








# **SOUTHERN NEVADA STRONG** **HOUSING** Quick Facts

The Southern Nevada Strong Regional Plan is a community-driven, collaborative effort to plan, build, and invest in complete communities that make our region more livable, prosperous, and sustainable. A key component of complete communities is ensuring diverse housing types for all preferences and income levels.

To encourage an adequate supply of housing with a range of price, density, ownership and building types, the Regional Plan recommends:

-  Diversifying housing options to meet the needs of local talent and workers in future industry sectors
-  Designing housing to meet the needs of residents with low mobility and/or disabilities
-  Developing low-income and workforce housing in neighborhoods across the region
-  Working with developers to encourage new mixed-income developments across the region near employment centers, service providers, shopping, public transportation, and recreational facilities
-  Educating elected officials, community organizations, and the public on housing choice, needs and rights

Agenda Item IX A-2-HOUSING  
Meeting Date: 01-23-18

# The SNS Regional Plan addresses important housing issues that Southern Nevada currently faces.

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**Creating housing options that answer the needs of Southern Nevada's diverse population, while sustaining and supporting existing neighborhoods, will result in a more prosperous, vibrant and inviting region.**

*-SNS Regional Plan (p.74)*

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**To accommodate changing demographics, our region needs to foster complete communities that provide equal access to community amenities and housing for people of all incomes.**

*-SNS Regional Plan (p.59)*

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## **HOUSING DEVELOPMENT AND DIVERSITY**

Over the past 25 years, Southern Nevada was among the fastest growing regions in the nation. This rapid rate of development brought prosperity and opportunity to many, but it also created challenges. Much of our development has occurred on the edges of cities and the region and most new homes are single-family structures in subdivisions that are expensive to serve with infrastructure, and offer limited transportation and housing choices. This development pattern contributes to the growing disparity in access to jobs, transit service, quality public schools, health care and other services.

If development continues as it has in the past, some housing types and neighborhoods will be less available in the Las Vegas area than in competitor regions, limiting housing choice for Southern Nevadans. However, with well-planned and balanced housing, Southern Nevada residents will have homes that they can afford and they will be able to choose from a variety of housing styles, sizes and neighborhoods.

*Read more: SNS Regional Plan, page 5*

## **AFFORDABLE HOUSING AND EQUITY**

The affordable housing challenge faced by Southern Nevadans is different from that in many other regions. While the region generally has high "by the numbers" affordability, Southern Nevada is characterized by geographic inequalities, meaning community risk is heavily concentrated in some neighborhoods. Without major investments in affordable housing or transit networks, access to critical services and employment opportunities is unlikely to improve for communities with low levels of income and education, furthering isolated and disenfranchised them.

Addressing the patterns of market distortion, inequality, and disinvestment in the region's housing stock will require increased focus on providing a wider range of housing types for all stages of life, including elderly, young professionals and millennials as well as a range of prices, in both existing and new neighborhoods.

*Read more: SNS Regional Plan, page 75*

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**Overall, housing costs are unaffordable for more than half of renters and nearly one-third of homeowners with a mortgage in Clark County.**

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