have been increasing since 2014 for Washoe and Clark Counties. Washoe County's was nominally 53% higher than 2014 levels and 15% higher than 2021 (see Figure 7). Clark County HUD median family income was 41% higher than 2014 levels and 13% higher than 2021.^{xix} HUD median family incomes are used to calculate the four-person very low-income limits (4P VLIL) which ultimately are used to specify the Multi-family Tax Subsidy Project rent and income limits. 4P VLIL for Clark and Washoe Counties was 4% and 12% higher, respectively, than it was in 2021.

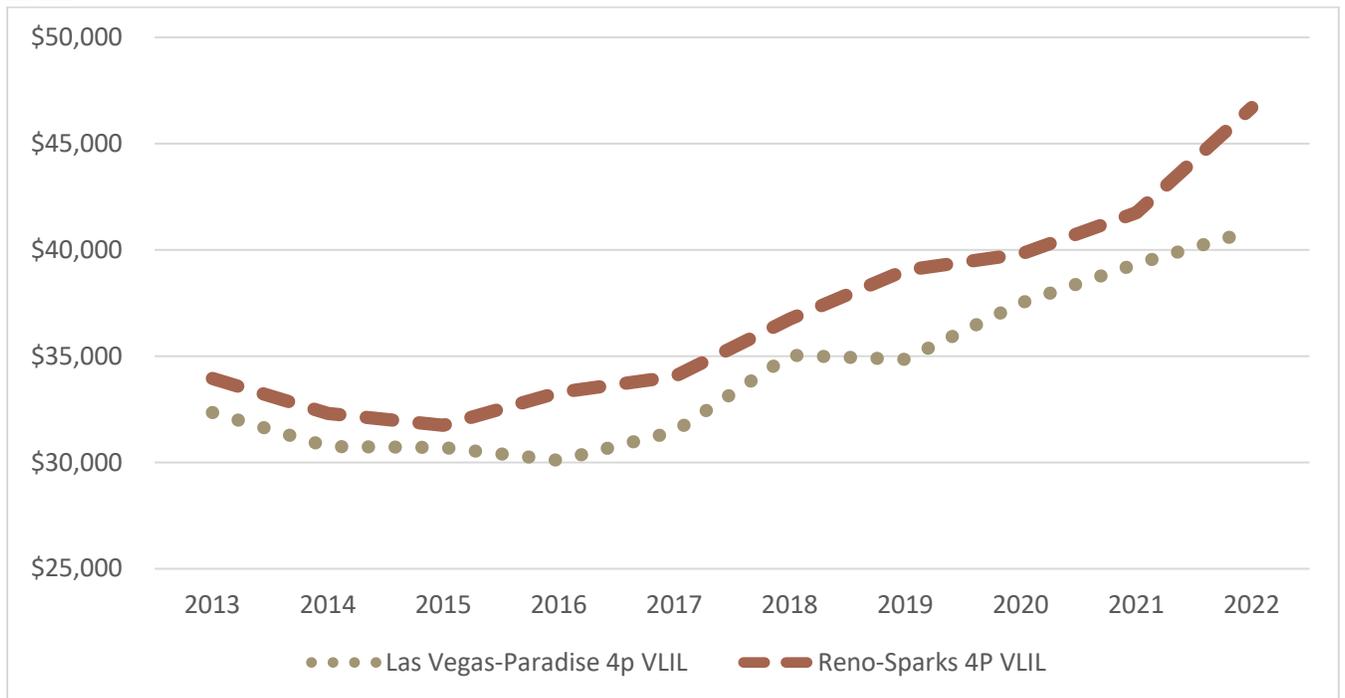
The 4P VLIL are subject to a series of legislatively mandated adjustments. The result of the adjustments can be that rent increases do not exactly mirror increases in HUD median family income. While Clark County median family income increased by 13% from 2021 to 2022, maximum allowable two-bedroom rents increased by 4%. In Washoe County, median family income increased by 15% from 2021 to 2022 while maximum allowable MTSP rents increased by 12%.

Figure 7. HUD median family annual income from 2013 to 2022 for Reno and Las Vegas-Paradise



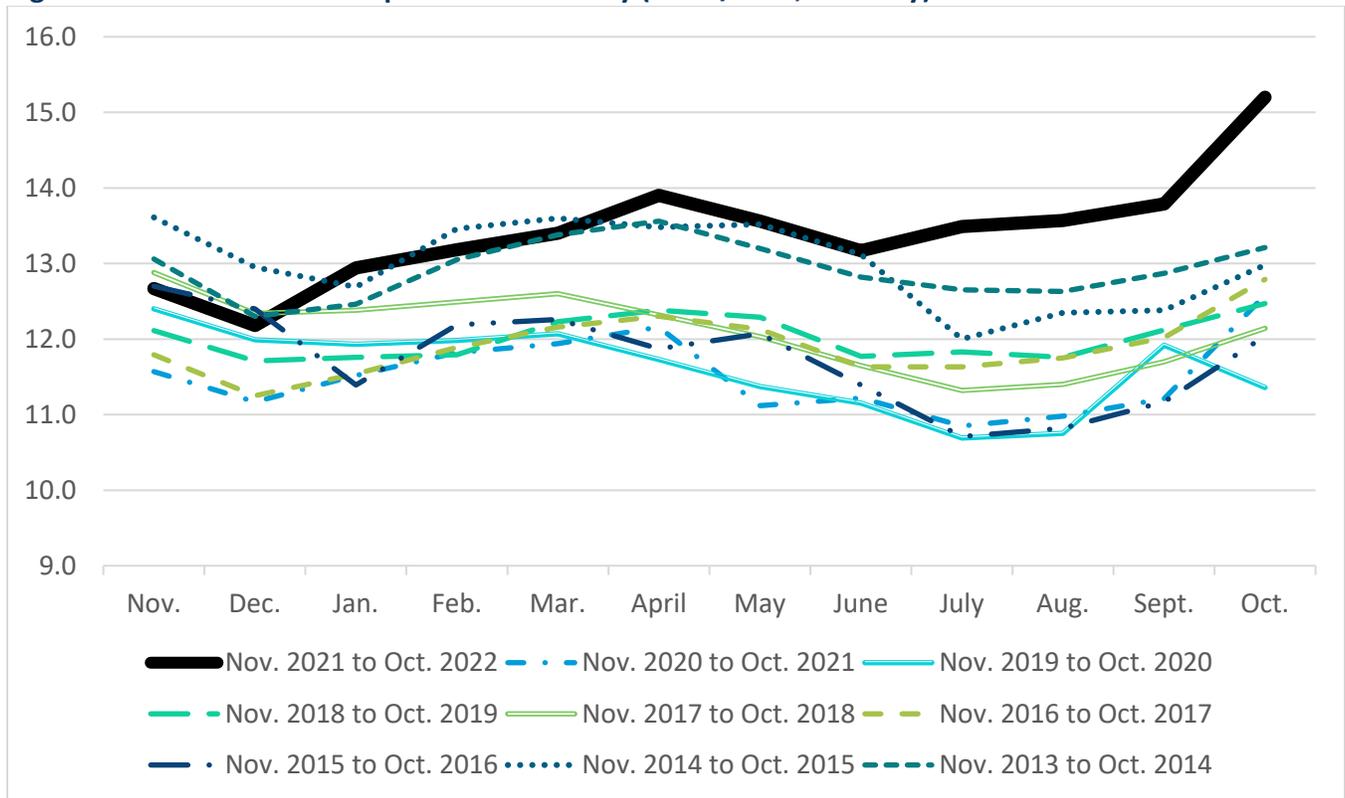
Source: NHD chart using U. S. Housing and Urban Development. Multifamily Tax Subsidy Projects Rent and Income Limits. <https://www.huduser.gov/portal/datasets/mtsp.html>

Figure 8. HUD Four Person Very Low Income Limit for Reno-Sparks and Las Vegas-Paradise, 2013 to 2022



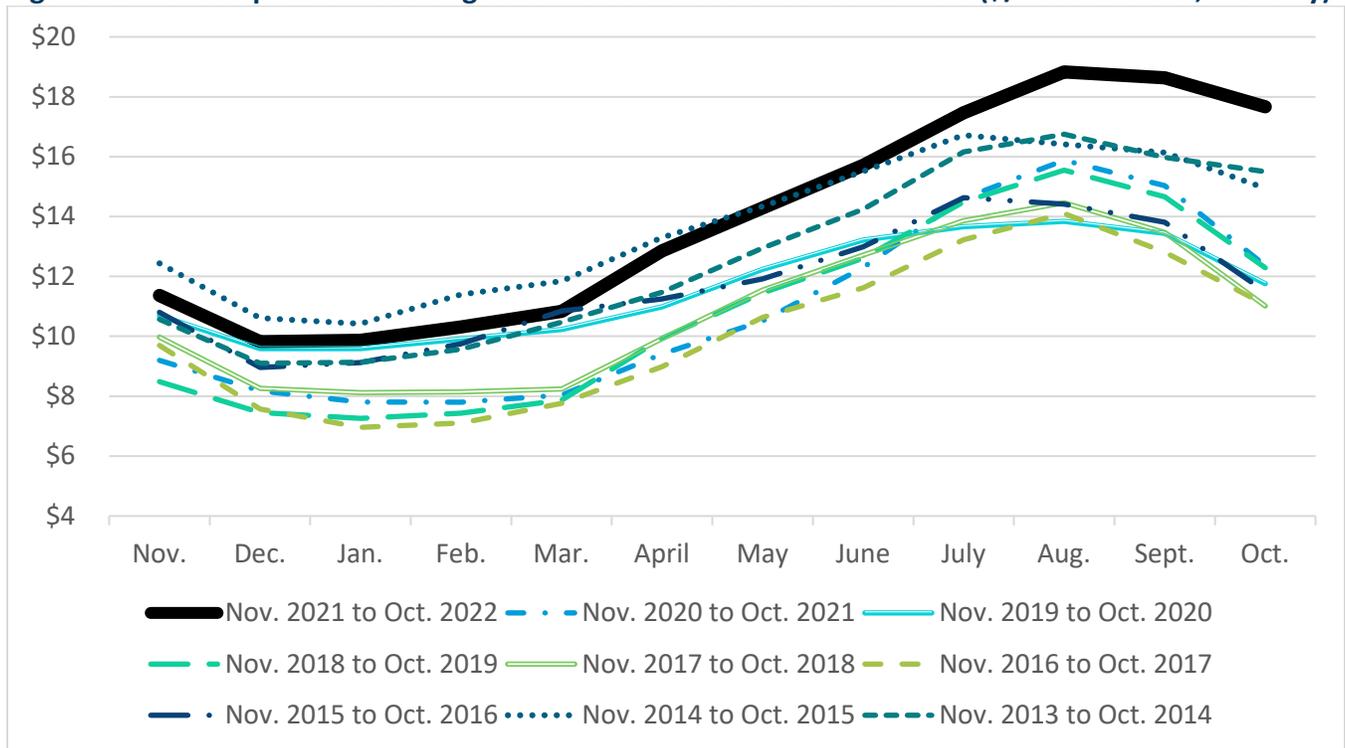
Source: NHD chart using U. S. Housing and Urban Development. Multifamily Tax Subsidy Projects Rent and Income Limits. <https://www.huduser.gov/portal/datasets/mtsp.html> accessed 3-23-2023.

