City of Fernley Redevelopment Workshop No. 4

Saturday, February 10, 2018

City Hall
City of Fernley
595 Silver Lace Boulevard
Fernley, NV 89408

University Center for Economic Development
http://www.unr.edu/business/research-and-outreach/uced

University Center for Economic Development – Nevada Leadership Program
http://www.unr.edu/business/research-and-outreach/nevada-leadership
What is Redevelopment?

“Redevelopment and reuse are processes for taking previously developed property or areas to a higher, more productive use.

Specifically, redevelopment refers to new construction (with demolition if necessary) or the process to improve an area through both new construction and property reuse. Property reuse refers specifically to the renovation or rehabilitation of an existing building (or structure).

This type of development encourages infill rather than sprawl, makes use of existing infrastructure, and helps to remove blight.”

What is Redevelopment?

- At its core, redevelopment is fundamentally an economic development strategy.
- Three general approaches to Economic Development:
  - Business-Oriented Approaches: focus on directly assisting businesses through specific efforts in business finance, entrepreneurial and small business development, business retention and expansion, technology transfer, and business recruitment.
  - Place-Oriented Approaches: focus on the community’s resources; place-oriented efforts seek to improve roads and utilities, to develop employment centers, as well as transform brownfields into usable sites; broad and specific efforts to revitalize areas and reuse specific sites.
  - Resident-Oriented Approaches: focus on helping local residents participate and advance in the workforce.
What is Economic Development?

Economic Development is fundamentally a PUBLIC SECTOR activity.

Economic Development is a set of comprehensive policies, programs, and projects designed to:
- Create mid to high skill level jobs.
- Create jobs that pay mid to high level wages.
- Help stabilize local, regional, state-wide revenue sources.
- Offer individuals meaningful opportunities for general upward mobility.
- Improve the quality of life in a particular community.

What is Economic Development?
Economic Development includes both Property and Non-Property Based Strategies:
- Real Estate and Land Reuse Strategies
- Economic Development Marketing and Attraction
- Tech-Transfer and Technology-Based Development
- Small Business and Entrepreneurial Development
- Neighborhood and Community-Based Development
- Workforce and Job Training Development

What is Economic Development?
Economic Development is also REGIONAL.
- Regional Transportation Authorities
- Regional Convention and Visitor Authorities
- Regional Utility Companies
- Regional Councils of Government

Markets organize themselves regionally.
Economic Development Mistakes

- We usually start by choosing an industry first.
- We don’t consider our internal capacity to pursue different economic development strategies.
- We don’t explicitly plan our economic development policies, programs, and projects.
- We tend to wait for an economic crisis to get serious about economic development.
- We create completely unrealistic goals - creating significantly negative long-term consequences.
- We use economic development tools in inappropriate ways.

The Draft Redevelopment Plan

Required Elements of the Redevelopment Plan:
- Section 1: Introduction and Overview
- Section 2: Description of the Redevelopment Area
- Section 3: Inventory of Existing Blighting Conditions within the Redevelopment Area
- Section 4: Financial and Economic Feasibility Projections
- Section 5: Proposed (Permitted and Prohibited) Redevelopment Agency Activities
- Section 6: Public-Private Partnerships
- Section 7: Authorized and Required Actions
- Section 8: Implementation
- Owner Participation Rules/Agreement

Public Workshops

A Community Process:
- Workshop No. 1, City of Fernley Redevelopment Working Group Discussion Meeting; August 18, 2017, 6:00pm to 9:00pm
- Workshop No. 2, Development of Section 1, 2 and 4 of the Redevelopment Plan; Saturday, January 27, 2018, 10:00am to 4:00pm
- Workshop No. 3, Development of Section 5 and 6 of the Redevelopment Plan; Monday, February 5, 2018, 6:00pm to 9:00pm
- Workshop No. 4, Development of Section 7 and 8 of the Redevelopment Plan; Saturday, February 10, 2018, 10:00am to 4pm
- Workshop No. 5, Development of the Owner Participation Agreement/Rules, Monday, February 26, 2018, 6:00pm to 9:00pm
An Overview of Typical Redevelopment Agency Activities

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Saturday, February 10, 2018

Nevada’s Experience with Redevelopment

As of FY 2016-17, there are 14 active Redevelopment Agencies/Project Areas in Nevada:

