

## NEVADA ASSOCIATION OF COUNTIES (NACO)

Board of Directors' Meeting

May 29, 2026, 9:30am

**NACO Conference Room**

**304 S. Minnesota Street**

**Carson City, NV 89703**

### **NOTICE TO THE PUBLIC:**

The public may provide public comment in advance of a meeting by written submission to the following email address: [info@nvnaco.org](mailto:info@nvnaco.org) For inclusion or reference in the minutes of the meeting, your public comment must include your full name and be submitted via email by not later than 3:00 p.m. the day before the meeting.

*The public may also join the meeting via remote access and provide verbal public comment during designated times by using the provided [Microsoft Teams Link](#).*

### **AGENDA**

NACO Board members may attend via remote technology from other locations. Items on the agenda may be taken out of order. The NACO Board may combine two or more agenda items for consideration. The NACO Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

### **Call to Order, Roll Call and Pledge of Allegiance**

1. Public Comment. **Please Limit Comments to 3 Minutes.**
2. Approval of Agenda. **For Possible Action**
3. NACO President's Report
4. NACO Interim Chief Executive Officer's Report
5. Approval of Minutes of April 24, 2026, NACO Board of Directors Meeting. **For Possible Action**
6. Discussion and Possible Action to approve NACO Staff to advocate for the approval of Nevada's Section 1115 Reentry Demonstration Waiver, including letters to Nevada's Federal Delegation and the Centers for Medicare and Medicaid Services (CMS) Administrator Dr. Mehmet Oz. **For Possible Action**
7. Discussion regarding NACO Energy Summit. **Information Only**
8. National Association of Counties (NACo) County Explorer Demonstration

### **Updates from Standing Committees:**

9. NACO Legislative Committee

10. NACO Committee of the Emeritus
11. NACO Committee on Housing
12. NACO Committee on Cooperative Extension
13. **Update and Possible Action.** Regarding Public Lands and Natural Resources Issues Affecting Counties Including:
  - a. Updates from the NACO Public Lands and Natural Resources Subcommittee
14. Updates from Members of the National Association of Counties Board, including the Rural Action Caucus and the Midsize County Caucus.
15. Updates from Members of the Western Interstate Region Board.
16. Updates from Individual Member Counties.
17. Public Comment. **Please Limit Comments to 3 Minutes.**

#### **Adjournment.**

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify NACO in writing at 304 S. Minnesota Street, Carson City, NV 89703, or by calling (775) 883-7863 at least three working days prior to the meeting.

Members of the public can request copies of the supporting material for the meeting by contacting Amanda Berg at (775) 883-7863. Supporting material will be available at the NACO office and on the NACO website at: [www.nvnaco.org](http://www.nvnaco.org)

*This agenda was posted at the following locations:*

NACO Office 304 S. Minnesota Street, Carson City, NV 89703

Washoe County Admin. Building 1001 E. Ninth Street, Reno, NV 89520

Elko County Manager's Office 540 Court Street #101, Elko NV 89801

POOL/PACT 201 S. Roop Street, Carson City, NV 89701

NACO Website: [www.nvnaco.org](http://www.nvnaco.org)

## NEVADA ASSOCIATION OF COUNTIES (NACO)

Board of Directors' Meeting

April 24, 2026, 9:30am

**NACO Conference Room**

**304 S. Minnesota Street**

**Carson City, NV 89703**

### UNADOPTED MINUTES

**Attendance:** President Gardner, President Elect Andriola, Vice President Keller, Past President Andreozzi, Carson City Supervisor Giomi, Churchill County Commissioner Getto, Clark County Commissioner Kirkpatrick, Douglas County Commissioner Tolbert, Esmeralda County Commissioner Perez, Humboldt County Commissioner Tipton, Mineral County Commissioner Ruse, Nye County Commissioner Boskovich, Pershing County Commissioner Crim, Storey County Commissioner Carmona, Storey County Commissioner Mitchell, Washoe County Commissioner Herman, White Pine County Commissioner Carson, Fiscal Officer Kalt, and NACO Staff (Amy Hyne-Sutherland, Jennifer Berthiaume and Amanda Berg)

The meeting was called to order at 9:30 a.m.

1. **Public Comment.** None was given.
2. **Approval of Agenda.** The agenda was approved on a motion by Vice President Keller with second by President Elect Andriola.
3. **NACO President's Report.** President Gardner reminded the Board that following their appointment of Amy as the Interim Executive Director they had not addressed compensation. He informed the Board that the Executive Committee had discussed the issue and come to the decision that she would receive additional compensation in the amount of \$1,000.00/per week for filling the role of Interim Executive Director in addition to her role as Health and Human Services Manager. President Gardner also reminded the Board that Douglas County will be hosting the 2027 Western Interstate Region (WIR) conference for the National Association of Counties (NACo) and informed them that he is putting together a committee to work on the planning required by the host county, requesting that anyone interested in assisting with the planning efforts to reach out to him directly. President Gardner concluded his report by giving the Board an overview of the tours and programming that the County is planning for the event.
4. **NACO Interim Executive Director's Report.** Amy informed the Board that attendee registration for the Annual Conference would open later in the day and that a draft agenda would also be released to assist any county staff members that need to obtain permission for attendance. She informed the Board that Kelly Langley had retired from the Nevada Department of Taxation (D-Tax) and that her successor was expected to be announced the following week. Amy explained she had been informed that questions regarding the issues with C-Tax distributions had been addressed in their town hall events, but that questions regarding a specific entity could not be answered during town hall events due to confidentiality. Amy then informed the Board that an additional town hall would be held by D-Tax the following Wednesday, April 29<sup>th</sup>, and that information on how to attend would be included in the week's newsletter. She also informed the Board that the NACo AI Leadership

Academy would be launching in May and that the NACO workshop on unclaimed property housed at the State Treasurer's office would take place on May 1, encouraging attendance. Amy also thanked the Emeritus Committee for the workshop topic and Jennifer for her hard work organizing the workshop. President Elect Andriola requested a digital copy of the workshop flyer to share with staff and President Gardner noted that both the C-Tax town hall and NACO workshops were important opportunities for county fiscal staff.

5. **Approval of Minutes of March 27, 2026, NACO Board of Directors Meeting.** The minutes were approved as presented on a motion by Supervisor Giomi with second by Commissioner Tipton.
  
6. **Update and Presentation from Britta Appel, Director of the Governor's Office of Science, Innovation, and Technology (OSIT).** Ms. Appel reminded the Board that the Office was created in 2015 to address newly implemented federal Broadband funding. She then reminded the Board that in 2021 COVID funding was pushed down to the local level and gave an overview of where that money was allocated. She discussed the importance of Broadband connectivity to counties and how it relates to not only economic development but to education, health, and public safety. Ms. Appel discussed OSIT's objective to build out a Broadband network that reached every area in the State and discussed the various project phases including the Middle Mile projects that connect communities via interstate and highway corridors and provide redundancy capabilities should any part of the network be damaged. She also discussed the Last Mile projects which require service providers to connect service within ten business days to any consumer who makes a request for service. She noted that the minimum speeds the providers must adhere to as well as the requirement for service providers to have a low-cost option available to consumers. Ms. Appel informed the Board of restructuring of the BEAD program which allowed for the reallocation of ARPA and SLRF funding and allowed additional technology assets to be used by service providers including satellite in areas where hard connection service is unavailable or excessively cost prohibitive. Commissioner Tipton inquired as to the areas surrounded by service capability, but that are not being served. Ms. Appel stated that those "island" areas would be addressed under the 3<sup>rd</sup> phase of Last Mile projects funded by the BEAD program. She clarified that phases 1 and 2 provided the trunk that service providers tie into under the 3<sup>rd</sup> phase and that the requirement to provide a low-cost option is included in their contracts with OSIT, in response to questions by President Gardner. Supervisor Giomi inquired as to who owns the fiber lines, and Ms. Appel stated that the State owns a portion, clarifying that they reserved 36 strands to run State systems and that 12 strands are dedicated to rural services. She further clarified that the providers own and control the lines, but the Government retains interest. When questioned about areas where the lines run down a main road, how service was to be provided to consumers well off the main road, she stated that the ISP must figure out how to get the service to the home or business. She also clarified that if the service provider has contracted to provide fiber service, they must provide fiber service regardless of the distance from the trunk to the residence. Vice President Keller discussed issues with the level of services and challenges with things like telehealth capabilities through video conferencing. Ms. Appel informed the Board that the service providers contracts include guaranteed speed sufficient for video conferencing and streaming services but noted that extremely high definition and some gaming applications could have issues depending on the service package the consumer chooses. Ms. Appel informed the Board that she would be signing the BEAD grant agreement later in the day, thanked the Board for the opportunity to present to them and offered to present to any county that requested and update.

7. **Discussion and Possible Action Regarding the Reappointment of Joni Eastley, former Nye County Commissioner to the Board for Indigent Defense Services.** The reappointment of Ms. Eastley was approved on a motion by President Elect Andriola with second by Supervisor Giomi.
8. **Discussion and Possible Action Regarding the Reappointment of Roger Mancebo, former Pershing County Commissioner, as one of two NACO appointees to the Board of Directors for Nevada Rural Housing.** The reappointment of Mr. Mancebo was approved on a motion by Supervisor Giomi with second by President Elect Andriola.
9. **Review and Approval of Updated NACO Chief Executive Officer Job Description.** President Gardner informed the Board that through their discussions regarding the process for opening the position up to applicants that the Executive Committee had updated the Job Description. President Elect Andriola explained that the document had last been updated in 2021 and there were some competing job titles and other areas where language needed to be tightened up. She informed the Board that she had obtained support from Washoe County Human Resources staff and that it had been determined that the job title should be Chief Executive Officer in keeping with the first reference in the 2021 job description, making the transition from Executive Director. President Elect Andriola also explained that other changes to the document included the provisions that the CEO must reside in Nevada and is expected to work out of the Carson City office. She also noted that the Mission Statement did not match the NACO website, and that language was updated. Vice President Keller inquired as to if the title was consistent with NACO and it was noted that it is. Supervisor Giomi also noted that the title of CEO is appropriate given that many counties are moving in that direction for their management executives as well. He also noted that the compensation and benefits portion needed to include paid sick leave and that the residency requirement should be amended to state that the successful candidate must reside in or relocate to Nevada prior to their appointment. The updated job description including the discussed additional language was approved on a motion by President Elect Andriola with second by Vice President Keller.
10. **Update and Discussion Regarding the NACO Executive Committee Planning Activities to Conduct the Search for a New NACO Chief Executive Officer, including Position Announcement and Search Process and Timeline.** President Gardner opened the item for discussion and Supervisor Giomi reiterated the need to add paid sick leave and relocation prior to appointment language to the appropriate locations within the document. He also discussed the need to determine if there is a mechanism available to hire a former county or government employee who is drawing PERS retirement without disrupting their ability to do so, noting the possible pool of interested parties that have a tremendous background of service and vast historical knowledge that could be very valuable to the Association. Fiscal Officer Kalt stated that he believes it is possible given the number of school district superintendents that are retired teachers but under contract but that he would have POOL/PACT's human resources division provide clarity. President Elect Andriola also stated that she would have Washoe County's human resources department provide guidance as well. Supervisor Giomi noted that the information was necessary to include in the job announcement, but that being able to provide an answer to that question to potential applicants would be important. The Board reviewed the process that was followed during the 2021 Executive Director search and noted that the completion of an application should be done in the initial stage and submitted with the applicants cover letter and resume, instead of just prior to the interview stage. President Gardner informed the Board that the Executive Committee had decided that the application period should be open through the June Board of Directors meeting and would close at the end of the day on June

26<sup>th</sup>, with the Executive Committee reporting back to the full body at the Board meeting on July 31<sup>st</sup>. Further discussion of the previously followed process included the initial screening of applicants by the Executive Committee and then the interview process and final candidate selection being completed by a Hiring Committee. Commissioner Mitchell expressed concerns with taking too much time to fill the position due to the unique nature of Nevada and the ability of the appointee to get up to speed on the important policy issues and systems prior to the start of the Legislative Session in February of 2027 if they were required to relocate. Through additional discussion the Board determined that a scoring matrix would be developed by the Executive Committee, and it would be used by a hiring committee to screen the applicants and then the Hiring Committee to send the top candidates to the Executive Committee for interviews and the Executive Committee would make the final decision on whom to offer the position. President Gardner named a Hiring Committee to be chaired by Supervisor Giomi with the members consisting of Commissioner Helming, Commissioner Perez, Commissioner Reese, and Commissioner Tipton. The CEO Position Announcement and hiring process was approved as discussed on a motion by Supervisor Giomi with second by Commissioner Tipton.