Figure 9. Nevada residential price for electricity (cents/kWh, monthly)



Source: NHD chart with EIA data. See endnote 20.

Figure 10. Nevada price of natural gas delivered to residential consumers (\$/1000 cubic ft., monthly)



Source: NHD chart with EIA data. See endnote 20.

Any change in utility costs could also influence rent. It is *gross* rents that are restricted in tax credit properties. Gross rent includes utility costs. Utility costs are paid for by the tenant in most of Nevada’s tax credit properties (Taking Stock 2015 found that 77% of tenants paid for all utilities). If utilities are paid by the tenant, rents must be reduced by an estimated utility allowance.

Nevada average residential prices for natural gas in 2022 were 27% higher than in 2021. Electricity prices were up 18% on average.^{xx} See Figure 9 and 10 above. Heating degree days were down 13% in 2022 over 2021 in Las Vegas while cooling degree days stayed about the same. In Reno, heating degree days were down 7% while cooling degree days were up 1%.^{xxi} Given this, the effect of utility cost changes is mixed, but it’s likely that the substantial increases in utility costs would have muted the increases in maximum allowable rents to some extent.

The changes in median income and maximum allowable rents, and changes in utility costs would have a mixed effect on LIHTC rents. Also, owners that were not charging maximum rents in 2021 could potentially record percentage increases higher than changes in maximum rents since they are starting at a lower base.

Average 2022 LIHTC Rents by Region and Floorplan

Average LIHTC high rents for all types of units were lowest in mining counties again this year at \$867 a month. The average high rent in Washoe County was \$1,129 a month. Nevada average LIHTC rent was \$1,031, which was \$76 higher than average LIHTC rent in 2021. This was about eight percent higher than last year. Studio and floorplans with more than three bedrooms are not included in the table.^{xxii}

Table 13. Average high 2022 4th Quarter LIHTC monthly rents by region and by number of bedrooms

# of Bedrooms	Clark	Mining	Other	Washoe	Nevada
One-bedroom	\$873	\$811	\$831	\$888	\$870
Two-bedroom	\$1,051	\$886	\$933	\$1,175	\$1,065
Three-bedroom	\$1,275	\$965	\$1,082	\$1,465	\$1,304
Overall average	\$1,015	\$867	\$920	\$1,129	\$1,031

4th Quarter LIHTC and Market Rate Rents Gap Smaller than Last Year in Washoe

The LIHTC average high monthly rents were again compared to average market rate monthly rents. On average, market rate rents were about \$500 more per month than the LIHTC rents in both regions. While market rate rents increased 1% in Reno in the Johnson, Perkins and Griffin series and 9% in Las Vegas in the ALN series, LIHTC rents increased by 8% in Clark County and 10% in Washoe County, bringing the two series slightly closer together in Washoe County while in Clark County the two series continued to diverge.^{xxiii} For example, last year Reno and Las Vegas comparisons with market rents showed LIHTC rents 36% and 32% lower respectively, whereas the same comparison this year showed Washoe County LIHTC rents averaged 30% lower than market rents and Clark County rents averaged 33% below market rents.

It should be noted that if market rate properties do not include utilities in the rent to the same extent that LIHTC properties do, it may skew comparisons of market rents with LIHTC rents. Evidence collected in Taking Stock 2015 suggested that 77% of LIHTC tenants paid utilities separately whereas the 2021 American Housing Survey data indicates that, in Las Vegas, about 60% of multi-family tenants paid utilities separately.

If less utilities are included in the LIHTC properties rent than in the market rate properties, then LIHTC rents may not compare as favorably to the market rate rents.^{xxiv} However, the LIHTC average from 2015 is outdated. Another caveat is that when detailed set aside information was included in calculations for average rent comparisons in the 2019 Taking Stock, average LIHTC rents were found to be lower than they would be using less detailed highest rent information as is used here.^{xxv}

Table 14. Comparison of 4th quarter 2022 market and LIHTC high monthly rents in Washoe County

Number of Bedrooms	High LIHTC	JP&G market*	\$ Amount lower	% lower
One-bedroom	\$888	\$1,463	\$575	39%
Two-bedroom	\$1,175	\$1,713	\$538	31%
Three-bedroom	\$1,465	\$2,123	\$658	31%
Overall average	\$1,129	\$1,625	\$496	30%

*Johnson, Perkins and Griffin Apartment Survey, 4th Quarter 2022, Reno Sparks Metro, [Johnson, Perkins and Griffin Q4 2022 Apartment Survey](#), email correspondence and calculations by author. Two bedroom rent is weighted average of 2 bedroom 1 bath and 2 bedroom 2 bath rent reported in JPG. Studio, townhomes, four bedroom or more are not reported but are included in the overall average.

Table 15. Comparison of 4th quarter 2022 market and LIHTC high monthly rents in Clark County*

Number of Bedrooms	High LIHTC	ALN Apt. market**	\$ Amount lower	% lower
One-bedroom	\$873	\$1,338	\$465	35%
Two-bedroom	\$1,051	\$1,562	\$511	33%
Three-bedroom	\$1,275	\$1,794	\$519	29%
Overall average	\$1,015	\$1,516	\$501	33%

*Five percent of LIHTC units are outside of greater Las Vegas.

**ALN Apartment Data Las Vegas Review Oct. 2022. Email with ALN Analytics. Units with dens, studios, and units with more than three bedrooms not reported above but included in the total average. [ALN Market Reviews](#)

2022 4th Quarter Market Rate Rent Growth Slows

LIHTC rents increased 8% in Las Vegas and 10% in Reno/Sparks as compared to last year. In comparison, market rate rents increased by 9% in Las Vegas and 1% in Reno/Sparks. In Washoe County, average market rate rents have increased by nearly 90% whereas LIHTC rents increased by less than 60% over the 2013 to 2022 period. In Clark County market rate rents doubled whereas LIHTC rents increased 56% over the period.

In last year's Taking Stock, market rate rents grew 21% and 13% in Las Vegas and Reno. This year's 4th quarter to 4th quarter market rent growth is slower at 8% and 10% respectively, though still remarkable.

Table 16. Comparison of 4th quarter monthly rents in Washoe County from 2013 to 2022

Type of unit	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Increase 2013 to 2022
Studio – J&PG mkt. rate	\$ 545	\$ 555	\$ 580	\$ 673	\$ 723	\$ 837	\$804	\$927	\$ 1,058	\$1,099	102%
Studio - LIHTC	\$ 544	\$ 550	\$ 577	\$ 572	\$ 593	\$ 725	\$646	\$849	\$882	\$871	60%
1 bdrm - J&PG mkt. rate	\$ 717	\$ 775	\$ 840	\$ 939	\$1,062	\$1,155	\$1,179	\$1,279	\$1,436	\$1,463	104%
1 bdrm - LIHTC	\$ 626	\$ 665	\$ 686	\$ 709	\$ 716	\$ 747	\$766	\$811	\$862	\$888	42%
2 bdrm -J&PG mkt. rate*	\$ 878	\$ 918	\$1,003	\$1,141	\$1,245	\$1,356	\$1,394	\$1,490	\$1,709	\$1,710	95%
2 bdrm - LIHTC	\$ 699	\$ 741	\$ 805	\$ 819	\$ 849	\$ 867	\$940	\$955	\$1,035	\$1,175	68%
3 bdrm- J&PG mkt. rate	\$1,117	\$1,176	\$1,263	\$1,382	\$1,551	\$1,762	\$1,771	\$1,887	\$2,151	\$2,123	90%
3 bdrm - LIHTC	\$ 929	\$ 983	\$ 962	\$1,012	\$1,049	\$1,056	\$1,175	\$1,181	\$1,302	\$1,465	58%
Overall- J&PG mkt. rate	\$ 860	\$ 868	\$ 946	\$1,066	\$1,180	\$1,292	\$1,324	\$1,424	\$1,616	\$1,625	89%
Overall - LIHTC	\$ 716	\$ 755	\$ 784	\$ 807	\$ 823	\$ 861	\$911	\$949	\$1,027	\$1,129	58%

Source of market rate rents: , [Johnson, Perkins and Griffin Q4 2022 Apartment Survey](#), email correspondence and calculations by author. *Two-bedroom rent was a weighted average of 2 bedroom 1 bath and 2 bedroom 2 bath rents.

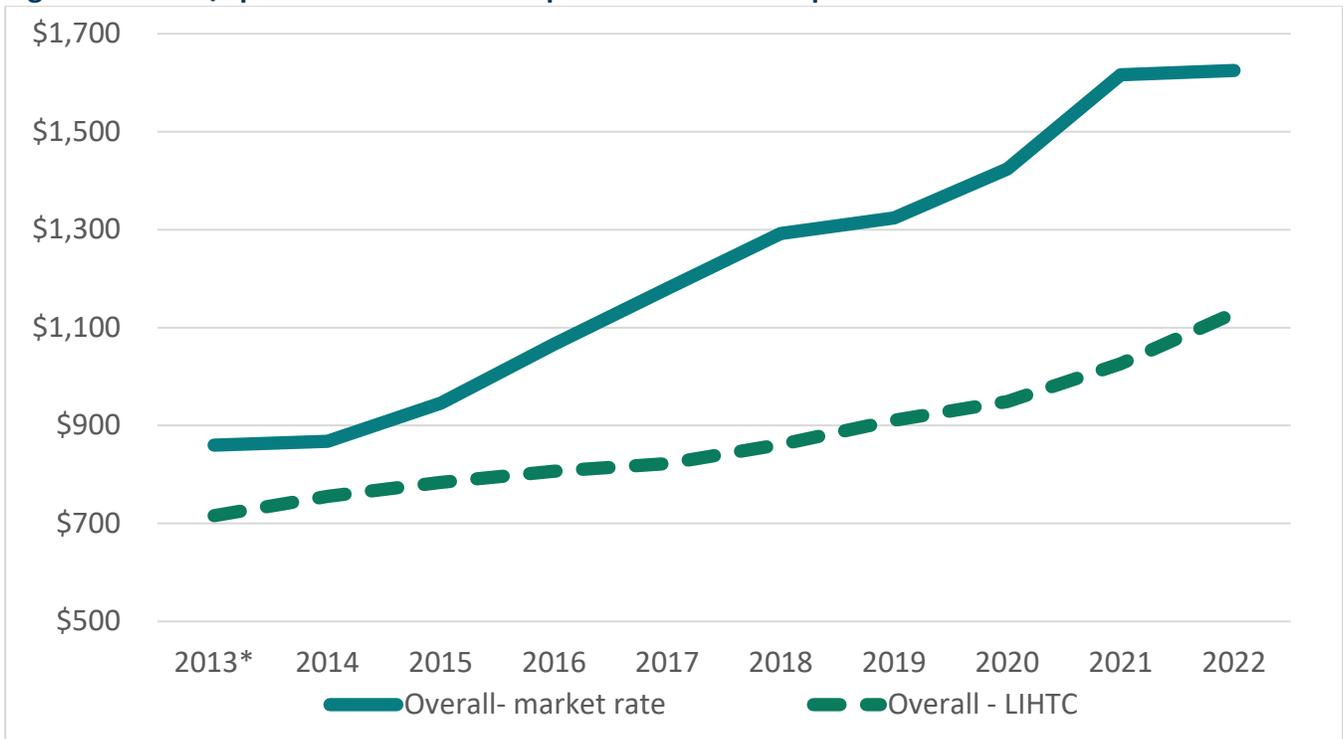
Table 17. Comparison of 4th quarter monthly rents in Clark County from 2013 to 2022*