- Carson City Redevelopment Agency
- Boulder City Redevelopment Agency
- Clark County Redevelopment Agency
- City of Henderson Redevelopment Agency
- City of Las Vegas Redevelopment Agency
- City of Mesquite Redevelopment Agency
- City of North Las Vegas Redevelopment Agency
- Douglas County Redevelopment Agency
- City of Elko Redevelopment Agency
- City of Reno Redevelopment Agency No. 1
- City of Reno Redevelopment Agency No. 2
- City of Sparks Redevelopment Agency No. 1
- City of Sparks Redevelopment Agency No. 2
- City of Ely Redevelopment Agency

Boulder City Redevelopment Agency:

- Focused on Development Assistance to property owners and developers who demonstrate how their project complements the redevelopment plan...technical and financial service.
- Public Sector Improvements including road widening, landscaping, and utilizing upgrading; includes use of private-public partnerships.
- Multiple Grant Programs:
  - 50/50 Signage Grant Program
  - Non-Profit Entity Sponsored Special Events Grant Program
  - Private Property Owner/Developer Grant Program (Primary and Secondary Uses)
Nevada’s Experience with Redevelopment

City of Henderson Redevelopment Agency:

- Residential Improvement Program: financial assistance for homeowners or tenants interested in improving the exterior of their home; requires property owner participation through a financial contribution.
- Residential Development Program: grant of up to $24,500 per dwelling to assist in constructing new single family residences or two-family, three-family or four-plex, five-plex, or six-plex structures in downtown Henderson; available for both owner-occupied and renter-occupied.
- Developer Assistance Program: custom-tailored assistance based on project merits.
- Business Incentive Programs:
  - Façade Improvement
  - Tenant Improvement Grant
  - Mini-Façade Improvement Program

City of Mesquite Redevelopment Agency:

- Specifically developed and designed to revitalize and focus reinvestment into the downtown area of the City of Mesquite.
- Five separate redevelopment ‘sectors’: Industrial Corridor, Commercial & Multi-Family, Urban Corridor South of I-15, Urban Corridor North of I-15, and the Western Development Corridor
- Focused funding on public works projects, administering business incentives, and overseeing various programs designed to increase greater commercial activity within the community.
- Three specific Incentive Programs: Façade Rehabilitation Program, Sign Replacement Program, and Building, Remodeling and Rehabilitation Program.

City of Elko Redevelopment Agency:

- Three general areas of focus: Commercial/Civic, Residential, and General/Streetscape
- For the Downtown Project Area, the creation of five separate districts: (1) Central Business District, (2) Urban Mix District, (3) River District, (4) Industrial Mix District, and (5) Neighborhood District
Nevada’s Experience with Redevelopment

City of Elko Redevelopment Agency:

– Current Projects:
  • Railroad Property Acquisition
  • Parking Corridor Beautification and Re-Use
  • Litter & Weed Control
  • Waste & Recycling Receptacles
  • Public Input & Coordination Process
  • Full-Time RDA Manager/Economic Development Director

– Future Projects:
  • Circulation Projects
  • Utilities Projects
  • Land Use Projects
  • Parking Projects
  • Design Projects
  • Parks, Plazas, Open Space Projects
  • Focal Point Projects
  • Community Connection Projects
  • Policy & Organizational Projects

General Types of Typical Redevelopment Agency Activities

A Wide Variety of Activity “Types”:

– Infrastructure and Public Improvements
– Neighborhood and Community Improvement Projects
– Affordable and Market-Rate Housing
– Environmental Remediation
– Small Business Financing (and Support)
– Business Retention, Expansion, and Attraction Efforts
– Economic Development Marketing and Attraction
– Workforce Development

Infrastructure and Public Improvements
Neighborhood and Community Improvement Projects

Affordable and Market Rate Housing

General Types of Typical Redevelopment Agency Activities

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– Neighborhood and Community Improvement Projects
– Affordable and Market-Rate Housing
– Environmental Remediation
– Small Business Financing (and Support)
– Business Retention, Expansion, and Attraction Efforts
– Economic Development Marketing and Attraction
– Workforce Development
EXERCISE: Identification of Community Needs within the Redevelopment Study Area

• In your small group, spend the next **30 Minutes** identifying various strengths of the redevelopment study area.

• Think about the strengths as they apply to the various activity 'types' we have discussed:
  – Infrastructure and Public Improvements
  – Neighborhood and Community Improvements
  – Affordable and Market-Rate Housing
  – Environmental Conditions
  – Small Business Activity
  – Business Retention, Expansion and Attraction (what would make a business stay or relocate to this area?)
  – The Workforce

EXERCISE: Identification of Community Needs within the Redevelopment Study Area

• In your small group, spend the next **30 Minutes** identifying various weaknesses of the redevelopment study area.

