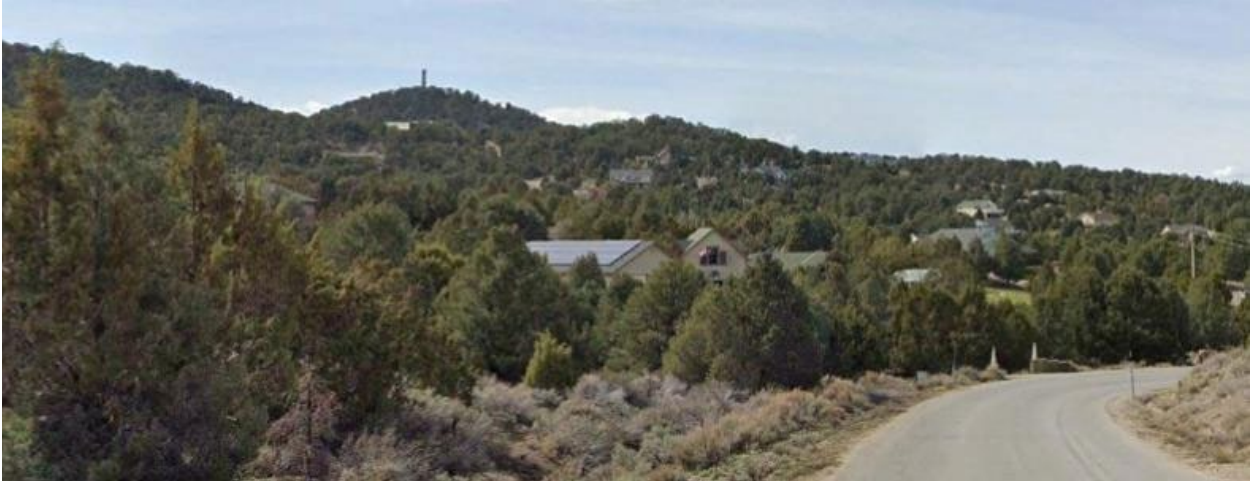


# CHAPTER 6

## Housing



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## 6.1 Introduction

This chapter provides a summary of existing housing types and conditions, housing affordability, housing trends and estimated housing needs, as well as sets goals, objectives, and policies to guide future housing decisions in Storey County. Storey County’s housing market is characterized by a mix of single-family homes, mobile homes, and multi-family units. The current housing stock is predominantly older. There is a notable scarcity of new housing developments, and a need to keep pace with the increasing demand driven by both the expanding workforce and the influx of new residents attracted by economic opportunities in the area. This chapter provides direction to aid County officials and staff, developers, private groups, public service agencies, and residents in the decision-making process relative to housing needs and suitable locations within the county.

### 6.1.1 Housing Scope

A variety of housing types are provided in Storey County including attached and detached single-family residential dwellings, multi-family housing, and manufactured and mobile homes. A draft of the Storey County Housing Needs Assessment was referenced in the 2024 development of this updated chapter; at the time of this master plan amendment, the document is not yet finalized but will be available in the near future for additional detail on housing information for the county. Information in this chapter is also from the U.S. Census Decennial Census and American Community Survey, which occur every 10 and two years, respectively.

## 6.2 Existing Housing Conditions

### 6.2.1 Housing Inventory

Per the US Census Bureau American Community Survey, there were 1,934 residential dwelling units in Storey County in 2022. Single-family detached homes made up 77 percent of the housing market while mobile- and manufactured homes made up approximately 17.8 percent of all dwelling units. Approximately 1.1 percent were single-family attached dwellings and approximately 3.9 percent were multi-family dwelling units. There are currently no large-scale apartment complexes in the county. Table 6.2-1 provides data for number and type of dwelling units for 2022.

Gold Hill, the Highlands, and Virginia City are mainly composed of wood-framed homes while Mark Twain and Lockwood are primarily comprised of mobile- and manufactured homes. Approximately 85 percent of all mobile homes in the county have been converted to “real” property. A mobile- or manufactured home is eligible to become “real” property if it becomes permanently affixed to land which is owned or leased by the owner of the mobile- or manufactured home.