Type of unit	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Increase 2013 to 2022
Studio – ALN mkt. rate	\$ 495	\$ 517	\$ 571	\$ 603	\$ 637	\$685	\$769	\$802	\$1,027	\$1,025	107%
Studio - LIHTC	\$ 473	\$ 486	\$ 624	\$ 642	\$ 634	\$698	\$584	\$636	\$660	\$644	36%
1 bdrm - ALN mkt. rate	\$ 665	\$ 701	\$ 754	\$ 806	\$ 860	\$ 923	\$999	\$1,040	\$1,335	\$1,338	101%
1 bdrm - LIHTC	\$ 572	\$ 569	\$ 637	\$ 635	\$ 646	\$ 691	\$712	\$768	\$813	\$873	53%
2 bdrm - ALN mkt. rate	\$ 798	\$ 838	\$ 896	\$ 955	\$1,024	\$1,101	\$1,183	\$1,229	\$1,562	\$1,543	93%
2 bdrm - LIHTC	\$ 670	\$ 688	\$ 735	\$ 749	\$ 769	\$ 823	\$835	\$921	\$989	\$1,051	57%
3 bdrm- ALN mkt. rate	\$ 928	\$ 971	\$1,040	\$1,107	\$1,175	\$1,261	\$1,335	\$1,402	\$1,776	\$1,776	91%
3 bdrm - LIHTC	\$ 756	\$ 805	\$ 867	\$ 866	\$ 910	\$ 968	\$1,003	\$1,115	\$1,167	\$1,275	69%
Overall- ALN mkt. rate	\$ 759	\$ 798	\$ 856	\$ 913	\$ 979	\$1,037	\$1,118	\$1,154	\$1,392	\$1,516	100%
Overall - LIHTC	\$ 649	\$ 657	\$ 724	\$ 732	\$ 750	\$801	\$825	\$896	\$944	\$1,015	56%

*Five percent of Clark County LIHTC units are outside of greater Las Vegas.

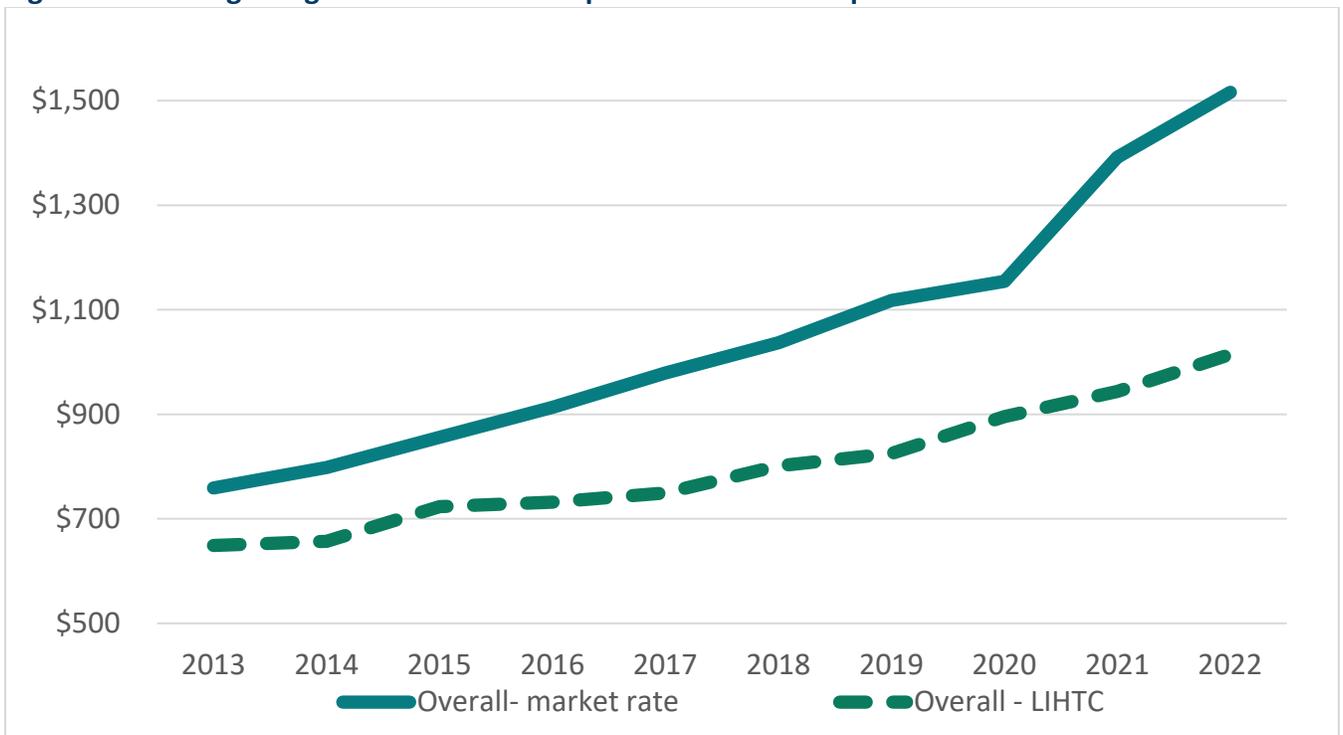
Source of market rate rents: [ALN Market Reviews](#).

Figure 11. Reno/Sparks Rent Trends 4th quarter 2013 to 4th qtr. 2022



Source: Table 16.

Figure 12. Las Vegas region rent trends 4th quarter 2013 to 4th qtr. 2022



Source: Table 17.

County and Neighborhood LIHTC Rents

To investigate how LIHTC rents may vary within the four regions of Clark County, Washoe County, mining counties and other counties some selected sub-regional rent averages are reported below.

Mining and Other Rural LIHTC average rents lower than urban LIHTC rents

Different counties have widely varying median incomes and maximum allowable rents as well as having unique economic circumstances. In smaller counties, the particular set asides at properties could also influence average rents. Table 18 gives the LIHTC average rents for selected Nevada counties. Clark and Washoe County are included again for comparison. Once again, Nye County had the lowest average rents while Washoe County had the highest. Although as discussed above, rents are influenced by many variables, Nye has the lowest HUD family median income of the counties displayed. Other mining counties such as Elko and Humboldt counties have high median incomes but are experiencing higher levels of vacancy than other counties, which possibly caused landlords to reduce rents below the maximum allowable.

Table 18. Average 4th quarter 2022 LIHTC rents for selected Nevada counties

County	LIHTC High Rent
Nye	\$715
Douglas	\$889
Humboldt	\$890
Elko	\$931
Lyon	\$942
Carson City	\$944
Clark	\$1,015
Washoe	\$1,129

Las Vegas Metro LIHTC- to market rate rent spread by neighborhood varies from \$150 to \$795

Neighborhoods within urban regions may constitute somewhat differentiated housing markets for many reasons: distance to work centers, hospitals, parks and shopping, school quality, perceived and real crime rates and more. For selected neighborhoods, LIHTC average rents are reported in Table 19 to 22 below for the Las Vegas Metro and Reno Metro regions.

Table 19. 4th quarter 2022 LIHTC rents for selected Las Vegas Metro neighborhoods

Las Vegas neighborhood	Avg. LIHTC high rent	4th Quarter Lied market rent*	\$ Amount lower	% lower
Central Las Vegas	\$892	\$1,142	\$251	22%
Southeast	\$1,086	\$1,236	\$150	12%
Sunrise	\$1,049	\$1,276	\$227	18%
Whitney	\$1,060	\$1,330	\$271	20%
Spring Valley	\$1,129	\$1,429	\$300	21%
North Las Vegas	\$1,061	\$1,480	\$420	28%
Centennial	\$897	\$1,508	\$611	41%
Henderson	\$958	\$1,656	\$699	42%
Summerlin & Lakes	\$938	\$1,660	\$721	43%
Southwest & Anthem	\$1,029	\$1,824	\$795	44%

*Weighted averages for market rent calculated by the author with data from Apartment Market Trends, Vol. 16, 4th Quarter 2022, and data provided from Lied Center for Real Estate, University of Nevada Reno. [Lied Center for Real Estate: Apartment Trends 2022Q4 \(arcgis.com\)](https://arcgis.com).

Clark County neighborhoods were defined using zip codes as explained in the vacancy section above. A substantial difference in average LIHTC rents was reported between neighborhoods varying from \$892 a month in Central Las Vegas to \$1,129 in the Spring Valley neighborhood. Average rents charged in LIHTC properties are influenced by the set asides for various income groups, mix of floor plans, whether landlords charge the maximum allowable rent and many other factors. Market rate average rents varied from \$1,142 a month in Central Las Vegas to \$1,824 a month in Southwest and Anthem. The spread between market rents and LIHTC rents was greatest in Summerlin and Lakes and Southwest and Anthem neighborhoods, with average LIHTC rents over 43% lower than market rents. The Southeast and Sunrise neighborhoods had the lowest spread with LIHTC rents 12% and 18% less than market rate rents.

Comparison by zip code rent range

The definitions by neighborhood above tended to include zip codes with a wide range of rents so an alternate comparison of LIHTC rents by Lied average rents for zip code areas was carried out. Average rents reported in the Fourth Quarter Apartment Market Trends from Lied Institute were used to define the zip code categories. The results are in Table 20 below. In the zip code areas with market rents below an average of \$1,150 per month, LIHTC average high rents were 16% lower than the market average. Twenty-one percent of the Las Vegas metro region LIHTC units included in the survey rent calculations were in these lowest rent zip codes. Twenty-three percent of the market rate units in the Lied survey were in those zip codes. For the areas with market rate rents from \$1,151 to \$1,350, 15% of the Lied Institute market rate units and 18% of the Las Vegas LIHTC units were in these zip codes. LIHTC rents were 20% lower than the market rate for these zip codes. For other rent range zip codes, LIHTC rents ranged from 29% to 42% lower than market rents. Twenty-one percent of the LIHTC units were in the most expensive zip codes with average market rents over \$1,701 a month, while 21% of the Lied market rate units were also in those zip codes.

In addition to regional desirability traits that make market rents differ by region, some portion of the differences may be due to set asides on each property, the extent each region's apartments include or do not include utilities in the rent for LIHTC and private market properties, and the extent to which bedroom floor plan mixes differ.

Table 20. Las Vegas Metro average LIHTC and market rate rents by rent range of zip code.