• Think about the weaknesses as they apply to the various activity 'types' we have discussed:
  – Infrastructure and Public Improvements
  – Neighborhood and Community Improvements
  – Affordable and Market-Rate Housing
  – Environmental Conditions
  – Small Business Activity
  – Business Retention, Expansion and Attraction (what would make a business stay or relocate to this area?)
  – The Workforce

EXERCISE: Identification of Community Needs within the Redevelopment Study Area

• In your small group, spend the next **10 Minutes** prioritizing the various strengths and weaknesses of the redevelopment study area.

• Identify the top 5 strengths and the top 5 weaknesses for out of your list of strengths and weaknesses.
  – These top 5 strengths could be used as an advantage to 'sell' the area to new businesses and new investment.
  – These top 5 weaknesses need immediate attention and improvement and are primary impediments to new businesses and new investment.
Redevelopment Agencies as Municipal Economic Development Authorities

City of Fernley Redevelopment Study – Workshop No. 4
Saturday, February 10, 2018

The Economic Development Organization

"An economic development organization is an organization dedicated to the economic development of a region, be it a subnational area such as a town, city, county, province, or state; a whole nation; or transnational regions unified through economic integration.

EDO’s are typically government agencies, public-private partnerships, or non-governmental organizations (NGO’s) working together to improve the regional economy they focus on (be it internal or external)."

Structure of Redevelopment Agencies in Nevada

- The organizational structure of redevelopment agencies in Nevada are governed by Nevada Revised Statute Chapter 279, Redevelopment of Communities.

- Specifically, NRS 279.440 through NRS 279.450.

- Subject to NRS 241 Meetings of State and Local Agencies and all other applicable state and federal laws.
Structure of Redevelopment Agencies in Nevada

- NRS 279.440: Appointment of members; exceptions.
  - Except as otherwise provided in NRS 279.443 and 279.444, when the legislative body adopts a resolution declaring the need for an agency, the mayor or other executive officer of a city or chair of the board of county commissioners, with the approval of the legislative body, shall appoint five resident electors of the community as members of the agency.

- NRS 279.442: Restriction on appointment of members.
  - A member may not be an employee of the community, but notwithstanding any other law, he or she may be a member or employee of any other agency or authority, or created for, the community.

Structure of Redevelopment Agencies in Nevada

- NRS 279.443: Alternative method of appointment of members; staggering of terms of resident electors; successors; vacancies.
  1. As an alternative to the appointment of five members of the agency pursuant to NRS 279.440 and as an alternative to the procedures set forth in NRS 279.444:
     a) At the time of the adoption of a resolution pursuant to NRS 279.428, the legislative body may appoint not more than 11 of the following persons as members of the agency:
        1) Resident electors of the community;
        2) Members of the legislative body; or
        3) A combination of resident electors of the community and members of the legislative body.
     b) At any time after the adoption of a resolution pursuant to NRS 279.428, the legislative body may direct the mayor or other executive officer of the city or chair of the board of county commissioners to appoint not more than 11 of the following persons as members of the agency:
        a) Resident electors of the community;
        b) Members of the legislative body; or
        c) A combination of resident electors of the community and members of the legislative body.

  2. The terms of any resident electors of the community first appointed as members of the agency pursuant to paragraph (a) or (b) of subsection 1 must be staggered in substantially the same proportion as the terms of members are staggered pursuant to NRS 279.446. The successors of the members first appointed must be appointed for 4-year terms. Vacancies occurring during a term must be filled for the unexpired term. A member shall hold office until his or her successor is appointed and qualified.

- NRS 279.464: Services and facilities available to the agency. For the purposes of the agency, it shall have access to the services and facilities of the planning commission, the city engineer and other departments and offices of the community.