11. **Discussion and Possible Action for the Approval of NACO Resolution 26-01 in Honor of National County Government Month.** President Gardner read the resolution into the record, and it was approved on a motion by President Elect Andriola with second by Supervisor Giomi.
12. **Update from NACO Health and Human Services Manager.** Amy informed the Board that work continues on improvements to child welfare and that a contract had been executed to assist with data analysis, including funding of child welfare services from 2012 to current. She explained that assistance is necessary due to the dense amount of data and the working group requirements outlined by the Interim Legislative Committee on Health. Amy further explained that the analysis would show important trends and funding needs and referred the Board to the contract and supporting documentation contained in the agenda packet. Amy concluded her update by informing the Board that she also continues to collaborate with counties on applications for the Rural Health Transformation grant funding.

#### **Updates from Standing Committees:**

13. **NACO Legislative Committee.** President Elect Andriola informed the Board that the Committee continues to review BDR idea submissions for consideration by the Board. She reminded the Board that the next meeting of the Committee would be the following Friday, May 1<sup>st</sup> and encouraged participation. Vice President Keller inquired as to if BDRs were transferable if a county did not intend to use theirs and it was clarified that BDRs are not transferable, but a single county BDR could be amended through the legislative process to include all counties.
14. **NACO Committee of the Emeritus.** Past President Andreozi informed the Board that the Committee had met earlier in the morning and had discussed the upcoming workshop on unclaimed property, thanking Jennifer for her hard work on the planning and implementation of the event. He also informed the Board that the Committee had discussed the upcoming Annual Conference and shared ideas for speakers. Past President Andreozi also discussed the former Certified Public Official (CPO) program and the POWER courses that had been held in conjunction to the conference. Fiscal Officer Kalt clarified that the CPO program had been conducted by the University of Nevada, Extended Studies, and that POOL/PACT will do regionalized training if needed. Vice President Keller inquired about the

financial reward program attendees received upon completion and Fiscal Officer Kalt clarified that the reward was provided by POOL/PACT for program graduates from member counties, and that they would be interested in reinstatement of that program. President Elect Andriola thanked Past President Andriozzi for taking on Supervisor Giomi's initiative to revive the Committee and continuing the important work.

15. **NACO Committee on Housing.** Jennifer informed the Board that the Committee had received a presentation from UNR Extension's Nevada Economic Assessment Project (NEAP) on their housing study and that the next meeting would take place in May with a presentation from the Nevada Housing Authority and the Committee would undertake goal setting activities during the meeting as well.
16. **NACO Committee on Cooperative Extension.** Amy informed the Board that the Committee was still in the planning stages, but she had a meeting later in the day with Extension's Director, Jacob DeDecker, and Commissioner Kirkpatrick to discuss the goals of the Committee and other drivers for the Committee to discuss.
17. **Update and Possible Action. Regarding Public Lands and Natural Resources Issues Affecting Counties Including:**
  - a. **Updates from the NACO Public Lands and Natural Resources Subcommittee.** Jeremy Drew from Resource Concepts, Inc. informed the Board that the Subcommittee meeting scheduled for the previous day due to a meeting held by the BLM for Cooperating Agencies associated with the Greater Sage Grouse Resource Management Plan (GRSG RMP). He informed the Board that Lincoln and White Pine Counties had given presentations to the Interim Committee on Natural Resources and had received thoughtful questions from the Legislators in attendance. Noting that the topics the questions covered included water issues, county authority, and planning issues. Mr. Drew informed the Board that Jon Raby had announced his retirement as the State Director of the BLM with his exit date set for the following week. He announced that the Interim Director would be the current Deputy Director for Minerals, Justin Abernathy, and it is expected that it could be 120 days or more before a permanent Director is named. He informed the Board that it is expected that the appointee to the office of Undersecretary for the Department of Interior would be from the private sector and works with a firm similar to RCI in Wyoming. Mr. Drew also discussed BLM updates to grazing regulations expected in May, to be followed by the Forest Service. He also updated the Board on updates to planning rules that dictate RMP's as well as special designation rules. Updates to the regulations governing wild horses and burros are also expected, and he informed the Board that the Undersecretary is supportive of local feedback including comment letters. Mr. Drew also updated the Board on the statewide GRSG RMP briefings on how the plans have changed from the 2015 plan and the discussions being held on implementation of the 2025 plan, noting that some issues with the plans are the same and he also informed the Board that NACO would be hosting another Cooperating Agency meeting on May 7<sup>th</sup> to continue to work out the coordination and ideas for shared implementation. Mr. Drew also informed the Board that the BLM had given a presentation at the Sagebrush Ecosystem Council that included slides that are public. Jeremy concluded the update by informing the Board that the first SLUPAC meeting in a very long time would take place the following Tuesday and the discussion would include updates from the Division of Minerals and discussion on updates to the geothermal regulations including updated fees, which hadn't been updated since 2014; and mentioned the decreased

timelines being discussed for NEPA activity surrounding geothermal and rare earth mineral projects. No action was taken.

18. **Updates from Members of the National Association of Counties Board, including the Rural Action Caucus (RAC) and the Midsize County Caucus.** President Gardner informed the Board that the next meeting of the Board of Directors would take place at the WIR Conference in May. Vice President Keller informed the Board that discussions at the latest RAC meeting included HR1267 which addresses water and wastewater PFSA exemptions, noting that 90% of wastewater utilities serve less than 10,000 people which create a challenge with workforce with the necessary qualifications to staff them. President Elect Andriola informed the Board that the Midsize County Caucus had only recently been formed and noted that the Truckee Meadows Water Authority has an apprenticeship program that could help to address workforce challenges for smaller utilities. President Gardner closed the item by reminding the Board that the Presidential appointment process is open for leadership positions on national policy committees and anyone interested in committee membership should send their name to Amanda to be added to the list for registration in July.
19. **Updates from Members of the Western Interstate Region (WIR) Board.** Commissioner Tipton informed the Board that during the most recent meeting discussions were held on both PILT and SRS and that any counties that had not received their 2025 distribution should let staff know. He also informed the Board that the 2026 distributions should be released in May, and an announcement is expected in June with regards to any changes in how counties would like to receive their distribution payments. Commissioner Tipton also discussed changes in how NACo is conducting the advocacy Fly-In events for both and informed the Board that he would have a more detailed update following the WIR conference in May.
20. **Updates from Individual Member Counties.** Members of the Board gave updates on activities within their respective counties.
21. **Public Comment.** None was given.

The meeting was adjourned at 12:33 p.m.



Nevada Association of Counties  
304 South Minnesota Street  
Carson City, NV 89703  
(775) 883-7863

[www.nvnaco.org](http://www.nvnaco.org)

May 29, 2026

The Honorable Mark Amodei  
United States Congress  
Nevada Congressional District 2  
104 Cannon House Office Building  
Washington, DC 20515

**RE: Urgent Request for CMS Approval of Nevada's Section 1115 Justice-Involved Reentry Demonstration Waiver**

Dear Congressman Amodei:

On behalf of the Board of Directors of the Nevada Association of Counties (NACO), representing all 17 Nevada counties, we write to express our strong support for the Centers for Medicare & Medicaid Services (CMS) to approve Nevada Medicaid's pending Section 1115 Justice-Involved Reentry Demonstration Waiver.

Nevada's counties are on the front lines of serving justice-involved individuals. We bear the costs associated with providing medical and behavioral health care in county jails for individuals that would otherwise be eligible for federal benefits. These costs continue to grow each year, straining local budgets and limiting resources available for other essential county services.

Approval of Nevada's Reentry Demonstration Waiver application would enable counties to bill Medicaid for critical services provided 60 days prior to an individual's release from incarceration. It would enable individuals reentering our communities to access health care—including mental health and substance use disorder treatment—before release, increasing their likelihood of stability, recovery, and successful reintegration.

NACO aligns with the National Association of Counties (NACo) in calling for full repeal of the Medicaid Inmate Exclusion Policy (MIEP), which prevents federal Medicaid funding from being used for most individuals while incarcerated. Short of a full repeal, we urge your support for the *Reentry Act* (H.R.2586) and the *Due Process of Continuity of Care Act* (H.R.1510), two bills which seek to improve health care access for justice-involved individuals. As NACo has emphasized, this outdated policy places an undue financial burden on local governments and undermines the continuity of care that is essential to improving health outcomes, reducing recidivism, and addressing behavioral health and substance use crises in our communities.

Counties are deeply committed to improving public health and safety by ensuring that

justice-involved individuals receive the care they need to reenter their communities successfully. The approval of Nevada's 1115 Demonstration Waiver would represent a transformative step toward that goal, aligning federal and state policy with local efforts to create healthier, more resilient communities across both urban and rural Nevada.

We respectfully urge your office to do all you can to advance CMS's timely approval of this critical waiver. Your continued advocacy will help ensure that Nevada can implement this lifesaving and fiscally responsible initiative as soon as possible.

Thank you for your partnership and commitment to the well-being of Nevada's residents and communities.

Sincerely,

Amy Hyne-Sutherland  
Interim Chief Executive Officer  
On behalf of the NACO Board of Directors



Nevada Association of Counties  
304 South Minnesota Street  
Carson City, NV 89703  
(775) 883-7863

[www.nvnaco.org](http://www.nvnaco.org)

May 29, 2026

Dr. Mehmet Oz, Administrator  
Centers for Medicare & Medicaid Services  
U.S. Department of Health & Human Services  
Office of Program Operations and Local Engagement  
7500 Security Boulevard, Mail Stop D0-01-40  
Baltimore, Maryland 21244-1850

**RE: Urgent Request for CMS Approval of Nevada's Section 1115 Justice-Involved Reentry Demonstration Waiver**

Dear Administrator Oz:

On behalf of the Board of Directors of the Nevada Association of Counties (NACO), representing all 17 Nevada counties, we write to express our strong support for the Centers for Medicare & Medicaid Services (CMS) to approve Nevada Medicaid's pending Section 1115 Justice-Involved Reentry Demonstration Waiver.

Nevada's counties are on the front lines of serving justice-involved individuals. We bear the costs associated with providing medical and behavioral health care in county jails for individuals that would otherwise be eligible for federal benefits. These costs continue to grow each year, straining local budgets and limiting resources available for other essential county services.

Approval of Nevada's Reentry Demonstration Waiver would enable individuals reentering our communities to access health care—including mental health and substance use disorder treatment—60 days prior to release, increasing their likelihood of stability, recovery, and successful reintegration.

NACO aligns with the National Association of Counties (NACo) in calling for a repeal of the Medicaid Inmate Exclusion Policy (MIEP), which prevents federal Medicaid funding from being used for most individuals while incarcerated. As NACo has emphasized, this outdated policy places an undue financial burden on local governments and undermines the continuity of care that is essential to improving health outcomes, reducing recidivism, and addressing behavioral health and substance use crises in our communities.

Counties are deeply committed to improving public health and safety by ensuring that justice-involved individuals receive the care they need to reenter their communities successfully. The approval of Nevada's 1115 Demonstration Waiver would represent a transformative step toward that goal, aligning federal and state policy with local efforts to

create healthier, more resilient communities across both urban and rural Nevada.