Rent range for Zip Code	LIHTC rent	Lied market rent*	\$Amount lower	% LIHTC lower	Zip Codes in category
\$1150 or less	\$929	\$1,106	\$177	16%	89030, 89101, 89104, 89109, 89119, 89169
\$1151 to \$1350	\$ 1,023	\$1,273	\$250	20%	89106, 89107, 89110, 89115, 89121,89122, 89156
\$1351 to \$1550	\$ 1,011	\$1,430	\$419	29%	89015, 89081, 89102, 89103,89108, 89120, 89129, 89130, 89146,89149,89178
\$1551 to \$1700	\$ 1,103	\$1,627	\$524	32%	89014, 89032, 89084, 89086,89117,89118, 89128, 89131,89142
\$1701 and up	\$ 1,059	\$1,833	\$774	42%	89011, 89012, ,89031, 89052, 89074, 89113, 89123, 89134, 89135, 89139, 89141, 89144, 89145, 89147, 89148, 89166, 89183

*Weighted averages for market rent calculated by the author with data from Apartment Market Trends, Vol. 16, 4th Quarter 2022, and data provided from Lied Center for Real Estate, University of Nevada Reno. [Lied Center for Real Estate: Apartment Trends 2022Q4 \(arcgis.com\)](https://arcgis.com)

Reno/Sparks LIHTC-market rate rent spread by neighborhood varies from \$284 to \$592

Reno/Sparks neighborhoods were defined as described in the section above on vacancies to facilitate comparisons with Johnson, Perkins, and Griffin (JP&G). LIHTC rents were substantially lower in all neighborhoods with enough data for comparisons, with wedges from 18% to 40% reported. The dollar amount of the wedge ranged from \$284 to \$592 dollars a month.

A comparison of LIHTC rents by rent range as reported by JP&G 4th quarter was carried out for Reno-Sparks as it was for the Las Vegas Metro region but with only two rent regions composed of JP&G neighborhoods. As seen in Table 22 LIHTC properties in both the higher and lower rent range neighborhoods averaged 27% lower than average market rate rents.

Table 21. 4th quarter 2022 LIHTC monthly rents for selected Reno/Sparks neighborhoods

Reno/Sparks Neighborhood	Avg. LIHTC High Rent	JP&G Market Rent*	Amount lower	% Lower
West Sparks	\$1,091	\$1,494	\$403	27%
NE Reno	\$1,128	\$1,412	\$284	20%
Airport	\$ 889	\$1,481	\$592	40%
NW Reno	\$1,327	\$1,616	\$289	18%

Source of market rate rents: [Johnson, Perkins and Griffin Q4 2022 Apartment Survey](#).

Table 22. Reno-Sparks LIHTC and market rate monthly rents by rent range of neighborhood

Reno JP&G Rent range	LIHTC High Rent	JP&G Avg. Rent*	Amount lower	% Lower	JP&G Neighborhoods in Rent Range
\$1,180 -\$1,500	\$1,042	\$1,430	\$388	27%	Northeast Reno, West-Sparks/N. Valley, Brinkby/Grove, Airport, Southwest Reno
over \$1,500	\$1,254	\$1,712	\$458	27%	Northwest Reno, East Sparks, Lakeridge, Southeast Reno

*[Johnson, Perkins and Griffin Q4 2022 Apartment Survey](#) and calculations by author.

Rent Skipping Rates Low

LIHTC properties are designed to serve Nevada’s moderate to low income families. The rent in LIHTC qualifying units must be under a maximum allowable rent. Only when LIHTC units are combined with other programs can there be a deep subsidy that ensures that a family will pay no more than 30% of their income for rent. Thus, some families living in LIHTC properties can suffer rent burden. One sign rent burden may be high enough to be unsustainable is so called rent skipping, that is, when a family leaves before the end of their lease term or is evicted for non-payment. Rent skipping also creates costs for property providers, creating “economic vacancy” which reduces the income stream from a property as well as generating turnover and court costs.

In 2022, Nevada LIHTC properties reported approximately the same skip rates that were measured in 2018 for an overall average of 0.5 skips a month per hundred units. The survey questionnaire for 2019 to 2021 did not include a question on skipping. In 2018 Nevada LIHTC properties reported the lowest average skip rate of the period from 2013 to 2018. A total of 6 respondents did not answer this question and were excluded from the calculation.

Skip rates were low for senior properties in all regions as has consistently been the case. Family properties had somewhat higher skip rates in all regions but was lowest in the Other Counties.

Note that one large property management group reported evictions only. The phrasing of the survey question includes evictions; however, it might be possible for a tenant to skip (leave before the end of the lease) without an eviction procedure being carried out, thus this may have created an underestimate of the problem as compared to previous years.

Figure 11. Skip rate trends for LIHTC properties in 2013 to 2022 (skips per hundred units per month)

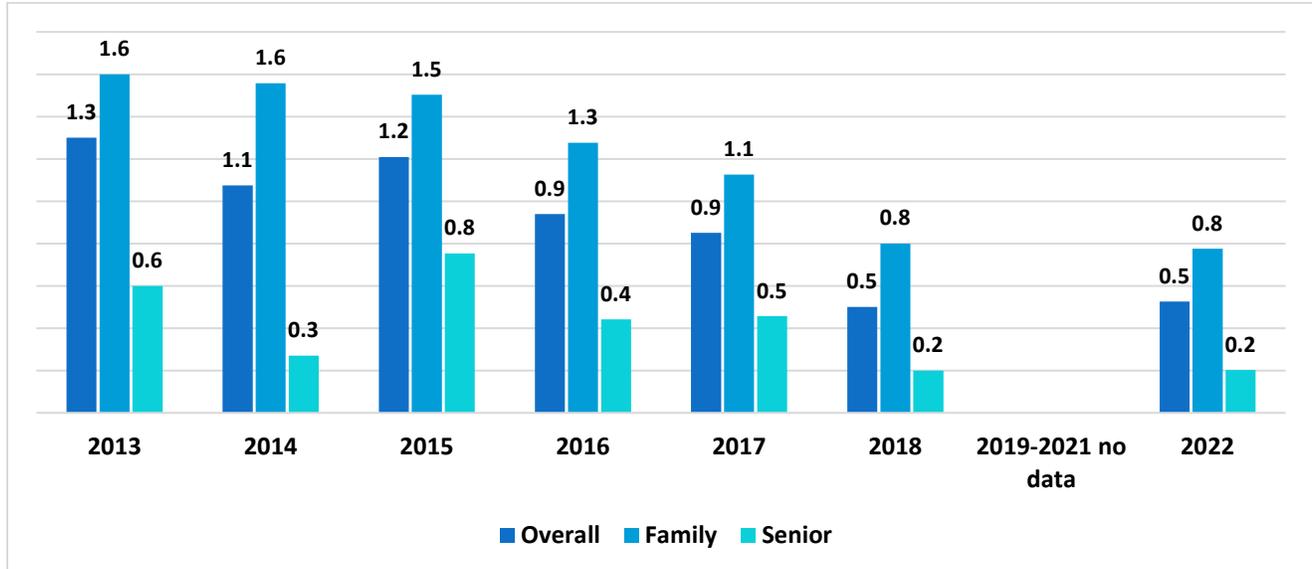
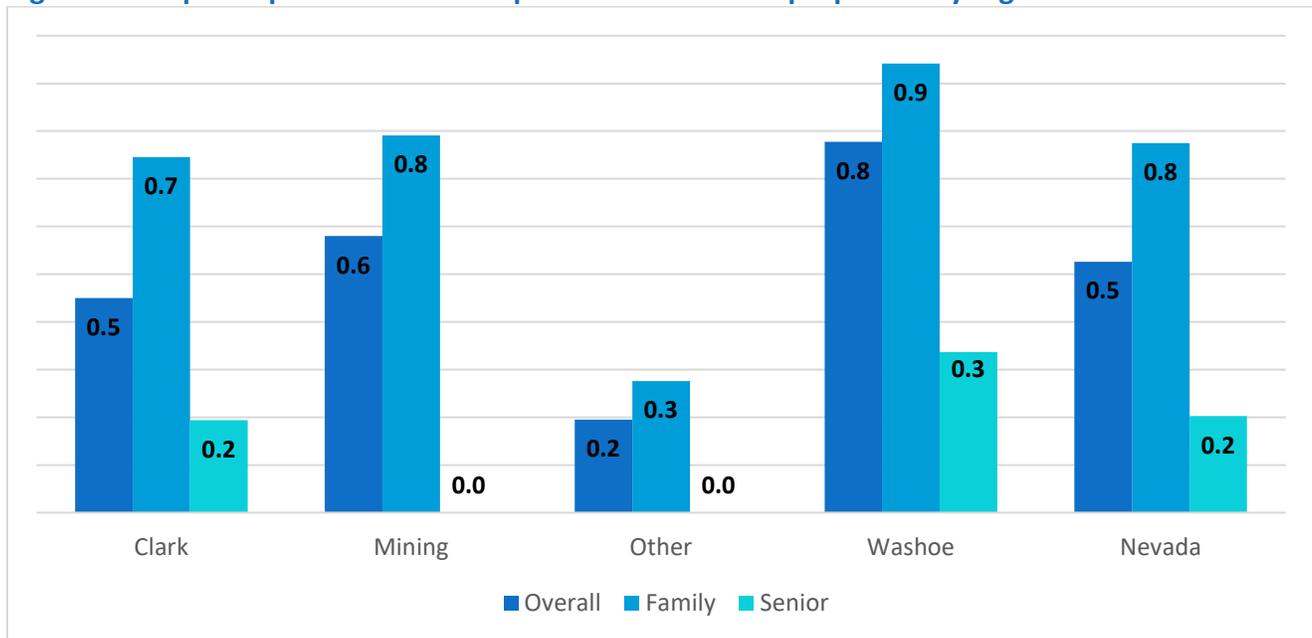


Figure 12. Skip rate per hundred units per month for LIHTC properties by region



Nevada LIHTC Rent Collections and Pandemic Related Rental Assistance

Because pandemic era rental assistance programs continued through most of 2022, a series of questions related to the effects of the pandemic and the related emergency rental assistance programs were included in the survey questionnaire for the third year.

Percentage of LIHTC Tenants Behind on Rent

A question about the percentage of tenants currently behind on rent was included for the second year.

Q2.13 Currently, what percentage of your tenants are not caught up with rent payments? Give your best estimate. _____

Data was available for 240 of the tax credit properties. Multiplying the percentage of tenants not caught up by the number of occupied units, there were 2,183 LIHTC tenant households behind on rent in 2022, about 9% of the occupied Nevada LIHTC households in responding properties. For senior properties the average was 6% while for family properties it was 12%. In 2021 the equivalent statistic for 246 properties was 2,544 households or 11% of occupied Nevada LIHTC households. In 2021, using the same metric, for senior properties it was 6% while for family properties it was 14%.^{xxvi} There is no baseline data available for this question from before the pandemic. There appears to have been improvement from 2021 to 2022 although we don't know what the "normal" level of households behind on rent is.

Clark County LIHTC properties had more than their share of households behind on rent with an estimated 1,591 households behind or about 73% of the total households in arrears as compared with only 64% of the occupied units included in this question.

Number of months Nevada LIHTC tenants were behind on rent

The question below followed the question about tenants not caught up with rent payments.

Q15 Currently, on average, for tenants who are not caught up, how many months are tenants behind? Give your best estimate.

- less than one month (partial payments made)*
- 1 to 2 months*
- 3 or more months*
- question does not apply: all tenants are caught up on their rent*

This question was answered for 236 properties. Combining the answers to the question about the percentage of tenants not caught up with the question on months behind an estimated number of households in each category was obtained. The results are in Figure 16. The bulk of the arrears problem is in family properties. Nine hundred and fifty four family households were behind one or two months in rent, and an additional 544 were behind 3 or more months.