**Table 6.2-1 Storey County Dwelling Units, 2022**

Area	Single-Family	Multi-Family	Manufactured	Total Units
<b>Total Units</b>	1,512	76	344	1,934
<b>Percent</b>	78.18%	3.93%	17.79%	

Source: Storey County Assessor

## 6.2.2 Housing Tenure

In 2022, U.S. Census Bureau records indicate that 87.5 percent of Storey County’s 1,934 dwelling units were occupied. Of the occupied dwelling units that year, 97 percent were owner-occupied and 3 percent were occupied by renters. As discussed in Chapter 5 – Population, an influx of second-home ownership occurred between 2004 and 2007, particularly in the Highlands and Comstock area. In 2024 many of those homes remain as second homes.

The rate of vacant and abandoned homes increased approximately 27.4 percent between 2012 and 2022. Dwelling units in Storey County decreased in number from 2012 to 2022 (U.S. Census Bureau). Average household sizes increased for ownership units but decreased for rental units. Housing occupancy data is presented in Table 6.2-2.

Table 6.2-2: Housing Occupancy

Type of Dwelling and Household Size	2012		2022		Change in Percentage 2012-2022
	Dwellings	Percent	Dwellings	Percent	
Total Dwellings	2,007 <sup>1</sup>	-	1,934	-	
Occupied	1,839	91.6%	1,692	87.5%	-4.1%
Vacant	168	8.4%	242	12.5%	+4.1%
Owner Occupied	1,742	94.7%	1,641	97%	+2.3%
Renter Occupied	97	5.3%	51	3%	-2.3%
Avg. household size of owner-occupied units <sup>2</sup>	2.12	-	2.42	-	+3%
Avg. household size of renter-occupied units <sup>2</sup>	2.85	-	2.12	-	-.73%

Sources: U.S. Census Bureau 2012 and 2022

<sup>1</sup>There is a discrepancy between County Assessor records and the U.S. Census data for dwelling units, and U.S. Census Bureau data was used.

<sup>2</sup>Average household sizes based on U.S. Census Bureau American Community Survey data for 2012-2022

### 6.2.3 Regional Comparison

When compared to surrounding counties in the area, Storey County has less diverse housing types, particularly when it comes to multi-family housing opportunities. As indicated by data in Table 6.2-3, Storey County has the highest percentage of single-family housing, and the lowest percentage of multi-family housing when compared to the surrounding area.

**Table 6.2-3: Housing Supply Type – Comparison for Storey County and Region, 2022**Type of Structure

Type of Structure	Carson City	Lyon County	Storey County	Washoe County
Single-Family Detached	58.5%	73%	<b>77.1%</b>	60.4%
Single-Family Attached	6%	1.4%	<b>1.1%</b>	4.5%
Mobile/Manufactured.	9%	18.9%	<b>17.8%</b>	5.9%
Multi-Family	26.4%	6.7%	<b>3.9</b>	29.2%

Source: U.S. Census Bureau American Community Survey, 2022

The rate of owner- and renter-occupied housing in Storey County differs from other counties in northwestern Nevada. Table 6.2-4 lists the percent of owner-occupied housing in Storey County at 97 percent, which is significantly higher than Lyon, Douglas and Washoe counties and Carson City. Conversely, the percentage of units used as rentals is significantly lower in Storey County when compared to other areas in northwestern Nevada. Notably, the number of occupied units decreased during the period 2012 to 2022 in Storey County concurrent with population decreases but increased in other areas. Although population decreased from 2009 through the middle of 2014 following the 2009 recession, it began to rebound in 2014 and has been increasing since then.

