



An Overview of Land Development in Carson City, Nevada

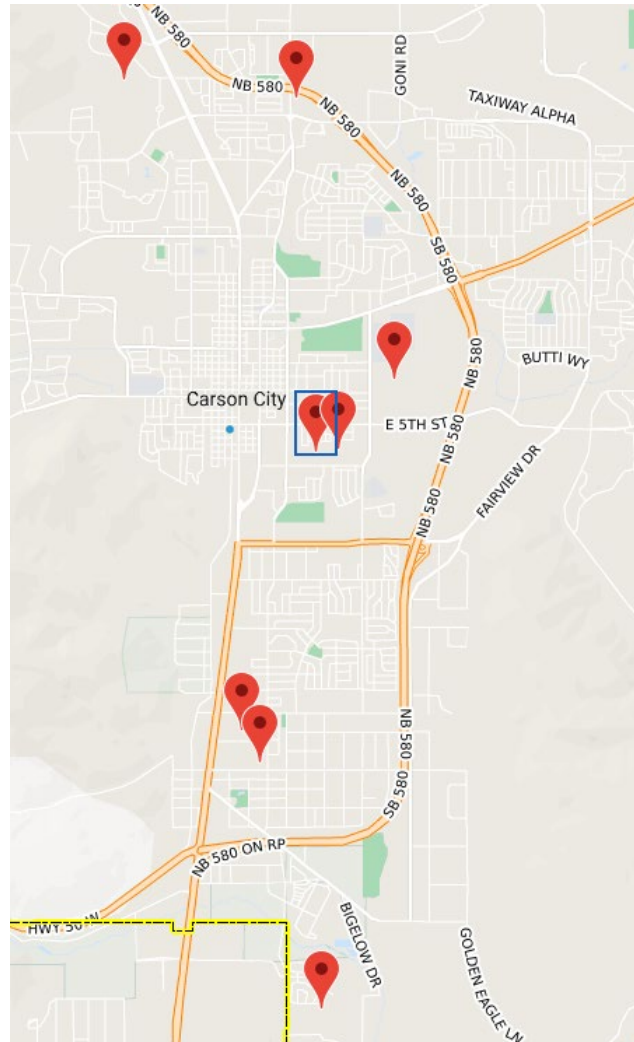
June 2022

New Housing Starts

	<u>2020</u>	<u>2021</u>	<u>2022</u>
• Single Family Residential	176	192	84
• Duplex Units	0	2	0
• Multi-Family Residential	0	10	126
• TOTAL	176	204	210

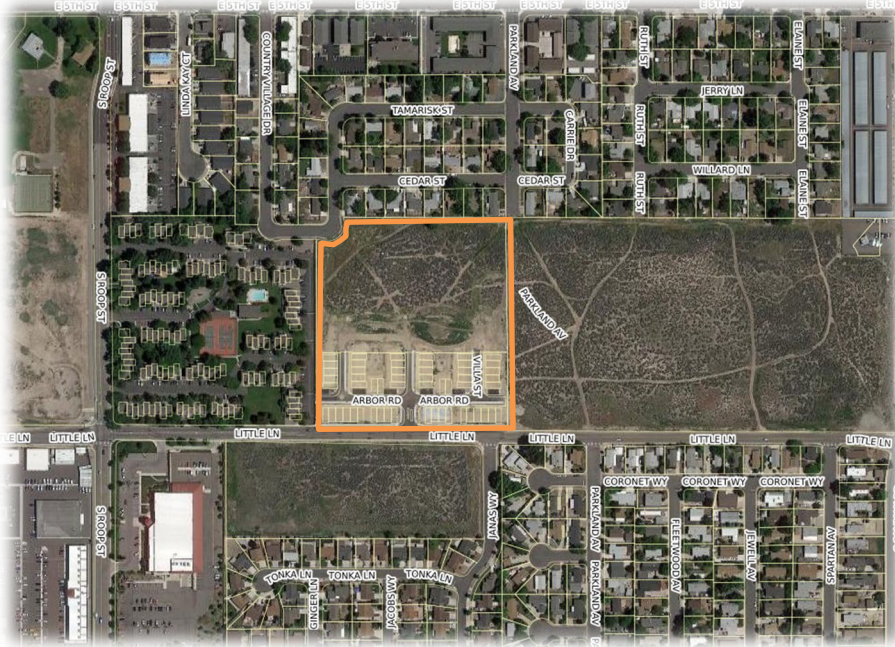
Through May 31, 2022

Where is the housing under construction?



ARBOR VILLAS (147 attached SFR)

Location: Northside Little Lane
Approved June 16, 2016



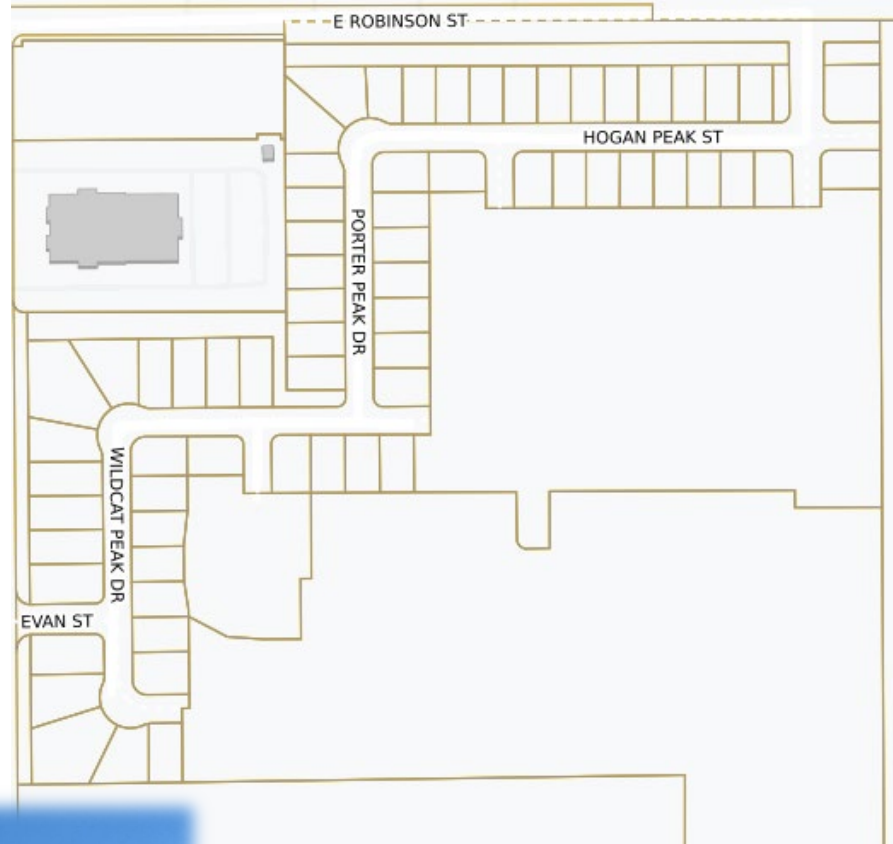
Arbor Villas
CAPSTONE
COMMUNITIES

Front Elevation



CROSSCREEK by RYDER HOMES— PHASE 1 (189 lots)

