State of Nevada

2026 Action Plan

Last Updated: August 5, 2026

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) requires states and localities to prepare a Consolidated Plan (Con Plan) and Annual Action Plan in order to receive federal housing and community development funding. HUD has established three basic goals for the programs it funds: to provide decent housing, to provide a suitable living environment and to expand economic opportunities.

The State's 2025-2029 Consolidated Plan is implemented through the Annual Action Plan, which outlines the actions, activities, and resources allocated to address the priority needs and objectives established by the Consolidated Plan. The 2026 Annual Action Plan covers the period from July 1, 2026, to June 30, 2027. Nevada anticipates receiving $9,275,374 in HUD funding for program year 2026. The 2026 Action Plan encompasses the activities of the following programs:

- Community Development Block Grants (CDBG) $2,919,374
- HOME Investment Partnership (HOME) $3,000,000
- Housing Trust Fund (HTF) $3,311,933
- Emergency Solutions Grant (ESG) $356,000
- Housing Opportunities for Persons with AIDS (HOPWA) $0**

**The 2025 formula allocation for the HOPWA program was the final disbursement. Prior year HOPWA funds are available for eligible activities.

As the lead agency for the Annual Action Plan, the Governor's Office of Economic Development (GOED) hereby follows HUD's guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing citizen participation requirements that accompany the Consolidated Plan and Annual Action Plan process.

2. Summarize the objectives and outcomes identified in the Plan

HUD's objectives for its formula programs are to provide decent housing, a suitable living environment, and economic opportunities for low-moderate income residents. The State strives to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities. These objectives are further explained as follows:

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- Providing decent housing means helping homeless persons obtain appropriate housing and assisting those at risk of homelessness; preserving the affordable housing stock; increasing availability of permanent housing that is affordable to low- and moderate-income persons without discrimination; and increasing the supply of supportive housing, making down payment and closing cost assistance available for low- and moderate-income persons.
- Providing a suitable living environment entails improving the safety and livability of neighborhoods; increasing access to quality facilities and services; and reducing the isolation of income groups within an area through integration of low-income housing opportunities.
- Expanding economic opportunities involves creating jobs that are accessible to low- and moderate-income persons; promoting long-term economic and social viability; and empowering low-income persons to achieve self-sufficiency.

The 2025-2029 Consolidated Plan identified three goals: affordable housing, non-housing community development, and homelessness. HOME is used to create affordable housing, including building, buying, and/or rehabilitating affordable housing for rent or homeownership for low-income households. HTF is used for production and preservation of affordable housing for extremely low- and very low-income households. CDBG provides resources for community development, which may include public infrastructure, facilities and improvements, public services, and economic development activities. ESG provides essential services related to emergency shelter, rapid re-housing, and homelessness prevention for individuals experiencing a housing crisis. HOPWA is dedicated to the housing and supportive service needs of people living with HIV/AIDS and their families.

In pursuing these goals through the 2026 Annual Action Plan, the State of Nevada has established priorities for the use of its resources. The priorities emphasize targeting of activities, leveraging other resources and public investments, and promoting community changing impact.

3. Evaluation of past performance

Nevada's Consolidated Annual Performance and Evaluation Report (CAPER) provides a snapshot of the State's progress in meeting its performance goals. The most recent CAPER covers program year 2024 and can be viewed at https://goed.nv.gov/wp-content/uploads/2025/09/2024-Draft-CAPER-w-Exec-Summary.pdfhttps://goed.nv.gov/programs/cdbg/ under "Plans". During the period of July 1, 2024, through June 30, 2025, the following accomplishments were made:

- CDBG – six projects were completed with $3,478,921.86 drawn from IDIS, including $814,669.22 from the 2020 CDBG-CV allocation. PY2024 focused on community stabilization, public facilities, infrastructure, economic opportunity, and planning. Approximately 37,4881 individuals benefited, 55.89% of whom were low-to-moderate income (LMI).
- HOME - NHD provided $30,976 to assist 3 first-time homebuyers. In addition, $726,971 provided to assist 16 homeowners to rehabilitate their housing to eliminate health and safety concerns. Additionally, $85,947.38 in Nevada Account for Affordable Housing funds to assisting in the rehabilitation of 5 owner-occupied single family homes.

- HTF – NHD completed 3 HTF-assisted projects creating 29 rental units and rehabilitating 26 units of affordable housing by investing $5,198,298 funding committed to serving HTF-eligible households with incomes at or below 30% of Area Median Income for at least 30 years.
- ESG - The ESG program funded 5 local governments and 3 nonprofit agencies, 1 of which is a Domestic Violence program and 5 of which provide shelter. Subrecipients provide services through emergency shelter, street outreach, rapid rehousing, homeless prevention programs, HMIS data collection, and administration of the grant.
- HOPWA - $266,426 was expended by the project sponsor to provide services to 50 clients such as helping with rental, mortgage, and utility assistance, as well as assistance with move-in costs associated with securing permanent housing.

As reported in the CAPER, the State is well on its way to meeting its goals and objectives for these programs.

4. Summary of Citizen Participation Process and consultation process

In 2025, the State of Nevada adopted a thorough Citizen Participation Plan that encourages citizens to participate in the development of the five-year Consolidated Plan and Annual Action Plans. The Citizen Participation Plan was developed in accordance with the requirements listed in 24 CFR Part 91.115 (Citizen Participation Plan for States). The Citizen Participation Plan provides citizens, including minorities, the disabled and non-English speaking persons, units of local government, and other interested parties a reasonable opportunity to participate and comment on plans.

To help ensure that all targeted groups and groups that regulations require consultation with participated, the State published the Public Notice of the 2026 Annual Action consultation kickoff in newspapers of general circulation (Reno Gazette Journal on 02/12/2026, Elko Daily Free Press on 02/12/2026, and Pahrump Valley Times on 02/13/2026) and sent the Public Notice directly to organizations with more frequent day-to-day contact with those groups. Additionally, the State circulated an input survey, and conducted the first public hearing on February 26, 2026, to solicit community input for drafting the 2026 Annual Action Plan. The comment period was February 13, 2026, through March 13, 2026. The public hearing was held virtually and in person at the Governor’s Office of Economic Development, 808 W Nye Lane, Carson City, NV 89703.

The State publicized the survey and the public hearing via email and by posting to the State’s website and social media platforms (Facebook, Instagram, X, and LinkedIn). Ultimately, these efforts to broaden public participation resulted in more than 50 interactions with individuals and organizations statewide.

The 2026 Annual Action Plan draft was made available for public review on July 7, 2026. The public comment period ran from July 8, 2026, through August 7, 2026. The State held a second public hearing on July 9, 2026, at 2:00 PM PDT. The public hearing was held virtually and in person at the Governor’s Office of Economic Development, 808 W Nye Lane, Carson City, NV 89703.

Notice of availability of the draft 2026 Annual Action Plan and public hearing was published in the Reno

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Gazette Journal on June 23, 2026, the Pahrump Valley Times on June 26, 2026, and Elko Daily Free Press on June 23, 2026, in addition to being posted on https://goed.nv.gov/programs/cdbg/ under Plans. The notice provided instructions on how to submit comments and views on the draft plan. The public hearing provided an opportunity to make comments on the record. No comments were received by the lead agency the public hearing or in writing.

5. Summary of public comments

In addition to the 30-day public comment period of July 8, 2026, through August 7, 2026, the State held a public hearing on July 9, 2026. The public hearing provided the opportunity for comment and discussion. No comments were received by the lead agency during the public hearing or in writing.

6. Summary of comments or views not accepted and the reasons for not accepting them

The State did not receive any comments during the 30-day public comment period of July 8, 2026, through August 7, 2026.

7. Summary

Supporting documentation of the citizen participation process and consultation process ae attached in the Grantee Unique Appendices.

PR-05 Lead & Responsible Agencies - 91.300(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Annual Action Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	NEVADA	Governor’s Office of Economic Development, Rural Community & Economic Development
HOPWA Administrator	NEVADA	Department of Human Services
HOME Administrator	NEVADA	Nevada Housing Division
ESG Administrator	NEVADA	Nevada Housing Division

Table 1 – Responsible Agencies

Narrative

The Governor's Office of Economic Development, Division of Rural Community & Economic Development Division (responsible for CDBG) is the lead agency for overseeing the development of the 2025-2029 Consolidated Plan, the subsequent Annual Action Plans and CAPERs. Partnering agencies include:

- Department of Business & Industry, Nevada Housing Division (responsible for HOME, HTF and ESG)
- Department of Health and Human Services, Division of Public and Behavioral Health, Community Health Services Branch, Office of HIV (responsible for the HOPWA and Special Needs of Non-Homeless activities)

Annual Action Plan Public Contact Information

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AP-10 Consultation - 91.110, 91.300(b); 91.315(l)

1. Introduction

The State of Nevada adheres to the procedures outlined in the Citizen's Participation Plan (amended June 2026), which fosters participation and input from all citizens, with particular emphasis on targeted groups. To help ensure that all targeted groups and groups that regulations require consultation with participated, the State published the Public Notice of the Annual Action Plan consultation kickoff in newspapers of general circulation (Reno Gazette Journal and Pahrump Valley Times) and sent the Public Notice directly to organizations with more frequent day-to-day contact with those groups. Additionally, the State circulated an input survey, and held the first Public Hearing, which is meant to solicit input from community members to inform the Annual Action Plan. The State publicized the survey and the public hearing via email and by posting to the State's website and social media platforms (Facebook, Instagram, X, and LinkedIn). Ultimately, these efforts to broaden public participation resulted in more than 50 interactions with individuals and organizations statewide.

Staff from CDBG, ESG, HOPWA, HOME, and HTF programs actively engage with housing and homeless providers, community leaders, and other stakeholders throughout rural Nevada. They conduct or participate in forums, community coalitions, and planning meetings to gather input on housing, homelessness, and community needs. ESG, HOME, and HTF staff regularly collaborate with the Rural Nevada Continuum of Care (RNCoC), Southern Nevada CoC (SNCoC), and the Northern Nevada Continuum of Care (RAH).

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

The State of Nevada participates in numerous efforts to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies, including:

- Division staff fosters strong working relationships with affordable housing stakeholders across the state as members of the Nevada Housing Coalition, an affordable housing advocacy group dedicated to increasing collaboration and partnerships.
- The Division's Affordable Housing Advocate maintains a role specific to outreach on behalf of the Division. In partnership with Division Leadership, the Affordable Housing Advocate is tasked with attending events and working groups coordinated by stakeholders and fielding questions and conversations from stakeholders on their work, including barriers and proposed solutions. The Advocate position is dedicated to outreach, supporting and presenting to stakeholders across the affordable housing ecosystem regularly.

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- Fostering and maintaining a strong working relationship with Nevada Rural Housing and providing Account for Affordable Housing (Account or AAH) funds for tenant-based rental assistance, emergency assistance, and security deposit programs. Nevada Rural Housing did participate in the survey for this Annual Action Plan.
- Providing funding from the ESG Program and the State Affordable Housing Account Program to a number of county social services agencies throughout Nevada. Funded activities include providing eligible households with tenant-based rental assistance; emergency rent and/or utility assistance; street outreach; homeless prevention; emergency shelter; and rapid rehousing programs. Agencies receiving these funds are required to work closely with public institutions including hospitals, jails, and mental health clinics, which allow clients access to housing and supportive services. Memorandums of Understanding have been implemented to ensure cooperation between agencies, and staff from hospitals, jails, mental health, and other providers. All participate in community coalition meetings, also attended by the State of Nevada's Housing Division staff when possible.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The State of Nevada actively engaged the three Nevada CoCs in the planning for the 2026 Annual Action Plan process. The State deployed a survey, and directly emailed CoC members, to solicit input in order to inform the Consolidated Plan and 2026 Annual Action Plan. The Northern Nevada, Southern Nevada, and Rural Nevada CoCs were invited to respond to the survey, and staff from the State of Nevada attended meetings for each Continuum of Care to discuss plan development and invite CoC members to provide information to inform the development of the 2026 Annual Action Plan development.

The State of Nevada has participated in the Nevada Balance of State, or Rural Nevada Continuum of Care (RNCoC) (NV-502), for the over 15 years and will continue to participate in the upcoming program year. NHD staff collaborate with the RNCoC and its members to ensure reasonable distribution of grant funds and to coordinate cooperative efforts among subrecipients. This involvement aids in maximizing subrecipients' ability to provide homeless and homelessness prevention services in rural areas, and to improve the coordinated entry process ensuring those most in need and at risk are able to access necessary services.

Input from the Northern Nevada Continuum of Care (NNCoC) (NV-501) was obtained to ensure ESG funds passed through to entities providing locally supported services. The State of Nevada coordinates with the NNCoC lead for subrecipient guidance regarding technical assistance in the Homeless Management Information System (HMIS). The State of Nevada works with the Regional Alliance to end Homeless (RAH) to develop and maintain performance standards and outcomes for programs and services funded through the alliance.

The State of Nevada provides an annual ESG award to Clark County as a member of the Southern Nevada Continuum of Care (SNCoC) (NV-500) and HMIS lead, which helps enable Clark County to administer HMIS licenses for rural and northern Nevada. All three CoCs coordinate to manage HMIS access, allowing subrecipients necessary access to coordinated entry processes, and improving data quality.

Nevada Housing Division engages with Southern NV and Northern NV CoCs via Membership, staying informed through meetings, regular communication, and strong working relationships with both Members who represent our subgrantees, and CoC Directors, Washoe and Clark County staff.

Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Input from each of the three Nevada CoCs was carefully considered and integrated, when possible, into this plan.

The State's ESG representative, a staff member of the Nevada Housing Division, is a member of both the Governance Committee for the Nevada Balance of State CoC, RNCoC (NV-502) and the Statewide HMIS Governance Committee. Involvement includes regular attendance of RNCoC meetings among work groups such as the steering committee and coordinated entry committee. Housing Division staff consult the RNCoC on matters related to application scoring and funding, rural agency operational support, and subrecipient collaboration. Funding priorities and allocations for the ESG Program are determined by a committee that includes members of the RNCoC. ESG Program staff work in conjunction with the RNCoC to develop written standards, evaluate project outcomes, and ensure compliance with written performance standards for ESG projects and activities. HMIS reports are regularly evaluated by NHD staff and CoC members to measure ESG project performance. Disparities and needed improvements are addressed during CoC meetings.

As a sitting member of the Statewide HMIS Governance Committee, the State's ESG representative is actively involved in developing and maintaining policies and procedures for the operation and administration of the statewide HMIS system. Additionally, NHD allocates a portion of State ESG funds to Clark County, the Southern Nevada CoC and State HMIS Lead Agency to support costs of the HMIS database throughout Nevada. NHD regularly engages members from the Southern Nevada CoC (NV-500) to solicit information regarding the types of programs and services needed in the Clark County area.

Lastly, the State's ESG representative attends the NNCoC's Regional Alliance to end Homelessness meetings as able to stay apprised of ESG operations and progress in northern Nevada. The ESG representative works with the NNCoC and RNCoC coordinator to communicate necessary information, updates, and educational information to appropriate rural partners. The NNCoC lead provides HMIS and other technical assistance to NHD as requested and serves as an intermediary to the HMIS host company.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Accessible Space Inc.
	Agency/Group/Organization Type	Housing Services – Elderly Persons Services – Individuals with Disabilities
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
2	**Agency/Group/Organization**	Advocates to End Domestic Violence
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
3	**Agency/Group/Organization**	Brinshore Development
	Agency/Group/Organization Type	Housing – Seniors, General Population Affordable, Supportive
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.

4	**Agency/Group/Organization**	Carson City Health and Human Services
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Services-Children Child Welfare Agency Services-Health Services-Homeless
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
5	**Agency/Group/Organization**	Catholic Charities of Northern Nevada
	Agency/Group/Organization Type	Housing Services-Housing Other-CoC Member (Northern Nevada CoC – NV 501)
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
6	**Agency/Group/Organization**	City of Caliente, Nevada
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Education Services-Employment Other government - County
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.

7	**Agency/Group/Organization**	City of Elko, Nevada
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Education Services-Employment Other government – Local Other-CoC Member (Rural Nevada CoC – NV 502)
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
8	**Agency/Group/Organization**	City of Henderson, Nevada
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Education Services-Employment Other government – County Other-CoC Member (Southern Nevada CoC – NV 500)
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.

9	**Agency/Group/Organization**	City of Las Vegas, Nevada
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Education Services-Employment Other government – Local Other-CoC Member (Southern Nevada CoC – NV 500)
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
10	**Agency/Group/Organization**	City of Sparks, Nevada
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Education Services-Employment Other government – Local Other-CoC Member (Northern Nevada CoC – NV 501)
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.

11	**Agency/Group/Organization**	City of Wells, Nevada
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Education Services-Employment Other government – Local Other-CoC Member (Northern Nevada CoC – NV 501)
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
12	**Agency/Group/Organization**	Collective Purpose
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
13	**Agency/Group/Organization**	Douglas County Community Services
	Agency/Group/Organization Type	Services – Elderly Persons Services – Victims of Domestic Violence Services – Homeless Service – Employment Services – Individuals with Disabilities
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.

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14	**Agency/Group/Organization**	Elko County, Nevada
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Education Services-Employment Other government – County
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
15	**Agency/Group/Organization**	Esmeralda County, Nevada
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Education Services-Employment Other government – County
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
16	**Agency/Group/Organization**	Family Promise of Las Vegas
	Agency/Group/Organization Type	Services - Children Services – Homeless Services - Employment
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.