Comparing 2021 and 2022, there was an improvement in the number of months LIHTC tenants were behind on rent (Figure 17). In 2022, only 28% of tenants in arrears were behind three or more months as compared to 38% in 2021. Similarly, in 2022, 21% of those in arrears were behind less than a month because they had

made partial payment, as compared to only 16% in 2021. There were fewer households behind on rent and for those who were behind, they were not as far in arrears.

Figure 16. Number of Nevada LIHTC households behind on rent by months behind by property type

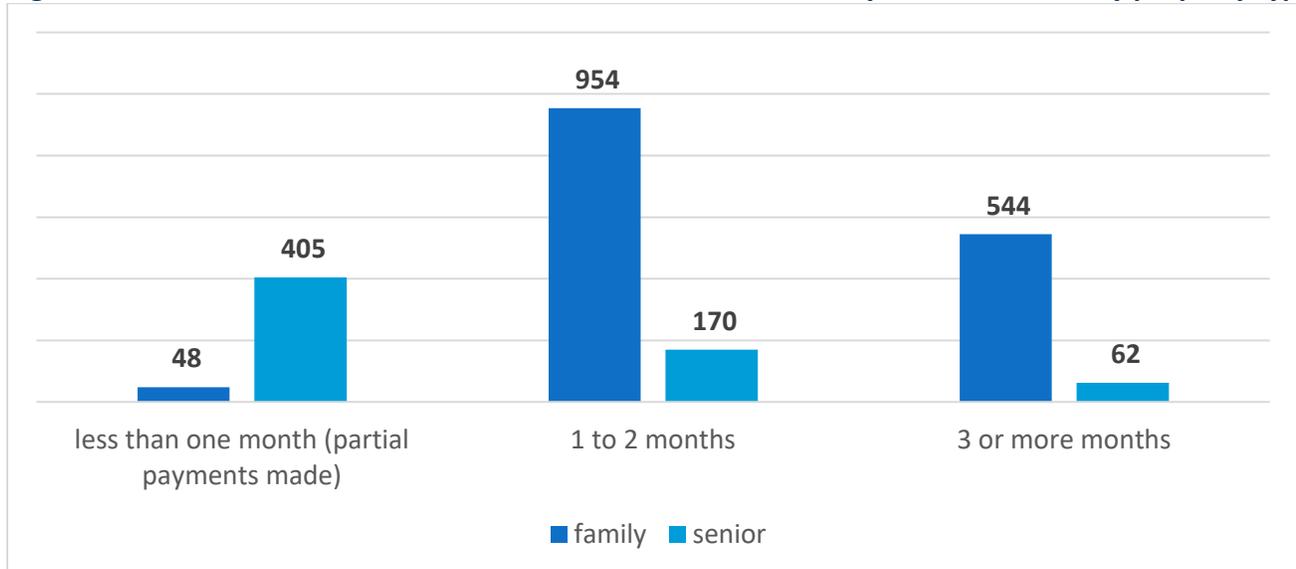
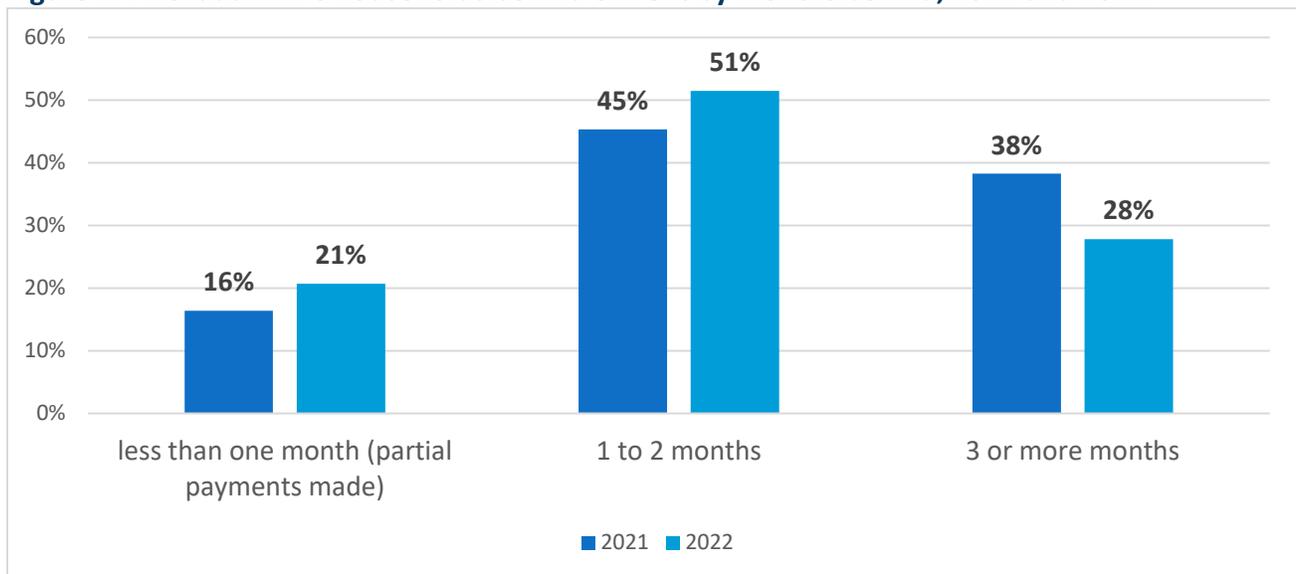
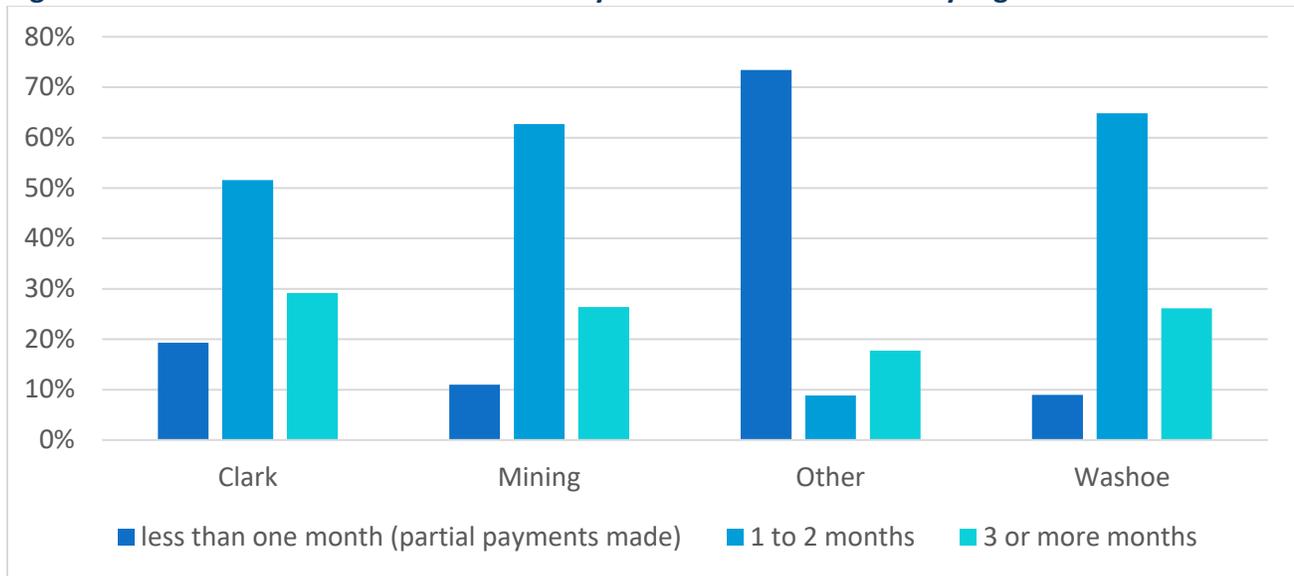


Figure 17. Nevada LIHTC households behind on rent by months behind, 2021 and 2022



There were regional differences in the responses. Clark County had the highest percentage of units (29%) in properties where rent collections for tenants not caught up averaged three or more months behind while in Washoe County had the lowest percentage of tenants in arrears who were behind less than a month (Figure 18).

Figure 18. Nevada LIHTC tenants in arrears by months behind on rent by region.



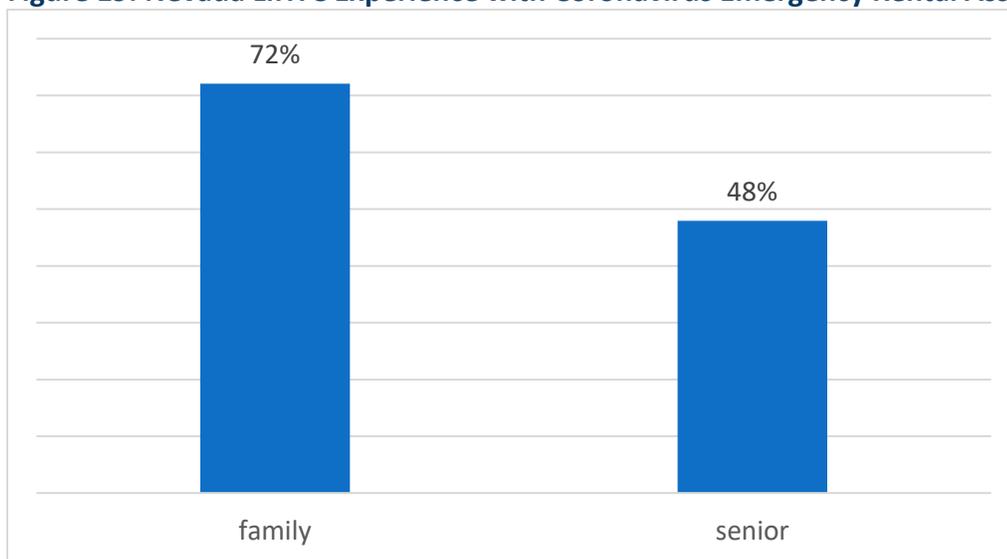
Experience with the Coronavirus Housing Assistance Programs

Property managers were asked about their experience with the Coronavirus emergency rental assistance programs:

Q2.15 To your knowledge, have you and/or your tenants received any of the government issued Coronavirus emergency rental assistance?