Location: North of 5th Street
Approved March 16, 2017



EMERSON COTTAGES (37 lots)

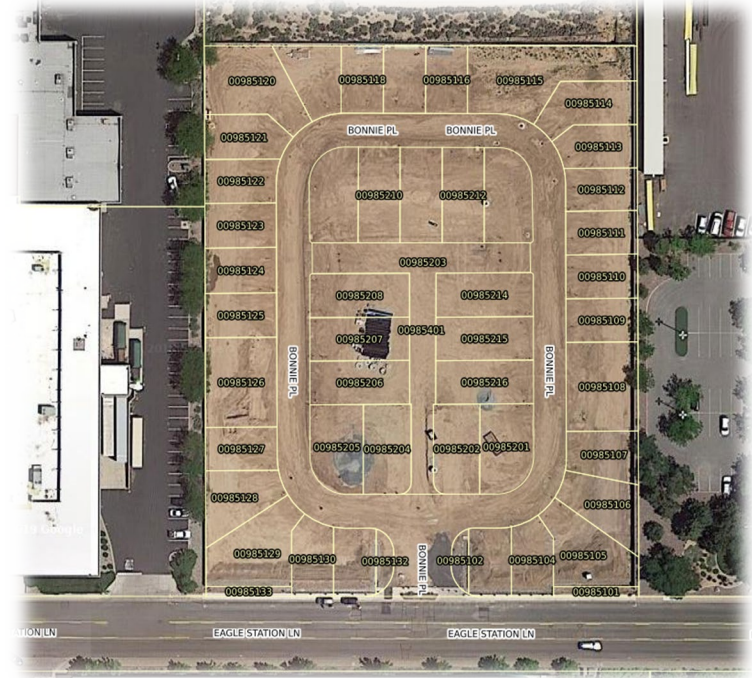
Location: Eastside Emerson Drive

Approved February 20, 2020



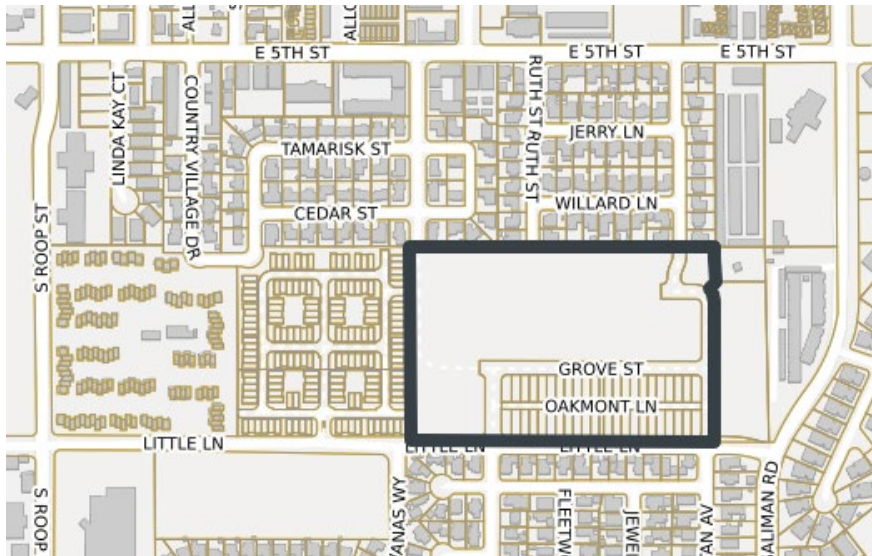
JACKSON VILLAGE (41 lots)

Location: Northside Eagle Station Lane
Approved September 30, 2015



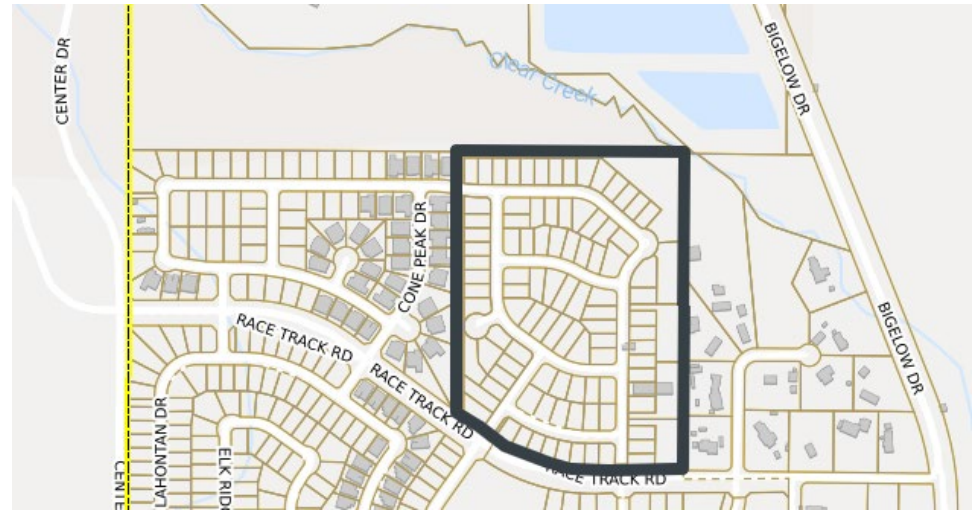
LITTLE LANE VILLAGE (149 lots)

Location: Northside Little Lane
Approved September 19, 2019



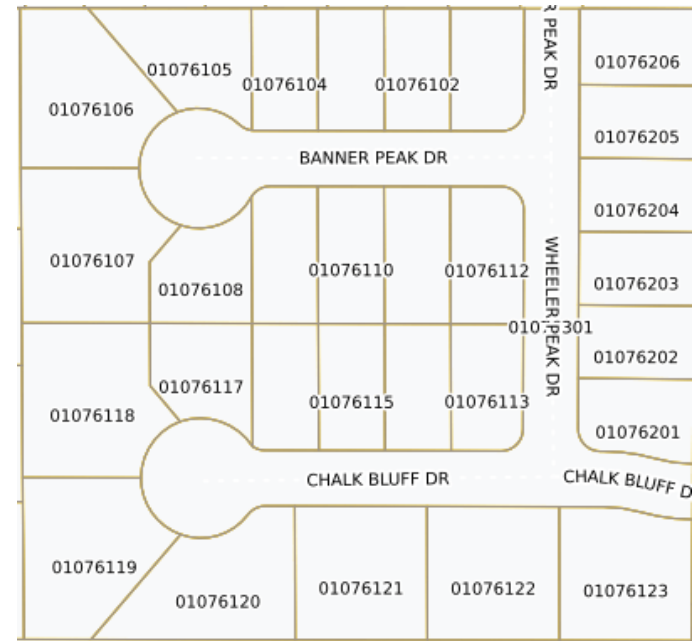
SCHULZ RANCH PH 4 (101 lots)

