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**2025 Community Housing
Fund (CHF) Awards**

February 17, 2026

Affordability

- Area Median Income (AMI) for Clark County is: \$85,410 (Household of 3)
- Rent Prices are based on 30% of monthly income (2 bedrooms)

AMI	Annual Income	Monthly Rent	Mortgage Payment
100% AMI	\$85,410		\$2,768
80% AMI	\$72,522	\$1,836	\$2,214
60% AMI	\$55,080	\$1,377	\$1,661
50% AMI	\$45,900	\$1,148	\$1,384
30% AMI	\$27,540	\$689	\$830

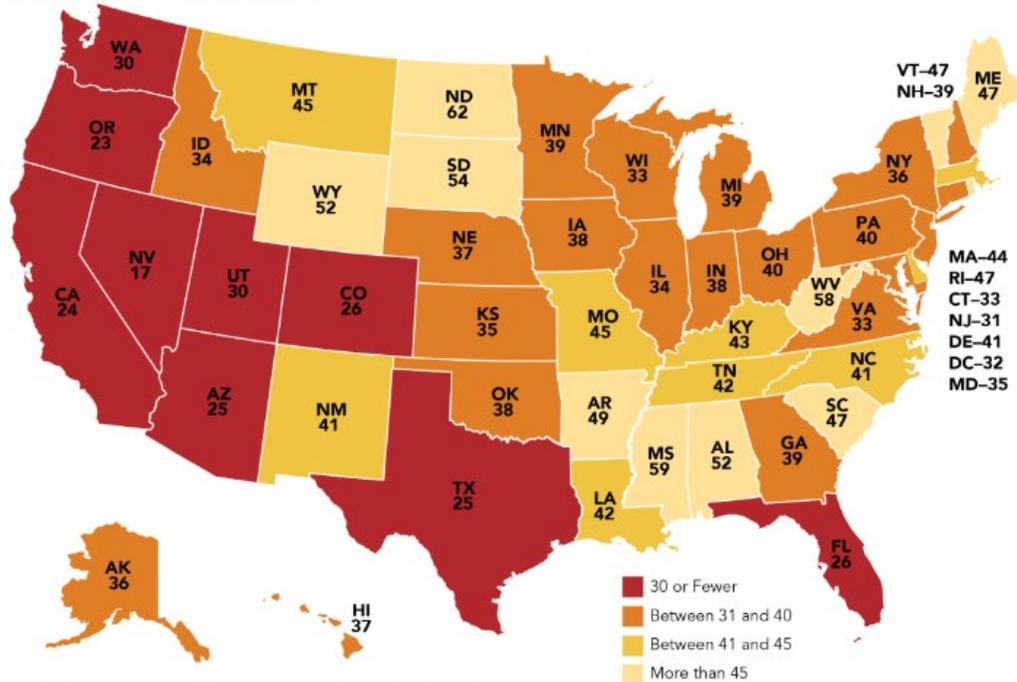


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Housing Need in Clark County



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 OR 30% OF THE AREA MEDIAN INCOME.
SOURCE: NLIHC TABULATIONS OF 2023 1-YEAR ACS PUMS DATA.

- Extremely low-income households (<30% AMI) have fewer affordable units available than in any other state
- The need for rental housing in Clark County is for households at 50% AMI and below, 96k units
- Over 69% of renters at 50%AMI and below are severely cost-burdened (>50% of income)
- Half the population of Clark County is priced out of buying a home



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Rent/Incomes to Jobs

Median Rent for a 2 bedroom in Clark County is around **\$1,500**

Clark County Median Home Price is **\$445K**

	Annual	Average Wage
80% AMI	\$72,522	\$34.87
Electrician	\$72,240	\$34.73
Chef/Head Cook	\$62,360	\$29.98
Truck Driver	\$58,550	\$28.15
Can afford: Rent at \$1,836; Home priced at \$288,100		
	Annual	Average Wage
60% AMI	\$55,080	\$26.48
Administrative Assistant	\$46,840	\$22.52
Bus Driver	\$45,730	\$21.99
Sales	\$45,220	\$21.74
Can afford: Rent at \$1,377; Home priced at \$202,400		
	Annual	Average Wage
50% AMI	\$45,900	\$22.07
Medical Assistant	\$42,000	\$20.19
Maid/Housekeeper	\$41,740	\$20.07
Food Prep and Dishwasher	\$36,010	\$17.31
Can afford: Rent at \$1,148; Home priced at \$159,500		
	Annual	Average Wage
30% AMI	\$27,540	\$13.24
Minimum Wage Jobs	\$24,960	\$12.00
Substitute Teacher	\$24,770	\$11.91
Social Security (Seniors)	\$21,420	**
Can afford: Rent at \$689; Home priced at \$73,700		