**Table 6.2-4: Occupied Housing and Usage – Storey County and Region, 2012 - 2022**

Year	Storey County		Lyon County		Carson City		Douglas County		Washoe County	
	Total Occupied Units	Total Occupied Units	Total Occupied Units	Total Occupied Units	Total Occupied Units	Total Occupied Units	Total Occupied Units	Total Occupied Units	Total Occupied Units	
2012	<b>1,839</b>	18,548	21,122	19,226	161,892					
2022	<b>1,692</b>	23,290	23,355	21,001	223,813					
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
2012	<b>1,742</b>	<b>97</b>	13,051	5,497	12,776	8,346	14,012	5,214	94,891	67,001
2022	<b>1,641</b>	<b>51</b>	17,790	5,500	14,450	8,905	16,113	4,888	126,056	75,084
<b>Percent of Total Dwellings (Owner/Renter)</b>										
2012	<b>94.7%</b>	<b>5.3%</b>	70.4%	29.6%	60.5%	39.5%	72.9%	27.1%	58.6%	41.4%
2022	<b>97%</b>	<b>3%</b>	76.4%	23.6%	61.9%	38.1%	76.7%	23.3%	62.7%	37.3%

Source: U.S. Census Bureau American Community Survey for 2012-2022

Note: "Owner" and "Renter" means owner-occupied and renter-occupied, respectively.

## 6.2.4 Housing Affordability and Market Conditions

Housing affordability measures consider household income relative to the cost to rent or pay a mortgage. Housing affordability can be determined by a variety of measures for both renter and owner households. Cost burden for low-income households is defined as paying no more than 30 percent of gross monthly income for housing costs, including utilities. A household is defined as having a severe cost burden if they must pay more than 50 percent of their gross monthly income for housing. Table 6.2-5 provided the median priced houses and percent change from 2012 to 2022. Storey County homes are priced in line with the surrounding area and below the state median. Table 6.2-6 provides data for the percentage of population unable to qualify for median-priced homes in the area.

**Table 6.2-5: Median Value of Owner-Occupied Units by Rural County, 2012 and 2022**

County	2012	2022	% Change 2012-2022
Carson City	221,900	390,800	+76.1
Churchill	160,100	255,200	+59.4
Douglas	303,800	529,600	+74.3
Elko	183,600	274,200	+49.3
Esmeralda	64,200	95,500	+48.8
Eureka	115,400	177,400	+53.7
Humboldt	150,500	242,200	+60.9
Lander	111,200	198,000	+78.1
Lincoln	153,900	171,800	+11.6
Lyon	144,000	314,200	+118.2
Mineral	92,400	153,400	+66
Nye	124,400	235,500	+89.3
Pershing	136,600	164,400	+20.4
<b>Storey</b>	<b>195,000</b>	<b>297,800</b>	<b>+52.7</b>
White Pine	111,800	197,600	+76.7
Nevada State	190,900	441,100	+131.1

Source: U.S. Census Bureau American Community Survey, 2012-2022

**Table 6.2-6: Percentage of Population Unable to Qualify for Median-Priced Home Purchase**

Area	Median Priced House			% Households paying more than 30% income on housing		
	2012	2022	% Change	2012	2022	%
Storey	<b>195,000</b>	<b>297,800</b>	<b>+52.7</b>	<b>33.6</b>	<b>27.3</b>	<b>-6.3</b>
Lyon	144,000	314,200	+118.2	38.1	29.2	-8.9
Carson City	221,900	390,800	+76.1	34.8	30.3	-4.5
Douglas	303,800	529,600	+74.3	39	28.8	-10.2
Washoe	226,800	460,000	+102.8	43.1	32.6	-10.5
Nevada	190,900	373,800	+95.8	39.2	36.1	-3.1

Source: U.S. Census Bureau American Community Survey for 2012-2022

In 2012, about 39.2 percent of Nevada households were struggling with housing costs. That percentage decreased to 36.1 percent in 2022. In 2022, a lower percentage of Storey County households live with high housing costs than the state average. Of all of the surrounding counties, Storey County has the lowest percentage of families struggling with high housing costs.

Affordable housing is often a concern to industries considering expanding or developing new facilities in the area. Gaming, retail trade, services, and certain sectors of the manufacturing and distribution trade traditionally pay low wages in Nevada. As such, the availability of affordable housing may influence future business location or expansion decisions. Storey County provides opportunities for more affordable housing for industries considering locating there, particularly as the Tahoe-Reno Industrial Center continues to expand.