Location: Northside Racetrack Rd
Approved October 10, 2005



SCHULZ RANCH – PH 5 (29 lots)

Location: North of Rabe Way
 Approved September 19, 2019



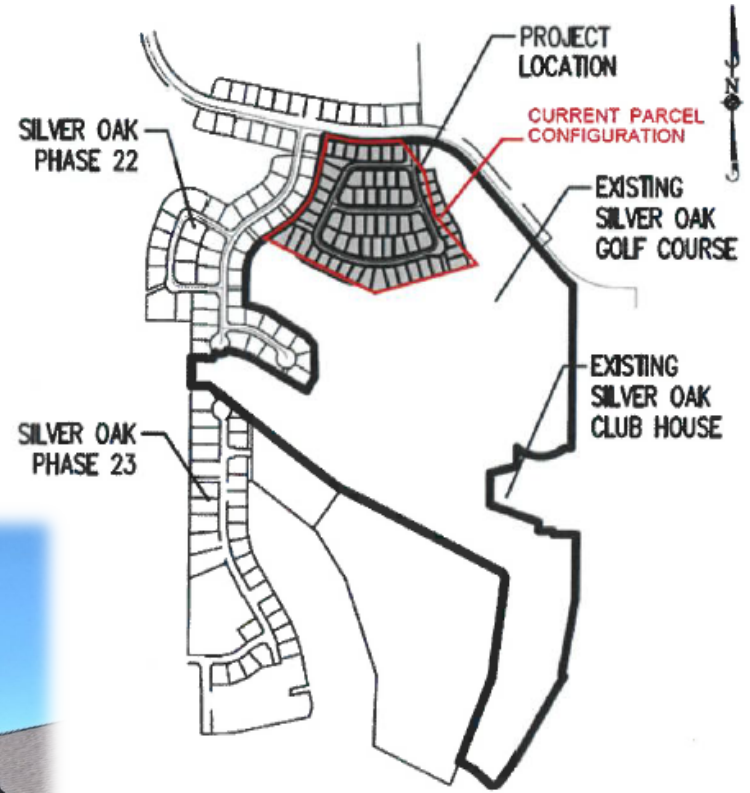
SILVER OAK Phase 23B (29 Lots)

Approved January 30, 2019



SILVER OAK Phase 24 (64 lots)

Location: Southside Silver Oak Drive
Approved June 29, 2021

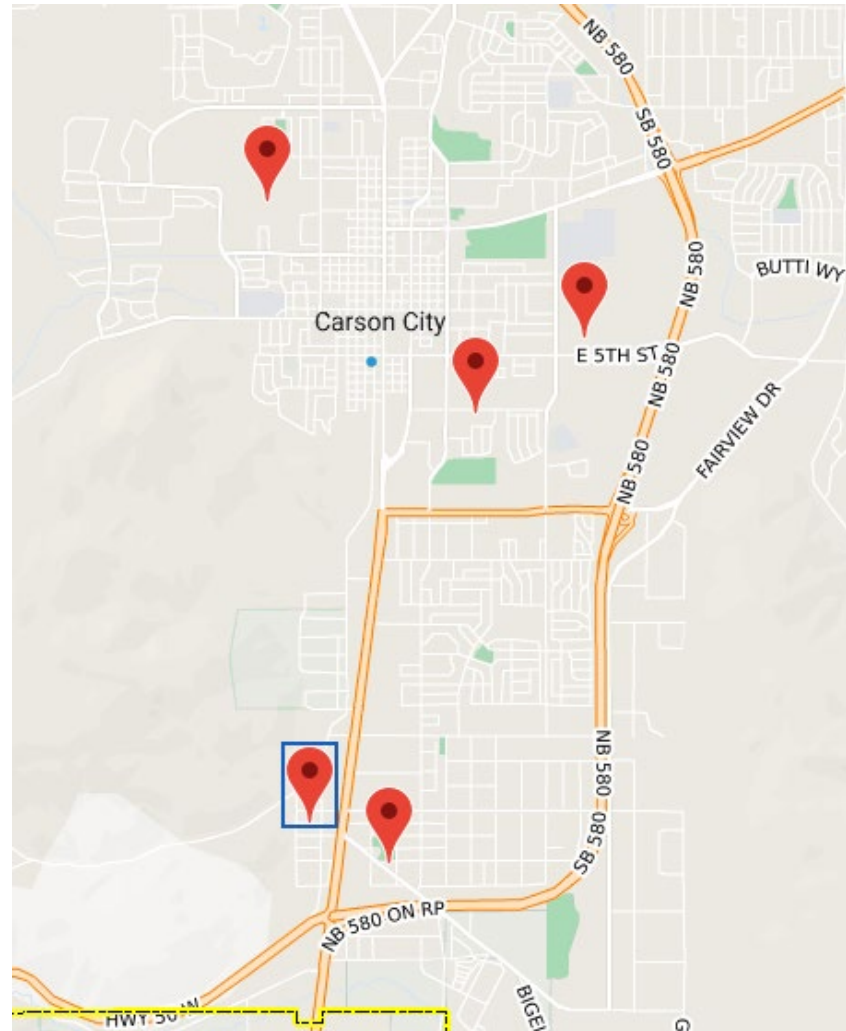


SILVER VIEW TOWNHOMES (34 LOTS)

Location: Northwest corner of Clearview Drive and Silver Sage Drive
Approved March 19, 2020



Where is the site under construction in anticipation of building houses?



