

9-11-2019

The Mountain West: Affordable Housing Opportunities

Kaylie Pattni

University of Nevada, Las Vegas, kaylie.pattni@unlv.edu


Caitlin Saladino

The Lincy Institute and Brookings Mountain West, caitlin.saladino@unlv.edu

William E. Brown

The Lincy Institute and Brookings Mountain West, william.brown@unlv.edu

Follow this and additional works at: https://digitalscholarship.unlv.edu/bmw_lincy_hre

 Part of the [Growth and Development Commons](#), [Public Policy Commons](#), [Real Estate Commons](#), and the [Urban Studies Commons](#)

Repository Citation

Pattni, K., Saladino, C., Brown, W. E. (2019). The Mountain West: Affordable Housing Opportunities. *Housing & Real Estate Fact Sheet No. 1 1-4*.

Available at: https://digitalscholarship.unlv.edu/bmw_lincy_hre/1

This Report is protected by copyright and/or related rights. It has been brought to you by Digital Scholarship@UNLV with permission from the rights-holder(s). You are free to use this Report in any way that is permitted by the copyright and related rights legislation that applies to your use. For other uses you need to obtain permission from the rights-holder(s) directly, unless additional rights are indicated by a Creative Commons license in the record and/or on the work itself.

This Report has been accepted for inclusion in Housing & Real Estate by an authorized administrator of Digital Scholarship@UNLV. For more information, please contact digitalscholarship@unlv.edu.

**THE MOUNTAIN WEST:
AFFORDABLE HOUSING OPPORTUNITIES**

Housing & Real Estate Fact Sheet No. 1 | September 2019

Prepared by: Kaylie Pattni, Caitlin J. Saladino, and William E. Brown, Jr.

PURPOSE:

This fact sheet provides selected data pertaining to the Mountain West region from, *The Gap: A Shortage of Affordable Homes*, a 2018 report by the National Low Income Housing Coalition. The report includes statistics “based on data from the 2016 American Community Survey (ACS) Public Use Microdata Sample (PUMS). THE ACS is an annual nationwide survey of approximately 3.5 million addresses.”¹

KEY FINDINGS:

1. Among Mountain West states, Nevada low income renters face the greatest challenge in finding affordable and available homes, “with only 15 affordable and available rental homes for every 100 extremely low income renter households.”²
2. The majority of “extremely low income renter households are severely cost-burdened in every state and the District of Columbia. The states with the greatest percentage of extremely low income renter households facing a severe cost burden are Nevada (80%), Florida (79%), California (77%), Oregon (76%), Arizona (75%), and Colorado (75%).”³
3. “Of the 50 largest metropolitan areas in the nation extremely low income renters face the most severe relative shortages in Las Vegas, NV with 10 affordable and available rental homes for every 100 extremely low income renter households. Other metros with severe shortages include: Los Angeles, CA (17/100), Orlando, FL (17/100), Sacramento, CA (19/100), Dallas, TX (19/100), and Houston, TX (19/100).”⁴
4. “The majority of extremely low income renter households are severely cost-burdened in all 50 of the largest metropolitan areas, ranging from 59% of such households in Providence, RI to 84% in Orlando, FL and Las Vegas, NV.”⁵

¹ *The Gap: A Shortage of Affordable Homes*. Washington, DC: The National Low Income Housing Coalition, 2018.
https://reports.nlihc.org/sites/default/files/gap/Gap-Report_2018.pdf

² Ibid., p. 8.

³ Ibid., p. 9.

⁴ Ibid.

⁵ Ibid.

Table 1 offers a compilation of individual data for each state. The maximum income of a 4 person “extremely low income household” is \$24,600 for all states represented in this table, except for Colorado (\$25,540).

**TABLE 1: EXTREMELY LOW INCOME HOUSEHOLDS
(MOUNTAIN WEST STATES)**

States	Households of Extremely Low Income	Households of Extremely Low Income	Max Income of a 4-person ELI household*	Shortage of Rental homes affordable/ available	Annual Household Income needed to afford a two-bedroom rental home	Percent of Extremely Low Income Renter
Nevada ⁶	90,292	19%	\$24,600	-73,158	\$38,660	79%
Utah ⁷	64,797	22%	\$24,600	-41,266	\$36,952	71%
Arizona ⁸	204,134	23%	\$24,600	-153,331	\$38,390	78%
Colorado ⁹	157,858	21%	\$25,540	-114,071	\$49,780	76%
New Mexico ¹⁰	69,204	28%	\$24,600	-41,159	\$33,062	71%

In Table 2, the Metropolitan Areas shown have less than the national level of affordable and available units per 100 households at or below the extremely low income threshold. No MSA data was available for New Mexico or Utah.

TABLE 2: MOUNTAIN WEST METROS¹¹

Metro Area	Surplus (Deficit) of Affordable & Available Units		Affordable & Available Units per 100 Households at or below Threshold				% Within Each Income Category w/ Severe Housing Cost Burden			
	At or Below ELI	At or below 50% AMI	At or below ELI	At or below 50% AMI	At or below 80% AMI	At or below 100% AMI	At or below ELI	31% to 50% AMI	51% to 80% AMI	81% to 100% AMI
Las Vegas-Henderson-Paradise, NV	63,686	83,398	10	30	92	109	84%	44%	12%	1%
Phoenix-Mesa-Scottsdale, AZ	109,635	123,834	20	43	93	102	78%	34%	8%	2%
Tucson, AZ	32,378	30,310	24	51	99	106	78%	39%	4%	3%
Denver-Aurora-Lakewood, CO	59,158	88,395	26	42	92	103	78%	37%	10%	2%

⁶ Nevada, https://nlihc.org/sites/default/files/SHP_NV.pdf

⁷ Utah, https://nlihc.org/sites/default/files/SHP_UT.pdf

⁸ Arizona, https://nlihc.org/sites/default/files/SHP_AZ.pdf

⁹ Colorado, https://nlihc.org/sites/default/files/SHP_CO.pdf

¹⁰ New Mexico, https://nlihc.org/sites/default/files/SHP_NM.pdf

¹¹ Appendix B, https://reports.nlihc.org/sites/default/files/gap/Gap-Report_2018.pdf

In Table 3, states in red (Arizona, Colorado, Nevada, and Utah) have less than the national level of affordable and available units per 100 households at or below the extremely low income (ELI) threshold.