- NRS 279.466: An agency may select, appoint and employ such permanent and temporary officers, agents, counsel and employees as it requires, and determine their qualifications, duties, benefits and compensation, subject only to the conditions and restrictions imposed by the legislative body on the expenditure or encumbrance of the funds appropriated to the community redevelopment agency administrative fund.
Structure of Redevelopment Agencies in Nevada

- NRS 279.468: Preparation of plans for blighted areas; dissemination of redevelopment information; acceptance and expenditure of money; creation of residential plan; budget. Any agency may:
  1. From time to time prepare plans for the improvement, rehabilitation and redevelopment of blighted areas.
  2. Disseminate redevelopment information.
  3. Accept financial or other assistance from any public or private source, for the agency’s activities, powers and duties, and expend any funds so received for any of the purposes of this chapter.
  4. For each neighborhood within the redevelopment area, create a residential plan for the neighborhood or appoint an advisory council for redevelopment and delegate the authority to create the residential plan to the advisory council. A residential plan created by an advisory council must be approved by the agency, and each residential plan created pursuant to this subsection must include a financing plan.
  5. Include in its budget all money received from any source, including, without limitation, money received from a local government for use by an advisory council in carrying out a residential plan approved by the agency.
An Overview of the City of Fernley’s Efforts to Update and Revise its Current Masterplan

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Saturday, February 10, 2018

Why are we talking about this now?

NRS 279.516: Prerequisites of community redevelopment; Planning commission; masterplan. Before any area is designated for redevelopment, the community authorized to undertake such development shall:

1. Have a planning commission.
2. Have a master or general plan for the community adopted by the planning commission or the legislative body. The plan must include all of the following:
   a. The general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other major public utilities and facilities.
   b. A land-use plan which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, recreation, education, public buildings and grounds and other categories of public and private uses of land.
   c. A statement of the standards of population density and building intensity recommended for the various districts and other territorial units, and estimates of future growth in population, in the territory covered by the plan, all correlated with the land-use plan.
   d. Maps, plans, charts or other descriptive matter showing the areas in which conditions are found indicating the existence of blighted areas.

The City of Fernley’s Comprehensive Plan (Masterplan)

• Adopted and approved on November 2, 2005.

• Consists of the following sections:
  – Housing and Population Element
  – Conservation Element
  – Land Use Element
  – Transportation Element
  – Public Services and Facilities Element
What is a Master Plan?

- A Master Plan, often called a comprehensive plan, provides a long-range vision for the built environment of a community.
- Guides the appropriate use of lands within a municipality in order to protect the public health and safety to promote the general welfare.

What is a Master Plan?

A Master Plan typically identifies:
- Suitable locations for industrial, public service, commercial, housing, and mixed-use development.
- Locations where the community should increase density, use redevelopment, or engage in other ways.
- Opportunities to extend and/or improve open space, recreational areas, and civic facilities.
- Strategies for economic development.
- Environmental, historic, and cultural resources that need conservation.
- Strategies for solving congestion and improving transit service.

Housing and Master Planning

A Distinction between Master Planning and Zoning:
- Master Plans are policy guides for the conservation and development of land.
- Master Plans may include a generalized map of preferred land uses within a jurisdiction.
- Master Plans are typically 20 year horizon documents.
- Zoning Ordinances and Zoning Maps are NOT Master Plans.
  - In many states including Nevada, a jurisdiction’s zoning ordinance and map must conform to an adopted master plan.
Housing and Master Planning

Master Planning in Nevada: Most jurisdictions in Nevada are required to have a Master Plan.

- Why? Any jurisdiction with a Planning Commission must have an adopted Master Plan.

- 15 Counties in Nevada are not required to have the Elected Body adopt the Planning Commission’s Master Plan (Most have, though).
  - Nevada Revised Statutes (NRS) require zoning, if adopted, to conform to an adopted Master Plan (but the timing of conformance is ill defined).

Housing and Master Planning

Master Planning in Nevada: Most jurisdictions in Nevada are required to have a Master Plan.

- Washoe County: A Regional Planning Agency is required and all local governments must conform their Master Plans and Zoning Ordinances/Maps with the adopted Regional Master Plan

- Clark County: All local jurisdictions must adopt all elements of a Master Plan as prescribed in NRS
  - Recently completed Southern Nevada Strong Plan is being voluntarily followed by the local jurisdictions

Master Plan Policies

- Master Plans typically include policies affecting housing.

- Master Plan policies affecting housing may include.
  - Requirements for a percentage of proposed housing to include affordable (below market rate) housing; typically referred to as "inclusionary housing".
  - Policies when rent control is imposed (typically when affordable housing stock as a percentage of all housing stock falls below a certain level).
  - Density ranges for certain locations within a jurisdiction (usually tied to a Master Plan map).
  - Promotion of live/work housing.
  - Included with, or tied to, the Master Plan may be the Capital Improvements Plan (CIP) which can guide the timing of services that will support the development of preferred housing types identified in the Master Plan.
Master Plan Maps

Master Plan maps can identify the preferred land use pattern over the period of the Master Plan:

- The Master Plan map may show the relationship and location between residential, commercial, industrial and public service uses.
- The Master Plan map will typically guide the location of specific zoning categories currently and in the future.