Anderson Ranch – 203 lots

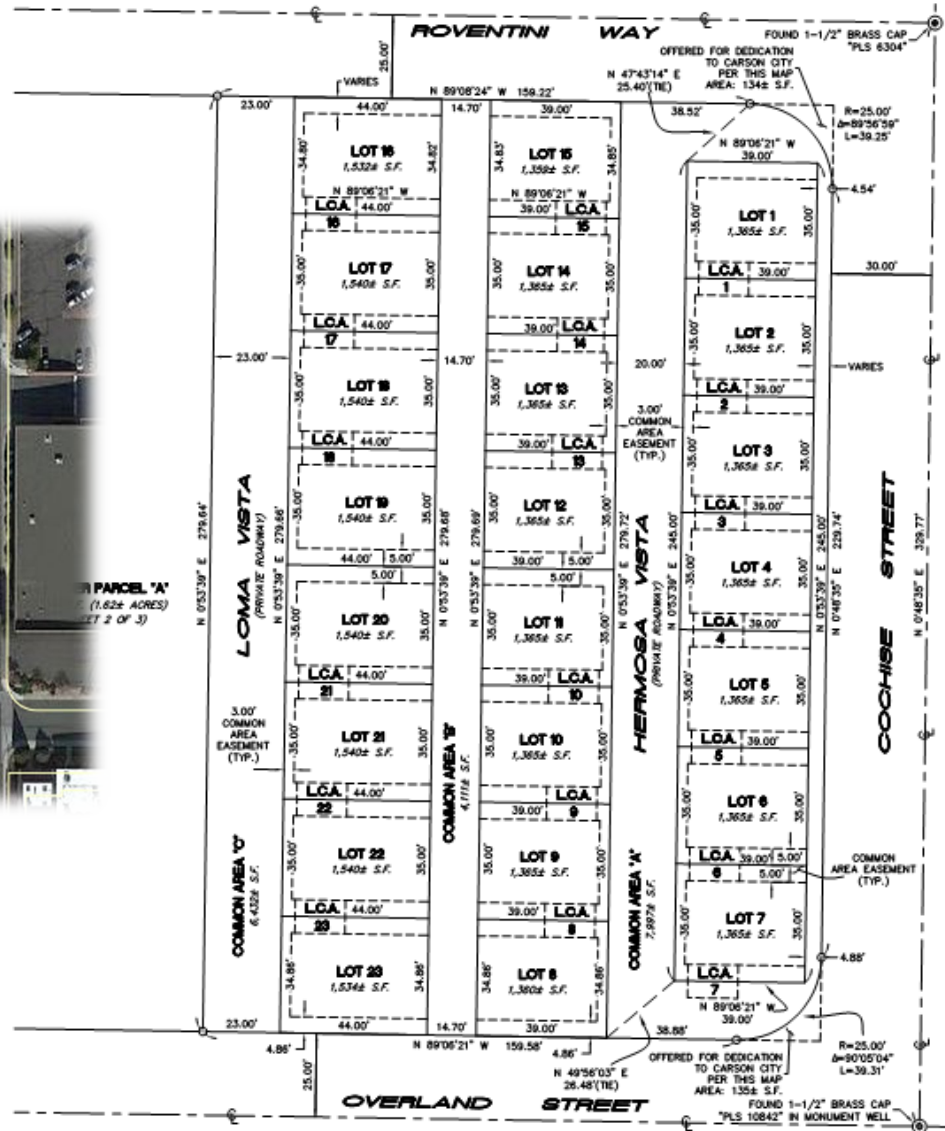


Approved
January 3, 2020

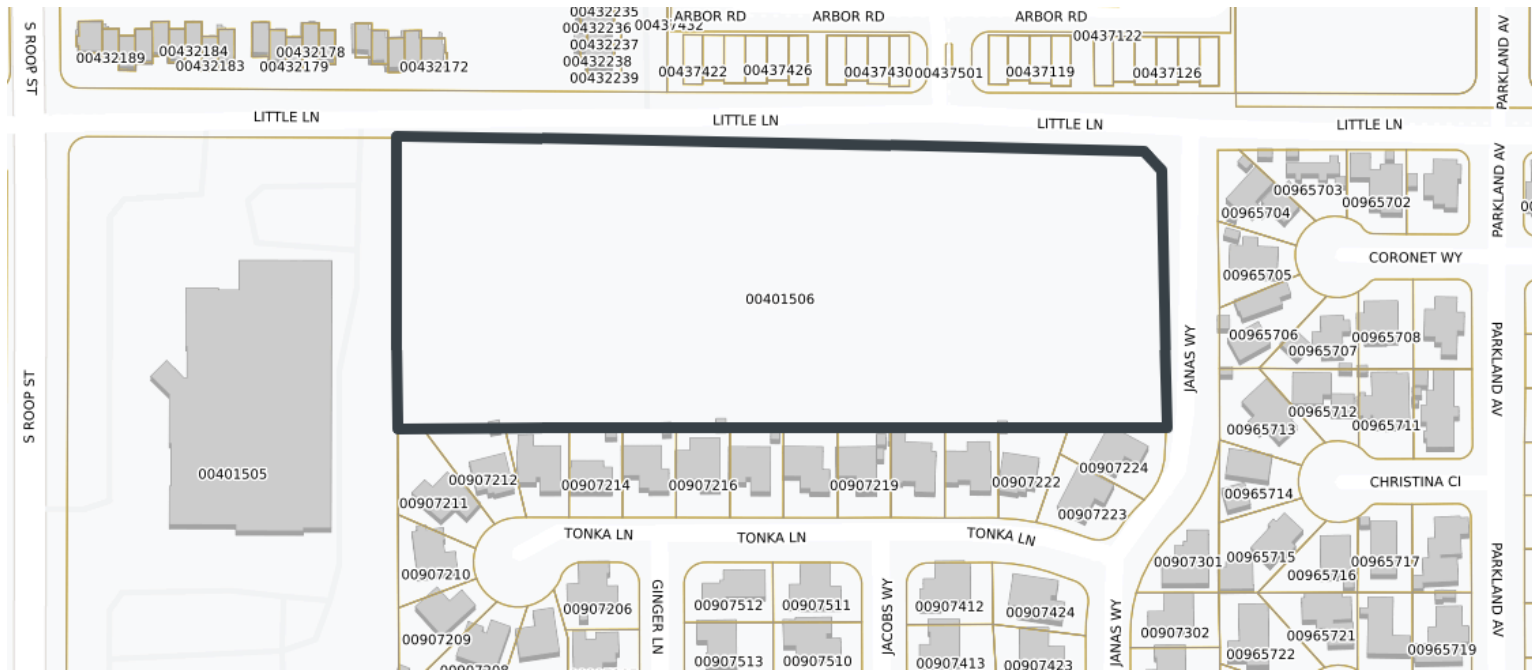


CLEARVIEW RIDGE (73 lots)