Affordable housing is also a concern to local residents, especially young families and senior citizens. Storey County collaborates with state and federal agencies to provide affordable housing assistance for low- and moderate-income households including the Nevada Rural Housing Authority; the U. S Department of Agriculture Rural Development Agency; the Department of Housing and Urban Development; and the Nevada Home Consortium. Storey County should continue to collaborate with these agencies to help provide affordable housing assistance to those in need.

The cost of land is only one of many factors in housing costs, which also include the cost of utilities, interest rates, construction and materials costs, and infrastructure costs. To mitigate the variability in the cost of housing and to help promote housing affordability, for county residents, Storey County should encourage in-fill development within existing communities. An exception to this practice may be considered for development at Painted Rock and the Flowery Range Planning Area that directly supports housing associated with economic development at McCarran (see Chapter 3 – Land Use) and the northern Nevada region.

Housing policies encouraging in-fill and alignment with existing area infrastructure should result in the following benefits:

- Enhanced cost-efficiency when providing utilities, public safety services, road maintenance, and other essential services.
- Easier, more efficient, and lower cost access to public utilities
- Improved access to schools, social services, and public transit
- Improved access to businesses, employment, retail services
- Protection of natural resources, rural areas and industrial zones
- Preservation and enhancement of the unique character of each community.

## 6.2.5 Rental Market

Market information shows that a low percentage of residential units are used as rentals (Table 6.2-7) in Storey County. Residents of Storey County have the highest median income when compared to surrounding counties and the state. Storey County also has the lowest median rental costs, and by far the lowest percent of income used for rental housing costs. By this measure, Storey County has the most affordable rental housing in northwestern Nevada.

As outlined in Table 6.2-7, the low cost of rental housing and a high vacancy rate go together to show a soft rental market in Storey County. The data shows relatively low demand for rentals in Storey County.

**Table 6.2-7: Rental Housing Needs in Storey County, 2022**

County	Median Household Income	Median Monthly Owner Housing Cost	Median Monthly Renter Housing Cost	% of monthly owner income to monthly housing cost	% of Renter monthly income to monthly housing cost	Rental Vacancy Rate	Percent below Poverty Level
Storey	86,932	1,204	913	16.6%	12.6%	17.7	9.1
Carson City	67,465	1,748	1,127	31.1%	20%	3.2	11.2
Douglas	84,262	1,429	1,360	20.4%	19.4%	6.4	7.5
Lyon	88,275	1,234	1,196	16.8%	16.3%	4.2	10.4
Washoe	84,183	1,965	1,401	28%	20%	4.9	9.7
Nevada	76,364	1,386	1,622	21.8%	25.5%	6.8	12

Source: U.S. Census Bureau American Community Survey for 2022

## 6.2.6 Mobile Homes and Mobile Home Parks

Nevada Revised Statute 278 requires that County comprehensive plans and land use regulations for all residential-zoned land allow for siting of manufactured homes. Manufactured homes on individual lots zoned for single-family residential use must be in addition to manufactured homes on lots within designated mobile home parks or manufactured home subdivisions. The code includes certain optional standards which governing bodies may adopt for manufactured homes, such as minimum square footage, placement on a permanent foundation, and structural and architectural requirements. However, none of the standards may discourage needed housing. Storey County's land use ordinance currently provides for mobile-, manufactured-, and site-built homes in all districts designated for residential development without discrimination between types of housing construction.

Increasingly, mobile homes and mobile home parks are providing opportunities for affordable housing in northern Nevada. Overall, mobile home units in Storey County account for approximately 17.7 percent of the housing units in 2022. The majority of mobile homes in Storey County occur on estate properties typically between 1.25 acres and 5 acres. Mark Twain and Lockwood account for a majority of Storey County's mobile home occupancies.

In 2022, there were 344 mobile- or manufactured homeowners in Storey County, the majority of which were age 55 or older.

## **6.2.7 Special Needs Housing**

### **6.2.7.1 Senior and Disabled Care Housing**

There are currently no specialized senior care housing developments in the county and, because of the rural nature of the county, it is not expected that any large-scale senior developments will soon be proposed. Members of the Lockwood and Virginia City communities have expressed a desire to promote senior care housing in the county if opportunity rises. The addition of such care facilities may necessitate expansions in certain county healthcare response systems.