Housing and Zoning

Zoning is the typical tool for implementing a Master Plan.

Different types of zoning tools:

- **Euclidian**: most common; identification of use types e.g. residential, commercial, industrial, public service, recreation; distinct separation of uses; specific densities; defined lot setbacks and building heights; often results in a grid development pattern e.g. lot and block.
- **Planned Unit Development**: can be a zoning category, method of arranging uses within Euclidian zoning, or a subdivision process (NRS 278A); typically permits exceptions for lot size and design e.g. setbacks, height of structures, mixing of uses.
- **New Urbanism**: regulations focus on creating walkable communities; more akin to Planned Unit Development; often represented as a village concept e.g. commercial, workplace and recreation located nearby residential uses.
- **Form Based**: probably least used in the U.S.; more focused on design; sufficient buffering allows seemingly incompatible uses; eschews rigid use categories and lot, height, etc. regulations.

Housing and Zoning

As a “rule of thumb”, zoning accommodates about 5-10 years of growth:

- Result: not all property will be zoned to its highest and best use per the Master Plan each year.
- Will have an effect on how and where desired types of housing can be located.
- Will have a possible effect on the cost of housing should adopted zoning not address needed housing types.
- Zoning regulations e.g. density, lot size and setbacks, height restrictions, floor area ratios (FAR) for multi-family housing can affect the cost of housing depending on how rigid the regulations are.
**Housing and Transportation Planning**

Transportation Plans typically address streets and highways and transit:

- Streets and highways plans usually consist of:
  - Distinctions between types of streets e.g. local, collector, arterial, etc.
  - New, or expanded, streets and highways to serve anticipated growth as reflected in Master Plans.
  - Capital Improvement Program (CIP) that identifies the timing of new, or expanded, streets and highways and the funding sources for same.

- Transit plans usually consist of:
  - Types of transit to be supported e.g. bus, light or heavy rail, air and accompanying supporting facilities (terminals, maintenance facilities, etc.) to serve anticipated growth as reflected in Master Plans.
  - Location of transit e.g. bus routes and stations; rail stations; airports.
  - Capital Improvement Program (CIP) that identifies the timing of new, or expanded, transit and the funding sources for same.

**Housing and Transportation Planning**

Transportation Plans can affect the provision of housing by:

- Affecting the timing of the provision of desired housing based on when appropriate transportation facilities will be available.

- Affecting the cost of housing based upon when transportation facilities are available to serve the density and type of housing identified in a Master Plan and on a zoning map.
  - Example: if housing is proposed at a Master Plan density that is not supported by an adopted Transportation Plan, the cost of extending the needed transportation facilities per the plan will be a requirement of the developer and eventually reflected in an increased cost for the proposed housing.

**Housing and Government Organizations**

Many different government organizations involved in planning, including:

- Local planning organizations and service providers.

- Regional planning organizations e.g. Metropolitan Planning Organization (MPO), and service providers.

- State planning organizations and service providers.

- Federal agencies e.g. Dept. of Housing and Urban Development (HUD).
Housing and Government Organizations

The provision and cost of housing affected by the level of coordination between the players in planning:

- **Example:** a local Master Plan that is not coordinated with a Transportation Plan prepared by another organization can result in housing be permitted at a density that is not supported by a transportation plan; result can be congestion, increased air pollution.

- **Example:** a local Master Plan that includes inclusionary housing policies, but which has not considered appropriate densities to encourage developers to provide such housing can result in the slowing of the provision of needed housing types.

- **Example:** local Master Plans by neighboring jurisdictions that are not coordinated can result in disparate service costs e.g. an inter-local fire response agreement whereby one jurisdiction’s fire department is responding to another jurisdiction’s incidences of fire because of different housing types and densities at the border of both jurisdictions.

Housing Costs and Affordability

Four Primary Considerations:

- Demographics
- Interest Rates
- Economic Conditions (Local, Regional, National)
- Government Policies (and Subsidies)
The Regional Picture: Current Trends for the City of Fernley, Lyon County and Northern Nevada

City of Fernley Redevelopment Study – Workshop No. 4
Saturday, February 10, 2018

A Degree of Interconnectivity Never Previously Experienced

Regionalism in Northern Nevada evident in the growing level of:

– *Economic* interdependence.

– *Political* interdependence.