Location: Westside Cochise St.
 Approved September 21, 2006



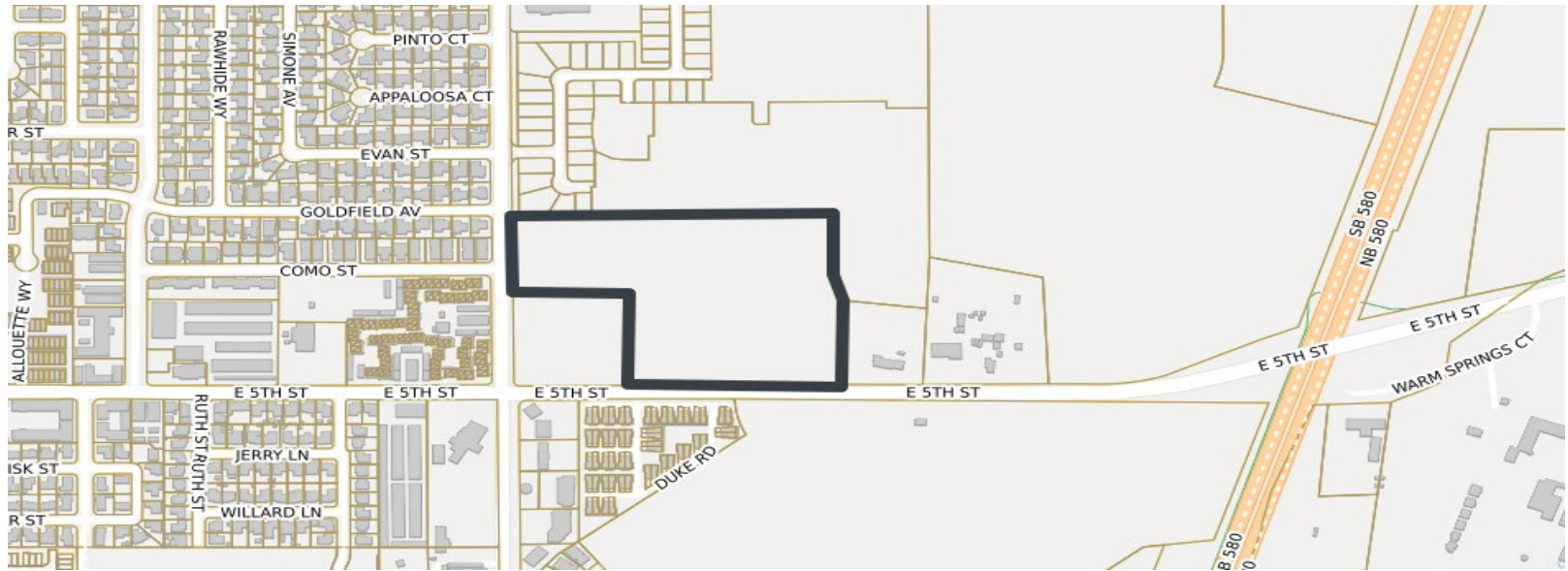
Little Lane Apartments – 140 units



Approved April 28, 2021

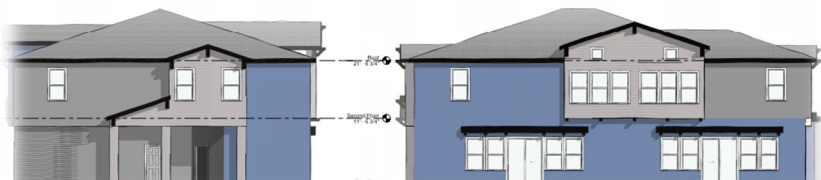
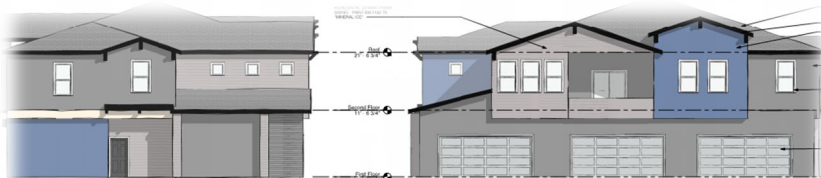
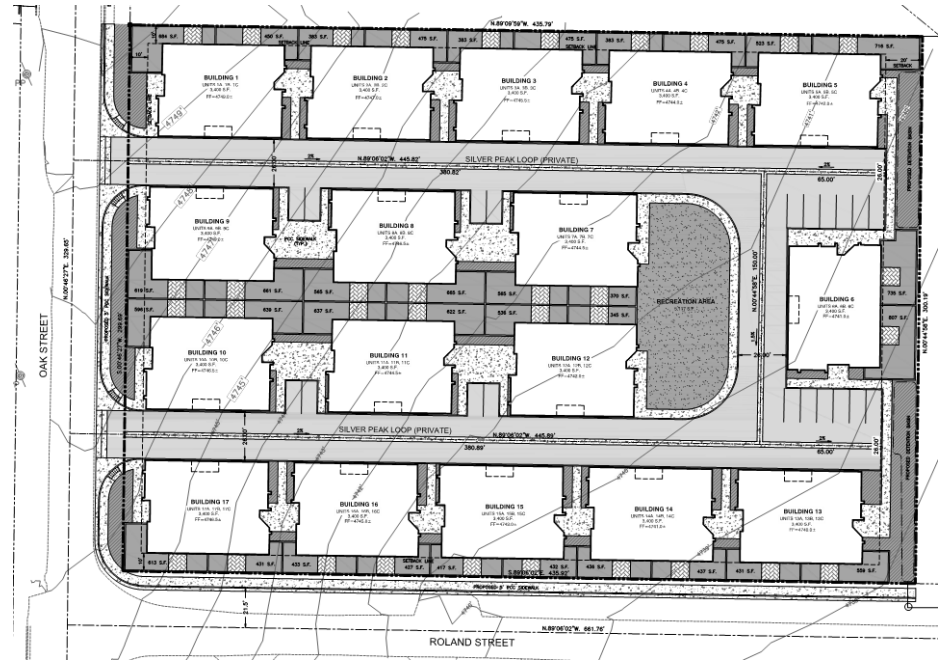


Lompa Apartments – 360 units



SILVER CREST CONDOMINIUMS (51 lots)

Location: Northeast of the corner
of Oak Street and Roland Street
Approved September 19, 2019