This master plan provides for and encourages multi-generational housing in each of its residential communities. Since adoption of the 2016 master plan, the county has amended its development codes to better facilitate accessory housing, such as accessory dwelling units for members of their immediate lineage provides for independent senior-citizen living with minimal to no strain on public services. Zoning and other actions facilitating multi-generational housing should be structured to maintain the surrounding residential character of neighborhoods.

Storey County currently operates senior citizens centers in Virginia City and Lockwood, and additional senior services are provided in the Mark Twain Community Center. These centers are a public asset and provide essential services and resources that help seniors maintain their independence, thus reducing the need for costly senior housing and other assistance. The County should continue to support its existing senior citizen centers and develop assistance programs where needed. The County should also continue to collaborate with non-profit organizations, such as the Community Chest, to ensure that needs of senior citizens in the county are met.

### **6.2.7.2 Temporary Shelters for Victims of Domestic Violence**

The Storey County District Attorney's Office operates the Victim Services Unit which provides immediate and temporary shelter (safe-houses) for children and adult victims of domestic violence and threats to life safety. Motel and hotel units in the county are typically used for this purpose. Victims needing medium-term shelters (lasting longer than two days) and transitional housing are transferred to Carson City where appropriate accommodations can be provided.

## **6.2.8 Homelessness and Temporary Shelters**

Storey County maintains an interlocal agreement with the Community Chest, Inc., and coordinates with the Rural Nevada Consortium of Care, which provides social services to homeless, in danger of becoming homeless, and low-income persons and families. Through this coordinated effort between the County and the Community Chest, Inc., motels, hotels, and other lodging accommodations in the County are used as to provide necessary shelter on a short-term weekly, or monthly basis.

The Rural Nevada Consortium of Care and the Community Chest offer assistance with short-term housing needs.

Short-term homeless services exist in the county. While long-term homelessness in the county is very low, there are services for those who wish to use them such as Nevada 211 and the Community Chest.

## 6.3 Housing Capacity and Growth

### 6.3.1 Land Inventory

The ability of Storey County to accommodate future population growth is dependent upon available land suited for residential development. Table 6.3-1 lists the number of empty buildable residential lots available throughout the county.

**Table 6.3-1: Vacant Parcel Land Use**

	Comstock	Highlands	Mark Twain	American Flat	Total
<b>Single-Family Residential</b>	293	607	74	-	974
<b>Multi-Family Residential</b>	21	-	-	-	21
<b>Commercial (Acres)</b>	132	-	-	-	132
<b>Industrial (Acres)</b>	19	-	4,327	252	4,598
<b>Forestry (ERUs)</b>	11	-	23	31	65
<b>Special Planning Zone (parcels)</b>	74	-	-	-	74

Source: 2023 Water Resource Plan (Appendix B)

The expected population of Storey County in 2042 is 8,715 (See Chapter 5 – Population of this master plan). Even if the population during this time grows two times more than expected, there are still enough vacant lots to meet demand (see Table 6.3-3). If the persons-per-household increases from the current 2.12 to the previous highs of 2.56, the county may still accommodate growth over six times greater than expected based on existing available parcels.

Per the 2023 Water Resource Plan (Appendix B), data shows 974 vacant single-family residential lots and 21 vacant multi-family residential lots county-wide. Please refer to the Housing Needs Assessment (soon to be finalized at the time of this master plan update) for a more detailed analysis of the vacant lot status in the county and the anticipated available lands inventory.

### 6.3.2 Housing Demand

The Housing Needs Assessment (soon to be finalized at the time of this master plan update) will offer a thorough and forward-looking analysis of Storey County's housing requirements, projecting future needs based on anticipated population trends and growth potential. This comprehensive review will

identify the specific types and quantities of housing necessary to accommodate the county’s demographic landscape. By evaluating factors such as population estimates, economic conditions, and development opportunities, the assessment aims to guide strategic planning and ensure that housing supply aligns with the needs of residents and supports sustainable community development.