17	**Agency/Group/Organization**	HELP of Southern Nevada
	Agency/Group/Organization Type	Services-Education Services-Homeless Services – Victims of Domestic Violence Services – Elderly Persons Services – Children Other-CoC Member (Southern Nevada CoC – NV 500)
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
18	**Agency/Group/Organization**	HopeLink of Southern Nevada
	Agency/Group/Organization Type	Regional organization Services-Homeless Other-CoC Member (Southern Nevada CoC – NV 500)
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
19	**Agency/Group/Organization**	Juvenile and Family Court, 4th Judicial District Court, Elko County, Nevada
	Agency/Group/Organization Type	Services-Children Child Welfare Agency Other-Counseling/Legal
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
20	**Agency/Group/Organization**	Lived Experience Advisory Board of Washoe County
	Agency/Group/Organization Type	Other - Homeless Advocacy Other – CoC Member (Northern Nevada CoC – NV501)

	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
21	**Agency/Group/Organization**	Nevada Rural Housing
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
22	**Agency/Group/Organization**	Nevada State Apartment Association
	Agency/Group/Organization Type	Other - Housing Advocacy
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
23	**Agency/Group/Organization**	Northern Nevada Community Housing
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
24	**Agency/Group/Organization**	Northern Nevada Legal Aid
	Agency/Group/Organization Type	Other-Counseling/Legal
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.

25	**Agency/Group/Organization**	Ovation
	Agency/Group/Organization Type	Other-Developer
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
26	**Agency/Group/Organization**	Pavilion Construction
	Agency/Group/Organization Type	Other – Developer
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
27	**Agency/Group/Organization**	RennerVation Foundation
	Agency/Group/Organization Type	Services – Children Other-CoC Member (Northern Nevada CoC – NV 501)
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
28	**Agency/Group/Organization**	Reno Housing Authority
	Agency/Group/Organization Type	Housing PHA Other-CoC Member (Northern Nevada CoC – NV 501)
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
29	**Agency/Group/Organization**	Silver State Fair Housing Advocacy
	Agency/Group/Organization Type	Other – Housing Advocacy

	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
30	**Agency/Group/Organization**	Spirit of Hope, Inc. Carson City
	Agency/Group/Organization Type	Housing Services-Housing
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
31	**Agency/Group/Organization**	Travois
	Agency/Group/Organization Type	Other - Developer
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
32	**Agency/Group/Organization**	Unlv Health – Mojave Counseling
	Agency/Group/Organization Type	Services – Health Services – Children
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
33	**Agency/Group/Organization**	Vitality Unlimited
	Agency/Group/Organization Type	Services-Health Publicly Funded Institution/System of Care Other-CoC Member (Balance of State CoC – NV 502)
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.
34	**Agency/Group/Organization**	Washoe County, Nevada
	Agency/Group/Organization Type	Other government – County Other-CoC Member (Northern Nevada CoC – NV 501)
	What section of the Plan was addressed by Consultation?	AP-25 Allocation Priorities AP-55 Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in public engagement activities through surveys and/or meetings, offering input that contributed to the development of the 2026 HUD CPD Action Plan.

Identify any Agency Types not consulted and provide rationale for not consulting

The State made every effort to ensure broad participation in its outreach efforts. Each consultation group, as required by Consolidated Plan regulations (24 CFR 91.110 – Consultations; States) participated in at least one of the provided input opportunities.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Rural Nevada Continuum of Care (RNCoC) Steering Committee	The goals of the RNCoC Strategic Plan are aligned with the Strategic Plan for ESG funds. Grantees will be funded for activities that align with the CoC Strategic Plan. ESG grantees are to be monitored for compliance with CoC.
Nevada State Broadband Connectivity Strategy	Nevada Governor's Office of Science Innovation and Technology	The goal of this plan is for all Nevadans to have access to high-speed broadband. This aligns with the Strategic Plan's goal of non-housing community development which includes broadband access.
Annual Housing Progress Report	Nevada Housing Division	This report compiles information contained within the jurisdictional reports, analyzes trends to the degree possible and highlights notable efforts to establish and maintain affordable housing. These efforts overlap with the Strategic Plans goal to address affordable housing.
Nevada Interagency Council on Homelessness to Housing Strategic Plan	Nevada Interagency Council on Homelessness to Housing (ICHH)	ICHH coordinates and focus the State's efforts to effectively address the challenge of homelessness in the State of Nevada. The ICHH Strategic Plan and efforts align with the Strategic Plan's goal to address homelessness.

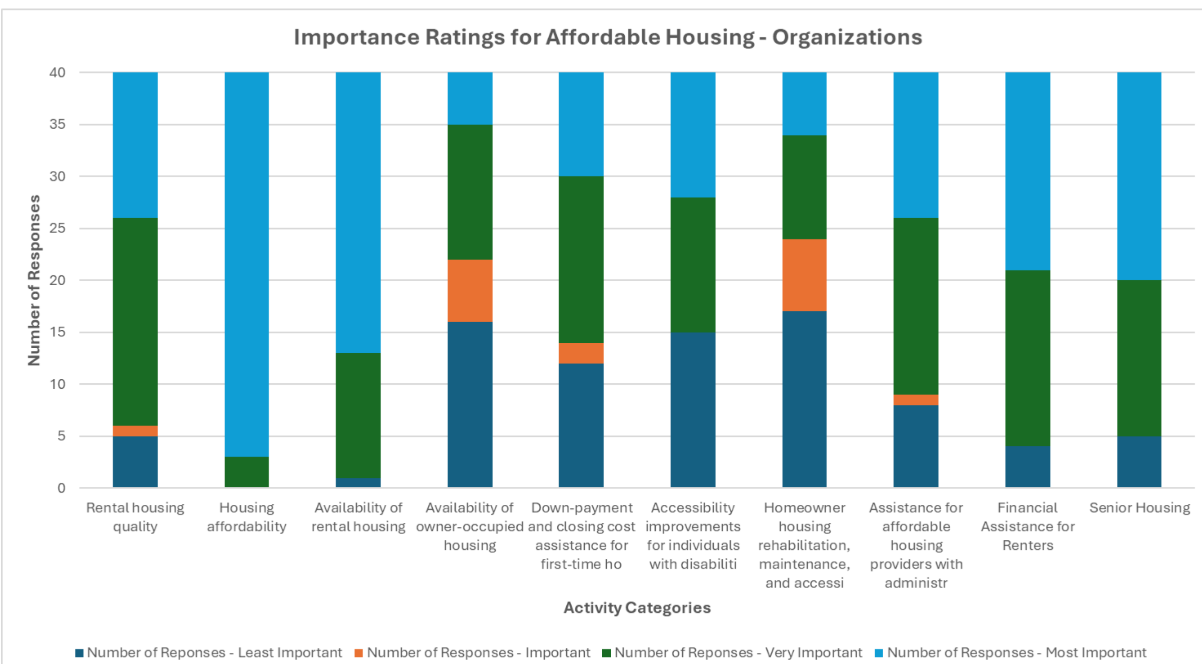
Table 2 – Other local / regional / federal planning efforts

Narrative

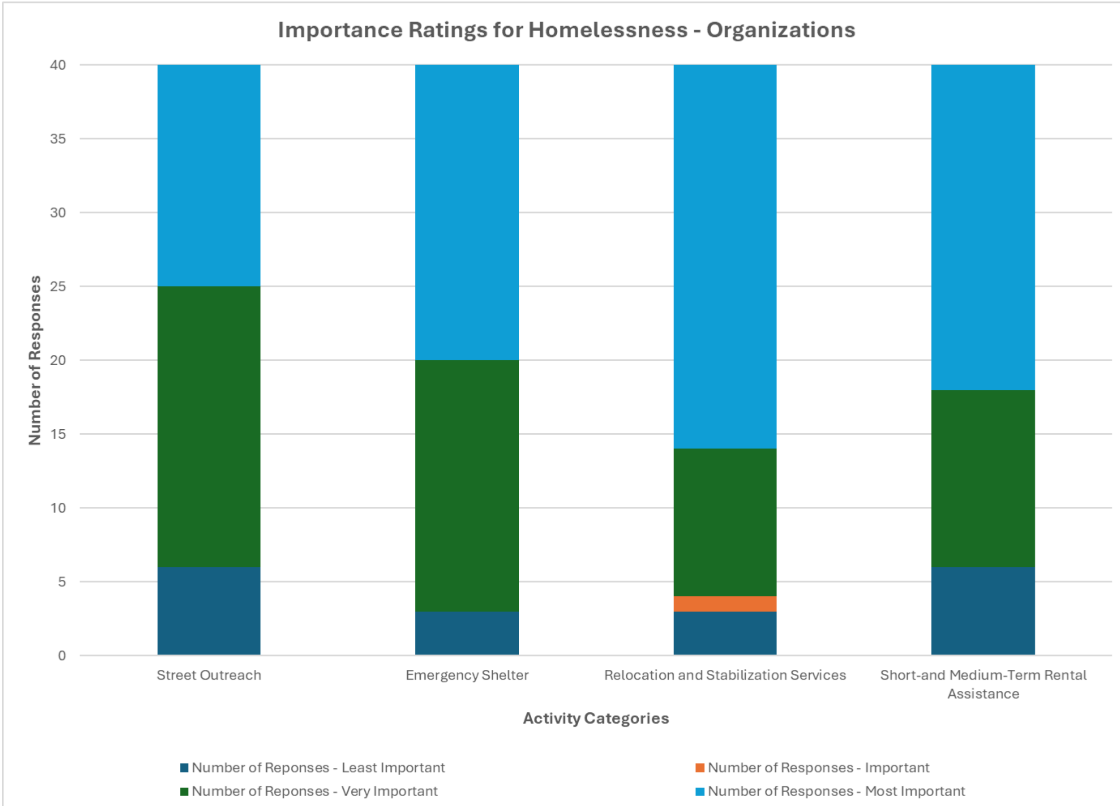
The agencies identified above, and other interested stakeholders are consulted through the various methods of communication noted in other sections. The anticipated outcomes of the consultation or areas for improved coordination are to have grantees that are better informed of activities of other organizations in order to avoid duplication of services and/or projects. The ultimate outcome is to operate Four HUD Formula programs and HTF for the State of Nevada depends on and begins with consulting the UGLG and their constituents. This is a bottom-up and de-centralized approach to project development. All divisions believe this is the best method to achieve success.

AP-10 Consultation - Chart 1: Average Ranking of Organizational Responses

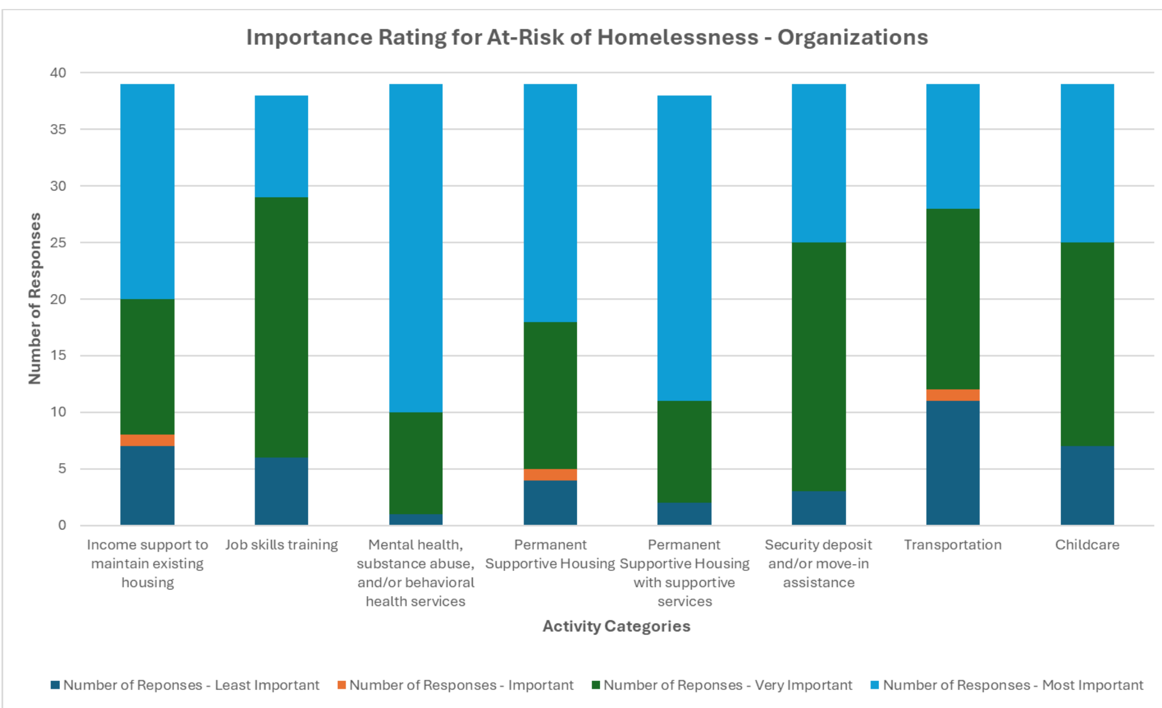
AP-10 Consultation - Chart 2: Importance Ratings for Affordable Housing – Organizational Responses



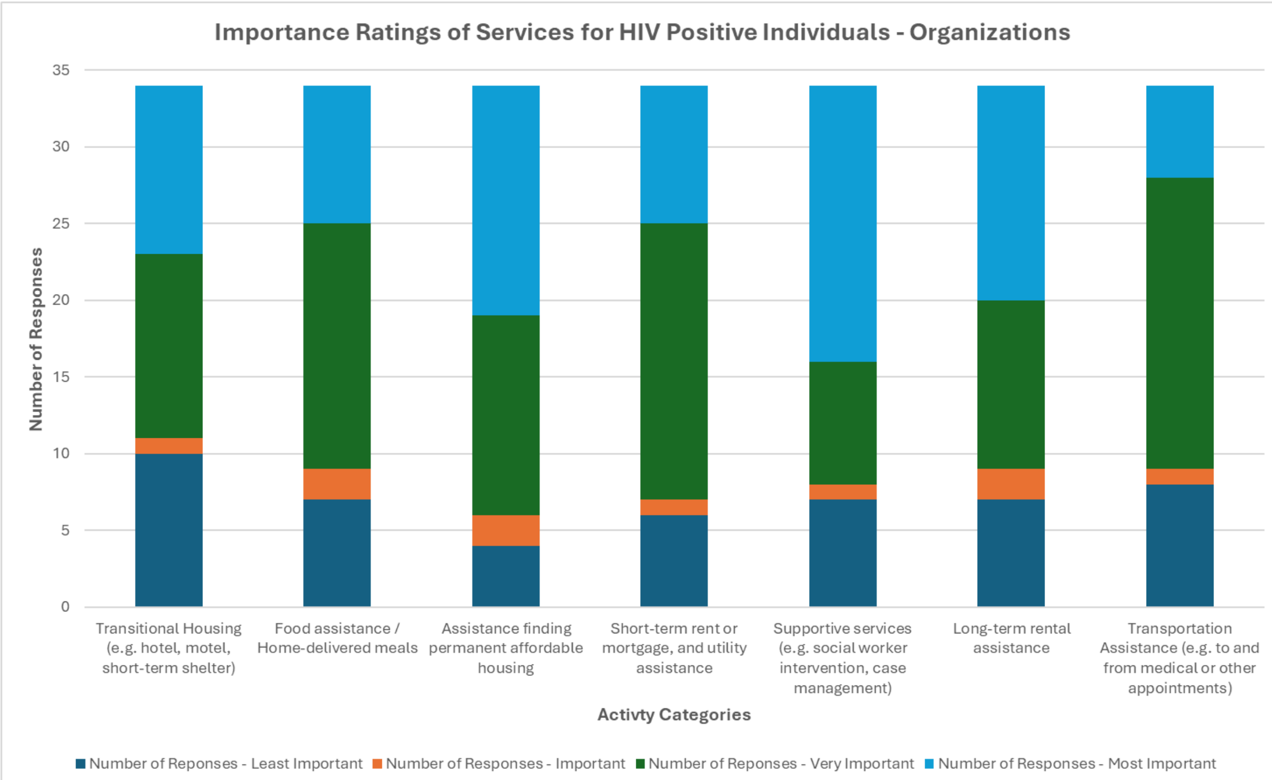
AP-10 Consultation - Chart 3: Importance Ratings for Homelessness - Organizational Responses



AP-10 Consultation - Chart 4: Importance Rating for At-Risk of Homelessness - Organizational Responses



AP-10 Consultation - Chart 5: Importance Ratings of Services for HIV Positive Individuals



AP-12 Participation - 91.115, 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The State has adopted a comprehensive strategy to engage citizens and other interested parties in the development of this Annual Action Plan. This strategy included administering a survey and holding a preliminary (pre-drafting) public hearing to solicit input that would shape the plan. To broaden citizen participation, the State published survey flyers on their website, emailed to partner organizations and social media platforms (Facebook, X, Instagram, and LinkedIn). The feedback gathered from these activities contributed to carrying out the goals of the 2025-2029 Consolidated Plan, ultimately informing the formulation of the 2026 Annual Action Plan.