We respectfully urge you to do all you can to advance CMS's timely approval of this critical waiver. Your support will help ensure that Nevada can implement this lifesaving and fiscally responsible initiative as soon as possible.

Thank you for your partnership and commitment to the well-being of our nation and our communities.

Sincerely,

Amy Hyne-Sutherland  
Interim Chief Executive Officer  
On behalf of the NACO Board of Directors



# State of Nevada DEPARTMENT OF BUSINESS AND INDUSTRY

## **Nevada Housing Division**

Presented to the Joint Interim Standing Committee on Government Affairs

**Thursday, May 7, 2026**

Christine Hess, Chief Financial Officer

*All photos, charts, and graphs were created by NHD staff*

# ASSEMBLY BILL 540 (2025) NEVADA HOUSING ACCESS & ATTAINABILITY ACT

## Background

The Nevada Housing Access & Attainability Act is the Governor's signature housing bill for the 2025 Session. It was developed by a robust task force that included the State Treasurer, Clark County and Washoe County Commissioners, and many housing stakeholders across the housing spectrum from realtors to developers, both affordable and market rate multifamily, for-sale single family developers, private finance and others.

**The definition of Affordable Housing has now shifted to Attainable Housing and has the meaning ascribed to it in NRS 278.0105.**

## Key Provisions

- Established the Nevada Attainable Housing Fund and appropriated the single largest investment of Nevada State funds for housing at one-time of \$133 million in the Attainable Housing Fund
- Established a 7-person Attainable Housing Council to provide strategic guidance for the Attainable Housing Fund
- Created an overarching definition of Attainable Housing in statute to include 5 Tiers of Affordable Housing for households with incomes <30% AMI, 30-60% AMI, 60-80% AMI, 80-120% AMI and 120-150% AMI
- Required local jurisdictions to expedite and incentivize attainable housing projects
- Enabled contractor licensing reciprocity in communities with a population less than 100,000
- Created a Nevada Attainable Housing Infrastructure Fund which will be funded by the issuance of up to \$50 million general obligation bonds to support developments in Special Improvement and Special Assessment Districts

# NEVADA ATTAINABLE HOUSING COUNCIL

(Section 15 of AB 540)

The Council consists of the following members:

1. The Director of Business & Industry (or designee)
2. The Housing Division Administrator (or designee)
3. One member appointed by the Majority Leader of the Senate
4. One member appointed by the Minority Leader of the Senate
5. One member appointed by the Minority Leader of the Assembly
6. One member appointed by the Speaker of the Assembly
7. One member appointed by the Governor

Of the members appointed by 3-7 above, one member of the Council must

- Have experience in banking and the financing of housing projects
- Represent the builders and developers of housing projects
- Have experience in the multifamily housing industry
- Represent a low-income housing organization
- Represent the general public

To the extent possible, the membership of the Council must represent the geographic diversity of the state.

Kris Sanchez

• Director of Business & Industry (Chair)

Steve Aichroth

• Housing Division Administrator

Tina Frias

• CEO, Southern Nevada Home Builders Association

Jess Molasky

• Chief Operating Officer of Ovation Development

Dan Morgan

• CEO, Builders Association of Northern Nevada

David Paul

• Executive Vice President at George Gekakis Inc.

R Michael Ramsey-

• Commercial Banking Loan Officer, Western Alliance Bank

# NEVADA ATTAINABLE HOUSING FUND: \$133 MILLION

(Section 50 of AB 540)

## 2025 Allocation Plan

**Development Opportunities:** \$83 million for the development of Attainable Housing and the development of Affordable Housing (LIHTC) and also includes land acquisition

**Homeownership Opportunities:** \$25 million to assist essential workers to purchase homes, including, without limitation, programs that provide down payment assistance, interest rate buydowns or other forms of direct financial support to essential workers for purchasing homes

**Local Government Matching Fund:** \$25 million to local governments as matching funds for incentives and to reimburse for waiving or deferring the payment of fees or taxes for attainable housing projects

# Early Results: Homeownership Programs by Nevada Housing Division and Nevada Rural Housing Launched December 1, 2025

## Nevada Housing Division: Worker Advantage \$18 million, 900 Nevada Households

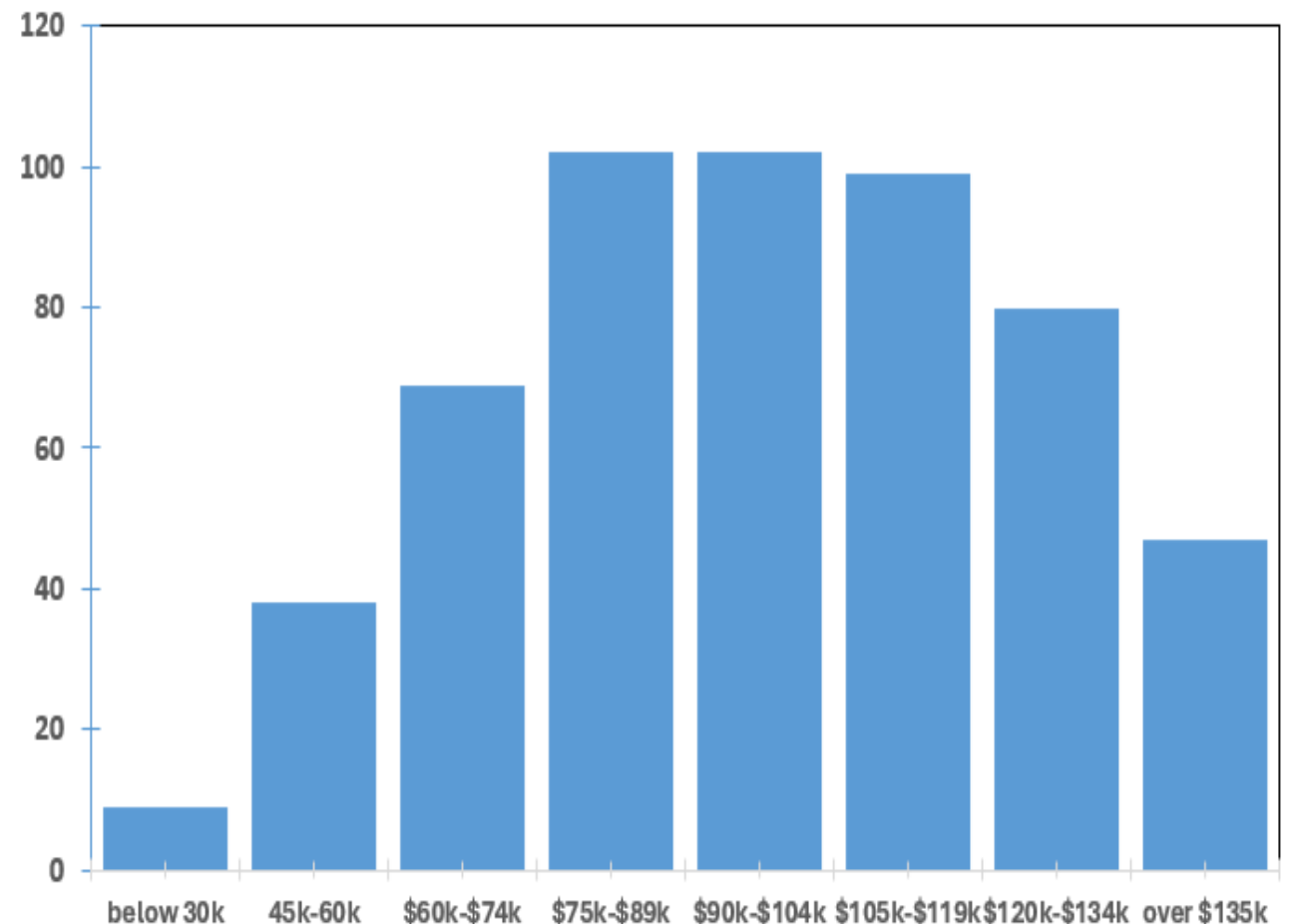
Over 338 Loans Funded

- Average Purchase Price: \$377,763.77
- 98.0% First Time Homebuyers
- Essential Workers Supported by Occupation
  - Construction Labor: 41%
  - Healthcare: 28%
  - Education: 19%
  - Public Safety: 12%

## Nevada Rural Housing: Rural Rocks \$20K \$4 million, 200 Nevada Households

- 14 Loans Funded
- Average Purchase Price: \$393,860.82
- 92.86% First Time Homebuyers
- Core Borrower Snapshot
  - Average Household Income: \$101,296.39
  - Average Household Size: 2
  - Average Borrower Age: 35
  - Average FICO Score: 724

## Worker Advantage Program: Borrower Income Profile



# 2025 NAHA COMPETITIVE APPLICATIONS OVERVIEW: \$111 MILLION

## Tracking Applications

Category	Applications Submitted	Amount of NAHA Funds Requested	Amount of NAHA Funds Available	Oversubscribed	Applications Recommended for Awards	Total NAHA Funds Awarded
Development Opportunities	33	\$152,602,082	\$83,000,000	1.8x	12	\$51,839,979
Homeownership	4	\$4,000,000	\$3,000,000	1.3x	4	\$3,000,000
Local Government*	6	\$17,290,042	\$25,000,000	N/A	3	\$9,332,371
<b>Total Competitive Applications</b>	<b>43</b>	<b>\$166,653,910</b>	<b>\$111,000,000</b>	<b>1.5x</b>	<b>19</b>	<b>\$64,172,351</b>

\*Local Government Funds were allocated based on population. Each jurisdiction had their own distribution of funds that were available to reimburse eligible expenses on a 1:1 match basis

# 2025 DEVELOPMENT OPPORTUNITIES: \$83 MILLION

## Development Opportunities Projects Awarded

With a total of \$83 million of funding available, this was the most competitive category in the 2025 NAHA application phase and was 1.8x oversubscribed. There was a total of 33 complete applications, requesting a total of \$152,602,082, submitted across all four sub-categories.

Category	# of projects	# of homes	Awarded Amount
Land Acquisition	3	648	\$11,060,000
Multifamily Rental (LIHTC)	2	432	\$15,000,000
Multifamily Rental (below 100% AMI)	2	128	\$2,979,476
Single Family, Duplex, Tri, Quad For Sale	5	358	\$22,800,503
<b>Totals</b>	<b>12</b>	<b>1,566</b>	<b>\$51,839,979</b>

## Highlights

- 12 Awards
- 358 For Sale Attainable Homes
- 1,208 Multifamily Attainable Rental Apartments including 2 Supportive Housing Developments
- \$30,860,503 NAHA funds to Southern Nevada
- \$20,979,476 NAHA funds to Northern and Rural Nevada
- 11.5 Average leverage ratio of NAHA funds to Other Funds (not including other State funds. For every NAHA dollar deployed, \$11.50 of other funds are activated
- \$33K NAHA funds per home/apartment
- \$48 million deployed as loans with most returning in 2 to 4 years

# 2025 HOMEOWNERSHIP OPPORTUNITIES: \$3 MILLION

## Homeownership Opportunities Projects Awarded

Program proposals included some combination of one or more of the typical assistance currently available in the market – downpayment assistance, closing cost reimbursement, and interest rate buydowns.

Homeownership Opportunities	# of Projects	# of households	Awarded Amount
Awardees	4	119	\$3,000,000

## Highlights

- All 4 applicants were awarded and the \$3,000,000 was divided evenly as \$750K awards each
- 3 applicants from Southern Nevada and 1 applicant serving multiple counties across rural Nevada
- Household AMI levels from 120% to 150%
- Maximum assistance per program ranged from \$20,000 to \$40,000
- Average Leverage of NAHA was nearly 13x

# 2025 LOCAL GOVERNMENT MATCHING FUNDS: \$25 MILLION

## Local Government Matching Funds

These funds are considered non-competitive with an initial distribution of funds based on each jurisdiction’s population. These funds will remain non-competitive for a period of at least 9 months, from the adoption of the 2025 Allocation Plan in October 2025. This program revealed opportunities for the Housing Division to better support local governments with technical assistance and clearer guidelines for eligible activities.