– *Social* interdependence.

– *Infrastructure* interdependence.
**Where Workers within the Western Nevada Development Work and Reside In by County**

<table>
<thead>
<tr>
<th>County</th>
<th>Carson</th>
<th>Churchill</th>
<th>Douglas</th>
<th>Humboldt</th>
<th>Lyon</th>
<th>Mineral</th>
<th>Pershing</th>
<th>Storey</th>
<th>Washoe</th>
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<td>Humboldt</td>
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<td>Rest of Nevada</td>
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</table>
## Total Population (Age 16 Years or Older)
**City of Fernley, Lyon County, State of Nevada, United States**
**2011 to 2015**

<table>
<thead>
<tr>
<th>Year</th>
<th>City of Fernley</th>
<th>Lyon County</th>
<th>State of Nevada</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>18,886</td>
<td>51,937</td>
<td>2,673,396</td>
<td>306,603,772</td>
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<td>2012</td>
<td>19,074</td>
<td>51,797</td>
<td>2,704,204</td>
<td>309,138,711</td>
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<td>51,648</td>
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<td>2014</td>
<td>19,184</td>
<td>51,579</td>
<td>2,761,584</td>
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<td>2015</td>
<td>19,185</td>
<td>51,657</td>
<td>2,798,636</td>
<td>316,515,021</td>
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</table>

- **2011-2015 Actual Change**: 229, -280, 125,240, 9,911,249
- **2011-2015 Percentage Change**: 1.21%, -0.53%, 4.68%, 3.23%
- **2011-2015 Annual Average**: 19,102, 51,724, 2,733,577, 311,580,236

## Median Age
**City of Fernley, Lyon County, State of Nevada, United States**
**2011 to 2015**

<table>
<thead>
<tr>
<th>Year</th>
<th>City of Fernley</th>
<th>Lyon County</th>
<th>State of Nevada</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>38.1</td>
<td>40.3</td>
<td>36.1</td>
<td>37.0</td>
</tr>
<tr>
<td>2012</td>
<td>37.9</td>
<td>40.6</td>
<td>36.3</td>
<td>37.2</td>
</tr>
<tr>
<td>2013</td>
<td>37.5</td>
<td>41.6</td>
<td>36.6</td>
<td>37.3</td>
</tr>
<tr>
<td>2014</td>
<td>38.7</td>
<td>42.6</td>
<td>36.9</td>
<td>37.4</td>
</tr>
<tr>
<td>2015</td>
<td>39.9</td>
<td>43.2</td>
<td>37.2</td>
<td>37.6</td>
</tr>
</tbody>
</table>

- **2011-2015 Actual Change**: 1.8, 2.9, 1.1, 0.6
- **2011-2015 Percentage Change**: 4.72%, 7.20%, 3.05%, 1.62%
- **2011-2015 Annual Average**: 38.4, 41.7, 36.6, 37.3
### Total Number and Median Price of New Single-Family Residential Sales
**City of Fernley and Dayton Corridor**
**First Quarter 2016 through Third Quarter 2017**

<table>
<thead>
<tr>
<th>Quarter</th>
<th>City of Fernley New Sales</th>
<th>Dayton Corridor New Sales</th>
<th>City of Fernley Median Price</th>
<th>Dayton Corridor Median Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Q 2016</td>
<td>4</td>
<td>32</td>
<td>$218,475</td>
<td>$276,406</td>
</tr>
<tr>
<td>2nd Q 2016</td>
<td>5</td>
<td>35</td>
<td>$218,780</td>
<td>$292,046</td>
</tr>
<tr>
<td>3rd Q 2016</td>
<td>5</td>
<td>24</td>
<td>$251,500</td>
<td>$285,124</td>
</tr>
<tr>
<td>4th Q 2016</td>
<td>6</td>
<td>23</td>
<td>$221,140</td>
<td>$309,418</td>
</tr>
<tr>
<td>1st Q 2017</td>
<td>23</td>
<td>36</td>
<td>$257,185</td>
<td>$299,191</td>
</tr>
<tr>
<td>2nd Q 2017</td>
<td>33</td>
<td>21</td>
<td>$279,900</td>
<td>$307,766</td>
</tr>
<tr>
<td>3rd Q 2017</td>
<td>25</td>
<td>21</td>
<td>$257,787</td>
<td>$311,194</td>
</tr>
</tbody>
</table>

| | Quarterly Actual Change | | Quarterly Percent Change | |
| | 21 | 11 | | 525.0% | -34.4% | 18.0% | 12.6% |