Community Housing Fund (CHF)

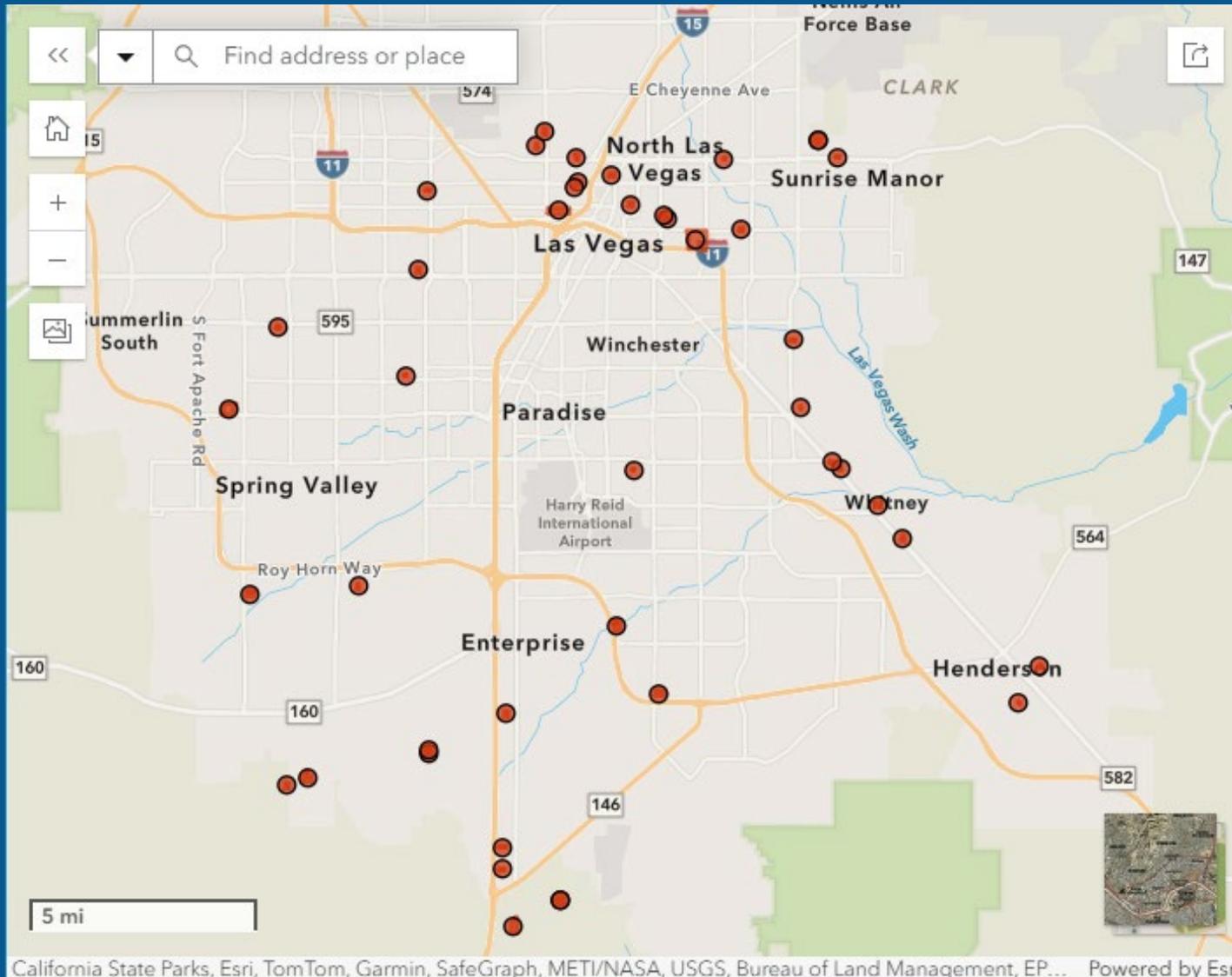
Historic Investment (2022-26)

- Multi-family Units Supported to Date: 5865
- **713** of those for 30% AMI Households

\$20M to Further Reduce Rents

- **530** new Units at 50% and Below

CHF Funded Projects



City of Las Vegas	
CHF	11 projects
Total Funds	\$55,917,500
North Las Vegas	
CHF	5 projects
Total Funds	\$24,150,000
Henderson	
CHF	6 projects
Total Funds	\$28,286,000
Unincorporated CC	
CHF	24 projects
Total Funds	\$149,201,607



Questions?



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