

Martha Guzman, Reporter

Valley's Population Growth vs. Affordable Housing

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Over the next 20 years, the U.S. population is expected to grow by 19-percent. Experts say, in Nevada, that increase will be 74-percent increase over the same time period.



More than 1.5 million new residents are expected in Southern Nevada, which leads to the question where will everyone live?

As the population grows, the real problem is going to be finding affordable housing closer to the center of the city. Clark County already has a shortage of affordable housing. In the next ten years, the county must create 138,000 affordable housing units just to keep up with the growth.



It seems construction crews can't build houses fast enough for Clark County's exploding population. But even with 23,000 homes already available on the market, finding an affordable one is a challenge.

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She had to look to the outskirts of Las Vegas to find something in her price range. In fact the search for affordable housing is expected to lead more people to satellite communities outside of Las Vegas.

Douglas Bell, with the Affordable Housing Commission, says longer commutes will put a heavier load on our roadways.

Bell said, "We already have the challenges from Blue Diamond Road to Pahrump. We'll see the issues on 93 to Coyote Springs. It's going to be a transportation challenge."

Bell says Clark County is working to develop more affordable housing units closer to the cities urban core.

"The county is trying to focus on greater density housing to effectively use mass transportation system in the community," Bell added.

Allison says she would have preferred an affordable house closer to town but she's glad to have a place to call her own.

About 87-percent of Nevada's land is owned by the Federal Government, which limits the areas where developers can build. Clark County leaders are working to gain some of our bordering federal land in order to build more affordable housing units.

Northwestern Nevada could see more than 278,000 new residents over the next 20 years and experts say even rural Nevada counties could see some growth.

Send your comments to Reporter Martha Guzman to mguzman@klastv.com

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