

NEVADA

#22*

In **Nevada**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,135**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,785** monthly or **\$45,416** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$21.83
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NEVADA:

| STATE FACTS | |
|-----------------------------|----------------|
| Minimum Wage | \$9.75 |
| Average Renter Wage | \$17.52 |
| 2-Bedroom Housing Wage | \$21.83 |
| Number of Renter Households | 479,997 |
| Percent Renters | 44% |

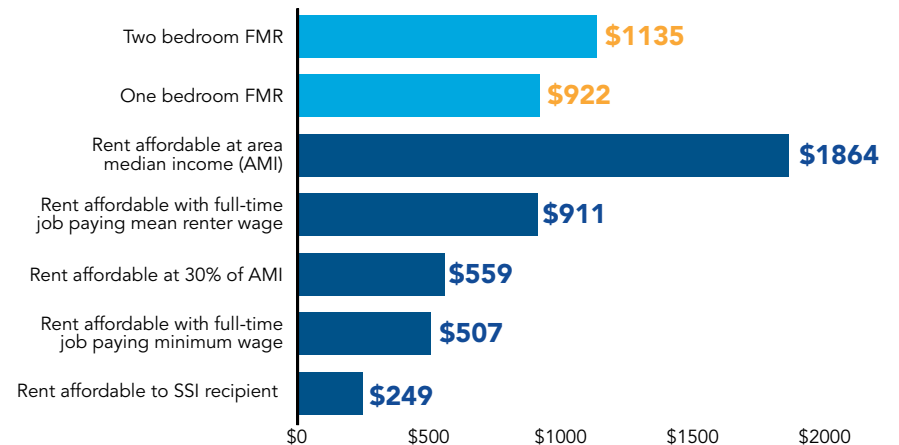
90
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

73
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.2
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.8
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

| MOST EXPENSIVE AREAS | HOUSING WAGE |
|----------------------------------|----------------|
| Reno MSA | \$23.40 |
| Las Vegas-Henderson-Paradise MSA | \$21.98 |
| Carson City MSA | \$19.67 |
| Douglas County | \$19.48 |
| Lander County | \$17.98 |