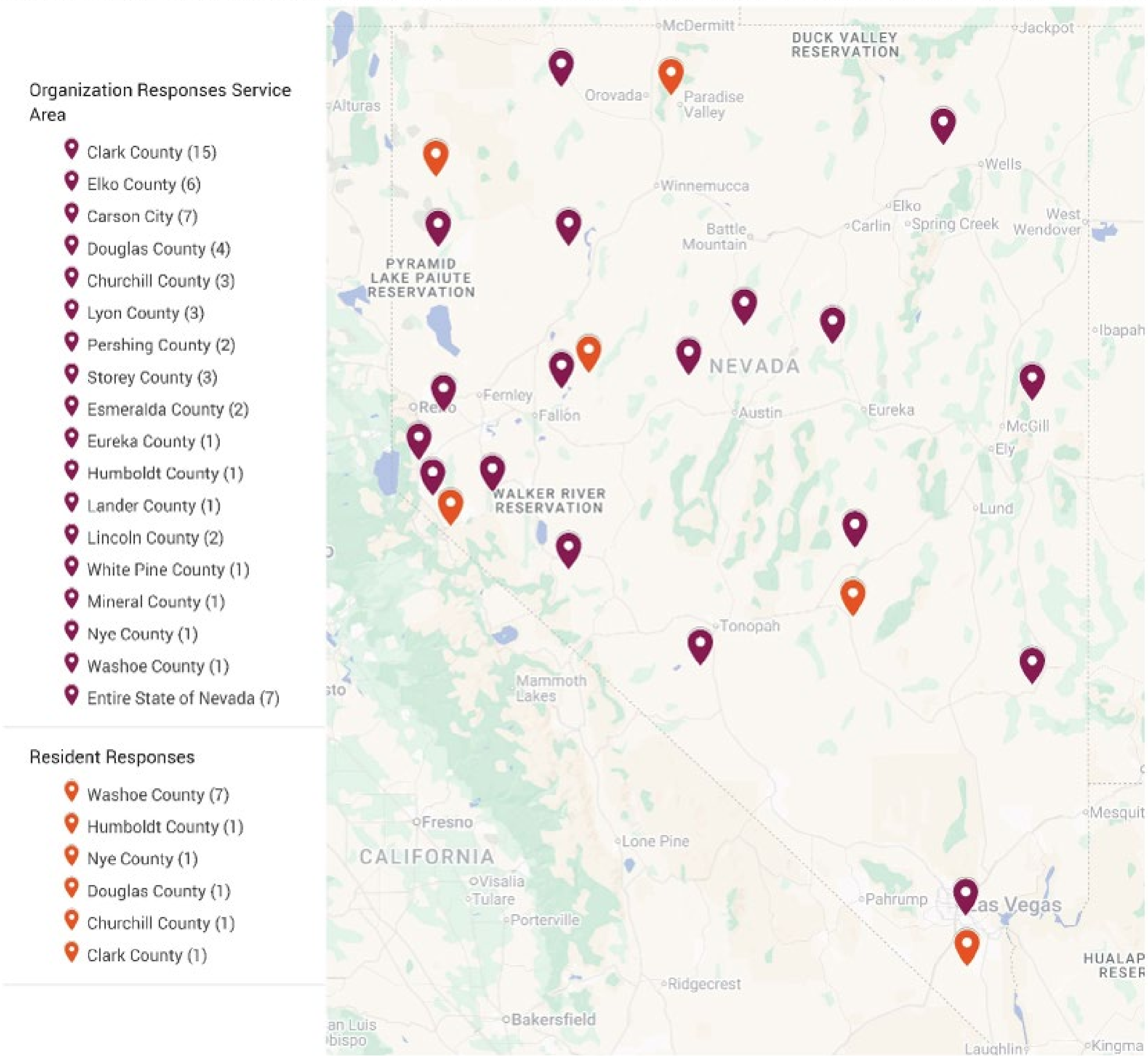
Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments not accepted and reasons
1	Survey	Non-targeted/ broad community	The Public Engagement Survey garnered fifty-two responses, including submissions from forty organizations and twelve individuals.	Not Applicable – all comments received were accepted.
2	Public Hearing #1	Non-targeted/ broad community	10 participants representing six organizations	No comments were received. See appendices
3	Public Hearing #2	Non-targeted/ broad community	One (1) person attended	No comments were received. See appendices

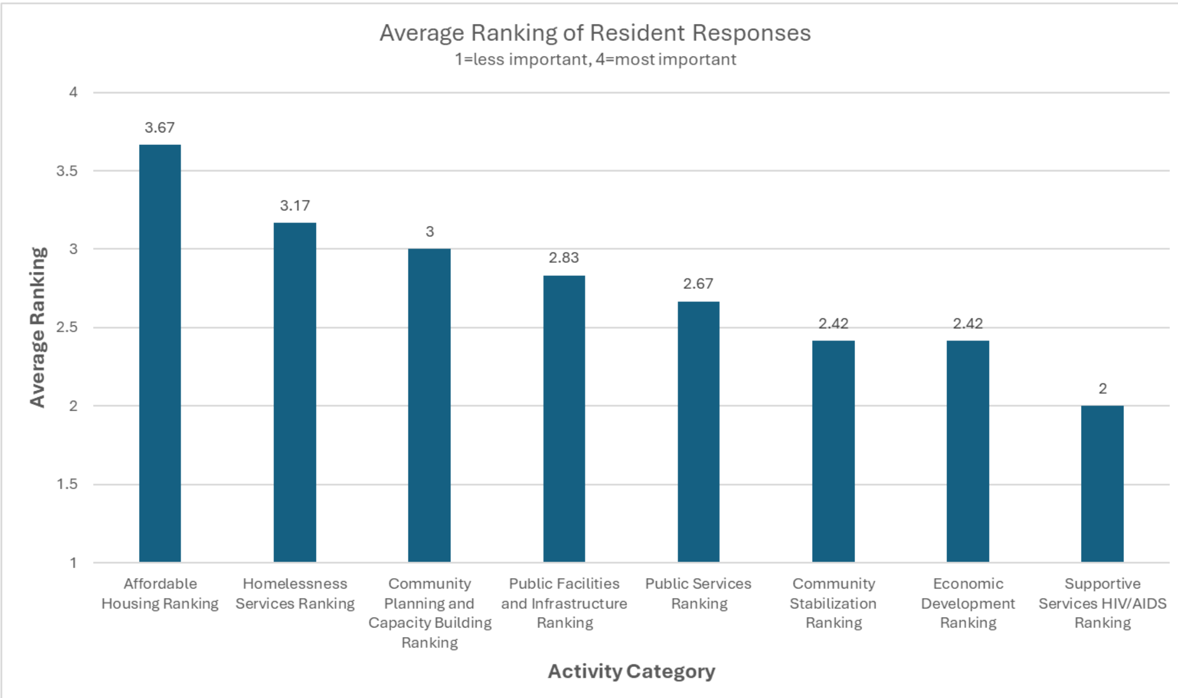
Table 3 – Citizen Participation Outreach

AP 12 – Participation - Map of Survey Responses

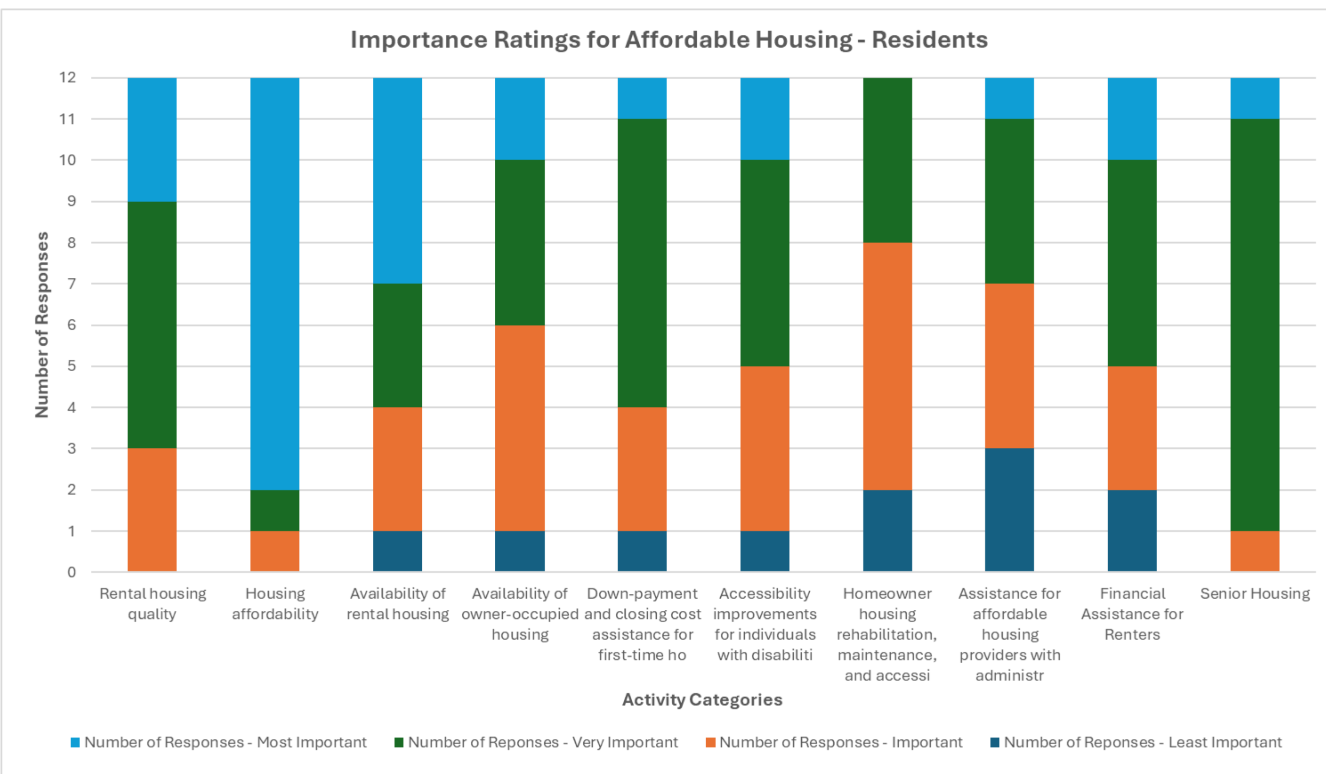
Respondent Geographic Distribution –
Nevada 2026 Annual Action Plan Consultation and Public Engagement Survey



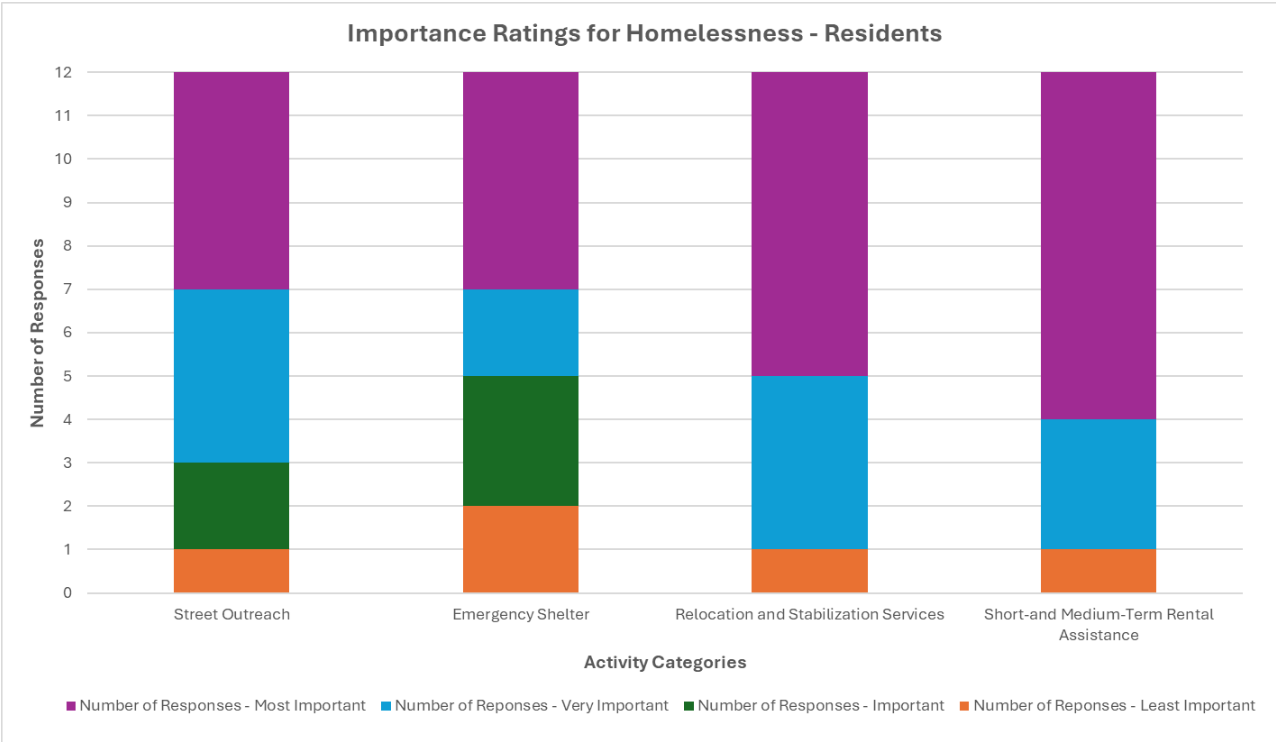
AP-12 Participation - Chart 1: Average Ranking of Resident Responses



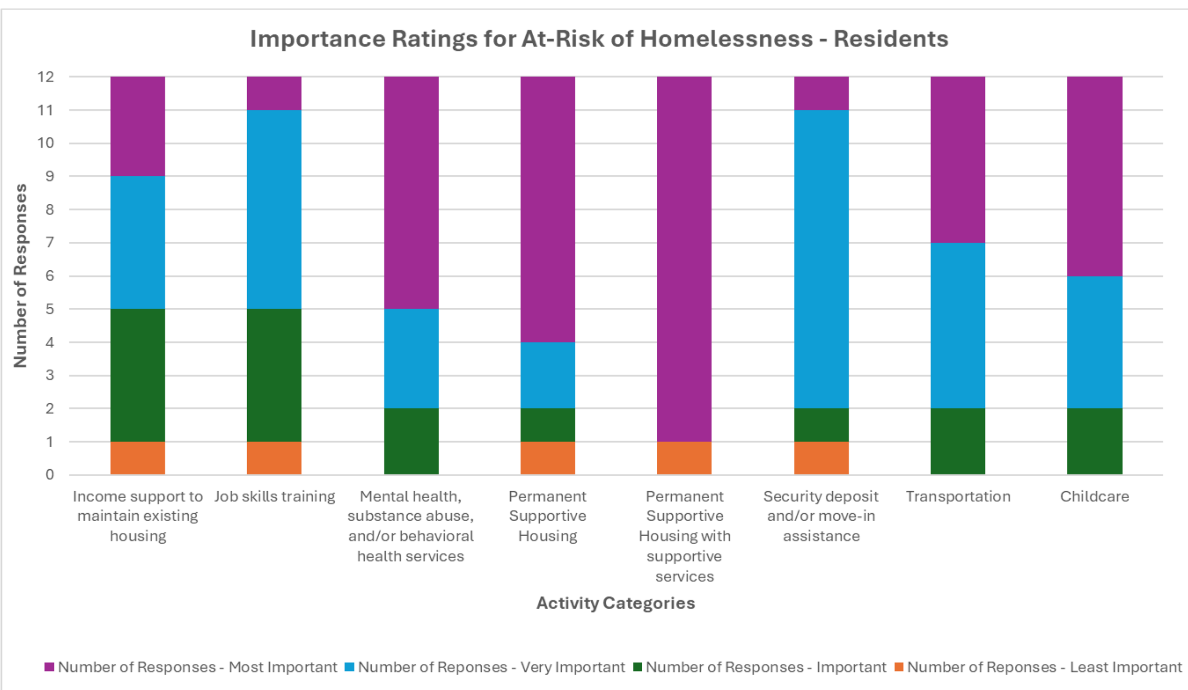
AP-12 Participation - Chart 2: Importance Ratings for Affordable Housing – Resident Responses



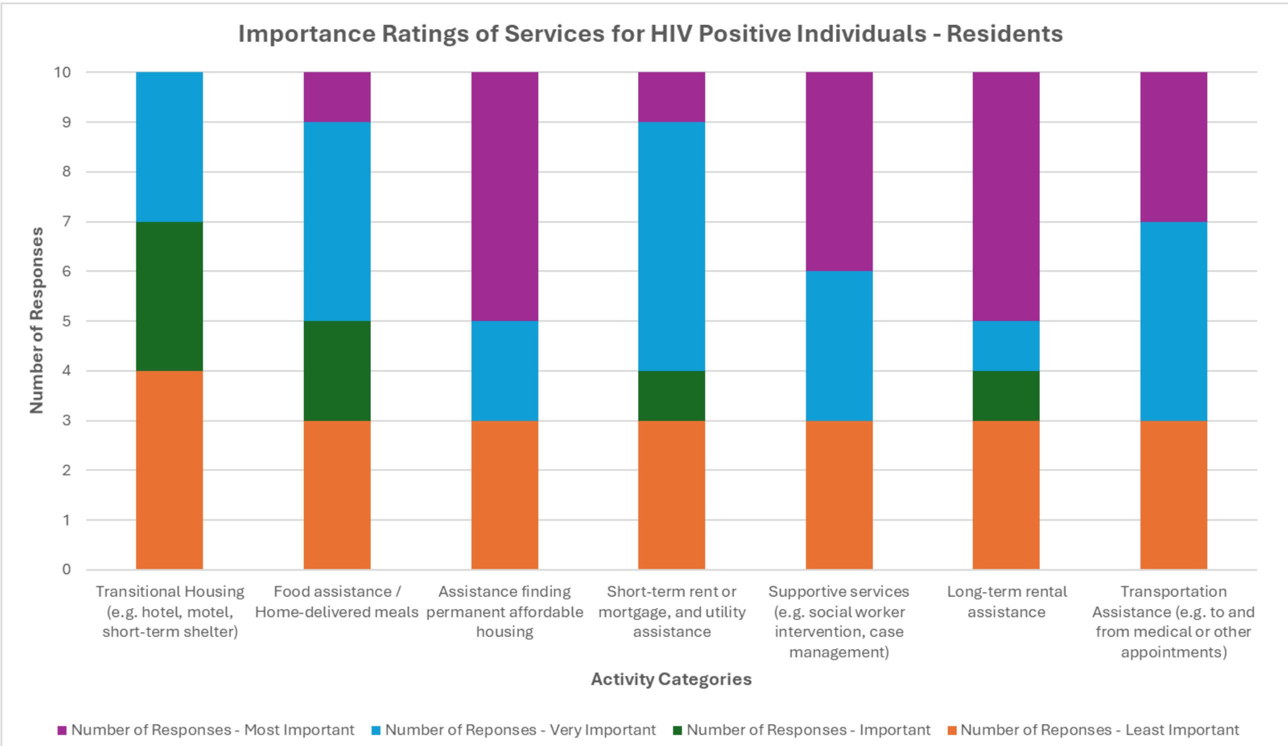
AP-12 Participation - Chart 3: Importance Ratings for Homelessness – Resident Responses



AP-12 Participation - Chart 4: Importance Ratings for At-Risk of Homelessness – Resident Responses



AP-12 Participation - Chart 5: Importance Ratings of Services for HIV Positive Individuals – Resident Responses



Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

HUD has allocated $9,275,374 to support the CDBG, HOME, HOPWA, ESG, and HTF programs for the plan year beginning July 1, 2026. The 2026 program year is the second year of the 2025- 2029 Consolidated Plan.