### Eligible Activities per AB 540

- A. Incentives for local governments to expedite the approval of attainable housing projects.
- B. Reimbursing local governments for waiving or deferring the payment of fees or taxes for attainable housing projects.
- C. Taking any other action within the authority of the local government that increases the supply of attainable housing.

## Highlights

- The primary activity that was funded was B, which was the reimbursement for waiving fees or taxes for attainable housing projects
- One community also totaled the property tax that was waived/abated
- One project included grant funding that was awarded

Local Government Matching Funds	# of Local Governments	# of homes/apartments	Awarded Amount
Awardees	4	3,677	\$3,000,000

## NEXT STEPS / TIMELINE

### **February 2026**

February 5, 2026: Initial Awards for the 2025 Nevada Attainable Housing Account Approved by the Nevada Attainable Housing Council

### **May 2026**

Public Workshop(s) for the 2026 Nevada Attainable Housing Account Allocation Plan

### **June/July 2026**

Adopt the 2026 Allocation Plan for the Nevada Attainable Housing Fund  
Open Applications for the Nevada Attainable Housing Fund

### **September 2026**

Recommendation of Awards to the Nevada Attainable Housing Council  
2026 Nevada Attainable Housing Account Awards

**THANK YOU**





# NEVADA HOUSING ASSESSMENT & AFFORDABILITY ANALYSIS

By the Nevada Economic Assessment Project

Presentation to NACO Committee on Housing Solutions  
Friday, April 17, 2026



University of Nevada, Reno  
**Extension**  
College of Agriculture,  
Biotechnology & Natural Resources



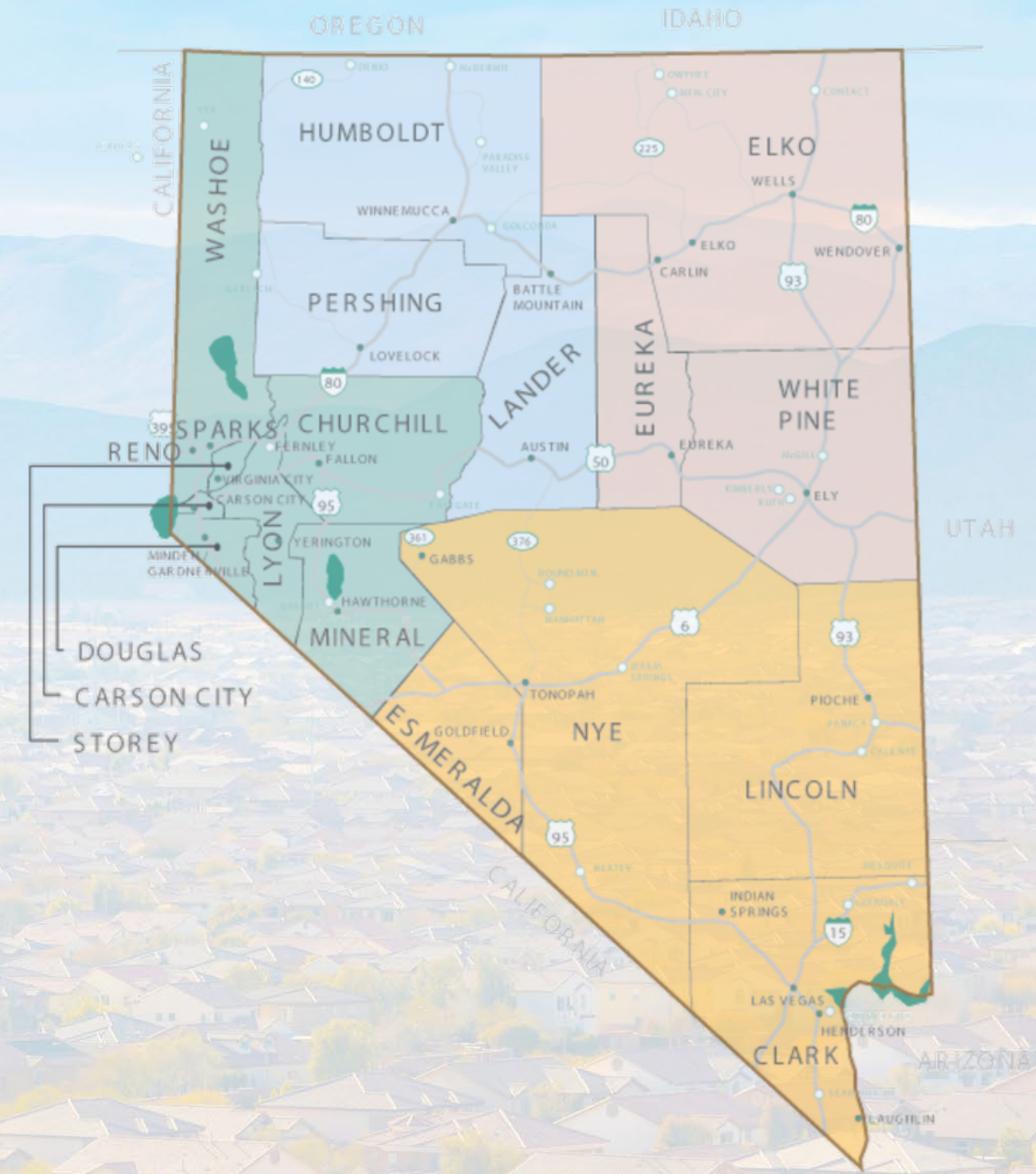
# NEAP

## NEVADA ECONOMIC ASSESSMENT PROJECT

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The Nevada Economic Assessment Project (NEAP), a program of the University of Nevada, Reno Extension, focuses on creating and sustaining a comprehensive data archive characterized by timely, relevant, and consistent information. It also provides a suite of analytical tools designed to assist Nevada's communities in researching and analyzing emerging issues through active outreach and engagement efforts.

- **Joe Lednicky**, Economist & Program Coordinator
- **Roy Visuett**, Research Coordinator



# Project Background

---

- Funded by Nevada Rural Housing (NRH)
- Baseline Data & Understanding Trend





# PROJECT METHODOLOGY

- The study provides a baseline analysis of the current housing situation in the selected regions.
- Secondary data from the US Census Bureau's American Community Survey, Lightcast, Zillow and other realtor websites.
- Utilized and confirmed primary data from various sources including the County Assessors Offices, Building and Permitting Departments.



# The Study

**01** | Demographic & Economic Characteristics



Supply | **02**



**03** | Demand



Affordability | **04**



Focus Areas



**Location Focus:**

- County
- Subcounty: 43 rural selected communities



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# Demographic & Economic Characteristics

- **Population**
- **Veterans**
- **Race and Ethnicity**
- **Education**
- **Labor Force and Unemployment**
- **Industry and Occupation**
- **Household Income**
- **Industry Wages**

# Population

Location	Percent Change from 03-23	Percent Change for 13-23
State of Nevada	29.2%	15.7%
Carson City	6.3%	7.8%
Churchill County	4.2%	6.4%
Clark County	31.4%	16.2%
Douglas County	16.1%	12.1%
Elko County	20.4%	7.8%
Esmeralda County	-4.6%	24.4%
Eureka County	20.0%	-12.3%
Humboldt County	7.0%	1.4%
Lander County	13.8%	-3.5%
Lincoln County	22.0%	-4.2%
Lyon County	34.7%	19.3%
Mineral County	3.2%	3.9%
Nye County	30.2%	17.3%
Pershing County	6.7%	8.5%
Storey County	16.1%	10.9%
Washoe County	26.6%	17.7%
White Pine County	11.6%	-0.9%

- All Counties see growth from 2003 to 2023, except one.
- From 2013 to 2023 growth has slowed overall, with four total counties losing population in that timeframe.



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# Supply

- **Housing Units**
- **Housing Structure**
- **Housing Tenure by Structure type**
- **Vacancy Status**
- **Age of Housing**
- **Housing Permits**
- **Affordable Housing Programs**



# Housing by Structure

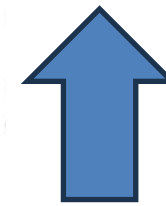
- 11 counties have more than 50% Single Family Structures.
- 6 counties have the majority as Mobile Home, RV, etc.
  - Nye, Humboldt, Pershing, Esmeralda, Lander and Eureka

County	Total Housing Units	Single Family	Multi-Family 2+ Units	Mobile Home, RV, Etc..
Douglas	26,389	87.4%	6.1%	6.4%
White Pine	4,629	73.1%	2.1%	24.7%
Lyon	26,642	67.8%	6.3%	26.0%
Mineral	2,217	65.8%	2.7%	31.5%
Churchill	11,116	66.0%	8.1%	25.9%
Clark	958,705	66.0%	31.6%	2.4%
Storey	2,178	63.5%	4.0%	32.5%
Lincoln	2,335	61.4%	3.0%	35.6%
Washoe	215,886	69.2%	24.7%	6.1%
Carson	25,617	65.6%	22.3%	12.1%
Elko	21,913	52.2%	14.1%	33.8%
Nye	24,813	48.2%	2.7%	49.1%
Humboldt	7,895	42.9%	9.1%	48.0%
Pershing	2,506	38.9%	6.7%	54.4%
Esmeralda	909	35.2%	5.9%	58.9%
Lander	2,879	34.7%	4.8%	60.6%
Eureka	954	27.8%	8.5%	63.7%

# Housing Supply

Location	2013	2023	Percent Change for 2013-2023
State of Nevada	1,177,751	1,307,338	11.0%
Carson City	23,481	24,902	6.1%
Churchill County	10,756	10,924	1.6%
Clark County	844,979	935,960	10.8%
Douglas County	23,647	24,599	4.0%
Elko County	19,712	22,033	11.8%
Esmeralda County	913	727	-20.4%
Eureka County	1,068	1,020	-4.5%
Humboldt County	7,111	7,714	8.5%
Lander County	2,469	2,797	13.3%
Lincoln County	2,701	2,322	-14.0%
Lyon County	22,352	24,998	11.8%
Mineral County	2,820	2,202	-21.9%
Nye County	21,957	25,186	14.7%
Pershing County	2,429	2,293	-5.6%
Storey County	2,004	2,112	5.4%
Washoe County	184,882	213,392	15.4%
White Pine County	4,470	4,157	-7.0%

- From 2013 to 2023 we observe the following trends:



- Increase in housing units within 12 counties



- Decrease in housing units within 5 counties

# Vacancies

- All counties observed more than 50% of their vacant housing stock are Off the Market.
- Which means that 38.0% or less of those vacant units are available for rent or sale.