GROWTH MANAGEMENT 2023

Proposal

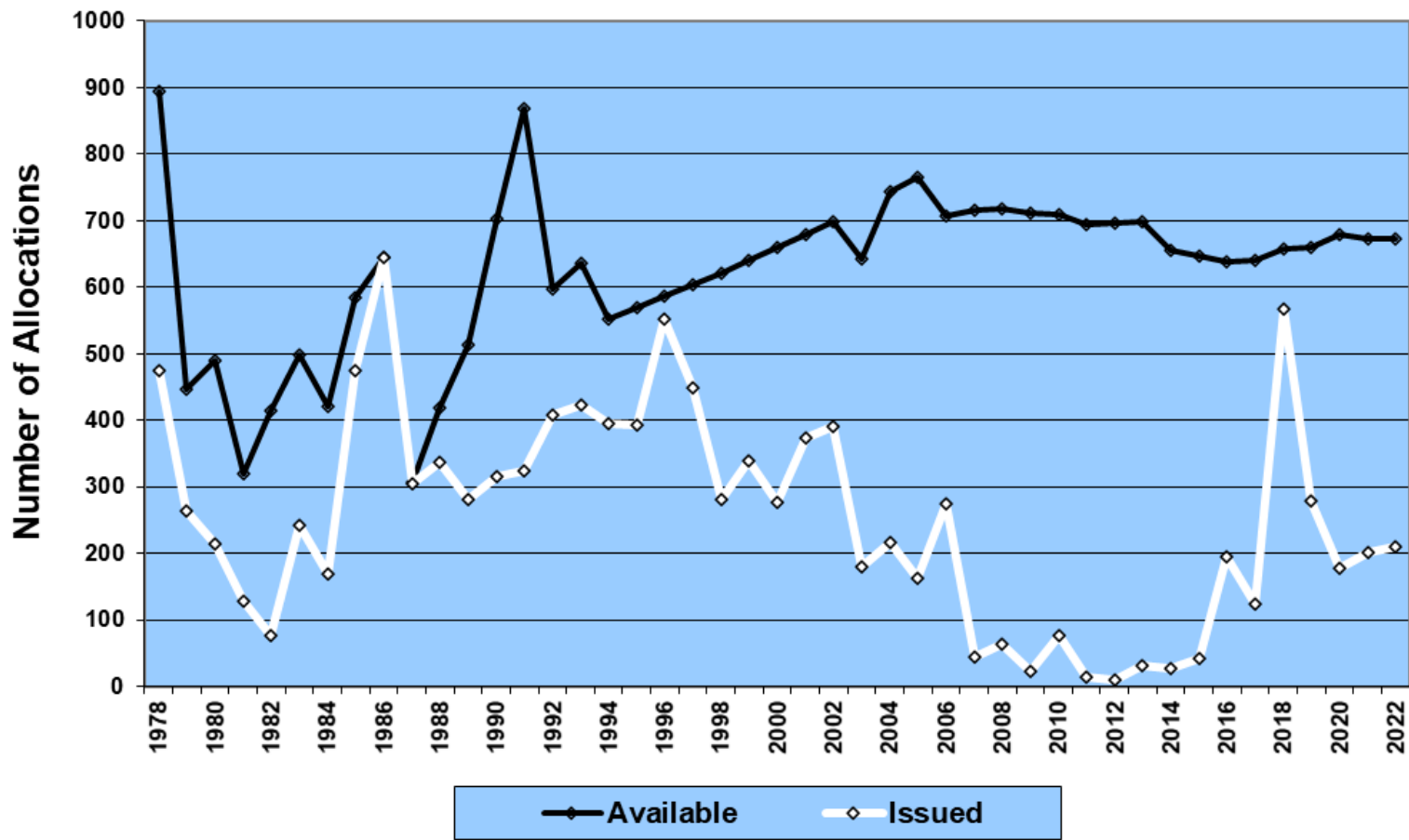
750 residential allocations in 2023

commercial & industrial threshold
remains at 15,000 gpd

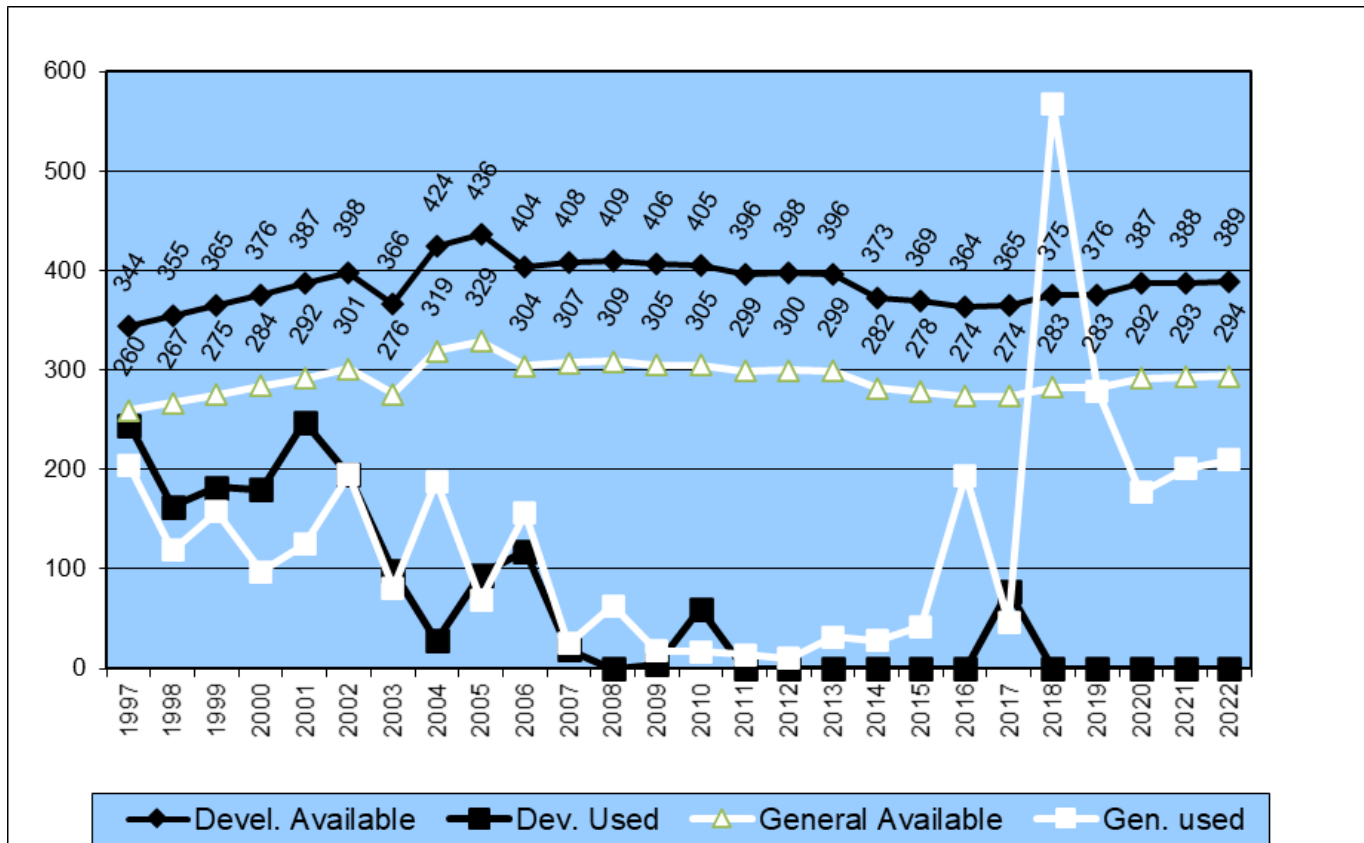
