

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. The chapter provides a *guide* 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. They include attached and detached single-family residential dwellings and manufactured and mobile homes including ownership and rental. To prevent the analysis from becoming too complex and lengthy, this chapter will focus mostly on dwelling units, ownership, and rental.

6.2 Existing Housing Conditions

6.2.1 Housing Inventory

There were 2,085 residential dwelling units in Storey County in 2015. Single-family detached homes made up the majority of the housing market with approximately 57 percent of the dwellings units. Mobile and manufactured homes made up approximately 28 percent of the county's total dwelling units. Approximately six percent were single-family attached dwellings and approximately eight percent were multi-family dwelling units. There are currently no large-scale apartment complexes in the county.

Gold Hill, the Highlands, and Virginia City are mainly composed of site stick-built homes while Mark Twain and Lockwood are mostly composed 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.

	Single-Family	Multi-Family	Manufactured	Total Units
Gold Hill	79	30	0	109
The Highlands	666	18	0	684
Lockwood	130	12	288	430
Mark Twain	60	10	268	338
McCarran	2	0	1	3
Outside	36	19	12	67
Virginia City	367	82	5	454
Total	1340	171	574	2085
Percent	64%	8%	28%	

Source: Storey County Assessor

6.2.2 Housing Tenure

In 2013, U.S. Census Bureau records indicate that 87 percent of Storey County's 2,004 dwelling units were occupied. Of the occupied dwelling units that year, 74 percent were owner-occupied and 14 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 2016 many of those homes remain as second homes.

Since the downturn of the national economy in 2007, the county has seen an influx of foreclosed and vacant homes. It is estimated that 14 homes were in the later stages of foreclosure in the county at any point in 2013; disbursed throughout the county (RealtyTrac, 2013). While home prices dropped significantly throughout the county, values have rebounded in recent years.

The rate of vacant and abandoned homes increased nearly 68 percent between 2000 and 2010. This trend is largely attributed to the housing-bubble that occurred between 2004 and 2007. Dwelling units in Storey County actually decreased in number from 2010 to 2013 (U.S. Census Bureau). A substantial portion of those homes were interest-only, adjusted-rate-mortgage, and other similar mortgage arrangements which became unsustainable after the housing market peaked in 2007. Consequently, the nation and Storey County saw a substantial influx of foreclosures and bank-owned properties which had become vacated by their previous owners. Owner-occupancy demand has rebounded since 2010, and the current owner vacancy rates are very low (U.S. Census Bureau).



Many homes in the county are in foreclosure, vacant, or like this example remain unfinished and become blighted. The abundant inventory of foreclosed homes in the county is a likely source for affordable housing for working-age families. This photo was taken 2013, but 2014; this structure was purchased and is now being finished by a working family.

Figure 6.2-2 Housing Occupancy					
	2000		2013		Change in Percentage 2000-2013
	Dwellings	Percent	Dwellings	Percent	
Total Dwellings	1,806 ¹	-	2,004 ¹	-	+11.0%
Occupied	1,462	80.9	1,843	92.0	+26.1%
Vacant	134	7.4	161	8.0	+20.1%
Owner Occupied	1,166	64.6	1,729	86.3	+48.3%
Renter Occupied	296	16.4	114	5.7	-61.5%
Avg. household size of owner-occupied units ²	2.08	-	2.13	-	+2.4%
Avg. household size of renter-occupied units ²	2.59	-	2.25	-	-13.1%

Sources: U.S. Census Bureau 2000 and 2013

- (1) 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.
- (2) Average household sizes based on U.S. Census data for 2000-2010 and U.S. Census Bureau American Community Survey for 2013

6.2.3 Regional Comparison

The rate of residential growth in Storey County over the past decade was similar to neighboring counties. The economic boom in Nevada from 2004 to 2007 resulted in an influx of workers and retirees arriving from out-of-state and fostered a transition from full-time permanent residents to more seasonal and part-time residents and second-home ownership. The high rate of foreclosures after that period lessened the effect of this condition in the county. However, second-home ownership may be impacting housing for working families.