County	Available in Market	Off the Market
Esmeralda	1.3%	98.7%
Pershing	2.9%	97.1%
Lincoln	7.6%	92.4%
Humboldt	8.5%	91.5%
Eureka	9.0%	91.0%
Storey	11.8%	88.2%
Lander	13.2%	86.8%
Mineral	13.8%	86.2%
Douglas	15.4%	84.6%
White Pine	15.5%	84.5%
Churchill	16.9%	83.1%
Nye	20.5%	79.5%
Carson	27.3%	72.7%
Elko	30.3%	69.7%
Lyon	31.5%	68.5%
Washoe	35.3%	64.7%
Clark	38.0%	62.0%



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# Demand

- **Housing Tenure and Income**
- **Age of Householder**
- **Length of Residency**
- **Bedrooms**
- **Housing Unit Values and Cost**
- **Cost Burden**



# Owner Occupied Household Median Income

State Median Income \$75,561

- 12 counties where more than 50% of homeowners make \$75,000 or more a year.
- 5 counties where more than 50% of homeowners make less than \$75,000 a year.
  - Eureka, Esmeralda, White Pine, Nye and Mineral

County	Less than \$75,000	\$75,000 or More
Washoe	31.9%	68.1%
Lander	32.6%	67.4%
Douglas	35.2%	64.6%
Clark	38.5%	61.5%
Storey	38.6%	61.4%
Elko	38.8%	61.2%
Humboldt	41.9%	58.2%
Carson	42.2%	57.9%
Churchill	44.8%	55.4%
Lyon	45.9%	54.2%
Pershing	47.4%	52.4%
Lincoln	49.7%	50.4%
Eureka	51.0%	49.0%
Esmeralda	54.9%	45.1%
White Pine	55.1%	45.1%
Nye	59.1%	41.0%
Mineral	69.6%	30.3%

# Renter Occupied Household Median Income

State Median Income \$75,561

- All counties observe more than 50% of their renters making less than \$75,000 per year.

County	Less than \$75,000	\$75,000 or More
White Pine	56.2%	43.8%
Elko	61.0%	39.0%
Washoe	61.5%	38.5%
Eureka	62.0%	38.1%
Lincoln	62.6%	37.5%
Douglas	63.3%	36.6%
Pershing	63.8%	36.2%
Churchill	64.5%	35.3%
Humboldt	65.3%	34.8%
Mineral	66.3%	33.7%
Clark	67.2%	32.9%
Lyon	67.2%	32.6%
Storey	71.4%	28.5%
Carson	71.6%	28.5%
Esmeralda	74.7%	25.2%
Lander	75.2%	24.8%
Nye	75.4%	24.7%

# COST BURDEN: DEFINITIONS

## **Cost Burdened:**

- **As defined by Housing and Urban Development (HUD) and the US Census Bureau: When a household spends more than 30% of their gross yearly income on housing costs**
  - **Includes mortgage, rent, utilities, taxes, etc.**

## **Severely Cost Burdened:**

- **When a household spends more than 50% of gross income on housing costs**

# Cost Burden for Owners

Owner Income Level AMI < 80%	Cost Burdened >30%	Cost Burdened >50%	Not Cost Burdened
<b>Storey County</b>	67.2%	34.4%	32.8%
<b>Clark County</b>	55.6%	30.6%	44.4%
<b>Washoe County</b>	53.5%	29.0%	46.5%
<b>Douglas County</b>	52.6%	30.2%	47.4%
<b>Carson City</b>	52.1%	26.4%	47.9%
<b>Lyon County</b>	48.8%	23.8%	51.2%
<b>Elko County</b>	46.2%	20.7%	53.8%
<b>Pershing County</b>	42.1%	11.3%	58.0%
<b>Lander County</b>	41.4%	30.6%	58.6%
<b>Nye County</b>	39.5%	18.9%	60.5%
<b>Humboldt County</b>	38.6%	18.7%	61.4%
<b>Churchill County</b>	38.2%	23.3%	61.8%
<b>White Pine County</b>	32.5%	17.9%	67.5%
<b>Lincoln County</b>	29.8%	19.2%	70.2%
<b>Mineral County</b>	28.9%	13.2%	71.1%
<b>Esmeralda County</b>	12.3%	3.1%	87.7%
<b>Eureka County</b>	8.0%	5.3%	92.0%



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# Cost Burden for Renters

Renter Income Level AMI < 80%	Cost Burdened >30%	Cost Burdened >50%	Not Cost Burdened
<b>Clark</b>	75.4%	40.9%	24.6%
<b>Lincoln County</b>	71.2%	34.6%	28.9%
<b>Eureka County</b>	70.6%	35.3%	29.4%
<b>Washoe County</b>	69.4%	33.4%	30.6%
<b>Lyon County</b>	69.0%	33.5%	31.0%
<b>Carson City</b>	67.4%	31.8%	32.6%
<b>Douglas County</b>	64.9%	33.2%	35.1%
<b>White Pine County</b>	62.0%	33.0%	38.0%
<b>Churchill County</b>	61.5%	28.7%	38.5%
<b>Esmeralda County</b>	57.1%	35.7%	42.9%
<b>Humboldt County</b>	55.2%	23.3%	44.8%
<b>Lander County</b>	50.0%	31.7%	50.0%
<b>Nye County</b>	49.8%	22.9%	50.2%
<b>Elko County</b>	47.1%	19.9%	52.9%
<b>Mineral County</b>	40.3%	12.5%	59.7%
<b>Storey County</b>	40.0%	20.0%	60.0%
<b>Pershing County</b>	26.1%	13.0%	73.9%

# Affordability

- **Owner Occupied**
- **Renter Occupied**



# Owner Occupied Example

	50% Median Income	80% Median Income	100% Median Income	120% Median Income
<b>Clark County: Annual Median Household Income (MHI) = \$73,845</b>	<b>\$36,923</b>	<b>\$59,076</b>	<b>\$73,845</b>	<b>\$88,614</b>
<b>Affordable House Price (AHP)*</b>	\$112,467	\$179,945	\$224,931	\$269,917
<b>Market House Price (MHP) Assessors Sales Price</b>	\$427,545	\$427,545	\$427,545	\$427,545
<b>Monthly Affordable Housing Expense (MAHE)</b>	\$1,002	\$1,603	\$2,004	\$2,405
<b>Monthly Estimated Housing Expense (MEHE)**</b>	\$3,510	\$3,510	\$3,510	\$3,510
<b>Affordability Gap (MAHE minus MEHE)</b>	<b>-\$2,508</b>	<b>-\$1,907</b>	<b>-\$1,506</b>	<b>-\$1,105</b>

# Homeowner Affordability

**Number of Counties that cannot afford at 100% of Median Income within their County:**

**13 out of the 17 counties**

**Number of Counties that cannot afford at 120% of Median Income within their County:**

**8 out of the 17 counties**

**Number of Counties that can afford at 100% of Median Income within their County:**

**4 out of the 17 counties**

**Number of Counties that can afford at 120% of Median Income within their County:**

**9 out of the 17 counties**

# Renter Occupied Example

	30% Median Income	50% Median Income	80% Median Income	100% Median Income	120% Median Income
<b>Clark County: Annual Median Household Income = \$73,845</b>	<b>\$22,154</b>	<b>\$36,923</b>	<b>\$59,076</b>	<b>\$73,845</b>	<b>\$88,614</b>
<b>Monthly Affordable Housing Expense (MAHE)</b>	<b>\$554</b>	<b>\$923</b>	<b>\$1,477</b>	<b>\$1,846</b>	<b>\$2,215</b>
<b>Monthly Estimated Rents with Utilities (MERU)</b>					
<b>1-Bedroom = \$1,442</b>	<b>-\$888</b>	<b>-\$519</b>	<b>\$35</b>	<b>\$404</b>	<b>\$773</b>
<b>2-Bedroom = \$1,632</b>	<b>-\$1,078</b>	<b>-\$709</b>	<b>-\$155</b>	<b>\$214</b>	<b>\$583</b>
<b>3-Bedroom = \$2,092</b>	<b>-\$1,538</b>	<b>-\$1,169</b>	<b>-\$615</b>	<b>-\$246</b>	<b>\$123</b>

# Renter Affordability at 100% Median Income

Number of Counties that can  
afford a one-bedroom unit

**16 out of the 17 counties**

Number of Counties that can  
afford a two-bedroom unit

**13 out of the 17 counties**

Number of Counties that can  
afford a three-bedroom unit

**9 out of the 17 counties**



# Sources

- **American Community Survey (ACS) 2011-2015 and 2019-2023 Five-Year Estimates**
- **US Department of Housing and Urban Development, CHAS, Five-Year 2017-2021**
- **County Assessor's Offices and Permitting Offices**
- **Zillow**





# THANK YOU!

## Q & A

### Please Reach Out!

#### Nevada Economic Assessment Project

- Joe Lednicky
  - [lednicky@unr.edu](mailto:lednicky@unr.edu)
- Roy Visuett
  - [rvisuett@unr.edu](mailto:rvisuett@unr.edu)
- Website
  - [Extension.unr.edu/NEAP](http://Extension.unr.edu/NEAP)



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Data in this infographic are sourced from the following:

**American Community Survey, U.S. Census Bureau;** 2018 to 2022 5-Year Estimates:

B19122, DP03, DP04, DP05, S1101, S1501, S1701, S1901, S2101

**Lightcast;** 2023.4 Dataset:

QCEW Employees, Non-QCEW Employees, and Self-Employed

This fact sheet was created by the **Nevada Economic Assessment Project (NEAP)**, a program under the University of Nevada, Reno Extension.

Additional infographics for this county and others across the state are available.

For more information please contact the Nevada Economic Assessment Project at: [EconDev@unr.edu](mailto:EconDev@unr.edu) or visit our website at: [Extension.unr.edu/NEAP](https://Extension.unr.edu/NEAP)

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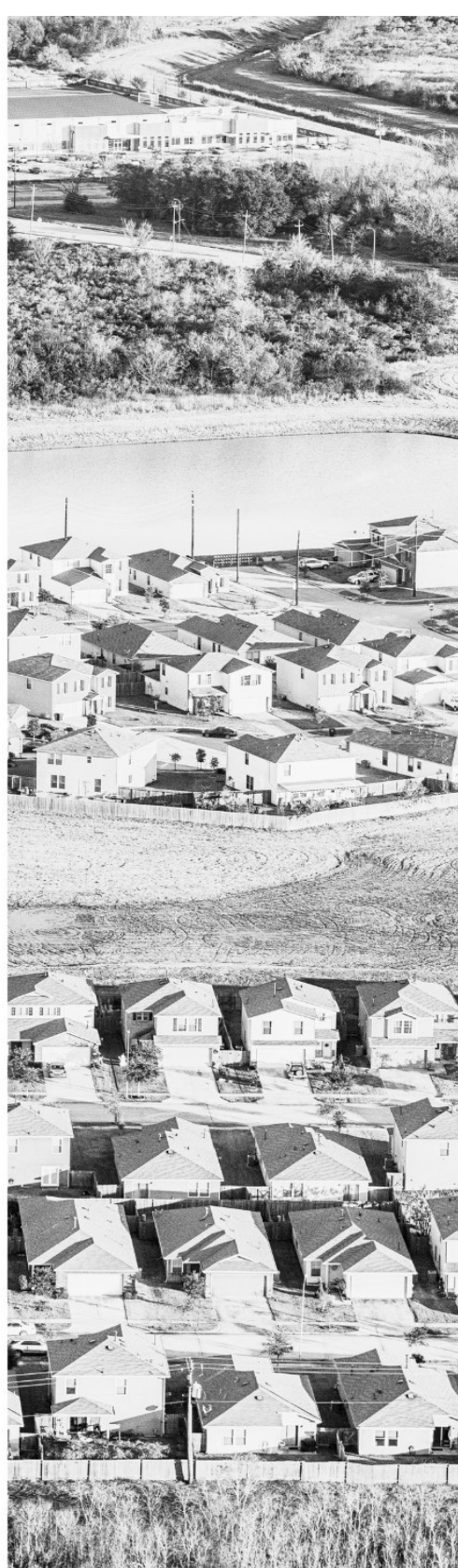
A partnership of Nevada counties; University of Nevada, Reno; and the U.S. Department of Agriculture

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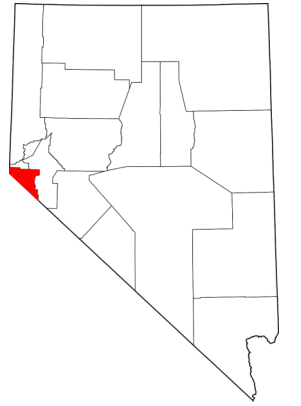
This publication is created in partnership with Nevada Rural Housing (NRH). NRH's mission is to promote, provide, and finance affordable housing opportunities for all rural Nevadans.