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

FY21 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

| | Hourly wage necessary to afford 2 BR ¹ FMR ² | 2 BR FMR | Annual income needed to afford 2 BMR FMR | Full-time jobs at minimum wage to afford 2BR FMR ³ | Annual AMI ⁴ | Monthly rent affordable at AMI ⁵ | 30% of AMI | Monthly rent affordable at 30% of AMI | Renter households (2015-2019) | % of total households (2015-2019) | Estimated hourly mean renter wage (2021) | Monthly rent affordable at mean renter wage | Full-time jobs at mean renter wage needed to afford 2 BR FMR |
|----------------------------------|--|----------|--|---|-------------------------|---|------------|---------------------------------------|-------------------------------|-----------------------------------|--|---|--|
| Nevada | \$21.83 | \$1,135 | \$45,416 | 2.2 | \$74,544 | \$1,864 | \$22,363 | \$559 | 479,997 | 44% | \$17.52 | \$911 | 1.2 |
| Combined Nonmetro Areas | \$17.09 | \$889 | \$35,542 | 1.8 | \$74,086 | \$1,852 | \$22,226 | \$556 | 31,803 | 29% | \$18.74 | \$975 | 0.9 |
| Metropolitan Areas | | | | | | | | | | | | | |
| Carson City MSA | \$19.67 | \$1,023 | \$40,920 | 2.0 | \$75,800 | \$1,895 | \$22,740 | \$569 | 9,840 | 43% | \$18.71 | \$973 | 1.1 |
| Las Vegas-Henderson-Paradise MSA | \$21.98 | \$1,143 | \$45,720 | 2.3 | \$72,400 | \$1,810 | \$21,720 | \$543 | 362,272 | 46% | \$17.37 | \$903 | 1.3 |
| Reno MSA | \$23.40 | \$1,217 | \$48,680 | 2.4 | \$83,800 | \$2,095 | \$25,140 | \$629 | 76,082 | 41% | \$17.56 | \$913 | 1.3 |
| Counties | | | | | | | | | | | | | |
| Churchill County | \$15.88 | \$826 | \$33,040 | 1.6 | \$69,100 | \$1,728 | \$20,730 | \$518 | 3,437 | 35% | \$16.06 | \$835 | 1.0 |
| Clark County | \$21.98 | \$1,143 | \$45,720 | 2.3 | \$72,400 | \$1,810 | \$21,720 | \$543 | 362,272 | 46% | \$17.37 | \$903 | 1.3 |
| Douglas County | \$19.48 | \$1,013 | \$40,520 | 2.0 | \$78,100 | \$1,953 | \$23,430 | \$586 | 5,930 | 29% | \$17.86 | \$929 | 1.1 |
| Elko County | \$19.37 | \$1,007 | \$40,280 | 2.0 | \$91,200 | \$2,280 | \$27,360 | \$684 | 5,195 | 29% | \$16.75 | \$871 | 1.2 |
| Esmeralda County † | \$14.12 | \$734 | \$29,360 | 1.4 | \$48,700 | \$1,218 | \$14,610 | \$365 | 205 | 42% | | | |
| Eureka County | \$16.94 | \$881 | \$35,240 | 1.7 | \$109,300 | \$2,733 | \$32,790 | \$820 | 203 | 26% | \$42.63 | \$2,217 | 0.4 |
| Humboldt County | \$17.90 | \$931 | \$37,240 | 1.8 | \$83,600 | \$2,090 | \$25,080 | \$627 | 1,858 | 29% | \$17.31 | \$900 | 1.0 |
| Lander County | \$17.98 | \$935 | \$37,400 | 1.8 | \$102,000 | \$2,550 | \$30,600 | \$765 | 584 | 27% | \$14.70 | \$765 | 1.2 |
| Lincoln County | \$14.12 | \$734 | \$29,360 | 1.4 | \$65,700 | \$1,643 | \$19,710 | \$493 | 508 | 25% | \$13.78 | \$716 | 1.0 |
| Lyon County | \$15.54 | \$808 | \$32,320 | 1.6 | \$68,800 | \$1,720 | \$20,640 | \$516 | 6,204 | 29% | \$17.55 | \$912 | 0.9 |
| Mineral County | \$14.12 | \$734 | \$29,360 | 1.4 | \$54,700 | \$1,368 | \$16,410 | \$410 | 602 | 29% | \$20.19 | \$1,050 | 0.7 |
| Nye County | \$15.83 | \$823 | \$32,920 | 1.6 | \$58,700 | \$1,468 | \$17,610 | \$440 | 5,571 | 29% | \$17.67 | \$919 | 0.9 |
| Pershing County | \$14.12 | \$734 | \$29,360 | 1.4 | \$61,500 | \$1,538 | \$18,450 | \$461 | 647 | 33% | \$20.02 | \$1,041 | 0.7 |
| Storey County | \$23.40 | \$1,217 | \$48,680 | 2.4 | \$83,800 | \$2,095 | \$25,140 | \$629 | 157 | 10% | \$19.55 | \$1,017 | 1.2 |
| Washoe County | \$23.40 | \$1,217 | \$48,680 | 2.4 | \$83,800 | \$2,095 | \$25,140 | \$629 | 75,925 | 42% | \$17.39 | \$904 | 1.3 |
| White Pine County | \$15.42 | \$802 | \$32,080 | 1.6 | \$75,800 | \$1,895 | \$22,740 | \$569 | 859 | 24% | \$23.43 | \$1,218 | 0.7 |
| Carson City | \$19.67 | \$1,023 | \$40,920 | 2.0 | \$75,800 | \$1,895 | \$22,740 | \$569 | 9,840 | 43% | \$18.71 | \$973 | 1.1 |

† Wage data not available (See Appendix B).

- 1: BR = Bedroom
- 2: FMR = Fiscal Year 2021 Fair Market Rent.
- 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
- 4: AMI = Fiscal Year 2021 Area Median Income
- 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.