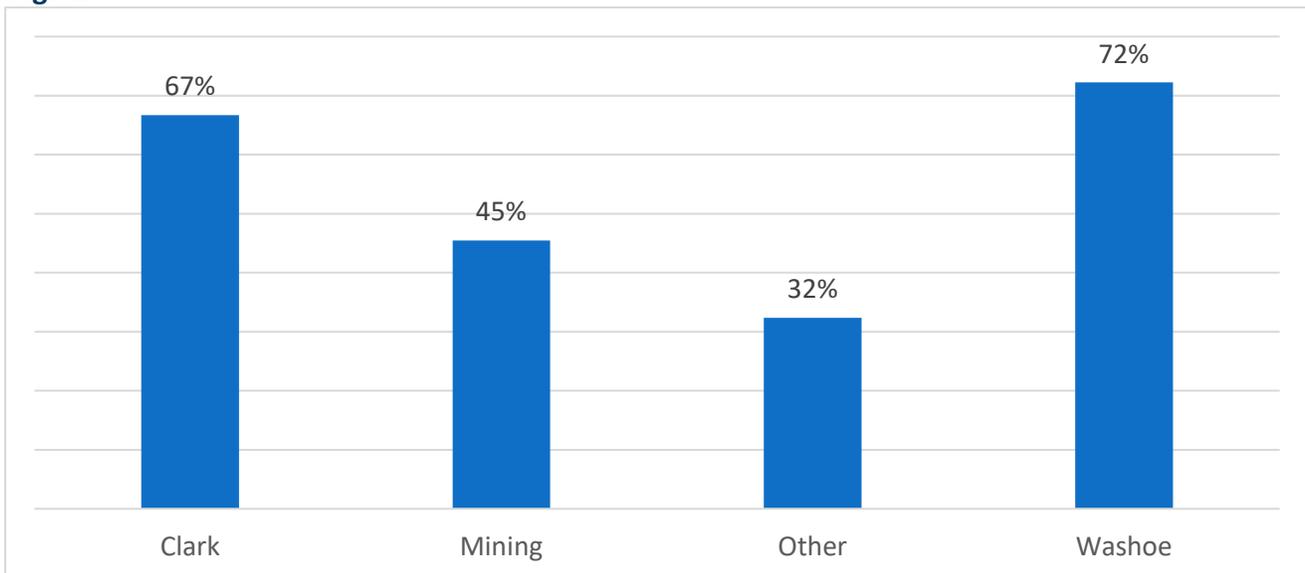
- Yes
- No

Figure 19. Nevada LIHTC Experience with Coronavirus Emergency Rental Assistance Programs by type



Overall, managers reported that at 60% of Nevada LIHTC properties government issued Coronavirus emergency rental assistance had been used. More family properties (72%) had managers who had used or had tenants who used the Coronavirus emergency rental assistance than had senior properties (48%). As compared to 2021, about the same percentage of properties had used emergency rental assistance, but for senior properties there was an increase from 34% to 48%. Regional differences were not as sharp, with Clark County emergency rental assistance experience rising to 67% this year and Washoe County's falling slightly to 72%. LIHTC properties in Mining Counties reported an increased experience with the emergency rental assistance programs. Two hundred and fifty properties were included in the results.

Figure 20. Nevada LIHTC experience with Coronavirus Emergency Rental Assistance programs by region

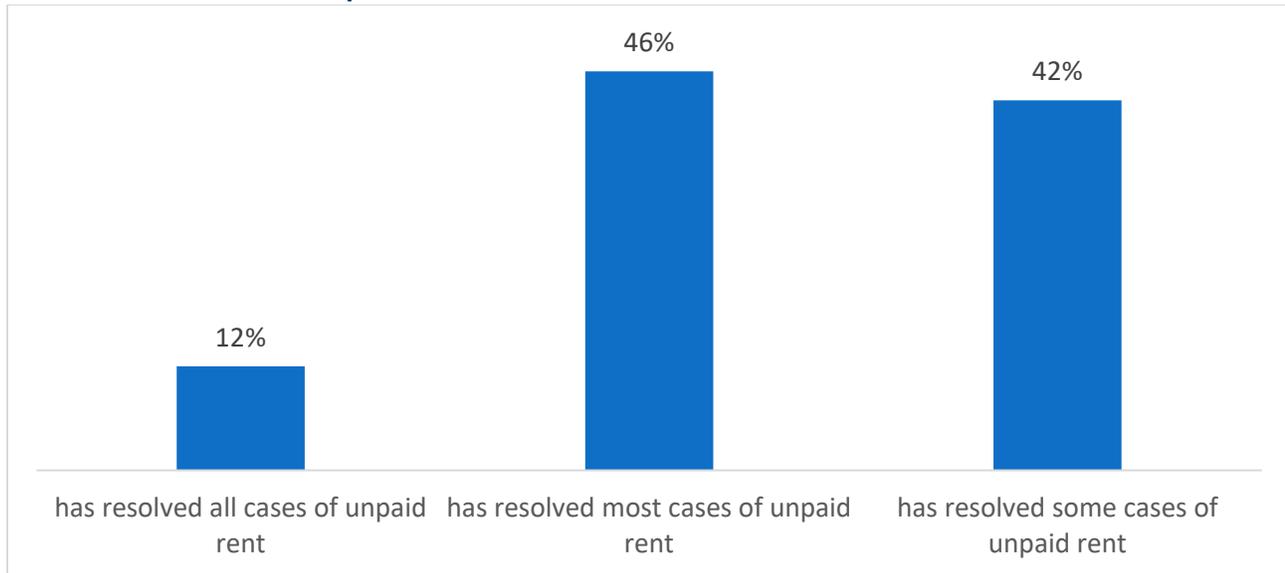


Property managers who had used Coronavirus emergency rental assistance were asked a follow-up question about the extent to which the assistance had resolved cases of unpaid rent:

Q2.16 At this property, government-issued Coronavirus emergency rental assistance . . .

- has resolved all cases of unpaid rent*
- has resolved most cases of unpaid rent*
- has resolved some cases of unpaid rent*
- has resolved no cases of unpaid rent*

Figure 21. For Nevada LIHTC managers with experience of Coronavirus emergency rental assistance, extent of resolution of unpaid rent.



There appeared to be some improvement in the extent to which emergency rental assistance had resolved rental arrears problems over 2021. Forty-six percent of the property managers who had used or had tenants who used the emergency rental assistance said it had resolved most cases of unpaid rent, up from last year's 36% while the number reporting all cases resolved remained about the same.

Waiting Lists are an Indicator of Demand Pressure

Waiting lists are an important indicator of the unmet demand for affordable housing. However, waiting lists require careful interpretation. Households are not necessarily pre-qualified for income levels, background checks, region, age and so forth and many will not, in the final analysis, qualify for the unit. These lists are not unduplicated; households may be on many waiting lists and may already be housed in an affordable unit elsewhere or their information may be outdated. For these and other reasons, waiting lists cannot be interpreted simply as the number of households with unmet housing needs. Rather they are an indicator of the demand pressure on certain types of affordable and/or assisted housing.

The converse is also true. That is, the lack of a waiting list does not mean that there is no unmet need for low income housing. First, waiting lists may be so long that they close, so many who would like to be on a waiting list are not able to get on it. In addition, there may be households in need who cannot afford LIHTC rents without greater subsidies and do not attempt to rent such a unit. The long waiting lists for most housing with full sliding scale rental assistance is one indicator of this need. Statistics on housing problems bear this out as well; for example, according to 2015-2019 CHAS data, about 93,000 Nevada renter households with incomes under 50% of HUD area median family income had gross rents that used 50% or more of their household income.^{xxvii} Nationally only one out of four families that qualify for any type of federal rental assistance receive

it.^{xxviii} In addition, some LIHTC properties without other federal funding avoid keeping waiting lists because waiting lists may create significant labor costs. Waiting list data cannot be considered comprehensive.

Respondents were asked:

Q2.9 Do you currently have a waiting list?

- Yes
- No, because there are units available.
- No, we do not keep a waiting list.

If there was a positive response, survey respondents were asked if the waiting list was for the entire property or for a specific type of unit. If for a specific type of unit, respondents were asked to indicate the number on the waiting list for each floor plan or to describe any additional attributes of units with a waiting list.

Most LIHTC Properties have a Waiting List

Eighty-three percent of the responding LIHTC properties had waiting lists or inquiry lists, down three percentage points from 2021. Fourteen percent of the respondents said they do not have a waiting list because they have units available and 3% said they do not keep waiting lists. The following analysis includes only properties that keep a waiting list when units are full (i.e., excludes the 3% of properties that do not keep waiting lists).

Senior properties were more likely to have a waiting list than were family properties in every region (Figure 22). Washoe County properties were least likely to have a waiting list. As compared to 2021, in every region, a smaller percentage of family properties had a waiting list. For senior properties, 2021 and 2022 had the same percentage of properties with a waiting list, except for Washoe County. The percentage of properties with a waiting list in Washoe County decreased by 10% from 88% to 78%.

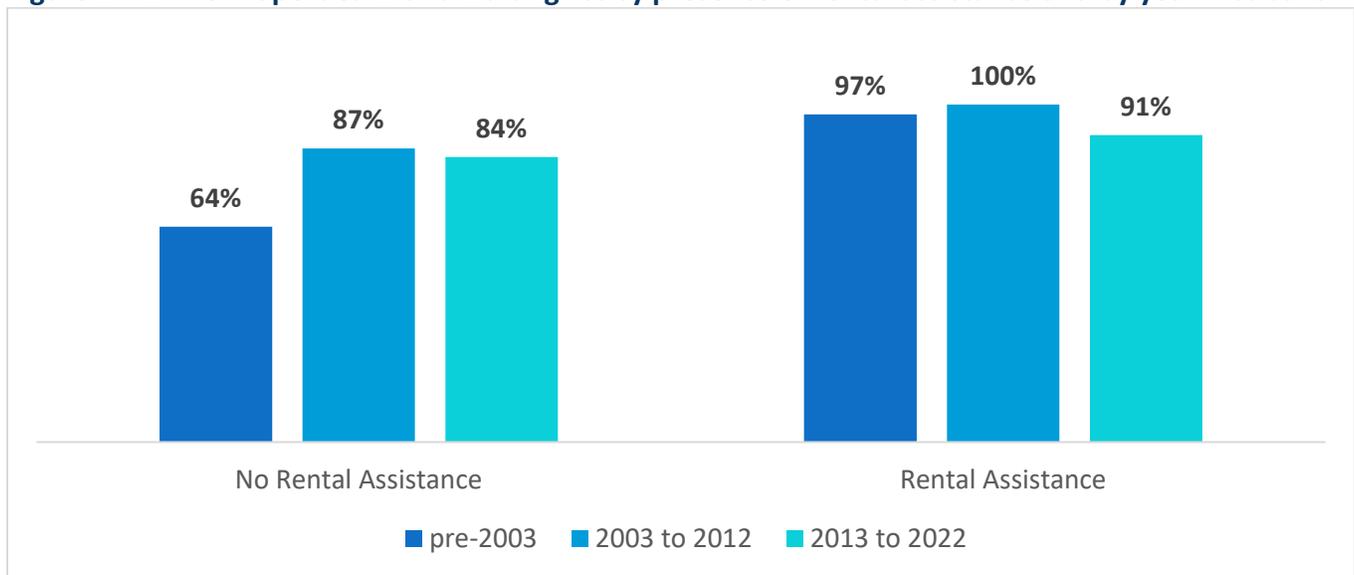
Figure 22. Percent of Nevada LIHTC properties with a waiting list by region and by type of property



Properties with Rental Assistance are More Likely to Have a Waiting List.

The shortage of affordable housing is most acute for the lowest income households. Waiting lists typically reflect a pressure on rental assistance, the deeper sliding scale type subsidies that ensure a household pays no more than 30% of its income in gross rent.^{xxix} For the properties that keep a waiting list, about 34% of properties (83 properties) had project based rental assistance on all or some units offering these deeper subsidies. Properties with rental assistance are more likely to have a waiting list than those without rental assistance. Overall, 80% of properties without rental assistance reported having a waiting list versus 96% of the properties with rental assistance. For properties without rental assistance, properties built since 2003 were most likely to have a waiting list with 87% reporting a waiting list. Properties without rental assistance built since 2013 had a slightly lower likelihood of having a waiting list (84%).