Figure 6.2-3 Comparison of Available Housing Types Storey County & Region				
	Carson City	Lyon	Storey	Washoe
SF Detached	55%	64%	57%	76%
SF Attached	9%	unavailable	6%	12%
Mobile/Mfd.	13%	27%	35%	5%
Multi-Family	21%	7%	2%	4%

Source: Storey County Assessor, 2013

The rate of owner- and renter-occupied housing in Storey County defers from other counties in northwestern Nevada. Figure 6.2-4 shows the percent of owner-occupied housing in Storey County at 86 percent, which is higher than Lyon, Carson City, Douglas and Washoe Counties. The percentage of units used as rentals is also lower in Storey County as compared to other counties in the area.

Figure 6.2-4 Occupied Housing and Usage Storey County & Region										
<i>Year</i>	<i>Storey County</i>		<i>Lyon County</i>		<i>Carson City</i>		<i>Douglas County</i>		<i>Washoe County</i>	
	<i>Total Units</i>		<i>Total Units</i>		<i>Total Units</i>		<i>Total Units</i>		<i>Total Units</i>	
2000	1,596		14,279		21,283		19,006		143,908	
2013	2,004		22,352		23,481		23,647		184,882	
	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>
2000	1,166	296	9,857	3,150	12,724	7,447	12,183	4,218	78,296	53,788
2013	1,729	114	13,544	5,734	12,299	8,887	13,962	5,493	94,596	68,602
<i>Percent of Total Dwellings (Owner/Renter)</i>										
2000	73.1%	18.5%	69.0%	22.1%	59.8%	35.0%	64.1%	22.2%	54.4%	37.4%
2013	86.3%	5.7%	60.6%	25.7%	52.4%	37.8%	59.0%	23.2%	51.2%	37.1%

Source: U.S. Census Bureau 2000 and 2010 and U.S. Census Bureau American Community Survey for 2013

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 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 income for housing. Figure 6.2-5 shows that the median priced houses and percent change in 2000, and 2013. Storey County homes seem priced in line with the surrounding area and below the state median.

Figure 6.2-5					
Median Value of Owner-Occupied Units by Rural County 1990, 2000, 2013					
<i>County</i>	<i>1990</i>	<i>2000</i>	<i>% Change 1990-2000</i>	<i>2013</i>	<i>% Change 2000-2013</i>
Carson City	\$99,300	\$147,500	48.5	\$198,900	34.8
Churchill	84,500	117,100	38.6	153,300	30.9
Douglas	121,000	181,800	50.2	271,400	49.3
Elko	81,000	123,100	50.9	184,300	49.7
Esmeralda	41,400	75,600	82.6	81,400	7.7
Eureka	54,600	89,200	63.4	117,400	31.6
Humboldt	74,000	117,400	58.6	147,400	25.6
Lander	58,300	82,400	41.3	103,300	25.4
Lincoln	50,900	80,300	57.8	140,600	75.1
Lyon	74,900	119,200	59.1	133,400	11.9
Mineral	56,900	59,500	4.6	95,500	60.5
Nye	70,800	122,100	72.5	112,600	-7.8
Pershing	66,500	82,200	23.6	138,100	68.0
Storey	99,500	134,800	35.5	167,700	24.4
White Pine	53,000	70,000	32.1	113,800	62.6
Nevada State	95,700	142,000	48.4	169,100	19.1

Source: U.S. Census Bureau, Northern Nevada Association of Realtors and Elko County Association of Realtors

Figure 6.2-6						
Percentage of Population Unable to Qualify for Median Priced Home Purchase						
	<i>Median Priced House</i>			<i>% Households paying more than 30% income on housing</i>		
	<i>2000</i>	<i>2010</i>	<i>2013</i>	<i>2000</i>	<i>2010</i>	<i>2013</i>
Storey	134,800	239,200	167,700	16.4	29.8	29.6
Lyon	119,200	185,000	133,400	16.1	32.3	33.1
Carson City	147,500	270,500	198,900	23.8	33.9	30.4
Douglas	181,800	375,800	271,400	23.2	33.9	30.7
Washoe	161,600	295,700	203,300	19.5	38.5	36.3
Nevada	142,000	254,200	169,100	25.9	37.1	34.6

Source: U.S. Census Bureau 2000-2010 and U.S. Census Bureau American Community Survey for 2013

In 2000, about 26 percent of Nevada households were struggling with housing costs. That percentage increased 11 percentage points to 37 percent in 2010. The financial crisis in 2007 played a large part in that change. Sixteen percent of Storey County families were struggling with housing costs in 2000, and roughly 30 percent in 2010 and 2013.