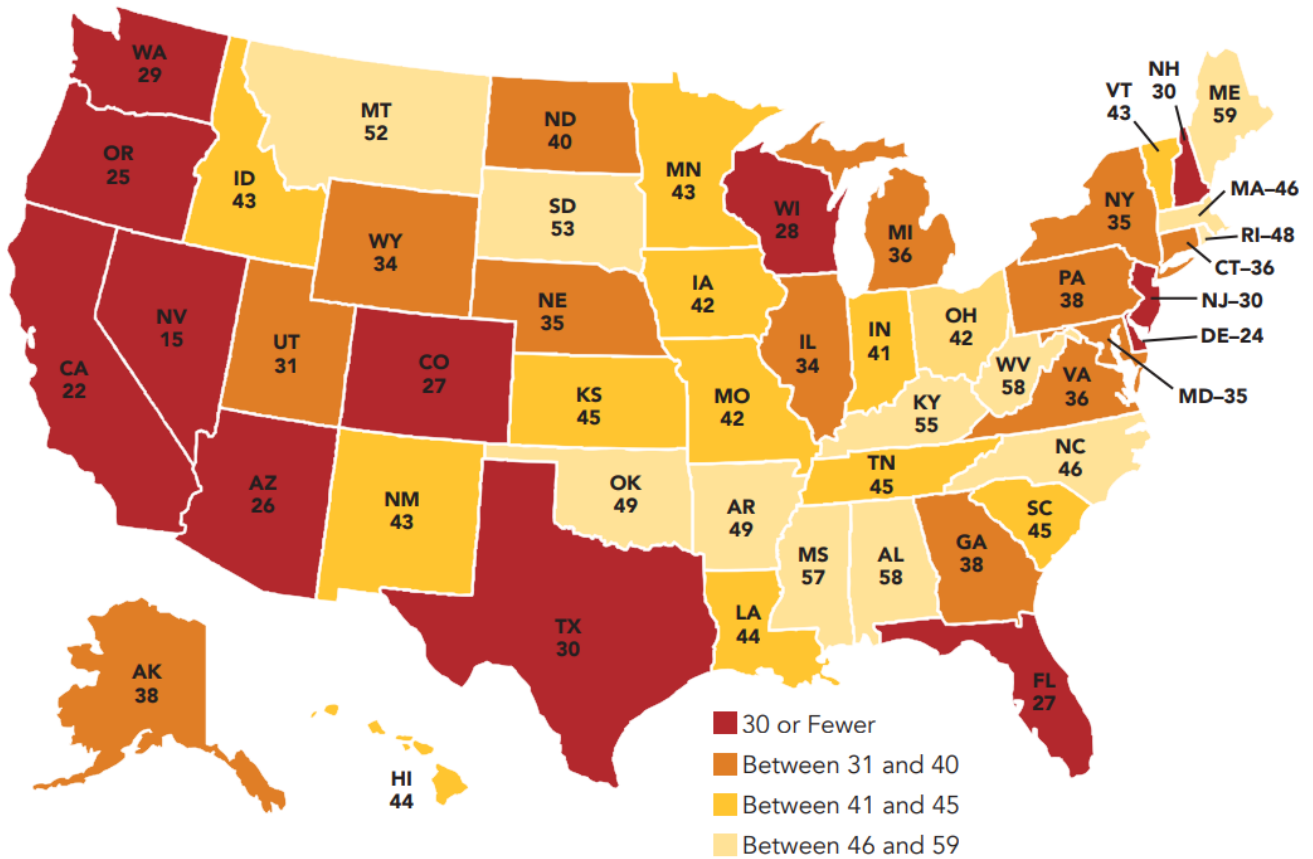
**TABLE 3: AFFORDABLE/AVAILABLE RENTAL UNITS¹²
(MOUNTAIN WEST STATES)**

State	Surplus (Deficit) of Affordable & Available Units		Affordable & Available Units per 100 Households at or below Threshold				% Within Each Income Category w/ Severe Housing Cost Burden			
	At or Below ELI	At or below 50% AMI	At or below ELI	At or below 50% AMI	At or below 80% AMI	At or below 100% AMI	At or below ELI	> ELI to 50% AMI	51% to 80% AMI	81% to 100% AMI
Arizona	159,599	178,791	26	46	95	104	75%	35%	8%	2%
Colorado	127,866	159,456	26	46	90	100	75%	39%	8%	2%
Nevada	81,787	101,385	15	37	94	108	80%	38%	10%	1%
New Mexico	40,697	43,201	43	57	101	110	67%	33%	9%	1%
Utah	41,842	43,740	32	60	100	105	67%	22%	5%	1%

¹² Appendix A, https://reports.nlihc.org/sites/default/files/gap/Gap-Report_2018.pdf

THE GAP

RENTAL HOMES AFFORDABLE AND AVAILABLE PER 100 EXTREMELY LOW INCOME RENTER HOUSEHOLDS BY STATE



Note: Extremely low income (ELI) renter households have incomes at or below the poverty level of 30% of the area median income
 Source: NLIHC tabulations of 2016 ACS PUMS Data.