Figure 24. LIHTC Properties with a waiting list by presence of rental assistance and by year first built



Over 18,000 Households on Nevada LIHTC Waiting Lists

A total of 18,477 households were reported to be on waiting lists for tax credit properties in the 2022 survey. Waiting list information was missing for twelve properties, seven of which have full rental assistance with 1,000s of households reported on the waiting lists in past years. Full information on Southern Nevada Regional Housing Authority (SNRHA) waiting lists was not available.

The median length of a waiting list was 42 households. One hundred and thirty-three of the properties reported waiting lists of 50 households or less. Of these, thirty-eight properties reported having no waiting list because units were available. Seven properties do not keep a waiting list.

Average Waiting List 75 households for each 100 units

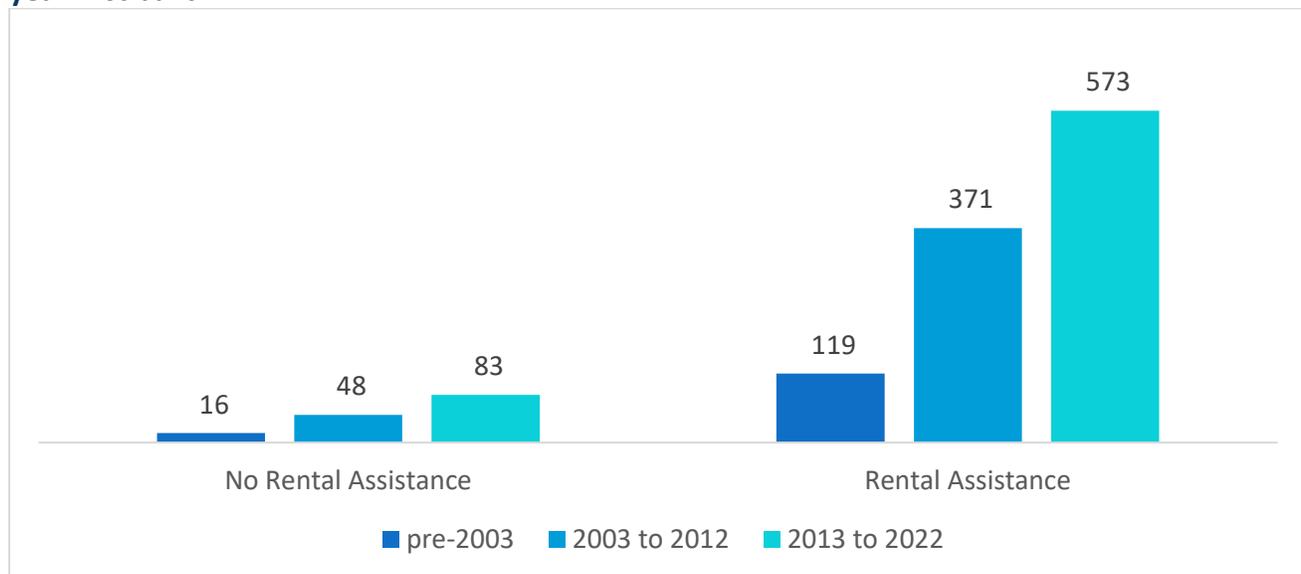
In the chart below, the lengths of the waiting lists are examined. Length of the waiting list is given as number of households on the waiting list for each one hundred units. The average waiting lists for older properties without rental assistance averaged 16 households per 100 units. The newest properties built since 2013 had a much higher average waiting list of 83 households per 100 units. Overall average waiting list for

LIHTC properties without rental assistance was 43 households per hundred units, down from 62 per hundred units in 2021.

Eighty-seven percent of the LIHTC units with project based rental assistance are in the oldest age category with waiting lists that averaged 119 households per hundred units. Most LIHTC properties with rental assistance are older because of the frequent use of tax credits to renovate older public housing, USDA RD, or HUD properties. Because few properties with rental assistance are in the newer age categories these are subject to more variability in waiting list length. However, unlike 2021, the pattern of longer waiting lists for newer properties held for those with rental assistance too. The newest properties built since 2012 had a much higher average waiting list of 573 households per 100 units. Overall average waiting list for LIHTC properties with rental assistance was 183 households per hundred units, up from 145 in 2021.

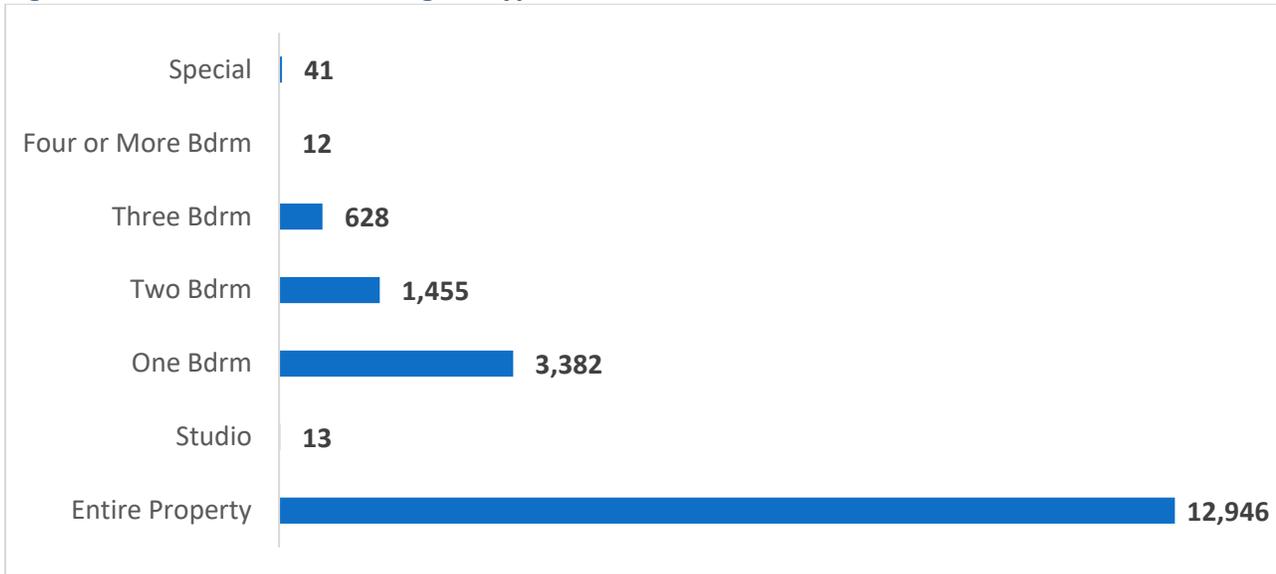
For family properties the average waiting list was 71 households for each hundred units; the equivalent statistic for senior properties was 80 households per 100 units. Overall, for all properties, the average waiting list was 75 households for every 100 units.

Figure 25. Households on waiting list (per hundred units) by presence of rental assistance and by year first built



Waiting Lists by Type of Unit

Seventy percent of households on waiting lists were on a general waiting list for the entire property, and 30% were on a waiting list for specific types of units. The type of unit with the highest number of households on the waiting list was the one bedroom followed by the two-bedroom unit. In a few cases, households were on a waiting list for units with special attributes such as ground floor or accessible units.

Figure 26. Nevada LIHTC Waiting list type

Discussion and Conclusion

The Covid era problem with rental arrears appears to have resolved further this year. More property managers reported experience with the Covid emergency rental assistance programs. There were fewer households behind on rent and for those who were behind, they were not as far in arrears. The biggest remaining problem with arrears was concentrated in family properties in the Las Vegas region. It is hard to know how the current situation compares to “normal” because we have no pre-Covid baseline.

Rent increases in the private market slowed but did not stop in 2022. According to the ALN series for Las Vegas and the Johnson, Perkins and Griffin series for Reno, 4th quarter market rents increased 9% and 1% respectively over 2021 4th quarter rents. Meanwhile, LIHTC rents increased an average 8% in Clark County and 10% in Washoe County. For the Washoe County/Reno-Sparks Taking Stock LIHTC rent series, this was by far the largest increase yet recorded and started to reduce the widening gap between market rate rents and LIHTC rents. For Clark County, the gap between market rate and LIHTC rents continued to widen. LIHTC high rents averaged 29% to 39% lower than market rate rents.

Increases in both the market and LIHTC multifamily apartment vacancy rates, along with some decreases in waiting lists, especially in Washoe County, indicate a trend towards a more balanced market.

As always, NHD is grateful to the management companies and their employees for maintaining their outstanding level of participation in the Taking Stock survey. Their efforts to house Nevada’s most vulnerable populations are much appreciated.

On a personal note, I am retiring this year and this will be my final Taking Stock report. My greatest joy in writing Taking Stock and carrying out other database endeavors has been learning so much about Nevada’s affordable housing landscape from the dozens of people who make up our affordable housing “team” all across the state: our own Division experts, people managing public housing and vouchers at our three housing authorities, our jurisdiction community development teams, the USDA Rural Development team, the developers and especially, the hard-working property managers who patiently fielded my data requests and answered my phone calls. I’m happy to have had my own role to play on this team, and hope I’ve provided some solid primary data about our Nevada tax credit properties.

This report can be found on Nevada Housing Division website at www.housing.nv.gov. The Division encourages ideas or suggestions for future reports to be emailed to NHDinfo@housing.nv.gov at the Nevada Housing Division.

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Appendix A Survey Questionnaire

Below is the 2022 Affordable vacancy and rent long survey (Qualtrics on-line survey). Because the survey was taken online on computer or phone screens there is no way to present the survey completely on paper.

2022 LIHTC Vacancy & Rent Survey Form

Start of Block: Start-up Questions

Q1 How many properties would you like to enter information for now (you may enter up to three)? ____

End of Block: Start-up Question

Start of Block: Rest of Survey

Q2 Name of Property:



Q3 If the name of the property was not in the drop down list above or needs corrections fill in below.

Q4 Address of Property



Q5 If address is not in the drop down list above or needs any corrections please note below:

Q6 Number of units

Affordable units : _____

Market units : _____

Other units (e.g. manager units, caretaker units, etc.) : _____

Total : _____

Q7 Which types of units are in your complex? Please check all that apply.

- Studio
- One bedroom
- Two bedrooms
- Three bedrooms
- Four or more bedrooms

Q8 Please fill out the **total number of units** of each type for your property:

(For reference your total from Question 8 was $\${Q6/TotalSum}$.)

	Number of units
Studio	
One bedroom	
Two bedrooms	
Three bedrooms	
Four or more bedrooms	

Q9 Please fill out the **number of vacant units** for each type.

	Number of vacant units
Studio	
One bedroom	
Two bedrooms	
Three bedrooms	
Four or more bedrooms	

Q10 Please fill out the **lowest rent you will charge on turnover** for each type of unit

	Lowest rent you will charge on turnover
Studio	
One bedroom	
Two bedrooms	
Three bedrooms	
Four or more bedrooms	

Q11 Please fill out **highest rent you will charge on turnover** for each type of unit

	Highest rent you will charge on turnover
Studio	
One bedroom	
Two bedrooms	
Three bedrooms	
Four or more bedrooms	

Q12 What was the property's average occupancy rate for the past 12 months? _____

Q13 On average, how many households **per month** skip or are required to move out due to inability to pay their rent?

