

Recommended definitions of what is affordable for different segments of households:

Subsidized/Assisted Affordable Housing is defined as: “A household at 60% or less of area median income pays no more than 30% of their income for housing, including utilities.”

“Subsidized/Assisted affordable housing” refers to housing for low and extremely-low income households that is subsidized by federal and/or state program(s) including, but not limited to, HUD Housing Choice Vouchers, HOME Program, IRS section 142 of the Internal Revenue Code of 1986, State of Nevada Low-income Housing Trust Fund

Non-subsidized/Assisted Affordable Housing is defined as: “A household at 60 %to 80% of area median income pays no more than 30% of their income for housing, including utilities.”

Non-subsidized/Assisted Affordable Housing refers to housing for low- to moderate-income households that “may” qualify for some forms of rental or homeownership assistance. Typically, there are no major federal or state programs to assist with the development of affordable rental housing, nor can a household qualify to purchase the median priced home or afford the area’s market rents.

Workforce Housing is defined as: “A household at 80 %to 120% of area median income pays no more than 30% of their income for housing, including utilities.”

“Workforce housing,” refers to housing which is affordable by middle income earners. Generally, “workforce” housing refers to housing for middle income earners who earn too much to qualify for federal assistance, such as through Housing and Urban Development (HUD) but cannot qualify for the market’s median priced home or afford the area’s average rent.