Average Household Size

2020 Census	2.32 people per household
2010 Census	2.54 people per household

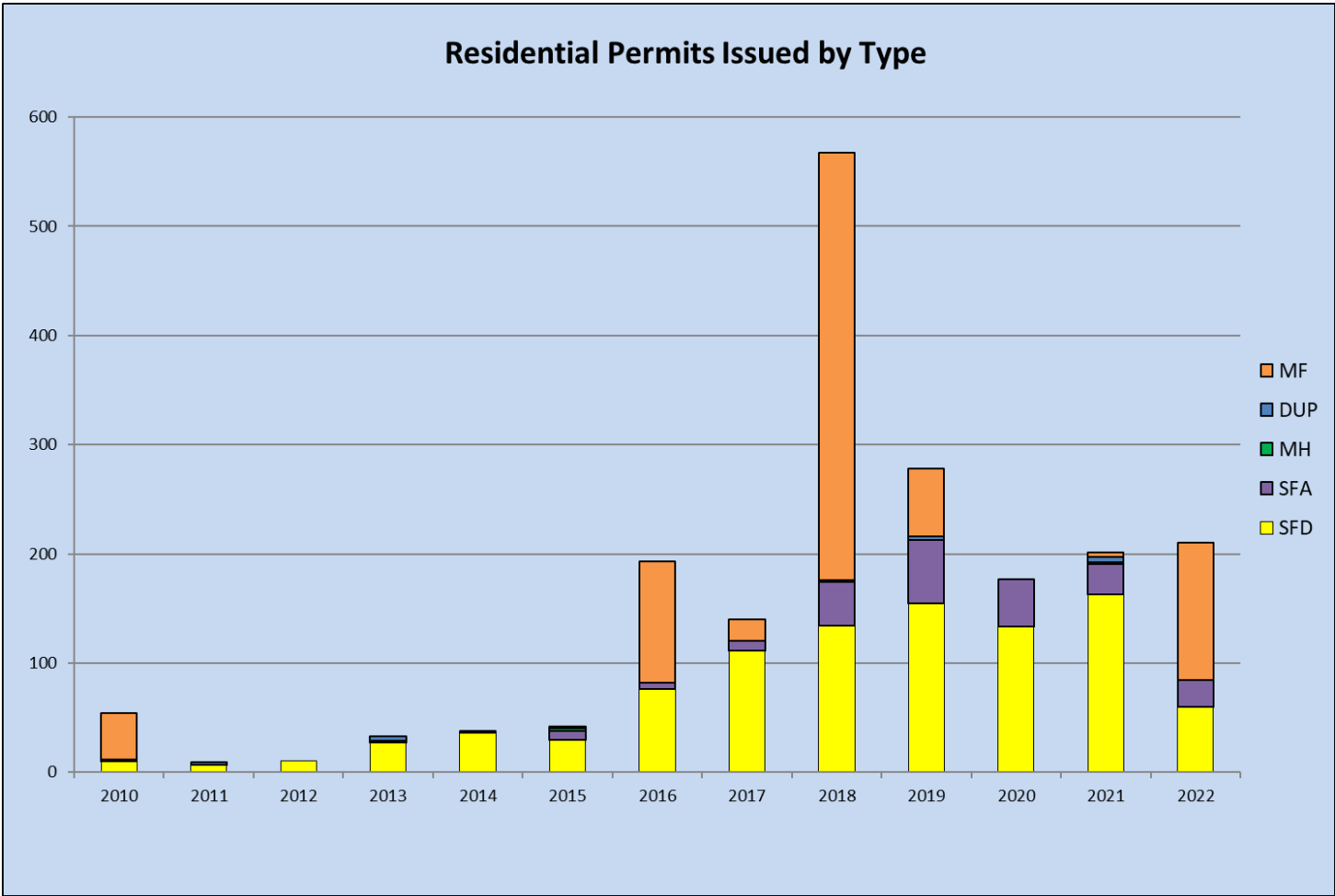
Growth Management Residential Allocation History