It appears that the Great Recession hit Storey County's housing market harder than that of other areas in the state. From 2000 to 2013, roughly nine percent more people endured higher housing costs statewide, where about 13 percent more people were hit in Storey County. According to figure 6.2-6, much of northern Nevada was hit harder than the rest of the state through the mid-2000s.

In 2016, 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. This could be interpreted as Storey County has the most affordable homes in the area.

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 is relatively well positioned in northwestern Nevada with respect to this concern.

Affordable housing is also a concern to local residents, especially young families and senior citizens. There are federal and state agencies that Storey County commonly collaborates with to provide affordable housing assistance to low to moderate income households. They include the Nevada Rural Housing Authority; the United States Department of Agriculture Rural Development Agency; the U.S. Department of Housing and Urban Development; and the Nevada Home Consortium.

The cost of land is only one of many significant factors in housing costs. There are a number of other variables affecting the cost of housing. Water and other utilities, interest rates, and the cost of construction, both labor and materials, are three other aspects of the affordability equation that are difficult to control. Only a modest rise in long-term interest rates can add thousands of dollars per year to the cost of housing. This often can mean the difference between mortgage loan qualification and denial. Construction costs also tend to fluctuate based on changes in the market, sometimes resulting in significant cost increases in a relatively short period of time. Installation of infrastructure is another factor. Infrastructure costs typically exceed land costs. To mitigate as many of these costs as possible, and support a maximum possible standard of living for county residents in the future, Storey County should continue to maintain a policy and practice of infill development within existing communities first when considering new residential units. An exception to this practice may be considered for development at Painted Rock that directly supports housing needed associated with economic development at McCarran (see Chapter 3 Land Use).

The housing policy to encourage infill first should result in the following benefits:

- a. More economical provision of utilities, police, fire, road maintenance, and other services;
- b. Easier, more efficient, and lower cost access to public utilities;
- c. Better access to schools, social services, and public transit;
- d. Access to businesses, employment, retail services;
- e. Protection of natural resources, rural and industrial areas; and
- f. Preservation and enhancement of the unique character of each community.

6.2.5 Rental Market

The initial review of the rental market in Storey County shows that a relatively low percentage of residential units are used as rentals. The data in Table 6.2-7 supports this hypothesis. Storey County has the highest median income when compared to its 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 in this comparison. By this measure, Storey County has the most affordable rental housing in northwestern Nevada, and its housing is substantially more affordable than the state average.

Storey County also has more than twice the rate of residential unit vacancy than its surrounding counties. The lowest cost of rental housing, and the highest vacancy rate go together to show a soft rental market in Storey County. The data represents relatively very low demand for rentals in Storey County, which supports the policy of not taking action to bring the number of Storey County's rental properties into the same percentage of overall dwellings units as the surrounding counties.

County	Median Household Income	Median Monthly Owner Housing Cost	Median Monthly Renter Housing Cost	% of Owner income to housing	% of Renter income to housing	Rental Vacancy Rate	Percent below Poverty Level
Storey	61,573	1,049	715	20.4%	13.9%	20.8%	11.0%
Carson City	51,957	1,067	872	24.6%	20.1%	9.9%	16.2%
Douglas	60,100	1,306	1,028	26.1%	20.5%	6.9%	10.2%
Lyon	46,137	996	933	25.9%	24.3%	8.0%	15.0%
Washoe	53,040	1,386	913	31.4%	20.7%	9.3%	15.1%
Nevada	52,800	1,308	986	29.7%	22.4%	10.9%	15.0%

Source: U.S. Census Bureau American Community Survey for 2013

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 the manufactured home, such as minimum square-footage, placement on a permanent foundation, and structural and architectural requirements. None of the standards, however, may discourage needed housing. Storey County 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 28 percent of the housing units in 2013. The majority of mobile home use in Storey County occurs on estate properties typically between 2.5 acres and 5 acres. Mark Twain and Lockwood account for a majority of Storey County's mobile home occupancies.

Table 6.2-1 shows that in 2013, there were 574 mobile/manufactured home owners in Storey County. The majority of mobile home owners in Storey County were age 55 and older. This figure is not surprising because the average age in the county is 54, and the majority of mobile homes were occupied by one and two person households in 2010.