Projections indicate a rising demand for housing in Storey County over the next decade, driven by anticipated job growth in key sectors such as manufacturing, technology, and tourism. This demand necessitates a strategic approach to housing development to accommodate diverse needs. The County must focus on increasing the supply of affordable housing options, including workforce housing, to support the influx of employees and prevent displacement of current residents. This includes expanding affordable homeownership opportunities. Additionally, there is a need for housing that caters to the diverse demographic profiles, including senior citizens and low-income families. Innovative approaches such as mixed-use developments and inclusionary zoning could play a significant role in achieving these goals.

The Nevada State Demographer (2023) projects that the Storey County population in 2042 will be 8,715. County officials and the demographer are modifying the demographer’s REMI model data in the most recent projections to better reflect the population and economic potential as a result of the development of the Tesla “Gigafactory” and further expansion of the Tahoe-Reno Industrial Center. Table 6.3-4 addresses housing projections based on population forecasts.

### 6.3.3 Growth Prospects

As the northern Nevada region continues to grow in population through economic development, Storey County will continue to play a role offering employment and residential opportunities for area workers.

**Table 6.3-4: Housing Projections Based on Population Forecasts, 2020 - 2038**

Population forecast base	2023	2026	2029	2032	2035	2038	2042	Percent Change
Demog. Pop.	4,592	5,131	5,716	6,340	7,231	7,706	8,715	-
Dwellings Needed	1,836	2,129	2,371	2,630	3,000	3,197	3,616	96.9%
Historic Rate	4,182	4,424	4,682	4,954	5,241	5,546	5,868	-
Dwellings Needed	1,735	1,835	1,942	2,055	2,174	2,301	2,434	11.9%

Source: “Demographer” based on Nevada State Demographer’s Office Population Projections for Nevada’s Counties 2023-2042;  
 Note: “Historic Rate” based on annual 1.9 percent growth rate reported by the U.S. Census Bureau.  
 Note: The number of persons per household 2022=2.41

### **6.3.4 Painted Rock and Flowery Range**

#### **6.3.4.1 Painted Rock**

Considering the above information and results of analyses, Storey County is prepared for the expected population growth.

While Storey County is already well positioned for future population growth estimates, there still exists potential development to accommodate and attract an influx of residents. In 2006, the board with recommendation by the planning commission approved a planned unit development of approximately 3,500 residential units in Painted Rock. The development is proposed to be a mixed-use community complete with K-12 schools, public services facilities, and an assortment of uses including commercial and various residential uses. While development approvals for the Painted Rock planned unit development have expired, the Painted Rock Area has been assigned as a master plan “transition area” so that a master plan amendment is not needed for a zone change to planned unit development. Storey County has also communicated with the current landowners of the former planned unit development site, and the county has testified to the Nevada State Legislature its acceptance of Painted Rock becoming a large-scale mixed-use housing development serving the northern Nevada region.

#### **6.3.4.2 Flowery Range**

This master plan further supports large-scale residential development on portions of the east slope of the Flowery Range east of Mark Twain and border of the Storey and Lyon counties. Situated roughly a 40-minute drive from the Tahoe-Reno Industrial Center and within one or two miles from US Highway 50 and existing utility infrastructure, this approximately 3,000-acre area may be ideally suited for a mixed-use residential planned unit development serving the housing needs of the region.

## 6.4 Goals, Policies, and Objectives

### Goal 1: Direct and manage orderly, efficient, and sustainable housing development

Policy	
<b>Policy 1.1</b>	Create and maintain complete communities.
Objectives	
<b>Objective 1.1-1</b>	Facilitate enterprise areas in each residential community, except the Highlands, as appropriate.
<b>Objective 1.1-2</b>	Encourage planned unit developments to include commercial, residential-commercial, multi-family residential, and other uses concentrated into one or more established town enterprise centers, or to be strategically integrated with existing centers.
<b>Objective 1.1-3</b>	Prevent over-concentration of multi-family use into any given area in the county, and instead integrate multi-family use as mixed-use into existing communities and new planned unit developments.
<b>Objective 1.1-4</b>	Provide accessible quality K-12 schools and related facilities to students in all parts of the county.
<b>Objective 1.1-5</b>	Maintain current policy of encouraging infill residential development and residential development in other areas described in this master plan as appropriate.