| | Quarterly Average | |
| | 14 | 27 | | $243,538 | $297,306 |

### Estimated Total Housing Unit Demand Projections
**Carson City, Lyon County, Reno-Sparks MSA**
**2018**

<table>
<thead>
<tr>
<th>Category</th>
<th>Carson City</th>
<th>Lyon County</th>
<th>Reno-Sparks MSA</th>
<th>Region Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number of New Jobs</td>
<td>437</td>
<td>356</td>
<td>10,611</td>
<td>11,404</td>
</tr>
<tr>
<td>Workforce Housing Demand</td>
<td>280</td>
<td>242</td>
<td>6,623</td>
<td>7,218</td>
</tr>
<tr>
<td>Housing Demand per New Job</td>
<td>0.64</td>
<td>0.68</td>
<td>0.62</td>
<td>0.63</td>
</tr>
<tr>
<td>New Senior Population, Not in Labor Force</td>
<td>730</td>
<td>262</td>
<td>2,118</td>
<td>3,110</td>
</tr>
<tr>
<td>Non-Workforce Housing Demand</td>
<td>500</td>
<td>158</td>
<td>1,334</td>
<td>1,992</td>
</tr>
<tr>
<td>Unit Demand per Senior</td>
<td>0.69</td>
<td>0.60</td>
<td>0.63</td>
<td>0.64</td>
</tr>
<tr>
<td>Total Housing Unit Demand</td>
<td>780</td>
<td>400</td>
<td>7,956</td>
<td>9,209</td>
</tr>
</tbody>
</table>
### Projected Population Increase by Year
#### Reno-Sparks Metropolitan Statistical Area, City of Fernley, Carson City Combined
#### 2016 through 2036

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Population (No Tesla or Regional Housing Prices)</th>
<th>Change from the Previous Year</th>
<th>Percent Change</th>
<th>Total Population (With Tesla and Regional Housing Prices)</th>
<th>Change from Previous Year</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>609,420</td>
<td></td>
<td></td>
<td>609,420</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>618,248</td>
<td>8,827</td>
<td>1.4%</td>
<td>616,037</td>
<td>6,617</td>
<td>1.1%</td>
</tr>
<tr>
<td>2018</td>
<td>626,405</td>
<td>8,157</td>
<td>1.3%</td>
<td>622,986</td>
<td>6,588</td>
<td>1.1%</td>
</tr>
<tr>
<td>2019</td>
<td>633,685</td>
<td>7,261</td>
<td>1.2%</td>
<td>630,086</td>
<td>10,190</td>
<td>1.6%</td>
</tr>
<tr>
<td>2020</td>
<td>639,327</td>
<td>5,662</td>
<td>0.9%</td>
<td>642,024</td>
<td>8,928</td>
<td>1.4%</td>
</tr>
<tr>
<td>2021</td>
<td>643,985</td>
<td>4,659</td>
<td>0.7%</td>
<td>650,191</td>
<td>1,336</td>
<td>1.3%</td>
</tr>
<tr>
<td>2022</td>
<td>647,566</td>
<td>2,961</td>
<td>0.6%</td>
<td>657,556</td>
<td>1,065</td>
<td>0.8%</td>
</tr>
<tr>
<td>2023</td>
<td>650,730</td>
<td>2,464</td>
<td>0.5%</td>
<td>664,560</td>
<td>7,045</td>
<td>1.1%</td>
</tr>
<tr>
<td>2024</td>
<td>653,391</td>
<td>3,540</td>
<td>0.4%</td>
<td>671,142</td>
<td>6,682</td>
<td>1.1%</td>
</tr>
<tr>
<td>2025</td>
<td>655,894</td>
<td>2,503</td>
<td>0.4%</td>
<td>676,551</td>
<td>6,058</td>
<td>0.8%</td>
</tr>
<tr>
<td>2026</td>
<td>657,762</td>
<td>2,088</td>
<td>0.3%</td>
<td>681,084</td>
<td>4,333</td>
<td>0.7%</td>
</tr>
<tr>
<td>2027</td>
<td>659,591</td>
<td>1,829</td>
<td>0.3%</td>
<td>684,869</td>
<td>3,775</td>
<td>0.6%</td>
</tr>
<tr>
<td>2028</td>
<td>661,233</td>
<td>1,661</td>
<td>0.3%</td>
<td>688,095</td>
<td>3,163</td>
<td>0.5%</td>
</tr>
<tr>
<td>2029</td>
<td>662,791</td>
<td>1,538</td>
<td>0.2%</td>
<td>690,704</td>
<td>2,697</td>
<td>0.4%</td>
</tr>
<tr>
<td>2030</td>
<td>664,185</td>
<td>1,394</td>
<td>0.2%</td>
<td>692,965</td>
<td>2,262</td>
<td>0.3%</td>
</tr>
<tr>
<td>2031</td>
<td>665,518</td>
<td>1,333</td>
<td>0.2%</td>
<td>694,951</td>
<td>1,986</td>
<td>0.3%</td>
</tr>
<tr>
<td>2032</td>
<td>666,755</td>
<td>1,238</td>
<td>0.2%</td>
<td>696,673</td>
<td>1,722</td>
<td>0.2%</td>
</tr>
<tr>
<td>2033</td>
<td>667,832</td>
<td>1,076</td>
<td>0.2%</td>
<td>698,126</td>
<td>1,452</td>
<td>0.2%</td>
</tr>
<tr>
<td>2034</td>
<td>668,819</td>
<td>988</td>
<td>0.1%</td>
<td>699,404</td>
<td>1,278</td>
<td>0.2%</td>
</tr>
<tr>
<td>2035</td>
<td>669,637</td>
<td>838</td>
<td>0.1%</td>
<td>700,486</td>
<td>1,052</td>
<td>0.2%</td>
</tr>
<tr>
<td>2036</td>
<td>670,364</td>
<td>706</td>
<td>0.1%</td>
<td>701,300</td>
<td>844</td>
<td>0.1%</td>
</tr>
</tbody>
</table>