Anticipated Resources

Table 5 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Public Improvements	2,919,374	0.00	367,752	3,287,126	8,758,122	The CDBG Program, administered by the Governor's Office of Economic Development, has been allocated $2,919,374 by HUD.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Homebuyer downpayment assistance Homeowner rehab Multifamily rental acquisition Multifamily rental acquisition and rehab Multifamily rental new construction Multifamily rental rehab Administration	3,000,000	780,494	3,014,372.26	6,794,866.26	14,627.192.60	The HOME Program, administered by the Nevada Housing Division, has been allocated $3,000,000 by HUD. The State HOME Program expects that grantees will generate approximately $656,978.15 of program income and/or recaptured funds from previously awarded grants. HOME funds will be allocated throughout Nevada using a formula allocation for participating jurisdictions. A competitive application process will be used for HOME funds remaining after PJs have been awarded.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOPWA	Public - federal	Permanent housing in facilities Permanent housing placement Short-term or transitional housing facilities Short-term rental and mortgage assistance Supportive services Tenant-based rental assistance	0	0	844,464	844,464	844,464	Due to the Housing Opportunity Through Modernization Act (HOTMA), HUD notified Nevada that FY2025 was the last year that Nevada receives a HOPWA allocation based on updates to the HUD formula and changing demographics statewide. The HOPWA Program has prior year resources of $844,464 to expend during 2026.

Program	**Source of Funds**	**Uses of Funds**	**Expected Amount Available Year 1**				**Expected Amount Available Remainder of ConPlan $**	**Narrative Description**
			Annual Allocation: $	**Program Income: $**	**Prior Year Resources: $**	**Total: $**		
ESG	public - federal	Street Outreach Emergency Shelter Rapid Re-housing Homelessness Prevention HMIS Administration	356,000	0	492,047	848,047	1,424,000	The ESG Program, administered by the Nevada Housing Division, has been allocated $356,000 in HUD funds. Agencies receiving ESG allocations must match one hundred percent (100%) of their award. The first $100,000 of the grant award is not required to be matched and this benefit will be passed down to subrecipients.

Program	**Source of Funds**	**Uses of Funds**	**Expected Amount Available Year 1**				**Expected Amount Available Remainder of ConPlan $**	**Narrative Description**
			Annual Allocation: $	**Program Income: $**	**Prior Year Resources: $**	**Total: $**		
HTF	public - federal	Admin and Planning Multifamily rental acquisition and rehab Multifamily rental new construction Multifamily rental rehabilitation	3,311,933	6,449	3,134,373.20	6,140,822.20	12,025,796	The HTF Program, administered by the Nevada Housing Division, has been allocated $3,311,933 in HUD funds. HTF funds will be allocated via competitive application to one or more projects in the State. NHD will consider projects proposed statewide.
Low-Income Housing Tax Credits	public-federal	Acquisition New rental construction Rental rehabilitation	14,648,257	0	9,802,401	24,450,658	58,593,028	The LIHTC Program can be used for the following purposes: new and rehabilitation of multi-family

								projects. It is estimated that $14,648,257, including 2024 credits will be available for FY 2026.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
Other - Account for Affordable Housing (AAH)	public-state	Tenant-based rental assistance Emergency assistance Security deposit funding Homeowner downpayment assistance Multifamily rental acquisition Multifamily rental acquisition and rehab	8,464,315	0	0	8,464,315	21,000,000	Account for Affordable Housing (AAH) funds can be used for the following purposes: new construction and rehabilitation of multi-family projects, down payment assistance, homeowner rehabilitation, tenant-based rental assistance, and homeless prevention assistance. It is estimated that

		Multifamily rental new construction Multifamily rental rehab Administration						$8,464,315 will be available for FY 2026.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Nevada will leverage federal funds by using HUD funding to meet priority needs not currently being addressed with state and local funding. In addition to leveraging Treasury SLFRF funds to increase the supply of affordable housing units and Account for Affordable Housing (AAH) state funds to provide TBRA, emergency assistance, security deposit funding, and affordable housing development statewide, Nevada may align HUD CPD resources with eligible activities in designated Opportunity Zones to encourage investment in low-income communities. Consistent with HUD's Opportunity Zones guidance, these efforts can support affordable housing, community development, and related infrastructure needs will maximize the impact of available public and private resources. Details regarding the use of each funding source and how matching requirements will be satisfied are provided below.

ESG: State AAH funds will be allocated to a subset of ESG subrecipients, as a match to the ESG Program, allowing for a larger portion of ESG funds to support case management, shelter operations, and data collection activities. In addition, AAH will be used to provide tenant-based rental assistance, emergency assistance, and security deposit funding through allocation to local housing authorities. This funding will assist persons who are homeless and those who are at risk of becoming homeless. Local county and city funds along with other federal program funds, such as CSBG funding, will be used to pay for staff and other eligible ESG activities. The funding sources mentioned above will be used to support the ESG match obligation. Additional sources of match include other eligible non-HUD federal funds, county funds that pay for salaries of agency staff providing ESG programs and services, and in-kind services such as volunteer hours and donations. These funding sources will provide a dollar-for-dollar match after the first $100,000 of ESG funds per regulations.

HOME: NHD will utilize funds from HOME and the AAH programs to create affordable housing within the State. Tax exemptions and AAH funds will be leveraged to meet the 25% match required by HUD for the HOME program. NHD prioritizes projects using LIHTC funding.

HTF: The HTF program does not require matching funds. However, NHD prioritizes projects using LIHTC and/or other sources of funds. HTF funds are awarded for the development of high-quality, safe, decent housing affordable to households with extremely low incomes, including veterans, to increase the availability of housing with supportive services. Funding of new construction and those acquisition and rehabilitation or conversion projects that add units to the affordable housing inventory will be prioritized over projects that only preserve existing subsidized affordable rental housing.

CDBG: The CDBG program requires the administrative expenses to be matched dollar-for-dollar after the first $100,000. GOED expects to meet these match requirements through CDBG projects cash contributions from other federal, state or local funding sources and/or in-kind services. Jurisdictions recommended for 2026 CDBG projects intend to commit $2,350,000 in cash contributions from other federal, State or local funding sources. When recommending projects for funding, the CDBG Advisory Committee takes into consideration the collaborative nature of the project. Projects with community support and/or public-private funding are encouraged. The Program is striving to increase the number of these partnerships and to collaboration across jurisdictions and regions

HOPWA: No matching funds are required. The Ryan White Part B program complements HOPWA activities with Housing Services to assist Ryan White clients with short-term or emergency housing assistance to enable an individual or family to gain or maintain access to core medical and supportive care.

HOME-ARP: HOME-ARP, administered by the Nevada Housing Division, will utilize the one-time allocation of $6,446,508 to assist people experiencing homelessness; people at risk of homelessness; people who are fleeing or attempting to flee domestic violence, sexual assault, stalking, or human trafficking; and other populations for whom supportive services or assistance would prevent homelessness or who face the greatest risk of housing instability. HOME-ARP funds are expected to be expended by September 30, 2031.

Account for Affordable Housing (AAH): AAH state allocation of $8,464,315 for program year 2026 will provide funding for new construction and rehabilitation of multifamily projects, down payment assistance, homeowner rehabilitation, tenant-based rental assistance, and homeless prevention assistance. These funds are leveraged as a match for multiple federal programs.

LIHTC: The LIHTC program provides incentives to owners to develop affordable multifamily rental housing. Annually, the NHD establishes priorities and needs in its Qualified Tax Credit Allocation Plan (QAP). The State prioritizes LIHTC projects to leverage HOME and HTF funds to the greatest extent feasible. This often results in producing higher-quality affordable housing with larger amounts of affordable units, thus contributing to the increase and maintenance of the affordable housing stock in Nevada.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Discussion

NHD proposes to use discounted land from the Bureau of Land Management under the Southern Nevada Public Lands Management Act (SNPLMA) for affordable housing purposes. NHD will work toward issuing at least one Request for Proposal out for a multifamily housing development using land reserved through SNPLMA. Through this process, NHD will coordinate with local governmental entities to nominate eligible public lands and ensure that proposed developments align with identified housing needs and applicable planning documents. Once land is conveyed, NHD anticipates partnering with qualified developers through a competitive selection process to construct and operate affordable housing that serves low-income households. Projects will be structured to comply with all applicable affordability requirements, development timelines, and long-term use restrictions to ensure the land is utilized effectively to expand the supply of affordable housing within the jurisdiction.

NHD will also explore partnerships with local jurisdiction(s) Clark County, Washoe County, City of Las Vegas, North Las Vegas, and Henderson to identify tax-foreclosed properties or donated land that can be transferred for affordable housing projects. Additionally, NHD dedicated $500 million to affordable housing from federal Coronavirus State and Local Fiscal Recovery Funds for the Home Means Nevada Initiative. While these funds expire in 2026, the result of SLFRF projects will have a lasting impact on Nevada's five-year plan. The following funds were allocated for land acquisition, and the projects are underway and expected to be complete by 2026:

- City of Sparks: $1 million projected to assist veterans, seniors, multifamily, intergenerational and supportive housing
- City of North Las Vegas: $10 million projected to assist low-income individuals and families
- Churchill County: $1,743,500 projected to assist the homeless community
- Nevada Rural Housing Authority: $4,801,494 projected to assist families, seniors and persons with disabilities
- Reno Housing Authority: $2,275,000 projected to assist families, seniors and disabled individuals at 50% or below the area median income (AMI)
- Nevada HAND: $2,120,000 projected to assist youth aging out of foster care

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Table 6 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Annual Goal Outcome Indicator
1	Expand Affordable Housing	2025	2029	Affordable housing	Statewide	Affordable Housing	HOME: $3,000,000 HTF: $3,311,933 AAH: $1,490,000	Rental units constructed: 55 Household Housing Unit Rental units rehabilitated: 35 Household Housing Unit Homeowner housing added: 4 Homeowner housing rehabilitated: 15

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Annual Goal Outcome Indicator
2	Reduce and Prevent Homelessness	2025	2029	Homelessness	Statewide	Homelessness	ESG: $356,000 HOPWA: $844,464 AAH: $8,464,315	Street Outreach: 410 Persons Contacted and/or Assisted Rapid Re-housing: 68 Households Assisted Homeless Overnight Shelter: 34 Persons Assisted Tenant-Based Rental Assistance/ Homelessness Prevention: 86 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted HIV/AIDS Housing Operations: 95 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Annual Goal Outcome Indicator
3	Non-housing Community Development Needs	2025	2029	Non-housing Community Development	Statewide	Non-housing Community Development	CDBG: $2,919,374	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 46,640 Persons Jobs created/retained: 0 jobs Businesses assisted: 0
4	Improve Planning and Administration	2025	2029	Affordable Housing Homelessness Non-housing Community Development	Statewide	Affordable Housing Homelessness Non-housing Community Development		Planning and admin funds will be used to ensure compliance with all applicable HUD regulations, including financial oversight, performance measurement, and reporting requirements. This activity does not produce direct outcome indicators. Nevada will not exceed the permitted percentage of funding allowed under each program for planning and administration.

Goal Descriptions

Table 7: Goal Descriptions		
1	**Goal Name**	Expand Affordable Housing
	Goal Description	The State will utilize HOME, CDBG, HTF, and AAH funds to increase Nevada's affordable housing stock through the construction of new multi-family rental housing, the rehabilitation of existing multi-family rental housing, and the rehabilitation of single-family homeowner housing.
2	**Goal Name**	Reduce and Prevent Homelessness
	Goal Description	ESG and AAH funds will be allocated to local governments and nonprofits to support homeless outreach, homelessness prevention, and rapid re-housing assistance for up to 24 months. Organizations will also provide tenant-based rental assistance for homeless individuals and families referred by coordinated entry lead agencies. ESG and AAH funds will support emergency and domestic violence shelters to offset operating costs and provide essential services to shelter residents. In communities without access to a shelter, funds will be used to pay for motel and hotel rooms serving as emergency shelter. ESG funds will support the Homeless Management Information System (HMIS) and Administration of these programs. HOPWA funds will be utilized to provide housing assistance and related supportive services to prevent homelessness for low-income persons living with HIV/AIDS and their families.

3	**Goal Name**	Non-Housing Community Development Needs
	Goal Description	The State will fund public facility and infrastructure improvements, including water/sewer, parks/recreation/youth & senior (community) facilities, streets & sidewalks, clearance and demolition of dilapidated, unsafe, or obsolete structures needed to address blight, eliminate health and safety hazards, and increase broadband access. Additionally, CDBG will be used to create employment opportunities for low-and moderate-income people and promote business in the State.

AP-25 Allocation Priorities – 91.320(d)

Introduction:

The State's allocation priorities for 2026 are outlined below.

Funding Allocation Priorities

Table 8 – Funding Allocation Priorities				
	Affordable Housing (%)	Homelessness (%)	Non-Housing Community Development Needs (%)	Total (%)
CDBG	0	0	100	**100**
HOME	100	0	0	**100**
HOPWA	0	100	0	**100**
ESG	0	100	0	**100**
HTF	100	0	0	**100**
Other AAH	50	50	0	**100**

Reason for Allocation Priorities

Funding will be distributed in accordance with the high-level priorities established by Nevada in the 5-year Consolidated Plan.

ESG: Based on funding regulations, ESG funding will support outreach activities, case management, shelter operations, rental assistance, and data collection for programs serving households who are homeless or at-risk of homelessness. The survey identified homelessness activities as a priority for funding.

HOME: HOME funds will support the development of affordable housing. The needs assessment identified increasing the affordable housing supply as Nevada’s greatest need. Wherever possible, HOME funds will be partnered with LIHTC funds to leverage resources and increase housing supply outcomes. HOME will also fund Down Payment Assistance and Homeowner Occupied Rehabilitation programs which also increase the supply of affordable housing by supporting homeownership and preserving affordable housing.

HTF: HTF will also support the development of affordable housing. As with HOME funds, HTF will be leveraged in LIHTC projects' wherever possible to leverage funds to the greatest extent feasible, increasing affordable housing supply outcomes.

CDBG: The State's CDBG Program focuses on upgrading infrastructure as it enables communities to expand economic development opportunities while providing improved and expanded infrastructure. CDBG support the non-housing community development needs priority.

HOPWA: HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs to prevent and end homelessness for persons with HIV and AIDS. Funding will support the homelessness priority, effectively supporting households by providing housing supports and services to address housing instability and prevent homelessness. Additionally, these resources help strengthen community partnerships to ensure coordinated, comprehensive support for individuals and families affected by HIV and AIDS.

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

The high priority needs identified in the Consolidated Plan are increasing the affordable housing supply, addressing and ending homelessness, and addressing non-housing community development needs. The proposed distribution of funds directly aligns with addressing these priority goals. The 2026 Annual Action Plan Program funding will be distributed across Nevada to increase affordable housing supply (HOME & HTF), address and prevent homelessness (ESG & HOPWA), and address non-housing community development needs (CDBG).

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction:

“Method of distribution” refers to the means by which the state will distribute funds expected to be received by the five formula grant programs, CDBG, HOME, HTF, ESG and HOPWA, each year.

Each program distributes funds to local governments, non-profit organizations, developers, and other entities to carry out the activities identified in the Consolidated Plan, in accordance with applicable program requirements. Funds are made available as described below for priority activities identified that will directly impact priority needs and help accomplish goals and objectives described in this Annual Action Plan. Program regulations allow for a specified amount, typically a percentage of the total allocation, to be set aside for State or local recipient administration and other eligible activities, such as ESG HMIS administration, that do not directly contribute to accomplishments that will be reported in the performance report but rather facilitate program delivery and accomplishment of goals. Compliance with applicable program caps and regulations is addressed in the sections below.

CDBG, HOME, HTF, ESG, and HOPWA have established programs for 2026 designed to address the three priority needs, decent housing, suitable living environment and economic opportunity, and related objectives identified in this Annual Action Plan. Programs and funding levels are provided under the Federal Resources section of this plan. Strategies, or specific activities and project types that potential funding recipients may propose, are described in each program’s method of distribution and annual plan, along with scoring criteria applicable to the competitive programs and any other criteria used to select projects for funding.

Distribution Methods

Please refer to the table below.

Table 9 - Distribution Methods by State Program	
State Program Name:	Community Development Block Grant Program
Funding Sources:	CDBG
Describe the state program addressed by the Method of Distribution.	**CDBG:** The CDBG Program is designed to provide assistance to units of general local government (non-entitlement communities) in improving community and economic development needs. The CDBG Program is governed by Title I of the Housing and Community Development Act of 1974, as amended, and its implementing regulations for the State Program at 24 CFR Part 570, Subpart I. The Nevada Governor's Office of Economic Development, Rural Community & Economic Development Office, administers the annual allocation from HUD for the CDBG Program. Nevada's priorities are established by the Consolidated Planning process, State priorities, and the regional community and economic development needs of the communities. The method of distribution used for the CDBG funds is the competitive application method to award funds to non-entitlement communities. The 2026 CDBG allocation is $2,919,374.00 with $367,752.27 in deobligation of funds. After removing administration, technical assistance funds and match, the CDBG program has a total of $3,099,545 to award to local non-entitlement communities.
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	**CDBG:** All applications are weighted to prioritize the financial and project outcome needs in each community through competitive applications. The CDBG Program implemented a revised ranking criteria form for use by the CDBG Advisory Committee. During the application cycle, the ranking form is provided to potential applicants and reviewed during the CDBG Application Workshop. The ranking form, known as the "method of distribution," is also included in the application software system. Grantees must review and sign the method of distribution and submit it with their CDBG application.