Find more information on the NRH at their webpage: <https://nvrural.org/>



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# DOUGLAS COUNTY 2025



## HOUSING SNAPSHOT - DEMOGRAPHIC & ECONOMIC CHARACTERISTICS

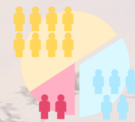
University of Nevada, Reno Extension  
Publication Date: January 2025  
*For Informational Purposes*

This fact sheet contains baseline demographic and economic data to assist local and state agencies in better understanding the communities that we live in, specifically in relation to housing.

Demographic and economic data are commonly used for evaluating a community's housing market. Understanding the data on population, age, race & ethnicity, poverty, and educational attainment helps illustrate the people in the community, while economic characteristics such as income, employment, and occupations provide an understanding of the community's capacity and resources. Learning about these traits facilitate the analysis of housing availability and affordability in the communities.



[Extension.unr.edu/NEAP](https://Extension.unr.edu/NEAP)



## Demographics & Economics

Region	Population	Age	Household	Home Ownership	Labor	Employment	Income
<b>Douglas County</b>	<b>49,476</b> (increase from 2015)	Approximately 48.2% of the population are 55 years or older, 21.1% is 35 and 54, and 13.2% is between 20 and 34 years.	<b># of Households:</b> 21,001 <b># of Families:</b> 15,108 <b>Avg. Household Size:</b> 2.34	<b>Home Ownership Rate:</b> 76.7% <b>Owners w/o Mortgage:</b> 39.7%	<b>Labor Force Participation Rate:</b> 52.2% <b>Unemployment Rate:</b> 3.1%	<b>Total Employment:</b> 22,648	<b>2022 Median HH Income:</b> \$84,262 <b>Average Hourly Rate:</b> \$34.47
<b>Gardnerville Ranchos</b>	<b>13,748</b> (27.8% of county total)	Approximately 42.9% of the population are 55 years or older, 22.7% is 35 and 54, and 13.3% is between 20 and 34 years.	<b># of Households:</b> 5,316 <b># of Families:</b> 4,245 <b>Avg. Household Size:</b> N/A	<b>Home Ownership Rate:</b> N/A <b>Owners w/o Mortgage:</b> 34.4%	<b>Labor Force Participation Rate:</b> 55.7% <b>Unemployment Rate:</b> 3.0%	<b>Total Employment:</b> 14,532*	<b>2022 Median HH Income:</b> \$79,999 <b>Average Hourly Rate:</b> \$36.04*
<b>Johnson Lane</b>	<b>6,499</b> (13.1% of county total)	Approximately 53.4% of the population are 55 years or older, 20.1% is 35 and 54, and 10.1% is between 20 and 34 years.	<b># of Households:</b> 2,652 <b># of Families:</b> 2,141 <b>Avg. Household Size:</b> 2.45	<b>Home Ownership Rate:</b> 93.7% <b>Owners w/o Mortgage:</b> 32.2%	<b>Labor Force Participation Rate:</b> 44.2% <b>Unemployment Rate:</b> 0.0%	<b>Total Employment:</b> 14,532*	<b>2022 Median HH Income:</b> \$102,477 <b>Average Hourly Rate:</b> \$36.04*
<b>Minden / Gardnerville</b>	<b>9,287</b> (18.8% of county total)	Approximately 43.7% of the population are 55 years or older, 22.2% is 35 and 54, and 16.9% is between 20 and 34 years.	<b># of Households:</b> 4,097 <b># of Families:</b> 2,488 <b>Avg. Household Size:</b> N/A	<b>Home Ownership Rate:</b> N/A <b>Owners w/o Mortgage:</b> 41.7%	<b>Labor Force Participation Rate:</b> 55.6% <b>Unemployment Rate:</b> 3.2%	<b>Total Employment:</b> 14,532*	<b>2022 Median HH Income:</b> \$73,039 <b>Average Hourly Rate:</b> \$36.04*
<b>Stateline</b>	<b>938</b> (1.9% of county total)	N/A	<b># of Households:</b> 405 <b># of Families:</b> 204 <b>Avg. Household Size:</b> 2.32	<b>Home Ownership Rate:</b> 8.1% <b>Owners w/o Mortgage:</b> 42.4%	<b>Labor Force Participation Rate:</b> 75.2% <b>Unemployment Rate:</b> 2.0%	<b>Total Employment:</b> 4,207	<b>2022 Median HH Income:</b> \$41,830 <b>Average Hourly Rate:</b> \$32.20
<b>Rest of County</b>	<b>19,004</b> (38.4% of county total)	Approximately 54.3% of the population are 55 years or older, 19.4% is 35 and 54, and 11.4% is between 20 and 34 years.	<b># of Households:</b> 8,531 <b># of Families:</b> 6,030 <b>Avg. Household Size:</b> N/A	<b>Home Ownership Rate:</b> N/A <b>Owners w/o Mortgage:</b> 44.7%	<b>Labor Force Participation Rate:</b> 49.9% <b>Unemployment Rate:</b> 4.0%	<b>Total Employment:</b> 3,909	<b>2022 Median HH Income:</b> N/A <b>Average Hourly Rate:</b> N/A

Data details and citations can be found on the back page.

\*Data source combines Gardnerville Ranchos and Johnson Lane with Minden / Gardnerville Region

Data in this infographic are sourced from the following:

**American Community Survey, U.S. Census Bureau;** 2018 to 2022 5-Year Estimates:

B25004, B25007, B25027 DP04, S2503

**SOCDS Building Permits Database;** Accessed December 2023

**Nevada Division of Housing;** Accessed January 2024

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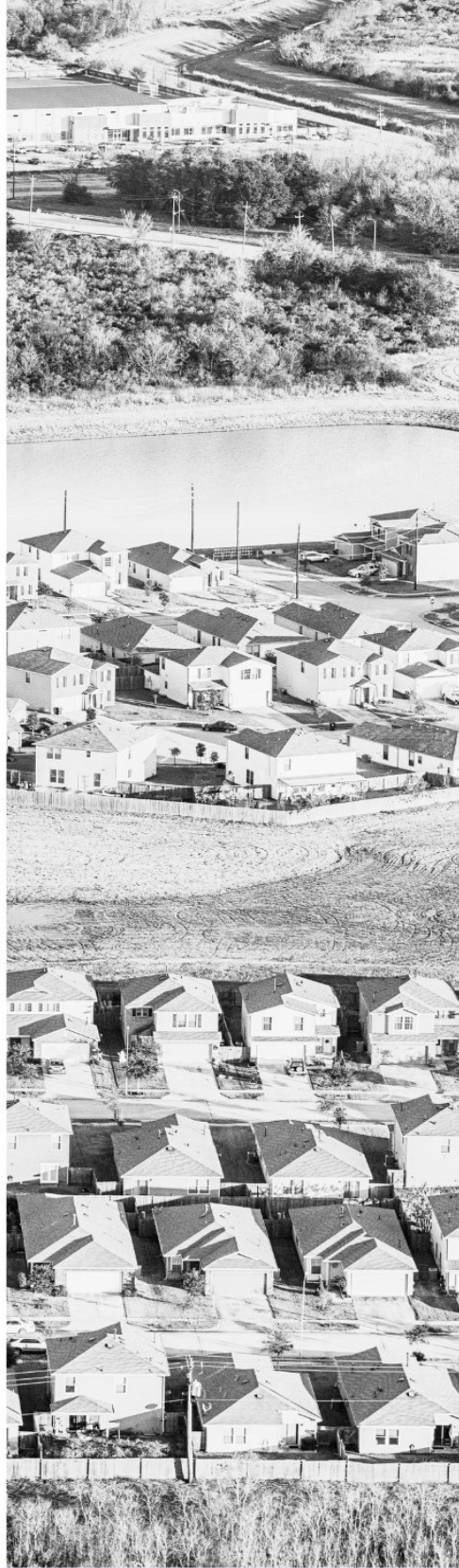
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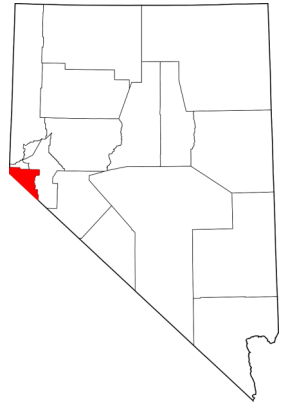


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Find more information on the NRH at their webpage: <https://nvrural.org/>



# DOUGLAS COUNTY 2024



## HOUSING SNAPSHOT - HOUSING SUPPLY CHARACTERISTICS

University of Nevada, Reno Extension  
Publication Date: January 2025  
*For Informational Purposes*

This fact sheet contains baseline housing supply data to assist local and state agencies in better understanding the communities that we live in, specifically in relation to housing.

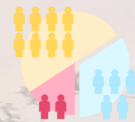
Before any analysis can be completed, an understanding of the current housing supply must be achieved. Here, common housing data, such as total housing units, structure type, age of housing, vacancy, and tenure are shown. This baseline data illustrates the current state of housing in the county and selected communities. Learning about these traits facilitate the analysis of housing availability and affordability in the region.



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# Housing Supply

Region	Housing Units	Subsidized Housing	Age of Housing	Housing Structures	Housing Value	Vacancy Status
<b>Douglas County</b>	<b>Total Housing Units:</b> 24,417	Units administered through housing programs: 348	<b>Built 2010 or Later:</b> 5.4% <b>Built 1970 to 2009:</b> 84.8% <b>Built 1969 or Earlier:</b> 9.8%	<b>Single Family:</b> 81.0% <b>Mobile Home, RV:</b> 6.3% <b>Multi-Family:</b> 12.7%	<b>Less than \$150,000:</b> 4.4% <b>\$150,000-\$299,999:</b> 8.6% <b>Greater than \$300,000:</b> 87.0%	<b>Total Units:</b> 3,416 <b>For Rent:</b> 9.9% <b>For Sale:</b> 7.3% <b>For Seasonal or Occasional Use:</b> 65.3% <b>For Migrant Workers:</b> 0.0% <b>Other Vacant:</b> 17.5%
<b>Gardnerville Ranchos</b>	<b>Total Housing Units:</b> 5,511 22.6% of the County's total units.	Units administered through housing programs: 0	<b>Built 2010 or Later:</b> 3.6% <b>Built 1970 to 2009:</b> 92.4% <b>Built 1969 or Earlier:</b> 4.0%	<b>Single Family:</b> 90.6% <b>Mobile Home, RV:</b> 3.3% <b>Multi-Family:</b> 6.1%	<b>Less than \$150,000:</b> 1.5% <b>\$150,000-\$299,999:</b> 7.0% <b>Greater than \$300,000:</b> 91.5%	<b>Total Units:</b> 195 <b>For Rent:</b> 4.1% <b>For Sale:</b> 27.8% <b>For Seasonal or Occasional Use:</b> 27.1% <b>For Migrant Workers:</b> 0.0% <b>Other Vacant:</b> 41.0%
<b>Johnson Lane</b>	<b>Total Housing Units:</b> 2,792 11.4% of the County's total units.	Units administered through housing programs: 0	<b>Built 2010 or Later:</b> 3.1% <b>Built 1970 to 2009:</b> 95.2% <b>Built 1969 or Earlier:</b> 1.7%	<b>Single Family:</b> 96.6% <b>Mobile Home, RV:</b> 0.0% <b>Multi-Family:</b> 3.4%	<b>Less than \$150,000:</b> 1.5% <b>\$150,000-\$299,999:</b> 1.6% <b>Greater than \$300,000:</b> 96.9%	<b>Total Units:</b> 140 <b>For Rent:</b> 0.0% <b>For Sale:</b> 0.0% <b>For Seasonal or Occasional Use:</b> 67.9% <b>For Migrant Workers:</b> 0.0% <b>Other Vacant:</b> 32.1%
<b>Minden / Gardnerville</b>	<b>Total Housing Units:</b> 4,414 18.1% of the County's total units.	Units administered through housing programs: 202	<b>Built 2010 or Later:</b> 15.4% <b>Built 1970 to 2009:</b> 78.1% <b>Built 1969 or Earlier:</b> 6.5%	<b>Single Family:</b> 67.9% <b>Mobile Home, RV:</b> 9.5% <b>Multi-Family:</b> 22.6%	<b>Less than \$150,000:</b> 1.6% <b>\$150,000-\$299,999:</b> 7.6% <b>Greater than \$300,000:</b> 90.8%	<b>Total Units:</b> 317 <b>For Rent:</b> 31.5% <b>For Sale:</b> 34.4% <b>For Seasonal or Occasional Use:</b> 24.6% <b>For Migrant Workers:</b> 0.0% <b>Other Vacant:</b> 9.5%
<b>Stateline</b>	<b>Total Housing Units:</b> 448 2.0% of the County's total units.	Units administered through housing programs: 94	<b>Built 2010 or Later:</b> 0.0% <b>Built 1970 to 2009:</b> 82.0% <b>Built 1969 or Earlier:</b> 18.0%	<b>Single Family:</b> 17.0% <b>Mobile Home, RV:</b> 0.0% <b>Multi-Family:</b> 83.0%	<b>Less than \$150,000:</b> 0.0% <b>\$150,000-\$299,999:</b> 0.0% <b>Greater than \$300,000:</b> 100.0%	<b>Total Units:</b> 43 <b>For Rent:</b> 58.1% <b>For Sale:</b> 0.0% <b>For Seasonal or Occasional Use:</b> 0.0% <b>For Migrant Workers:</b> 0.0% <b>Other Vacant:</b> 41.9%
<b>Rest of County</b>	<b>Total Housing Units:</b> 11,252 46.1% of the County's total units.	Units administered through housing programs: 52	<b>Built 2010 or Later:</b> 3.2% <b>Built 1970 to 2009:</b> 81.3% <b>Built 1969 or Earlier:</b> 15.5%	<b>Single Family:</b> 80.0% <b>Mobile Home, RV:</b> 8.4% <b>Multi-Family:</b> 11.6%	<b>Less than \$150,000:</b> 6.4% <b>\$150,000-\$299,999:</b> 10.5% <b>Greater than \$300,000:</b> 83.1%	<b>Total Units:</b> 2,721 <b>For Rent:</b> 7.5% <b>For Sale:</b> 3.3% <b>For Seasonal or Occasional Use:</b> 73.7% <b>For Migrant Workers:</b> 0.0% <b>Other Vacant:</b> 15.5%