Allocations by General and Developer Categories

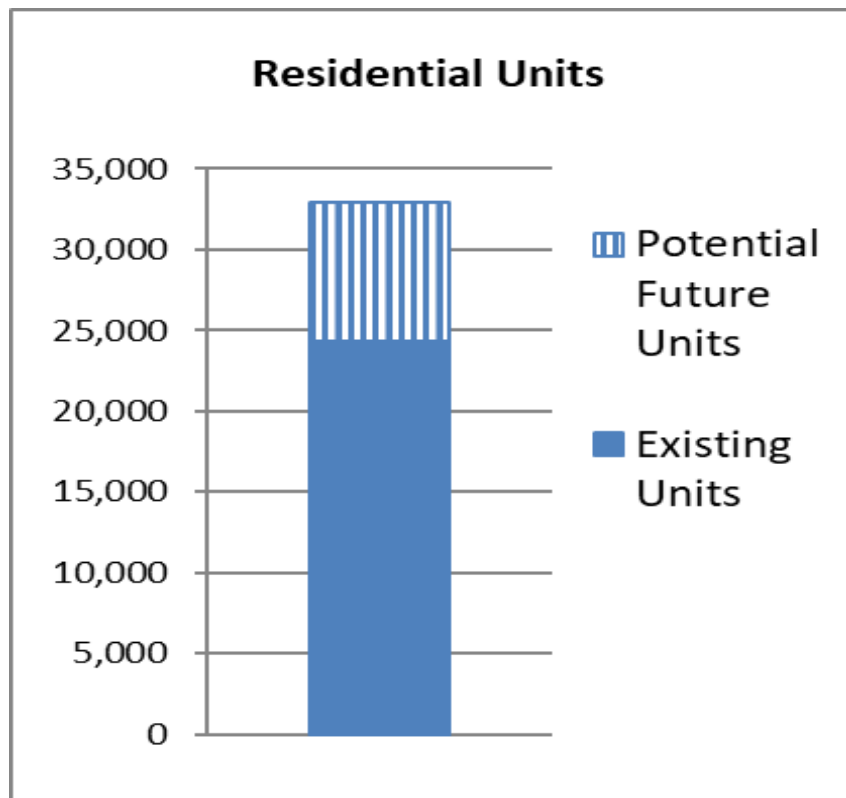


Growth Management Allocations Issued by Type





Residential Units Per Capacity Model

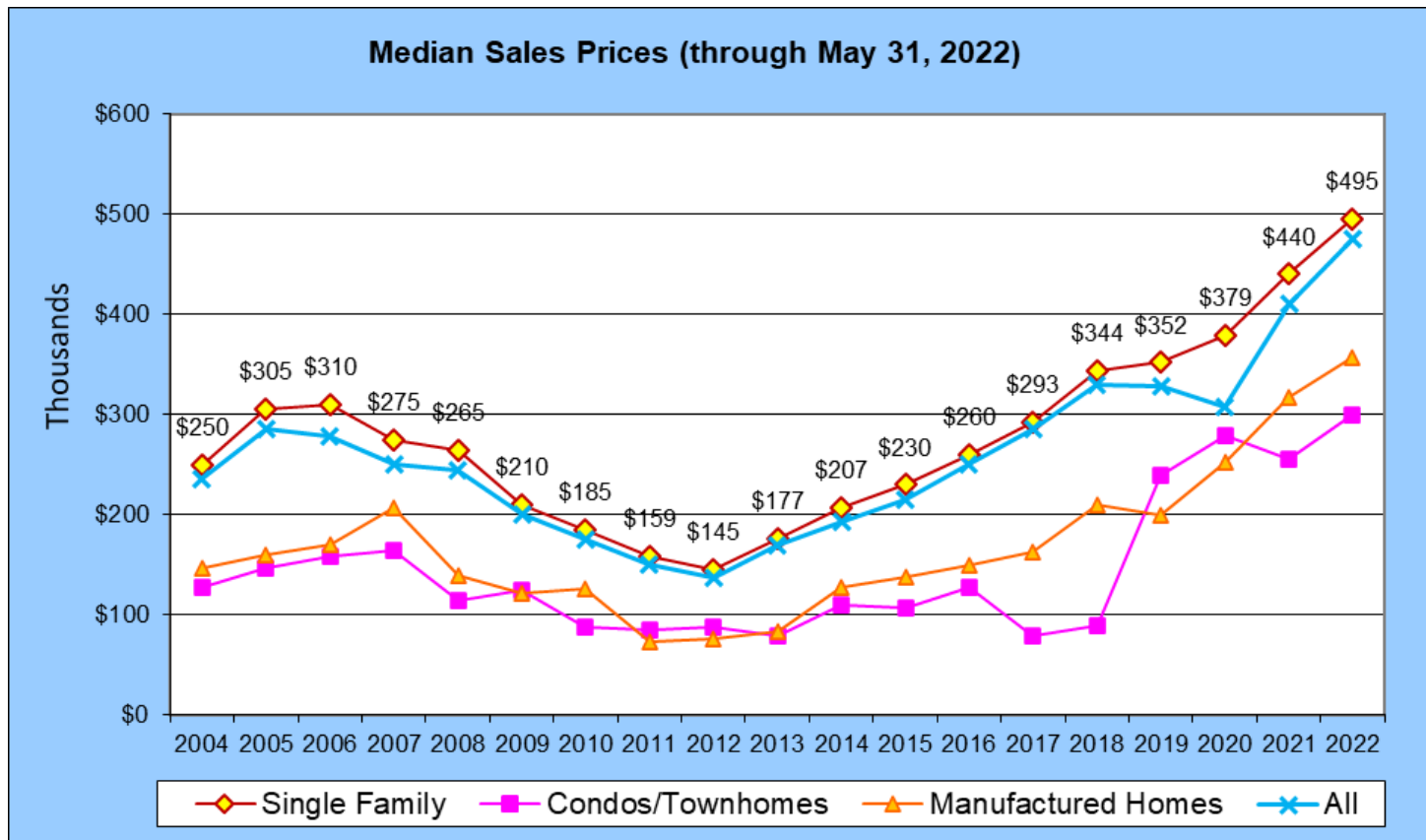


Existing: 24,361 dwelling units

Build out: 32,926 dwelling units

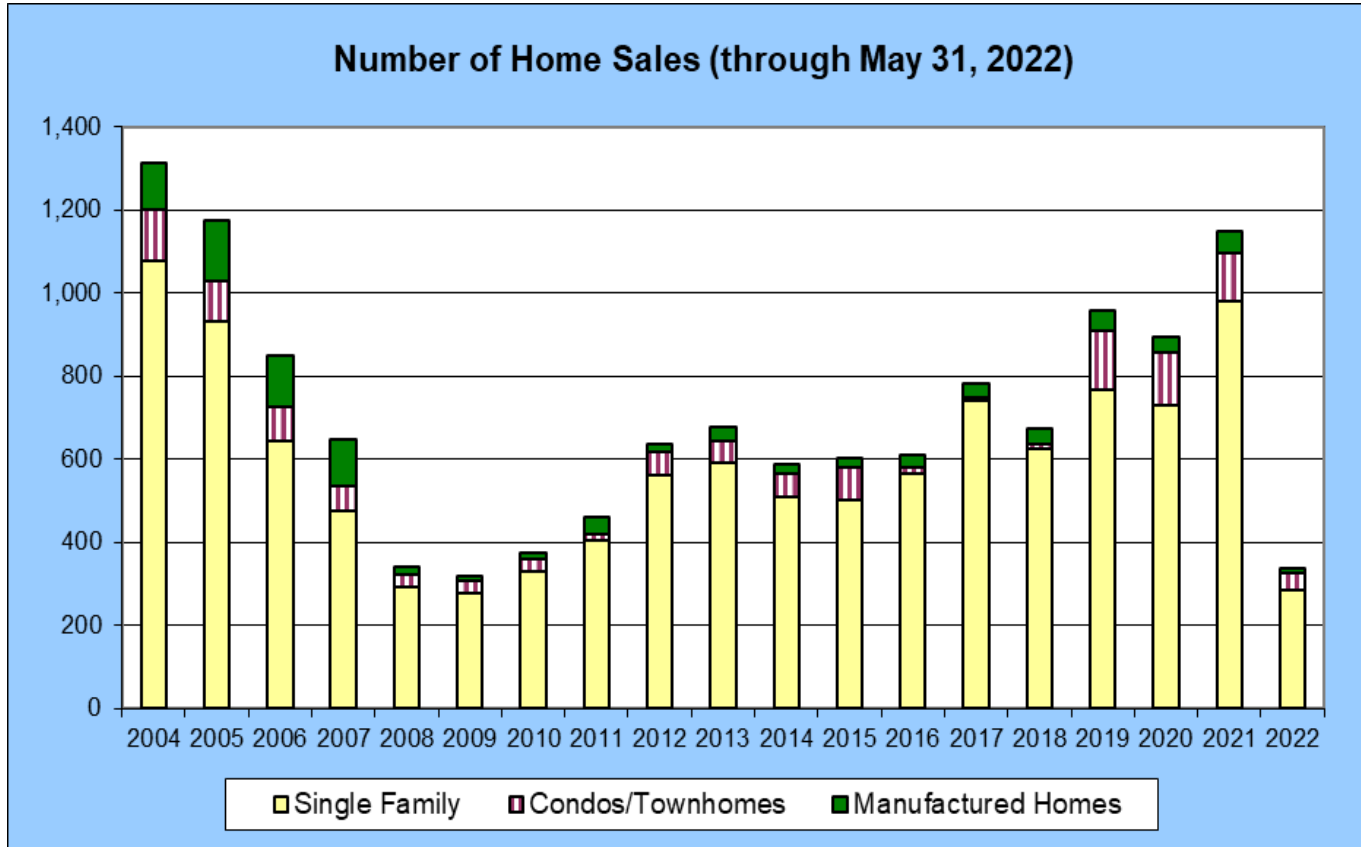


Median Sale Price





Number of Home Sales



State Demographer Data

	Total Population	Change Previous Year	Percentage Change
2021	57,073		
2022	57,429	357	0.6
2023	57,774	345	0.6
2024	58,086	312	0.5
2025	58,380	294	0.5
2026	58,670	290	0.5

2021 is as of July 1, 2021