If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	**CDBG:** Potential applicants can access application manuals and the ranking criteria on the Governor's Office of Economic Development website at https://goed.nv.gov/programs/cdbg/. Applicants also are encouraged to work with CDBG staff members in developing applications to ensure project eligibility and answer any questions applicants may have about the process. Non-profit organizations work with the 26 eligible CDBG cities and counties to develop applications to be sponsored by the city or county. Notices are posted and/or published in the various cities/counties to inform the non-profit organizations about CDBG and the application process. Sponsored organizations are also encouraged to attend the CDBG Grant Application Workshop in their areas.
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Not applicable.
Identify the method of selecting project sponsors (including	Not applicable.

providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	
Describe how resources will be allocated among funding categories.	**CDBG:** Resources are allocated among funding categories based on community need and responsiveness to the State's CDBG's program goals. Needs also reflect and respond to changes occurring at the local level.
Describe threshold factors and grant size limits.	**CDBG:** CDBG does not have a threshold factor or grant size limit.
What are the outcome measures expected as a result of the method of distribution?	**CDBG:** The CDBG outcome measures are (1) availability/accessibility, (2) affordability, and (3) sustainability relating to (1) suitable living environments, (2) decent housing, and (3) economic opportunity.
State Program Name:	Emergency Solutions Grant
Funding Sources:	ESG
Describe the state program addressed by the Method of Distribution.	**ESG:** The State of Nevada's Emergency Solutions Grants programs are designed to meet the priority needs identified by the State, the local CoCs, and local communities. The Nevada Housing Division administers the annual allocation from HUD for the ESG program.

	Through public input, meetings, and surveys, the State identified the need to maintain existing emergency and transitional housing for homeless persons, including domestic violence shelters; create additional transitional and permanent housing, including rapid re-housing assistance; provide financial support to assist those in imminent danger of becoming homeless; and support effective data collection and entry activities for services provided. ESG funds are awarded through the competitive application process.
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	**ESG:** Programs in non-entitled areas of the State are prioritized; however, entitlement areas are eligible to apply for the State ESG program. ESG funds will be mostly or entirely allocated to programs serving those in rural areas of the State, and the CoCs' standards will be met as well. In addition, rapid re-housing programs will be prioritized for funding; however, all categories allowable under the ESG Program will be considered. Funding decisions are based on prior performance, applicant capacity, financial capacity, the proposed project(s), application level of completion, community need for the proposed services, and community support for the project(s). The most important factors in considering an application for approval are the proposed services offered, applicants' capacity to operate the program, and community need for the services.
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Not applicable.
Describe the process for awarding funds to	**ESG:** ESG funding is available to all units of local government, non-profit organizations, including community- and faith-based organizations, and within the rural and entitlement communities. Funds are also provided to Clark County, which

state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	serves as the HMIS lead Nevada. ESG funds remaining after Clark County's HMIS allocation are awarded through a competitive application process.
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable.
Describe how resources will be allocated among funding categories.	**ESG:** Although ESG funding will be prioritized for rapid re-housing programs, all allowable ESG categories will be considered for funding. Allowable categories include street outreach, emergency shelter, rapid re-housing, homelessness prevention, HMIS, and administration. To adhere to ESG requirements, no more than 60% of the overall allocation will be distributed to outreach and shelter programs. 7.5% of the overall allocation will be set aside for program administration. NHD retains 2.5% of administrative funds for program administration and shares 5% with subrecipients.

Describe threshold factors and grant size limits.	**ESG:** NHD typically receives applications from eligible programs that exceed its ESG allocation by up to $200,000. ESG funding is very competitive and valuable to the programs located in the rural areas of the State. Although NHD does not impose minimum or maximum funding limits, awards are based on the applicants funding request, capacity and need for funds, past spending if applicable, and availability of similar funds to serve individuals who are homeless and at risk of homelessness.
What are the outcome measures expected as a result of the method of distribution?	**ESG:** The State works closely with local CoCs to develop performance outcomes for subrecipients of State ESG funds. In rural Nevada, performance outcomes were created jointly and are reflected in the "State Emergency Solutions Grant Programs for Rural Nevada & Rural Nevada Continuum of Care Written Standards" which are shared with ESG funded partners. This document reflects goals, measures, and expected outcomes for all CoC and State ESG-funded programs. The combined Program Performance Evaluation Tool located within the Written Standards is available at https://housing.nv.gov/Programs/ESG/
State Program Name:	HOME Investment Partnerships Program
Funding Sources:	HOME
Describe the state program addressed by the Method of Distribution.	**HOME:** The Nevada Housing Division administers the annual allocation from HUD for the HOME program. The HOME funds are allocated to all participating jurisdictions (PJs) and non-entitled areas in the State. The State allocates the HOME funds to PJs based on population to ensure funding for all Nevadan. If the State were to only distribute HOME funds in the non-entitled areas, they would receive several times the amount of funding that other PJs receive. Therefore, the State takes into consideration all the HOME funds coming into the State and distributes the State funds based on a population formula. 10% of the award is used for administration of the grant. Program income generated will be returned to the State for allocation to eligible HOME-assisted projects. NHD will facilitate a competitive application. If older funds are released for statewide applications, these applications will go through the same competitive application process.

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	**HOME:** Once the amount of HOME funds to be allocated to the PJs is determined, and 10% for administration is reserved, the remaining funds are made available through a competitive application process. A Notice of Funding Availability is issued statewide, and applications are available through a grant application software. The State makes funding LIHTC projects first priority and will evaluate remaining project applications based on need, ability to complete projects in a timely manner, and available funding. Eligible applicants include local governments and 501(c)(3) or (4) non-profit organizations; housing authorities; and non-profit community-based organizations such as Community Housing Development Organizations (CHDOs), Community Development Corporations, and Community Action Programs. For-profit firms may apply for financing in conjunction with projects successful in obtaining Low Income Housing Tax Credits. Funding priority will be given to eligible projects that are planning to apply for Low Income Housing Tax Credits or have already secured them. Competitive applications are evaluated based on demonstrated need and the applicant's ability to complete the project in a timely manner. The scoring criteria are available within the grant management system used to submit applications.
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Not applicable.
Describe the process for awarding funds to state recipients and	Not applicable.

how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable.
Describe how resources will be allocated among funding categories.	**HOME:** HOME program and Low-Income Housing Tax Credit program will prioritize multifamily rental projects, whether new construction or rehabilitation. To preserve existing affordable housing, HOME funds will also be used for homeowner rehabilitation assistance in some communities.
Describe threshold factors and grant size limits.	**HOME:** Threshold factors are based on the amount of funding available and projects successful in obtaining Low Income Housing Tax Credits and other funding. Projects seeking HOME support must complete a pre-application phase, submitting evidence of applicant eligibility (e.g., business license, evidence of good standing with the State, etc.), a site and neighborhood survey noting market conditions that ensure adequate need for the project, and evidence of

	developer capacity and fiscal soundness. As noted earlier, projects that have already secured Low Income Housing Tax Credits are prioritized, as they have already been assessed for project soundness and developer capacity. There are no predetermined grant size limits; NHD provides the amount of HOME investment needed to complete projects that offer quality affordable housing. Threshold requirements for applicants include: • Eligible uses • Income eligibility • Maximum rent • Compliance with HOME rules and regulations • Active SAM.gov registration • Registration with Nevada Secretary of State • Low-income housing experience • Site control • Zoning, codes, ordinances, and environmental review documentation • Compliance history • Financial feasibility • Financial capacity • Experience/qualifications of project participants • Project plans • Project reserves • Mandatory fair housing, accessibility, and general use requirements • Participation in NHD data surveys and reports
What are the outcome measures expected as a result of the method of	**HOME:** NHD expects to fund all priorities using this method of distribution. NHD foresees funding multifamily new construction projects, multifamily rehabilitation projects and homeowner rehabilitation assistance projects.

distribution?	NHD expects to measure its successful investment outcomes by increasing the number of multifamily housing units affordable to a community's very low-income and extremely low-income households. Further, by assisting with homeowner rehabilitation, existing housing occupied by low-income households will be improved, to ensure compliance with building codes and be preserved for future use.
State Program Name:	HOPWA
Funding Sources:	HOPWA
Describe the state program addressed by the Method of Distribution.	**HOPWA:** The DHHS, Division of Public and Behavioral Health administers the annual allocation from HUD for the HOPWA program. Due to the Housing Opportunity Through Modernization Act (HOTMA), HUD has notified Nevada that FY2025 was the last year that Nevada receives a HOPWA allocation based on updates to the HUD formula and changing demographics statewide. The prior year(s) resources are being made available during the 2026 Action Plan. The HOPWA program is designed to assist HIV-positive individuals and their families who are at risk of becoming homeless. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs. These include, but are not limited to, the acquisition; rehabilitation; or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. An essential component in providing housing assistance for these targeted special needs population is the coordination and delivery of support services. Consequently, HOPWA funds also may be used for services including (but not limited to) assessment and case management, substance abuse treatment, mental health treatment, nutritional services, job training and placement assistance, and assistance with daily living. A Request for Applications was released on April 25, 2025, with a submission deadline of May 23, 2026. Although grassroots, faith-based, and other community-based organizations were specifically encouraged to apply, HOPWA did not receive any expressions of interest from these groups. Only one application was received, submitted by the previously funded project sponsor. However, through an identified need in a rural county, HOPWA successfully engaged another community-based organization to provide services in this geographic area until existing HOPWA funds are fully expended.

Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	**HOPWA:** Once the RFA is released, and in the event that more than one agency submits a request for funding for the HOPWA program, preference will be given to agencies that are current or past recipients of HOPWA funds; can demonstrate successful implementation of the HOPWA program; have chosen to utilize HOPWA funds on activities that will prevent homelessness amongst the HIV-positive community; and are actively helping to meet the objectives of DHHS and HUD.
	
	Funds may be used in the following focus areas:
	
	1. Provide short-term rental and mortgage assistance for 21 weeks out of a 52-week calendar year.
	2. Provide tenant-based rental assistance and project-based rental assistance for individuals who will need long-term financial assistance in order to prevent homelessness.
	3. Provide supportive services assistance to individuals in need of financial help to obtain items that are required prior to being approved for a rental unit, such as a state-issued ID.
	4. Provide permanent housing placement assistance to individuals who need financial assistance with unit move-in costs, such as first month's rent and deposits.
	5. Provide housing information assistance to affordable housing resources, assistance in locating available and appropriate housing, and working with property owners to secure units to help prevent homelessness.
	6. Provide case management assistance which focuses on housing assessments, placement, and housing stability.
	
	A complete application includes ALL requested forms and documentation. All complete and timely applications that are determined eligible for HOPWA funding and that meet national program objectives under federal regulations will be evaluated using the following criteria and there is a maximum of 100 points to be awarded:
	
	• Background Information (5 points)
	• Summary of Application (5 points)
	• Service Provision (65 points)
	    ○ Justification of Need (10 points)
	    ○ Description of Services (10 points)

	- Client Eligibility Requirements (5 points) - Estimated Number of unduplicated clients and/or housing units to be provided (15 points) - Outcome objectives and proposed evaluation methods (15 points) • Project Management (10 points) • Budget and Diversity of Funding Source (5 points) • Quality Improvement Methods (10 points)
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Not applicable.
Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based	Not applicable.

organizations. (ESG only)	
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	**HOPWA:** To apply for a subgrant from the Division Public and Behavioral Health, Ryan White Part B (RWPB) Program, an organization must be a 501(c)(3), for-profit corporation (if services are not immediately available in a designated service area), educational institution, state agency, religiously affiliated organization, or local governmental agency performing or anticipating performing a function relevant to program goals of the RWPB. Each proposal submitted must contain the following sections: Application Cover Sheet: This page identifies the Proposal for Services and requires the applicant to fill in the basic information; this is to be signed by an organization staff with the authority to make a binding contract or agreement on behalf of that organization. Background Information: This section includes information such as name and description of organization, proof of eligibility and ability to provide services in the area, specifically northern Nevada. Summary of Application: This section includes providing a brief description of the organization's work, eligible services to be provided, targe populations, summary of proposed services, and description of funding request. Service Provision: This section includes description of community need and how the proposed service will address it, service or services to be offered, client eligibility criteria, and estimated number of clients to be served. Project Management: This section provides a description of key staff involved in service delivery, such as their position/title, key responsibilities, and general job descriptions. Budget and Diversity of Funding Sources: This section provides information related to administrative costs, service delivery, provision of service categories and brief explanation of how services would continue once HOPWA funds cease due to HOTMA. Quality Improvement Methods: This section includes information related to client satisfaction and any client grievances that may occur and how they will be resolved.

	Memorandum of Understanding or Memorandum of Agreement: This section requests copies of any MOU or MOA with community-based organizations Letters of Support: This section requests no more than two (2) letters of support for service delivery outlined within the RFA. A complete application includes ALL requested forms and documentation. Applications that do not follow the proposal guidelines stated above not be reviewed. All complete and timely applications that are determined eligible for HOPWA funding and that meet national program objectives under federal regulations will be evaluated using the above referenced criteria and there is a maximum of 100 points to be awarded. Actual allocations are subject to the availability of funds. Applications will be evaluated by the quality of the responses to the RFA questions. Answering all applicable questions is essential to the review process.
Describe how resources will be allocated among funding categories.	**HOPWA:** HOPWA funds will be passed through the DHS, Division of Public and Behavioral Health, and will be allocated to local for-profit and non-profit organizations in only northern Nevada because Clark County (Las Vegas) receives funding for housing assistance from HUD HOPWA separately, and Las Vegas Transitional Grant Area receives Ryan White Part A program. HOPWA funds passed through DHS are solely allocated to northern Nevada and the rural areas. Funds distributed under the 2025-2029 Consolidated Plan are contingent upon the outcome of the Request for Applications (RFA) that was released on April 25, 2025, with a submission deadline of May 23, 2025. Only one application was received, submitted by the previously funded project sponsor. However, through an identified need in a rural county, HOPWA successfully engaged another community-based organization to provide services in this geographic area until existing HOPWA funds are fully expended.
Describe threshold factors and grant size limits.	**HOPWA:** The HOPWA program does not have formal threshold factors or a grant size limit. Threshold factors are mainly based on the amount of the State funding award. The size of the award to the project sponsor also depends on the quality of the application. The average amount awarded to the project sponsor is $400,000.

What are the outcome measures expected as a result of the method of distribution?	**HOPWA:** The overarching outcome is to establish a seamless system to immediately link people diagnosed with HIV to continuous and coordinated quality care; enhance the number of available providers of clinical care and support services for people with HIV; and support people with HIV with co-occurring health conditions and those who have challenges meeting their basic needs. Specific outcomes to housing include: • Progress in carrying out local and statewide strategic plan and initiatives set forth by the Nevada Economic Development office, Annual Action Plan, Consolidated Plan, and HIV/AIDS Integrated Plan, • Increasing percentage of clients in stable housing, and reducing incidents of homelessness • Increasing percentage of clients retained in medical care and decrease in clients' viral load, • Maintaining clients connected to Ryan White care and decreasing clients that may be lost-to-care
State Program Name:	National Housing Trust Fund
Funding Sources:	**HTF**
Describe the state program addressed by the Method of Distribution.	**HTF:** NHD solicits projects through a statewide competitive application process for HTF funding. The HTF funding will be awarded for the development of high-quality, safe, decent housing affordable to households with extremely low incomes, including veterans and seniors, to increase the availability of housing with supportive services. Funding of new construction and those acquisition and rehabilitation or conversion projects that add units to the affordable housing inventory will be prioritized over projects that only preserve existing subsidized affordable rental housing. Eligible applicants include local governments and 501(c)(3) or (4) non-profit organizations; tribes; housing authorities; and non-profit community-based organizations such as Community Housing Development Organizations (CHDOs), Community Development Corporations, and Community Action Programs. For-profit firms may apply for financing in

	conjunction with projects successful in obtaining Low Income Housing Tax Credits. Funding priority will be given to eligible projects that are planning to apply for Low Income Housing Tax Credits or have already secured them.
Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	**HTF:** The following scoring system will be used to encourage projects to provide the greatest number of eligible units for the longest period with an array of supportive services in a well-designed facility accommodating special needs populations. Each application meeting the threshold requirements will be reviewed and assigned points according to the following selection criteria. Representations made by applicants for which points are given will be binding and will be monitored through the annual compliance review process. Based on ranking, projects will be selected for a conditional commitment. Once a property is selected, NHD will determine the amount of the HTF to be awarded, which may not equal the amount requested in the application. Competitive applications are evaluated based on demonstrated need and the applicant's ability to complete the project in a timely manner. The scoring criteria are available within the grant management system used to submit applications.
If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Not applicable.
Describe the process for awarding funds to state recipients and	Not applicable.

how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	
Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Not applicable.
Describe how resources will be allocated among funding categories.	**HTF:** The State of Nevada will use HTF funds exclusively for the construction or rehabilitation of multi-family rental housing to meet the priority housing needs as identified by the State's Consolidated Plan. In accordance with HTF regulations, up to 10% of the State's HTF allocation will be used for administration. Funds will be used to assist developers in creating very low-income and supportive units within properties. NHD has elected not to allow HTF funds to be used for homeownership activities given the extremely low-income targeting requirements of the program.

	NHD does not permit refinancing of existing debt with HTF.
Describe threshold factors and grant size limits.	**HTF:** HTF funds will be awarded on a competitive basis through an RFA process. The RFA will specify the amount of project funds available, general terms and conditions of funding allocations, threshold requirements, time frame for submittal of applications, application requirements and scoring criteria. There are no predetermined grant size limits. Threshold requirements for applicants include: • Eligible uses • Income eligibility • Maximum rent • Compliance with HTF rules and regulations • Active SAM.gov registration • Registration with Nevada Secretary of State • Low-income housing experience • Site control • Zoning, codes, ordinances, and environmental review documentation • Compliance history • Financial feasibility • Financial capacity • Experience/qualifications of project participants • Project plans • Project reserves • Mandatory fair housing, accessibility, and general use requirements • Participation in NHD data surveys and reports
What are the outcome measures expected as a result of the method of	**HTF:** The expected outcome measure is the increase in supply of affordable rental housing by providing HTF assistance for tenants at or below thirty percent (30%) of AMI. The State will measure its progress consistent with the State's goals

distribution?	established in the Consolidated Plan. These housing priorities include increased availability of rental housing for extremely low-income and very low-income households and improved housing accessibility and safety.