Policy	
<b>Policy 1.2</b>	Design communities which attract a diverse population and workforce.
Objectives	
<b>Objective 1.2-1</b>	Collaborate with the school district and its board of trustees during review of proposed subdivisions, housing projects, and planned unit developments to consider the level and type of education and supporting facilities that may be required.
<b>Objective 1.2-2</b>	Designate planned unit developments in specific areas where mixed-use and residential-commercial uses may be appropriate in relation to the new development and the existing surrounding community.
<b>Objective 1.2-3</b>	Create a family-friendly environment in which schools are easily integrated into the community and accessible to residents.
<b>Objective 1.2-4</b>	Form an advisory group between the County and the school district, consisting of a broad representation of well-respected people in their fields of expertise and who are

	recognized for their leadership and commitment to improving schools, to ensure the location, placement, and design of school facilities meets the goals of this master plan, and the school district’s needs which extend beyond the jurisdiction of this master plan.
<b>Objective 1.2-5</b>	Promote mixed-use developments that support live-work environments and community diversity.

**Goal 2: Meet the market needs for housing in the county**

Policy	
<b>Policy 2.1</b>	Develop a diverse mix of housing options.
Objectives	
<b>Objective 2.1-1</b>	Support the rental market when feasible, including multi-family rental housing as an integrated part of mixed-use communities.
<b>Objective 2.1-2</b>	Encourage multi-generational housing (e.g., accessory dwellings for the housing of parents and family members) in existing and future residential communities.
<b>Objective 2.1-3</b>	Encourage enhancements in planned unit developments that attract younger and diverse demographics.
<b>Objective 2.1-4</b>	Incorporate the recommendations provided in the Housing Needs Assessment. (soon to be finalized at the time of this master plan update) to ensure there is adequate supply of housing for projected population growth.
<b>Objective 2.1-5</b>	Encourage development of affordable housing opportunities by partnering with various agencies such as the Nevada Rural Housing Authority, the U.S. Department of Agriculture Rural Development Agency, the Department of Housing and Urban Development, and the Nevada Home Consortium.

Policy	
<b>Policy 2.2</b>	Develop comprehensive design standards for residential planned unit developments and facilitate phasing of planned unit developments that ensures project completion and sustainability during phasing.
Objectives	
<b>Objective 2.2-1</b>	Meet changing market conditions while ensuring improvements meet demands for infrastructure and service.
<b>Objective 2.2-2</b>	Phase planned development projects so they function effectively and independently at each phase.
<b>Objective 2.2-3</b>	Establish design standards for residential planned unit developments with high

	<p>quality and compatible design, and address elements including minimum lot size, building scale, setbacks (including buffering), lighting, loading areas, landscaping, screening and fencing, accessibility to people with disabilities, signage, internal circulation, building materials, and impacts on the surrounding environment in order to create a livable community attractive to different populations.</p>
<b>Objective 2.2-4</b>	<p>Require developers of planned unit developments to dedicate to the county and/or school district land necessary for the construction of public schools and public service facilities. The location and quality of land must meet the standards of this master plan and not cause undue cost or strain on county resources.</p>
<b>Objective 2.2-5</b>	<p>Require developers of planned unit developments to build and dedicate to the county school district, as agreed between the developer and the school district, K-12 school facilities adequate to serve area populations, as well as other needs determined appropriate by the school district for the subject area.</p>

**Goal 3: Increase resources to maintain owner-occupied units in Storey County with preferences for historic structures built prior to 1942**

Objectives	
<b>Objective 3.1-1</b>	<p>Continue to support existing local and home rehabilitation and weatherization programs to reduce ownership expenses and improve health and safety concerns</p>
<b>Objective 3.1-2</b>	<p>Coordinate with federal and state agencies such as the U.S. Department of Housing and Urban Development, U.S. Department of Agriculture Rural Development, and Nevada Rural Housing Authority to help fund rehabilitation of abandoned and substandard dwellings</p>
<b>Objective 3.1-3</b>	<p>Make existing historic structures livable by streamlining regulations, improving cooperation with local contractors and owner-builders, and seeking assistance from agencies such as the Nevada Rural Housing Authority for historic building rehabilitation assistance.</p>