Q14 Currently, what percentage of your tenants are not caught up with rent payments? Give your best estimate. _____

Q15 Currently, on average, for tenants who are not caught up, how many months are tenants behind? Give your best estimate.

- less than one month (partial payments made)
- 1 to 2 months
- 3 or more months
- question does not apply: all tenants are caught up on their rent

Q16 To your knowledge, have you and/or your tenants received any of the government issued Coronavirus emergency rental assistance?

- Yes
- No

Display This Question:

If Loop current: To your knowledge, have you and/or your tenants received any of the government issued Coronavirus... = Yes

Q17 At this property, government-issued Coronavirus emergency rental assistance . . .

- has resolved all cases of unpaid rent
- has resolved most cases of unpaid rent
- has resolved some cases of unpaid rent
- has resolved no cases of unpaid rent

Q18 Do you currently have a waiting list?

- Yes
- No, because there are units available.
- No, we do not keep a waiting list.

Display This Question:

If Loop current: Do you currently have a waiting list? = Yes

Q19 Is the waiting list for a specific type of unit?

- Yes
- No, the waiting list is for the entire property

Display This Question:

If Loop current: Is the waiting list for a specific type of unit? = No, the waiting list is for the entire property

Q20 How many households are on the waiting list? _____

Display This Question:

If Loop current: Is the waiting list for a specific type of unit? = Yes

Q21 Please indicate how many households are on the waiting list for each type of unit.

	# of households on waiting list
Studio	
One bedroom	
Two bedrooms	
Three bedrooms	
Four or more bedrooms	
Or (regardless of floorplan) waiting list was for special attributes (Specify below, for example, washer dryer, ground floor, accessible unit, low income set aside, etc.)	

Q22 You have reached the end of the survey for this property. Thank you! Do you have any comments?

End of Block: Rest of Survey

2022 LIHTC Short Vacancy & Rent Survey

Start of Block: Start-up Questions

Q1 How many properties would you like to enter information for now (you may enter up to three)? _____

End of Block: Start-up Questions

Start of Block: Rest of Survey

Q2 Name of Property:



Q3 If the name of the property was not in the drop down list above or needs corrections fill in below.

Q6 Number of units

Affordable units : _____

Market units : _____

Other units (e.g. manager units, caretaker units, etc.) : _____

Total : _____

Q7 Which types of units are in your complex? Please check all that apply.

- Studio
- One bedroom
- Two bedrooms
- Three bedrooms
- Four or more bedrooms

Q12 What was the property's average occupancy rate for the past 12 months? _____

Q13 On average, how many households **per month** skip or are required to move out due to inability to pay their rent?

Q14 Currently, what percentage of your tenants are not caught up with rent payments? Give your best estimate. _____

Q15 Currently, on average, for tenants who are not caught up, how many months are tenants behind? Give your best estimate.

- less than one month (partial payments made)
- 1 to 2 months
- 3 or more months
- question does not apply: all tenants are caught up on their rent

Q16 To your knowledge, have you and/or your tenants received any of the government issued Coronavirus emergency rental assistance?

- Yes
- No

Display This Question:

If Loop current: To your knowledge, have you and/or your tenants received any of the government issued Coronavirus... = Yes

Q17 At this property, government-issued Coronavirus emergency rental assistance . . .

- has resolved all cases of unpaid rent
- has resolved most cases of unpaid rent
- has resolved some cases of unpaid rent
- has resolved no cases of unpaid rent

Q18 Do you currently have a waiting list?

- Yes
- No, because there are units available.
- No, we do not keep a waiting list.

Display This Question:

If Loop current: Do you currently have a waiting list? = Yes

Q19 Is the waiting list for a specific type of unit?

- Yes
- No, the waiting list is for the entire property

Display This Question:

If Loop current: Is the waiting list for a specific type of unit? = No, the waiting list is for the entire property

Q20 How many households are on the waiting list? _____

Display This Question:

If Loop current: Is the waiting list for a specific type of unit? = Yes

Q21 Please indicate how many households are on the waiting list for each type of unit.

	number of households on waiting list
Studio	
One bedroom	
Two bedrooms	
Three bedrooms	
Four or more bedrooms	
Or (regardless of floorplan) waiting list was for special attributes (Specify below, for example, washer dryer, ground floor, accessible unit, low income set aside, etc.)	

Q22 You have reached the end of the survey for this property. Thank you! Do you have any comments?

End of Block: Rest of Survey

Endnotes

- ⁱ The totals include units and dollars available through the American Reinvestment and Recovery Act Tax Credit Assistance Program and Section 1602 properties. GDP Implicit Price Deflator in United States, Index 2015=100, Annual, Not Seasonally Adjusted, was used to adjust bond amounts and tax credit allocations to 2022 dollars. Deflator data from Organization for Economic Co-operation and Development, GDP Implicit Price Deflator in United States [USAGDPDEFAISMEI], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/USAGDPDEFAISMEI>, February 27, 2023.
- ⁱⁱ GDP Implicit Price Deflator in United States, Index 2015=100, Annual, Not Seasonally Adjusted, was used to adjust bond amounts and tax credit allocations to 2022 dollars. Estimates were used for tax credit allocations for some 2019-2022 Bond/4% properties because final numbers were not yet available for all projects. Deflator data from Organization for Economic Co-operation and Development, GDP Implicit Price Deflator in United States [USAGDPDEFAISMEI], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/USAGDPDEFAISMEI>, February 27, 2023.
- ⁱⁱⁱ Section 42 regulations can be found at: <https://www.irs.gov/pub/irs-drop/rr-04-82.pdf>
- ^{iv} Census Bureau, 2021 American Community Survey one-year estimates, Table DP04, Selected Housing Characteristics, accessed 3/8/2023. <https://data.census.gov/cedsci/> For Nevada Tax Credit Housing by County, an in-house Nevada Housing Division database gives total housing units in tax credit properties as of March 8, 2023 as 31,131 including units under construction.
- ^v From NHD in-house database, Mothership Microsoft Access Database, 3-8-2023. There were a total of 38,067 active below-market units listed in the database, with 30,537 units that had tax credit involvement currently or in the past. The active below-market list includes public housing, HUD and USDA Rural Development Multi-family, Housing Authority non-aided properties and LIHTC properties. Of the state's 10,044 units with full sliding scale style rental assistance, 5,266 units were in projects that included active or inactive tax credits as a funding source.
- ^{vi} One property was excluded due to a large number of vacant units because of major renovation work. Some special use properties were excluded such as properties serving homeless populations or assisted living facilities. In addition, some properties not included on the survey send-out list were returned and added into the original list.
- ^{vii} U.S. Bureau of Labor Statistics. Local Area Unemployment Statistics. <https://www.bls.gov/lau/data.htm> Accessed Mar. 10, 2023.
- ^{viii} 30-Year Fixed Rate Mortgage Average in the United States (MORTGAGE30US) | FRED | St. Louis Fed (stlouisfed.org) Accessed January 19th, 2023.
- ^{ix} S&P Dow Jones Indices LLC, S&P/Case-Shiller NV-Las Vegas Home Price Index© [LVXRNSA], retrieved from FRED, Federal Reserve Bank of St. Louis <https://research.stlouisfed.org/fred2/series/LVXRNSA>, March 10, 2023.
- ^x Reno/Sparks Association of Realtors. Market Statistics for December 2022. <https://www.rsar.net/business-reports-tools-1>
- ^{xi} The way phases were grouped together differed in the response set and in the original list sent out to properties. In the response set phases of properties were more likely to be grouped together.
- ^{xii} Mining counties were determined in 2014 using a cut-off of 10% or more QCEW place of work employment in the mining sector and included Elko, Nye, Humboldt, White Pine, Pershing, Lander, and Eureka County. Mineral and Esmeralda counties have high mining employment but have no tax credit properties. This 2014 definition was kept for 2015 – 2021 for continuity.
- ^{xiii} The 2013 version of Taking Stock gives the vacancy rate for all rural counties together so separate rates for mining and other counties were not readily available.
- ^{xiv} ALN Las Vegas Apartment Data for month of October 2013, November 2014, October 2015-2017, Nov. 2018, Sept. 2019, and Oct. 2020-2022. Johnson, Perkins & Griffin 4th Quarter 2022 report. www.ALNData.com
- ^{xv} Fadali, E. Nevada Housing Division. Data from 2013 to 2021 Taking Stock. 2018 to 2021 are available on the Nevada Housing Division Housing Database webpage. Taking Stock 2013 to 2017 are available by request. https://housing.nv.gov/Programs/Housing_Database/
- ^{xvi} Weighted average vacancy rates calculated using data requested from the Lied Center were used to find neighborhood averages.
- ^{xvii} Averages for aggregated areas are calculated by author using information from Johnson, Perkins & Griffin 4th Quarter 2022 report
- ^{xviii} Stagg, Thomas. 2009. "Understanding the New Income Limits." Novogradac Property Compliance Report. Vol. XII, Issue 5.
- ^{xix} U. S. Housing and Urban Development. Multifamily Tax Subsidy Projects Rent and Income Limits. <https://www.huduser.gov/portal/datasets/mtsp.html>.

^{xx} For a more definitive conclusion Utility Allowance data could be examined. Data was from Energy Information Administration. Average retail price of electricity: Nevada. Nevada Price of Natural Gas Delivered to Residential Consumers (Dollars per Thousand Cubic Feet) <https://www.eia.gov/naturalgas/> and <https://www.eia.gov/electricity/> accessed 3-30-2023.

^{xxi} Heating degree days and cooling degree days are from the calculator on the Energy Star website. Energy Star is a program run by the U.S. Environmental Protection Agency and Department of Energy to help save energy. <https://portfoliomanager.energystar.gov/pm/degreeDaysCalculator>

^{xxii} Two properties did not have usable rent data and could not be included.

^{xxiii} ALN Las Vegas Apartment Data for month of October 2013, November 2014, October 2015-2017, Nov. 2018, Sept. 2019, and Oct. 2020-2022. www.ALNData.com, Johnson, Perkins & Griffin 4th Quarter 2022 report.

^{xxiv} 2021 American Housing Survey. Housing Costs, Renter Occupied Units with calculations by author. <https://www.census.gov/programs-surveys/ahs.html>

^{xxv} Fadali, E. et al. Taking Stock 2019. Nevada Housing Division. Taking Stock 2019.

^{xxvi} These numbers were calculated differently than those reported in 2021 Taking Stock, the better to be able to compare the two years.

Occupied households were used for the denominator instead of total households, and property managers who had answered. “Question does not apply . . .” on the question on months behind were assigned a zero for percent behind if the answer was missing.

^{xxvii} CHAS special tabulations of 5 year estimates from 2015 to 2019 American Community Survey data <https://www.huduser.gov/portal/datasets/cp.html> accessed 9-9-2022.

^{xxviii} Fischer et al. 2021. More Housing Vouchers: Most Important Step to help More People Afford Stable Homes. <https://www.cbpp.org/research/housing/more-housing-vouchers-most-important-step-to-help-more-people-afford-stable-homes> Center on Budget and Policy Priorities.

^{xxix} It is possible that households with rental assistance may pay up to 40% of gross rents in some cases. See for example Reno Housing Authority notes: <http://www.renoha.org/section-8/> accessed 2-9-2018.