Discussion:

Activities to be undertaken by recipients of funds are subject to the specific applications received and program funding awards. For more detailed information on the types of eligible activities, as well as the method of distribution for each program, refer to the program documents on each program's website.

AP-35 Projects – (Optional)

Introduction:

NHD will open entitlement and competitive applications for AAH, HOME, ESG, and HTF in summer of 2026. NHD anticipates announcing funding determinations in late fall/early winter barring any unforeseen obstacles. HOME entitlement funds that have been allocated to PJs throughout the State will support new construction and rehabilitation of multifamily rental projects and homeowner rehabilitation within the respective jurisdictions. The Nevada Governor's Office of Economic Development, Rural Community & Economic Development Office, distributes the CDBG funds through a competitive application method to award funds to non-entitlement communities. The DHHS, Division of Public and Behavioral Health distributes the HOPWA program and will issue a Request for Application (RFA) for HOPWA eligible activities.

The following projects have been selected for the 2026 Program Year.

Table 10 – Project Information

#	Project Name
1	2026 Affordable Housing
2	2026 Homelessness
3	2026 Non-Housing Community Development Needs

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

HOME and HTF funding priorities support new construction and rehabilitation of multifamily rental properties that support low-income households, special needs populations, and veterans. This funding will help to overcome barriers to affordable housing, including rising construction costs and lack of manpower in rural and geographically isolated communities.

HOME: HOME funds allocated to PJs and non-entitled areas of the State prioritize new construction and rehabilitation of multifamily rental projects throughout the State. Prioritizing funding for multifamily projects that receive LIHTC funding increases the impact of the funding and often results in producing higher-quality affordable housing with larger amounts of affordable units, thus contributing to the increase and maintenance of the affordable housing stock in Nevada.

HTF: The State's HTF program prioritizes projects that have been awarded Low Income Housing Tax Credits and reserve units for households earning 30% or less of the AMI. Nevada has the greatest inventory need for units serving households earning below 30% of AMI.

CDBG: The State's CDBG program resources are allocated among funding categories based on community need and responsiveness to the State's CDBG's program goals. CDBG funds are awarded to non-entitlement units of local government.

ESG: Due to Nevada's geography, programs located in the rural areas of the State face unique challenges that vary county to county and can be largely contributed to the distance between county and city service providers. Rapid re-housing is prioritized as the largest number of people in the community queue regularly fall under the rapid re-housing category. Rural areas lack access to emergency shelters and affordable housing inventory. For example, only one rural shelter exists between Salt Lake City and the City of Reno, a span of over 500 miles of rural and frontier land.

HOPWA: The HOPWA program will issue a Request for Application (RFA) during the 2025-2029 Consolidated Plan process to distribute HOPWA funding to local for-profit and non-profit organizations in northern Nevada and the rural areas of the state, as Clark County (Las Vegas) receives funding directly from HUD HOPWA. A RFA was released on April 25, 2025, with a submission deadline of May 23, 2026. Although grassroots, faith-based, and other community-based organizations were specifically encouraged to apply, HOPWA did not receive any expressions of interest from these groups. Only one application was received, submitted by the previously funded project sponsor. However, through an identified need in a rural county, HOPWA successfully engaged another community-based organization to provide services in this geographic area until existing HOPWA funds are fully expended.

AP-38 Project Summary

Project Summary Information

Table 11: Project Summary Information	
1. Project Name	**2026 Affordable Housing**
Target Area	Statewide
Goals Supported	Increase Affordable Housing
Needs Addressed	Increase supply and access to affordable housing. Provide housing assistance
Funding	HOME: $3,000,000 HTF: $3,311,933
Description	The purpose of HOME and HTF is to expand the supply of decent, safe, and affordable housing for extremely low, very low- and low-income households. The Nevada HOME and HTF funds are allocated for the construction and rehabilitation of affordable housing through a competitive process.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	HOME funds will be used to preserve affordable housing through homeowner rehabilitation, serving an estimated 20 low- and very-low-income households. HOME and HTF funds will be used to produce multifamily rental housing for approximately 44 extremely low- and very-low-income households.
Location Description	HOME and HTF are allocated statewide
Planned Activities	Production of multifamily rental housing for extremely low-, low-, and very low-income households. Preservation of housing and stabilization of neighborhoods through the rehabilitation of owner-occupied housing for very low- and low-income households.
2. Project Name	**2026 Homelessness**

Target Area	Non-Entitlement Areas
Goals Supported	Reduce and Prevent Homelessness
Needs Addressed	Services to homeless and at-risk-of-homelessness individuals and families
Funding	ESG: $356,000 HOPWA: $844,464
Description	ESG funds will assist homeless individuals and families in addition to preventing homelessness for those who are at imminent risk of becoming homeless. Using prior years resources, the HOPWA program funds will provide housing and supportive service needs of people living with HIV/AIDS and their families.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	Nevada will allocate ESG funding statewide to subrecipients who will serve an estimated 126 individuals and families in preventing homelessness, help 550 homeless individuals obtain shelter or permanent housing, and provide emergency services to 205 individuals experiencing homelessness. The HOPWA program serves the needs of people living with HIV/AIDS and their families. It is estimated that 95 households will be assisted.
Location Description	Statewide
Planned Activities	ESG funds will shelter and rapidly rehouse households that are homeless or prevent those who are at imminent risk of homelessness from becoming homeless. HOPWA activities may include tenant-based rental assistance, permanent facility-based housing, short-term or transitional facility-based housing, short-term rental and mortgage assistance, permanent housing placement, housing information services, supportive services, access to care, case management, or other competitive activities.

3. Project Name	**2026 Non-Housing Community Development Needs**

Target Area	Non-Entitlement Areas
Goals Supported	Non-Housing Community Development Needs
Needs Addressed	Non-Housing Community Development Needs
Funding	CDBG: $2,919,374 for 2026 program year and $367,752.27 remaining from previous years.
Description	Encourage local and regional planning activities to facilitate understanding of current housing, community development, and resiliency needs, and develop a plan for their sustainable future. Provide training and technical assistance to communities to build their capacity to address housing and community development needs. Assist communities to identify achievable goals to further community needs. Align community goals with funding opportunities to meet those goals. Public Facilities and Infrastructure activities including, but not limited to, acquisition, construction, installation, rehabilitation, or improvement of facilities to support safe, sustainable, resilient communities. Water/sewer/storm systems. Park, recreation, youth & senior facilities. Street and sidewalk improvements. Health and safety facilities. Increased access to broadband infrastructure. Clearance and demolition of dilapidated, unsafe, or obsolete structures.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	CDBG-funded projects are required to benefit low- to moderate-income individuals or areas. It is estimated that 20,095 low- to moderate-income individuals will benefit from the Community Planning and Capacity Building activities. The activities under Public Facilities and Infrastructure will benefit low- to moderate-income persons at or below 80% AMI. It is estimated that 4,695 individuals will benefit from Public Facilities and Infrastructure activities.
Location Description	CDBG funds are allocated to non-entitlement jurisdictions based on project needs.
Planned Activities	Activities may include water/sewer feasibility studies, development of a comprehensive Community Economic Development Plan, and Preliminary Engineering Reports (PER) required for larger projects. CDBG Public Facilities and Infrastructure activities may include water/sewer improvements, assist parks/recreations/youth & senior facilities, streets and sidewalks, health and safety, increased broadband access in low- to moderate-income neighborhoods.

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

No.

Available Grant Amounts

This is not an activity that the State of Nevada supports currently.

Acceptance process of applications

This is not an activity that the State of Nevada supports currently.

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

Yes

State's Process and Criteria for approving local government revitalization strategies

The State's CDBG Program supports planning and capacity building for community and regional projects that help revitalize communities and regions. The local plans must clearly define strategies and outline steps required to accomplish plan goals. This community planning process leads to buy-in from residents while helping communities identify key parties best qualified to implement and achieve plan goals.

All CDBG Program funding contributes directly or indirectly to community revitalization efforts (i.e., housing rehabilitation, public facilities/public infrastructure). ESG and HOPWA funds support housing and homeless services for individuals who are vulnerable, thereby contributing to community revitalization by helping ensure safe living environments for all. HOME and HTF contribute to government revitalization strategies by providing funds to support homeowner rehabilitation, homebuyer assistance, and new construction and rehabilitation of multifamily rental projects.

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

The five HUD programs included in this Annual Action Plan allocate funding availability by program with each year's programs designed to address the various objectives and priority needs described in this plan.

CDBG: CDBG distributes funds to non-entitlement communities throughout the State through a competitive application process.

HOME: The HOME funds are distributed to four PJs via population-based formula and non-entitlement communities throughout the State via competitive application. Competitive applications are reviewed to assess project need and populations served.

ESG: ESG makes funding available through competition. Only counties and non-profits serving rural areas are eligible to apply.

HTF: HTF makes funding available through competition, with no regional targeting of funds but with a goal of distributing funds throughout the State to projects serving extremely low-income populations.

HOPWA: The HOPWA program will issue a Request for Application (RFA) during the 2026 Annual Action Plan process to distribute HOPWA funding to local for-profit and non-profit organizations in northern Nevada and the rural areas of the state, as Clark County (Las Vegas) receives funding directly from HUD HOPWA. A Request for Applications was released on April 25, 2025, with a submission deadline of May 23, 2025. Although grassroots, faith-based, and other community-based organizations were specifically encouraged to apply, HOPWA did not receive any expressions of interest from these groups. Only one application was received, submitted by the previously funded project sponsor. However, through an identified need in a rural county, HOPWA successfully engaged another community-based organization to provide services in this geographic area until existing HOPWA funds are fully expended.

Geographic Distribution

Table 12 - Geographic Distribution

Target Area	Percentage of Funds
Statewide	100

Rationale for the priorities for allocating investments geographically

CDBG: The State of Nevada does not have geographic distribution of funds, other than to low- to moderate-income/non-entitlements areas.

HOME: The HOME funds are allocated to all PJs in the State. The State has chosen to allocate the HOME funds based on population to ensure funding for all Nevadans. If the State were to only distribute HOME funds in the non-entitled areas, they would receive several times the amount of funding that other PJs receive. Therefore, the State takes into consideration all of the HOME funds coming into the State and distributes the State funds based on a population formula. Remaining funds are awarded via competitive application to non-entitlement entities. Ten percent (10%) of the award is used for administration of the grant.

HTF: NHD prioritizes funding the new construction and rehabilitation of multifamily rental properties receiving LIHTC.

ESG: The ESG funds prioritize programs in the rural areas of the State; however, the NHD also provides funding to Clark County, the statewide HMIS lead, for HMIS administration. Due to Nevada's geography, the programs located in the rural areas of the State face unique challenges that vary county to county. The distance between county and city services contributes to these issues. Rapid re-housing is a category that is prioritized as the largest number of people in the community queue regularly fall under the rapid re-housing category.

HOPWA: The HOPWA resources are primarily utilized in Washoe County, namely the City of Reno, and in late 2025 services were able to be expanded to Nye County, specifically, the City of Pahrump. Those services include STRMU, PHP, and Supportive Services.

Discussion

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction:

This section provides the State's estimate of the number of households that will receive affordable housing, based on the goals set forth in AP-20, Annual Goals and Objectives.

Related AP-20 goals include affordable housing, addressing homelessness, and non-housing community development needs. The affordable housing goal includes new construction of rental housing, rehabilitation of rental housing, homeowner housing added, homeowner housing rehabilitated and direct financial assistance to homebuyers.

Nevada's AAH will also be used in these jurisdictions for weatherization, homeowner rehab, development costs and rental assistance.

HOME and HTF: HOME and HTF will be allocated statewide via population-based entitlement awards to PJs and non-entitlement competitive applications submitted. HOME is expected to assist 44 households and HTF expected to assist 20 households through 2026 funding. NHD will not target specific areas of the State for funding.

HOPWA: The HOPWA program activities may include tenant-based rental assistance, permanent facility-based housing, short term or transitional facility-based housing, short-term rental and mortgage assistance, permanent housing placement, housing information services, supportive services, access to care, case management, or other competitive activities. The HOPWA program is expected to assist 95 people with affordable housing support through prior year's resources.

ESG: The ESG Program is expected to provide rapid re-housing and homelessness prevention assistance to 157 people through 2026 funding.

Table 13 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	157
Non-Homeless	64
Special-Needs	95
Total	316

Table 14 - One Year Goals for Affordable Housing by Support Type	
One Year Goals for the Number of Households to be Supported	
Rental Assistance	252
The Production of New Units	44
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	316

Discussion:

Though NHD HTF resources have declined in recent years, it is still NHD's intention to continue funding and leveraging funding with other programs to ensure that NHD is utilizing the HOME and HTF funds to the greatest extent possible. Additionally, NHD continues to work with rural cities and counties to utilize ESG funding to provide services for the homeless and at-risk-of-homelessness populations. When possible, NHD will leverage AAH to ensure there is an adequate amount of funding made available to rural counties. NHD provides competitive HOME funds to rural counties, as well as PJs via a population-based formula. These funds continue to be used for the acquisition, new construction, and rehabilitation of affordable housing.

New with the 2025-2029 Consolidated Plan, the HOPWA Program has expanded the activities that will be funded with their annual allocation. In prior years, the HOPWA program funded short-term rental and mortgage assistance, permanent housing placement, and supportive services. Newly funded activities beginning with the 2026 Action Plan may include permanent facility-based housing, short term or transitional facility-based housing, housing information services, access to care, case management, and other competitive activities. Expanding the HOPWA activities will provide additional ability to provide affordable housing options to those with HIV/AIDS and their families.

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

This section pertains to grantees who also oversee public housing authority activities. The State of Nevada does not directly operate or maintain public housing units. The State's housing agencies: Reno Housing Authority (RHA), Nevada Rural Housing (NRH), and the Southern Nevada Regional Housing Authority (SNRHA) are responsible for increasing the number of accessible units. The Nevada Housing Division supports the effort of these agencies to increase the number of accessible units in the public housing inventory.

Actions planned during the next year to address the needs to public housing

NHD will continue to prioritize competitive AAH funds to NRH to subsidize the Section 8 Housing Choice Voucher program and provide assistance to senior and disabled populations on the waitlist. Additional funds have been allocated to NRH for a security deposit program that is provided to Housing Choice Voucher tenants needing financial assistance to obtain housing.

State funds that are passed through to local jurisdictions may be used in the same manner in northern and southern Nevada, but it is the decision of the local Consortiums to support local housing authorities with their allocation of funds.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

In rural Nevada, Nevada Rural Housing (NRH) implements downpayment assistance programs for first-time homebuyers. Additionally, NRH offers a Mortgage Credit Certificate program giving home buyers a tax credit equal to roughly 20% of the mortgage interest paid annually. Both the Southern Nevada Regional Housing Authority and the Reno Housing Authority have programs for tenants with Housing Choice Vouchers to build financial management skills including establishing a savings account to become first-time homebuyers.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not Applicable (N/A)

Discussion:

Not applicable. The State of Nevada is not a designated public housing agency and therefore is not designated as 'troubled' under 24 CFR part 902.

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

NHD engages with the local CoCs to ensure eligible funds are targeted to the most vulnerable clients: those who are homeless and at risk of homelessness. In rural Nevada the ESG Program and the Nevada Balance of State CoC (NV-502) developed and maintain joint Written Standards and Performance Standards/Outcome Measures that encourage local efforts to end homelessness for the chronically homeless, homeless veterans and their families, and homeless families with children. Some ESG subrecipients are also recipients of other HUD funding through the Nevada Balance of State CoC (NV-502). The ESG program policies ensure homeless clients' needs are most appropriately met through the program. NHD is working closely with the Nevada Balance of State CoC (NV-502) to ensure the accomplishment of mutual goals. Shelters and rapid re-housing programs are in high demand and are priorities for ESG funding. NHD grant managers also participated in developing the Nevada Balance of State CoC (NV-502) strategic plan and work closely with the CoC to ensure program success.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

ESG funds are provided for street outreach, requiring funded agencies to engage homeless persons within the community. Through street outreach, homeless individuals and families gain access to available emergency resources through Homeless Connect activities, veteran outreach functions, and programs held in local schools. A number of communities have created a coalition of agencies, including social services agencies, hospitals, police and fire departments, and mental health providers. These coalitions identify the most frequent users of community emergency services and collaborate in shared case management, more efficiently meeting clients' most urgent needs.

A number of rural ESG subrecipients also act as the local Coordinated Entry Lead Agencies and work with community providers to provide clients with access to available programs and services. As part of the coordinated entry process, the HMIS database is utilized to identify eligibility requirements that help clients secure up to 24 months of tenant-based rental assistance and other services funded with ESG and AAH. NRH has made the homeless population a priority to receive assistance in their Housing Choice Voucher program as part of the above-mentioned coordinated entry process.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

ESG funds are provided for street outreach, requiring funded agencies to engage homeless persons within the community. Through street outreach, homeless individuals and families gain access to available emergency resources through Homeless Connect activities, veteran outreach functions, and programs held in local schools. A number of communities have created a coalition of agencies, to include social services agencies, hospitals, police and fire departments, and mental health providers. These coalitions identify the most frequent users of community emergency services and collaborate in shared case management, more efficiently meeting clients' most urgent needs.

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Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The State ESG program funds rapid re-housing and homeless prevention activities to provide short- and medium-term rental assistance to individuals and families experiencing homelessness, and those at risk of homelessness, so that those individuals can access and maintain affordable, suitable permanent housing.

Recipients of ESG funds are required to make efforts to assist participants with increasing employment and self-sufficiency opportunities. These efforts are measured annually and adjusted, when needed, to ensure that these objectives are met.

The State ESG program also encourages funding recipients to make efforts to increase the number of veterans who have access to permanent housing and to increase the number of families who have access to rapid re-housing and homeless prevention assistance.

Additionally, ESG funding is provided for case management to support the long-term housing and financial stability of program participants.