### Terminology

**Tenure**— The classification of a housing unit between owner-occupied and renter-occupied.

**Vacancy**— Vacant housing units are those units that are unoccupied for a majority of the year. Only some of these units are available to be moved in to, those labeled 'For Rent' or 'For Sale'.

Other labels suggest that these may not be available. For instance, 'Seasonal or Occasional' suggests that the units are second homes used for vacation. 'Other' often suggests the units are condemned or otherwise unlivable. 'Other' also includes units that are rented, or sold, but not currently occupied.

### Building Permits

In 2022, 246 single family building permits were issued throughout Douglas County.

Since 2005, 202 multi-family unit permits have been issued.

Data details and citations can be found on the back page.

Data in this infographic are sourced from the following:

**American Community Survey, U.S. Census Bureau;** 2017 to 2021 5-Year Estimates:

B25011, DP04

**U.S. Department of Housing and Urban Development;**

CHAS, 5-Year Estimates, 2015 to 2019

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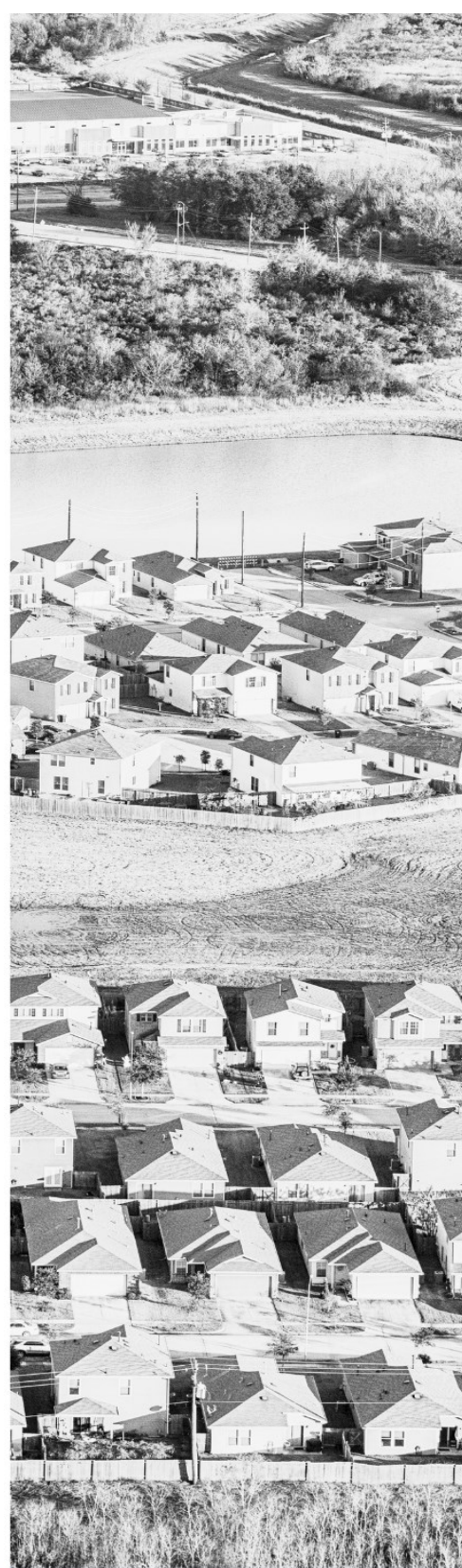
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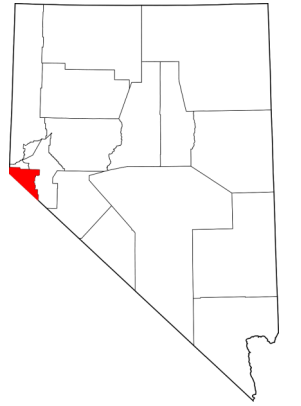
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# DOUGLAS COUNTY 2025



## HOUSING SNAPSHOT - HOUSING DEMAND CHARACTERISTICS

University of Nevada, Reno Extension  
Publication Date: January 2025  
*For Informational Purposes*

This fact sheet contains baseline housing supply data to assist local and state agencies in better understanding the communities that we live in, specifically in relation to housing.

'More housing' does not always fix a housing problem. Housing solutions must match the needs of a community. Households of different sizes and different income levels require varied housing units. Looking at household size, home values, median income, and cost burden can help facilitate the analysis of housing demand in the region.









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# Housing Demand

Region	 Owner Occupied Bedrooms	 Renter Occupied Bedrooms	 Average Household Size	 Income & Tenure	 Gross Rent	 Cost Burden
<b>Douglas County</b>	<b>1 or fewer bedrooms:</b> 1.6% <b>2 bedrooms:</b> 9.9% <b>3 or more bedrooms:</b> 88.6%	<b>1 or fewer bedrooms:</b> 13.7% <b>2 bedrooms:</b> 37.9% <b>3 or more bedrooms:</b> 48.4%	<b>Owner Occupied:</b> 2.37 <b>Renter Occupied:</b> 2.25	22.2% of owners and 49.5% of renters earn less than \$50,000	<b>Less than \$500:</b> 3.9% <b>\$500-\$999:</b> 17.8% <b>\$1,000-\$1,499:</b> 32.6% <b>Greater than \$1,500:</b> 38.6% <b>No Rent:</b> 7.1%	<b>Owner Occupied:</b> 24.5% overburdened <b>Renter Occupied:</b> 39.8% overburdened
<b>Gardnerville Ranchos</b>	<b>1 or fewer bedrooms:</b> 0.0% <b>2 bedrooms:</b> 8.9% <b>3 or more bedrooms:</b> 91.1%	<b>1 or fewer bedrooms:</b> 6.2% <b>2 bedrooms:</b> 39.7% <b>3 or more bedrooms:</b> 54.2%	<b>Owner Occupied:</b> N/A <b>Renter Occupied:</b> N/A	23.4% of owners and 41.8% of renters earn less than \$50,000	<b>Less than \$500:</b> 0.0% <b>\$500-\$999:</b> 17.7% <b>\$1,000-\$1,499:</b> 49.1% <b>Greater than \$1,500:</b> 27.4% <b>No Rent:</b> 5.8%	<b>Owner Occupied:</b> 19.3% overburdened <b>Renter Occupied:</b> 34.6% overburdened
<b>Johnson Lane</b>	<b>1 or fewer bedrooms:</b> 0.0% <b>2 bedrooms:</b> 5.1% <b>3 or more bedrooms:</b> 94.9%	<b>1 or fewer bedrooms:</b> 25.7% <b>2 bedrooms:</b> 25.1% <b>3 or more bedrooms:</b> 49.1%	<b>Owner Occupied:</b> 2.48 <b>Renter Occupied:</b> 2.04	22.9% of owners and 46.1% of renters earn less than \$50,000	<b>Less than \$500:</b> 0.0% <b>\$500-\$999:</b> 25.7% <b>\$1,000-\$1,499:</b> 0.0% <b>Greater than \$1,500:</b> 53.9% <b>No Rent:</b> 20.4%	<b>Owner Occupied:</b> 22.2% overburdened <b>Renter Occupied:</b> 50.0% overburdened
<b>Minden / Gardnerville</b>	<b>1 or fewer bedrooms:</b> 3.9% <b>2 bedrooms:</b> 13.8% <b>3 or more bedrooms:</b> 82.3%	<b>1 or fewer bedrooms:</b> 13.5% <b>2 bedrooms:</b> 40.7% <b>3 or more bedrooms:</b> 45.8%	<b>Owner Occupied:</b> N/A <b>Renter Occupied:</b> N/A	20.4% of owners and 55.3% of renters earn less than \$50,000	<b>Less than \$500:</b> 8.2% <b>\$500-\$999:</b> 22.7% <b>\$1,000-\$1,499:</b> 23.3% <b>Greater than \$1,500:</b> 42.0% <b>No Rent:</b> 3.8%	<b>Owner Occupied:</b> 28.6% overburdened <b>Renter Occupied:</b> 40.7% overburdened
<b>Stateline</b>	<b>1 or fewer bedrooms:</b> 0.0% <b>2 bedrooms:</b> 42.4% <b>3 or more bedrooms:</b> 57.2%	<b>1 or fewer bedrooms:</b> 39.5% <b>2 bedrooms:</b> 47.8% <b>3 or more bedrooms:</b> 12.6%	<b>Owner Occupied:</b> 2.03 <b>Renter Occupied:</b> 2.34	42.4% of owners and 61.6% of renters earn less than \$50,000	<b>Less than \$500:</b> 0.0% <b>\$500-\$999:</b> 6.2% <b>\$1,000-\$1,499:</b> 44.1% <b>Greater than \$1,500:</b> 44.4% <b>No Rent:</b> 5.4%	<b>Owner Occupied:</b> 62.5% overburdened <b>Renter Occupied:</b> 55.8% overburdened
<b>Rest of County</b>	<b>1 or fewer bedrooms:</b> 2.2% <b>2 bedrooms:</b> 10.6% <b>3 or more bedrooms:</b> 87.2%	<b>1 or fewer bedrooms:</b> 12.4% <b>2 bedrooms:</b> 31.9% <b>3 or more bedrooms:</b> 55.6%	<b>Owner Occupied:</b> N/A <b>Renter Occupied:</b> N/A	21.8% of owners and 46.5% of renters earn less than \$50,000	<b>Less than \$500:</b> 3.7% <b>\$500-\$999:</b> 14.2% <b>\$1,000-\$1,499:</b> 30.2% <b>Greater than \$1,500:</b> 40.8% <b>No Rent:</b> 11.1%	<b>Owner Occupied:</b> 26.6% overburdened <b>Renter Occupied:</b> 38.3% overburdened

### Terminology

**Gross Rent**— This includes contract rent as well as basic utility costs for the housing unit (such as electricity, water, sewer, and natural gas.)