**2016 to 2036**
- **Annual Average**
  - Total Population (No Tesla or Regional Housing Prices): 652,047
  - Change from the Previous Year: 3,047
  - Percent Change: 0.5%
  - Total Population (With Tesla and Regional Housing Prices): 670,097
  - Change from the Previous Year: 4,594
  - Percent Change: 0.7%

- **2016 to 2036**
  - Actual Change
    - Total Population (No Tesla or Regional Housing Prices): 60,943
    - Change from the Previous Year: -
    - Percent Change: -
    - Total Population (With Tesla and Regional Housing Prices): 91,879
    - Change from the Previous Year: -
    - Percent Change: -

- **2016 to 2036**
  - Percent Change
    - Total Population (No Tesla or Regional Housing Prices): 10.0%
    - Change from the Previous Year: -
    - Percent Change: -
    - Total Population (With Tesla and Regional Housing Prices): 15.1%
    - Change from the Previous Year: -
    - Percent Change: -

---

**Demographic and Socio-Economic Information**

- What might these estimates look like in relation to new growth and development?
  - Tesla? Switch?
  - Continued growth of the Reno-Sparks area?
  - Continued growth of the Carson City-Douglas County area?
  - Completed ‘mega’ infrastructure projects?

- What might the impact of future growth on key resources?
  - Land availability?
  - Additional housing needs?
  - Water?
EXERCISE: Community Needs and Regional Opportunities

- In your small group, spend the next **30 Minutes** identifying various **strengths** of northern Nevada.
- Think about the strengths as they apply to the various activity ‘types’ we have discussed:
  - Infrastructure and Public Improvements
  - Neighborhood and Community Improvements
  - Affordable and Market-Rate Housing
  - Environmental Conditions
  - Small Business Activity
  - Business Retention, Expansion and Attraction (what would make a business stay or relocate to this area?)
  - The Workforce

EXERCISE: Community Needs and Regional Opportunities

- In your small group, spend the next **30 Minutes** identifying various **weaknesses** of northern Nevada.
- Think about the weaknesses as they apply to the various activity ‘types’ we have discussed:
  - Infrastructure and Public Improvements
  - Neighborhood and Community Improvements
  - Affordable and Market-Rate Housing
  - Environmental Conditions
  - Small Business Activity
  - Business Retention, Expansion and Attraction (what would make a business stay or relocate to this area?)
  - The Workforce
EXERCISE: Community Needs and Regional Opportunities

- In your small group, spend the next **10 Minutes** prioritizing the various **strengths** and **weaknesses** of northern Nevada that you identified.

- Identify the top 5 strengths and the top 5 weaknesses for out of your list of strengths and weaknesses.
  - These top 5 strengths could be used as an advantage to 'sell' the area to new businesses and new investment.
  - These top 5 weaknesses need immediate attention and improvement and are primary impediments to new businesses and new investment.