Finally, NHD participates in all Rural Nevada CoC and Statewide CoC meetings and provides input and guidance as needed.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Service providers in local communities work closely to ensure low-income individuals and families avoid becoming homeless. Communities have implemented informal and formal Memorandums of Understanding with local jails, health care facilities, mental health providers, the Division of Child and Family Services, Child Protective Services, schools, and other facilities and programs to engage persons or families identified as homeless or at risk of homelessness.

Community coalition meetings, held regularly, serve as the forum to develop protocols to ensure homeless and low-income households have access to programs and services, including housing when possible. Coalition members include local hospital staff, sheriff's offices, fire departments, emergency management systems, emergency shelters, behavioral health centers, family resource centers, and public guardians.

Homeless liaisons at local school districts also work closely with providers to help families gain access to housing and supportive services.

Discussion

NHD encourages, and will continue to encourage, communities to prioritize rapid re-housing activities through the ESG Program.

AP-70 HOPWA Goals – 91.320(k)(4)

Table 15 HOPWA 1-Year Goals	
One-year goals for the number of households to be provided housing through the use of HOPWA	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	50
Tenant-based rental assistance	11
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Permanent Housing Placement	14
Supportive Services	20
Total	95

AP-75 Barriers to affordable housing – 91.320(i)

Introduction:

The information in this section draws from the information learned through the 2025 – 2029 Consolidated Plan Market Analysis and Nevada's Analysis of Impediments to Fair Housing (AI). Nevada has identified several barriers to affordable housing across the State.

First, there are restrictive land use policies prevalent in most jurisdictions across the State. These policies limit the overall supply and location of housing, especially multifamily housing. According to the National Zoning Atlas data, out of Nevada's eight largest jurisdictions, only one permits multifamily housing in at least 30 percent of its total residential land area. Similarly, only one jurisdiction allows single-family homes on small lots. These restrictions have resulted in most of the recent market-rate residential construction consisting of large, multibedroom single-family homes.

Next is the high cost of housing development, which includes infrastructure investments. The cost of land, labor, and materials has been rising. This makes it challenging to develop affordable housing units. In rural areas, high infrastructure costs can be a significant barrier to developing affordable housing because most builders cannot afford to make these improvements.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Over the 2026 program year, Nevada will take several steps to address barriers to housing. Nevada will continue to raise awareness and educate buyers through enhanced home purchase and credit education, seminars, webinars and other outreach efforts. Programs will conduct outreach and education of prospective housing consumers on how to acquire and keep good credit, in partnership with local civic organizations (e.g., churches, schools, etc.), and Nevada will continue to partner with the Silver State Fair Housing Council and conduct outreach and education with managers of new and existing rental housing complexes.

Simultaneously, Nevada will continue to leverage state and federal funding sources including HOME, HTF, LIHTC, and SLFRF to increase the production and preservation of affordable housing. Home Means Nevada Initiative has dedicated $500 million from SLFRF to affordable housing projects, including land acquisition and the development of new housing units aiming to create nearly 4,000 affordable housing units and secure land for future developments.

Furthermore, Nevada will utilize CDBG funding to expand economic opportunities and promote long-term economic growth including creating jobs accessible to low- and moderate-income persons and empowering them to increase their ability to afford housing through increased income.

Finally, Nevada will continue to monitor local progress in remediating barriers to housing production. Legislation passed in 2023 requires the State's largest jurisdictions to report progress in removing barriers according to 12 measures, which include impact fees, land sales and donations, land use reforms, and financial assistance. Regular reporting encourages transparency and will clarify any further action needed to remove barriers at the local level.

Discussion:

AP-85 Other Actions – 91.320(j)
Introduction:

Other actions of the five HUD formula programs in Nevada are specific to each program. See narrative for discussion on each program's actions.

Actions planned to address obstacles to meeting underserved needs

Agencies continue to have challenges keeping clients who are homeless, or at-risk-of-homelessness engaged in their journey to long-term independence and stability. Funding for case managers is strained due to efforts to address issues of homelessness and chronic homelessness in rural areas, and finding staff with the skills to work with this population is challenging in smaller communities.

Although improved, case managers working with homeless clients continue to have difficulties with engaging clients in the process of becoming stabilized and self-sufficient. Program participants are challenged to find employment with a “living wage” that allows a household to meet its basic needs.

Finally, agencies have agreed to implement “housing first” or “low barrier” programs. However, case managers feel pressure to meet State and CoC performance measures and are struggling to find enough resources such as permanent housing subsidies that will ensure the long-term success of program participants. Limited funding means that clients need to be exited quickly, yet the limited availability of permanent housing subsidies means clients are in jeopardy of exiting without sufficient resources to ensure long-term housing stability.

To help address these issues, the State will continue to partner with the local CoC to help with the training and development of case managers regarding how to engage their clients. This will continue to be a topic that will be discussed during technical meetings, which take place every other month.

Social services agencies that are also ESG recipients have developed workforce programs and are working closely with Northern Nevada Development Authority, a coalition of community and business leaders that promotes education and marketing, to identify workforce and educational needs across northern Nevada. Workforce case managers will work with individuals to identify the barriers keeping them from stable employment. The case manager will also connect participants to educational opportunities to help develop work skills. In addition, participants will receive assistance with the creation of resumes and soft skill training such as interviews, how to dress, and other employment etiquette.

These same ESG recipients are also Community Action Agencies (CAAs) that conduct monthly meetings to identify households that are facing poverty and homelessness. Members discuss the availability of resources and opportunities for indigent residents in an open forum format. Partnerships have been developed with emergency shelter providers, Salvation Army, JOIN, Job Connect, vocational rehab, veterans resource centers, aging and disability resource centers, and local food banks.

Recognizing the critical need for supportive services and supportive housing, the Nevada Legislature adopted Assembly Bill 310 in June 2023 and appropriated $32 million to create the Supportive Housing Development Fund (SHDF) to increase the availability of housing affordable to extremely low-income individuals paired with wrap-around supportive services. In 2025, Assembly Bill 366 was passed to ensure a permanent funding mechanism for SHDF changing the name to Supportive Housing Development Account. It is anticipated that program will increase the supply of supportive housing, build the capacity of the supportive housing industry, and evaluate the effectiveness of the intervention in Nevada.

The shortage of permanent housing subsidies is a more challenging issue to resolve, especially in rural Nevada. Fortunately, NRH has members who participate in the Nevada Balance of State CoC (NV-502) and are very engaged in directing funds to homeless providers. They have agreed to prioritize providing Housing Choice Vouchers to homeless persons who are not only referred to them via Coordinated Entry Lead Agencies, but who are also on the Housing Choice Voucher waitlist. They are also prioritized to receive additional competitive State AAH funds for tenant-based rental assistance programs for homeless individuals, although it is likely that those resources will not be sufficient to cover all of the housing needs of rural participants.

Actions planned to foster and maintain affordable housing

In addition to the five HUD-funded programs, the following programs and/or funds are also available to foster and maintain affordable housing in Nevada:

- State Account for Affordable Housing (AAH) – State-funded program for affordable housing. Funds are allocated to PJs to expand and improve the supply of rental housing through new construction and rehabilitation of multifamily projects. AAH may be used to provide financing for down payment assistance and homeowner rehabilitation of single-family residences, and to provide emergency assistance in the form of rental assistance, including security deposits and other means to assist eligible families who are in danger of becoming homeless in obtaining or keeping housing.
- Low-Income Housing Tax Credit (LIHTC) Program – Provides an incentive to owners to develop affordable multifamily rental housing. Allocations of credits are used to leverage public, private and other funds in order to keep rents affordable. Developments that may qualify for credits include new construction, acquisition with rehabilitation, and rehabilitation and adaptive re-use. Developers who are awarded tax credits must agree to keep apartments affordable and available to lower-income tenants for at least 30 years. Annually, NHD establishes priorities and needs in its Qualified Tax Credit Allocation Plan (QAP).

- Section 8 – Housing Choice Voucher program – Provides assistance to low- and very low-income families to afford decent, safe, and sanitary housing in the private market by providing subsidies toward their rent.
- Home Means Nevada Initiative (HMNI) – NHD administers a portion of the State of Nevada's federal Coronavirus State and Local Fiscal Recovery Funds through HMNI. These are one-time funds but will contribute significantly to Nevada's overall housing outcomes over the next five years. The HMNI program's core focus is affordable housing for low-income families. Funding categories include multi-family development, multifamily preservation, land acquisition, down payment assistance, and homeowner rehabilitation.
- Supportive Housing Development Account (SHDA) – Administered by NHD, the SHDA provides sustainable financing for supportive housing development, affordable housing paired with wraparound supportive services.
- Nevada Attainable Housing Account (NAHA) – Authorized through Nevada Housing Access and Attainability Act (AB 540, 2025), NHD intends to distribute $46.8 million to increase the state's housing supply, support attainable homeownership and rental housing, assist with land acquisition, and incentivize local governments to create housing-friendly policies.

Actions planned to reduce lead-based paint hazards

Nevada requires that all CPD programs meet the requirements at 24 CFR Part 35.

HOME & HTF: All approved developments must follow the requirements in 24 CFR part 35. Rehabilitation projects involving pre-1978 residential units are to be tested for lead-based paint hazards. Developers are to provide Nevada documentation of lead-based paint analysis which may include reports, certifications, licenses, and pamphlets. Developers are encouraged to review the lead-based paint requirements on the HUD Exchange, including the Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.

CDBG: The GOED CDBG program ensures that homes built prior to 1978 assisted with HUD funds are tested for lead-based paint hazard by the Rural Nevada Development Corporation (RNDC) staff. Any chipped, peeling, or flaking paint is tested with an XRF analyzer. If lead-based paint is present, the contractor is tasked with setting up proper containment areas during construction and with proper clean up. Any hazardous lead paint areas must be encapsulated. In some instances, the components, such as door and window frames, are replaced. Other times the peeling paint is scraped and peeled away, and a special paint is sued to seal the area. One hundred percent of the homes rehabilitated with CDBG funds are LMI households.

ESG: The ESG program requires a lead-based paint visual assessment for all pre-1978 units that will be financially assisted. This screening must be completed and kept in client files for review during compliance visits along with the certification of the person conducting the inspection.

HOPWA: Projects must comply with the Lead-Based Paint Poisoning Act of 1973 and its applicable regulations at 24 CFR 35 parts A, B, M, and R. A housing inspection is completed for all units financially assisted prior to the start of subsidy payments and must be re-inspected annually. For all pre-1978 units, a visual assessment is completed. If visual assessment reveals problems with paint surfaces, HOPWA assistance cannot be provided until the deteriorating paint has been appropriately repaired.

Recipients of CDBG, HOME, HTF, and HOPWA funds are encouraged to identify additional sources of funding to assist with lead hazard activities related to projects where rehabilitation is not funded. Examples include HUD Lead Safe Homes and other grant programs and private sector resources that may be available.

The State will continue to take the following actions in addressing lead-based paint hazards in pre-1978 housing:

- Provide information and guidance related to lead-based paint hazard reduction to the recipients of CDBG, HOME, HTF, ESG, and HOPWA funds.
- Continue to require notifications regarding the hazards of lead-based paint for residents and owners of all houses receiving CDBG, HOME, HTF, and HOPWA assistance.
- Incorporate lead hazard reduction strategies, in accordance with HUD requirements, in all HUD-assisted housing rehabilitation, and provide technical assistance on an as-needed basis to ensure compliance with program policies and procedures and HUD notification requirements.

Actions planned to reduce the number of poverty-level families

Nevada’s anti-poverty strategy is based on helping families to move to economic self-sufficiency. Providing low-income households with assistance through various programs allows them to live in safe, decent, and affordable housing. This helps to provide a base for them to maintain employment, provides a nurturing environment to raise children, and helps them become a part of the community where they work.

HHS is tasked with the responsibility of addressing poverty issues throughout the State of Nevada and oversees a number of programs that builds capacity of social services networks to respond to the needs of Nevada’s residents.

One key funding source in the battle to end poverty is the federal CSBG Program. In Nevada, 12 CAAs have been designated to receive CSBG funds in 15 rural counties. These agencies formed the Nevada Community Action Association to network with one another, develop strategic plans to address rural and urban poverty in Nevada, and provide training opportunities to member agencies. CAAs utilize this funding to:

- Operate intake systems that assess individual and family needs and identify state and local services that can assist families to remove barriers to self-sufficiency;
- Develop a network of relations with state agencies, local government agencies, non-profits, faith-based organizations, and local businesses to coordinate and deliver services to individuals and families;
- Work on strengthening and expanding partnerships from year to year as they add new services, increase proficiency in servicing clients, and participate in community coalitions;
- Provide case management services to persons who are committed to attaining improved economic self-sufficiency. In most instances, case management involves coordinated services with multiple partner agencies;
- Continue adopting a more client-centered and driven service delivery model, including the development of self-sufficiency plans based on goals identified by program participants; and
- Development of job fairs, which have resulted in a number of job offers for participants.

Other continued efforts to move low-income, poverty-level, and homeless households into self-sufficiency include improvements to transportation services that provide access to job training, employment opportunities, and counseling services. In addition, HHS administers funding for family resource centers, which are located throughout the state in most of the larger communities and provide a variety of support services to families who have lower incomes. Family resource centers, in conjunction with local social service offices, are generally the initial point of contact for many individuals and families who are seeking assistance.

Finally, NHD continues to fund projects that support housing and supportive programs. There are several non-profit organizations in rural Nevada that have and continue to develop services and facilities to move very low-income and homeless persons to self-sufficiency. These efforts, along with programs provided by the Nevada Balance of State CoC (NV-502) and other partner agencies, will have a direct impact on the number of families living in poverty.

Actions planned to develop institutional structure

The State of Nevada is committed to continuing its participation and coordination with federal, State, county, and local agencies, and the private and non-profit sectors in order to serve the needs of low-income individuals and families across Nevada. The Governor's Office of Economic Development, Department of Business and Industry, and the HHS collaborate with various entities to continually improve coordination.

The Governor's Office of Economic Development, the NHD, and the HHS all have individual institutional structures. Within each office or department, there are divisions that administer HUD programs. The CDBG Program is in the Rural Community Development Division/CDBG of the Governor's Office of

Economic Development. The HOME, ESG, HTF, and Neighborhood Stabilization Program are in the Nevada Housing Division of the Department of Business and Industry. The HOPWA program is in the Division of Public and Behavioral Health of the DHS. Each division has its institutional structure, as well.

HUD funds pass through to local governments and other entities that are eligible to receive HUD program funding. These entities, when funded, are part of the institutional structure for each program. The scope of the institutional structure is from the State level to those at the community level where projects are implemented and/or managed.

Actions to be taken in 2026 to enhance coordination and promote further development of that institutional structure include:

- Continue supporting the creation of cross-jurisdiction economic development regions;
- Contract and/or collaborate with Silver State Fair Housing on outreach and training to NHD and CDBG grantees;
- Provide annual training and technical assistance to non-entitlement communities in rural Nevada;
- Support efforts such as Comprehensive Economic Development Strategies (CEDS) that strengthen collaboration in CDBG non-entitlement areas;
- Participate in quarterly meetings with other funders to maximize limited resources (CDBG, USDA, EPA, other collaborative funders);
- Continue to work with the staff of the LIHTC program to ensure that the HOME funds are used to leverage this program;
- Continue staff support of the Nevada Balance of State CoC (NV-502) and through correspondence with the Reno, Sparks/Washoe County CoC (NV-501) and the Las Vegas/Clark County CoC (NV-500).

Actions planned to enhance coordination between public and private housing and social service agencies

Throughout the State of Nevada there exists an effective coordination effort between public and private housing and social services agencies. For example, in rural Nevada members of the Nevada Balance of State CoC (NV-502) include:

- Staff from NRH, which oversees the Housing Choice Voucher and HUD VASH Voucher programs.
- County social services agencies, a few whom are also recipients of HUD Supportive Housing Program and Shelter Plus Care Program funds.
- Staff from the Division of Public and Behavioral Health, which oversees a Shelter Plus Care program for mentally ill homeless persons.
- Developers of housing for low-income and homeless.
- Staff from NHD. In northern and southern Nevada many of the same types of agencies participate in the local CoC initiatives.

In 2026, efforts to continue coordination between public and private housing providers and social services agencies will include the following actions:

- The Governor's Interagency Council on Homelessness will continue with the implementation of its Strategic Planning Goals and Objectives. Working groups will include State, local and non-profit agencies throughout Nevada, and the mission of the Council will be to address homeless needs throughout Nevada;
- The State of Nevada's Division of Public and Behavioral Health's Cooperative Agreements to Benefit Homeless Individuals for States grant. This includes the implementation of the statewide plan to ensure sustained partnerships across public health and housing systems that will result in short- and long-term strategies to support individuals who experience chronic homelessness; and
- Statewide CoC meetings will continue to be held throughout the year. Topics of discussion will include implementation of a statewide strategic plan to end homelessness; implementation of statewide performance measures for CoC and ESG programs; statewide discharge planning; implementation of a statewide Homeless Management Information System Lead agency; and other issues that affect homelessness at a statewide level.

Discussion:

All divisions work to increase collaboration between agencies and private entities in order to improve the quality of life for all Nevadans.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction:

During the 2026 program year, the State of Nevada expects to utilize HUD funding from CDBG, HOME, ESG, HOPWA, and HTF. While HOME-ARP and CDBG CARES Act (CDBG-CV) funding are available, the anticipated outcomes for those programs are respective to the 2019/2020/2021 annual action plans. Additionally, the State anticipates utilizing funding from AAH and the federal Coronavirus State and Local Fiscal Recovery Funds within the 2026 year but are not including those funding sources in this section as those funds are not allocated by HUD.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.320(k)(1)

Overall Benefit: A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

Program year 2025 was the beginning of the next three-year period for overall benefit for persons of low to moderate income (70% minimum).

The three-year period covers 2025, 2026, and 2027. The current Consolidated Plan covers program years 2025-2029.