6.2.7 Special Needs Housing

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. Some small-scale operations, such as adult foster care, are expected to occur as the county population ages. However, with the limited local health services in the county, large-scale senior living does not appear to be a good market fit.

This master plan provides for and encourages multi-generational housing in each of its residential communities. Allowing families to provide accessory housing for members of their immediate lineage provides for independent senior-citizen living with minimal to no strain on public services. Zoning and other ordinances for multi-generational housing should be structured such as to maintain the single-family residential character of neighborhoods not having multi-family allowances. This may be accomplished through special board and planning commission review of accessory dwelling units in single-family residential areas.

Storey County currently operates senior citizens centers in Virginia City and Lockwood. 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.

Temporary Shelters for Victims of Domestic Violence

The Storey County District Attorney's Office operates the Victim Services Unit (VSU) 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

Several motels and a recreational vehicle park in the county are used as short-term weekly or monthly rentals. These accommodations are sometimes used to house lower income households, including those in imminent danger of homelessness. The Rural Nevada Consortium of Care and the Community Chest offer assistance with short-term housing needs.

The Storey County Sheriff's Office identified one homeless person in Virginia City in 2013. The individual was found quartering in various places including beneath a bridge and in a makeshift structure located southeast of Virginia City near State Route 341. One homeless encampment with approximately ten identified inhabitants existed in 2011 at the north end of the county approximately two miles west of Lockwood and one-half mile south of the Truckee River. The encampment was located on private property and was not permitted by the county or the property owner. The encampment was removed at the time it was discovered and since has not reappeared.

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 utilize them.

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. The following table shows the number of empty buildable residential lots available throughout the county.

Figure 6.3-1 Vacant Lots		
	Vacant Residential lots	Vacant Unknown lots
Virginia City	301	6
Gold Hill/Divide	156	38
Highlands/Estates	1195	168
Rainbow Bend/Lockwood	0	2
Mark Twain	36	0
Rest of county	11	195
Total	1699	409

Source: Storey County Assessor's Office

The current inventory of vacant residential land in the county is expected to satisfy the demand for residential growth for several decades. As explained in Chapter 5 Population, the expected population of Storey County in 2032 is 4,775. Even if the population during this time grows four times more than expected, there are still enough vacant lots to meet demand (see figure 6.3-3). If the persons-per-household increases from the current 2.12 to the 1995 number of 2.56, the county may still accommodate growth over six times greater than expected based on existing available parcels.

2015 Storey County Assessor's data show 1,699 vacant single-family residential lots and seven vacant multi-family residential lots county-wide. This is over 85 percent of the current number of dwelling units in the county.

Figure 6.3-2 Usable Residential Land				
Source	Built Residential Parcels 2015	Vacant Residential Parcels 2015	Vacant Unknown Use Parcels 2015*	Percent inventory of useable Residential parcels
Storey County Assessor's Office	1,980	1,706	470	98%

*Most of these parcels could be used for residential construction now. Only 50 percent were used in later calculations.

Figure 6.3-3 Projected Residential Availability				
	2032 Estimated Population	People per household (PPH)	Needed new residential units	Shortage (surplus) of current residential parcels
2015 PPH	4,775	2.12	270	(1,668)
1990 PPH	4,775	2.56	-112	(2,050)
2015 PPH Huge Growth	10,000	2.12	2731	793
2015 PPH Medium Growth	7,500	2.12	1553	(385)
2015 PPH Huge Growth	10,000	2.56	1933	(5)
2015 PPH Medium Growth	7,500	2.56	955	(983)

Source: Storey County Assessor's Office

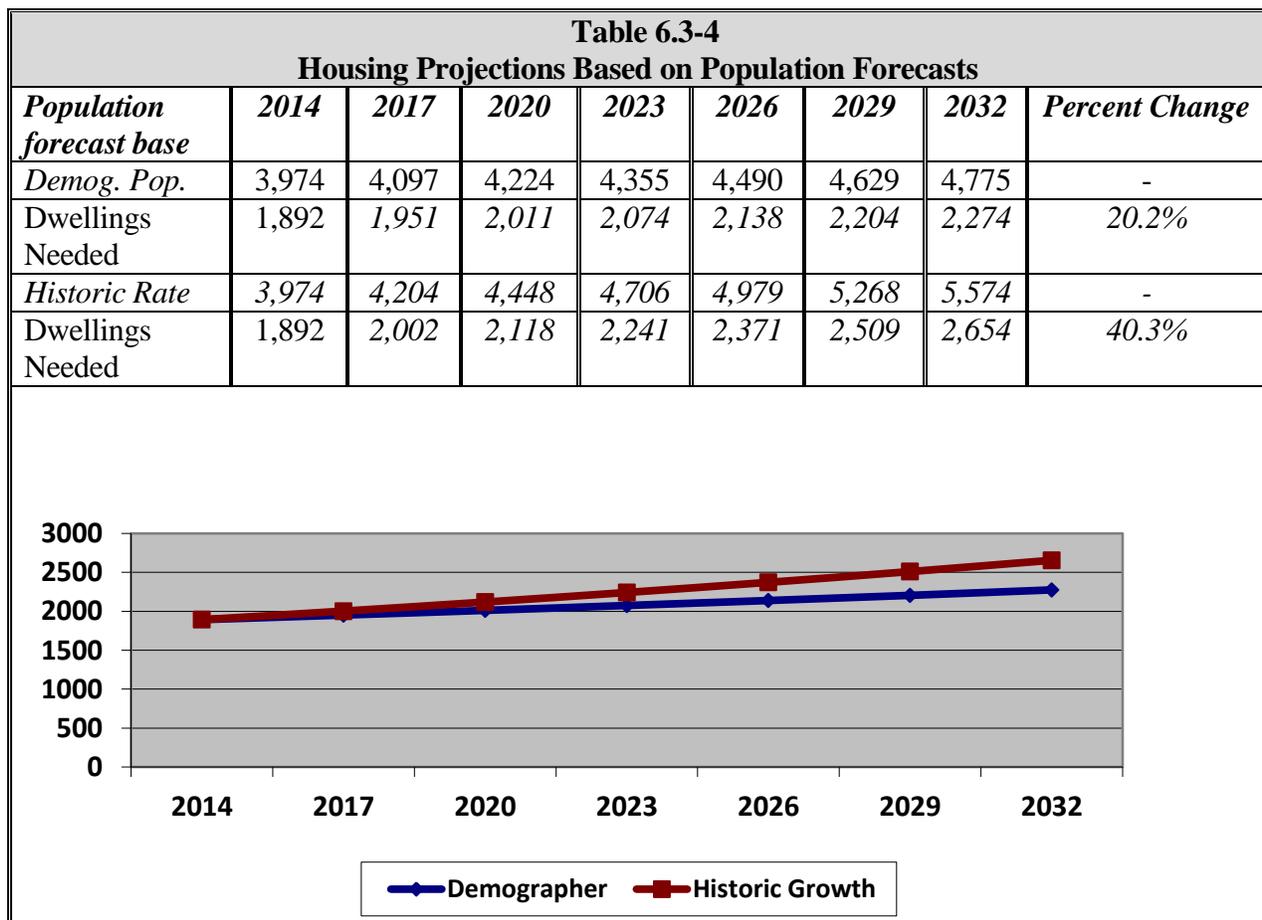
6.3.2 Housing Demand

The Nevada State Demographer (2014) estimates Storey County population in 2032, after completion of the Tesla Gigafactory, to be 4,775. At 2.1 people-per-house, Storey County will have enough land available for a population of 7,366; even at the 1995 2.5 people-per-household, the county will have sufficient land available for 9,208 residents. Modest population growth numbers are projected after the “Tesla Effect” because the demographer estimates that mining employment will decrease in the county by 2032 (p. 9, Nevada County Population Projections 2014 to 2033). Without the population brought in by the Tesla Gigafactory, the demographer expects the county population to be static through 2032 (p. 19). County officials and the demographer are working together to modify the demographer’s REMI model data to better reflect the population and economic potential as a result of the “Tesla Effect.”

The county is expected to have a demand for new residential units over the next 20 years. The available data suggests that the county has sufficient buildable lots for estimated growth during this estimated period. The county capacity exceeds demand, so available residential land may be scrutinized for conversion to commercial or industrial land.

6.3.3 Growth Prospects

Currently, no future growth prospects have been identified in Storey County that would accelerate the county’s population growth beyond the projected rate. Industrial growth along U.S. Highway 50 and Interstate 80, including at McCarran where most industrial growth is anticipated, and in-migration from Washoe County, Carson City, and California could increase the rate of population growth over the forecasted period. As the northern Nevada region continues to grow in population through economic development, Storey County will continue to play a role offering employment opportunity for area workers. The anticipated rate of population growth in the county may be significantly altered by residential development that takes place at Painted Rock (see Chapter 3 Land Use).



Source: “Demographer” based on Nevada State Demographer’s Office Population Projections for Nevada’s Counties 2010 to 2031; “Historic Rate” based on 1.8 percent growth rate between 2000 and 2010 reported by the U.S. Census Bureau.

Note: The number of persons per household 2014=2.1

Note: Population percent increases are the sum of three year increments.

Note: The data delineated herein does not account for potential population growth that may occur at Painted Rock (see Chapter 4 Land Use, Painted Rock Area Plan).

6.3.4 Painted Rock

With all of the above analyses, Storey County is ready for the expected population growth in northern Nevada. Assuming an even distribution of increased population across northwestern Nevada according to the current populations, northwestern Nevada will need a population well into seven figures before Storey County should experience any residential land shortages. Even with the well-established strong position of Storey County, there still exists another potential development to accommodate a large number of people. 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 was 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 this development is currently not progressing, Storey County is open to conversations with a potential new developer for this area.

6.4 Goals, Objectives, and Policies

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

Objective 1.1 To create and maintain complete communities

- Policy 1.1 By facilitating enterprise areas in each residential community except the Highlands
- Policy 1.2 By establishing design standards for residential planned unit developments with high-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
- Policy 1.3 By requiring 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 such centers
- Policy 1.4 By preventing the overconcentration of multi-family uses into any given area in the county, and instead integrating multi-family uses as mixed-uses into existing communities and new planned unit developments
- Policy 1.5 By providing accessible quality K-12 schools and related facilities to students in northern Storey County
- Policy 1.6 By requiring 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.
- Policy 1.7 By requiring 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

Policy 1.8 By promoting mixed-use developments that support live-work environments and community diversity

Policy 1.9 Maintain current policy of encouraging infill residential development and residential development in other areas described in this master plan as appropriate

Objective 1.2 To design communities which attract diverse population and workforce

Policy 1.10 By providing accessible quality K-12 schools and related facilities to students in all parts of the county

Policy 1.11 By working collaboratively with the school district and its board of trustees during review of proposed subdivisions, housing projects, and planned unit developments in order to consider what level and type of education and supporting facilities may be required

Policy 1.12 By designating in planned unit developments specific areas where mixed-use residential-commercial uses are appropriate in relation to the new development and the existing surrounding community

Policy 1.13 By creating a physical environment of the overall development that facilitates education facilities and curriculum possibilities as directed by the school board

Policy 1.14 By creating a physical environment of the overall development that facilitates education facilities and curriculum beyond K-12 education, including for instance, pre-kindergarten, vocational, and post-secondary education, which is aligned with the needs of area employers

Policy 1.15 By creating a physical environment of the overall development in which schools may relate to the surrounding community functionally, culturally, and visually, and where schools may incorporate the greater community into the education process

Policy 1.16 By forming 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 that 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

Goal 2 Meet the market needs for housing in the county

Objective 2.1 Develop comprehensive design standards for residential planned unit developments

Policy 2.1 Support the rental market when feasible, including multi-family rental housing as an integrated part of mixed-use communities

Policy 2.2 Encourage multi-generational housing (e.g., accessory dwellings for the housing of parents and family members) in existing and future residential communities

Policy 2.3 Encourage enhancements in planned unit developments that attract younger and diverse demographics

Objective 2.2 To facilitate phasing of planned unit developments that ensures project completion and sustainability during phasing

Policy 2.4 By meeting changing market conditions while ensuring that improvements meet demands for infrastructure and service

Policy 2.5 By phasing planned development projects so that they function effectively and independently at each phase

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

Policy 3.1 By continuing to support existing local and home rehabilitation and weatherization programs in order to reduce ownership expenses and improve health and safety concerns

Policy 3.2 By coordinating efforts 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

Policy 3.3 By making existing historic structures livable by streamlining regulations, cooperating better with local contractors and owner-builders, and seeking assistance from agencies such as the Nevada Rural Housing Authority for historic building rehabilitation assistance