**Cost Burden**— Per the definition from HUD, a household is **'overburdened'** if it spends more than 30% of monthly gross income on housing costs. **Housing costs** include both the rent or mortgage on the unit, as well as additional costs including utilities, property taxes, and insurance.

All data in this table refers to total households in the region, not total housing units.

Data in this infographic are sourced from the following:

**American Community Survey (ACS):** 2018-2022 5-Year Estimates:

S2503, S2506

**County Assessor's Office**

**Zillow Housing Research:** <https://www.zillow.com/research/>

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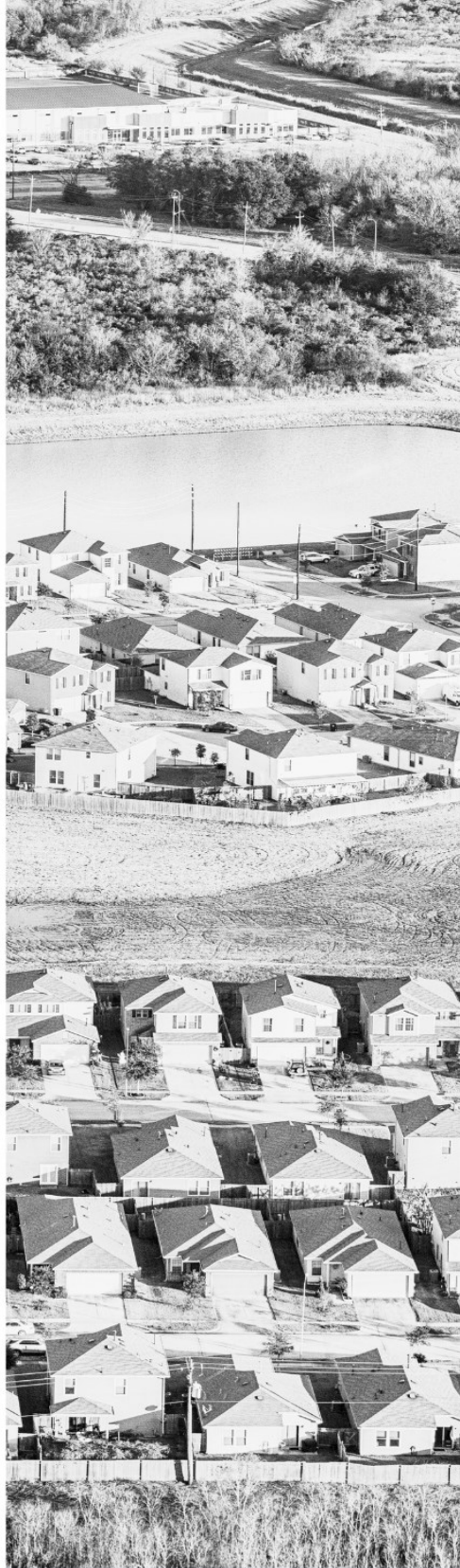
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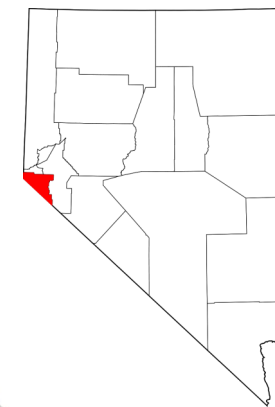
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# DOUGLAS COUNTY 2025



## HOUSING SNAPSHOT - HOUSING AFFORDABILITY ANALYSIS



University of Nevada, Reno Extension  
Publication Date: February 2025  
*For Informational Purposes*



This fact sheet contains baseline housing analysis to assist local and state agencies in better understanding the communities that we live in, specifically in relation to housing.



This is an analysis showing the current affordability of housing in the county and selected communities. Here, the data from the previous fact sheets, demographic and economic characteristics, housing supply, and housing demand data, are used to view the affordability (or lack thereof) of the current housing market. This analysis can be used to inform decision makers, home producers, and land managers in their region.



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# Housing Affordability

## BACKGROUND INFO

## OWNERS

## RENTERS

City/Region	Annual Median Household Income	Monthly Estimated Housing Expense	Monthly Affordable Housing Expense	Affordability Gap	Monthly Affordable Housing Expense	1-Bedroom Affordability Gap	2-Bedroom Affordability Gap	3-Bedroom Affordability Gap
<b>Douglas County</b>	Annual Median: \$84,262 30% HH Income: \$25,279 50% HH Income: \$42,131 80% HH Income: \$67,410	Owner-Occupied: \$5,245 Renter Occupied: 1-Bedroom: \$1,617 2-Bedroom: \$1,942 3-Bedroom: \$2,115	50%: \$1,143 80%: \$1,830 100%: \$2,287 120%: \$2,744	50%: <b>-\$4,102</b> 80%: <b>-\$3,415</b> 100%: <b>-\$2,958</b> 120%: <b>-\$2,501</b>	30%: \$632 50%: \$1,053 80%: \$1,685 100%: \$2,107 120%: \$2,528	30%: <b>-\$985</b> 50%: <b>-\$564</b> 80%: \$68 100%: \$490 120%: \$911	30%: <b>-\$1,310</b> 50%: <b>-\$889</b> 80%: <b>-\$257</b> 100%: \$165 120%: \$586	30%: <b>-\$1,483</b> 50%: <b>-\$1,062</b> 80%: <b>-\$430</b> 100%: <b>-\$8</b> 120%: \$413
<b>Gardnerville / Ranchos</b>	Annual Median: \$79,999 30% HH Income: \$24,000 50% HH Income: \$40,000 80% HH Income: \$63,999	Owner-Occupied: \$4,039 Renter Occupied: 1-Bedroom: \$1,617 2-Bedroom: \$1,942 3-Bedroom: \$2,115	50%: \$1,086 80%: \$1,737 100%: \$2,171 120%: \$2,605	50%: <b>-\$2,953</b> 80%: <b>-\$2,302</b> 100%: <b>-\$1,868</b> 120%: <b>-\$1,434</b>	30%: \$651 50%: \$1,086 80%: \$1,737 100%: \$2,171 120%: \$2,605	30%: <b>-\$966</b> 50%: <b>-\$531</b> 80%: \$120 100%: \$554 120%: \$988	30%: <b>-\$1,291</b> 50%: <b>-\$856</b> 80%: <b>-\$205</b> 100%: \$229 120%: \$663	30%: <b>-\$1,464</b> 50%: <b>-\$1,029</b> 80%: <b>-\$378</b> 100%: \$56 120%: \$490
<b>Johnson Lane</b>	Annual Median: \$102,477 30% HH Income: \$30,743 50% HH Income: \$51,239 80% HH Income: \$81,982	Owner-Occupied: \$6,076 Renter Occupied: 1-Bedroom: \$1,617 2-Bedroom: \$1,942 3-Bedroom: \$2,115	50%: \$1,391 80%: \$2,225 100%: \$2,780 120%: \$3,338	50%: <b>-\$4,685</b> 80%: <b>-\$3,851</b> 100%: <b>-\$3,296</b> 120%: <b>-\$2,738</b>	30%: \$769 50%: \$1,281 80%: \$2,050 100%: \$2,562 120%: \$3,074	30%: <b>-\$848</b> 50%: <b>-\$336</b> 80%: \$433 100%: \$945 120%: \$1,457	30%: <b>-\$1,173</b> 50%: <b>-\$661</b> 80%: \$108 100%: \$620 120%: \$1,132	30%: <b>-\$1,346</b> 50%: <b>-\$834</b> 80%: <b>-\$65</b> 100%: \$447 120%: \$959
<b>Minden / Gardnerville</b>	Annual Median: \$73,039 30% HH Income: \$21,912 50% HH Income: \$36,520 80% HH Income: \$58,431	Owner-Occupied: \$4,671 Renter Occupied: 1-Bedroom: \$1,617 2-Bedroom: \$1,942 3-Bedroom: \$2,115	50%: \$991 80%: \$1,586 100%: \$1,982 120%: \$2,379	50%: <b>-\$3,680</b> 80%: <b>-\$3,085</b> 100%: <b>-\$2,689</b> 120%: <b>-\$2,292</b>	30%: \$548 50%: \$913 80%: \$1,461 100%: \$1,826 120%: \$2,191	30%: <b>-\$1,069</b> 50%: <b>-\$704</b> 80%: <b>-\$156</b> 100%: \$209 120%: \$574	30%: <b>-\$1,394</b> 50%: <b>-\$1,029</b> 80%: <b>-\$481</b> 100%: <b>-\$116</b> 120%: \$249	30%: <b>-\$1,567</b> 50%: <b>-\$1,202</b> 80%: <b>-\$654</b> 100%: <b>-\$289</b> 120%: \$76
<b>Stateline</b>	Annual Median: \$41,839 30% HH Income: \$12,549 50% HH Income: \$20,915 80% HH Income: \$33,464	Owner-Occupied: \$9,629 Renter Occupied: 1-Bedroom: \$1,617 2-Bedroom: \$1,942 3-Bedroom: \$2,115	50%: \$568 80%: \$908 100%: \$1,135 120%: \$1,362	50%: <b>-\$9,061</b> 80%: <b>-\$8,721</b> 100%: <b>-\$8,494</b> 120%: <b>-\$8,267</b>	30%: \$314 50%: \$523 80%: \$837 100%: \$1,046 120%: \$1,255	30%: <b>-\$1,303</b> 50%: <b>-\$1,094</b> 80%: <b>-\$780</b> 100%: <b>-\$571</b> 120%: <b>-\$362</b>	30%: <b>-\$1,628</b> 50%: <b>-\$1,419</b> 80%: <b>-\$1,105</b> 100%: <b>-\$896</b> 120%: <b>-\$687</b>	30%: <b>-\$1,801</b> 50%: <b>-\$1,592</b> 80%: <b>-\$1,278</b> 100%: <b>-\$1,069</b> 120%: <b>-\$860</b>

**Affordability:** The U.S. Department of Housing and Urban Development characterizes "affordable housing" as housing for which the occupant spends no more than 30 percent of their gross income on housing expenses, including utilities. This threshold is designed to allow households sufficient funds for other essential expenses.

*Data details and citations can be found on the back page.*

This table shows the **gap in affordability** for households at various income levels versus the average housing cost, for both owners and renters.

As an example, the annual median income for a household in Douglas County is **\$84,262**. A family at **80%** of that makes **\$67,410** annually.

As a homeowner of an average house in the county, the Monthly Estimated Housing Expense is **\$5,245**. This includes mortgage, taxes, insurance, and utilities. The Monthly Affordable Housing Expense (30% of gross income) shows at only **\$1,830** at 80% median income. This difference gives a gap of **-\$3,419**, making it unaffordable at the 80% income level.



# JOIN NACO'S UNR EXTENSION SUBCOMMITTEE



The Nevada Association of Counties is joining hands with UNR Extension to grow collaborative partnerships that will drive the development of locally-informed programming and services.

**County Commissioner Input is Critical to the Success of Extension Programs in Your County – Join the Committee & Drive Positive Change!**

**The Committee will focus efforts on:**

- ✓ Local Goals
- ✓ Program Development
- ✓ Relationship Building
- ✓ Maximizing Resources
- ✓ Leveraging Extension Strengths
- ✓ Collaboration

Contact Us to Join the Committee



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