Under the Community Development Block Grant (CDBG) program, states are permitted to allocate up to 3% of their annual grant allocation for State administration and technical assistance activities. Historically, Nevada has allocated 2% of its annual CDBG award, plus $100,000, for State administration and 1% for technical assistance activities. Nevada is requesting the availability to allocate the 1% technical assistance back to grants. The CDBG program would continue to evaluate the 1% technical assistance on an annual basis to determine if the technical assistance is needed that year to support program compliance and project implementation among grant recipients. The CDBG program would like to reallocate program year 2023 technical assistance in the amount of $28,954 and program year 2026 in the amount of $29,193.75 grants.

The Rural Community & Economic Development Division of the Governor's Office of Economic Development administers the CDBG Program. The allocation from HUD for the State CDBG Program in Nevada for 2026 is $2,919,374. Deducting $158,387.50 for State administration then adding in $367,752.27 in deobligations allowed $3,099,545 to be available to allocate for projects. The allocation recommendation meeting was held April 8, 2026, after the federal budget had been passed and the allocation was known. The allocation and recaptured funds were awarded after the review of the CDBG Advisory Committee's recommendations.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has yet to be reprogrammed. 0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. 0
3. The amount of surplus funds from urban renewal settlements. 0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. 0
5. The amount of income from float-funded activities. 0
   Total Program Income: 0

Other CDBG Requirements

1. The amount of urgent need activities: 0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan: 90.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.320(k)(2)

A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

NHD does not have any other forms of investment being used beyond those identified in Section 92.205.

A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME Program funds used for homebuyer assistance will be subject to recapture provisions in accordance with 24 CFR Part 92. Provisions are established as follows:

- Upon sale of the property or transfer of title during the home's period of affordability, the HOME investment should be recaptured from the net proceeds. The HOME investment amount that must be recaptured may be reduced only in the case where net proceeds (sales price minus loan repayment and closing costs) are insufficient to recapture the full HOME investment plus enable the homeowner to recover the amount of the homeowner's down payment, principal payments, and any capital improvement investment. The HOME investment amount may be reduced pro rata based on the time the homeowner has owned and occupied the unit measured against the required affordability period, except that the State's recapture provisions may not allow the homeowner to recover more than the amount of homeowner's down payment, principal payments, and any capital improvement investment. In order to ensure compliance with the recapture provisions, restrictions may be incorporated into each project Deed of Trust and Promissory Note and must be included into the signed written agreement. The restrictions are as follows:

    - The State (or State recipient) reserves the right of first refusal;
    - The property must be used as the purchaser's principal residence;
    - No subleases are allowed;
    - HOME funds must be repaid upon sale of the property; and
    - In the event of foreclosure, all deed restrictions may be cancelled. A State recipient may also choose to recapture a portion of the equity as a local program option. However, recipients that select to recapture a portion of the equity must develop acceptable program guidelines and their Annual Plan will state recapture/resale provisions.

A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

HOME Program funds used for homebuyer assistance will be subject to recapture provisions in accordance with 24 CFR Part 92. Provisions are established as follows:

- Upon sale of the property or transfer of title, the HOME investment shall be recaptured from the net proceeds. The HOME investment amount that must be recaptured may be reduced only in the case where net proceeds (sales price minus loan repayment and closing costs) are insufficient to recapture the full HOME investment plus enable the homeowner to recover the amount of the homeowner's down payment, principal payments, and any capital improvement investment. The HOME investment amount may be reduced pro rata based on the time the homeowner has owned and occupied the unit measured against the required affordability period, except that the State's recapture provisions may not allow the homeowner to recover more than the amount of homeowner's down payment, principal payments, and any capital improvement investment. In order to ensure compliance with the recapture provisions, restrictions may be incorporated into each project Deed of Trust and Promissory Note and must be included into the signed written agreement. The restrictions are as follows:
    - The State (or State recipient) reserves the right of first refusal;
    - The property must be used as the purchaser's principal residence;
    - No subleases are allowed;
    - HOME funds must be repaid upon sale of the property; and
    - In the event of foreclosure, all deed restrictions may be cancelled. A State recipient may also choose to recapture a portion of the equity as a local program option. However, recipients that select to recapture a portion of the equity must develop acceptable program guidelines and their Annual Plan will state recapture/resale provisions.

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

NHD does not have plans to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

Emergency Solutions Grant (ESG)
Reference 91.320(k)(3)

Include written standards for providing ESG assistance (may include as attachment)

Although State agencies are not required to develop written standards, NHD worked very closely with the Nevada Balance of State CoC (NV-502) to develop joint standards that help to align all programs designed to address homelessness. A copy of the ESG written standards is available at https://housing.nv.gov/Programs/ESG/.

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

State ESG subrecipients are required to participate in the local CoC Coordinated Entry system. In rural Nevada there are Coordinated Entry Lead Agencies located within the 15 rural counties, and a number of them are also recipients of ESG funding. Clark County is the lead agency for HMIS.

Lead agencies have agreed to accept the responsibility of screening homeless clients to determine eligibility for various programs and services that may be available either locally or statewide. Agencies adhere to CoC and HUD policies for connecting eligible households with assistance.

A comprehensive referral form has been developed with other agencies in the community that provide services to clients. This referral form allows agencies, with permission from the applicant, to share information and assist in setting appointments. This referral process will ensure the applicant has made contact with other agencies before they leave the office. Included in the referral agencies are food pantries; emergency shelters; the McKinney-Vento school representatives; the Housing Authority for access to VASH Vouchers and vouchers funded with AAH; and the Division of Behavioral Health, which is the recipient of Shelter Plus Care vouchers for homeless persons who suffer from mental illness. If programs are not available, the lead agency is responsible for maintaining a waiting list. The client is also provided with documentation that the assessment has been completed and information entered into HMIS.

If a client is accepted into one of the housing programs, the lead agency is responsible for gathering the required documents that may be needed, such as documentation of chronic homelessness, disability, etc. Although the lead agency is not responsible for providing ongoing case management services, it may continue to work with the clients to ensure their long-term success.

Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG funds are passed through NHD and are allocated to city, county, and non-profit organizations in rural Nevada through a competitive application. The NHD also provides an annual ESG allocation to Clark County as the statewide HMIS lead. Due to the limited number of providers in rural communities, some government agencies retain funds to implement programs directly.

Due to the limited amount of funding, preference is given to agencies that are current recipients of ESG funds; can demonstrate successful implementation of their programs; and are actively helping to meet the objectives of NHD, HUD, and the Rural Nevada CoC. Preference is given to agencies that choose activities to help homeless and chronically homeless individuals and families to obtain and maintain shelter and housing. Past performance is reviewed as part of the rating and ranking process. NHD convenes an independent review panel to review all applications. The panel includes persons qualified to make decisions about programs and services offered to persons who are homeless and at-risk-of-homelessness. NHD staff presents the allocation information to the Nevada Balance of State CoC (NV-502) governing board for approval. Subrecipients will be chosen, and final allocations will be made, based on recommendations received from the Nevada Balance of State CoC (NV-502). As required by program regulations, NHD shall engage the Nevada Balance of State CoC (NV-502) to ensure that ESG-funded activities chosen will address the goals and objectives of the CoC. Clark County receives funds as the State HMIS lead.

If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

This requirement does not apply to states; however, NHD requests that subrecipients engage homeless or formerly homeless individuals when developing their program policies and criteria.

Describe performance standards for evaluating ESG.

The State works closely with local CoC to develop performance outcomes for subrecipients of State ESG funds. In rural Nevada, performance outcomes were created jointly and are reflected in the “Rural Nevada Continuum of Care (Nevada Balance of State CoC (NV-502) and State Emergency Solutions Grant Program Performance Evaluation Tool.” This document reflects goals, measures and expected outcomes for all projects funded through the CoC and State ESG-funded programs.

Housing Trust Fund (HTF)
Reference 24 CFR 91.320(k)(5)

How will the grantee distribute its HTF funds? Select all that apply:

Applications submitted by eligible recipients.

If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

N/A

If distributing HTF funds by selecting applications submitted by eligible recipients,

A. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Eligible applicants/recipients include public housing agencies, for-profit organizations, and non-profit organizations. Recipients must:

1. Meet the definition of a recipient under 24 CFR 93.2.
    a. Be able to make acceptable assurance they will comply with all HTF requirements during the entire affordability period.
    b. Demonstrate ability and financial capacity to undertake, comply and manage eligible activity.
    c. Demonstrate familiarity with requirements of federal, state, and any other housing programs used in conjunction with HTF funds to ensure compliance.
    d. Demonstrate experience and capacity to conduct eligible HTF activity.

2. Have site control for all the land needed for the proposed project. At least one of the following must be submitted with the application to document site control:

    a. A fully executed and legally enforceable purchase contract (a "PSC") or option to purchase (an "Option") for each portion of the real property where the proposed project will be located that identifies the seller and buyer, the amount to be paid, the expiration date of the contract or option, and a statement from the seller and buyer describing any prior interest in the land or business dealings between seller and buyer.
    b. A written, legally enforceable governmental commitment to transfer the real property by sale for the proposed project to the applicant/co-applicants (a "Government Commitment").
    c. A recorded deed evidencing the transfer of the real property necessary for the proposed project to the applicant/co-applicants along with a copy of the owner's policy of title insurance insuring the ownership of the real property by the applicant/co-applicants.

3. Provide documentation of zoning, codes, ordinances, and environmental review.
    a. Provide preliminary site plans, evaluations, and floor plans.
    b. Documentation establishing the project as proposed and preliminary designed is on land appropriately zoned for the intended project and that discretionary permits are not necessary from local government body (i.e., that the project upon design, only requires an administrative review for building permit issuance).
    c. Provide evidence of delivery of and a copy of the letter notifying the chief executive officer or equivalent of the local jurisdiction within which the building of the project is located. Such may be sent to the executive officer or governing body (for example, the Mayor, City Manager, County Manager, City Council, County Commission, or the equivalent) of the local jurisdiction. The letter must indicate that if the jurisdiction has any comments to send them to the applicant and NHD.
        i. Must submit a completed and current (no more than two years old as of the application deadline date; then updated if an allocation is received) Phase I Environmental Study for all portions of the real property on which the proposed project is to be located.
        ii. Based on the findings and recommendations of Phase I, a Phase II may be required. NHD may require submittal of a hazardous material report that provides the results of testing for asbestos containing materials, lead based paint, Polychlorinated Biphenyls (PCBs), underground storage tanks, petroleum bulk storage tanks, Chlorofluorocarbons (CFCs) and other hazardous materials. Professionals licensed to do hazardous materials testing must perform the testing. A report by an architect, building contractor, or applicant/co-applicants will not suffice. A plan and projected costs for removal of hazardous materials must also be included.

4. Have resolved any open audit finding(s), for any state or federally funded housing or community development projects or programs to the satisfaction of NHD or the federal agency by which the finding was made.

5. Must have an active registration and Unique Entity ID with the System for Award Management (SAM) and not be debarred or suspended from participation in federal or State housing or community development projects or programs.

6. Must be registered with the Nevada Secretary of State at www.nvsos.gov/sos.

7. Comply with federal fair housing laws, regulations and design requirements for handicapped accessibility, including standards specified by the American with Disabilities Act (ADA) and Section 504 where applicable.

8. Participate in NHD data surveys and reports for the life of the affordability period.

B. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

HTF will be awarded for the development of high quality, safe, decent housing affordable to households with extremely low income as defined by HUD. HTF funds are awarded competitively through a published RFA process. The RFA will specify the maximum amount of project funds available, any restrictions on uses of funds, general terms and conditions of funding allocations, threshold requirements, time frame for submittal of applications, application requirements and scoring system.

Eligible applicants/recipients must submit a completed application, including project narrative; experience of developer(s); project budget and timeline, including other sources of funding; and population to be served and supportive or other services provided by the owner of the project.

C. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

A scoring system will be used to encourage projects to provide the greatest number of eligible units for the longest period with an array of supportive services in a well-designed facility accommodating special needs populations. Funding priority will be given to eligible projects that are planning to apply for Low Income Housing Tax Credits or have already secured them.

Representations made by applicants for which points are given will be binding and will be monitored through the annual compliance review process. Based on ranking, projects will be selected for a conditional commitment. Once a property is selected, NHD will determine the amount of the HTF to be awarded, which may not equal the amount requested in the application.

Competitive applications are evaluated based on demonstrated need and the applicant's ability to complete the project in a timely manner. The scoring criteria are available within the grant management system used to submit applications.

D. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

HTF funding is available to all jurisdictions within the State of Nevada. Due to the limited funding, NHD will fund projects for the development of high-quality, safe, decent housing affordable to households with extremely low incomes, including veterans, to increase the availability of housing with supportive services. Funding of new construction and those acquisition and rehabilitation or conversion projects that add units to the affordable housing inventory will be prioritized over projects that only preserve existing subsidized affordable rental housing.

E. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Project readiness is an important factor in determining if a project will be considered for funding. In the application instructions, applicants are informed that construction should reasonably be expected to start within twelve (12) months of funding, or funding may be revoked. Applicants are also cautioned that projects stalled for longer than six (6) months should relinquish the HTF funding award. Furthermore, the written agreement specifies a period of performance and the date all loan funds must be drawn, or funds will be recaptured and retained by NHD.

F. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

While the State prioritizes supporting projects that carry rental subsidy on the project, it is largely assumed that in order to serve households at thirty percent (30%) of AMI and below that the projects can only be viable if they come with project-based subsidy or some other form of rental assistance.

G. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

Pursuant to 24 CFR 93.302(d), the federal affordability period is 30 years commencing upon project completion. For projects to be eligible for funding, the recipients must provide a 30-year pro forma and project development/construction budget. Set forth below is a list of factors that NHD considers when performing the financial feasibility evaluations. The list of factors is not all-inclusive, and other factors may also be considered.

- The cost of the project
- The reasonableness of construction costs
- The cost per unit of the project
- The projected income, expenses and cash flow, for the affordability period
- The reasonableness of the projections of income and expenses and the assumptions upon which those projections are based
- The fees for project participants
- The sources and uses of money for the project
- The plan for financing the project
- The percentage of the housing HTF funds used for the cost of the project

- The demonstrated stability of the applicant/co-applicants (first and second financial feasibility evaluations) or project sponsor (third financial feasibility evaluation), including an analysis of the financial statement of the applicant/co-applicants or project sponsor, as applicable.

NHD has also adopted financial standards to analyze the financial pro forma included in each application. The current standards are set forth below. NHD may adopt new or modify existing standards at any time.

- Recommended minimum debt service coverage ratio of 1.15 on primary debt service (excluding soft debt service).
- Two percent (2%) limitation on projected increase to project income and 3% limitation on project operating expenses.
- Seven percent (7%) limitation on unit vacancy assumption.
- Operating ratio shall be reasonable and subject to NHD approval.
- Maintain minimum annual replacement reserves for all projects in the amount of $325 per unit.
- Fifteen percent (15%) limitation on developer fees.

H. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

A scoring system will be used to encourage projects to provide the greatest number of eligible units for the longest period with an array of supportive services in a well-designed facility accommodating special needs populations.

Each application meeting the threshold requirements will be reviewed and assigned points according to the selection criteria. Projects committing 80% or more of their HTF-assisted units to special needs populations receive five (5) bonus points in the application scoring process. Additionally, many of these projects are also competing for tax credits and thus are meeting stringent requirements for these needs as found in the State's adopted QAP.

In the event of a tie between two or more projects when insufficient program funds remain to fund each one, the tie breaker will go to the project that best meets the State's Consolidated Plan Housing Needs.

I. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

The State anticipates HTF applications to likely include tax credit funding, creating a significant contribution to the project. Many projects also seek the State's HTF support to complete their project and to meet the match requirement. The State will continue to prioritize projects that are able to leverage other funding sources, including federal or State project-based rental assistance paid on behalf of the tenant.

Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

Yes

Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds. Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

NHD will use the HOME maximum per-unit subsidy limit pursuant to 24 CFR 92.250(a). The HOME Final Rule, published at 90 FR 746 on January 6, 2025, identifies that HUD will publish the per-unit dollar limits for the area in which the housing is located annually. HUD will publish its methodology for determining maximum per-unit dollar limits through a publication in the Federal Register. Although all PJs have a high-cost percentage cap (HCP) of 270 percent (270%), the HOME program sets the HCP at 240 percent (240%). As a result, the maximum subsidy limits are calculated using the Section 234 base limits and the maximum HCP allowed by the HOME regulations.

HUD's Office of Multifamily Housing updates Section 234 basic mortgage limits annually and publishes them in the Federal Register. The HOME maximum per-unit subsidy limits may be downloaded from https://www.federalregister.gov/documents/2026/04/10/2026-06926/home-investment-partnerships-program-maximum-per-unit-subsidy-limit-methodology-and-amount-notice with an effective date of 05/11/2026. Additional information may be obtained from https://www.hudexchange.info/resource/2315/home-per-unit-subsidy/.

Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

The use of HTF funds for housing rehabilitation requires the development of Rehabilitation Standards that all HTF-assisted housing undergoing rehabilitation must meet at the time of project completion in accordance with 24 CFR 91.320(k)(5)(iv) and 93.301(b). The standards must provide enough details on what work is required, how that work should be performed, and what materials should be used. The State's standards may refer to applicable codes or establish requirements that exceed the minimum requirements of the codes. The Rehabilitation Standards address the following:

- Capital needs assessment and report
- Uniform Physical Condition Standards
- Accessibility
- Disaster mitigation
- State and local codes
- Health and safety

- Lead-based paint
- Major systems

The State's Multi-Family Housing Rehabilitation Standards have been included as an attachment to this Annual Action Plan.

Resale or Recapture Guidelines. Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

HTF Affordable Homeownership Limits. If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

Grantee Limited Beneficiaries or Preferences. Describe how the grantee will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the grantee will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

NHD anticipates supporting projects designed as senior-only communities and projects that exclusively serve victims of violence. Other projects may elect to give preference to certain target populations, such as veterans, people with disabilities, youth aging out of foster care, homeless, or other similar targeting. NHD monitors these projects are compliant with fair housing laws and do not deny tenancy to an applicant based on the property's preference.

Refinancing of Existing Debt. Enter or attach the grantee's refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter "N/A."

N/A

Discussion: