

Homelessness in Nevada

Affordable Housing

URGENT NEED

Greatest shortage in the U.S.

Nevada has the greatest shortage of affordable housing for Extremely Low Income (ELI) households in the Nation.

Only **17** for Every **100**

Nevada has the greatest shortage among states in the Nation with only 17 available affordable units for every 100 ELI households.

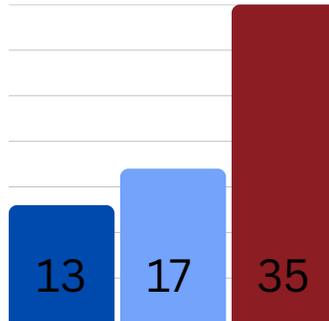


\$32.94 per hour just for rent

In Nevada, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,713 per month. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$5,708.92 monthly or \$68,507 annually. Assuming a 40-hour work week at 52 weeks per year, this level of income translates to an hour housing wage of \$32.94 per hour.

ELI: Extremely Low Income

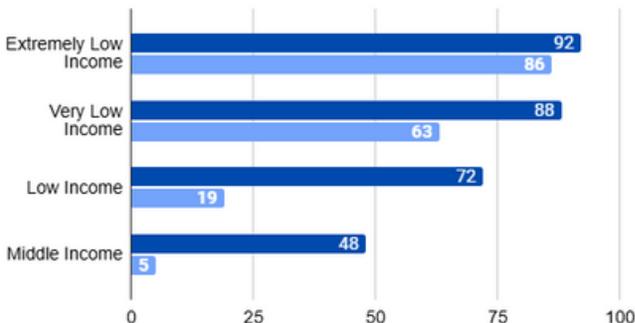
In Nevada, a family of four is considered extremely low income when earning \$30,080 or less a year.



Nevada has the worst shortage of affordable and available rental homes in the nation. For every **100** homes needed, only **17** are available Statewide. The shortage is even greater in Las Vegas with only **13** available units for every **100** affordable homes needed. The National average is **35**.

Housing Cost Burden by Income Group

■ Cost Burdened (%) ■ Severely Cost Burdened (%)



Data Sources:

National Low Income Housing Coalition Out of Reach Report 2025

National Low Income Housing Coalition Gap Report 2023

Statewide efforts to address the crisis

In 2023 the Nevada State Legislature enacted legislation that created the Supportive Housing Development Fund administered by the Nevada Housing Division from a state appropriation. AB310 requested \$32.2 million to pilot the Fund for two years including \$30 million to assist people with obtaining housing and staying stably housed, \$1.5 million to build long-term capacity for housing developers and service providers, and \$700,000 to evaluate and measure the results.

In 2025, AB241 requires the governing body of each county and city in Nevada to adopt an ordinance authorizing by-right a multifamily housing development or mixed-use development that includes a residential use on property zoned for commercial and authorizes the State Land Registrar to transfer, under certain circumstances, certain real property owned by the State of Nevada to certain entities without consideration.